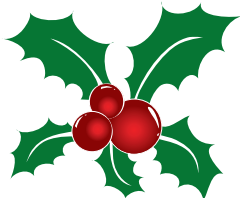


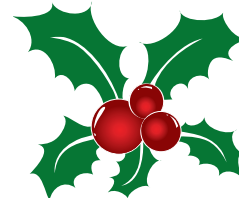
# WILLOWDALE REAL ESTATE REPORT

(CONDOS)

## Compliments of Gillian Santink December 2011



*Season's Greetings*



**Wishing you and your family all the best for the holiday season!!  
May 2012 be a happy, healthy prosperous year for you,  
your family and friends**

### HEALTHY FALL MARKET CONTINUES IN NOVEMBER

**Toronto, December 6, 2011** — Greater Toronto REALTORS® reported 7,092 residential transactions through the TorontoMLS® system in November – up 11 percent in comparison to November 2010. At the same time, the number of new listings was up by 14 per cent in comparison to last year.

"We have seen strong annual sales growth through the 2011 fall market. The increase in transactions has been broad-based, with strong growth across low-rise and high-rise home types throughout the Greater Toronto Area," said Toronto Real Estate Board (TREB) President Richard Silver. "The market has also become better supplied, with annual new listings growth outstripping that of sales. As this trend continues into 2012, we will see more balanced market conditions."

The average price for November transactions was \$480,421, representing an increase of almost 10 per cent in comparison to \$437,494 in November 2010.

"Despite strong price growth this year, the housing market remains affordable in the GTA," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The correct method of assessing affordability is to consider the share of the average household's income that is dedicated to mortgage principal and interest, property taxes and utilities. Currently, this share remains in line with generally accepted lending guidelines. Given this positive affordability picture, average price growth is forecast to continue in 2012, albeit at a more moderate pace."

### RECENT SALES ACTIVITY



**797 Don Mills  
(2 bed / 2 bath)  
SOLD**



**Biffis Court  
SOLD**



**1200 Don Mills Road  
(1 bed / 1 bath)  
(Acted as Buyers agent)**



**1210 Don Mills Road  
(1 bed / 2 bath)  
(Acted as Buyers agent)**



**Gillian Santink**  
broker



**Realtron Realty Inc., Brokerage**  
Each Office Independently Owned and Operated  
183 Willowdale Avenue, Toronto, ON, M2N 4Y9

Visit [www.GillianSantink.com](http://www.GillianSantink.com)  
(416) 222-8600

# WHAT'S HAPPENING IN WILLOWDALE

<b>Condo Townhouses</b>			
<b>August 1st to November 30th, 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	\$ 318,000	24
<b>1 / 2 / 3 / 8 Rean Dr.</b>			
2 bed / 3 bath	1	\$ 470,000	57
3 bed / 2 bath	2	\$ 450,844	32
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>August 1st to November 30th, 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	4	\$ 324,000	77
<b>660 Sheppard Ave E. (St. Gabriels)</b>			
2 bed / 3 bath	1	\$ 786,000	54
2 + 1 bed / 2 bath	1	\$ 840,000	79
<b>662 Sheppard Ave E.</b>			
2 bed / 2 bath	3	\$ 630,000	42
2 bed / 3 bath	1	\$ 1,230,000	4
2 + 1 bed / 3 bath	1	\$ 817,000	125
<b>676 Sheppard Ave E.</b>			
1 + 1 bed / 2 bath	1	\$ 421,000	20
2 bed / 2 bath	1	\$ 620,000	66
<b>2885 Bayview Ave (Corner of Bayview and Sheppard)</b>			
0 bed / 1 bath	1	\$ 250,000	50
1 bed / 1 bath	6	\$ 341,050	42
1 + 1 bed / 1 bath	5	\$ 377,800	38
1 + 1 bed / 2 bath	2	\$ 385,000	11
2 bed / 1 bath	1	\$ 440,800	24

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>August 1st to November 30th, 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	5	\$ 276,300	29
1 + 1 bed / 1 bath	1	\$ 344,000	33
1 + 1 bed / 2 bath	3	\$ 342,667	13
2 + 1 bed / 2 bath	1	\$ 730,000	8
<b>19 Barberrry Place</b>			
2 bed / 2 bath	1	\$ 394,500	5
<b>18 Kenaston Gardens</b>			
1 bed / 1 bath	2	\$ 307,500	29
1 + 1 bed / 2 bath	4	\$ 349,925	17
2 bed / 2 bath	1	\$ 428,000	9
<b>1 / 2 / 3 / 8 Rean Dr (Condos)</b>			
1 bed / 1 bath	6	\$ 281,883	42
1 + 1 bed / 2 bath	10	\$ 330,300	45
2 bed / 2 bath	9	\$ 371,965	30
2 + 1 bed / 2 bath	4	\$ 480,000	33
2 + 1 bed / 3 bath	1	\$ 735,000	29
<b>12 Rean Drive</b>			
2 bed / 2 bath	1	\$ 485,000	22
<b>23 Rean Drive</b>			
1 + 1 bed / 2 bath	3	\$ 393,333	48
2 + 1 bed / 3 bath	1	\$ 775,000	68
<b>27 Rean Drive</b>			
1 bed / 1 bath	3	\$ 302,333	73

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

<b>Condos (West of Bayview Ave)</b>			
<b>August 1st to November 30th, 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 bed / 1 bath	1	\$ 285,000	23
1 + 1 bed / 1 bath	3	\$ 317,667	21
2 bed / 2 bath	1	\$ 387,500	15
<b>1 Hycrest Ave</b> No Sales Reported in this Period			
<b>10 Fashion Roseway</b>			
3 bed / 2 bath	2	\$ 375,000	15
<b>20 / 30 Fashion Roseway</b>			
3 bed / 2 bath	1	\$ 390,000	8

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

## Key Toronto Real Estate Board Stats for November

	<b>Average Price November</b>				<b># of sales in November</b>		
	<b>2011</b>	<b>2010</b>	<b>% Change</b>		<b>2011</b>	<b>2010</b>	<b>% Change</b>
City of Toronto (416)	\$524,805	\$477,092	10.0%	City of Toronto (416)	3,027	2,742	10.4%
Rest of GTA (905)	\$447,371	\$407,682	9.7%	Rest of GTA (905)	4,065	3,642	11.6%
GTA	\$480,421	\$437,494	9.8%	GTA	7,092	6,384	11.1%

Source: Toronto Real Estate Board

## Connect with me on-line!

