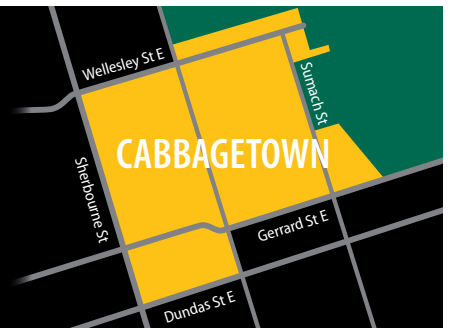


— JUNE 2021 —

# 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 – Nov 1, 2020 - Apr 30, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
3 bedroom	4	2,878,750	3,425,000	22
4 bedroom	1	1,340,000	1,340,000	25
<b>duplex</b>				
0 bedroom	1	1,560,000	1,560,000	40
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	5	1,640,204	2,250,018	13
3 bedroom	11	2,037,182	2,783,000	6
4 bedroom	6	2,072,833	3,083,000	30
<b>townhouses</b>				
1 bedroom	2	950,000	1,070,000	26
2 bedroom	4	1,667,500	1,900,000	12
3 bedroom	11	1,677,545	2,595,000	11
4 bedroom	3	1,286,667	1,310,000	26
<b>triplex</b>				
6 bedroom	1	2,100,000	2,100,000	25
<b>Total</b>	<b>51</b>			<b>16</b>

**YOUR CABBAGETOWN REALTOR®!**



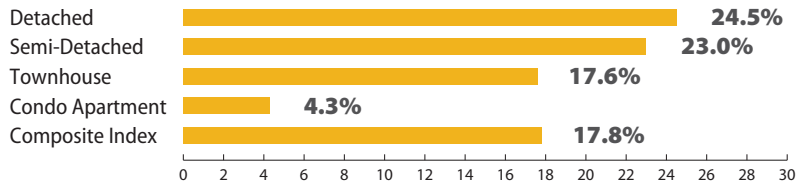
Jen Tripp – Sales Representative

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## GTA RESALE PRICES CONTINUE TO SURGE

### MLS® Home Price Index by Segment (versus Apr 2020)



### MARKET HIGHLIGHTS

- MLS® Home Price Index (apples-to-apples reading) up by 17.8% versus last year; average selling price of \$1,090,992 up by 33.0%
- Detached (+24.5%) and semi-detached (+23.0%) segments continue to lead the way in price growth while the condo apartment segment ranks lowest (+4.3%)
- April resale volume of 13,663 units established a new record for April although slightly down from the all-time record of 15,655 units sold in March
- Recent torrid pace of sales has occurred without the benefit of population growth; over long term sustained growth in sales requires sustained growth in population

### Resale Home Sales

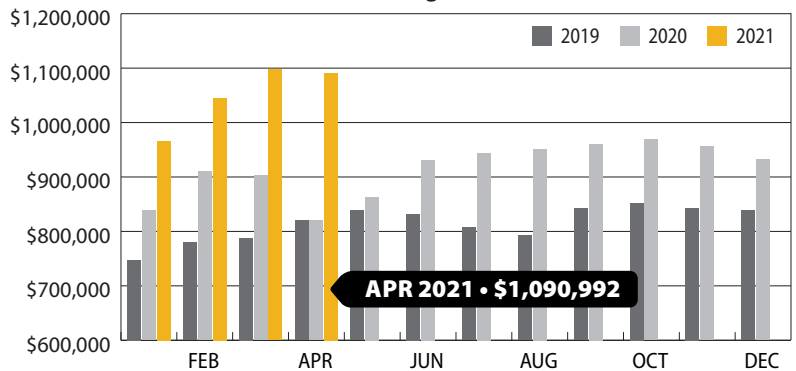
**+362.1%** year / year

Apr 2021  
**13,663**

Apr 2020  
**2,957**



### GTA Average Resale Price



## Message from Jen Tripp...

### Major energy efficiency plan in federal budget

The recent federal budget contained a major measure to encourage home energy efficiency. For homeowners and landlords, a \$4.4 billion plan to retrofit residential buildings to make them more energy efficient was announced. The money will flow through the Canada Mortgage and Housing Corporation (CMHC) and will take the form of interest-free loans of up to \$40,000 for projects like replacing oil furnaces with higher-efficiency furnaces, installing better wall insulation, adding solar panels, or replacing drafty windows and doors. In order to qualify, the retrofit would need to be identified through an authorized EnerGuide energy assessment. The government estimates more than 200,000 households could take advantage of this program and that it has the potential to create up to 10,000 well-paying jobs over the next five years.

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

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SOLD



[www.96Underdiff.com](http://www.96Underdiff.com)

What a story! Featured in the Globe & Mail. 10 days on the market with 50 showings and 9 offers. Sold for \$340,000 over the listing price. In the last hour of negotiation we moved 4 offers up by more than \$100,000.

FOR SALE



[www.173Wheeler.com](http://www.173Wheeler.com)

Good, good, good vibrations in the beach. 3 bedroom, 3 bathroom semi with a main-floor family room, parking, and a finished basement that can be easily converted to a basement apartment. Landscaped backyard. Just move in and enjoy.

FOR SALE



Mansfield Ski Chalet

A slopeside chalet selling quickly. The perfect place for a family winter. Skiing, cross country, skating, snowshoeing, and more. All at your our private ski club. The best choice for your family.

## SUPER-EASY LANDSCAPING CHANGES THAT'LL SELL YOUR HOUSE



First impressions are everything, especially in real estate. What your home looks like on the outside plays an important role in selling your home. Fortunately, you don't have to do a full makeover or invest thousands of dollars to add curb appeal to your property. Try these easy, simple changes to help you cinch the deal.

### Add colourful annuals

There's nothing like bright colours to bring out the beauty of your home. From petunias to dahlias, these annuals are low-maintenance and will look great during the length of your listing. Place them around your home and by the front door.

### Tidy up

An easy way to spruce up your landscape is to

freshen up the edges of your garden beds. This will leave clean, crisp lines while preventing weeds and the lawn from creeping into your garden. Finish off by adding a layer of fresh mulch around your shrubs and garden beds.

### Get rid of weeds

Nobody likes doing it, but it has to get done. Pulling out weeds will not only make your lawn look nicer, but it'll also prevent your plants from becoming susceptible to pests and diseases.

### Remove brown spots from the grass

Nothing ruins a beautiful patch of grass like an unsightly brown spot. They can be caused by a number of things, including fungus, poor soil quality, excessive moisture, over-fertilization, or even dog urine. Figure out what's causing the

brown patches and treat them right away.

### Install bright lights

Your home should look good no matter what time of day it is. Buyers may be driving through in the evenings after work, and if your home is too dark, they might just drive right on by. Add sconces around your doors, including the garage door. If you want to show off your garden or certain architectural features, uplights will create the perfect amount of light. And lastly, light up the path leading up to your door; this will make your home feel extra welcoming.

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



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