

WILLOWDALE REAL ESTATE REPORT

(CONDOS)

Compliments of Gillian Santink

September 2011

Strong August Home Sales in the GTA

Toronto, September 7, 2011 — Greater Toronto REALTORS® reported 7,542 sales through the TorontoMLS® system in August – a 24 per cent increase over 6,083 sales in August 2010. New listings, at 12,509, were up by 20 per cent compared to August 2010. Market conditions remained tight as sales growth outstripped growth in new listings.

“Home sales in the GTA have stood up well despite a less certain economic outlook,” said Toronto Real Estate Board President Richard Silver. “Home sales will be bolstered by low mortgage rates moving forward. The Bank of Canada is expected to be on the sidelines until the second half of 2012 or even into 2013. However, home ownership affordability in the City of Toronto could be further improved with the removal of the City’s land transfer tax. This tax currently represents a substantial upfront cost for home buyers.”

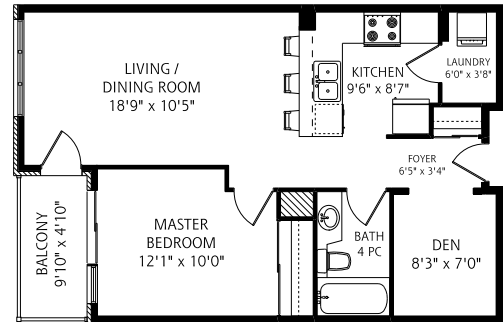
With market conditions remaining tight in the GTA, the average selling price continued to grow strongly in August – up by more than 10 per cent year-over-year to \$451,663.

“We remain on pace for the second best year on record for sales. Approximately 90,000 transactions are expected by the end of December,” said TREB’s Senior Manager of Market Analysis Jason Mercer. “Major home ownership costs, including the average monthly mortgage payment, remain affordable despite the strong price growth experienced so far this year.”
(As reported by Toronto Real Estate Board)

Gillian’s Featured Properties

205 The Donway, West, Unit 226

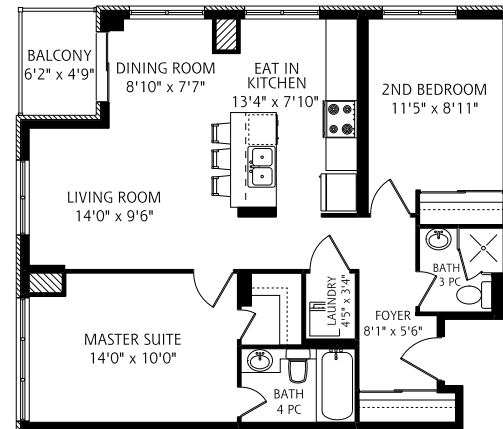
1 + 1 bed / 1 bath - List price \$275,000



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

205 The Donway West, Unit 722

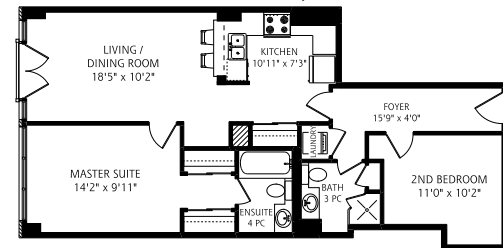
2 bed / 2 bath - List price \$375,000



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

797 Don Mills Road, Unit 510

2 bed / 2 bath - List price \$259,900



865 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

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Gillian Santink
broker



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WHAT'S HAPPENING IN WILLOWDALE

Condos - South of Sheppard Ave			
May 1st - August 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
1 bed / 1 bath	7	\$ 277,357	36
1 + 1 bed / 2 bath	5	\$ 346,700	16
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	\$ 372,000	42
18 Kenaston Gardens			
1 bed / 1 bath	3	\$ 299,100	17
1 + 1 bed / 2 bath	2	\$ 344,950	19
2 bed / 2 bath	2	\$ 384,250	29
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	15	\$ 280,220	28
1 + 1 bed / 2 bath	7	\$ 338,257	27
2 bed / 2 bath	9	\$ 371,222	40
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	3	\$ 276,333	54
2 bed / 2 bath	1	\$ 535,000	16
23 Rean Drive			
1 + 1 bed / 2 bath	2	\$ 442,000	55
2 + 1 bed / 2 bath	1	\$ 455,000	25
2 + 1 bed / 3 bath	1	\$ 775,000	668
27 Rean Drive			
0 bed / 1 bath	1	\$ 242,000	48
1 bed / 1 bath	3	\$ 276,333	28
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			
May 1st - August 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
650 Sheppard Ave E. (St. Gabriels)			
1 + 1 bed / 1 bath	2	\$ 328,500	73
2 bed / 2 bath	1	\$ 445,000	13
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	2	\$ 642,500	19
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	2	\$ 250,000	76
1 bed / 1 bath	2	\$ 375,000	21
1 + 1 bed / 1 bath	6	\$ 374,750	40
1 + 1 bed / 2 bath	3	\$ 385,000	16
2 + 1 bed / 2 bath	1	\$ 430,000	50
2 bed / 1 bath	1	\$ 440,800	24
2 bed / 2 bath	2	\$ 417,500	32

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

Condos - West of Bayview Ave			
May 1st - August 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
1 / 2 Clairtrill 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 bed / 2 bath	3	\$ 421,629	11
2 bed / 3 bath	1	\$ 491,000	11
1 Hycress 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	1	\$ 366,350	7
20 / 30 Fashion Roseway			
2 bed / 1 bath	3	\$ 343,667	17

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

Condo Townhouses			
May 1st - August 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	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.

Key Toronto Real Estate Board Stats for August

Average Price August				# of sales in August			
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$464,863	\$420,405	10.58%	City of Toronto (416)	2,898	2,318	25%
Rest of GTA (905)	\$443,426	\$402,889	10.06%	Rest of GTA (905)	4,644	3,765	23%
GTA	\$451,663	\$409,564	10.28%	GTA	7,542	6,083	24%

Source: Toronto Real Estate Board



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