

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release July Stats

TORONTO, ONTARIO, August 3, 2018 – Toronto Real Estate Board President Garry Bhaura announced strong growth in the number of home sales and the average selling price reported by Greater Toronto Area REALTORS® in July 2018.

"Home sales result in substantial spin-off benefits to the economy, so the positive results over the last two months are encouraging. However, no one will argue that housing supply remains an issue. The new provincial government and candidates for the upcoming municipal elections need to concentrate on policies focused on enhancing the supply of housing and reducing the upfront tax burden represented by land transfer taxes, province-wide and additionally in the City of Toronto," said Mr. Bhaura.

Residential sales reported through TREB's MLS® System for July 2018 amounted to 6,961 – up 18.6 per cent compared to July 2017. Over the same period, the average selling price was up by 4.8 per cent to \$782,129, including a moderate increase for detached home types. New listings in July 2018 were down by 1.8 per cent year-over-year.

Preliminary seasonal adjustment pointed to strong month-over-month increases of 6.6 per cent and 3.1 per cent respectively for sales and average price. Seasonally adjusted sales were at the highest level for 2018 and the seasonally adjusted average price reached the highest level since May 2017.

The MLS® Home Price Index (HPI) Composite Benchmark for July 2018 was down slightly compared to July 2017. However, the annual growth rate looks to be trending toward positive territory in the near future.

"We have certainly experienced an increase in demand for ownership housing so far this summer. It appears that some people who initially moved to the sidelines due to the psychological impact of the Fair Housing Plan and changes to mortgage lending guidelines have re-entered the market. Home buyers in the GTA recognize that ownership housing is a quality long-term investment," said Jason Mercer, TREB's Director of Market Analysis.



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Don Mills Real Estate Report

<u>Don Mills Condominiums</u>			
May 1st to July 31st, 2018			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 413,000	6
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 485,000	12
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	3	\$ 358,000	6
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 384,900	14
1 bed / 2 bath (600-699 sq ft)	1	\$ 420,000	23
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 432,000	6
2 bed / 2 bath (600-699 sq ft)	1	\$ 470,000	5
75 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 453,500	8
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 465,800	10
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 460,000	13
99 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 480,000	21
1 + 1 bed / 1 bath (600-699 sq ft)	3	\$ 525,667	9
2 bed / 2 bath (800-899 sq ft)	2	\$ 693,000	8
2 bed / 2 bath (900-999 sq ft)	1	\$ 725,000	22
160 The Donway West			
2 bed / 1 bath (800-899 sq ft)	1	\$ 300,000	30
205 The Donway West			
2 bed / 2 bath (800-899 sq ft)	1	\$ 550,000	13
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 (1200-1399 sq ft)	1	\$ 613,500	8
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 579,000	2
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 895,000	6
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 482,000	5
2 bed / 2 bath (900-999 sq ft)	1	\$ 470,000	6
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 439,900	24
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 498,000	3
2 bed / 2 bath (800-899 sq ft)	1	\$ 600,000	10
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 856,000	22
2 + 1 bed / 3 bath (1800-1999 sq ft)	2	\$ 1,122,500	24
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	1	\$ 425,000	2
1 bed / 1 bath (900-999 sq ft)	1	\$ 425,000	12
2 bed / 2 bath (1000 - 1199 sq ft)	5	\$ 598,844	40
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 980,000	7
2 bed / 2 bath (2000-2249 sq ft)	1	\$ 1,070,000	56

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>			
May 1st to July 31st, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	4	\$ 1,223,250	25
1 1/2 storey	1	\$ 1,250,000	6
Sidesplit	3	\$ 1,458,333	5
Detached Listed Over \$2,000,000			
Bungalow	1	\$ 2,700,000	59
2 Storey	1	\$ 2,628,000	18
Detached Listed Over \$3,000,000			
2 Storey	1	\$ 3,625,000	3
Semi Detached House			
2 Storey	1	\$ 999,000	3
Att/Row/Townhouse			
Barber Greene area (2 storey)	1	\$ 1,120,000	9
David Dunlap area (2 Storey)	2	\$ 926,750	6
David Dunlap area (3 Storey)	2	\$ 1,037,500	42

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

<u>Don Mills Condo Townhouses</u>			
May 1st to July 31st, 2018			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	No sales in this period.		
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 735,000	41
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 750,000	33

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-18	Jul-17	% Change		Jul-18	Jul-17	% Change
City of Toronto (416)	\$824,336	\$759,423	8.5%	City of Toronto (416)	2,574	2,286	12.6%
Rest of GTA (905)	\$757,365	\$737,387	2.7%	Rest of GTA (905)	4,387	3,583	22.4%
GTA	\$782,129	\$745,971	4.8%	GTA	6,961	5,869	18.6%
Source: Toronto Real Estate Board							
Days on Market	Jul-18	Jul-17	% Change	Listings	Jul-18	Jul-17	% Change
Treb Total	25	21	19.0%	Active listings at July 31st, 2018	19,725	18,751	5.2%
				New listings	13,868	14,122	-1.8%
Source: Toronto Real Estate Board							

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