

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release February 2020 Stats

TORONTO, MARCH 4, 2020 – In line with the forecast contained in the Toronto Regional Real Estate Board's recently released Market Year in Review and Outlook Report, TRREB President Michael Collins announced a very strong year-over-year sales and price growth in February 2020.

Greater Toronto Area REALTORS® reported 7,256 residential transactions through TRREB's MLS® System in February 2020, **representing a 45.6 per cent increase compared to a 10-year sales low in February 2019.** However, February 2020 sales were still below the 2017 record result. Year-over-year sales growth, for the GTA as a whole, was strongest for ground-oriented home types.

After preliminary seasonal adjustment, February 2020 sales also exhibited positive momentum, up by 14.8 per cent compared to January 2020.

New listings amounted to 10,613 in February 2020, a 7.9 per cent increase compared to February 2019. This moderate annual growth rate was much smaller than that reported for sales, which means market conditions tightened considerably over the past year.

As market conditions tightened over the past year, competition between buyers has clearly increased. This resulted in a further acceleration in year-over-year price growth in February. The MLS® Home Price Index Composite Benchmark was up by 10.2 per cent. **The average selling price for all home types combined was up by 16.7 per cent to \$910,290.** Double-digit average price growth was experienced for most major market segments, including detached houses and condominium apartments.

Average Price comparisons Feb 2020, Jan 2020, December 2019, and February 2019					
	Feb-20	Jan-20	Dec-19	Feb-19	% Change Feb 2020 vs Feb 2019
Detached (416 area code)	\$ 1,485,304	\$ 1,369,848	\$ 1,363,357	\$ 1,294,936	15%
Detached (905 area code)	\$ 1,017,573	\$ 957,287	\$ 956,762	\$ 894,147	14%
Condo Apartment (416 area code)	\$ 722,675	\$ 679,182	\$ 656,233	\$ 612,488	18%
Condo Apartment (905 area code)	\$ 534,688	\$ 521,878	\$ 508,173	\$ 448,711	19%

(Source: Toronto Real Estate Board - Market watch report)

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Don Mills Real Estate Report

Don Mills Condominiums			
December 1st, 2019 to February 29th, 2020			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
No sales in this period.			
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	1	\$ 465,000	2
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 481,000	5
1 bed / 1 bath (600-699 sq ft)	1	\$ 500,000	3
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 475,414	6
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 550,000	1
2 bed / 2 bath (700-799 sq ft)	1	\$ 625,000	32
75 The Donway West			
0 bed / 1 bath (0 - 499 sq ft)	1	\$ 421,500	12
1 bed / 1 bath (600-699 sq ft)	1	\$ 509,000	18
85 The Donway West			
1 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 582,800	10
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 497,900	17
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 557,500	31
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 540,000	2
215 The Donway West			
1 + 1 bed / 2 bath (1200 - 1399 sq ft)	1	\$ 845,000	1
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 622,000	95
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 700,000	44
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 955,000	13
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
No sales in this period.			
1200 / 1210 Don Mills Rd.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 900,000	77
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 897,000	4

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.
Square footage as noted on the MLS listing.

Don Mills Houses			
December 1st, 2019 to February 29th, 2020			
	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	4	\$ 1,362,375	53
1 1/2 storey	2	\$ 1,354,500	6
Sidesplit	1	\$ 1,644,950	16
Detached Over \$1,000,000			
2 Storey	2	\$ 1,644,000	85
Detached Over \$2,000,000			
2 Storey	1	\$ 2,267,500	63
Semi Detached House			
2 Storey	2	\$ 1,083,000	37
Att/Row/Townhouse			
David Dunlap area (3 storey)	2	\$ 1,185,400	34

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.

Don Mills Condo Townhouses			
December 1st, 2019 to February 29th, 2020			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	1	\$ 960,000	13
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 745,000	13
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 995,000	29

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.

Key Toronto Real Estate Board Stats for February

	Average Price All property types				# of Sales for all property types		
	Feb-20	Feb-19	% Change		Feb-20	Feb-19	% Change
City of Toronto (416)	\$989,218	\$840,761	17.7%	City of Toronto (416)	2,477	1,865	32.8%
Rest of GTA (905)	\$869,381	\$743,311	17.0%	Rest of GTA (905)	4,779	3,117	53.3%
GTA	\$910,290	\$779,791	16.7%	GTA	7,256	4,982	45.6%
Source: Toronto Real Estate Board							
Days on Market	Feb-20	Feb-19	% Change	Listings	Feb-20	Feb-19	% Change
Treb Total	17	25	-32.0%	Active listings at the end of Febuary 2020	8,816	13,284	-33.6%
				New listings	10,613	9,834	7.9%
Source: Toronto Real Estate Board							

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RE/MAX

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