

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® RELEASE JUNE 2021 STATS

June home sales were up compared to last year, but remained below the March 2021 peak and were lower than the number of transactions reported for May 2021, consistent with the regular seasonal trend. The average selling price in June increased by double digits compared to last year as well, but the annual rate of increase moderated compared to the previous three months.

Greater Toronto Area REALTORS® reported 11,106 sales through TRREB's MLS® System in June 2021 – up by 28.5 per cent compared to June 2020. Looking at the GTA as a whole, year-over-year sales growth was strongest in the condominium apartment segment, both in the City of Toronto and some of the surrounding suburbs. On a month-over-month basis, both actual and seasonally adjusted sales continued to trend lower in June.

“We have seen market activity transition from a record pace to a robust pace over the last three months. While this could provide some relief for home buyers in the near term, a resumption of population growth based on immigration is only months away. While the primary focus of policymakers has been artificially curbing demand,

the only longterm solution to affordability is increasing supply to accommodate perpetual housing needs in a growing region,” said TRREB President Kevin Crigger.

In all major market segments, year-over-year growth in sales well outpaced growth in new listings over the same period, pointing to the continuation of tight market conditions characterized by competition between buyers and strong price growth. On a month-over-month basis, both actual and seasonally adjusted average prices edged lower in June.

The June 2021 MLS® Home Price Index composite benchmark was up by 19.9 per cent year over year. The average selling price for all home types combined was up by 17 per cent over the same time period to \$1,089,536. While price growth continued to be driven by the low-rise segments of the market, it is important to note that the average condominium apartment price was up by more than eight per cent compared to June 2020, well outstripping inflation.

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Don Mills Real Estate Report

Don Mills Condominiums			
April 1st, 2021 to June 30th, 2021			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 509,000	6
2 bed / 1 bath (700-799 sq ft)	1	\$ 580,000	8
2 bed / 2 bath (700-799 sq ft)	1	\$ 555,000	7
2 + 1 bed / 3 bath (1200-1399 sq ft)	1	\$ 840,000	71
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	2	\$ 498,950	13
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 522,500	8
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 520,000	30
2 + 1 bed / 2 bath (700-799 sq ft)	2	\$ 552,500	17
75 The Donway West			
0 bed / 1 bath (0-499 sq ft)	1	\$ 440,000	2
1 bed / 1 bath (500-599 sq ft)	1	\$ 540,000	8
1 bed / 1 bath (600-699 sq ft)	1	\$ 587,000	4
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 650,000	2
85 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 555,000	2
99 The Donway West			
1 bed / 1 bath (500-599 sq ft)	1	\$ 596,800	71
1 bed / 1 bath (600-699 sq ft)	5	\$ 571,340	13
1 + 1 bed / 1 bath (600-699 sq ft)	1	\$ 639,600	2
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 614,400	4
2 bed / 2 bath (700-799 sq ft)	1	\$ 720,000	30
2 bed / 2 bath (900-999 sq ft)	1	\$ 822,000	29
160 The Donway West			
No sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600 - 699 sq ft)	1	\$ 575,000	2
2 + 1 bed / 2 bath (900-999 sq ft)	2	\$ 778,000	6
215 The Donway West			
2 bed / 2 bath (1400-1599 sq ft)	2	\$ 855,000	41
2 bed / 2 bath (1600 - 1799 sq ft)	1	\$ 915,000	39
225 The Donway West			
No sales in this period.			
245/255 The Donway West			
No sales in this period.			
801 Lawrence Ave E.			
No sales in this period.			
1101 Leslie St.			
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 858,000	2
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 1,120,000	5
2 + 1 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,675,000	28
1103 Leslie St.			
2 bed / 2 bath (800-899 sq ft)	1	\$ 630,000	23
1105 Leslie St.			
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 1,026,000	6
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	2	\$ 607,500	12
1 bed / 1 bath (800-899 sq ft)	1	\$ 590,000	33
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 846,000	4
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 870,000	13
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 1,057,000	15
2 + 1 bed / 2 bath (1400-1599 sq ft)	1	\$ 1,235,000	7

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

Don Mills Houses			
April 1st, 2021 to June 30th, 2021			
Property type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	9	\$ 1,830,988	7
Sidesplit	1	\$ 1,890,000	14
Backsplit	1	\$ 1,740,000	29
Detached over \$2,000,000			
Sidesplit	2	\$ 2,435,457	9
Other	1	\$ 2,400,000	5
2 Storey	2	\$ 2,437,000	21
Detached over \$3,000,000			
2 Storey	5	\$ 3,665,778	14
Detached over \$4,000,000			
2 Storey	1	\$ 4,358,000	1
Semi Detached House			
2 Storey	3	\$ 1,541,673	3
Att/Row/Townhouse			
David Dunlap area 3 Storey	4	\$ 1,275,250	10

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

Don Mills Condo Townhouses			
April 1st, 2021 to June 30th, 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.		
New Donway East Att Row TH	1	\$ 1,495,000	9
Barber Greene / Southill, Cottonwood, Broadpath area	No sales in this period.		
Dutch Myrtle /Wax Myrtle Way / Birchbank	3	\$ 1,111,267	6

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

Key Toronto Real Estate Board Stats for June

Average Price All property types				# of Sales for all property types			
	Jun-21	Jun-20	% Change		Jun-21	Jun-20	% Change
City of Toronto (416)	\$1,079,749	\$1,023,116	5.5%	City of Toronto (416)	3,850	2,814	36.8%
Rest of GTA (905)	\$1,094,729	\$886,740	23.5%	Rest of GTA (905)	7,256	5,831	24.4%
GTA	\$1,089,536	\$931,131	17.0%	GTA	11,106	8,645	28.5%
Source: Toronto Real Estate Board							
Days on Market	Jun-21	Jun-20	% Change	Listings	Jun-21	Jun-20	% Change
Treb Total	13	18	-27.8%	Active listings at the end of June	11,297	14,001	-19.3%
				New listings	16,189	16,208	-0.1%
Source: Toronto Real Estate Board Market watch report							

Notes:

April 2020 was the middle of the first stay at home order.

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