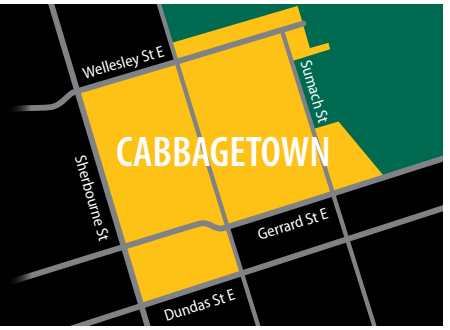


— DECEMBER 2020 —

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 – May 1, 2020 - Oct 31, 2020

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
2 bedroom	1	2,900,000	2,900,000	12
3 bedroom	1	1,650,000	1,650,000	5
4 bedroom	1	2,340,000	2,340,000	38
6 bedroom	1	2,300,000	2,300,000	3
semi-detached				
2 bedroom	6	1,510,333	2,300,000	16
3 bedroom	7	1,785,536	2,175,000	14
4 bedroom	3	1,746,167	2,050,000	6
5 bedroom	3	1,631,250	2,037,500	12
townhouses				
2 bedroom	9	1,007,000	1,390,000	18
3 bedroom	12	1,541,583	2,140,000	10
4 bedroom	1	1,875,000	1,875,000	3
5 bedroom	2	1,475,000	1,650,000	44
Total	47			15

YOUR CABBAGETOWN REALTOR®!

Jen
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528

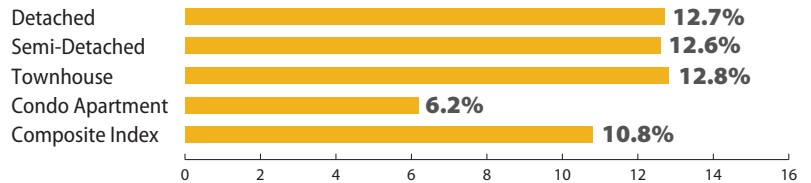
O: 416-922-5533

www.JenTripp.ca



GTA MARKET REMAINS ON FIRE

MLS® Home Price Index by Segment (versus Oct 2019)



MARKET HIGHLIGHTS

- GTA October resale volume of 10,563 units (+25.1%), bringing year-to-date volume growth to +3.9% despite the pandemic
- Low-rise market segments (detached, semi-detached and townhouses) continued to be the main engines of volume growth (up by 33.9%, 32.1% and 32.6% respectively)
- Low rise segments witnessed sales growth far ahead of new listings growth; conversely the condo apartment segment witnessed the opposite phenomenon
- MLS® Home Price Index (apples-to-apples reading) up by 10.8% versus October 2019; average selling price of \$968,318 (+13.7%) set another new record

Resale Home Sales

+25.1% year
year

Oct 2020

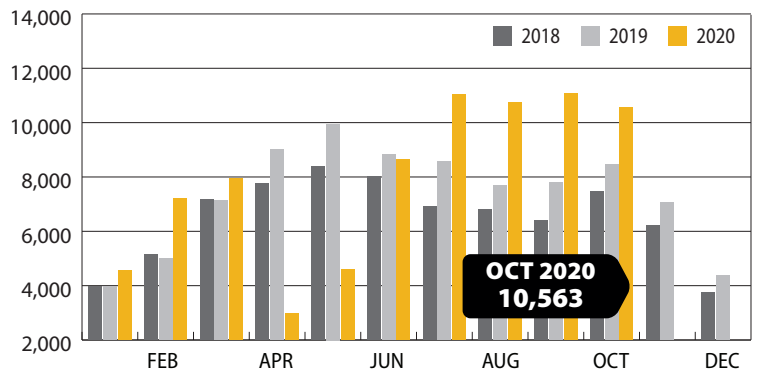
10,563

Oct 2019

8,445



GTA Resale Home Sales



Message from Jen Tripp...

Last night I sat with my 80 year old dad and watch Joe and Kamala's acceptance speeches. I held his hand and he said "For part of my mother's life, she did not have the vote, now there is a woman in the White House. Woman did not get the vote until 1940 in PQ"... I said "What a time we live in! Girls can do anything."

There is a great deal of optimism for the future of our American cousins that should spill over to the financial markets. In Toronto the condo market in the core continues to soften. Freehold is a seller's market. One of the contributing forces for the busy market are low interest rates. One of my clients just landed a 1% mortgage! Now is the time to buy a condo.

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

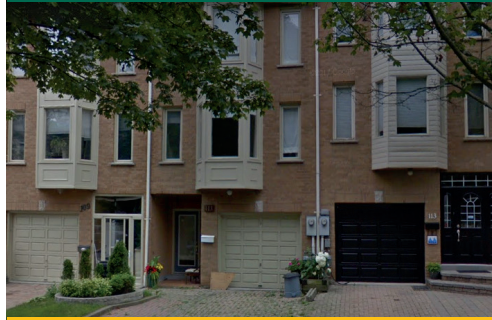
FOR SALE



www.56Glendale.com

Detached in Roncesvalles Village! 4 bedrooms, chef's kitchen, finished basement, fireplace, killer backyard with a hot tub, room for hockey practice, and socially distanced entertaining.

SOLD



www.111Springhurst.com

Sold over asking in 6 days!
Completely renovated, 3 bedroom, 3 bathroom. Master bedroom has an ensuite and walk-out to an expansive deck with view of Lake Ontario. Finished basement. Parking for 3 cars.

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, the St. Clair streetcar, and Wychwood Barns.

HOW TO MAKE YOUR BACKYARD THE ULTIMATE WINTER HANGOUT SPOT

Spending time with loved ones in a socially distant manner was easy in the summer, but now that winter is here, it's going to get a little tricky. Fortunately, you don't have to completely write off your backyard just because it's cold and snowy outside. Here's how you can turn your backyard into a place people will want to hang out.

Get an outdoor heater

You'll be more likely to spend time in your backyard if it's nice and toasty. Invest in a good outdoor heating source, whether it's run on propane gas or electrical. You can opt for commercial-grade heaters, the ones you typically find at restaurant patios. Or if you're looking for something smaller, consider a wall-mounted infrared electric heater, portable propane heater, or a heater that attaches to the top of an umbrella pole.

Set up a fire pit—if bylaws allow

There's nothing more cozy and calming than a backyard fire pit on a cold winter evening. Before you even think about setting up a fire pit in your backyard, check your municipality's bylaws around open air burning. Some cities do not permit it, while others do as long as you follow safety rules and restrictions.

Add screens in your backyard

Nothing is worse than cold temperatures mixed with biting winds. Break up the wind with sturdy windscreens, fences, tall plants, and hedges that are strategically placed along the edges of your backyard to reduce the chilly effects of gusty winds.

Invest in heated clothing and furniture

Leave it to technology to make winter more tolerable. There are heated jackets, battery-powered gloves, and rechargeable socks that will allow you to stay outdoors for longer. There are even heated seat cushions that last for hours.

Create a cozy ambience

If you want your backyard to get used in the winter, make it look the part. Add extra coziness with simple decor items such as fuzzy throws, outdoor rugs, cushioned seating, piles of pillows, string lights, lanterns, and candles. Go the extra mile by setting up a mini bar for warm beverages like hot chocolate and tea.

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Jen
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528 | O: 416-922-5533

Jen@JenTripp.com

www.JenTripp.ca



Homelife/Realty One Inc.
The Cabbagetown Brokerage
501 Parliament Street
Toronto, ON M4X 1P3