

# Gillian Santink's

## Don Mills Real Estate Report



### Market Continued to Adjust in July

**TORONTO, August 3, 2017** – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 5,921 residential transactions through TREB's MLS® System in July 2017. This result was down by 40.4 per cent on a year over- year basis, led by the detached market segment – both in the City of Toronto and surrounding regions. While sales were down, the number of new listings reported were only slightly (+5.1 per cent) above last year's level.

"A recent release from the Ontario government confirmed TREB's own research which found that foreign buyers represented a small proportion of overall home buying activity in the GTA. Clearly, the year-over-year decline we experienced in July had more to do with psychology, with would-be home buyers on the sidelines waiting to see how market conditions evolve," said Mr. Syrianos.

"Summer market statistics are often not the best indicators of housing market conditions. We generally see an uptick in sales following Labour Day, as a greater cross-section of would-be buyers and sellers start to consider listing and/or purchasing a home. As we move through the fall, we should start to get a better sense of the impacts of the Fair Housing Plan and higher borrowing costs," said TREB CEO John DiMichele.

The MLS® Home Price Index (HPI) Composite Benchmark price was up by 18 per cent on a year-over-year basis. However, the Composite Benchmark was down by 4.6 per cent relative to June. Monthly MLS® HPI declines were driven more so by single-family home types.

The average selling price for all home types combined was up by five per cent year-over-year to \$746,218.

"Home buyers benefitted from more choice in the market this July compared to the same time last year. This was reflected in home prices and home price growth. Looking forward, if we do see some would-

be home buyers move off the sidelines and back into the market without a similar increase in new listings, we could see some of this newfound choice erode. The recent changes in the sales and price trends have masked the fact that housing supply remains an issue in the GTA," said Jason Mercer, TREB's Director of Market Analysis.

#### What has been happening in the past 6 months, and how do prices compare to 2013?

Format and area code	Average price change from Dec 2016 to July 2017					Change in Average price December 2016 to April 2017 (4 months) **	Change in Average price April 30th to July 31st (3 months) ***	% Change in price Dec 2016 vs July 2017
	July 2017	June 2017	May 2017	April 2017	Dec 2016			
Detached (416 area code)	\$ 1,304,288	\$ 1,386,524	\$ 1,503,868	\$ 1,578,543	\$ 1,286,605	23%	-21%	1%
Detached (905 area code)	\$ 910,348	\$ 948,099	\$ 1,025,893	\$ 1,098,827	\$ 934,055	18%	-21%	-3%
Semi-detached (416)	\$ 869,227	\$ 987,404	\$ 1,062,318	\$ 1,104,047	\$ 808,920	36%	-27%	7%
Semi-detached (905)	\$ 636,844	\$ 653,936	\$ 682,565	\$ 727,218	\$ 630,053	15%	-14%	1%
Condo Apartment (416)	\$ 532,502	\$ 552,679	\$ 564,808	\$ 578,280	\$ 466,592	24%	-9%	12%
Condo Apartment (905)	\$ 418,191	\$ 436,097	\$ 448,867	\$ 440,950	\$ 375,572	17%	-5%	10%

**NOTES:**

\*\* Prices rose dramatically across all property types and both area codes from December 2016 to April 2017.

\*\*\* Prices fell almost as quickly from April 30th to July 31st, as they rose from Dec 2016 to April 2017 with the exception of condos.

Format and area code	Looking at July average GTA prices over the past 5 years					% Change in Average price from July 2017 vs July 2013 ###	% Change July 2017 vs July 2016 ###
	July 2017	July 2016	July 2015	July 2014	July 2013		
Detached (416 area code)	\$ 1,304,288	\$ 1,202,753	\$ 996,770	\$ 880,433	\$ 793,842	64%	8%
Detached (905 area code)	\$ 910,348	\$ 888,565	\$ 729,261	\$ 638,864	\$ 597,404	52%	2%
Semi-detached (416)	\$ 869,227	\$ 855,881	\$ 716,160	\$ 635,311	\$ 584,499	49%	2%
Semi-detached (905)	\$ 636,844	\$ 588,947	\$ 499,821	\$ 452,536	\$ 416,420	53%	8%
Condo Apartment (416)	\$ 532,502	\$ 427,074	\$ 394,504	\$ 379,002	\$ 361,969	47%	20%
Condo Apartment (905)	\$ 418,191	\$ 358,291	\$ 317,564	\$ 302,685	\$ 281,044	49%	14%

**NOTES:**

## The average price across all formats has risen significantly since July 2013.

### While the average prices have fallen in the last three months, July 2017 average prices are still above July 2016 prices.

If you have questions about the market, or are thinking of selling, please do not hesitate to give me a call at **416 494 7653**. I am here to help.



