

# Gillian Santink's



## Don Mills Real Estate Report

### GTA REALTORS® RELEASE OCTOBER 2019

**TORONTO, NOVEMBER 5, 2019** – Toronto Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 8,491 residential sales through TREB's MLS® System in October 2019. This result represented a 14 per cent increase compared to 7,448 sales reported in October 2018. GTA-wide, sales were up on a year-over-year basis for all major home types.

"A strong regional economy obviously fuels population growth. All of these new households need a place to live and many have the goal of purchasing a home. The problem is that the supply of available listings is actually dropping, resulting in tighter market conditions and accelerating price growth," said Mr. Collins.

The trend of annual growth in sales versus annual decline in new listings continued in October 2019, with new listings down by 9.6 per cent compared to October 2018. The resulting tighter market conditions compared to a year ago resulted in positive annual rates of price growth across all major market segments, from a GTA-wide perspective.

The MLS® Home Price Index Composite Benchmark was up by 5.8 per cent on a year-over-year basis in October 2019 – the strongest annual rate of growth since December 2017. The average selling price for all home types combined was up by 5.5 per cent to \$852,142, compared to \$807,538 in October 2018.

"As market conditions in the GTA have steadily tightened throughout 2019, we have seen an acceleration in the annual rate of price growth. While the current pace of price growth remains moderate, we will likely see stronger price growth moving forward if sales growth continues to outpace listings growth, leading to more competition between home buyers," said Jason Mercer, TREB's Chief Market Analyst

**Average Price comparisons October 2019, October 2018 and October 2017, April 2017 and Dec 2016**

	<b>Oct-19</b>	<b>Oct-18</b>	<b>% Change Oct 2019 vs Oct 2018 (Change over 1 year)</b>	<b>Oct-17</b>	<b>% Change Oct 2019 vs Oct 2017 (Change over 2 years)</b>	<b>April 2017 (BUBBLE)</b>	<b>Dec 2016</b>
Detached (416 area code)	\$ 1,323,015	\$ 1,311,265	<b>1%</b>	\$ 1,287,765	<b>3%</b>	\$ 1,578,543	\$ 1,286,605
Detached (905 area code)	\$ 952,574	\$ 914,179	<b>4%</b>	\$ 910,488	<b>5%</b>	\$ 1,098,827	\$ 934,055
Condo Apartment (416 area code)	\$ 662,631	\$ 603,153	<b>10%</b>	\$ 555,004	<b>19%</b>	\$ 578,280	\$ 466,592
Condo Apartment (905 area code)	\$ 506,846	\$ 461,013	<b>10%</b>	\$ 435,142	<b>16%</b>	\$ 440,950	\$ 375,572

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

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# Don Mills Real Estate Report

<b>Don Mills Condominiums</b>			
August 1st to October 31st 2019			
Property	# of sales	Average Sold Price	Average days to sell
<b>16 Dallimore Circle</b>			
No Sales in this period.			
<b>120 Dallimore Circle</b>			
2 bed / 1 bath (600-699 sq ft)	1	\$ 469,000	13
<b>75 The Donway West</b>			
0 bed / 1 bath (0 - 499 sq ft)	1	\$ 388,888	31
1 bed / 1 bath (500-599 sq ft)	1	\$ 470,513	29
1 bed / 1 bath (600-699 sq ft)	2	\$ 514,000	20
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 495,000	65
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 543,000	6
1 bed / 2 bath (700-799 sq ft)	1	\$ 560,000	20
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 770,000	32
<b>85 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	1	\$ 490,000	15
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 545,000	34
1 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 621,500	10
<b>99 The Donway West</b>			
1 bed / 1 bath (500-599 sq ft)	3	\$ 477,500	52
1 bed / 1 bath (600-699 sq ft)	1	\$ 539,900	15
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 567,500	20
2 bed / 2 bath (700-799 sq ft)	1	\$ 695,000	55
<b>160 The Donway West</b>			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 389,000	22
<b>205 The Donway West</b>			
1 bed / 1 bath (600 - 699 sq ft)	1	\$ 453,000	9
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 509,000	6
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 1,254,000	13
<b>215 The Donway West</b>			
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 870,500	5
<b>225 The Donway West</b>			
3 bed / 3 bath (2000 - 2499 sq ft)	1	\$ 1,443,000	5
<b>245/255 The Donway West</b>			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 682,000	36
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 645,000	66
2 + 1 bed / 3 bath (1800 - 1999 sq ft)	1	\$ 800,000	43
<b>801 Lawrence Ave E.</b>			
2 bed / 2 bath (900 - 999 sq ft)	1	\$ 680,000	43
<b>1101 Leslie St.</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 527,500	43
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 699,900	10
<b>1103 Leslie St.</b>			
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 600,000	59
<b>1105 Leslie St.</b>			
1 + 1 bed / 1 bath (700-799 sq ft)	2	\$ 495,694	15
2 bed / 2 bath (900-999 sq ft)	1	\$ 645,000	54
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 920,000	31
<b>1200 / 1210 Don Mills Rd.</b>			
1 + 1 bed / 1 bath (800-899 sq ft)	1	\$ 567,500	23
3 bed / 3 bath (1600-1799 sq ft)	1	\$ 1,060,000	24

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

<b>Don Mills Houses</b>			
August 1st to October 31st 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Detached over \$1,000,000</b>			
Bungalow	9	\$ 1,361,765	13
1 1/2 storey	1	\$ 1,579,000	1
Backsplit	2	\$ 1,327,500	27
Sidesplit			
<b>Detached Over \$2,000,000</b>			
2 Storey	1	\$ 2,818,075	30
<b>Semi Detached House</b>			
Preakness (3 storey)	1	\$ 1,463,000	9
2 Storey	3	\$ 993,667	9
<b>Att/Row/Townhouse</b>			
Barber Greene (2 storey)	1	\$ 974,160	8
David Dunlap area (3 storey)	2	\$ 1,027,000	9

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

<b>Don Mills Condo Townhouses</b>			
August 1st to October 31st 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
<b>Condo Townhouse</b>			
Haldenby area	1	\$ 865,750	12
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	4	\$ 671,068	13
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 862,500	7

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

## Key Toronto Real Estate Board Stats for October

	Average Price				# of Sales		
	Oct-19	Oct-18	% Change		Oct-19	Oct-18	% Change
City of Toronto (416)	\$925,498	\$869,867	6.4%	City of Toronto (416)	3,295	3,010	9.5%
Rest of GTA (905)	\$805,623	\$765,264	5.3%	Rest of GTA (905)	5,196	4,438	17.1%
GTA	\$852,142	\$807,538	5.5%	GTA	8,491	7,448	14.0%
Source: Toronto Real Estate Board							
Days on Market	Oct-19	Oct-18	% Change	Listings	Oct-19	Oct-18	% Change
Treb Total	23	24	-4.2%	Active listings at the end of October 2019	15,375	18,926	-18.8%
				New listings	13,050	14,435	-9.6%
Source: Toronto Real Estate Board							

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