

# DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

## Compliments of Gillian Santink

September 2011

### Strong August Home Sales in the GTA

Toronto, September 7, 2011 — Greater Toronto REALTORS® reported 7,542 sales through the TorontoMLS® system in August – a 24 per cent increase over 6,083 sales in August 2010. New listings, at 12,509, were up by 20 per cent compared to August 2010. Market conditions remained tight as sales growth outstripped growth in new listings.

“Home sales in the GTA have stood up well despite a less certain economic outlook,” said Toronto Real Estate Board President Richard Silver. “Home sales will be bolstered by low mortgage rates moving forward. The Bank of Canada is expected to be on the sidelines until the second half of 2012 or even into 2013. However, home ownership affordability in the City of Toronto could be further improved with the removal of the City’s land transfer tax. This tax currently represents a substantial upfront cost for home buyers.”

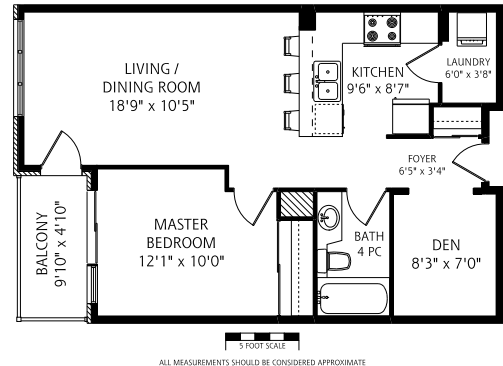
With market conditions remaining tight in the GTA, the average selling price continued to grow strongly in August – up by more than 10 per cent year-over-year to \$451,663.

“We remain on pace for the second best year on record for sales. Approximately 90,000 transactions are expected by the end of December,” said TREB’s Senior Manager of Market Analysis Jason Mercer. “Major home ownership costs, including the average monthly mortgage payment, remain affordable despite the strong price growth experienced so far this year.”  
(As reported by Toronto Real Estate Board)

### Gillian’s Featured Properties

#### 205 The Donway, West, Unit 226

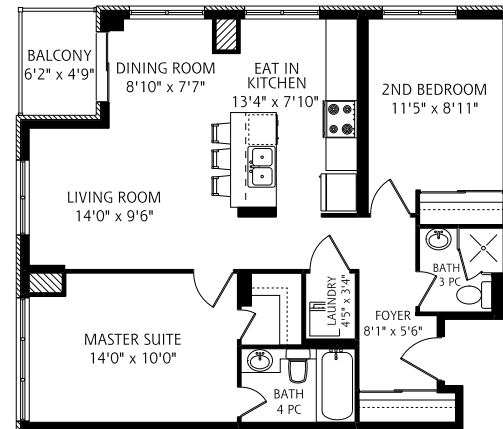
1 + 1 bed / 1 bath - List price \$275,000



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

#### 205 The Donway West, Unit 722

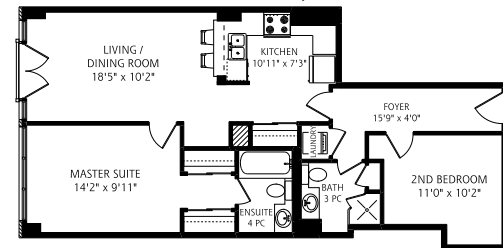
2 bed / 2 bath - List price \$375,000



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

#### 797 Don Mills Road, Unit 510

2 bed / 2 bath - List price \$259,900



865 SQUARE FEET  
ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

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Visit my website – [www.GillianSantink.com](http://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 Santink  
broker



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# WHAT'S HAPPENING IN DON MILLS

<b>Don Mills Condominiums</b>			
<b>May 1st to August 31st, 2011</b>			
<b>Property</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>16 Dallimore Circle</b>			
1 + 1 bed / 1 bath	1	235,000	16
2 bed / 1 bath	2	259,500	13
2 bed / 2 bath	3	313,333	45
2 + 1 bed / 2 bath	2	358,500	28
2 + 1 bed / 3 bath	1	379,900	21
<b>120 Dallimore Circle</b>			
1 bed / 1 bath	3	234,500	57
1 + 1 bed / 1 bath	1	213,000	6
1 + 1 bed / 2 bath	3	241,667	31
<b>160 The Donway West</b>			
No Sales This Period			
<b>205 The Donway West</b>			
1 bed / 1 bath	1	266,500	9
2 bed / 2 bath	1	376,100	37
<b>215 The Donway West</b>			
No Sales This Period			
<b>225 The Donway West</b>			
No Sales This Period			
<b>245/255 The Donway West</b>			
No Sales This Period			
<b>801 Lawrence Ave E.</b>			
2 bed / 2 bath	1	453,000	7
<b>1101 Leslie St.</b>			
2 bed / 2 bath	4	474,452	23
2 + 1 bed / 1 bath	1	485,000	16
<b>1103 Leslie St.</b>			
1 bed / 1 bath	1	274,000	35
2 bed / 2 bath	1	300,500	13
<b>1105 Leslie St.</b>			
No Sales This Period			
<b>1200 / 1210 Don Mills</b>			
1 + 1 bed / 1 bath	1	281,000	4
2 bed / 2 bath	3	415,333	30
<b>All buildings Average</b>	<b>30</b>	<b>332,830</b>	<b>28</b>

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

<b>Don Mills Houses</b>			
<b>May 1st to August 31st, 2011</b>			
<b>Property Type</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>Detached House</b>			
Bungalow	15	\$ 788,106	15
1 1/2 storey	3	\$ 709,719	5
Backsplit	2	\$ 751,433	18
Sidesplit	1	\$ 850,000	7
2 storey	5	\$ 1,170,907	22
<b>Semi Detached House</b>			
2 storey	5	\$ 491,220	12
<b>Att/Row/Townhouse</b>			
Dallimore area (2 storey)	3	\$ 551,000	9
David Dunlap area (3 storey)	2	\$ 602,250	9
Preakness area	2	\$ 773,500	8

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

<b>Don Mills Condo Townhouses</b>			
<b>May 1st to August 31st, 2011</b>			
<b>Property Type</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>Condo Townhouse</b>			
Haldenby area	1	\$ 515,000	27
Cora Urbel Area	no sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area			
	1	\$ 355,000	27
Dutch Myrtle /Wax Myrtle Way			
	1	\$ 456,000	58
Birchbank area			
No sales 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 August

<b>Average Price August</b>				<b># of sales in August</b>			
	<b>2011</b>	<b>2010</b>	<b>% Change</b>		<b>2011</b>	<b>2010</b>	<b>% Change</b>
City of Toronto (416)	\$464,863	\$420,405	10.58%	City of Toronto (416)	2,898	2,318	25%
Rest of GTA (905)	\$443,426	\$402,889	10.06%	Rest of GTA (905)	4,644	3,765	23%
GTA	\$451,663	\$409,564	10.28%	GTA	7,542	6,083	24%

Source: Toronto Real Estate Board



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