

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® RELEASE MARCH STATS

TORONTO, ONTARIO, April 6, 2021 – For the third straight month of 2021, record home sales continued in March across the Greater Toronto Area (GTA) with buyers taking advantage of favourable borrowing costs and continued improvement in many sectors of the economy.

GTA REALTORS® reported 15,652 sales in March 2021 – close to double that of March 2020. While sales were strong, it is important to remember that for the second half of March we are comparing against the initial impact of COVID-19 in the second half of March 2020 when sales activity dropped off dramatically. With this in mind, it is important to consider annual sales growth for the pre-COVID period (March 1 to 14, 2020) and COVID period (March 15 to 31, 2020):

- There were 6,504 sales reported during the first 14 days of March 2021 - up 41 per cent compared to the preCOVID period in March 2020.

- There were 9,148 sales reported between March 15th and March 31st 2021, an increase of 174 per cent compared to the COVID period of March 2020. This is a stark reminder of the initial impact COVID-19 had on the housing market and overall economy a year ago.

For March 2021 as a whole, new listings were up 57 per cent year-over-year to 22,709. While representing a strong year-over-year increase, the annual growth rate for new listings was well-below that of sales.

The MLS® Home Price Index Composite Benchmark for March 2021 was up by 16.5 per cent compared to March 2020. The average selling price, at \$1,097,565 was up by 21.6 per cent over the same period. Following the recent trend, low-rise home sales in regions surrounding the City of Toronto drove price growth.

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www.GillianSantink.com



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			
January 1st, 2021 to March 31st, 2021			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (700-799 sq ft)	1	\$ 530,000	2
2 bed / 2 bath (700-799 sq ft)	1	\$ 549,000	11
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	4	\$ 472,100	9
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 479,900	2
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 490,000	40
2 bed / 1 bath (600-699 sq ft)	1	\$ 495,000	10
2 bed / 1 bath (700-799 sq ft)	1	\$ 565,000	5
2 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 555,000	5
2 bed / 2 bath (700-799 sq ft)	1	\$ 540,000	9
2 bed / 2 bath (800-899 sq ft)	2	\$ 604,750	6
75 The Donway West			
0 bed / 1 bath (0 - 499 sq ft)	1	\$ 421,000	51
1 bed / 1 bath (500-599 sq ft)	1	\$ 490,000	6
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 544,999	38
85 The Donway West			
1 bed / 1 bath (600-699 sq ft)	2	\$ 545,000	30
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	3	\$ 547,000	35
1 bed / 1 bath (600-699 sq ft)	1	\$ 550,000	30
1 + 1 bed / 1 bath (600-699 sq ft)	4	\$ 571,125	20
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 567,000	14
160 The Donway West			
2 bed / 1 bath (900-999 sq ft)	1	\$ 412,000	77
205 The Donway West			
1 + 1 bed / 1 bath (600 - 699 sq ft)	1	\$ 545,000	43
215 The Donway West			
2 bed / 2 bath (1600 - 1799 sq ft)	1	\$ 915,000	8
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
2 bed / 2 bath (1200-1399 sq ft)	2	\$ 744,250	12
2 bed / 2 bath (1400-1599 sq ft)	1	\$ 728,000	8
2 + 1 bed / 3 bath (1400-1599 sq ft)	1	\$ 1,050,000	26
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (900-999 sq ft)	1	\$ 725,000	5
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 770,000	98
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 570,000	8
2 bed / 2 bath (900-999 sq ft)	1	\$ 640,000	11
1105 Leslie St.			
No sales in this period.			
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	1	\$ 487,000	14
2 bed / 2 bath (1000-1199 sq ft)	3	\$ 858,000	16
3 bed / 2 bath (1600-1799 sq ft)	1	\$ 1,270,000	13

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

Don Mills Houses			
January 1st, 2021 to March 31st, 2021			
Property type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	11	\$ 1,654,820	33
1 1/2 storey	3	\$ 1,796,333	18
Detached over \$2,000,000			
Bungalow	1	\$ 2,305,000	7
Backsplit	1	\$ 2,700,000	1
Sidesplit	1	\$ 2,058,889	1
2 Storey	5	\$ 2,335,160	20
Detached over \$3,000,000			
2 Storey	5	\$ 3,385,600	27
Semi Detached House			
2 Storey Preakness area	1	\$ 1,580,000	1
Att/Row/Townhouse			
Overland / Barber Greene area	No sales in this period.		
David Dunlap area 2 Storey	1	\$ 1,101,500	7
David Dunlap area 3 Storey	3	\$ 1,174,000	7

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

Don Mills Condo Townhouses			
January 1st, 2021 to March 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	1	\$ 850,000	1
Dutch Myrtle / Wax Myrtle Way / Birchbank	1	\$ 950,000	22

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

Key Toronto Real Estate Board Stats for March

Average Price All property types				# of Sales for all property types			
	Mar-21	Mar-20	% Change		Mar-21	Mar-20	% Change
City of Toronto (416)	\$1,083,322	\$989,175	9.5%	City of Toronto (416)	5,130	2,753	86.3%
Rest of GTA (905)	\$1,104,509	\$856,981	28.9%	Rest of GTA (905)	10,522	5,192	102.7%
GTA	\$1,097,565	\$902,787	21.6%	GTA	15,652	7,945	97.0%
Source: Toronto Real Estate Board							
Days on Market	Mar-21	Mar-20	% Change	Listings	Mar-21	Mar-20	% Change
Treb Total	10	13	-23.1%	Active listings at the end of March	10,603	10,676	-0.7%
Source: Toronto Real Estate Board Market watch report				New listings	22,709	14,434	57.3%

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