

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

February 2012

Strong Sales/Price Growth Continue in 2012

TORONTO, February 3, 2012 — Greater Toronto REALTORS® reported 4,567 sales through the TorontoMLS® system in January 2012. This number was 8.8 per cent higher than the 4,199 sales reported in January 2011. Sales growth was strongest for low-rise home types in the regions surrounding the City of Toronto.

"A favourable affordability picture bolstered by very low posted fixed mortgage rates has kept home buyers confident in their ability to achieve the Canadian goal of home ownership," said Toronto Real Estate Board President Richard Silver.

"The buyer pool remains diverse in the GTA with strong interest in home types across the pricing spectrum," continued Silver.

The average selling price for January 2012 transactions was \$463,534 – up by almost nine per cent compared to January 2011.

"Low inventory levels have kept competition between buyers strong, resulting in robust annual rates of price growth over the last year. Strong price growth is expected to attract more listings. A better supplied market should result in a slower rate of price growth, especially in the second half of 2012," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis.

(As reported by Toronto Real Estate Board)

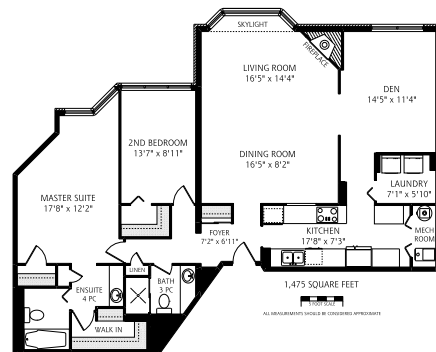
Looking for more information about Don Mills?

Visit my website - www.GillianSantink.com and click on the Don Mills button on the landing page. There you will find great info (including past sales history) on all property types in Don Mills.



Gillian's Featured Property

JUST LISTED 255 The Donway W, Unit 518
2 + 1 bed / 2 bath (1,475 sq ft) - Listed for \$499,000



Gillian's Recent Activity

JUST SOLD

1103 Leslie Street, unit 1204
2 + 1 bed / 2 bath
SOLD in 10 Days

Gillian's Condo sales in Don Mills in the past year

1101 Leslie St, 1 + 1 bed / 1 bath – SOLD
1103 Leslie St, 1 + 1 bed / 1 bath – SOLD
1103 Leslie St, 1 bed / 1 bath – I represented the buyer in this sale
1103 Leslie St, 2 bed / 2 bath – SOLD
205 The Donway West, 2 bed / 2 bath – SOLD
205 The Donway West, 1 + 1 bed 1 bath – SOLD
205 The Donway West, bed / 2 bath – SOLD
1210 Don Mills Rd, 2 bed / 2 bath – SOLD
1200 Don Mills Rd, 1 bed / 1 bath – SOLD
1200 Don Mills Rd, 1 bed / 2 bath – I represented the buyer in this sale
1210 Don Mills Rd, 1 + 1 bed / 1 bath – I represented the buyer in this sale
16 Dallimore Circ, 2 + 1 bed / 3 bath – I represented the buyer in this sale
797 Don Mills Rd, 2 bed / 2 bath - SOLD

All of these buildings are featured on my website at www.GillianSantink.com. I often get calls from buyers looking for units in these buildings.



Connect with me on-line
www.GillianSantink.com



Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
October 1st, 2011 to January 31st, 2012			
Property	# of sales	Average Price	Average Days to Sell
16 Dallimore Circle			
1 + 1 bed / 1 bath	1	\$ 258,000	35
2 + 1 bed / 2 bath	3	\$ 363,667	31
120 Dallimore Circle			
1 bed / 1 bath	3	\$ 224,667	43
1 + 1 bed / 1 bath	3	\$ 245,333	28
2 bed / 2 bath	1	\$ 325,000	18
797 Don Mills Road			
1 + 1 bed / 1 bath	1	\$ 214,000	26
1 + 1 bed / 21 bath	2	\$ 252,500	53
2 bed / 2 bath	1	\$ 253,000	56
160 The Donway West No Sales Reported in this Period			
205 The Donway West			
1 bed / 1 bath	3	\$ 260,333	23
1 + 1 bed / 1 bath	1	\$ 271,000	62
2 bed / 2 bath	1	\$ 390,000	33
2 + 1 bed / 2 bath	1	\$ 382,000	3
215 & 225 The Donway West No Sales Reported in this Period			
245/255 The Donway West			
2 bed / 2 bath	4	\$ 406,875	23
2 + 1 bed / 2 bath	1	\$ 470,000	11
801 Lawrence Ave E.			
2 + 1 bed / 2 bath	1	\$ 469,000	13
1101 Leslie St.			
1 + 1 bed / 1 bath	2	\$ 313,750	21
2 bed / 2 bath	3	\$ 398,333	26
2 + 1 bed / 2 bath	2	\$ 507,500	7
1103 Leslie St.			
1 bed / 1 bath	1	\$ 225,000	54
2 bed / 2 bath	1	\$ 330,000	7
2 + 1 bed / 2 bath	1	\$ 340,000	39
1105 Leslie St.			
2 bed / 2 bath	1	\$ 318,000	40
2 + 1 bed / 2 bath	1	\$ 490,000	56
1200 / 1210 Don Mills			
1 bed / 1 bath	1	\$ 290,000	7
1 + 1 bed / 1 bath	1	\$ 290,000	13
1 bed / 2 bath	1	\$ 278,000	58
2 bed / 2 bath	3	\$ 421,667	22
3 bed / 2 bath	1	\$ 595,000	7

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

Don Mills Houses			
October 1st, 2011 to January 31st, 2012			
Property Type	# of sales	Average Price	Average Days to Sell
Detached House			
Bungalow	13	\$ 784,846	16
1 1/2 storey	4	\$ 717,500	16
2 storey	3	\$ 1,527,000	4
Sidesplit	2	\$ 759,000	18
Semi Detached House			
2 storey	3	\$ 481,000	10
Att/Row/Townhouse			
Preakness (3 storey)	1	\$ 772,000	1
David Dunlap area (3 storey)	1	\$ 582,500	5
Dallimore area (2 storey)	No Sales Reported in this Period		
Barber Green area (2 storey)	No Sales Reported in this Period		

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

Don Mills Condo Townhouses			
October 1st, 2011 to January 31st, 2012			
Property Type	# of sales	Average Price	Average Days to sell
Condo Townhouse			
Dutch Myrtle /Wax Myrtle Way	1	\$ 520,000	8
Haldenby area	No Sales Reported in this Period		
Cora Urbel Area	No Sales Reported in this Period		
Barber Greene / Southill,	No Sales Reported in this Period		

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

Sales stats for these table have been pulled from within the following Don Mills boundaries: Don River to the East, Leslie St. to the West, Eglinton Ave. to the south and York Mills Rd. to the north.

Key Toronto Real Estate Board Stats for January

	Average Price January				# of sales in January		
	2012	2011	% Change		2012	2011	% Change
City of Toronto (416)	\$499,045	\$446,458	11.8%	City of Toronto (416)	1,705	1,677	1.7%
Rest of GTA (905)	\$442,380	\$412,000	7.4%	Rest of GTA (905)	2,862	2,522	13.5%
GTA	\$463,534	\$425,762	8.9%	GTA	4,567	4,199	8.8%

Source: Toronto Real Estate Board



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