

Gillian Santink's



Don Mills Real Estate Report



Season's Greetings



Wishing you and your family all the best
for the holiday season.

GTA REALTORS® Release November Stats

TORONTO, ONTARIO, December 5, 2017 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 7,374 transactions through TREB's MLS® System in November 2017. This result was up compared to October 2017, bucking the regular seasonal trend. On a year-over-year basis, sales were down by 13.3 per cent compared to November 2016.

New listings entered into TREB's MLS® System in November 2017 amounted to 14,349 – up by 37.2 per cent compared to November 2016, when the supply of listings was very low from a historic perspective.

"We have seen an uptick in demand for ownership housing in the GTA this fall, over and above the regular seasonal trend. Similar to the Greater Vancouver experience, the impact of the Ontario Fair Housing Plan and particularly the foreign buyer tax may be starting to wane. On top of this, it is also possible that the upcoming changes to mortgage lending guidelines, which come into effect in January, have prompted some households to speed up their home buying decision," said Mr. Syrianos.

The MLS® Home Price Index (HPI) composite benchmark price was up by 8.4 per cent on a year-over-year basis in November 2017. The average selling price for all home types combined was down by two per cent compared to November 2016, due in large part to a smaller share of detached home sales versus last year. On a year-to-date basis, the average selling price was up by 13.4 per cent compared to the same period last year. High density home types continued to lead the way in terms of price growth, with the average condominium apartment price up by double-digits compared to November 2016.

"Changes in market conditions have not been uniform across market segments. In line with insights from consumer polling undertaken by Ipsos in the spring, we are still seeing seller's market conditions for townhouses and condominium apartments in many neighbourhoods versus more balanced market conditions for detached and semi-detached houses. We will have more insights to share about consumer intentions for 2018 at the end of January when TREB releases its third annual Market Year in Review and Outlook report," said Jason Mercer, TREB's Director of Market Analysis.

Connect with me on-line
www.GillianSantink.com



Gillian Santink
BROKER

RE/MAX

Hallmark Realty Ltd., Brokerage
Each Office Independently Owned and Operated
685 Sheppard Ave. E #401, Toronto, ON, M2K 1B6

info@GillianSantink.com

Office: 416-494-7653

Don Mills Real Estate Report

Don Mills Condominiums			
September 1st to November 30th, 2017			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 450,000	5
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	1	\$ 308,000	38
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 393,750	11
75 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 416,000	44
1 bed / 1 bath (600-699 sq ft)	1	\$ 418,000	6
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 471,500	27
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 673,500	16
85 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 429,000	47
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 455,000	7
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 382,500	6
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 365,950	7
1 + 1 bed / 1 bath (600-699 sq ft)	5	\$ 424,562	7
215 The Donway West			
No sales in this period.			
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 652,000	6
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 646,250	7
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 548,000	9
1103 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 375,000	18
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 496,000	1
1200 / 1210 Don Mills Rd.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 450,000	23
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 630,000	33
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.

Don Mills Houses			
September 1st to November 30th, 2017			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	6	\$ 1,398,300	19
2 Storey	1	\$ 1,810,000	7
Detached Listed Over \$2,000,000			
Bungalow	1	\$ 2,350,000	21
2 Storey	1	\$ 2,245,000	30
Detached Listed Over \$3,000,000			
2 Storey	1	\$ 3,050,000	21
Semi Detached House			
2 Storey	2	\$ 1,092,500	43
Other	1	\$ 1,030,000	5
Att/Row/Townhouse			
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.

Don Mills Condo Townhouses			
September 1st to November 30th, 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	\$ 1,240,000	17
Barber Greene / Southill, Cottonwood, Broadpath area	3	\$ 724,171	18
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 November

	Average Price				# of Sales		
	Nov-17	Nov-16	% Change		Nov-17	Nov-16	% Change
City of Toronto (416)	\$802,220	\$790,580	1.5%	City of Toronto (416)	2,978	3,353	-11.2%
Rest of GTA (905)	\$734,347	\$768,309	-4.4%	Rest of GTA (905)	4,396	5,150	-14.6%
GTA	\$761,757	\$777,091	-2.0%	GTA	7,374	8,503	-13.3%
Source: Toronto Real Estate Board							
Days on Market	Nov-17	Nov-16	% Change	Listings	Nov-17	Nov-16	% Change
Treb Total	24	17	41.2%	Active listings on November 30th	18,197	8,639	110.6%
				New listings	14,349	10,456	37.2%
Source: Toronto Real Estate Board							

Connect with me on-line
www.GillianSantink.com



RE/MAX

Hallmark Realty Ltd., Brokerage
Each Office Independently Owned and Operated
685 Sheppard Ave. E #401, Toronto, ON, M2K 1B6


Gillian Santink
BROKER



info@GillianSantink.com

Office: 416-494-7653

Not intended to solicit Buyers or Sellers currently under contract with another Realtor.