

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

August 2011

July Sales and Average Price Up Compared to 2010

Toronto, August 4, 2011 — Greater Toronto REALTORS® reported 7,922 transactions through the TorontoMLS® system in July 2011, representing a 23 per cent increase over July 2010. Total sales through the first seven months of this year amounted to 55,863 – down by 1.3 per cent compared to the same period in 2010. After adjusting for seasonal fluctuations, the July figure continued to point to an annual sales result close to 90,000 – in line with results from the previous six months.

“Strong home sales continued in July, with a substantial rebound over last summer’s slow-down brought about by higher mortgage rates, new lending guidelines and misconceptions about the HST. The greatest rebound was seen in the condominium apartment segment in the City of Toronto,” said Toronto Real Estate Board President Richard Silver. “If the current pace of sales holds up, we could see the second best year on record under the current TREB market area.”

The average selling price in July was \$459,122 – up by almost ten per cent compared to the July 2010 average of \$418,675.

“Tight market conditions have boosted the annual rate of price growth this year. However, the listings situation is starting to improve. A better supplied market later this year and into 2012 would lead to a more sustainable rate of price growth,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

Looking for more information about Don Mills?

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

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

Recent Condo Sales in Don Mills



205 the Donway West
(2 bedroom/2 bathroom)



1210 Don Mills Road
(2 bedroom/2 bathroom)



1101 Leslie Street
(1+1 bedroom /1 bathroom)



1200 Don Mills Road
(1 bedroom/1 bathroom)



1103 Leslie Street
(1+1 bedroom/1 bathroom)



Three Valleys Drive
(3 bedroom Condo Townhouse)



1103 Leslie Street
(2 bedroom/2 bathroom)

If you are thinking of making a move,
call Gillian today at **416-222-8600**


Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
April 1st to July 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath	1	235,000	16
2 bed / 1 bath	2	259,500	13
2 bed / 2 bath	2	319,000	32
2 + 1 bed / 2 bath	2	356,500	23
120 Dallimore Circle			
1 bed / 1 bath	2	244,250	40
1 + 1 bed / 1 bath	1	213,000	6
1 + 1 bed / 2 bath	3	257,000	24
160 The Donway West			
no sales 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 this period			
225 The Donway West			
no sales this period			
245/255 The Donway West			
no sales this period			
801 Lawrence Ave E.			
2 bed / 2 bath	1	453,000	7
1101 Leslie St.			
2 bed / 2 bath	5	451,561	31
2 + 1 bed / 2 bath	1	485,000	16
1103 Leslie St.			
1 bed / 1 bath	1	274,000	35
1 + 1 bed / 1 bath	1	269,000	9
2 bed / 2 bath	1	300,500	13
1105 Leslie St.			
1 bed / 2 bath	1	310,000	20
2 bed / 2 bath	1	492,500	23
1200 / 1210 Don Mills			
1 + 1 bed / 1 bath	1	281,000	4
2 bed / 2 bath	5	413,400	30
All buildings Average	34	346,321	24

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

Don Mills Houses			
April 1st to July 31st, 2011			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached House			
Bungalow	14	\$ 800,335	9
1 1/2 storey	3	\$ 709,719	5
Backsplit	2	\$ 751,433	18
Sidesplit	1	\$ 850,000	7
2 storey			
Semi Detached House			
2 storey	2	\$ 497,550	8
Att/Row/Townhouse			
Dallimore area (2 storey)	3	\$ 551,000	9
David Dunlap area (3 storey)	3	\$ 586,700	8
Preakness area	1	\$ 800,000	7

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

Don Mills Condo Townhouses			
April 1st to July 31st, 2011			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
East of Don Mills	1	\$ 515,000	27
West of Don Mills	1	\$ 355,000	27

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 July

	Average Price July				# of sales in July		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$475,717	\$443,000	7.39%	City of Toronto (416)	3,072	2,542	21%
Rest of GTA (905)	\$448,612	\$402,751	11.39%	Rest of GTA (905)	4,850	3,883	25%
GTA	\$459,122	\$418,675	9.66%	GTA	7,922	6,425	23%

Source: Toronto Real Estate Board



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