

Gillian Santink's



Don Mills Real Estate Report

GTA REALTORS® RELEASE AUGUST 2021 STATS

TRREB is reporting the third-best sales result on record for the month of August. While the market has taken its regular summer breather, it is clear that the demand for ownership housing remains strong. At the same time, the supply of listings is down. The result has been tighter market conditions and sustained competition between buyers, resulting in double-digit annual increases in selling prices.

Greater Toronto Area REALTORS® reported 8,596 sales through TRREB's MLS® System in August 2021 – down by 19.9 per cent compared to the August 2020 record of 10,738. The condominium apartment market segment bucked the overall sales trend, with year-over-year growth in sales, continuing a marked resurgence in 2021. The number of new listings entered into the System was down year-over-year by 43 per cent.

"The fact that new listings were at the lowest level for the past decade is alarming. It is clear that the supply of homes is not keeping pace with demand, and this situation will become worse once immigration into Canada resumes. The federal parties vying for office in the upcoming federal election have all made housing supply and affordability a focal point. Working with provincial and municipal levels of government on solving

supply-related issues is much more important to affordability than interfering with consumer choice during the home buying and selling offer process or revisiting demand-side policies that will at best have a short-term impact on market conditions," said TRREB President Kevin Crigger.

The August 2021 MLS® Home Price Index Composite benchmark was up by 17.4 per cent year-over-year. The average selling price for all homes combined was up by 12.6 per cent year-over-year to \$1,070,911. The strongest annual rates of price growth are still being experienced for low-rise home types. However, average condominium apartment price growth is now well-above inflation as well. On a seasonally adjusted basis, the average selling price continued to trend upward in August.

"Sales have accounted for a much higher share of new listings this year compared to last, and the story was no different in August. There has been no relief on the supply side for home buyers, in fact, competition between these buyers have increased. As we move toward 2022, expect market conditions to become tighter as population growth in the GTA starts to trend back to pre-COVID levels," said TRREB Chief Market Analyst Jason Mercer.

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Don Mills Real Estate Report

Don Mills Condominiums			
June 1st to August 31st, 2021			
Property	# of sales	Average Sold Price	Average days to sell
16 Dallimore Circle			
2 bed / 1 bath (700-799 sq ft)	1	\$ 580,000	8
120 Dallimore Circle			
1 bed / 1 bath (500-599 sq ft)	3	\$ 478,333	20
1 + 1 bed / 1 bath (600-699 sq ft)	2	\$ 522,500	8
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)	2	\$ 468,250	2
1 + 1 bed / 2 bath (600-699 sq ft)	1	\$ 650,000	2
85 The Donway West			
No Sales in this period.			
99 The Donway West			
1 + 1 bed / 1 bath (500-599 sq ft)	1	\$ 538,000	4
1 bed / 1 bath (600-699 sq ft)	1	\$ 570,000	8
1 + 1 bed / 2 bath (600-699 sq ft)	2	\$ 629,750	11
1 + 1 bed / 2 bath (700-799 sq ft)	1	\$ 670,000	4
2 bed / 2 bath (900-999 sq ft)	2	\$ 836,000	25
160 The Donway West			
No Sales in this period.			
205 The Donway West			
1 + 1 bed / 1 bath (600-699 sq ft)	1	580000	21
2 bed / 2 bath (900-999 sq ft)	1	767500	47
215 The Donway West			
2 bed / 2 bath (1400-1599 sq ft)	2	\$ 906,044	27
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 + 1 bed / 3 bath (1600-1799 sq ft)	1	\$ 1,160,000	35
2 + 1 bed / 3 bath (1800-1999 sq ft)	1	\$ 1,675,000	28
1103 Leslie St.			
2 bed / 2 bath (700-799 sq ft)	1	\$ 599,000	15
2 bed / 2 bath (900-900 sq ft)	1	\$ 607,500	21
2 bed / 2 bath (1000-1199 sq ft)	1	\$ 755,000	54
1105 Leslie St.			
No Sales in this period.			
1200 / 1210 Don Mills Rd.			
1 bed / 1 bath (700-799 sq ft)	1	\$ 630,000	17
2 bed / 2 bath (1000-1199 sq ft)	2	\$ 828,000	4
2 bed / 2 bath (1200-1399 sq ft)	1	\$ 870,000	13
2 bed / 2 bath (1400 - 1599 sq ft)	1	\$ 1,170,500	9

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

Don Mills Houses			
June 1st to August 31st, 2021			
Property type	# of sales	Average Sold Price	Average days to sell
Detached over \$1,000,000			
Bungalow	3	\$ 1,917,333	5
1 1/2 storey	1	\$ 1,380,000	8
Sidesplit	1	\$ 1,830,000	6
Backsplit	1	\$ 1,740,000	29
Detached over \$2,000,000			
Bungalow	1	\$ 2,180,000	1
Sidesplit	1	\$ 2,220,027	7
2 Storey	1	\$ 2,983,000	10
Detached over \$3,000,000			
2 Storey	3	\$ 3,355,667	20
Detached over \$4,000,000			
2 Storey	1	\$ 4,680,000	125
Semi Detached House			
2 Storey	3	\$ 1,332,000	8
Att/Row/Townhouse			
David Dunlap area 2 storey	1	1,150,000	7
David Dunlap area 3 Storey	5	\$ 1,277,200	5
New Donway East Att/Row/TH	1	\$ 1,620,000	5

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

Don Mills Condo Townhouses			
June 1st to August 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.		
New Donway East Condo TH	No sales in this period.		
Barber Greene / Southill, Cottonwood, Broadpath area	1	\$ 918,000	5
Dutch Myrtle /Wax Myrtle Way / Birchbank	1	\$ 1,058,800	6

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

Key Toronto Real Estate Board Stats for August

Average Price All property types				# of Sales for all property types			
	Aug-21	Aug-20	% Change		Aug-21	Aug-20	% Change
City of Toronto (416)	\$1,000,008	\$1,012,817	-1.3%	City of Toronto (416)	3,003	3,357	-10.5%
Rest of GTA (905)	\$1,108,981	\$923,204	20.1%	Rest of GTA (905)	5,593	7,381	-24.2%
GTA	\$1,070,911	\$951,219	12.6%	GTA	8,596	10,738	-19.9%
Source: Toronto Real Estate Board							
Days on Market	Aug-21	Aug-20	% Change	Listings	Aug-21	Aug-20	% Change
Treb Total	16	17	-5.9%	Active listings at the end of August 2021	8,201	16,662	-50.8%
				New listings	10,609	18,599	-43.0%
Source: Toronto Real Estate Board Market watch report							

Notes:

August 2020 was really the middle of the spring market due to the lockdowns in the spring of 2020. 2020 Spring market started in June.

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