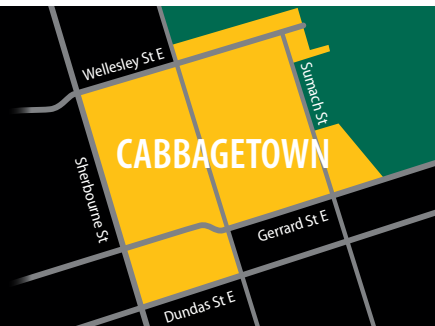


— APRIL 2020 —

THE CABBAGETOWN REPORT

JEN TRIPP'S REAL ESTATE NEWSLETTER



CABBAGETOWN Market Watch

For detailed **Cabbagetown** statistics:
www.Cabbagetown-Homes.info

Latest 6 Month Recap of Solds — Sep 1, 2019 - Feb 29, 2020

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
1 bedroom	1	1,350,000	1,350,000	2
3 bedroom	1	1,635,000	1,635,000	20
9 bedroom	1	2,475,000	2,475,000	43
duplex				
3 bedroom	1	1,600,000	1,600,000	11
semi-detached				
2 bedroom	5	1,479,400	2,000,000	18
3 bedroom	13	1,383,962	1,785,000	14
4 bedroom	1	1,300,000	1,300,000	9
9 bedroom	1	1,050,000	1,050,000	5
townhouses				
0 bedroom	1	1,675,000	1,675,000	28
2 bedroom	9	1,011,000	1,475,000	19
3 bedroom	4	1,191,475	1,260,000	16
4 bedroom	2	1,435,000	1,460,000	34
5 bedroom	2	1,385,500	1,421,000	8
Total	42			17

YOUR CABBAGETOWN REALTOR®!



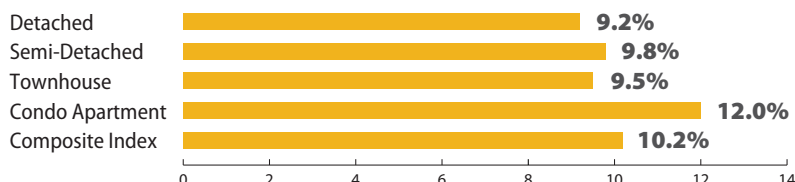
Jen Tripp – Sales Representative

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GTA MARKET CONTINUES TO SIZZLE IN 2020

MLS® Home Price Index (Feb 2020)



MARKET HIGHLIGHTS

- February sales of 7,256 units represented a whopping 45.6% increase compared to a 10-year sales low in February 2019
- That said, February 2020 sales still remained well below the monthly record of 7,955 units established in 2017
- February average price of \$910,290 was up by a sizzling 16.7% versus last year; MLS® Home Price Index was also up by 10.2% versus year ago
- Strong sales combined with tight inventory (active listings down by 33.6% versus last year) causing prices to surge strongly over all property types

Resale Home Sales

+45.6% year / year

Feb 2020

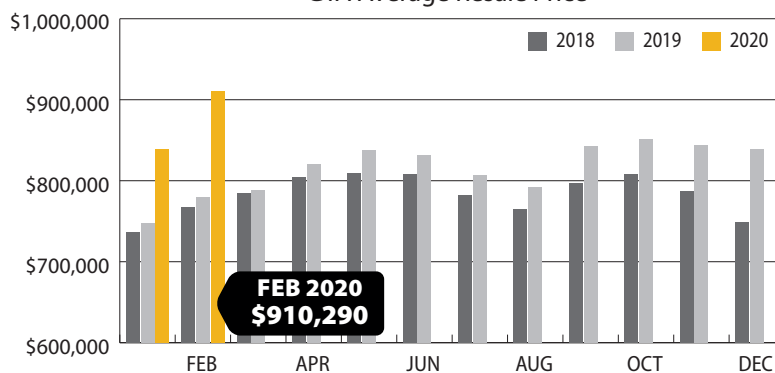
7,256

Feb 2019

4,982



GTA Average Resale Price



Message from Jen Tripp...

As I write this, the COVID-19 pandemic is causing the shut down of most institutions, cancelling all international travel, and recommending all gatherings greater than 250 be cancelled. I was supposed to be writing about the upcoming 49th annual Forsythia Festival!

I sincerely hope by the time this newsletter arrives in your mailbox that all is well and the extreme measures taken have halted the spread. I hope we can gather again at the Forsythia Festival, dressed in yellow, celebrating the arrival of spring, and embracing the spirit of Cabbagetown.

There is something for everyone, from the parade, to the prize draws, to the endless kids activities. My favourite activity is the 'eating a doughnut that is hanging from a string with no hands'!

www.Cabbagetown-Homes.info for the rest of your newsletter...

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SOLD



www.4Victoria.ca

What a find. A condo that feels like a townhouse. Walk from the street right into your home. Featured in the Globe & Mail. Sold for \$1,276,000 in 2 weeks. 2 parking spots, 2+1 bedrooms, 3 bathrooms.

FOR SALE



www.PEC4Me.ca

Imagine you on your beach at Sandbanks Park, or hosting your clan for the holiday weekend, or Christmas at your beach house. That is all possible. See the web site.

FOR SALE



45 Geneva - Cabbagetown

What a view of the Riverdale Park! 2 bedroom, 2 bathroom, renovated kitchen, fireplace, and basement apartment. Are you ready to jump into the market? Here is your chance.

Listed at \$999,000

**HOW TO FIND A
GOOD HOME
INSPECTOR**



One of the most important steps in the home buying process is the inspection. A professional inspection can tell you whether the home has any hidden issues or areas that could become a problem in the future. First, you must find a reliable inspector who will get the job done right. Here's what to look for.

Look for someone with experience

Pay close attention to the inspector's work background. How many years have they been an inspector? Do they have formal training in residential construction, proper maintenance, testing and diagnostics, and defect recognition? Have they inspected properties like the one you're interested in (townhouse, cottage, heritage home)? In most parts of the country, there are no training requirements for home inspectors, so it's imperative that you do your research.

Make sure they have insurance

There are two types of insurance that a home inspector can have: errors and omission insurance, and general liability insurance. Errors and omission insurance covers an inspector in the event they miss a crucial detail during their inspection that

results in damages for the homeowner. General liability insurance protects against bodily injuries or property damage that occurs while the inspector is on site.

They should provide necessary documents

A reliable home inspector should be able to provide a written contract and a written report upon completion of the inspection. They should also be able to provide you with at least three references and the home inspection checklist they'll be using.

Ask if you can attend the inspection

Most home inspectors should encourage you to attend the inspection. That way you can ask questions during the inspection, and the inspector can point out any areas of concern.

Ask for recommendations

Ask your real estate agent, friends, and family if they can suggest a home inspector they've worked with in the past. But don't just hire the first name that comes up. Collect a few candidates, do your research, and get quotes before making your choice.

www.Cabbagetown-Homes.info for the rest of your newsletter...



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