

# Gillian Santink's



## Don Mills Real Estate Report

### GTA REALTORS® RELEASE SEPTEMBER STATS

#### TORONTO, ONTARIO, October 6, 2020 –

Toronto Regional Real Estate Board President Lisa Patel announced that sales reported through TRREB's MLS® System by Greater Toronto Area REALTORS® amounted to 11,083 – a new record for the month of September. This result was up by 42.3 per cent compared to September 2019.

**Following a record third quarter, sales through the first nine months of 2020 were up by approximately one per cent compared to the same period in 2019.**

"Improving economic conditions and extremely low borrowing costs sustained record-level sales in September, as we continued to account for the substantial amount of **pent-up demand that resulted from the spring downturn**. Further improvements in the economy, including job growth, would support strong home sales moving forward. However, it will be important to monitor the trajectory of COVID-19 cases, the related government policy response, and the impact on jobs and consumer confidence," said Ms. Patel.

Year-over-year sales growth in September continued to be driven by ground-oriented market segments, including detached and semi-detached

houses and townhouses. **Annual growth rates were also higher for sales reported in the GTA regions surrounding the City of Toronto.**

The September 2020 MLS® Home Price Index Composite Benchmark was up by 11.6 per cent year-over-year. The average selling price for all home types combined in September was \$960,772 – up by 14 per cent year-over-year. Price growth was driven by the low-rise market segments. **The relatively better supplied condominium apartment segment experienced a comparatively slower pace of price growth.**

"On a GTA-wide basis, market conditions tightened in September relative to last year, with sales increasing at a faster pace than new listings. With competition between buyers increasing noticeably, double-digit year-over-year price growth was commonplace throughout the region in September, resulting in the overall average selling price reaching a new record," said Jason Mercer, TRREB's Chief Market Analyst.

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# Don Mills Real Estate Report

Don Mills Condominiums			
July 1st to September 30th, 2020			
Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
No Sales in this period.			
<b>120 Dallimore Circle</b>			
1 bed / 1 bath (500-599 sq ft)	3	\$ 461,000	27
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 495,000	11
2 bed / 2 bath (800-899 sq ft)	1	\$ 567,500	8
<b>75 The Donway West</b>			
0 bed / 1 bath (0 - 499 sq ft)	1	\$ 430,000	22
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 643,200	34
1 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 608,750	27
<b>85 The Donway West</b>			
2 + 1 bed / 2 bath (1000-1199 sq ft)	1	\$ 840,000	17
<b>99 The Donway West</b>			
1 bed / 1 bath (0 - 499 sq ft)	1	\$ 450,000	11
1 bed / 1 bath (500 - 599 sq ft)	2	\$ 525,000	38
1 + 1 bed / 2 bath (600-699 sq ft)	3	\$ 618,333	7
2 bed / 2 bath (800-899 sq ft)	1	\$ 780,000	13
<b>160 The Donway West</b>			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 385,000	46
<b>205 The Donway West</b>			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 555,000	11
<b>215 The Donway West</b>			
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 900,000	7
<b>225 The Donway West</b>			
No Sales in this period.			
<b>245/255 The Donway West</b>			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 630,000	26
2 bed / 2 bath (1800-1999 sq ft)	1	\$ 850,000	39
<b>801 Lawrence Ave. E.</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 675,000	14
<b>1101 Leslie St.</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 515,000	21
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 910,000	46
<b>1103 Leslie St.</b>			
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
<b>1105 Leslie St.</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 509,000	67
1 bed / 2 bath (700-799 sq ft)	1	\$ 553,770	11
2 bed / 2 bath (800-899 sq ft)	1	\$ 596,708	22
<b>1200 / 1210 Don Mills Rd.</b>			
1 bed / 1 bath (700-799 sq ft)	1	\$ 560,000	6
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)	2	\$ 800,000	3
2 + 1 bed / 2 bath (1200-1399)	1	\$ 962,500	3
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			
July 1st to September 30th, 2020			
Property type	# of sales	Average Sold Price	Average days to sell
<b>Detached over \$1,000,000</b>			
Bungalow	7	\$ 1,364,429	10
Other	2	\$ 1,518,750	36
Sidesplit	1	\$ 1,560,000	13
1 1/2 storey	3	\$ 1,270,000	14
<b>Detached over \$2,000,000</b>			
2 Storey	1	\$ 2,920,000	100
<b>Detached over \$3,000,000</b>			
2 Storey	4	\$ 3,552,000	17
<b>Semi Detached House</b>			
Preakness area	2	\$ 1,715,000	4
2 Storey	1	\$ 1,210,000	5
<b>Att/Row/Townhouse</b>			
Preakness area	2	\$ 1,347,250	14
Overland /Barber Greene area	1	\$ 1,120,000	6
David Dunlap area 3 Storey	4	\$ 1,089,035	11

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

Don Mills Condo Townhouses			
July 1st to September 30th, 2020			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	3	\$ 836,833	6
Dutch Myrtle /Wax Myrtle Way / Birchbank	3	\$ 1,133,000	10

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			
	Sep-20	Sep-19	% Change		Sep-20	Sep-19	% Change
City of Toronto (416)	\$1,022,051	\$913,018	11.9%	City of Toronto (416)	3,555	2,987	19.0%
Rest of GTA (905)	\$931,834	\$798,526	16.7%	Rest of GTA (905)	7,528	4,804	56.7%
GTA	\$960,772	\$842,421	14.0%	GTA	11,083	7,791	42.3%
Source: Toronto Real Estate Board							
Days on Market	Sep-20	Sep-19	% Change	Listings	Sep-20	Sep-19	% Change
Treb Total	16	23	-30.4%	Active listings at the end of Sept 2020	18,167	17,254	5.3%
Source: Toronto Real Estate Board Market watch report				New listings	20,420	15,616	30.8%

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