

WILLOWDALE REAL ESTATE REPORT

(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 Willowdale?

Visit my website – www.GillianSantink.com and click on the Willowdale button on the landing page. There you will find great info (including past sales history) on all property types in Willowdale.

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 WILLOWDALE

Condos - South of Sheppard Ave			
June 1st - September 30th, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
1 bed / 1 bath	8	\$ 278,000	41
1 + 1 bed / 2 bath	5	\$ 346,800	15
19 Barberrry Place			
1 bed / 1 bath	1	\$ 258,000	22
1 + 1 bed / 1 bath	2	\$ 302,000	2
1 + 1 bed / 2 bath	3	\$ 311,833	2
2 bed / 2 bath	1	\$ 394,500	5
18 Kenaston Gardens			
1 bed / 1 bath	2	\$ 300,750	24
1 + 1 bed / 2 bath	3	\$ 349,900	17
2 bed / 2 bath	1	\$ 379,500	23
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	7	\$ 280,900	22
1 + 1 bed / 2 bath	7	\$ 331,714	29
2 bed / 2 bath	8	\$ 373,563	43
2 + 1 bed / 2 bath	9	\$ 456,722	26
2 + 1 bed / 3 bath	1	\$ 735,000	29
12 Rean Drive			
1 bed / 1 bath	2	\$ 279,000	78
2 bed / 2 bath	2	\$ 510,000	19
23 Rean Drive			
1 + 1 bed / 2 bath	2	\$ 442,000	55
2 bed / 2 bath	1	\$ 455,000	25
2 + 1 bed / 3 bath	1	\$ 775,000	68
27 Rean Drive			
0 bed / 1 bath	1	\$ 242,000	48
1 bed / 1 bath	3	\$ 276,333	28
1 + 1 bed / 2 bath	2	\$ 404,950	60

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

Condo Townhouses			
June 1st - September 30th, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
No Sales in this Period			
32 / 38 Kenaston Gardens			
1 + 1 bed / 1 bath	1	\$ 295,000	25
1 / 2 / 3 / 8 Rean Dr			
2 bed / 3 bath	1	\$ 485,000	12
3 + 1 bed / 3 bath	1	\$ 635,000	13
3 bed / 4 bath	1	\$ 625,000	18

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

Condos - West of Bayview Ave			
June 1st - September 30th, 2011			
Property	# of sales	Average Sold Price	Average days to sell
1 / 2 Clairtrell Ave			
1 + 1 bed / 1 bath	2	\$ 312,500	17
1 + 1 bed / 2 bath	1	\$ 325,000	36
2 bed / 1 bath	1	\$ 374,500	51
2 + 1 bed / 2 bath	1	\$ 379,000	20
2 bed / 2 bath	3	\$ 421,629	11
2 bed / 3 bath	1	\$ 491,000	11
1 Hycrest Ave			
1 + 1 bed / 1 bath	2	\$ 275,000	8
3 bed / 2 bath	2	\$ 551,000	7
10 Fashion Roseway			
3 bed / 2 bath	3	\$ 372,117	12
20 / 30 Fashion Roseway			
2 bed / 1 bath	1	\$ 336,000	38

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

Condos - North on Sheppard			
June 1st - September 30th, 2011			
Property	# of sales	Average Sold Price	Average days to sell
650 Sheppard Ave E. (St. Gabriels)			
1 bed / 1 bath	1	\$ 314,000	17
1 + 1 bed / 1 bath	4	\$ 324,750	101
660 Sheppard Ave E. (St. Gabriels)			
2 bed / 2 bath	2	\$ 578,250	32
2 bed / 3 bath	1	\$ 786,000	54
2 + 1 bed / 2 bath	1	\$ 840,000	79
662 Sheppard Ave E.			
2 bed / 2 bath	3	\$ 658,333	38
2 + 1 bed / 3 bath	1	\$ 817,000	125
2 bed / 3 bath	1	\$ 1,116,000	55
676 Sheppard Ave E.			
No Sales in this Period			
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 bed / 1 bath	2	\$ 250,000	76
1 bed / 1 bath	3	\$ 342,833	39
1 + 1 bed / 1 bath	4	\$ 383,875	42
1 + 1 bed / 2 bath	2	\$ 385,000	23
2 + 1 bed / 2 bath	1	\$ 430,000	50
2 bed / 1 bath	1	\$ 440,800	24
2 bed / 2 bath	1	\$ 395,000	1

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

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%	3,114	2,452	27%
Rest of GTA (905)	\$444,592	\$401,007	10.87%	4,544	3,686	23%
GTA	\$465,369	\$425,757	9.30%	7,658	6,138	25%

Source: Toronto Real Estate Board

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