

WILLOWDALE REAL ESTATE REPORT

(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.

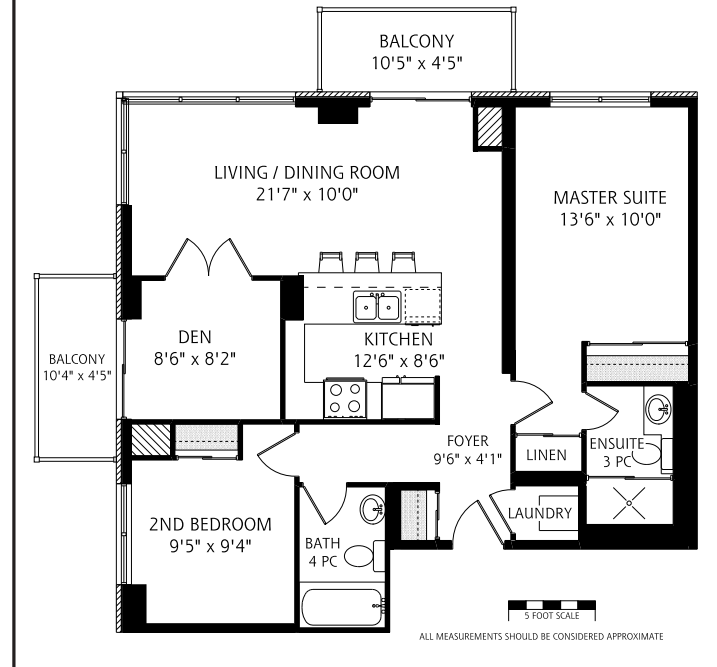
“Months of inventory remained below the pre-recession norm in 2011. Very tight market conditions meant substantial competition between Buyers and strong upward pressure on selling prices,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

“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)

GILLIAN’S FEATURED PROPERTY

1103 Leslie Street, Unit 1204

Gorgeous 2 bedroom + den at Leslie and Eglinton



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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WHAT'S HAPPENING IN WILLOWDALE

Condo Townhouses			
January 1st to December 31st, 2011			
Property	# of sales	Low Price	High Price
17 Barberrly Place			
2 bed / 3 bath	1	\$ 523,000	\$ 523,000
32 / 38 Kenaston Gardens			
1 + 1 bed / 1 bath	3	\$ 290,000	\$ 318,000
1 / 2 / 3 / 8 Rean Dr			
2 bed / 3 bath	6	\$ 450,000	\$ 496,500
2 + 1 bed / 2 bath	1	\$ 430,000	\$ 430,000
3 bed / 2 bath	2	\$ 439,800	\$ 461,888
3 bed / 3 bath	1	\$ 568,000	\$ 568,000
3 + 1 bed / 3 bath	1	\$ 635,000	\$ 635,000
3 bed / 4 bath	1	\$ 625,000	\$ 625,000

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

North on Sheppard			
January 1st to December 31st, 2011			
Property	# of sales	Low Price	High Price
650 Sheppard Ave E. (St. Gabriels)			
1 bed / 1 bath	4	\$ 307,000	\$ 314,000
1 + 1 bed / 1 bath	10	\$ 310,000	\$ 339,800
2 bed / 2 bath	3	\$ 394,565	\$ 445,000
660 Sheppard Ave E. (St. Gabriels)			
2 bed / 2 bath	3	\$ 560,000	\$ 637,000
2 + 1 bed / 2 bath	1	\$ 840,000	\$ 840,000
2 bed / 3 bath	1	\$ 786,000	\$ 786,000
2 + 1 bed / 3 bath	3	\$ 929,500	\$ 1,380,000
662 Sheppard Ave E.			
2 bed / 2 bath	10	\$ 565,000	\$ 988,000
2 bed / 3 bath	2	\$ 1,160,000	\$ 1,230,000
2 + 1 bed / 3 bath	1	\$ 817,000	\$ 817,000
676 Sheppard Ave E.			
1 + 1 bed / 2 bath	1	\$ 421,000	\$ 421,000
2 bed / 2 bath	2	\$ 518,000	\$ 620,000
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 bed / 1 bath	7	\$ 230,000	\$ 256,500
1 bed / 1 bath	11	\$ 315,000	\$ 375,000
1 + 1 bed / 1 bath	21	\$ 345,000	\$ 392,000
1 + 1 bed / 2 bath	6	\$ 376,000	\$ 395,000
2 bed / 1 bath	1	\$ 440,800	\$ 440,800
2 bed / 2 bath	4	\$ 395,000	\$ 460,000
2 + 1 bed / 2 bath	4	\$ 400,000	\$ 430,000

