

# Gillian Santink's



## Don Mills Real Estate Report

### GTA REALTORS® Release October Stats

TORONTO, ONTARIO, November 2, 2017 – Toronto Real Estate Board President Tim Syrianos reported 7,118 residential sales through TREB's MLS® System in October 2017. This result represented an above-average increase between September and October of almost 12 per cent, pointing to stronger fall market conditions.

On a year-over-year basis, September sales were down compared to 9,715 transactions in September 2016. Total sales reported through the first 10 months of 2017 amounted to 80,198 – down from 99,233 for the same time period in 2016.

"Every year we generally see a jump in sales between September and October. However, this year that increase was more pronounced than usual compared to the previous ten years. So, while the number of transactions was still down relative to last year's record pace, it certainly does appear that sales momentum is picking up," said Mr. Syrianos.

The MLS® Home Price Index Composite benchmark price was up by 9.7 per cent on a year-over-year basis in September. Annual rates of price growth were strongest for townhouses and condominium apartments. The average selling price for October transactions was \$780,104 – up by 2.3 per cent compared to the average of \$762,691 in October 2016.

"The housing market in the GTA has been impacted by a number of policy changes at the provincial and federal levels. Similar to the track followed in the Greater Vancouver Area, it appears that the psychological impact of the Fair Housing Plan, including the tax on foreign buyers, is starting to unwind," said Jason Mercer, TREB's Director of Market Analysis.

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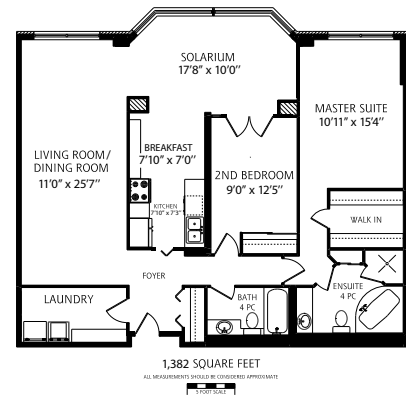
**RE/MAX**

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#### Properties currently listed by Gillian in Don Mills

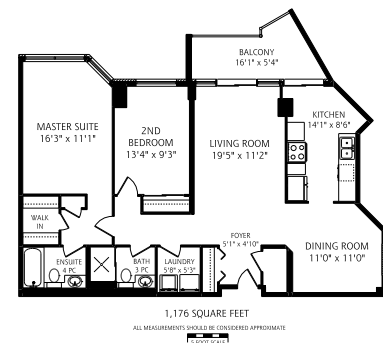
##### 1200 Don Mills Road, Unit 723

Spacious renovated 2 bedroom /  
2 bathroom with large solarium  
(2 parking spots steps to the elevator)



##### 1210 Don Mills Road, Unit 421

Lovely 2 bedroom / 2 bathroom  
with oversized balcony



Gillian Santink  
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# Don Mills Real Estate Report

<b>Don Mills Condominiums</b>			
August 1st to October 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)	1	\$ 308,000	38
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 370,800	8
<b>75 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	2	\$ 400,500	36
1 bed / 1 bath (600-699 sq ft)	2	\$ 416,500	13
1 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 478,250	23
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 686,000	13
<b>85 The Donway West</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 455,000	7
<b>99 The Donway West</b> No sales in this period.			
<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)	2	\$ 365,950	7
1 + 1 bed / 1 bath (600-699 sq ft)	4	\$ 417,275	8
<b>215 The Donway West</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 622,500	8
<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	\$ 652,000	6
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 646,250	7
<b>801 Lawrence Ave E.</b> No sales in this period.			
<b>1101 Leslie St.</b>			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 548,000	9
<b>1103 Leslie St.</b>			
1 bed / 1 bath (600-699 sq ft)	1	\$ 375,000	18
2 bed / 2 bath (700-799 sq ft)	1	\$ 463,000	1
<b>1105 Leslie St.</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 496,000	1
<b>1200 / 1210 Don Mills Rd.</b>			
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 846,000	5
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 900,000	4
3 bed / 2 bath (1600-1799 sq ft)	1	\$ 950,000	55

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

<b>Don Mills Houses</b>			
August 1st to October 31st, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached Listed over \$1,000,000</b>			
Bungalow	5	\$ 1,381,960	19
2 Storey	1	\$ 1,810,000	7
<b>Detached Listed Over \$2,000,000</b>			
Bungalow	1	\$ 2,350,000	21
2 Storey	1	\$ 2,245,000	30
<b>Detached Listed Over \$3,000,000</b>			
2 Storey	1	\$ 3,050,000	21
<b>Semi Detached House</b>			
2 Storey	3	\$ 1,071,667	30
<b>Att/Row/Townhouse</b>			
David Dunlap area (3 Storey)	1	\$ 1,100,000	162
Preakness area (3 Storey)	1	\$ 1,491,000	7

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

<b>Don Mills Condo Townhouses</b>			
August 1st to October 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	1	\$ 1,240,000	17
Barber Greene / Southill, Cottonwood, Broadpath area	2	\$ 720,257	23
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 995,000	41

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

## Key Toronto Real Estate Board Stats for October

	Average Price				# of Sales		
	Oct-17	Oct-16	% Change		Oct-17	Oct-16	% Change
City of Toronto (416)	\$818,201	\$769,712	6.3%	City of Toronto (416)	2,885	3,703	-22.1%
Rest of GTA (905)	\$754,139	\$758,367	-0.6%	Rest of GTA (905)	4,233	6,012	-29.6%
GTA	\$780,104	\$762,691	2.3%	GTA	7,118	9,715	-26.7%
Source: Toronto Real Estate Board							
Days on Market	Oct-17	Oct-16	% Change	Listings	Oct-17	Oct-16	% Change
Treb Total	23	16	43.8%	Active listings on October 31st	18,859	10,563	78.5%
				New listings	14,903	13,331	11.8%
Source: Toronto Real Estate Board							

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