

# WILLOWDALE REAL ESTATE REPORT

(CONDOS)

## Compliments of Gillian Santink

November 2011

**Hope You Can Join Me  
On The 17th, And Help Make  
Rachel's Wish Come True**

HELP US CREATE THE WORLD'S  
LARGEST HUMAN STAR!

MAKE-A-WISH  
Canada

Join Make-A-Wish® and  
Shops at Don Mills to achieve the  
Guinness World Record for largest human star!

**Where:** Shops at Don Mills – Town Square  
(near Aroma Espresso)

**When:** November 17<sup>th</sup> at 4 p.m. (sharp!) -5:30 p.m.

Event attendees are asked to purchase a sparkling  
Make-A-Wish star for \$5 and bring a new toy for the annual  
holiday toy drive.

For more information please visit  
[www.makeawish.ca/seasonofwishes](http://www.makeawish.ca/seasonofwishes) or contact Allison at  
[allison.girardin@makeawish.ca](mailto:allison.girardin@makeawish.ca) or 416.224.9474 ext. 106.



SHOPS AT DON MILLS

OVER 25 VENDORS • BAKE SALE • RAFFLES  
• FREE PARKING • BABYSITTING AVAILABLE\*

## Mistletoe Magic

Holiday Craft Show & Sale

**Norman Ingram Public School**

50 Duncairn Road, Don Mills

**Thursday, November 24, 2011**

**5:00 - 9:00 p.m.**

ADMISSION:  
**\$2.00**  
FREE  
FOR KIDS

**This boutique style craft sale is Don Mills' own "One of a Kind" show with something for everyone and every budget.**

Featuring more than 25 local artisans, it is the perfect venue to find that unique gift – from art, clothing and accessories, specialty foods, home decor, jewellery, kids' products, handbags, and much more – while mingling with friends and neighbours!

The night is organized by the Norman Ingram School Council as a school fundraiser and community spirit event. Seize the opportunity to support your local artisans while picking up quality handmade items. We hope you'll join us and bring a friend!

*Preferred method of payment: cash or cheque.*

\* WHILE SHOPPING ON-SITE

## PACE OF HOME SALES REMAINS BRISK IN OCTOBER

**Toronto, November 3, 2011** — Greater Toronto REALTORS® reported 7,642 home sales through the TorontoMLS® in October 2011. This represented an increase of 17.5 per cent compared to the 6,504 transactions reported in October 2010.

Monthly sales data follow a recurring seasonal trend that should be removed before comparing monthly results within the same year. After adjusting for seasonality, the annualized rate of sales for October was 97,100, which was above the average of 90,700 for the first three quarters of 2011.

"The pace of October resale home transactions remained brisk in the GTA. This bodes well for a strong finish to 2011," said Toronto Real Estate Board President Richard Silver. "Home buyers who found it difficult to make a deal in the spring and summer due to a shortage of listings have benefitted from increased supply in the fall."

The average selling price through the TorontoMLS® in October was \$478,137 – up eight per cent compared to October 2010.

"Sellers' market conditions remain in place in many parts of the GTA. The result has been above-average annual rates of price growth for most home types," said Jason Mercer, the Toronto Real Estate Board's Senior Manager of Market Analysis. "Thanks to low interest rates, strong price growth has not substantially changed the positive affordability picture in the City of Toronto and surrounding regions."



Gillian Santink  
broker



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# WHAT'S HAPPENING IN WILLOWDALE

<b>Condo Townhouses</b>			
<b>July 1st to October 31st, 2011</b>			
<b>Property</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>17 Barberrry Place</b>			
No Sales in this Period			
<b>32 / 38 Kenaston Gardens</b>			
1 + 1 bed / 1 bath	1	\$ 295,000	25
<b>1 / 2 / 3 / 8 Rean Dr.</b>			
3 bed / 2 bath	1	\$ 461,888	26
3 + 1 bed / 3 bath	1	\$ 635,000	13

