

DON MILLS REAL ESTATE REPORT

(HOMES AND CONDOS)

Compliments of Gillian Santink

November 2011

**Hope You Can Join Me
On The 17th, And Help Make
Rachel's Wish Come True**

HELP US CREATE THE WORLD'S
LARGEST HUMAN STAR!

MAKE-A-WISH
Canada

Join Make-A-Wish® and
Shops at Don Mills to achieve the
Guinness World Record for largest human star!

Where: Shops at Don Mills – Town Square
(near Aroma Espresso)

When: November 17th at 4 p.m. (sharp!) -5:30 p.m.

Event attendees are asked to purchase a sparkling
Make-A-Wish star for \$5 and bring a new toy for the annual
holiday toy drive.

For more information please visit
www.makeawish.ca/seasonofwishes or contact Allison at
allison.girardin@makeawish.ca or 416.224.9474 ext. 106.



SHOPS AT DON MILLS

OVER 25 VENDORS • BAKE SALE • RAFFLES
• FREE PARKING • BABYSITTING AVAILABLE*

Mistletoe Magic

Holiday Craft Show & Sale

Norman Ingram Public School

50 Duncairn Road, Don Mills

Thursday, November 24, 2011

5:00 - 9:00 p.m.

ADMISSION:
\$2.00
FREE
FOR KIDS

This boutique style craft sale is Don Mills' own "One of a Kind" show with something for everyone and every budget.

Featuring more than 25 local artisans, it is the perfect venue to find that unique gift – from art, clothing and accessories, specialty foods, home decor, jewellery, kids' products, handbags, and much more – while mingling with friends and neighbours!

The night is organized by the Norman Ingram School Council as a school fundraiser and community spirit event. Seize the opportunity to support your local artisans while picking up quality handmade items. We hope you'll join us and bring a friend!

Preferred method of payment: cash or cheque.

* WHILE SHOPPING ON-SITE

PACE OF HOME SALES REMAINS BRISK IN OCTOBER

Toronto, November 3, 2011 — Greater Toronto REALTORS® reported 7,642 home sales through the TorontoMLS® in October 2011. This represented an increase of 17.5 per cent compared to the 6,504 transactions reported in October 2010.

Monthly sales data follow a recurring seasonal trend that should be removed before comparing monthly results within the same year. After adjusting for seasonality, the annualized rate of sales for October was 97,100, which was above the average of 90,700 for the first three quarters of 2011.

"The pace of October resale home transactions remained brisk in the GTA. This bodes well for a strong finish to 2011," said Toronto Real Estate Board President Richard Silver. "Home buyers who found it difficult to make a deal in the spring and summer due to a shortage of listings have benefitted from increased supply in the fall."

The average selling price through the TorontoMLS® in October was \$478,137 – up eight per cent compared to October 2010.

"Sellers' market conditions remain in place in many parts of the GTA. The result has been above-average annual rates of price growth for most home types," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis. "Thanks to low interest rates, strong price growth has not substantially changed the positive affordability picture in the City of Toronto and surrounding regions."



Gillian Santink
broker



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WHAT'S HAPPENING IN DON MILLS

Don Mills Condominiums			
July 1st to October 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath	2	242,000	21
2 bed / 1 bath	1	254,000	16
2 bed / 2 bath	2	322,500	48
2 + 1 bed / 2 bath	2	352,500	20
2 + 1 bed / 3 bath	1	352,000	21
120 Dallimore Circle			
1 bed / 1 bath	3	218,000	56
1 + 1 bed / 1 bath	1	231,500	11
1 + 1 bed / 2 bath	4	243,278	39
2 bed / 2 bath	1	325,000	18
160 The Donway West			
No Sales in this Period			
205 The Donway West			
1 bed / 1 bath	2	260,500	25
1 + 1 bed / 1 bath	3	268,333	35
2 bed / 2 bath	2	352,500	26
2 + 1 bed / 2 bath	1	358,000	74
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	2	418,750	16
801 Lawrence Ave E.			
No Sales in this Period			
1101 Leslie St.			
1 bed / 1 bath	1	273,000	40
1 + 1 bed / 1 bath	1	310,000	12
2 bed / 2 bath	2	397,500	34
2 + 1 bed / 1 bath	2	487,500	14
1103 Leslie St.			
No Sales in this Period			
1105 Leslie St.			
No Sales in this Period			
1200 / 1210 Don Mills			
1 bed / 1 bath	1	290,000	7
1 bed / 2 bath	1	278,000	58
2 bed / 2 bath	3	370,333	14
2 + 1 bed / 2 bath	1	399,000	6

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

Don Mills Houses			
July 1st to October 31st, 2011			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached House			
Bungalow	11	732,663	21
1 1/2 storey	2	649,000	12
2 storey	2	1,087,500	7
Backsplit	1	780,000	28
Sidesplit	2	787,500	49
Semi Detached House			
2 storey	5	482,420	11
Att/Row/Townhouse			
Dallimore area (2 storey)	1	558,000	9
David Dunlap area (3 storey)	2	595,750	16
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			
July 1st to October 31st, 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	No Sales in this Period		
Dutch Myrtle /Wax Myrtle Way	1	456,000	58

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 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 October

	Average Price October				# of sales in October		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$522,606	\$490,660	6.5%	City of Toronto (416)	3,124	2,690	16.1%
Rest of GTA (905)	\$447,388	\$409,043	9.4%	Rest of GTA (905)	4,518	3,814	18.5%
GTA	\$478,137	\$442,799	8.0%	GTA	7,642	6,504	17.5%

Source: Toronto Real Estate Board

Connect with me on-line!

