

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink January 2012

SECOND-BEST YEAR ON RECORD FOR SALES

January 5, 2012 -- Greater Toronto REALTORS® reported 4,718 transactions through the TorontoMLS® system in December 2011. The December result capped off the second-best year on record under the current Toronto Real Estate Board (TREB) boundaries. Total sales for 2011 amounted to 89,347 – up four per cent in comparison to 2010.

"Low borrowing costs kept Buyers confident in their ability to comfortably cover their mortgage payments along with other major housing costs," said TREB President Richard Silver. "If Buyers had not been constrained by a shortage of listings over the past 12 months, we would have been flirting with a new sales record in the Greater Toronto Area," added Silver.

The average selling price in December was \$451,436 – up four per cent compared to December 2010. For all of 2011, the average selling price was \$465,412, an increase of eight per cent in comparison to the average of \$431,276 in 2010.

"Months of inventory remained below the pre-recession norm in 2011. Very tight market conditions meant substantial competition between Buyers and strong upward pressure on selling prices," said Jason Mercer, TREB's Senior Manager of Market Analysis.

"TREB's baseline forecast for 2012 is for an average price of \$485,000, representing a more moderate four per cent annual rate of price growth. This baseline view is subject to a heightened degree of risk given the uncertain global economic outlook," continued Mercer.

(As reported by Toronto Real Estate Board)

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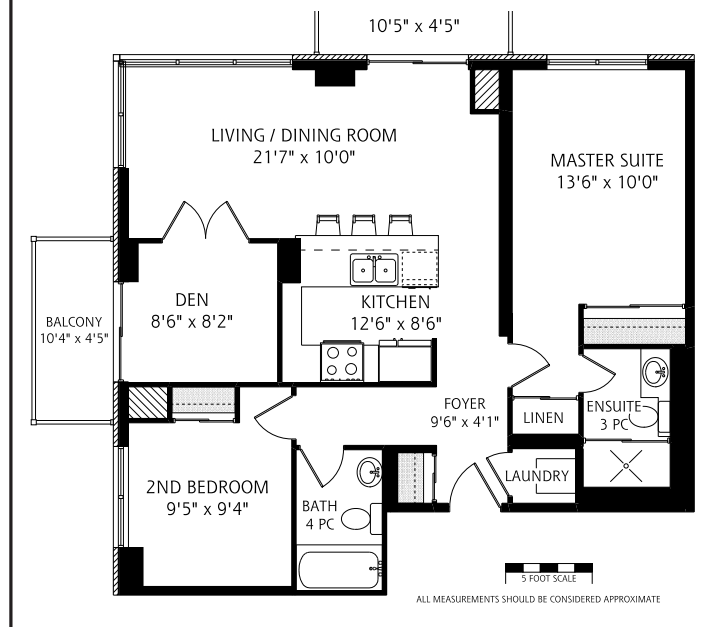
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GILLIAN'S FEATURED PROPERTY

