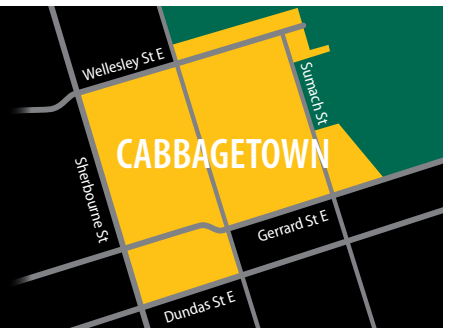


— OCTOBER 2020 —

# 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 – Mar 1, 2020 - Aug 31, 2020

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
2 bedroom	2	2,155,500	2,900,000	9
3 bedroom	1	3,700,000	3,700,000	127
4 bedroom	1	2,340,000	2,340,000	38
6 bedroom	1	2,300,000	2,300,000	3
<b>semi-detached</b>				
2 bedroom	8	1,199,625	1,900,000	18
3 bedroom	8	1,667,026	2,150,000	15
4 bedroom	2	1,765,000	2,050,000	6
5 bedroom	3	1,631,250	2,037,500	12
<b>townhouses</b>				
2 bedroom	5	1,132,400	1,390,000	10
3 bedroom	9	1,429,889	1,806,000	14
4 bedroom	2	1,677,500	1,845,000	32
5 bedroom	2	1,475,000	1,650,000	44
<b>Total</b>	<b>44</b>			<b>19</b>

**YOUR CABBAGETOWN REALTOR®!**

*Jen*  
TRIPP

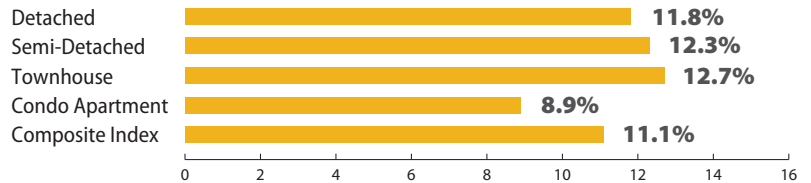
Jen Tripp – Sales Representative

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## GTA MARKET CONTINUES ITS EXCEPTIONAL RALLY

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



### MARKET HIGHLIGHTS

- GTA August resale volume spiked by 40.3% versus August 2019; this brought year-to-date volume to just 3.9% below 2019 levels
- Low-rise market segments (detached, semi-detached and townhouses) main drivers of growth (up by 50.6%, 66.8% and 45.8% respectively)
- Improving economic conditions, low borrowing costs and pent-up demand due to the "COVID pause" main factors spurring demand
- MLS® Home Price Index (apples-to-apples reading) up by 11.1% versus August 2019; average selling price of \$951,404 up by 20.1% versus last year

### Resale Home Sales

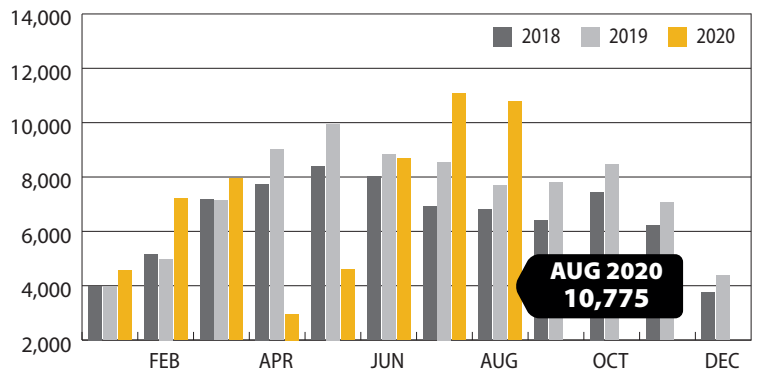
**+40.3%** year  
year

Aug 2020  
**10,775**

Aug 2019  
**7,682**



### GTA Resale Home Sales



## Message from Jen Tripp...

Wow! What a bumpy ride this year has been. I just sent my children off to school after warning them for 6 months not to get close anyone. In a strange twist, this time has given us time together (much to the chagrin of my teenagers). It has given us time to clean our closets and fix things around the house. I have found 2 excellent contractors and a professional organizer, basically every homeowner's dream. I would be happy to share their contact information with you.

I have been fielding a number of calls regarding the value of properties, and answering questions such as "What is my house worth?", "What can the equity in my house get me in a smaller community?" and "Is it time to leave TO?" The when, where, and how to change are big questions that I am solving with my clients.

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

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**FOR SALE**



[www.111Springhurst.com](http://www.111Springhurst.com)

Prime Parkdale — Renovated townhouse includes 4 bedrooms, 3 bathrooms, parking, a yard, and a roof-top deck.

**FOR SALE**



[www.900MtPleasant.com](http://www.900MtPleasant.com)

Beautiful condo in the heart of midtown. Rarely available. 1,100 sq. ft. 2 bedroom + den, 2 bathroom, 2 terraces, parking, and a locker. Low rise building (no long elevator rides). Walking distance to Crosstown line.

**FOR SALE**



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

Location, location, location! Purpose built duplex. Both units are 2-stories and have 2 bedrooms, 2 bathrooms, parking, and outdoor space. The urban solution to living with extend family or an ideal income property.



fresh new change, there are many reasons people don't love their homes anymore. Here are some signs it may be time for you to move.

**You seek opportunities to get out of the house**

If you find yourself constantly looking for excuses to leave your house, whether for an hour or an entire weekend, this could be a sign you no longer love spending time at home and would be happier in a new environment.

**You're embarrassed to have people over**

Whenever your friends or family want to hang out, you try to avoid having the gathering at your place because you're ashamed of your home. Maybe you feel your place is too small, too old, or too shabby. Whatever the reason, it shows that you are not proud of your home.

**You have no motivation to improve your place**

When you don't love something anymore, you stop putting any effort into it. Perhaps you've become

apathetic towards maintaining and improving your home. For instance, you know your walls need a new coat of paint but you keep putting it off because you don't see yourself living in the space for much longer.

**You're always focusing on your home's flaws**

It's normal to not like something about your home. Maybe it's the colour of your hardwood floors, the layout of the bathroom, or the size of the kitchen. But if you find yourself always focusing on these flaws and not coming up with a plan to fix them, it might be a sign you are over your house.

**You daydream about your ideal home**

You spend a lot of time thinking about what your perfect home would look like. You might even have browsed listings online to see what's out there. This is one of the tell-tale signs that you are ready to move on to a new house.

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*Jen*  
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