

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release January Stats

TORONTO, ONTARIO, February 6, 2018 – Toronto Real Estate Board President Tim Syrianos announced that Greater Toronto Area REALTORS® reported 4,019 residential transactions through TREB's MLS® System in January 2018. This result was down by 22 per cent compared to a record 5,155 sales reported in January 2017.

The number of new listings entered into TREB's MLS® System amounted to 8,585 – a 17.4 per cent increase compared to 7,314 new listings entered in January 2017. However, it is important to note that the level of new listings was the second lowest for the month of January in the past 10 years.

"TREB released its outlook for 2018 on January 30th. The outlook pointed to a slower start to 2018, especially compared to the record-setting pace experienced a year ago. As we move through the year, expect the pace of home sales to pick up, as the psychological impact of the Fair Housing Plan starts to wane and home buyers find their footing relative to the new OSFI Mandated stress test for mortgage approvals through federally regulated lenders," said Mr. Syrianos.

The MLS® Home Price Index Composite Benchmark was up by 5.2 per cent year-over-year. This annual rate of growth was driven by the condominium apartment market segment, with double digit annual growth versus the single-family segment, with prices essentially flat compared to last year. The overall average selling price was down by 4.1 per cent year-over-year to \$736,783. This decline was weighted toward the detached segment of the market. In the City of Toronto, the average selling price was up for all home types except for detached houses.

"It is not surprising that home prices in some market segments were flat to down in January compared to last year. At this time last year, we were in the midst of a housing price spike driven by exceptionally low inventory in the marketplace. It is likely that market conditions will support a return to positive price growth for many home types in the second half of 2018. The condominium apartment segment will be the driver of this price growth," said Jason Mercer, TREB's Director of Market Analysis.

Average prices within the city of Toronto for different property types (Dec 2016 - Jan 2018)					
Format and area code	January 2018	August 2017	April 2017	December 2016	% Change in average price January 2018 versus December 2016
Detached house (city of Toronto)	\$ 1,283,981	\$ 1,191,052	\$ 1,578,543	\$ 1,286,605	0%
Semi-detached house (city of Toronto)	\$ 936,623	\$ 895,361	\$ 1,104,047	\$ 808,920	16%
Condo Apartment (city of Toronto)	\$ 543,279	\$ 540,169	\$ 578,280	\$ 466,592	16%

Prices rose dramatically from December 2016 to April 2017 across all formats. With the exception of the Detached housing market, prices for Semi detached houses and Condo apartments are up well over December 2016 levels.

(Source: Toronto Real Estate Board - Market watch report)

Connect with me on-line
www.GillianSantink.com



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

<u>Don Mills Condominiums</u>			
November 1st to January 31st, 2018			
<u>Property</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 420,000	5
1 bed / 1 bath (800-899 sq ft)	1	\$ 463,000	8
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 495,000	46
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 540,000	57
120 Dallimore Circle			
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	\$ 420,000	63
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 671,000	11
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 382,500	6
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	22
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 435,000	5
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 453,711	3
2 bed / 2 bath (800-899 sq ft)	1	\$ 525,000	69
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 728,800	13
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 815,000	14
225 The Donway West			
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 1,240,000	32
245/255 The Donway West			
2 bed / 2 bath (1000-1199 sq ft)			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 589,000	45
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 668,668	42
801 Lawrence Ave. E.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 481,000	43
1101 Leslie St.			
No sales in this period.			
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 920,000	6
1200 / 1210 Don Mills Rd.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 450,000	23
1 bed / 1 bath (900-999 sq ft)	1	\$ 476,000	6
2 bed / 2 bath (1000-1199 sq ft)	3	\$ 610,667	30
2 bed / 2 bath (1200 - 1399 sq ft)	1	\$ 770,000	44

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

<u>Don Mills Houses</u>			
November 1st, 2017 to January 31st, 2018			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
Detached Listed over \$1,000,000			
Bungalow	4	\$ 1,480,000	65
Sidesplit	1	\$ 1,508,000	69
Backsplit	1	\$ 1,750,000	1
Semi Detached House			
2 Storey	1	\$ 920,000	6
Att/Row/Townhouse			
David Dunlap area (3 Storey)	1	\$ 1,110,000	38

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

<u>Don Mills Condo Townhouses</u>			
November 1st, 2017 to January 31st, 2018			
<u>Property Type</u>	<u># of sales</u>	<u>Average Sold Price</u>	<u>Average days to sell</u>
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 732,000	8
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 715,000	67

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

Key Toronto Real Estate Board Stats for January

	<u>Average Price</u>				<u># of Sales</u>		
	<u>Jan-18</u>	<u>Jan-17</u>	<u>% Change</u>		<u>Jan-18</u>	<u>Jan-17</u>	<u>% Change</u>
City of Toronto (416)	\$766,616	\$726,901	5.5%	City of Toronto (416)	1,517	1,889	-19.7%
Rest of GTA (905)	\$718,694	\$792,325	-9.3%	Rest of GTA (905)	2,502	3,266	-23.4%
GTA	\$736,783	\$768,351	-4.1%	GTA	4,019	5,155	-22.0%
Source: Toronto Real Estate Board							
<u>Days on Market</u>	<u>Jan-18</u>	<u>Jan-17</u>	<u>% Change</u>	<u>Listings</u>	<u>Jan-18</u>	<u>Jan-17</u>	<u>% Change</u>
Treb Total	32	19	68.4%	Active listings at January 31st	11,894	5,034	136.3%
Source: Toronto Real Estate Board				New listings	8,585	7,314	17.4%

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