

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® RELEASE JANUARY 2021 STATS

- January 2021 home sales amounted to 6,928 – up by more than 50 per cent compared to January 2020. This strong start to 2021 included sales growth across all major segments including condominium apartments, both in the City of Toronto and surrounding GTA regions.
- New listings were also up on a year-over-year basis in January, but not by the same annual rate as sales. This means market conditions tightened compared to January 2020, resulting in the continuation of double-digit growth in the MLS® Home Price Index and the average selling price.
- The average selling price for January 2021 was up by 15.5 per cent to \$967,885 year-over-year. The MLS® HPI Composite Benchmark was up by 11.9 per cent over the same period.
- Price growth was driven by the low-rise market segments, while the average condo apartment price was down in Toronto. However, if we continue to see condo sales growth outstrip condo listings growth, we could start to see renewed growth in condo prices later this year.

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Don Mills Real Estate Report

Don Mills Condominiums			
November 1st, 2020 to January 31st, 2021			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
No Sales in this period.			
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	3	\$ 441,633	40
1 bed / 1 bath (600-699 sq ft)	1	\$ 449,900	38
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 472,000	15
2 bed / 1 bath (600-699 sq ft)	1	\$ 495,000	10
1 bed / 2 bath (700-799 sq ft)	1	\$ 557,500	17
75 The Donway West			
0 bed / 1 bath (0 - 499 sq ft)	2	\$ 410,500	39
1 bed / 1 bath (500-599 sq ft)	1	\$ 496,000	17
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 515,000	18
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	2	\$ 545,000	30
2 + 1 bed / 3 bath (1200-1399 sq ft)	1	\$ 755,000	1
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	2	\$ 518,750	71
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 566,250	34
1 + 1 bed / 2 bath (600-699 sq ft)	3	\$ 574,333	47
160 The Donway West			
No Sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600 - 699 sq ft)	3	\$ 532,667	39
215 The Donway West			
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 1,000,000	34
225 The Donway West			
No Sales in this period.			
245/255 The Donway West			
2 + 1 bed / 2 bath (1200-1399 sq ft)	1	\$ 718,000	22
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 728,000	8
2 + 1 bed / 2 bath (1600-1799 sq ft)	1	\$ 770,000	22
2 + 1 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,150,000	53
801 Lawrence Ave E.			
No Sales in this period.			
1101 Leslie St.			
1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	13
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	2	\$ 572,500	18
1105 Leslie St.			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 565,000	77
2 + 1 bed / 3 bath (1800-1999 q ft)	1	\$ 1,445,000	21
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	2	\$ 483,500	13
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 865,000	21
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			
November 1st, 2020 to January 31st, 2021			
Property type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	7	\$ 1,552,145	25
Backsplit	1	\$ 1,500,000	18
2 Storey	2	\$ 1,319,400	72
Detached over \$2,000,000			
2 Storey	4	\$ 2,369,500	22
Detached over \$3,000,000			
2 Storey	2	\$ 3,505,000	33
Semi Detached House			
2 Storey	2	\$ 1,088,500	8
Att/Row/Townhouse			
Overland /Barber Greene area	No sales in this period.		
David Dunlap area 3 Storey	5	\$ 1,019,213	24

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

Don Mills Condo Townhouses			
November 1st, 2020 to January 31st, 2021			
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	\$ 782,500	6
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 980,000	48

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

Key Toronto Real Estate Board Stats for January

Average Price All property types				# of Sales for all property types			
	Jan-21	Jan-20	% Change		Jan-21	Jan-20	% Change
City of Toronto (416)	\$866,331	\$880,113	-1.6%	City of Toronto (416)	2,665	1,593	67.3%
Rest of GTA (905)	\$1,031,371	\$815,416	26.5%	Rest of GTA (905)	4,263	2,953	44.4%
GTA	\$967,885	\$838,087	15.5%	GTA	6,928	4,546	52.4%
Source: Toronto Real Estate Board							
Days on Market	Jan-21	Jan-20	% Change	Listings	Jan-21	Jan-20	% Change
Treb Total	24	27	-11.1%	Active listings at the end of January	7,396	7,772	-4.8%
				New listings	9,430	7,848	20.2%
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.