

WILLOWDALE REAL ESTATE REPORT

(CONDOS)

Compliments of Gillian Santink

August 2011

July Sales and Average Price Up Compared to 2010

Toronto, August 4, 2011 — Greater Toronto REALTORS® reported 7,922 transactions through the TorontoMLS® system in July 2011, representing a 23 per cent increase over July 2010. Total sales through the first seven months of this year amounted to 55,863 – down by 1.3 per cent compared to the same period in 2010. After adjusting for seasonal fluctuations, the July figure continued to point to an annual sales result close to 90,000 – in line with results from the previous six months.

“Strong home sales continued in July, with a substantial rebound over last summer’s slow-down brought about by higher mortgage rates, new lending guidelines and misconceptions about the HST. The greatest rebound was seen in the condominium apartment segment in the City of Toronto,” said Toronto Real Estate Board President Richard Silver. “If the current pace of sales holds up, we could see the second best year on record under the current TREB market area.”

The average selling price in July was \$459,122 – up by almost ten per cent compared to the July 2010 average of \$418,675.

“Tight market conditions have boosted the annual rate of price growth this year. However, the listings situation is starting to improve. A better supplied market later this year and into 2012 would lead to a more sustainable rate of price growth,” said Jason Mercer, TREB’s Senior Manager of Market Analysis.

Looking for information on Condos in Willowdale?

visit my website – www.GillianSantink.com and click on the Willowdale Condos bottom. There you will find all sorts of great info on condos in the immediate Willowdale area.

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Recent Condo Sales



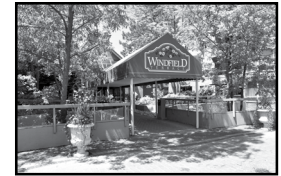
10 Fashion Roseway
(2 bedroom/2 bathroom)



10 Fashion Roseway
(3 bedroom/2 bathroom)



205 the Donway West
(2 bedroom/2 bathroom)



1210 Don Mills Road
(2 bedroom/2 bathroom)



1101 Leslie Street
(1+1 bedroom /1 bathroom)



1200 Don Mills Road
(1 bedroom/1 bathroom)



1103 Leslie Street
(1+1 bedroom/1 bathroom)



Three Valleys Drive
(3 bedroom Condo Townhouse)



1103 Leslie Street
(2 bedroom/2 bathroom)

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Gillian Santink
broker



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(416) 222-8600

WHAT'S HAPPENING IN WILLOWDALE

South of Sheppard Ave			
April 1st to July 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
1 bed / 1 bath	5	\$ 277,700	29
1 + 1 bed / 2 bath	5	\$ 342,190	17
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	2	\$ 306,250	3
2 bed / 2 bath	1	\$ 372,000	42
18 Kenaston Gardens			
1 bed / 1 bath	4	\$ 298,525	14
2 bed / 2 bath	2	\$ 384,250	29
2 + 1 bed / 2 bath	1	\$ 427,000	17
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	16	\$ 280,125	28
1 + 1 bed / 2 bath	10	\$ 335,930	21
2 bed / 2 bath	7	\$ 364,841	40
2 + 1 bed / 2 bath	7	\$ 442,500	26
12 Rean Drive			
1 bed / 1 bath	3	\$ 276,333	54
2 bed / 1 bath	1	\$ 329,000	2
2 bed / 2 bath	1	\$ 535,000	16
23 Rean Drive			
1 + 1 bed / 2 bath	1	\$ 459,000	49
2 + 1 bed / 2 bath	1	\$ 938,000	121
27 Rean Drive			
0 bed / 1 bath	1	\$ 242,000	48
1 bed / 1 bath	2	\$ 274,400	39
1 + 1 bed / 1 bath	1	\$ 354,500	126
1 + 1 bed / 2 bath	2	\$ 404,950	60

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

Condos - North on Sheppard			
April 1st to July 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
650 Sheppard Ave E. (St. Gabriels)			
1 + 1 bed / 1 bath	4	\$ 324,250	49
2 bed / 2 bath	1	\$ 445,000	13
660 Sheppard Ave E. (St. Gabriels)			
2 bed / 2 bath	2	\$ 578,250	32
662 Sheppard Ave E.			
2 bed / 2 bath	4	\$ 725,250	22
2 bed / 3 bath	1	\$ 1,160,000	55
676 Sheppard Ave E.			
2 bed / 2 bath	1	\$ 518,000	37
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 bed / 1 bath	3	\$ 250,167	62
1 bed / 1 bath	2	\$ 363,500	18
1 + 1 bed / 1 bath	6	\$ 373,917	36
1 + 1 bed / 2 bath	2	\$ 385,000	17
2 + 1 bed / 2 bath	1	\$ 430,000	14
2 bed / 2 bath	3	\$ 431,667	28

Condo Townhouses			
April 1st to July 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
2 bed / 3 bath	1	\$ 523,000	65
32 / 38 Kenaston Gardens			
1 + 1 bed / 1 bath	1	\$ 295,000	25
1 / 2 / 3 / 8 Rean Dr			
2 bed / 3 bath	2	\$ 490,500	9
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			
April 1st to July 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
1 / 2 Clairtrell Ave			
1 + 1 bed / 1 bath	1	\$ 309,000	12
1 + 1 bed / 2 bath	1	\$ 325,000	36
2 bed / 1 bath	1	\$ 374,500	51
2 bed / 2 bath	4	\$ 403,222	20
2 bed / 3 bath	1	\$ 491,000	11
1 Hycrest Ave			
1 + 1 bed / 1 bath	2	\$ 275,000	8
2 + 1 bed / 2 bath	1	\$ 372,500	17
3 bed / 2 bath	2	\$ 551,000	7
10 Fashion Roseway			
3 bed / 2 bath	2	\$ 378,175	8
20 / 30 Fashion Roseway			
2 bed / 1 bath	2	\$ 347,500	7
3 bed / 2 bath	1	\$ 389,000	9

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

Key Toronto Real Estate Board Stats for July

	Average Price July				# of sales in July		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$475,717	\$443,000	7.39%	City of Toronto (416)	3,072	2,542	21%
Rest of GTA (905)	\$448,612	\$402,751	11.39%	Rest of GTA (905)	4,850	3,883	25%
GTA	\$459,122	\$418,675	9.66%	GTA	7,922	6,425	23%

Source: Toronto Real Estate Board



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