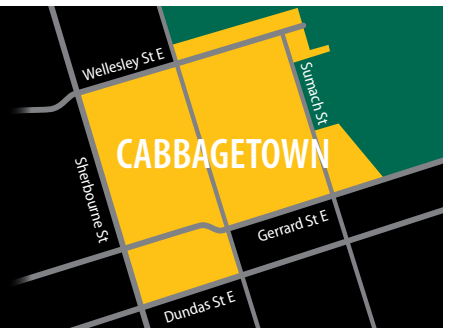


— MARCH 2021 —

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 – Aug 1, 2020 - Jan 31, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	3	2,213,333	2,800,000	21
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	4	1,537,500	2,300,000	6
3 bedroom	3	1,850,250	2,175,000	7
4 bedroom	3	1,630,833	1,825,000	7
5 bedroom	1	2,037,500	2,037,500	23
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
Total	36			17

YOUR CABBAGETOWN REALTOR®!

Jen
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528

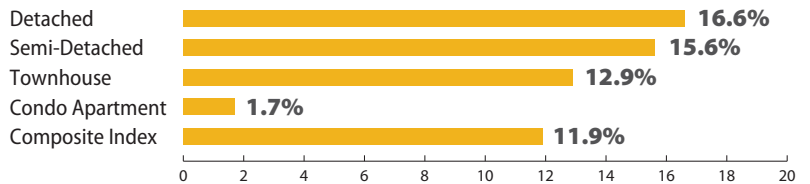
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GANGBUSTER START TO 2021 FOR GTA MARKET

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



MARKET HIGHLIGHTS

- January resale volume of 6,928 units up sharply by 52.4% versus January 2020
- New listings growth of 20.2% still lagged volume growth significantly and put increased upward pressure on prices
- MLS® Home Price Index (apples-to-apples reading) up by 11.9% versus last year; average selling price of \$967,885 up by 15.5%
- Shifting housing needs during the pandemic and historically low interest rates have been the main drivers of demand over the past six months

Resale Home Sales

+52.4% year
year

Jan 2021

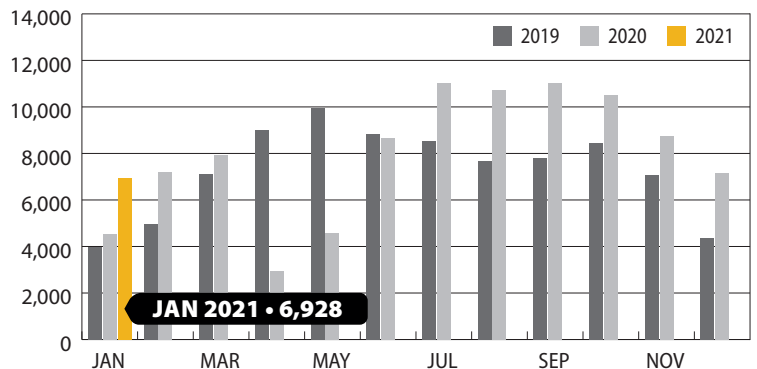
6,928

Jan 2020

4,546



GTA Resale Home Sales



Message from Jen Tripp...

March is here! One can almost taste the hope in the air. There is a certain lightness in my step as the city begins to awake up from the long slumber/ lockdown. Who knew I would love skating if I could not ski?

The real estate market is busy, busy, busy! A seller's market all around. All signs indicate to a robust real estate market. The 'COVID effect' has significantly impacted the smaller market around the GTA. The 'work from home' set are happy to leave the city and make their equity work for them. Great opportunities can be found in smaller markets such as the Quinte Region. One can buy a centre hall, 4 bedroom home with a pool that is located within walking distance to shops for under \$800,000.

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

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FOR SALE



Exclusive not on MLS®

Beach house! 4 bedroom, 4 bathroom, 3 fireplaces, massive windows overlooking the lake from every room. Facing Scarborough Bluffs Park, tennis courts, and playground. Must be seen! 20 minutes to Bay Street.

SOLD



221 Hastings

Sold in 7 days with 10 offers. Listed for \$1,999,000, sold for \$1,415,000, and closed in 2 weeks! Steps to Greenwood Park. 3 bedrooms, 3 bathrooms, and a finished basement. Congratulations to buyer and sellers.

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 subway and the St. Clair West streetcar.

THREE OF THE COOLEST SECURITY GADGETS FOR YOUR HOME



Everyone should feel safe in their homes. Some people are happy with just a deadbolt and chain lock. Others might feel comfortable adding more bells and whistles to their security measures. If you're in the latter camp, then the following high-tech security gadgets may give you the extra peace of mind you're looking for. Today's security gadgets are much more advanced so you can sleep easy knowing that you and your family are safe.

Camouflaged security cameras

Some trespassers will try to avoid getting in the path of a security camera so that they can slip away undetected. However, it would be hard to hide from a camera that's camouflaged. Senti is a security camera that looks more like a digital clock that's secured to the wall. Not only does it tell the time, but it's also got all the capabilities of a motion detector, HD video camera, and even air-quality sensor.

Panoramic video cameras

Standard home surveillance cameras have limitations, one being that it

can only scan a certain area of a room. Piper is an all-in-one home security gadget that includes an HD 180-degree panoramic video camera that also pans, tilts and zooms—and you can even split the screen into four views. It can also set off a powerful 105 dB siren when it detects that your home's security has been breached.

Smart locks that take pictures

Having footage of everyone that comes to your door is a great way to determine who you let in and don't let in. There are many smart locks with video camera integration, including August Wi-Fi Smart Lock. If you have guests that regularly come to your home, such as cleaners or dog walkers, you can grant them access upon arrival via your phone, so there's no need to create extra keys. It's even got the ability to automatically lock when it detects you're heading out, so you'll never have to worry about whether you locked the door.

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