**Gillian Santink**  
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# Don Mills Real Estate Report

Don Mills Condominiums			
May 1st to July 31st, 2017			
Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 423,000	10
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 380,000	8
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 578,750	7
<b>120 Dallimore Circle</b>			
1 bed / 1 bath (500-599 sq ft)	3	\$ 332,500	5
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 363,500	4
2 bed / 2 bath (600-699 sq ft)	1	\$ 452,700	7
2 bed / 2 bath (700-799 sq ft)	1	\$ 440,000	11
2 + 1 bed / 2 bath (700-799 sq ft)	3	\$ 405,000	30
<b>75 The Donway West</b>			
0 bed / 1 bath (0-499 sq ft)	3	\$ 296,667	15
1 bed / 1 bath (500-599 sq ft)	3	\$ 420,667	13
1 bed / 1 bath (600-699 sq ft)	1	\$ 427,000	15
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 435,000	34
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 471,000	8
1 + 1 bed / 2 bath (700-799 sq ft)	3	\$ 483,000	19
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 640,000	50
<b>85 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	1	\$ 430,000	6
<b>99 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	1	\$ 375,000	30
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 463,000	10
<b>160 The Donway West</b>			
No sales in this period.			
<b>205 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	1	\$ 377,500	7
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 408,000	2
2 bed / 2 bath (800-899 sq ft)	1	\$ 502,000	9
2 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 547,000	6
<b>215 The Donway West</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 640,000	24
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 875,000	9
<b>225 The Donway West</b>			
No sales in this period.			
<b>245/255 The Donway West</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 488,000	13
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 707,500	4
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 703,000	7
<b>801 Lawrence Ave E.</b>			
2 bed / 2 bath (800-899 sq ft)	1	\$ 550,801	8
<b>1101 Leslie St.</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 388,000	14
<b>1103 Leslie St.</b>			
2 bed / 2 bath (700-799 sq ft)	1	\$ 465,000	3
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 430,500	32
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 530,000	18
<b>1105 Leslie St.</b>			
No sales in this period.			
<b>1200 / 1210 Don Mills Rd.</b>			
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 717,500	8
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 835,000	7
2 bed / 3 bath (1600-1799 sq ft)	1	\$ 940,000	15
2 bed / 2 bath (2000-2249 sq ft)	2	\$ 1,475,000	5

Statistics courtesy of Toronto Real Estate Board, and reflect sales as reported.  
Square footage as noted on the MLS listing.

Don Mills Houses			
May 1st to July 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached Listed over \$1,000,000</b>			
Bungalow	5	\$ 1,700,000	9
Backsplit	1	\$ 2,088,888	8
Sidesplit	2	\$ 1,377,500	15
1 1/2 storey	1	\$ 1,530,000	12
2 Storey	2	\$ 2,058,000	7
<b>Detached Listed Over \$2,000,000</b>			
2 Storey	1	\$ 2,949,150	20
<b>Semi Detached House</b>			
Backsplit	1	\$ 1,171,000	8
2 Storey	1	\$ 1,200,000	2
<b>Att/Row/Townhouse</b>			
David Dunlap area (2 Storey)	1	\$ 1,049,800	9
David Dunlap area (3 Storey)	2	\$ 1,130,000	3
Preakness area (3 Storey)	1	\$ 1,700,000	25
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			
May 1st to July 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
75 The Donway West	No sales in this period.		
Haldenby area	No sales in this period.		
Cora Urbel Area	1	\$ 1,220,000	10
Barber Greene / Southill, Cottonwood, Broadpath area	2	\$ 734,375	10
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 821,250	21

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

## Key Toronto Real Estate Board Stats for July

	Average Price ***				# of Sales ****		
	Jul-17	Jul-16	% Change		Jul-17	Jul-16	% Change
City of Toronto (416)	\$759,441	\$690,597	10.0%	City of Toronto (416)	2,303	3,485	-33.9%
Rest of GTA (905)	\$737,801	\$721,218	2.3%	Rest of GTA (905)	3,618	6,444	-43.9%
GTA	\$746,218	\$710,471	5.0%	GTA	5,921	9,929	-40.4%
Source: Toronto Real Estate Board							
Days on Market	Jul-17	Jul-16	% Change	Listings	Jul-17	Jul-16	% Change
Treb Total **	21	16	31.3%	Active listings on July 31st *	18,751	11,346	65.3%
Source: Toronto Real Estate Board				New listings in July	14,171	13,482	5.1%
				* # of properties for sale in the GTA			

### NOTES:

\* The properties for sale in the GTA on the Toronto Real estate board system at the end of July was up 65.3% over July 2016.

\*\* In July 2016, it took on average 16 days to sell a property. In July 2017, it took 21 days on average for a property to sell.

\*\*\* Average price in July 2017 is up over July 2016.

\*\*\*\* The number of properties sold in the GTA was down significantly over July 2016.

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