

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release February Stats

TORONTO, March 5, 2019 – Toronto Real Estate Board President Gurcharan (Garry) Bhaura announced that Greater Toronto Area REALTORS® reported 5,025 homes sold through TREB's MLS® System in February 2019. This sales total was down by 2.4 per cent on a year over-year basis. Sales were also down compared to January 2019 following preliminary seasonal adjustment.

"The OSFI mandated mortgage stress test has left some buyers on the sidelines who have struggled to qualify for the type of home they want to buy. The stress test should be reviewed and consideration should be given to bringing back 30 year amortizations for federally insured mortgages. There is a federal budget and election on the horizon. It will be interesting to see what policy measures are announced to help with home ownership affordability," said Mr. Bhaura.

Despite sales being down year-over-year, new listings actually declined by a greater annual rate. This suggests that market conditions became tighter compared to last year. Tighter market conditions continued to support year-over-year average price growth.

Both the MLS® Home Price Index Composite Benchmark and the average selling price were up modestly on a year-over-year basis in February 2019. The MLS® HPI Composite Benchmark was up by 2.4 per cent year-over-year. The average selling price for all home types combined was up by 1.6 per cent over the same period. Price growth was driven by the condominium apartment segment and higher density low-rise home types. On a preliminary seasonally adjusted basis the average selling price was down compared to January 2019.

"Home sales reported through TREB's MLS® System have a substantial impact on the Canadian economy. A study conducted by Altus for TREB found that, on average, each home sale reported through TREB resulted in \$68,000 in spin-off expenditures accruing to the economy. With sales substantially lower than the 2016 record peak over the last two years, we have experienced a hit to the economy in the billions of dollars, in the GTA alone. This hit has also translated into lower government revenues and, if sustained, could impact the employment picture as well," said Jason Mercer, TREB's Director of Market Analysis and Service Channels.

Average prices Feb 2019, Jan 2019 and Dec 2018 versus April 2017 and Dec 2016

	February 2019	January 2019	December 2018	% Change in Average price (Feb 2019 vs Jan 2019)	April 2017 (BUBBLE)	Dec 2016	% Change in average price December 2016 vs February 2019
Detached (416 area code)	\$ 1,294,936	\$ 1,174,134	\$ 1,145,892	9%	\$ 1,578,543	\$ 1,286,605	1%
Condo Apartment (416)	\$ 612,488	\$ 591,444	\$ 594,381	3%	\$ 578,280	\$ 466,592	24%

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

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

info@gilliansantink.com

Office: 416-494-7653

Don Mills Real Estate Report

Don Mills Condominiums			
December 1st, 2018 to February 28th, 2019			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
No sales in this period.			
120 Dallimore Circle			
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 535,000	13
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	1	\$ 380,000	23
1 bed / 1 bath (600-699 sq ft)	2	\$ 470,250	33
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 515,000	18
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 480,000	39
1 bed / 1 bath (600-699 sq ft)	1	\$ 500,000	14
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 526,000	10
2 bed / 2 bath (700-799 sq ft)	1	\$ 670,000	113
2 bed / 2 bath (800-899 sq ft)	1	\$ 805,000	1
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	1	\$ 426,500	5
215 The Donway West			
No sales in this period.			
225 The Donway West			
3 bed / 3 bath (2000-2249 sq ft)	1	\$ 1,103,000	18
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 620,000	23
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 560,000	87
1103 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 428,000	8
1105 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	2	\$ 543,750	60
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	1	\$ 500,000	3
1 + 1 bed / 1 bath (900-999 sq ft)	1	\$ 579,900	1
2 bed / 1 bath (1000-1199 sq ft)	1	\$ 530,000	2
2 bed / 2 bath (1000 - 1199 sq ft)	1	\$ 632,715	4

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

Don Mills Houses			
December 1st, 2018 to February 28th, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	6	\$ 1,390,500	30
Sidesplit	1	\$ 1,288,067	6
2 Storey	1	\$ 2,500,000	8
Semi Detached House			
2 Storey	No sales in this period.		
Att/Row/Townhouse			
Barber Greene area (2 storey)	No sales in this period.		
David Dunlap area (2 Storey)	No sales in this period.		
David Dunlap area (3 Storey)	1	\$ 1,125,000	13

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

Don Mills Condo Townhouses			
December 1st, 2018 to February 28th, 2019			
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	No sales in this period.		
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 717,500	63

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

Key Toronto Real Estate Board Stats for February

	Average Price				# of Sales		
	Feb-19	Feb-18	% Change		Feb-19	Feb-18	% Change
City of Toronto (416)	\$840,211	\$806,524	4.2%	City of Toronto (416)	1,879	2,005	-6.3%
Rest of GTA (905)	\$744,672	\$743,099	0.2%	Rest of GTA (905)	3,146	3,143	0.1%
GTA	\$780,397	\$767,801	1.6%	GTA	5,025	5,148	-2.4%
Source: Toronto Real Estate Board							
Days on Market	Feb-19	Feb-18	% Change	Listings	Feb-19	Feb-18	% Change
Treb Total	25	25	0.0%	Active listings at the end of February	13,284	13,362	-0.6%
Source: Toronto Real Estate Board							
				New listings	9,828	10,473	-6.2%

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.