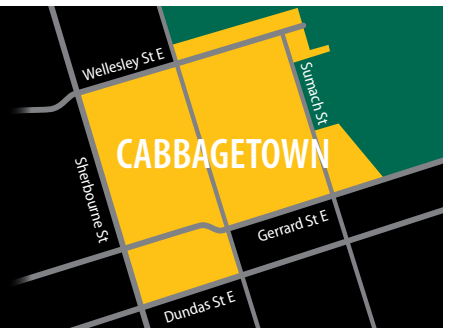


— AUGUST 2021 —

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 – Jan 1, 2021 - Jun 30, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
1 bedroom	1	598,000	598,000	5
3 bedroom	2	2,405,000	2,800,000	13
4 bedroom	2	2,806,500	3,083,000	78
duplex				
2 bedroom	1	1,900,000	1,900,000	8
3 bedroom	1	1,501,000	1,501,000	27
semi-detached				
1 bedroom	1	1,070,000	1,070,000	6
2 bedroom	10	1,261,102	2,250,018	14
3 bedroom	12	1,976,917	3,425,000	7
4 bedroom	5	1,696,200	2,675,000	12
split-level				
3 bedroom	1	1,800,000	1,800,000	3
townhouses				
0 bedroom	1	1,560,000	1,560,000	40
1 bedroom	1	1,075,000	1,075,000	5
2 bedroom	6	1,322,833	1,731,000	10
3 bedroom	10	1,949,000	2,700,000	5
4 bedroom	3	1,798,333	2,260,000	6
triplex				
3 bedroom	1	2,595,000	2,595,000	8
Total	58			12

YOUR CABBAGETOWN REALTOR®!



Jen Tripp – Sales Representative

D: 416-697-5528

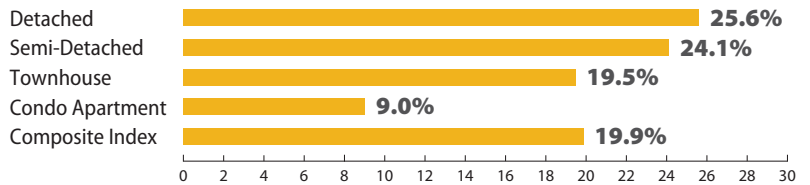
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GTA MARKET TRANSITIONS FROM RECORD PACE TO ROBUST PACE

MLS® Home Price Index by Segment (versus Jun 2020)



MARKET HIGHLIGHTS

- June resale volume of 11,106 units up by 28.5% versus June 2020 as volume has transitioned from a record pace to a robust pace over the past three months
- Slowing pace of volume growth versus the record-breaking spring indicates that a large portion of pent-up demand has been satisfied
- That said, the resumption of population growth based on immigration (another key demand trigger) is only months away
- MLS® Home Price Index (apples-to-apples reading) was up by 19.9% versus last year and the average selling price for all home types was up by a comparable 17.0%

Resale Home Sales

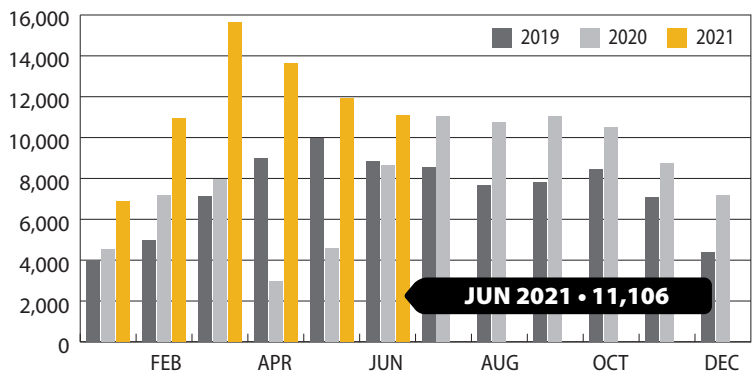
+28.5% year/year

Jun 2021
11,106

Jun 2020
8,645



GTA Resale Home Sales



Message from Jen Tripp...

The vaccinations are rolling out, and as I write this the city of Toronto is at 90% 1st shot. There is hope and joy in the air.

Interest rates are low and staying low at 2%. The federal government has committed to taking 1.2 million new immigrants to help pay for the impact of COVID. Half will be high-net-worth individuals. On average, Canada accepts 250,000 a year. This will have a big impact on our market. I am very bullish on the fall market. We are not going to see a change in value. I hope that the supply will increase.

The fall is going to be a very busy market. Now is the time to get your sale organized. Empty, clean, fix, paint, stage... that will leverage your home's value. Call me, and I will buy the wine we can share while we chat.

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

FOR SALE



Detached in Wychwood

Currently set up as a duplex with a basement apartment. Easy to take back to a single-family home. Backs onto a laneway. Walking distance to the subway and St. Clair streetcar.

SOLD



www.121Ivy.com

One day on the market. Listed for \$1,150,000. We worked with the sellers to empty, fix, paint, stage, and sell for \$1,510,000. 2.5-storey, 4 bedrooms with a finished basement. No parking.

FOR SALE



www.MansfieldChalets.com

A slopeside chalet. The perfect place to stay active with your family. Cycling, fishing, skiing, cross country, skating, snowshoeing, and more. All at your own private ski club. \$500,000's best value in Ontario.

4 TYPES OF STREETS THAT COULD AFFECT THE SALE OF YOUR HOME

When it comes to real estate, you've heard it before: it's all about location, location, location. That sentiment doesn't just apply to the neighbourhood, it also applies to the street the home is situated on. The kind of street you live on can have a big impact on the sale of your home, for better or for worse. Here are four streets that could affect your sale.

Dead-end streets

Some people love dead-end streets because there's little traffic and more peace and privacy. They tend to be more secure and safer for kids to play on too, which make them ideal for families with young children. However, there's only one way to enter and exit, and extra parking is limited if you plan to have guests over. Depending on buyers' priorities, these factors could seal the deal—or make them think twice.

Busy roads

It's easy to see why a busy thoroughfare turns off buyers. They're loud, dusty, and stressful. They can also be unsafe if you have kids or pets. However, don't assume you'll have an uphill battle selling your home. Some people appreciate

the positives of living on the main road, such as being near public transit, grocery stores, restaurants, fire and police stations, and access to a highway.

One-way streets

These streets can be a major nuisance for drivers. They create lots of confusion and frustration, and force drivers to go the long way around just to enter that street. Then again, some homeowners may love one-way streets. It eliminates through traffic, discourages speeding, and makes the street safer for pedestrians.

Dirt roads

An unpaved road is commonly found in rural areas. They come with a host of problems, though. You have to deal with dust clouds, muddy terrain in wet weather, and cars will be constantly dirty. Come winter, shovelling can prove to be tricky as well. However, dirt roads aren't a total deal-breaker. Since they're commonly found in rural areas, buyers likely know what they're getting themselves into and may just love the country feel of a dirt road.

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



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