

# Gillian Santink's

## Don Mills Real Estate Report



### Strong Start to 2017

**TORONTO, ONTARIO, February 3, 2017** – Toronto Real Estate Board President Larry Cerqua announced that Greater Toronto Area REALTORS® reported 5,188 residential transactions through TREB's MLS® System in January 2017. This result was up by 11.8 per cent compared to 4,640 sales reported in January 2016. Annual rates of sales growth were higher for condominium apartments than for low-rise home types.

January 2017 picked up where 2016 left off: sales were up on a year-over-year basis while the number of new listings was down by double-digit annual rates for most major home types.

"Home ownership continues to be a great investment and remains very important to the majority of GTA households. As we move through 2017, we expect the demand for ownership housing to remain strong, including demand from first-time buyers who, according to a recent Ipsos survey, could account for more than half of transactions this year. However, many of these would-be buyers will have problems finding a home that meets their needs in a market with very little inventory," said Cerqua.

The MLS® Home Price Index (HPI) Composite Benchmark price was up by 22.6 per cent on a year-over-year basis in January. Similarly, over the same period, the average selling price was up by 22.3 per cent to \$770,745, with double-digit gains in the average prices for all major home types.

"The number of active listings on TREB's MLS® System at the end of January was essentially half of what was reported as available at the same time last year. That statistic, on its own, tells us that there is a serious supply problem in the GTA – a problem that will continue to play itself out in 2017. The result will be very strong price growth for all home types again this year," said Jason Mercer, TREB's Director of Market Analysis.

### What a difference two years makes!

Average Price by Major Home Type for Toronto (not the GTA)			
January 2017 vs January 2015			
Property type	January 2017 Average price in the GTA	January 2015 Average price in the GTA	% change Jan 2017 versus Jan 2015
Detached	\$ 1,336,640	\$ 948,713	41%
Semi detached	\$ 905,688	\$ 667,452	36%
Condo Apartment	\$ 471,409	\$ 382,458	23%

Source: Toronto Real Estate Board Market Watch report January 2017 and January 2015.

### Here are the Don Mills Average sold prices for houses as published in the February 2015 Don Mills Real estate report

Don Mills Houses			
November 1st 2014 to January 31st, 2015			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached House</b>			
<b>Listed Under \$1,000,000</b>			
Bungalow	5	\$ 964,627	7
1 1/2 storey	1	\$ 915,000	3
Back split	1	\$ 1,000,000	18
Side split	1	\$ 860,000	9
2 Storey	1	\$ 1,175,000	7
<b>Listed Over \$1,000,000</b>			
Bungalow	2	\$ 1,275,000	8
Back split	1	\$ 1,250,000	9
2 Storey	1	\$ 1,840,000	13
2 1/2 storey	1	\$ 2,200,000	22
<b>Semi Detached House</b>			
2 Storey	1	\$ 618,000	17
<b>Att/Row/Townhouse</b>			
David Dunlap area (2 Storey)	1	\$ 650,000	8
David Dunlap area (3 Storey)	No Sales in this period.		
Preakness area (3 Storey)	No Sales in this period.		
Overland / Barbara Green / Cora Urbel area	1	\$ 860,000	7

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

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# Don Mills Real Estate Report

<b>Don Mills Condominiums</b>			
November 1st, 2016 to January 31st, 2017			
Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b> No Sales in this period.			
<b>120 Dallimore Circle</b>			
1 bed / 1 bath (500-599 sq ft)	3	\$ 285,297	9
1 bed / 1 bath (600-699 sq ft)	1	\$ 293,000	31
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 288,000	32
2 bed / 1 bath (600-699 sq ft)	1	\$ 317,000	23
2 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 357,500	75
<b>75 The Donway West</b>			
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
<b>85 The Donway West</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 364,500	32
<b>99 The Donway West</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 372,000	85
<b>160 The Donway West</b> No Sales in this period.			
<b>205 The Donway West</b>			
2 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 525,000	14
<b>215 The Donway West</b>			
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 720,000	25
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 874,888	9
<b>225 The Donway West</b> No Sales in this period.			
<b>245/255 The Donway West</b>			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 550,000	3
<b>801 Lawrence Ave E.</b> No Sales in this period.			
<b>1101 Leslie St.</b>			
2 bed / 2 bath (900-999 sq ft)	1	\$ 525,500	9
<b>1103 Leslie St.</b>			
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
<b>1105 Leslie St.</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 372,000	5
<b>1200 / 1210 Don Mills Rd.</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 488,000	2
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 675,000	2

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

<b>Don Mills Houses</b>			
November 1st, 2016 to January 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached Listed Under \$1,000,000</b>			
Bungalow	2	\$ 1,820,000	6
Other	1	\$ 1,310,000	9
<b>Detached Listed Over \$1,000,000</b>			
Bungalow	9	\$ 1,594,787	18
Sidesplit	3	\$ 2,062,296	7
Backsplit	2	\$ 1,819,000	4
2 Storey	1	\$ 1,400,000	12
<b>Detached Listed Over \$2,000,000</b>			
2 Storey	2	\$ 2,344,000	65
<b>Detached Listed Over \$3,000,000</b>			
2 Storey	2	\$ 3,358,500	15
<b>Semi Detached House</b>			
2 Storey	1	\$ 841,000	5
<b>Att/Row/Townhouse</b>			
David Dunlap area (2 Storey)	No sales in this period.		
David Dunlap area (3 Storey)	2	\$ 951,000	9
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.

<b>Don Mills Condo Townhouses</b>			
November 1st, 2016 to January 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
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 January

	Average Price				# of Sales		
	Jan 2017	Jan 2016	% Change		Jan 2017	Jan 2016	% Change
City of Toronto (416)	\$727,928	\$635,702	14.5%	City of Toronto (416)	1,904	1,684	13.1%
Rest of GTA (905)	\$795,569	\$627,055	26.9%	Rest of GTA (905)	3,284	2,956	11.1%
GTA	\$770,745	\$630,193	22.3%	GTA	5,188	4,640	11.8%
Source: Toronto Real Estate Board							
Days on Market	Jan 2017	Jan 2016	% Change	Active Listings	Jan 2017	Jan 2016	% Change
Treb Total	19	29	-34.5%	Treb Total	5,034	9,966	-49.5%
Source: Toronto Real Estate Board							
				# of properties for sale in the GTA			

NOTE: The number of properties for sale at the end of January was almost 50% less than at the end of January 2016. As of January 31st, 2017 there were 5034 properties for sale in the GTA. (Condos and Freehold properties)

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