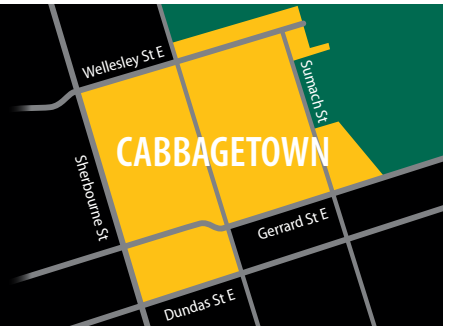


— JANUARY 2021 —

# 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 — Jun 1, 2020 - Nov 30, 2020

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
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
<b>duplex</b>				
4 bedroom	1	1,100,000	1,100,000	30
5 bedroom	1	1,375,000	1,375,000	27
<b>semi-detached</b>				
2 bedroom	8	1,470,250	2,300,000	14
3 bedroom	7	1,795,821	2,175,000	12
4 bedroom	4	1,649,375	2,050,000	6
5 bedroom	2	1,767,875	2,037,500	14
<b>townhouses</b>				
1 bedroom	1	830,000	830,000	47
2 bedroom	8	986,875	1,390,000	20
3 bedroom	13	1,529,923	2,140,000	13
4 bedroom	2	1,557,500	1,875,000	26
5 bedroom	1	1,650,000	1,650,000	20
<b>Total</b>	<b>53</b>			<b>16</b>

**YOUR CABBAGETOWN REALTOR®!**



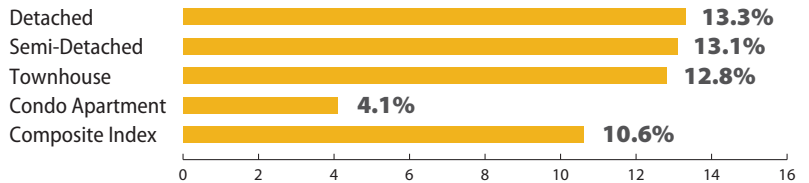
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## GTA MARKET CONTINUES TO SURGE

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



### MARKET HIGHLIGHTS

- GTA November resale volume of 8,766 units (+24.3%), bringing year-to-date volume growth to 5.6% despite the pandemic of 2020
- Low-rise market segments (detached, semi-detached and townhouses) continued to be main sources of volume growth (up by 30.2%, 33.9% and 30.7% respectively)
- MLS® Home Price Index (apples-to-apples reading) up by 10.6% versus last year; average selling price of \$955,615 up by 13.3%
- Condo apartment segment witnessing slower volume growth (+7.1%), large uptick in total inventory (+176.5%) and a slight average price decline (-2.0%)

### Resale Home Sales

**+24.3%** year  
year

Nov 2020

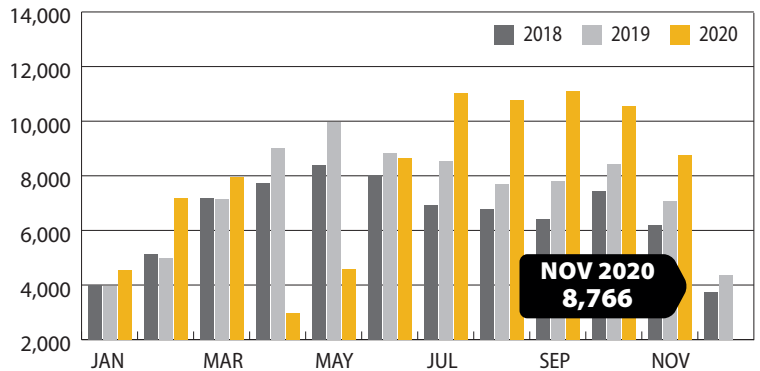
**8,766**

Nov 2019

**7,054**



### GTA Resale Home Sales



### Message from Jen Tripp...

Good bye 2020! Glad to see you go. I head into the year optimistic that we will come out of COVID kinder, better, and brighter.

Clients are calling and asking me when the best time to sell is? Do I sell now or wait for the vaccine? Great question. In the past, real estate spring began in late February, but COVID threw the playbook out the window. My answer is "Now!" Paint it, fix it, clean it, and sell it! Interest rates are at a record setting low. Demand for freehold is at record levels. Condos are still suffering from the COVID effect.

As I write this to you, we are demolishing the back wall of our house. I have learned so much about windows, doors, brick colour and types, and so much more. I am happy to refer my team if you have a project.

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

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NEW PRICE



[www.226George.com](http://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.**

FOR SALE



[www.107Hocken.com](http://www.107Hocken.com)

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 subway and the St. Clair streetcar. Wychwood Barn is a short walk.

SOLD



[www.56Glendale.com](http://www.56Glendale.com)

Roncesvalles Village. Detached! 4 bedroom! Chef's kitchen, finished basement, fireplace, killer back yard with a hot tub, and room for hockey practice and social distance entertaining.



You may not realize it, but you probably have hundreds of square feet in your home that's going to waste. Here are some of the most common dead spaces in a home.

**Rooms that rarely get used**

Times have changed and most Canadian families don't use their dining rooms or formal living rooms like they used to. The same goes for guest rooms. Perhaps you had the intention to use these rooms more regularly, but the reality is you probably never do. A more useful alternative for these rooms could be a home office, workout space, or a playroom.

**Oversized bedrooms**

Most people love the idea of a big bedroom. But when it comes time to furnish the room, they realize there's a whole lot of unused space. Depending on your floor plan, consider making better use of this space by expanding

your walk-in closet, building floor-to-ceiling storage, or adding some extra seating.

**Deep cabinets**

Do you have a corner cabinet where it's impossible to reach anything? Or maybe you have large cabinets where items always get forgotten? These are prime storage areas that should be better put to use. You can solve the blind corner cabinet by investing in a lazy Susan turntable that would make this cabinet more functional. For tall cabinets, risers will let you stack items more efficiently. For deep cabinets, slide-out drawers will let you reach items in the back.

**The space under the stairs**

There's a world of opportunity underneath the staircase. Sure it's an awkward space, but it can be transformed into just about anything. You can create built-in bookshelves underneath, install a storage closet with slide-out drawers, build a bench for a little reading area, create a small office nook, or even build a mini home for your kids or pets.

**The space under low-slanted ceilings**

If you have sloped ceilings that are quite low, such as in your attic, you might assume there's not much you can do with the space underneath. Not true. With the right ideas, you can create lots of functionality in this dead space. Try a custom shelving solution, a cozy bench setup, or place dressers there that are just the right height.

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



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