

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release May 2019 Stats

Toronto Real Estate Board President Garry Bhaura announced that Greater Toronto Area REALTORS® reported 9,989 transactions through TREB's MLS® System in May 2019.* While this result represented a substantial increase of 18.9 per cent over the 15-year low in May 2018, it should be noted that the result was still below the average for month of May sales for the previous ten years, which stands at almost 10,300.

The year-over-year uptick in sales experienced so far in the second quarter of 2019 reflects spring polling results from Ipsos (undertaken on behalf of TREB) suggesting that the share of likely home buyers in the Greater Toronto Area has edged upwards since the fall.

"After a sluggish start to 2019, the second quarter appears to be reflecting a positive shift in consumer sentiment toward ownership housing. Households continue to see ownership housing in the GTA as a quality long-term investment as population growth from immigration remains strong and the regional economy continues to create jobs across diversity of sectors. However, sales activity continues to be below the longer term norm, as potential home buyers come to terms with the OSFI mortgage stress test and the fact that listings continue to be constrained relative to sales," said Mr. Bhaura.

The number of new listings entered into TREB's MLS® System in May 2019 was up only slightly compared to May

2018, increasing by 0.8 per cent to 19,386. Year-over-year growth in new listings was far outstripped by year-over-year growth in sales. This means that market conditions continued to tighten in favour of sellers. The MLS® Home Price Index (HPI) Composite benchmark price was up by 3.1 per cent on a year-over-basis. The average selling price for all home types combined was up by a similar 3.6 per cent to \$838,540. Price growth was driven by the condominium apartment and townhouse market segments.

"We are experiencing annual rates of price growth that are largely sustainable right now in the GTA – above the rate of inflation, but in the single digits. If, however, we continue to see growth in sales outstrip growth in new listings, price growth will accelerate. This potential outcome underpins calls from TREB and other housing industry stakeholders to address roadblocks preventing a more sustainable and diverse supply of housing reaching the market. Many households are not comfortable listing their homes for sale because they feel that there are no housing options available to better meet their needs," said Jason Mercer, TREB's Chief Market Analyst.

*The total sales in May 2018 were not as low as originally reported and have been upwardly revised to 8,402 from 7,834. The initial estimate of sales was conservative due to a one-off reporting discrepancy that was discovered when the May 2019 reports were being produced.

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Don Mills Real Estate Report

Don Mills Condominiums			
March 1st to May 31st, 2019			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 bed / 1 bath (600-699 sq ft)	1	\$ 455,000	16
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 532,500	31
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	4	\$ 391,313	10
2 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 520,000	7
2 + 1 bed / 2 bath (1000-1199 sq ft)	1	\$ 575,000	8
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 599,000	15
75 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 500,000	8
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 565,000	47
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 725,000	36
85 The Donway West			
No sales in this period.			
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 483,250	24
1 bed / 1 bath (600-699 sq ft)	2	\$ 545,000	7
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 519,000	10
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 593,000	3
2 bed / 2 bath (900-999 sq ft)	1	\$ 800,000	10
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 463,000	10
1 bed / 2 bath (700 - 799 sq ft)	1	\$ 490,000	3
2 bed / 2 bath (900-999 sq ft)	1	\$ 681,000	3
215 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 690,000	6
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	4	\$ 658,250	94
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 700,000	62
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 765,000	5
1103 Leslie St.			
2 bed / 2 bath (700-799 sq ft)	1	\$ 495,800	3
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	2	\$ 487,500	42
2 bed / 2 bath (800-899 sq ft)	1	\$ 615,000	22
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 920,000	10
1200 / 1210 Don Mills Rd.			
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 899,000	5
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 657,000	2
2 bed / 2 bath (1600 - 1799 sq ft)	1	\$ 930,000	25
2 bed / 2 bath (2000 - 2249 sq ft)	1	\$ 1,800,000	10

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

Don Mills Houses			
March 1st to May 31st, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached Listed over \$1,000,000			
Bungalow	5	\$ 1,388,200	13
1 1/2 storey	2	\$ 1,280,000	28
Sidesplit	4	\$ 1,396,250	40
Backsplit	1	\$ 2,180,000	4
2 Storey	1	\$ 1,525,000	24
Detached Listed Over \$2,000,000			
Sidesplit	1	\$ 2,117,500	15
Backsplit	1	\$ 2,580,000	6
2 Storey	1	\$ 2,865,000	37
Semi Detached House			
2 Storey	2	\$ 1,035,000	4
Att/Row/Townhouse			
David Dunlap area (3 Storey)	5	\$ 1,011,760	17

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

Don Mills Condo Townhouses			
March 1st to May 31st, 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	2	\$ 647,500	77
Dutch Myrtle / Wax Myrtle Way / Birchbank	1	\$ 650,000	22

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

Key Toronto Real Estate Board Stats for May

	Average Price				# of Sales		
	May-19	May-18	% Change		May-19	May-18	% Change
City of Toronto (416)	\$937,804	\$869,555	7.8%	City of Toronto (416)	3,715	3,284	13.1%
Rest of GTA (905)	\$779,763	\$770,645	1.2%	Rest of GTA (905)	6,274	5,118	22.6%
GTA	\$838,540	\$809,305	3.6%	GTA	9,989	8,402	18.9%
Source: Toronto Real Estate Board							
Days on Market	May-19	May-18	% Change	Listings	May-19	May-18	% Change
Treb Total	19	20	-5.0%	Active listings at the end of May 2019	20,017	20,919	-4.3%
Source: Toronto Real Estate Board							
				New listings	19,386	19,237	0.8%

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