

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release August Stats

TORONTO, ONTARIO, September 6, 2018 – Toronto Real Estate Board President Garry Bhaura announced sales and price increases on a year-over-year basis in August. Greater Toronto Area REALTORS® reported 6,839 sales through TREB's MLS® System in August 2018 – an 8.5 per cent increase compared to August 2017.

Both the average selling price, at \$765,270, and the MLS® Home Price Index Composite Benchmark for August 2018 were up compared to the same month in 2017, by 4.7 per cent and 1.5 per cent respectively. The average selling price increased by more than the MLS® HPI Composite due, at least in part, to a change in the mix of sales compared to last year. Detached home sales were up by double digits on a year-over-year percentage basis – substantially more than many other less-expensive home types.

"It is encouraging to see a continued resurgence in the demand for ownership housing. Many home buyers who had initially moved to the sidelines due to the Ontario Fair Housing Plan and new mortgage lending guidelines have renewed their search for a home and are getting deals done much more so than last year. In a region where the economy remains strong and the population continues to grow, ownership housing remains a solid long-term investment," said Mr. Bhaura.

Month-over-month sales and price growth also continued in August. On a preliminary seasonally adjusted basis, August 2018 sales were up by two per cent compared to July 2018. The seasonally adjusted August 2018 average selling price was down slightly by 0.2 per cent compared to July 2018, following strong monthly increases in May, June and July.

"Market conditions in the summer of 2018, including this past August, were tighter than what was experienced in the summer of 2017. In August, the annual rate of sales growth outpaced the annual rate of new listings growth. We only have slightly more than two-and-a-half months of inventory in the TREB market area as a whole and less than two months of inventory in the City of Toronto. This means that despite the fact the sales remain off the record highs from 2016 and 2017, many GTA neighbourhoods continue to suffer from a lack of inventory. This could present a problem if demand continues to accelerate over the next year, which is expected," said Jason Mercer, TREB's Director of Market Analysis.

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Don Mills Real Estate Report

| <u>Don Mills Condominiums</u> | | | |
|------------------------------------|-------------------|---------------------------|-----------------------------|
| June 1st to August 31st, 2018 | | | |
| <u>Property</u> | <u># of sales</u> | <u>Average Sold Price</u> | <u>Average days to sell</u> |
| <u>16 Dallimore Circle</u> | | | |
| 1 + 1 bed / 1 bath (600-699 sq ft) | 1 | \$ 413,000 | 6 |
| <u>120 Dallimore Circle</u> | | | |
| 1 bed / 1 bath (500-599 sq ft) | 2 | \$ 347,000 | 9 |
| 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 |
| 2 bed / 1 bath (700-799 sq ft) | 1 | \$ 460,000 | 33 |
| <u>75 The Donway West</u> | | | |
| 1 + 1 bed / 1 bath (500-599 sq ft) | 1 | \$ 465,800 | 10 |
| <u>85 The Donway West</u> | | | |
| 1 bed / 1 bath (600-699 sq ft) | 1 | \$ 460,000 | 13 |
| <u>99 The Donway West</u> | | | |
| 1 bed / 1 bath (500-599 sq ft) | 1 | \$ 484,800 | 43 |
| 1 + 1 bed / 1 bath (600-699 sq ft) | 1 | \$ 480,000 | 21 |
| 1 + 1 bed / 2 bath (600-699 sq ft) | 3 | \$ 525,667 | 9 |
| 2 bed / 2 bath (800-899 sq ft) | 2 | \$ 705,000 | 5 |
| 2 bed / 2 bath (900-999 sq ft) | 1 | \$ 725,000 | 22 |
| <u>160 The Donway West</u> | | | |
| No sales in this period. | | | |
| <u>205 The Donway West</u> | | | |
| 2 bed / 2 bath (800-899 sq ft) | 1 | \$ 550,000 | 13 |
| <u>215 The Donway West</u> | | | |
| 2 bed / 2 bath (1200-1399 sq ft) | 1 | \$ 735,500 | 16 |
| <u>225 The Donway West</u> | | | |
| No sales in this period. | | | |
| <u>245/255 The Donway West</u> | | | |
| 2 bed / 2 bath (1200-1399 sq ft) | 1 | \$ 613,500 | 8 |
| <u>801 Lawrence Ave E.</u> | | | |
| No sales in this period. | | | |
| <u>1101 Leslie St.</u> | | | |
| 2 bed / 2 bath (900-999 sq ft) | 1 | \$ 579,000 | 2 |
| <u>1103 Leslie St.</u> | | | |
| No sales in this period. | | | |
| <u>1105 Leslie St.</u> | | | |
| 1 bed / 1 bath (600-699 sq ft) | 1 | \$ 439,900 | 24 |
| 1 + 1 bed / 1 bath (700-799 sq ft) | 1 | \$ 490,000 | 25 |
| 2 bed / 2 bath (800-899 sq ft) | 1 | \$ 600,000 | 10 |
| 2 bed / 2 bath (1200-1399 sq ft) | 1 | \$ 825,000 | 7 |
| 2 bed / 3 bath (1800-1999 sq ft) | 1 | \$ 1,095,000 | 28 |
| <u>1200 / 1210 Don Mills Rd.</u> | | | |
| 1 bed / 1 bath (900-999 sq ft) | 1 | \$ 425,000 | 12 |
| 2 bed / 2 bath (1000 - 1199 sq ft) | 3 | \$ 578,000 | 62 |
| 2 bed / 2 bath (1600-1799 sq ft) | 1 | \$ 980,000 | 7 |

