

WILLOWDALE REAL ESTATE REPORT

(CONDOS)

Compliments of Gillian Santink

February 2012

Strong Sales/Price Growth Continue in 2012

TORONTO, February 3, 2012 — Greater Toronto REALTORS® reported 4,567 sales through the TorontoMLS® system in January 2012. This number was 8.8 per cent higher than the 4,199 sales reported in January 2011. Sales growth was strongest for low-rise home types in the regions surrounding the City of Toronto.

"A favourable affordability picture bolstered by very low posted fixed mortgage rates has kept home buyers confident in their ability to achieve the Canadian goal of home ownership," said Toronto Real Estate Board President Richard Silver.

"The buyer pool remains diverse in the GTA with strong interest in home types across the pricing spectrum," continued Silver.

The average selling price for January 2012 transactions was \$463,534 – up by almost nine per cent compared to January 2011.

"Low inventory levels have kept competition between buyers strong, resulting in robust annual rates of price growth over the last year. Strong price growth is expected to attract more listings. A better supplied market should result in a slower rate of price growth, especially in the second half of 2012," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis.

(As reported by Toronto Real Estate Board)

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 condos in Willowdale.



Gillian's Recent Activity

JUST SOLD

1103 Leslie Street, unit 1204
2 + 1 bed / 2 bath

SOLD in 10 Days

Gillian's Condo sales in the past year

10 Fashion Roseway, 2 bed / 2 bath – SOLD
10 Fashion Roseway, 3 bed / 2 bath - SOLD
1101 Leslie St, 1 + 1 bed / 1 bath – SOLD
1103 Leslie St, 1 + 1 bed / 1 bath – SOLD
1103 Leslie St, 1 bed / 1 bath – I represented the buyer in this sale
1103 Leslie St, 2 bed / 2 bath – SOLD
205 The Donway West, 2 bed / 2 bath – SOLD
205 The Donway West, 1 + 1 bed 1 bath – SOLD
205 The Donway West, bed / 2 bath – SOLD
1210 Don Mills Rd, 2 bed / 2 bath – SOLD
1200 Don Mills Rd, 1 bed / 1 bath – SOLD
1200 Don Mills Rd, 1 bed / 2 bath – I represented the buyer in this sale
1210 Don Mills Rd, 1 + 1 bed / 1 bath – I represented the buyer in this sale
16 Dallimore Circ, 2 + 1 bed / 3 bath – I represented the buyer in this sale
797 Don Mills Rd, 2 bed / 2 bath - SOLD

All of these buildings are featured on my website at www.GillianSantink.com. I often get calls from buyers looking for units in these buildings.



Connect with me on-line
www.GillianSantink.com



Gillian Santink
broker



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WHAT'S HAPPENING IN WILLOWDALE

Condo Townhouses			
October 1st, 2011 to January 31st, 2012			
Property	# of sales	Average Sold Price	Average days to Sell
17 Barberrry Place No Sales Reported in this Period			
32 / 38 Kenaston Gardens			
1 + 1 bed / 1 bath	1	\$ 318,000	24
1 / 2 / 3 / 8 Rean Dr			
1 + 1 bed / 1 bath	1	\$ 318,888	12
2 bed / 3 bath	2	\$ 497,500	40
3 bed / 2 bath	2	\$ 450,844	32

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

South of Sheppard Ave			
October 1st, 2011 to January 31st, 2012			
Property	# of sales	Average Sold Price	Average days to Sell
17 Barberrry Place			
1 bed / 1 bath	2	\$ 279,000	34
1 + 1 bed / 1 bath	1	\$ 344,000	33
1 + 1 bed / 2 bath	2	\$ 356,000	27
2 + 1 bed / 2 bath	1	\$ 730,000	8
19 Barberrry Place			
1 bed / 1 bath	1	\$ 258,000	5
1 + 1 bed / 2 bath	1	\$ 329,900	30
18 Kenaston Gardens			
1 bed / 1 bath	2	\$ 307,500	29
1 + 1 bed / 2 bath	1	\$ 350,000	16
2 bed / 2 bath	3	\$ 435,667	43
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	8	\$ 279,625	45
1 + 1 bed / 2 bath	7	\$ 332,714	48
1 + 2 bed / 2 bath	1	\$ 340,000	23
2 bed / 2 bath	7	\$ 366,241	26
2 + 1 bed / 2 bath	2	\$ 406,000	9
12 Rean Drive			
2 bed / 2 bath	1	\$ 500,000	50
23 Rean Drive			
1 + 1 bed / 2 bath	2	\$ 377,500	42
2 + 1 bed / 3 bath	1	\$ 875,000	80
27 Rean Drive			
1 bed / 1 bath	1	\$ 306,000	153

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

North on Sheppard			
October 1st, 2011 to January 31st, 2012			
Property	# of sales	Average Sold Price	Average days to Sell
650 Sheppard Ave E. (St. Gabriels)			
1 bed / 1 bath	1	\$ 313,000	37
1 + 1 bed / 1 bath	3	\$ 325,000	32
2 bed / 2 bath	1	\$ 394,565	15
660 Sheppard Ave E. (St. Gabriels)			
2 + 1 bed / 3 bath	1	\$ 960,000	3
662 Sheppard Ave E.			
2 bed / 2 bath	2	\$ 632,500	40
676 Sheppard Ave E.			
1 + 1 bed / 2 bath	1	\$ 421,000	20
2 bed / 2 bath	1	\$ 620,000	66
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 bed / 1 bath	1	\$ 250,000	50
1 bed / 1 bath	3	\$ 339,267	44
1 + 1 bed / 1 bath	5	\$ 376,380	29
1 + 1 bed / 2 bath	3	\$ 386,667	30

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

Condos (West of Bayview Ave)			
October 1st, 2011 to January 31st, 2012			
Property	# of sales	Average Sold Price	Average days to Sell
1 / 2 Clairtrell Ave			
1 bed / 1 bath	1	\$ 285,000	23
1 + 1 bed / 1 bath	2	\$ 318,500	21
2 bed / 1 bath	1	\$ 334,000	52
2 bed / 2 bath	1	\$ 387,500	15
2 + 1 bed / 2 bath	1	\$ 370,000	3
1 Hycrest Ave No Sales Reported in the Period			
10 Fashion Roseway			
3 bed / 2 bath	1	\$ 388,000	17
20 / 30 Fashion Roseway			
3 bed / 2 bath	2	\$ 391,000	22

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

Key Toronto Real Estate Board Stats for January

	Average Price January				# of sales in January		
	2012	2011	% Change		2012	2011	% Change
City of Toronto (416)	\$499,045	\$446,458	11.8%	City of Toronto (416)	1,705	1,677	1.7%
Rest of GTA (905)	\$442,380	\$412,000	7.4%	Rest of GTA (905)	2,862	2,522	13.5%
GTA	\$463,534	\$425,762	8.9%	GTA	4,567	4,199	8.8%

Source: Toronto Real Estate Board



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