

Gillian Santink's



Don Mills Real Estate Report

2020

Happy New Year!



Wishing you all the best as we enter a new decade.

GTA REALTORS® Release December 2019 Stats

Toronto Real Estate Board President Michael Collins reported that **December 2019 residential sales** reported through TREB's MLS® System by Greater Toronto Area REALTORS® **were up by 17.4 per cent year-over-year** to 4,399. **Total sales for calendar year 2019** amounted to 87,825 – **up by 12.6 per cent** compared to the decade low 78,015 sales reported in 2018. On an annual basis, 2019 sales were in line with the median annual sales result for the past decade.

"We certainly saw a recovery in sales activity in 2019, particularly in the second half of the year. As anticipated, many home buyers who were initially on the sidelines moved back into the market place starting in the spring. Buyer confidence was buoyed by a strong regional economy and declining contract mortgage rates over the course of the year," said Mr. Collins.

While sales were up in 2019, the number of new listings entered into TREB's MLS® System was down by 2.4 per cent year-over-year. For the past decade, annual new listings have been largely in a holding pattern between 150,000 and 160,000, despite the upward trend in home prices over the same period.

"Over the last ten years, TREB has been drawing attention to the housing supply issue in the GTA. Increasingly, policy makers, research groups of varying scope and other interested parties have acknowledged that the lack of a diverse supply of ownership and rental housing continues to hamper housing affordability in the GTA. Taking 2019 as an example, we experienced a strong sales increase up against a decline in supply. Tighter market conditions translated into accelerating price growth. Expect further acceleration in 2020 if there is no relief on the supply front," said Jason Mercer, TREB's Chief Market Analyst.

The MLS® Home Price Index Composite Benchmark was up by 7.3 per cent on a year-over-year basis in December 2019. From June 2019 onward, the annual growth rate in the MLS® HPI Composite Benchmark accelerated. The **average selling price in December 2019 was \$837,788 – up almost 12 per cent year-over-year.** For calendar year 2019, the average selling price was \$819,319 – up by four per cent compared to \$787,856 in 2018.

Average Price comparisons December 2019, November, October, September, January 2019 and December 2018

	Dec-19	Nov-19	Oct-19	Sep-19	Jan-19	Dec-18	% Change Dec 2019 vs Dec 2018
Detached house Average price (City of Toronto)	\$ 1,363,357	\$ 1,360,246	\$ 1,323,015	\$ 1,360,623	\$ 1,174,134	\$ 1,145,892	19%
Condo Apartment Average price (City of Toronto)	\$ 656,233	\$ 659,855	\$ 662,631	\$ 636,817	\$ 591,444	\$ 594,381	10%

(Source: Toronto Real Estate Board - December 2019 Market watch report)

NOTES:

- The average detached house price for the city of Toronto, has stabilized in the last 4 months.
- The average detached house price for the city of Toronto in December 2019 was up 19% compared to December 2018.
- The average condo apartment price for the city of Toronto in December was up 10% compared to December 2018.

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Don Mills Real Estate Report

Don Mills Condominiums			
October 1st to December 31st, 2019			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 + 1 bed / 2 bath (900-999 sq ft)	1	\$ 559,000	20
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	1	\$ 410,000	13
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 457,207	11
2 bed / 1 bath (600-699 sq ft)	1	\$ 469,000	13
2 bed / 2 bath (700-799 sq ft)	1	\$ 550,000	17
75 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 470,513	29
1 bed / 1 bath (600-699 sq ft)	1	\$ 528,000	39
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 503,750	45
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
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	1	\$ 503,513	37
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 545,000	34
1 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 582,800	10
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 486,500	8
1 bed / 1 bath (600-699 sq ft)	1	\$ 539,900	15
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 546,500	31
160 The Donway West			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 389,000	22
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 524,500	4
2 bed / 2 bath (1200 - 1399 sq ft)	1	\$ 902,000	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)	4	\$ 650,450	43
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 700,000	44
2 + 1 bed / 3 bath (1800 - 1999 sq ft)	1	\$ 800,000	43
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 527,500	43
2 bed / 2 bath (900 - 999 sq ft)	1	\$ 671,000	22
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 699,900	10
1103 Leslie St.			
1 bed / 1 bath (600 - 699 sq ft)	1	\$ 480,000	2
2 bed / 2 bath (800-899 sq ft)	1	\$ 535,000	23
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 600,000	59
1105 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 645,000	54
1200 / 1210 Don Mills Rd.			
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.

Don Mills Houses			
October 1st to December 31st, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	6	\$ 1,245,250	30
Backsplit	2	\$ 1,268,000	11
Detached Over \$2,000,000			
2 Storey	1	\$ 2,390,000	106
Detached Over \$3,000,000			
2 Storey	1	\$ 3,355,000	22
Semi Detached House			
2 Storey	2	\$ 976,500	8
Att/Row/Townhouse			
David Dunlap area (3 storey)	1	\$ 980,000	54

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

Don Mills Condo Townhouses			
October 1st to December 31st, 2019			
Property Type	# of sales	Average Sold Price	Average days to sell
Condo Townhouse			
Haldenby area	1	\$ 865,750	12
Cora Urbel Area	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	3	\$ 698,090	18
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 810,000	50

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

Key Toronto Real Estate Board Stats for December

	Average Price				# of Sales		
	Dec-19	Dec-18	% Change		Dec-19	Dec-18	% Change
City of Toronto (416)	\$885,132	\$761,850	16.2%	City of Toronto (416)	1,673	1,463	14.4%
Rest of GTA (905)	\$808,732	\$740,789	9.2%	Rest of GTA (905)	2,726	2,283	19.4%
GTA	\$837,788	\$749,014	11.9%	GTA	4,399	3,746	17.4%
Source: Toronto Real Estate Board							
Days on Market	Dec-19	Dec-18	% Change	Listings	Dec-19	Dec-18	% Change
Treb Total	29	31	-6.5%	Active listings at the end of Dec 2019	7,406	11,431	-35.2%
				New listings	3,531	4,309	-18.1%
Source: Toronto Real Estate Board							

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