

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® RELEASE AUGUST STATS

TORONTO, ONTARIO, September 3, 2020 - Toronto Regional Real Estate Board (TRREB) President Lisa Patel announced that the strong rebound in Greater Toronto Area (GTA) home sales continued with a record result for the month of August. GTA REALTORS® reported 10,775 residential sales through TRREB's MLS® System in August 2020 – up by 40.3 per cent compared to August 2019.

Sales were up on a year-over-year basis for all major home types, both in the City of Toronto and surrounding GTA regions. It should be noted that the low-rise market segments, including detached and semi-detached houses and townhouses, were the drivers of sales growth. Condominium apartment sales were up on an annual basis for the second straight month but to a lesser degree.

"Increased demand for ownership housing has been based on improving economic conditions, in terms of monthly GDP growth and job creation, and the continuation of very low borrowing costs. In addition, fewer households have chosen to go on vacation as a result of COVID-19 and instead have remained in the GTA and been active in the housing market, satisfying pent-up demand from the spring," said Ms. Patel.

Both the number of new listings entered into TRREB's MLS® System during the month and the

number of active listings at the end of the August 2020 were up on a year-over-year basis. While new listings were up strongly for all home types, growth in new condominium apartment listings far outstripped growth in the other market segments.

"Generally speaking, market conditions remained very tight in the GTA resale market in August. Competition between buyers was especially strong for low-rise home types, leading to robust annual rates of price growth. However, with growth in condominium apartment listings well-outstripping condo sales growth, condo market conditions were comparatively more balanced, which was reflected in a slower pace of price growth in that segment," said Jason Mercer, TRREB's Chief Market Analyst.

The MLS® Home Price Index Composite Benchmark was up by 11.1 per cent in August 2020 compared to August 2019. Over the same period, the overall average selling price was up by 20.1 per cent to \$951,404. Annual detached and semi-detached sales growth was stronger in the comparatively more-expensive City of Toronto compared to the surrounding GTA regions, which helps explain why growth in the overall average selling price outstripped growth in the MLS® HPI Composite Benchmark.

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www.GillianSantink.com



Gillian Santink
BROKER

RE/MAX

Hallmark Realty Ltd., Brokerage
Each Office Independently Owned and Operated
685 Sheppard Ave. E #401, Toronto, ON, M2K 1B6

info@gilliansantink.com

Office: 416-494-7653

Don Mills Real Estate Report

Don Mills Condominiums			
June 1st to August 31st, 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)	3	\$ 458,500	22
1 bed / 1 bath (600-699 sq ft)	1	\$ 480,000	7
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 485,000	2
2 bed / 1 bath (600-699 sq ft)	1	\$ 554,000	15
2 bed / 2 bath (800-899 sq ft)	2	\$ 598,750	7
75 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	1	\$ 501,000	5
1 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 608,750	27
85 The Donway West			
2 + 1 bed / 2 bath (1000-1199 sq ft)	1	\$ 840,000	17
99 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	2	\$ 525,000	38
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 620,000	3
160 The Donway West			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 385,000	46
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 555,000	11
2 + 1 bed / 2 bath (1000-1199 sq ft)	1	\$ 862,000	2
215 The Donway West			
No Sales in this period.			
225 The Donway West			
3 bed / 3 bath (2000-2249 sq ft)	1	\$ 1,400,000	6
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 649,000	1
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 670,000	5
801 Lawrence Ave E.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 675,000	14
1101 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 515,000	21
1103 Leslie St.			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 477,000	42
2 bed / 2 bath (800-899 sq ft)	3	\$ 577,166	26
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 509,000	67
1 bed / 2 bath (700-799 sq ft)	2	\$ 539,385	17
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	3	\$ 607,000	4
2 bed / 1 bath (1000-1199 sq ft)	1	\$ 664,000	19
2 bed / 2 bath (1000-1199 sq ft)	3	\$ 831,667	7
3 bed / 2 bath (1600-1799 sq ft)	1	\$ 990,000	16

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

Don Mills Houses			
June 1st to August 31st, 2020			
Property type	# of sales	Average Sold Price	Average days to sell
Detached listed over \$1,000,000			
Bungalow	8	\$ 1,386,125	20
Other	2	\$ 1,518,750	36
Sidesplit	1	\$ 1,529,000	81
1 1/2 storey	4	\$ 1,287,500	15
Detached listed over \$2,000,000			
2 Storey	2	\$ 3,130,000	54
Detached listed over \$3,000,000			
2 Storey	2	\$ 3,475,000	16
Detached listed over \$4,000,000			
2 Storey	1	\$ 4,700,000	106
Semi Detached House			
Preakness area	2	\$ 1,715,000	4
2 Storey	1	\$ 977,000	6
Att/Row/Townhouse			
Preakness area	2	\$ 1,347,250	14
Overland area	1	\$ 1,258,000	0
David Dunlap area 3 Storey	2	\$ 1,078,626	21

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

Don Mills Condo Townhouses			
June 1st to August 31st, 2020			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	4	\$ 835,000	5
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 1,052,500	9

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

Key Toronto Real Estate Board Stats for September

Average Price All property types				# of Sales for all property types			
	Aug-20	Aug-19	% Change		Aug-20	Aug-19	% Change
City of Toronto (416)	\$1,012,506	\$816,845	24.0%	City of Toronto (416)	3,365	2,543	32.3%
Rest of GTA (905)	\$923,656	\$779,906	18.4%	Rest of GTA (905)	7,410	5,139	44.2%
GTA	\$951,404	\$792,134	20.1%	GTA	10,775	7,682	40.3%
Source: Toronto Real Estate Board							
Days on Market	Aug-20	Aug-19	% Change	Listings	Aug-20	Aug-19	% Change
Treb Total	17	25	-32.0%	Active listings at the end of August 2020	16,662	15,870	5.0%
Source: Toronto Real Estate Board Market watch report				New listings	18,491	11,789	56.8%

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Not intended to solicit Buyers or Sellers currently under contract with another Realtor.