

# DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

## Compliments of Gillian Santink

May 2011

### Looking for information about Condos in Don Mills?

Visit my website – [www.GillianSantink.com](http://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](http://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](http://www.GillianSantink.com). I have been working hard to put lots of great Real Estate information online for you.**

As reported by the Toronto Real Estate Board on May 4th, 2011.

### Tight Market Results in Strong Price Growth in April

May 4, 2011 -- Greater Toronto REALTORS® reported 9,041 existing home sales through the TorontoMLS® system in April 2011. This result was down 17 per cent compared April 2010 when sales spiked to a new record of 10,898. While off last year's record result, April 2011 sales were in line with the average April sales level reported over the previous five years.

"Existing home sales have been strong from a historic perspective through the first four months of 2011. Expect the pace of sales to remain robust through the spring, as the economy expands and home buyers continue to benefit from affordable home ownership opportunities," said Toronto Real Estate Board (TREB) President Bill Johnston.

Market conditions tightened markedly over the last year. April 2011 sales accounted for 62 per cent of new listings during the month – up substantially from 53 per cent in April 2010. Tighter conditions resulted in the average April selling price growing by nine per cent annually to \$477,407.

"The number of listings has been below expectations so far this year. Increased competition between home buyers has led to an accelerating annual rate of price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The strong price growth experienced in April should result in more listings and more balanced market conditions."

For more great real estate information, visit [www.GillianSantink.com](http://www.GillianSantink.com)

# YouTube

Check out my Real Estate information videos on You Tube.  
[www.YouTube.com/GillianSantink](http://www.YouTube.com/GillianSantink)

### Featured Videos

- Gillian talks about why she got into Real Estate.
- Gillian talks about what's involved in buying a home.
- Gillian talks about what's involved with selling your home.
- Gillian talks about the offer process.
- Gillian Santink's Don Mills Blister Sisters Team Video.

### Just listed – Featured Property

**1103 Leslie Street, Unit 506**

(Leslie / Eglinton)

Gorgeous 2 bedroom / 2 bathroom overlooking the courtyard.



For more information on this property,  
call Gillian today at 416 222 8600.



Gillian Santink  
broker



Realtron Realty Inc., Brokerage  
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183 Willowdale Avenue, Toronto, ON, M2N 4Y9

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(416) 222-8600

# WHAT'S HAPPENING IN DON MILLS

<u>Don Mills Condominiums</u>			
January 1st, 2011 to April 30th, 2011			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<b>16 Dallimore Circle</b>			
1 + 1 bed / 1 bath	1	233,000	12
2 bed / 2 bath	1	294,500	32
2 + 1 bed / 2 bath	4	328,250	61
<b>120 Dallimore Circle</b>			
1 bed / 1 bath	1	230,000	46
1 + 1 bed / 2 bath	2	258,000	25
<b>160 The Donway West</b>			
2 bed / 1 bath	1	180,000	8
<b>205 The Donway West</b>			
2 bed / 2 bath	2	367,500	9
2 + 1 bed / 2 bath	1	499,900	29
<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>			
2 bed / 2 bath	1	313,000	92
<b>801 Lawrence Ave E.</b>			
no sales this period			
<b>1101 Leslie St.</b>			
1 + 1 bed / 1 bath	1	323,888	8
2 bed / 2 bath	2	357,500	35
<b>1103 Leslie St.</b>			
1 + 1 bed / 1 bath	1	269,000	9
2 bed / 2 bath	3	303,167	17
<b>1105 Leslie St.</b>			
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
<b>1200 / 1210 Don Mills</b>			
1 bed / 1 bath	2	314,000	9
2 bed / 2 bath	5	398,000	25
<b>All buildings Average</b>	<b>31</b>	<b>338,396</b>	<b>28</b>

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

<u>Don Mills Houses</u>			
January 1st, 2011 to April 30th, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<b>Detached House</b>			
Bungalow	10	751,819	18
1 1/2 storey	1	520,000	61
2 storey	6	1,120,833	11
<b>Semi Detached House</b>			
2 storey	2	623,500	2
<b>Att/Row/Townhouse</b>			
3 storey	7	615,300	9

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

<u>Don Mills Condo Townhouses</u>			
January 1st, 2011 to April 30th, 2011			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
<b>Condo Townhouse</b>			
3 storey	3	454,733	39

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 April

	Average Price (April)				# of sales in April		
	<u>2011</u>	<u>2010</u>	<u>% Change</u>		<u>2011</u>	<u>2010</u>	<u>% Change</u>
City of Toronto (416)	\$528,472	\$479,340	10%	City of Toronto (416)	3,519	4,310	-18%
Rest of GTA (905)	\$444,865	\$410,293	8%	Rest of GTA (905)	5,522	6,588	-16%
GTA	<b>\$477,407</b>	<b>\$437,600</b>	<b>9%</b>	GTA	<b>9,041</b>	<b>10,898</b>	<b>-17%</b>

Source: Toronto Real Estate Board



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