

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

July 2011

TorontoMLS® Sales and Average Price Up in June

July 6, 2011 -- Greater Toronto REALTORS® reported 10,230 home sales through the TorontoMLS® system in June 2011 – up 21 per cent compared to June 2010. This number represented the third best June result on record behind 2007 and 2009. The number of transactions during the first six months of 2011 amounted to 48,189 – down by 4.5 per cent compared to the first half of 2010.

“The strong June result capped off an interesting first half of 2011,” said Toronto Real Estate Board President Richard Silver. “The pace of sales was a bit sluggish at the beginning of the year, but rebounded in May and June. Because of the positive affordability picture, home buyers remained confident in their ability to purchase and pay for a home over the long term.”

The average price for June transactions was \$476,371 – a 9.5 per cent increase over June 2010. Through the first six months of the year, the average selling price was \$467,169 – almost an eight per cent increase compared to the same period in 2010.

“While sales have been strong, we would be on track for a record number of transactions in 2011 if not for the decline in listings so far this year,” said Jason Mercer, the Toronto Real Estate Board’s Senior Manager of Market Analysis. “Tight supply meant more competition between home buyers and an accelerating annual rate of price growth in the second quarter.”

“Home owners will likely react to the stronger price growth by listing their homes in greater numbers. A better supplied market would result in more moderate price increases,” continued Mercer.

Looking for information about Condos in Don Mills?

Visit my website – www.GillianSantink.com and look for the Condos tab. There in the drop down menu you will see Condos in Don Mills. There you will find great info (including past sales) on all the Condos in your area.

Looking for past issues of this newsletter?

Visit my website – www.GillianSantink.com and look for the “Monthly Stats reports”

Have a question about Real Estate, give me a call at 416 222 8600 or visit my website at www.GillianSantink.com. I have been working hard to put lots of great Real Estate information online for you.

For more great real estate information, visit www.GillianSantink.com

Just listed – Featured Property

Looking to sell your house or condo, call Gillian today at 416 222 8600 to have your home featured here.



This September, I will once again, be leading my team, the “Don Mills Blister Sisters”, in the “Weekend to End Women’s Cancers”. This year marks the fifth year, I will be participating in this great event. The weekend is a 60km walk through the streets of Toronto, in support of Women’s Cancers. Our team is 19 members strong, and we plan to raise \$50,000. Last year, over \$10,000,000 was raised through the efforts of 4623 walkers. I know this year will be just as successful.

If you would like more info on our team, or if you would like to support this worthy cause, please visit www.DonMillsBlistersisters.com.

For more info on the Weekend to end Women’s cancers, visit www.endcancer.ca



Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

<u>Don Mills Condominiums</u>			
March 1st to June 30th, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
16 Dallimore Circle			
1 + 1 bed / 1 bath	1	235,000	16
2 bed / 1 bath	1	265,000	10
2 bed / 2 bath	1	295,000	39
2 + 1 bed / 2 bath	3	349,667	48
120 Dallimore Circle			
1 bed / 1 bath	3	239,500	42
1 + 1 bed / 2 bath	4	256,750	20
160 The Donway West			
No Sales in this period.			
205 The Donway West			
1 bed / 1 bath	1	266,500	9
2 bed / 2 bath	2	370,550	25
215 The Donway West			
No Sales in this period.			
225 The Donway West			
No Sales in this period.			
245/255 The Donway West			
No Sales in this period.			
801 Lawrence Ave E.			
2 bed / 2 bath	1	453,000	7
1101 Leslie St.			
1 + 1 bed / 1 bath	1	323,888	8
2 bed / 2 bath	6	435,468	27
1103 Leslie St.			
1 bed / 1 bath	1	274,000	35
1 + 1 bed / 1 bath	1	269,000	9
2 bed / 2 bath	3	299,167	18
1105 Leslie St.			
1 bed / 2 bath	1	310,000	20
2 bed / 2 bath	1	492,500	23
2 + 1 bed / 2 bath	1	538,000	28
1200 / 1210 Don Mills			
1 bed / 1 bath	1	326,000	4
1 + 1 bed / 1 bath	1	281,000	4
2 bed / 2 bath	5	432,400	33
All buildings Average	39	347,097	25

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

<u>Don Mills Houses</u>			
March 1st to June 30th, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
Detached House			
Bungalow	18	\$ 817,277	14
1 1/2 storey	3	\$ 709,719	5
Backsplit	no sales in this period		
Sidesplit	no sales in this period		
2 storey	9	\$ 1,156,059	18
Semi Detached House			
2 storey	3	\$ 584,667	9
Att/Row/Townhouse			
2 storey	2	\$ 547,500	9
3 storey	10	\$ 644,710	9

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

<u>Don Mills Condo Townhouses</u>			
March 1st to June 30th, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
Condo Townhouse			
2 / 3 storey	3	\$ 450,000	20

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 June

	<u>Average Price (June)</u>				<u># of sales in June</u>		
	<u>2011</u>	<u>2010</u>	<u>% Change</u>		<u>2011</u>	<u>2010</u>	<u>% Change</u>
City of Toronto (416)	\$512,879	\$466,220	10.01%	City of Toronto (416)	4,133	3,428	21%
Rest of GTA (905)	\$451,623	\$413,712	9.16%	Rest of GTA (905)	6,097	5,014	22%
GTA	\$476,371	\$435,034	9.50%	GTA	10,230	8,442	21%

Source: Toronto Real Estate Board



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