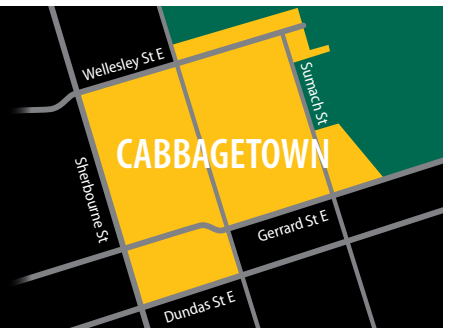


— AUGUST 2020 —

# THE CABBAGETOWN REPORT

JEN TRIPP'S REAL ESTATE NEWSLETTER



## CABBAGETOWN Market Watch

For detailed **Cabbagetown** statistics:  
[www.Cabbagetown-Homes.info](http://www.Cabbagetown-Homes.info)

Latest 6 Month Recap of Solds – Jan 1, 2020 - Jun 30, 2020

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	1	1,411,000	1,411,000	6
3 bedroom	1	3,700,000	3,700,000	127
<b>semi-detached</b>				
2 bedroom	9	1,195,889	1,800,000	20
3 bedroom	8	1,568,776	1,770,000	12
4 bedroom	1	1,480,000	1,480,000	10
5 bedroom	1	1,358,000	1,358,000	7
<b>townhouses</b>				
0 bedroom	1	1,675,000	1,675,000	28
2 bedroom	3	992,333	1,169,000	6
3 bedroom	7	1,382,000	1,806,000	10
4 bedroom	2	1,677,500	1,845,000	32
5 bedroom	2	1,360,500	1,421,000	38
<b>Total</b>	<b>36</b>			<b>19</b>

**YOUR CABBAGETOWN REALTOR®!**

*Jen*  
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528

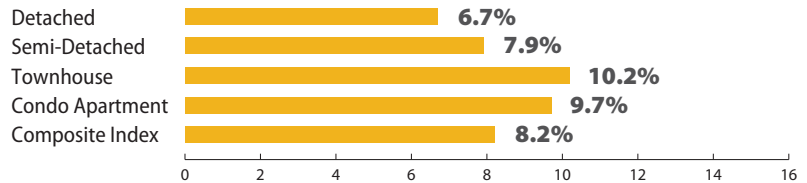
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## GTA MARKET CONTINUES ITS STRONG RECOVERY FROM COVID SHOCK

### MLS® Home Price Index by Segment (versus Jun 2019)



### MARKET HIGHLIGHTS

- GTA June resale volume of 8,701 units up sharply over May (+84% on a seasonally adjusted basis) and only down 1.4% versus June 2019
- New listings of 16,153 unit up by 2.1% versus last year; however active listings at month end remain down by 28.8% versus last year
- MLS® Home Price Index (apples-to-apples reading) up by 8.2% versus June 2019; average selling price of \$930,869 up by 11.9% versus last year
- Home buyers and sellers have clearly now become more comfortable operating within the established COVID-19 safety protocols

### Resale Home Sales

**-1.4%** year  
year

Jun 2020

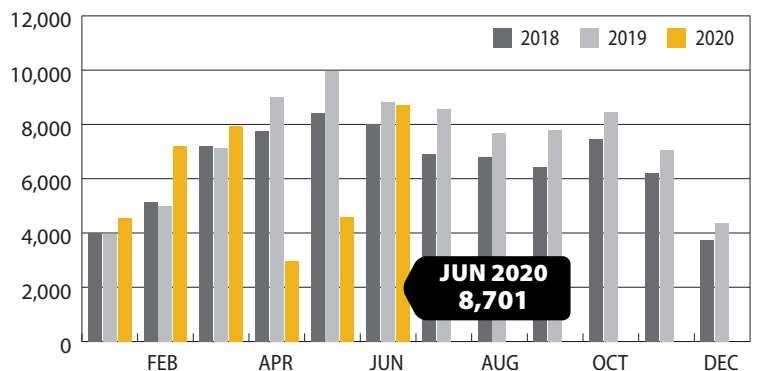
**8,701**

Jun 2019

**8,826**



### GTA Resale Home Sales



### Message from Jen Tripp...

It has been quite a wild ride in the world of Toronto real estate. I have been spending a lot of time and consideration putting together COVID client kits, working with my suppliers to ensure we have protocols, re-examining all facets of the business, and going digital. Finding my way around conducting virtual open houses, I never knew that walking, talking, and using a camera simultaneously would be so challenging.

The pandemic has led to some new business opportunities and approaches. Many of my clients and friends are re-evaluating how they work and the possibilities of continuing to work remotely. This has led to a lot of people looking for properties out of the city core. The cottage market is very busy now. However, the low inventory across the market continues to create a seller's market.

[www.Cabbagetown-Homes.info](http://www.Cabbagetown-Homes.info) for the rest of your newsletter...

## 248PAPE.CA



\$1,200,000

- Income property that generates almost \$50,000 a year
- Zoned as a detached duplex with a basement apartment
- Lot is 18.62 X 110-foot, backs onto a lane
- Laneway house possible
- 2-car parking
- Fully tenanted, no leases
- Corner lot surrounded by new development
- Near future subway relief line

READY TO VIEW HOMES?  
HERE'S HOW TO  
DO IT SAFELY

As many parts of the country lift COVID-19 restrictions, more Canadians are starting to feel confident about getting back in the real estate market. Real estate agents have taken several steps to ensure private showings are safe and clients feel comfortable at all times. If you're gearing up to view some properties, here are some additional steps you can take to keep yourself protected.

#### Bring A Mask

It's recommended that you wear a mask if you think you'll be unable to keep six feet apart from your real estate agent or any non-household members during your visit.

#### Sanitize Your Hands

Before entering the home, sanitize your hands. The property or agent will most likely provide hand sanitizer upon your arrival.

#### Avoid Touching Surfaces

Most buyers will want to take a look inside cabinets and closet doors. Luckily, many properties have taken the extra step to leave lights on and keep doors and cabinets open so that there's less need for viewers to touch any surfaces.

#### Avoid Using The Bathroom

Again, you'll want to avoid touching as many surfaces as possible and that includes going to the bathroom. If you must go, make sure to wash your hands thoroughly afterwards.

#### View Homes You're Serious About

Even though private showings are permitted, the number of showings you attend should be kept to a minimum. You should try to only see homes you're interested in buying. Before your appointment, you should review virtual tours, comparable properties, and floor plans to see if this home is right for you.

#### Leave Children And Other Members At Home

It would be nice to bring the whole family, but you should try to limit the amount of time you spend viewing the home. More people could also mean more distractions. Besides, there will be other opportunities for the family to see the property after you've purchased the home.

#### Stay Home If You Don't Feel Well

If you have symptoms related to COVID-19 or have travelled outside the country in the last 14 days, you should stay home and postpone your viewing to a later date.

[www.Cabbagetown-Homes.info](http://www.Cabbagetown-Homes.info) for the rest of your newsletter...



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