

WILLOWDALE REAL ESTATE REPORT

(CONDOS)

Compliments of Gillian Santink

June 2011

Greater Toronto REALTORS® Report May Resale Housing Market Figures

TORONTO, June 3, 2011 – Greater Toronto REALTORS® reported 10,046 sales in May 2011 – up six per cent compared to May 2010. This result was the second best on record for May under the current Toronto Real Estate Board service area. The number of new listings in May, at 16,076, was down 15 per cent compared to last year.

“Positive economic news and low borrowing costs led to strong sales through the first five months of the year, including the increase in May,” said Toronto Real Estate Board President Bill Johnston. “At the same time, the market has become much tighter compared to last year, due to a substantial dip in new listings.”

Homes were on the market for an average of 23 days and sold for an average price of \$485,520– up nine per cent compared to \$446,593 in May 2010. The strongest rate of price growth was experienced for single-detached homes sold in the City of Toronto. “We have seen clear-cut seller’s market conditions emerge over the past two to three months,” explained Jason Mercer, TREB’s Senior Manager of Market Analysis. “The robust price appreciation that we have seen will hopefully prompt more households to list, resulting in a more balanced market later this year,” continued Mercer.

Looking for information about Condos in Willowdale?

Visit my website – www.GillianSantink.com and look for the Condos tab. There in the drop down menu you will see Condos in Willowdale. There you will find great info (including past sales) on all the Condos in your area.

Looking for past issues of this newsletter?

Visit my website – www.GillianSantink.com and look for the “Monthly Stats reports”

Have a question about Real Estate, give me a call at 416 222 8600 or visit my website at www.GillianSantink.com. I have been working hard to put lots of great Real Estate information online for you.

For more great real estate information, visit www.GillianSantink.com

Just listed – Featured Property

205 The Donway West, Unit 423
2 bedroom / 2 bathroom – Bright sunny corner unit



For more information on this property, call Gillian today at 416 222 8600.

Gillian's Recent Activity



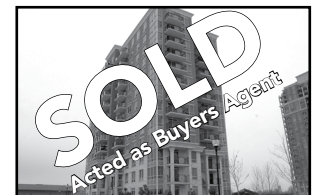
11 Robson Place



1103 Leslie Street, Unit 309



1103 Leslie Street, Unit 506



1103 Leslie Street, Unit 402



11 Brunel Court, Unit 3607


Gillian Santink
broker



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WHAT'S HAPPENING IN WILLOWDALE

South of Sheppard Ave			
February 1st to May 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place			
1 bed / 1 bath	6	\$ 273,002	18
1 + 1 bed / 2 bath	4	\$ 344,317	27
2 bed / 2 bath	2	\$ 500,500	46
19 Barberrry Place			
1 + 1 bed / 1 bath	3	\$ 291,967	6
2 bed / 2 bath	1	\$ 372,000	42
18 Kenaston Gardens			
1 bed / 1 bath	4	\$ 293,825	5
1 + 1 bed / 1 bath	1	\$ 290,000	20
1 + 1 bed / 2 bath	1	\$ 347,000	21
2 bed / 2 bath	2	\$ 389,500	30
2 + 1 bed / 2 bath	2	\$ 418,500	27
1 / 2 / 3 / 8 Rean Dr (Condos)			
1 bed / 1 bath	17	\$ 277,924	23
1 + 1 bed / 2 bath	10	\$ 333,830	19
1 + 2 bed / 2 bath	1	\$ 335,000	21
2 bed / 2 bath	7	\$ 379,598	37
2 + 1 bed / 2 bath	1	\$ 366,000	11
2 bed / 3 bath	1	\$ 965,000	29
12 Rean Drive			
1 bed / 1 bath	3	\$ 311,667	48
1 + 1 bed / 2 bath	1	\$ 295,000	5
2 bed / 1 bath	1	\$ 329,000	2
23 Rean Drive			
2 + 1 bed / 2 bath	1	\$ 938,000	121
27 Rean Drive			
1 bed / 1 bath	1	\$ 333,000	66
1 + 1 bed / 1 bath	1	\$ 318,000	12
2 bed / 2 bath	1	\$ 435,000	39

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

North on Sheppard			
February 1st to May 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
650 Sheppard Ave E. (St. Gabriels)			
1 bed / 1 bath	1	\$ 307,000	43
1 + 1 bed / 1 bath	3	\$ 326,600	25
2 bed / 2 bath	2	\$ 432,500	28
660 Sheppard Ave E. (St. Gabriels)			
2 bed / 2 bath	1	\$ 637,000	63
2 + 1 bed / 3 bath	2	\$ 1,154,750	15
662 Sheppard Ave E.			
2 bed / 2 bath	3	\$ 830,333	20
2885 Bayview Ave (Corner of Bayview and Sheppard)			
0 bed / 1 bath	4	\$ 243,750	50
1 bed / 1 bath	5	\$ 345,800	24
1 + 1 bed / 1 bath	10	\$ 365,100	27
1 + 1 bed / 2 bath	1	\$ 376,000	36
2 + 1 bed / 2 bath	1	\$ 430,000	14
2 bed / 2 bath	2	\$ 450,000	41

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

Condo Townhouses			
February 1st to May 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
17 Barberrry Place (Condo Townhouses)			
No Sales This Period			
32 / 38 Kenaston Gardens (Condo Townhouses)			
No Sales This Period			
1 / 2 / 3 / 8 Rean Dr (Condo Townhouses)			
2 bed / 3 bath	4	\$ 480,375	50
3 bed / 3 bath	1	\$ 568,000	2

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

Condos (West of Bayview Ave)			
February 1st to May 31st, 2011			
Property	# of sales	Average Sold Price	Average days to sell
1 / 2 Clairtrell Ave			
2 bed / 2 bath	3	\$ 383,167	52
3 bed / 2 bath	1	\$ 512,000	86
1 Hycrest Ave			
2 + 1 bed / 2 bath	1	\$ 372,500	17
10 Fashion Roseway			
2 bed / 2 bath	1	\$ 320,000	6
3 bed / 2 bath	1	\$ 390,000	8
20 / 30 Fashion Roseway			
2 bed / 1 bath	2	\$ 338,750	13
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 May

	Average Price (May)				# of sales in May		
	2011	2010	% Change		2011	2010	% Change
City of Toronto (416)	\$535,807	\$493,265	9%	City of Toronto (416)	3,950	3,887	2%
Rest of GTA (905)	\$452,935	\$414,099	9%	Rest of GTA (905)	6,096	5,583	9%
GTA	\$485,529	\$446,593	9%	GTA	10,046	9,470	6%

Source: Toronto Real Estate Board


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