

Gillian Santink's

Don Mills Real Estate Report



Happy New Year!!!

Wishing you and your family all the best for the coming year!

NEW YEAR, NEW OFFICE, NEW NUMBER

Please note that my phone number has changed, as I have moved from **Remax Realtron Realty Inc.**, to **Remax Hallmark Realty Ltd.**

My new office number is 416 494-7653

My email remains the same: info@gilliansantink.com

Record Sales in 2016

TORONTO, ONTARIO, January 5, 2017 – Toronto Real Estate Board President Larry Cerqua announced that 2016 was a second consecutive record year for home sales. Greater Toronto Area REALTORS® reported 113,133 home sales through TREB's MLS® System – up by 11.8 per cent compared to 2015. The calendar year 2016 result included 5,338 sales in December – an annual increase of 8.6 per cent.

The strongest annual rate of sales growth in 2016 was experienced for condominium apartments followed by detached homes.

"A relatively strong regional economy, low unemployment and very low borrowing costs kept the demand for ownership housing strong in the GTA, as the region's population continued to grow in 2016," said Mr. Cerqua.

The annual rate of growth for the MLS® Home Price Index (HPI) in the TREB market area accelerated throughout 2016 – from

10.7 per cent in January 2016 to 21 per cent in December 2016. The overall average selling price for calendar year 2016 was \$729,922 – up 17.3 per cent compared to 2015. The pace of the annual rate of growth for the average selling price also picked up throughout the year, including a climb of 20 per cent in December.

"Price growth accelerated throughout 2016 as the supply of listings remained very constrained. Active listings at the end of December were at their lowest point in a decade-and-a-half. Total new listings for 2016 were down by almost four per cent. In 2016, we saw policy changes and policy debates pointed at the demand side of the market. If we want to see a sustained moderation in the pace of price growth, what we really need is more policy focus on issues impacting the lack of homes available for sale," said Jason Mercer, TREB's Director of Market Analysis.

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Don Mills Real Estate Report

Don Mills Condominiums			
October 1st to December 31st, 2016			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	3	\$ 302,333	18
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 540,000	31
120 Dallimore Circle			
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 255,000	23
1 bed / 1 bath (500-599 sq ft)	2	\$ 295,000	9
1 bed / 1 bath (600-699 sq ft)	1	\$ 293,000	31
1 + 1 bed / 1 bath (600-699 sq ft)	3	\$ 285,667	14
2 bed / 1 bath (600-699 sq ft)	1	\$ 317,000	23
2 bed / 2 bath (600-699 sq ft)	2	\$ 323,000	27
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	1	\$ 295,800	33
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 344,000	33
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 395,000	8
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 650,000	15
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 364,500	32
2 + 1 bed / 2 bath (1000-1199 sq ft)	1	\$ 600,000	36
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	3	\$ 314,900	10
1 bed / 1 bath (600-699 sq ft)	2	\$ 376,950	57
160 The Donway West			
2 bed / 1 bath (700-799 sq ft)	1	\$ 255,000	41
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 368,000	25
2 bed / 2 bath (800-899 sq ft)	1	\$ 525,000	14
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 575,000	36
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 720,000	25
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
No sales in this period.			
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
No sales in this period.			
1103 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 312,500	13
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 344,000	17
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	2	\$ 320,000	16
1 + 1 bed / 1 bath (700-799 sq ft)	2	\$ 361,000	7
2 bed / 2 bath (690-999 sq ft)	1	\$ 540,000	12
1200 / 1210 Don Mills Rd.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 675,000	2

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

Don Mills Houses			
October 1st to December 31st, 2016			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed Under \$1,000,000			
Bungalow	1	\$ 1,200,000	8
Sidesplit	1	\$ 1,185,000	6
Other	1	\$ 1,310,000	9
Detached Listed Over \$1,000,000			
Bungalow	13	\$ 1,573,367	15
1 1/2 Storey	1	\$ 1,251,000	2
Sidesplit	3	\$ 2,062,296	7
Backsplit	3	\$ 1,819,000	4
2 Storey	1	\$ 1,400,000	12
Detached Listed Over \$2,000,000			
2 Storey	5	\$ 2,950,600	14
Semi Detached House			
2 Storey	2	\$ 806,400	5
Backsplit	1	\$ 950,000	10
Att/Row/Townhouse			
David Dunlap area (2 Storey)	No sales in this period.		
David Dunlap area (3 Storey)	5	\$ 928,400	13
Preakness area (3 Storey)	1	\$ 1,262,800	12
Overland / Barbara Green / Cora Urbel area	No sales in this period.		

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

Don Mills Condo Townhouses			
October 1st to December 31st, 2016			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 806,780	5
Dutch Myrtle / Wax Myrtle Way / Birchbank	No sales in this period.		

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

Key Toronto Real Estate Board Stats for December

	Average Price				# of Sales		
	2016 Calendar year	2015 Calendar year	% Change		2016 Calendar year	2015 Calendar year	% Change
City of Toronto (416)	\$740,685	\$659,165	12.4%	City of Toronto (416)	41,126	37,298	10.3%
Rest of GTA (905)	\$723,774	\$600,504	20.5%	Rest of GTA (905)	72,007	63,915	12.7%
GTA	\$729,922	\$622,121	17.3%	GTA	113,133	101,213	11.8%
Source: Toronto Real Estate Board							
Days on Market	Dec-16	Dec-15	% Change	Active Listings	Dec-16	Dec-15	% Change
Treb Total	20	29	-31.0%	Treb Total	4,746	9,137	-48.1%
Source: Toronto Real Estate Board							
				# of properties for sale in the GTA			

NOTE: The number of properties for sale at the end of December was almost 50% less than at the end of 2015. As of December 31st, 2016, there were only 4,746 properties for sale in the GTA.

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