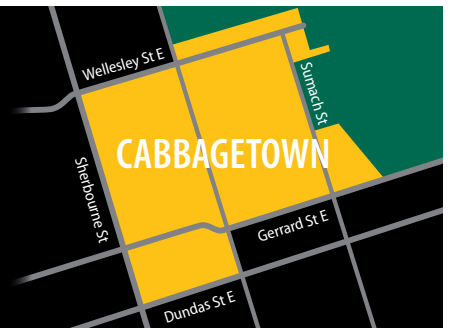


— FEBRUARY 2021 —

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 – Jul 1, 2020 - Dec 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	2	2,225,000	2,800,000	30
4 bedroom	1	2,340,000	2,340,000	38
6 bedroom	1	2,300,000	2,300,000	3
duplex				
4 bedroom	1	1,100,000	1,100,000	30
5 bedroom	1	1,375,000	1,375,000	27
semi-detached				
2 bedroom	5	1,610,000	2,300,000	5
3 bedroom	4	1,925,188	2,175,000	12
4 bedroom	3	1,705,833	2,050,000	5
5 bedroom	2	1,767,875	2,037,500	14
townhouses				
1 bedroom	1	830,000	830,000	47
2 bedroom	6	1,014,333	1,390,000	24
3 bedroom	10	1,540,300	2,140,000	17
4 bedroom	2	1,557,500	1,875,000	26
5 bedroom	1	1,650,000	1,650,000	20
Total	41			18

GTA MARKET TURNS IN THIRD BEST YEAR EVER

Average Resale Price



MARKET HIGHLIGHTS

- Despite the challenges posed by the pandemic, the GTA market recorded 95,151 sales in 2020 (up by 8.4% versus 2019) - its third best year ever
- Led by a buoyant single-family home market, the average selling price in 2020 reached a record annual high of \$929,699 - up by a whopping 13.5% versus 2019
- Strong sales rebound in the summer and fall resulted from a strong economic rebound in many sectors of the economy and by ultra-low borrowing costs
- The pandemic also caused many households to re-evaluate their housing needs in light of a fundamental shift to the "work from home" phenomenon

Resale Home Sales

+8.4% year/year

2020

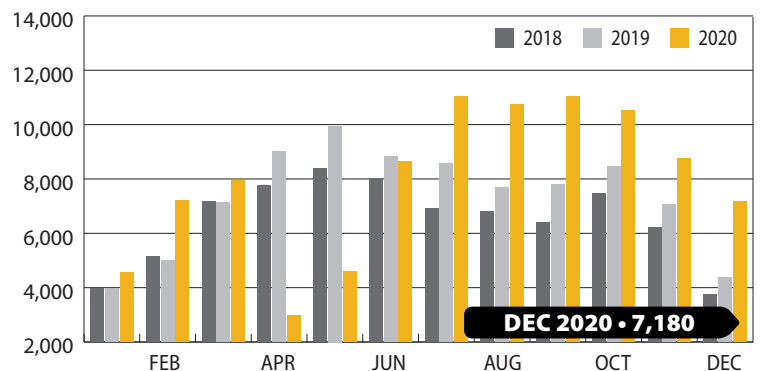
95,151

2019

87,751



GTA Resale Home Sales



YOUR CABBAGETOWN REALTOR®!



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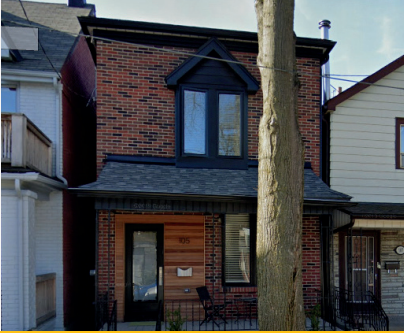
Message from Jen Tripp...

Welcome to the new year 2021! I understand that the next few months will be dark and lonely. To that end, my daughter told me we need a theme for the year, not new year's resolutions. I love this idea. My theme is "Optimism". In every situation I am confronted with, I will choose to be optimistic. The husband is choosing the year of "Best Choice". He is referring to eating habits, but I think it could be applied to all aspects of life. Email me with your theme. I will do a draw for a bottle of bubbly to be delivered to your house.

The condo market in the core is beginning to recover. The announcement of the vaccine brings hope to the globe. Freehold continues to make strong gains. There are a lot of exclusive listings as sellers are nervous about COVID.

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 lane way. Walking distance to subway and the St. Clair streetcar.

NEW PRICE



www.226George.com

Location, location, location. Purpose-built duplex. Both units have 2 bedrooms, 2 bathrooms, 2-stories, parking, and outdoor space. The ideal income property. **Yearly rent of \$63,000.**



HOW TO INCORPORATE PANTONE'S 2021 COLOURS INTO YOUR HOME

Pantone has selected not one, but two colours for 2021. They are Ultimate Grey, a light, soft grey, and Illuminating, a light, vibrant yellow. These colours were selected because they conveyed "a message of strength and hopefulness that is both enduring and uplifting." Another good thing about this year's selections? They're incredibly easy to incorporate into your home décor. Here's how.

Illuminating Yellow

Pantone describes Illuminating as "a bright and cheerful yellow sparkling with vivacity, a warming yellow shade imbued with solar power." Here are a few ways, big and small, to introduce this colour into your home:

- **Paint your front door:** This may be a bold choice, but Pantone actually recommends it. "Painting a front door in bright yellow Illuminating conveys a warm and welcoming message," says Pantone

- **Paint an accent wall:** If you have a blank wall, this is the perfect opportunity to give it a coat of paint in a standout shade like Illuminating. The good thing about painting an accent wall is that you can always change it.
- **Add an accent chair:** Make a bold, fun statement with a yellow accent chair. No matter what style you choose, it'll instantly brighten up a space.
- **Throw in a few accessories:** If you're not ready for a big change, add pops of yellow through accessories. This could be pillow cushions, throw blankets, table linens, and decorative items on your shelves.

Ultimate Grey

According to Pantone, Ultimate Grey is "emblematic of solid and dependable elements which are everlasting and provide a firm foundation." If you don't already have this colour in your home, here's how to start adding it into your décor:

- **Paint the walls:** This is a colour that's versatile and timeless. That means you can go all out and paint your walls or kitchen cabinets knowing it will stay in style for years to come.
- **Switch up your sheets:** There's just something cool and calming about an all-grey bed.
- **Swap out your curtains:** Grey curtains will beautifully frame your windows while adding warmth and elegance to a room.

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



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