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> | | | |
|---|--------------------------|---------------------------|-----------------------------|
| June 1st to August 31st, 2018 | | | |
| <u>Property Type</u> | <u># of sales</u> | <u>Average Sold Price</u> | <u>Average days to sell</u> |
| <u>Detached Listed over \$1,000,000</u> | | | |
| Bungalow | 3 | \$ 1,372,667 | 15 |
| 1 1/2 storey | 1 | \$ 1,250,000 | 6 |
| Sidesplit | 2 | \$ 1,362,500 | 4 |
| 2 Storey | 1 | \$ 1,825,000 | 14 |
| <u>Detached Listed Over \$2,000,000</u> | | | |
| 2 Storey | 1 | \$ 2,628,000 | 18 |
| <u>Semi Detached House</u> | | | |
| 2 Storey | No sales in this period. | | |
| <u>Att/Row/Townhouse</u> | | | |
| Barber Greene area (2 storey) | No sales in this period. | | |
| David Dunlap area (2 Storey) | 1 | \$ 928,500 | 9 |
| 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> | | | |
|--|--------------------------|---------------------------|-----------------------------|
| June 1st to August 31st, 2018 | | | |
| <u>Property Type</u> | <u># of sales</u> | <u>Average Sold Price</u> | <u>Average days to sell</u> |
| <u>Condo Townhouse</u> | | | |
| 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 | No sales in this period. | | |

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

Key Toronto Real Estate Board Stats for August

| | <u>Average Price</u> | | | | <u># of Sales</u> | | |
|-----------------------------------|----------------------|---------------|-----------------|--------------------------------------|-------------------|---------------|-----------------|
| | <u>Aug-18</u> | <u>Aug-17</u> | <u>% Change</u> | | <u>Aug-18</u> | <u>Aug-17</u> | <u>% Change</u> |
| City of Toronto (416) | \$785,223 | \$724,672 | 8.4% | City of Toronto (416) | 2,441 | 2,462 | -0.9% |
| Rest of GTA (905) | \$754,195 | \$735,002 | 2.6% | Rest of GTA (905) | 4,398 | 3,844 | 14.4% |
| GTA | \$765,270 | \$730,969 | 4.7% | GTA | 6,839 | 6,306 | 8.5% |
| Source: Toronto Real Estate Board | | | | | | | |
| <u>Days on Market</u> | <u>Aug-18</u> | <u>Aug-17</u> | <u>% Change</u> | <u>Listings</u> | <u>Aug-18</u> | <u>Aug-17</u> | <u>% Change</u> |
| Treb Total | 27 | 25 | 8.0% | Active listings at August 31st, 2018 | 17,864 | 16,419 | 8.8% |
| | | | | New listings | 12,166 | 11,481 | 6.0% |
| Source: Toronto Real Estate Board | | | | | | | |

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