

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release August Stats

September 6, 2017 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 6,357 home sales through TREB's MLS® System in August 2017. This result was down by 34.8 per cent compared to August 2016.

The number of new listings entered into TREB's MLS® System, at 11,523, was down by 6.7 per cent year-over-year and was at the lowest level for August since 2010.

"Recent reports suggest that economic conditions remain strong in the GTA. Positive economic news coupled with the slower pace of price growth we are now experiencing could prompt an improvement in the demand for ownership housing, over and above the regular seasonal bump, as we move through the fall," continued Mr. Syrianos.

The average selling price for all home types combined was \$732,292 – up by three per cent compared to August 2016. This growth was driven by the semi-detached, townhouse and condominium apartment market segments that continued to experience high single-digit or double digit year-over-year average price increases.

The MLS® Home Price Index composite benchmark, which accounts for typical home types throughout TREB's market area, was up by 14.3 per cent year-over-year in August. The fact that MLS® HPI growth outstripped average price growth, points to fewer high-end home sales this year compared to last.

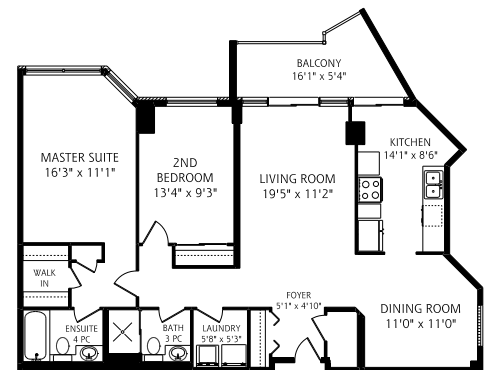
"The relationship between sales and listings in the marketplace today suggests a balanced market. If current conditions are sustained over the coming months, we would expect to see year-over-year price growth normalize slightly above the rate of inflation. However, if some buyers move from the sidelines back into the marketplace, as TREB consumer research suggests may happen, an acceleration in price growth could result if listings remain at current levels," said Jason Mercer, TREB's Director of Market Analysis.

Featured Listing

1210 Don Mills Rd, Unit 421

2 bedroom / 2 bathroom
(1176 sq ft condo)

Listed for \$699,000 overlooking the garden to the west



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Don Mills Real Estate Report

Don Mills Condominiums			
June 1st to August 31st, 2017			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle No sales in this period.			
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	3	\$ 332,500	5
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 370,800	8
2 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 420,000	64
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	3	\$ 296,667	15
1 bed / 1 bath (500-599 sq ft)	2	\$ 407,500	28
1 bed / 1 bath (600-699 sq ft)	1	\$ 415,000	19
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	\$ 478,333	18
85 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 430,000	6
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 375,000	30
160 The Donway West No sales in this period.			
205 The Donway West			
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
215 The Donway West			
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 631,250	16
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 875,000	9
225 The Donway West No sales in this period.			
245/255 The Donway West No sales in this period.			
801 Lawrence Ave E.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 550,801	8
1101 Leslie St. No sales in this period.			
1103 Leslie St.			
2 bed / 2 bath (700-799 sq ft)	2	\$ 464,000	2
2 bed / 2 bath (800-899 sq ft)	1	\$ 431,000	24
1105 Leslie St. No sales in this period.			
1200 / 1210 Don Mills Rd.			
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 717,500	8
2 bed / 3 bath (1600-1799 sq ft)	1	\$ 940,000	15
2 bed / 2 bath (2000-2249 sq ft)	1	\$ 1,500,000	8

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

Don Mills Houses			
June 1st to August 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	3	\$ 1,600,000	10
Sidesplit	2	\$ 1,377,500	15
1 1/2 storey	1	\$ 1,530,000	12
Semi Detached House			
Backsplit	1	\$ 1,171,000	8
2 Storey	1	\$ 1,200,000	2
Att/Row/Townhouse			
David Dunlap area (2 Storey)	No sales in this period.		
David Dunlap area (3 Storey)	1	\$ 1,135,000	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			
June 1st to August 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
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	1	\$ 770,000	36

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

Key Toronto Real Estate Board Stats for August

	Average Price				# of Sales ***		
	Aug-17	Aug-16	% Change		Aug-17	Aug-16	% Change
City of Toronto (416)	\$726,712	\$677,564	7.3%	City of Toronto (416)	2,480	3,402	-27.1%
Rest of GTA (905)	\$735,861	\$728,890	1.0%	Rest of GTA (905)	3,877	6,346	-38.9%
GTA	\$732,292	\$710,978	3.0%	GTA	6,357	9,748	-34.8%
Source: Toronto Real Estate Board							
Days on Market	Aug-17	Aug-16	% Change	Listings	Aug-17	Aug-16	% Change
Treb Total **	25	18	38.9%	Active listings on August 31st*	16,419	9,949	65.0%
				New listings in August	11,523	12,346	-6.7%
Source: Toronto Real Estate Board				* # 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 August was up 65% over August 2016.

** In August 2016, it took on average 18 days to sell a property. In August 2017, it took 25 days on average for a property to sell.

*** The number of properties sold in the GTA in August is down 34.8% versus August 2016.

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