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

South of Sheppard Ave			
January 1st to December 31st, 2011			
Property	# of sales	Low Price	High Price
17 Barberrly Place			
1 bed / 1 bath	19	\$ 250,000	\$ 288,500
1 + 1 bed / 1 bath	1	\$ 344,000	\$ 344,000
1 + 1 bed / 2 bath	10	\$ 322,450	\$ 375,000
2 bed / 2 bath	1	\$ 500,500	\$ 500,500
2 + 1 bed / 2 bath	1	\$ 730,000	\$ 730,000
19 Barberrly Place			
1 bed / 1 bath	1	\$ 258,000	\$ 258,000
1 + 1 bed 1 bath	5	\$ 286,000	\$ 305,000
1 + 1 bed 2 bath	3	\$ 300,000	\$ 323,000
2 bed / 2 bath	2	\$ 372,000	\$ 394,500
18 Kenaston Gardens			
1 bed / 1 bath	9	\$ 278,500	\$ 310,000
1 + 1 bed 2 bath	5	\$ 344,900	\$ 359,800
2 bed / 2 bath	7	\$ 379,500	\$ 445,000
2 + 1 bed / 2 bath	2	\$ 410,000	\$ 427,000
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	35	\$ 270,000	\$ 292,500
1 + 1 bed / 2 bath	23	\$ 298,000	\$ 363,000
1 + 2 bed / 2 bath	2	\$ 335,000	\$ 340,000
2 bed / 2 bath	23	\$ 342,000	\$ 422,000
2 + 1 bed / 2 bath	13	\$ 360,000	\$ 560,000
2 bed / 3 bath	1	\$ 965,000	\$ 965,000
2 + 1 bed / 2 bath	1	\$ 735,000	\$ 735,000
12 Rean Drive			
1 bed / 1 bath	5	\$ 271,000	\$ 379,000
1 + 1 bed / 2 bath	1	\$ 295,000	\$ 295,000
2 bed / 1 bath	1	\$ 329,000	\$ 329,000
2 bed / 2 bath	3	\$ 485,000	\$ 535,000
23 Rean Drive			
1 + 1 bed / 2 bath	4	\$ 365,000	\$ 459,000
2 bed / 2 bath	1	\$ 455,000	\$ 455,000
2 + 1 bed / 2 bath	1	\$ 938,000	\$ 938,000
2 + 1 bed / 3 bath	1	\$ 775,000	\$ 775,000
27 Rean Drive			
0 bed / 1 bath	1	\$ 242,000	\$ 242,000
1 bed / 1 bath	5	\$ 267,000	\$ 315,000
1 + 1 bed / 1 bath	2	\$ 318,000	\$ 354,500
1 + 1 bed / 2 bath	2	\$ 399,900	\$ 410,000
2 bed / 2 bath	1	\$ 435,000	\$ 435,000

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

Condos (West of Bayview Ave)			
January 1st to December 31st, 2011			
Property	# of sales	Low Price	High Price
1 / 2 Clairtrell Ave			
1 bed / 1 bath	1	\$ 285,000	\$ 285,000
1 + 1 bed / 1 bath	4	\$ 309,000	\$ 319,000
1 + 1 bed / 2 bath	1	\$ 325,000	\$ 325,000
2 bed / 1 bath	2	\$ 334,000	\$ 374,500
2 + 1 bed / 2 bath	2	\$ 370,000	\$ 379,000
2 bed / 2 bath	6	\$ 387,500	\$ 468,888
2 bed / 3 bath	1	\$ 491,000	\$ 491,000
3 bed / 2 bath	1	\$ 512,000	\$ 512,000
1 Hycrest Ave			
1 + 1 bed / 1 bath	2	\$ 265,000	\$ 285,000
2 + 1 bed / 2 bath	1	\$ 372,500	\$ 372,500
3 bed / 2 bath	2	\$ 452,000	\$ 650,000
10 Fashion Roseway			
2 bed / 2 bath	1	\$ 320,000	\$ 320,000
3 bed / 2 bath	4	\$ 355,000	\$ 395,000
20 / 30 Fashion Roseway			
2 bed / 1 bath	5	\$ 327,500	\$ 360,000
3 bed / 2 bath	3	\$ 389,000	\$ 392,000

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Gillian Santink
broker



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