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

<b>North on Sheppard</b>			
<b>July 1st to October 31st, 2011</b>			
<b>Property</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>650 Sheppard Ave E. (St. Gabriels)</b>			
1 bed / 1 bath	1	\$ 314,000	17
1 + 1 bed / 1 bath	6	\$ 325,500	76
<b>660 Sheppard Ave E. (St. Gabriels)</b>			
No Sales in this Period			
<b>662 Sheppard Ave E.</b>			
2 bed / 2 bath	1	\$ 690,000	76
2 bed / 3 bath	1	\$ 1,230,000	4
2 + 1 bed / 3 bath	1	\$ 817,000	125
<b>676 Sheppard Ave E.</b>			
2 bed / 2 bath	1	\$ 518,000	37
<b>2885 Bayview Ave (Corner of Bayview and Sheppard)</b>			
0 bed / 1 bath	1	\$ 245,000	79
1 bed / 1 bath	5	\$ 343,500	33
2 bed / 3 bath	6	\$ 380,167	33
1 + 1 bed / 2 bath	3	\$ 385,000	17
2 bed / 1 bath	1	\$ 440,000	24
2 bed / 2 bath	1	\$ 395,000	1
2 + 1 bed / 2 bath	1	\$ 430,000	1

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

## Looking for more information about Willowdale?

Visit my website – [www.GillianSantink.com](http://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.

<b>South of Sheppard Ave</b>			
<b>July 1st to October 31st, 2011</b>			
<b>Property</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>17 Barberrry Place</b>			
1 bed / 1 bath	8	\$ 275,263	41
1 + 1 bed / 1 bath	1	\$ 344,000	33
1 + 1 bed / 2 bath	2	\$ 345,500	12
<b>19 Barberrry Place</b>			
1 bed / 1 bath	1	\$ 258,000	22
1 + 1 bed 1 bath	1	\$ 305,000	1
1 + 1 bed 2 bath	1	\$ 323,000	1
2 bed / 2 bath	1	\$ 394,500	5
<b>18 Kenaston Gardens</b>			
1 bed / 1 bath	2	\$ 300,750	24
12 + 1 bed / 2 bath	4	\$ 349,925	17
<b>1 / 2 / 3 / 8 Rean Dr (Condos)</b>			
1 bed / 1 bath	8	\$ 282,038	21
1 + 1 bed / 2 bath	10	\$ 330,300	45
2 bed / 2 bath	12	\$ 370,224	35
2 + 1 bed / 2 bath	7	\$ 471,143	30
2 + 1 bed / 3 bath	1	\$ 735,000	29
<b>12 Rean Drive</b>			
1 bed / 1 bath	1	\$ 275,000	15
2 bed / 2 bath	1	\$ 485,000	22
<b>23 Rean Drive</b>			
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
<b>27 Rean Drive</b>			
1 bed / 1 bath	3	\$ 292,333	25

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

<b>Condos (West of Bayview Ave)</b>			
<b>July 1st to October 31st, 2011</b>			
<b>Property</b>	<b># of sales</b>	<b>Average Sold Price</b>	<b>Average days to sell</b>
<b>1 / 2 Clairtrell Ave</b>			
1 + 1 bed / 1 bath	1	\$ 316,000	21
2 + 1 bed / 2 bath	2	\$ 374,500	12
<b>1 Hycrest Ave</b>			
3 bed / 2 bath	1	\$ 650,000	7
<b>10 Fashion Roseway</b>			
3 bed / 2 bath	3	\$ 372,117	12
<b>20 / 30 Fashion Roseway</b>			
2 bed / 1 bath	1	\$ 336,000	38
3 bed / 2 bath	1	\$ 363,000	23

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

## Key Toronto Real Estate Board Stats for October

	Average Price October				# of sales in October		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$522,606	\$490,660	6.5%	City of Toronto (416)	3,124	2,690	16.1%
Rest of GTA (905)	\$447,388	\$409,043	9.4%	Rest of GTA (905)	4,518	3,814	18.5%
GTA	\$478,137	\$442,799	8.0%	GTA	7,642	6,504	17.5%

Source: Toronto Real Estate Board

Connect with me on-line!

