

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

October 2011

September Rounds Out a Strong Third Quarter

Toronto, October 5, 2011 - Greater Toronto REALTORS® reported 7,658 transactions through the TorontoMLS® system in September – a 25 per cent increase over September 2010. Sales during the first three quarters of 2011 amounted to 70,588, representing a 2.6 per cent increase compared to the first nine months of 2010.

"We have experienced strong growth in sales so far this year, with a much more active summer compared to 2010. However, while sales have been strong, we have continued to experience a shortage of listings, resulting in more competition between home buyers," said Toronto Real Estate Board President Richard Silver. "Over the past few months, the listing situation has started to improve, so we expect home buyers will have more homes to choose from in the months ahead."

With annual growth in sales (+25 per cent) outstripping annual growth in new listings (+15 per cent) in September, market conditions became tighter and the average selling price continued to grow by close to 10 per cent on a year-over-year basis.

"Strong price growth through the first nine months of the year was mitigated to a great degree by low interest rates and rising incomes," said the Toronto Real Estate Board's Senior Manager of Market Analysis Jason Mercer. "As buyers continue to take advantage of the affordable home ownership options in the GTA, we remain on pace for the second best year for sales under the current TREB market area."

October is Breast Cancer Awareness Month

Breast cancer is the most frequently diagnosed cancer in Canadian women. It is estimated that 23,200 women in Canada will be diagnosed with breast cancer and 5,300 women will die from the disease in 2011. The Canadian Cancer Society fights back against cancer by leading breast cancer prevention initiatives, offering information and support services for breast cancer patients and their families, funding world-class breast cancer research and advocating for cancer-related issues.

For more information, visit
www.Cancer.ca



Reminder to set your clocks back

Daylight savings time ends at 2:00am on **Sunday November 6th, 2011**

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Scan this code using a smart phone and the scan life app.



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.

Recent condo sales in Don Mills



205 the Donway West, Unit 722
(2 bedroom / 2 bathroom)
SOLD for 100% of list price in two weeks



205 The Donway West, Unit 226
(1 +1 bedroom / 1 bathroom)
SOLD for 100% of list price in two weeks


Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
June 1st to September 30th, 2011			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath	3	239,667	19
2 bed / 1 bath	2	259,200	13
2 bed / 2 bath	2	322,500	48
2 + 1 bed / 2 bath	2	358,500	28
2 + 1 bed / 3 bath	1	352,000	21
120 Dallimore Circle			
1 bed / 1 bath	1	215,000	91
1 + 1 bed / 1 bath	1	213,000	6
1 + 1 bed / 2 bath	4	243,278	39
160 The Donway West			
No Sales in this Period			
205 The Donway West			
1 + 1 bed / 1 bath	2	267,000	22
2 bed / 2 bath	2	352,500	26
215 The Donway West			
No Sales in this Period			
225 The Donway West			
No Sales in this Period			
245/255 The Donway West			
2 bed / 2 bath	1	400,000	22
801 Lawrence Ave E.			
No Sales in this Period			
1101 Leslie St.			
1 bed / 1 bath	1	273,000	40
2 bed / 2 bath	3	489,000	26
2 + 1 bed / 2 bath	1	485,000	16
1103 Leslie St.			
2 bed / 2 bath	1	300,500	13
1105 Leslie St.			
No Sales in this Period			
1200 / 1210 Don Mills			
2 + 1 bed / 2 bath	1	399,000	6
2 bed / 2 bath	2	343,000	21

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

Don Mills Houses			
June 1st to September 30th, 2011			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached House			
Bungalow	15	\$ 745,319	17
1 1/2 storey	2	\$ 705,579	4
Backsplit	1	\$ 780,000	
2 storey	4	\$ 1,053,633	15
Semi Detached House			
2 storey	5	\$ 491,220	12
Att/Row/Townhouse			
Dallimore area (2 storey)	3	\$ 551,000	9
David Dunlap area (3 storey)	3	\$ 594,833	14
Preakness area	1	\$ 787,000	6

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

Don Mills Condo Townhouses			
June 1st to September 30th, 2011			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area		No Sales in this Period	
Cora Urbel Area		No Sales in this Period	
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 355,000	27
Dutch Myrtle /Wax Myrtle Way		No Sales in this Period	
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 September

	Average Price September				# of sales in September		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$495,686	\$462,963	7.07%	City of Toronto (416)	3,114	2,452	27%
Rest of GTA (905)	\$444,592	\$401,007	10.87%	Rest of GTA (905)	4,544	3,686	23%
GTA	\$465,369	\$425,757	9.30%	GTA	7,658	6,138	25%

Source: Toronto Real Estate Board

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