

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® Release May 2020 Stats

Toronto Regional Real Estate Board President Michael Collins announced that Greater Toronto Area REALTORS® reported 4,606 sales through TRREB's MLS® System in May 2020. This result was down by 53.7 per cent compared to May 2019. While the number of sales was down substantially on a year-over-year basis due to the continued impact of COVID-19, the decline was less than the 67.1 per cent year-over-year decline reported for April 2020.

On a month-over-month basis, actual and seasonally adjusted May sales were up substantially compared to April. Actual May 2020 sales increased by 55.2 per cent compared to April 2020. After accounting for the regular seasonal increase that is experienced each year between April and May, seasonally adjusted sales were up by 53.2 per cent month-over-month.

The number of new listings entered into TRREB's MLS® System in May was down by a similar annual rate to that of sales, dipping by 53.1 per cent to 9,104. On a month-over-month basis, actual new listings were up by 47.5 per cent.

The MLS® Home Price Index Composite Benchmark price was virtually unchanged in May 2020 compared to April 2020. On a year-over-year basis, the composite benchmark was up by 9.4 per cent. The average selling price for all home types combined was up by three per cent compared to May 2019 to \$863,599. On a seasonally adjusted basis, the average selling price was up by 4.6 per cent month-over-month compared April 2020.

The difference in year-over-year growth between the MLS® HPI Composite Benchmark and the average selling price was related to the fact that home sales in the City of Toronto, particularly in the detached segment, were down by a greater annual rate than overall sales in the GTA. This resulted in a compositional impact on the overall average selling price.

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Don Mills Real Estate Report

Don Mills Condominiums			
March 1st to May 31st, 2020			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
0 bed / 1 bath (0 - 499 sq ft)	1	\$ 385,000	12
120 Dallimore Circle			
2 bed / 1 bath (600-699 sq ft)	1	\$ 510,000	26
2 bed / 2 bath (700-799 sq ft)	1	\$ 566,000	38
75 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	1	\$ 525,000	14
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 595,000	2
1 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 621,500	4
85 The Donway West			
2 + 1 bed / 3 bath (1200 - 1399 sq ft)	1	\$ 855,000	57
99 The Donway West			
1 bed / 1 bath (500 - 599 sq ft)	1	\$ 552,000	10
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 590,000	14
1 bed / 2 bath (700-799 sq ft)	1	\$ 568,000	68
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 1,360,000	29
160 The Donway West			
No sales in this period.			
205 The Donway West			
No sales in this period.			
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)	1	\$ 618,000	49
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 525,000	27
1103 Leslie St.			
No sales in this period.			
1105 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 529,000	23
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (900-999 sq ft)	1	\$ 600,000	3
2 bed / 1 bath (1000-1199 sq ft)	1	\$ 630,000	38
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 602,500	10
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 970,000	6

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, 2020			
	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	3	\$ 1,370,000	5
Backsplit	1	\$ 1,375,000	6
1 1/2 storey	1	\$ 1,360,000	6
Detached Over \$2,000,000			
Sidesplit	1	\$ 2,100,000	63
2 Storey	2	\$ 2,550,000	21
Semi Detached House			
2 Storey	1	\$ 990,000	48
Att/Row/Townhouse			
Preakness (3 storey)	No sales in this period.		

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

Don Mills Condo Townhouses			
March 1st to May 31st, 2020			
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	1	\$ 870,000	5
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 May

Average Price All property types				# of Sales for all property types			
	May-20	May-19	% Change		May-20	May-19	% Change
City of Toronto (416)	\$955,273	\$936,852	2.0%	City of Toronto (416)	1,491	3,697	-59.7%
Rest of GTA (905)	\$819,719	\$779,950	5.1%	Rest of GTA (905)	3,115	6,253	-50.2%
GTA	\$863,599	\$838,248	3.0%	GTA	4,606	9,950	-53.7%
Source: Toronto Real Estate Board							
Days on Market	May-20	May-19	% Change	Listings	May-20	May-19	% Change
Treb Total	24	19	26.3%	Active listings at the end of May 2020	11,448	20,017	-42.8%
				New listings	9,104	19,394	-53.1%
Source: Toronto Real Estate Board Market watch report							

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Not intended to solicit Buyers or Sellers currently under contract with another Realtor.