

Gillian Santink's



Don Mills Real Estate Report

2021

Happy New Year!



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

GTA REALTORS® RELEASE NOVEMBER STATS

TORONTO, ONTARIO, December 3, 2020 – The record pace of home sales in the fall continued with 8,766 sales reported in November by Greater Toronto Area REALTORS® through the Toronto Regional Real Estate Board's (TRREB) MLS® System. This result was up by 24.3 per cent compared to November of last year.

Generally speaking, year-over-year growth in sales was stronger for single-family homes in the GTA regions surrounding the City of Toronto, but annual single-family growth rates remained robust in the '416' area code as well.

"Home buyers continued to take advantage of very low borrowing costs in November, especially those looking to buy some form of single-family home. Competition between buyers for ground-oriented homes has been extremely strong in many neighbourhoods throughout the GTA, which has continued to support double-digit annual rates of price growth," said Lisa Patel, TRREB President.

The MLS® HPI Composite Benchmark was up by 10.6 per cent in November 2020 compared to November 2019. The average selling price for all home types combined was up by 13.3 per cent to \$955,615.

Market conditions tightened in many single-family market segments in November, resulting in double-digit year-over-year increases in average selling prices for detached houses, semi-detached houses and townhouses.

In contrast to the single-family market segments, buyers continued to benefit from much more choice in the condominium apartment market compared to last year, particularly in the City of Toronto. The number of new condominium apartment listings in November was almost double that reported in November of last year. More options in the condo apartment market translated into a small year-over-year decline in the average condominium apartment selling price in the '416' area code.

"The condominium apartment market is certainly more balanced than in previous years, with some buyers benefitting from lower selling prices compared to last year. However, this may be somewhat of a short-term phenomenon. Once we move into the post-COVID period, we will start to see a resumption of population growth, both from immigration and a return of non-permanent residents. This will lead to an increase in demand for condominium apartments in the ownership and rental markets," said Jason Mercer, TRREB Chief Market Analyst.

Connect with me on-line
www.GillianSantink.com



Gillian Santink
BROKER

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			
September 1st to November 30th, 2020			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	2	\$ 459,500	32
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 465,000	28
2 bed / 2 bath (700-799 sq ft)	1	\$ 545,000	10
120 Dallimore Circle			
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 495,000	11
2 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 531,000	10
75 The Donway West			
0 bed / 1 bath (0 - 499 sq ft)	2	\$ 415,000	25
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 643,200	34
85 The Donway West			
2 + 1 bed / 2 bath (800-899 sq ft)	1	\$ 725,000	5
2 + 1 bed / 3 bath (1200-1399 sq ft)	1	\$ 755,000	1
99 The Donway West			
1 bed / 1 bath (0 - 499 sq ft)	1	\$ 450,000	11
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 586,000	3
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 616,500	11
2 bed / 2 bath (800-899 sq ft)	1	\$ 780,000	13
160 The Donway West			
1 bed / 1 bath (700 - 799 sq ft)	1	\$ 349,000	15
205 The Donway West			
1 + 1 bed / 1 bath (600 - 699 sq ft)	1	\$ 530,000	32
215 The Donway West			
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 1,000,000	34
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 900,000	7
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 630,000	26
2 + 1 bed / 2 bath (1600-1799 sq ft)	1	\$ 770,000	22
2 + 1 bed / 3 bath (1800-1999 sq ft)	1	\$ 850,000	39
801 Lawrence Ave. E.			
No sales in this period.			
1101 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	13
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 539,900	9
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 910,000	46
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 575,000	28
2 + 1 bed / 2 bath (900-999)	2	\$ 647,500	13
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 570,000	26
2 bed / 2 bath (800-899 sq ft)	1	\$ 596,708	22
2 + 1 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,445,000	21
1200 / 1210 Don Mills Rd.			
2 bed / 1 bath (1000-1199 sq ft)	2	\$ 606,000	16
2 + 1 bed / 2 bath (1200-1399)	1	\$ 962,500	3
2 bed / 2 bath (1600-1799 sq ft)	1	\$ 900,000	96

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

Don Mills Houses			
September 1st to November 30th, 2020			
Property type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	9	\$ 1,540,444	5
Backsplit	2	\$ 1,480,000	11
Sidesplit	1	\$ 1,560,000	13
2 Storey	2	\$ 1,319,400	72
Detached over \$2,000,000			
2 Storey	2	\$ 2,524,000	14
Detached over \$3,000,000			
2 Storey	2	\$ 3,022,500	53
Detached over \$4,000,000			
2 Storey	1	\$ 3,918,000	29
Semi Detached House			
2 Storey	2	\$ 1,111,000	7
Att/Row/Townhouse			
Overland /Barber Greene area	1	\$ 1,120,000	6
David Dunlap area 3 Storey	5	\$ 1,053,778	18

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

Don Mills Condo Townhouses			
September 1st to November 30th, 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	4	\$ 844,825	5
Dutch Myrtle /Wax Myrtle Way / Birchbank	2	\$ 1,137,000	7

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

Key Toronto Real Estate Board Stats for November

Average Price All property types				# of Sales for all property types			
	Nov-20	Nov-19	% Change		Nov-20	Nov-19	% Change
City of Toronto (416)	\$979,224	\$909,803	7.6%	City of Toronto (416)	3,032	2,706	12.0%
Rest of GTA (905)	\$943,131	\$801,923	17.6%	Rest of GTA (905)	5,734	4,348	31.9%
GTA	\$955,615	\$843,307	13.3%	GTA	8,766	7,054	24.3%
Source: Toronto Real Estate Board							
Days on Market	Nov-20	Nov-19	% Change	Listings	Nov-20	Nov-19	% Change
Treb Total	24	19	26.3%	Active listings at the end of November	13,798	11,958	15.4%
Source: Toronto Real Estate Board Market watch report				New listings	11,545	8,651	33.5%

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.