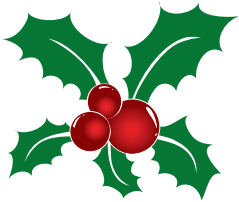


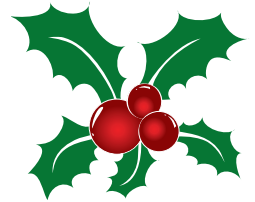
# DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

## Compliments of Gillian Santink December 2011



*Season's Greetings*



**Wishing you and your family all the best for the holiday season!!  
May 2012 be a happy, healthy prosperous year for you,  
your family and friends**

### HEALTHY FALL MARKET CONTINUES IN NOVEMBER

**Toronto, December 6, 2011** — Greater Toronto REALTORS® reported 7,092 residential transactions through the TorontoMLS® system in November – up 11 percent in comparison to November 2010. At the same time, the number of new listings was up by 14 per cent in comparison to last year.

“We have seen strong annual sales growth through the 2011 fall market. The increase in transactions has been broad-based, with strong growth across low-rise and high-rise home types throughout the Greater Toronto Area,” said Toronto Real Estate Board (TREB) President Richard Silver. “The market has also become better supplied, with annual new listings growth outstripping that of sales. As this trend continues into 2012, we will see more balanced market conditions.”

The average price for November transactions was \$480,421, representing an increase of almost 10 per cent in comparison to \$437,494 in November 2010.

“Despite strong price growth this year, the housing market remains affordable in the GTA,” said Jason Mercer, TREB’s Senior Manager of Market Analysis. “The correct method of assessing affordability is to consider the share of the average household’s income that is dedicated to mortgage principal and interest, property taxes and utilities. Currently, this share remains in line with generally accepted lending guidelines. Given this positive affordability picture, average price growth is forecast to continue in 2012, albeit at a more moderate pace.”

### RECENT SALES ACTIVITY



**797 Don Mills  
(2 bed / 2 bath)  
SOLD**



**Biffis Court  
SOLD**



**1200 Don Mills Road  
(1 bed / 1 bath)  
(Acted as Buyers agent)**



**1210 Don Mills Road  
(1 bed / 2 bath)  
(Acted as Buyers agent)**



**Gillian Santink**  
broker



**Realtron Realty Inc., Brokerage**  
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# WHAT'S HAPPENING IN DON MILLS

## Don Mills Condominiums

August 1st to November 30th, 2011

Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
1 + 1 bed / 1 bath	3	\$ 247,333	25
2 bed / 2 bath	1	\$ 302,000	70
2 + 1 bed / 2 bath	2	\$ 352,500	20
2 + 1 bed / 3 bath	1	\$ 352,500	21
<b>120 Dallimore Circle</b>			
1 bed / 1 bath	3	\$ 218,000	56
1 + 1 bed / 1 bath	2	\$ 241,500	38
1 + 1 bed / 2 bath	4	\$ 243,278	39
2 bed / 2 bath	2	\$ 287,057	31
<b>160 The Donway West</b> No Sales Reported in this Period			
<b>205 The Donway West</b>			
1 bed / 1 bath	3	\$ 260,333	23
1 + 1 bed / 1 bath	3	\$ 268,333	35
2 bed / 2 bath	3	\$ 365,000	28
2 + 1 bed / 2 bath	1	\$ 358,000	74
<b>215 The Donway West</b> No Sales Reported in this Period			
<b>225 The Donway West</b> No Sales Reported in this Period			
<b>245/255 The Donway West</b>			
2 bed / 2 bath	2	\$ 418,750	16
2 + 1 bed / 2 bath	1	\$ 470,000	11
<b>801 Lawrence Ave E.</b>			
2 + 1 bed / 2 bath	1	\$ 469,000	13
<b>1101 Leslie St.</b>			
1 bed / 1 bath	1	\$ 273,000	40
1 + 1 bed / 1 bath	1	\$ 310,000	12
2 bed / 2 bath	3	\$ 398,333	26
2 + 1 bed / 2 bath	1	\$ 490,000	11
<b>1103 Leslie St.</b>			
2 bed / 2 bath	1	\$ 330,000	7
<b>1105 Leslie St.</b>			
2 + 1 bed / 2 bath	1	\$ 490,000	56
<b>1200 / 1210 Don Mills</b>			
1 bed / 1 bath	1	\$ 290,000	7
1 bed / 2 bath	1	\$ 278,000	58
1 + 1 bed / 1 bath	1	\$ 290,000	13
2 bed / 2 bath	5	\$ 407,200	19
2 + 1 bed / 2 bath	1	\$ 399,000	6
3 bed / 2 bath	1	\$ 595,000	7

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

## Don Mills Houses

August 1st to November 30th, 2011

Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached House</b>			
Bungalow	16	\$ 746,306	24
1 1/2 storey	3	\$ 722,667	18
2 storey	1	\$ 1,401,000	7
Sidesplit	2	\$ 787,500	49
<b>Semi Detached House</b>			
2 storey	6	\$ 536,500	11
<b>Att/Row/Townhouse</b>			
Dallimore area (2 storey)	No Sales Reported in this Period		
David Dunlap area (3 storey)	3	\$ 591,333	12
Barber Green area (2 storey)	1	\$ 615,000	15

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

## Don Mills Condo Townhouses

August 1st to November 30th, 2011

Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
Haldenby area	No Sales Reported in this Period		
Cora Urbel Area	No Sales Reported in this Period		
Barber Greene / Southill,	No Sales Reported in this Period		
Cottonwood, Broadpath area	No Sales Reported in this Period		
Dutch Myrtle /Wax Myrtle Way	2	\$ 488,000	33

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.

### Looking for more information about Don Mills?

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.

## Key Toronto Real Estate Board Stats for November

	Average Price November			# of sales in November		
	2011	2010	% Change	2011	2010	% Change
City of Toronto (416)	\$524,805	\$477,092	10.0%	3,027	2,742	10.4%
Rest of GTA (905)	\$447,371	\$407,682	9.7%	4,065	3,642	11.6%
GTA	\$480,421	\$437,494	9.8%	7,092	6,384	11.1%

Source: Toronto Real Estate Board

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