1103 Leslie Street, Unit 1204

Gorgeous 2 bedroom + den at Leslie and Eglinton



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
January 1st to December 31st, 2011			
Property	# of sales	Low Price	High Price
16 Dallimore Circle			
1 + 1 bed / 1 bath	5	\$ 233,000	\$ 258,000
2 bed / 1 bath	2	\$ 254,000	\$ 265,000
2 bed / 2 bath	4	\$ 294,500	\$ 343,000
2 + 1 bed / 2 bath	8	\$ 310,000	\$ 392,000
2 + 1 bed / 3 bath	1	\$ 352,500	\$ 352,500
120 Dallimore Circle			
1 bed / 1 bath	8	\$ 194,000	\$ 254,000
1 + 1 bed / 1 bath	4	\$ 213,000	\$ 253,000
1 + 1 bed / 2 bath	8	\$ 238,000	\$ 264,000
2 bed / 2 bath	1	\$ 325,000	\$ 325,000
2 + 1 bed / 2 bath	1	\$ 308,000	\$ 308,000
160 The Donway West			
2 bed / 1 bath	1	\$ 180,000	\$ 180,000
205 The Donway West			
1 bed / 1 bath	4	\$ 256,000	\$ 266,500
1 + 1 bed / 1 bath	3	\$ 259,000	\$ 275,000
2 bed / 2 bath	6	\$ 330,000	\$ 390,000
2 + 1 bed / 2 bath	2	\$ 358,000	\$ 499,900
215 & 225 The Donway West No Sales Reported in this Period			
245/255 The Donway West			
2 bed / 2 bath	4	\$ 313,000	\$ 437,500
2 + 1 bed / 2 bath	1	\$ 470,000	\$ 470,000
801 Lawrence Ave E.			
2 bed / 2 bath	1	\$ 453,000	\$ 453,000
2 + 1 bed / 2 bath	1	\$ 469,000	\$ 469,000
1101 Leslie St.			
1 bed / 1 bath	1	\$ 273,000	\$ 273,000
1 + 1 bed / 1 bath	2	\$ 310,000	\$ 323,888
2 bed / 2 bath	9	\$ 345,000	\$ 560,000
2 + 1 bed / 1 bath	3	\$ 485,000	\$ 525,000
1103 Leslie St.			
1 bed / 1 bath	1	\$ 274,000	\$ 274,000
1 + 1 bed / 1 bath	1	\$ 269,000	\$ 269,000
2 bed / 2 bath	5	\$ 298,000	\$ 330,000
2 + 1 bed / 1 bath	1	\$ 340,000	\$ 340,000
1105 Leslie St.			
1 bed / 2 bath	1	\$ 310,000	\$ 310,000
2 bed / 2 bath	2	\$ 318,000	\$ 492,500
2 + 1 bed / 2 bath	2	\$ 490,000	\$ 538,000
1200 / 1210 Don Mills			
1 bed / 1 bath	3	\$ 290,000	\$ 326,000
1 + 1 bed / 1 bath	2	\$ 281,000	\$ 290,000
1 bed / 2 bath	1	\$ 278,000	\$ 278,000
2 bed / 2 bath	13	\$ 340,000	\$ 560,000
2 + 1 bed / 2 bath	1	\$ 399,000	\$ 399,000
3 bed / 2 bath	1	\$ 595,000	\$ 595,000
3 bed / 3 bath	1	\$ 608,000	\$ 608,000

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

Don Mills Houses			
January 1st to December 31st, 2011			
Property Type	# of sales	Low Price	High Price
Detached House			
Bungalow	40	\$ 619,990	\$ 990,000
1 1/2 storey	7	\$ 520,000	\$ 870,000
2 storey	7	\$ 600,000	\$ 1,640,000
Backsplit	2	\$ 722,865	\$ 780,000
Sidesplit	6	\$ 705,000	\$ 850,000
Semi Detached House			
2 storey	9	\$ 436,000	\$ 538,000
Att/Row/Townhouse			
Preakness (3 storey)	5	\$ 760,000	\$ 787,000
Dallimore area (2 storey)	3	\$ 545,000	\$ 558,000
David Dunlap area (3 storey)	9	\$ 550,000	\$ 611,500
Barber Green area (2 storey)	2	\$ 615,000	\$ 650,000

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

Don Mills Condo Townhouses			
January 1st to December 31st, 2011			
Property Type	# of sales	Low Price	High Price
Condo Townhouse			
Haldenby area	1	\$ 515,000	\$ 515,000
Cora Urbel Area	No Sales Reported in this Period		
Barber Greene / Southill,	1	\$ 355,000	\$ 355,000
Dutch Myrtle /Wax Myrtle Way	5	\$ 430,000	\$ 520,000

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.



Gillian Santink
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Key Toronto Real Estate Board Stats for December

	Average Price December				# of sales in December		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$474,270	\$463,580	2.3%	City of Toronto (416)	1,948	1,818	7.2%
Rest of GTA (905)	\$435,378	\$411,383	5.8%	Rest of GTA (905)	2,770	2,468	12.2%
GTA	\$451,436	\$433,523	4.1%	GTA	4,718	4,286	10.1%

Source: Toronto Real Estate Board



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