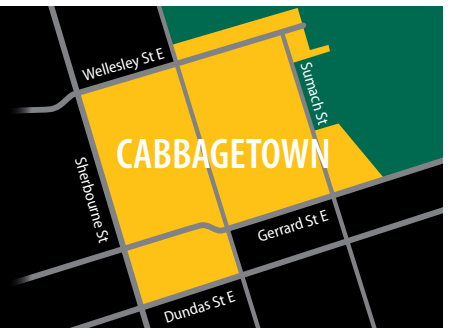


— OCTOBER 2021 —

# 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 – Mar 1, 2021 - Aug 31, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
1 bedroom	1	598,000	598,000	5
3 bedroom	2	2,405,000	2,800,000	13
4 bedroom	1	3,083,000	3,083,000	4
<b>duplex</b>				
2 bedroom	1	1,900,000	1,900,000	8
3 bedroom	1	1,501,000	1,501,000	27
<b>semi-detached</b>				
1 bedroom	1	1,070,000	1,070,000	6
2 bedroom	8	1,302,002	2,250,018	14
3 bedroom	11	1,784,355	2,300,000	5
4 bedroom	5	1,696,200	2,675,000	12
5 bedroom	1	1,185,000	1,185,000	5
6 bedroom	1	1,820,000	1,820,000	97
<b>split-level</b>				
3 bedroom	1	1,800,000	1,800,000	3
<b>townhouses</b>				
0 bedroom	1	1,560,000	1,560,000	40
1 bedroom	1	1,075,000	1,075,000	5
2 bedroom	6	1,322,833	1,731,000	10
3 bedroom	12	1,904,583	2,700,000	12
4 bedroom	3	1,900,000	2,260,000	12
<b>triplex</b>				
3 bedroom	1	2,595,000	2,595,000	8
<b>Total</b>	<b>58</b>			<b>12</b>

**YOUR CABBAGETOWN REALTOR®!**

*Jen*  
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528

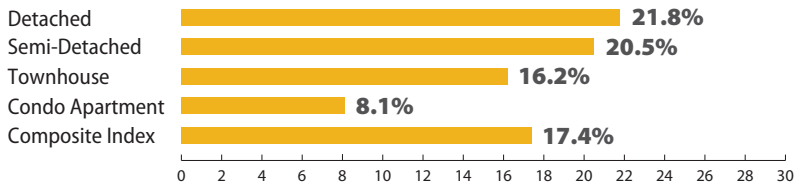
O: 416-922-5533

[www.JenTripp.ca](http://www.JenTripp.ca)



## GTA MARKET REMAINS EXTREMELY TIGHT

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



### Market Highlights

- August volume of 8,596 units was down by 19.9% versus last year's all-time high for the month but was still the third-best August sales result on record
- MLS® Home Price Index (apples-to-apples reading) was up by a whopping 17.4% versus last year; average selling price of \$1,070,911 was up by 12.6%
- Persistent lack of supply (new listings down by 43.0% versus last year) versus continued buoyant demand is driving prices higher
- Market tightness and upward price pressure will further intensify as population growth in the GTA trends back to pre-COVID levels

### New Listings

**-43.0%** year/year

Aug 2021

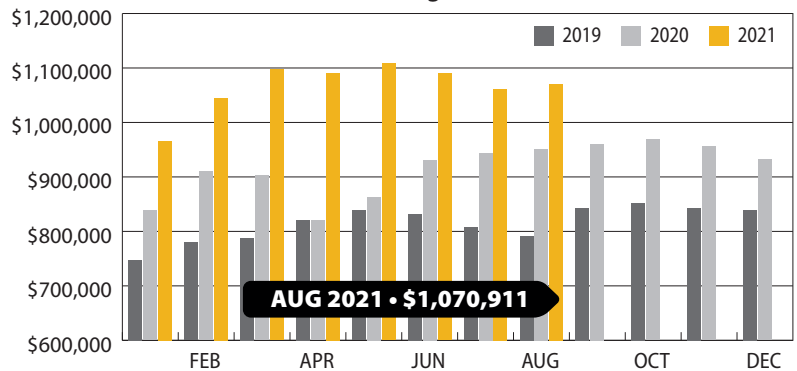
**10,609**

Aug 2020

**18,599**



### GTA Average Resale Price



### Message from Jen Tripp...

School is back in session, vaccinations are on the rise, and it feels good. Last month I went to my first large gathering: a wedding. Everyone was cautious and just so happy to see one another. The fall market is upon us. Many buyers took covid as a pause in their search. They are back with increased savings and a desire to buy! Interest rates are low. Inventory remains too low. This is a seller's market.

Last month I had a listing in Riverdale. We emptied it, fixed it, painted it, and staged it. It sold well over market value within 3 hours of going to MLS®. We did a digital media ad campaign. Getting the best offer on your property requires an experienced agent that works directly for you, not a team in between.

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

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**SOLD**



[www.17Teignmouth.com](http://www.17Teignmouth.com)

Detached corner lot, 4 apartments, estimated net income of \$72,000 per year. Coin laundry, recently renovated, St. Clair and Dufferin area. The 3 bedroom unit is vacant, ideal for an owner suite.

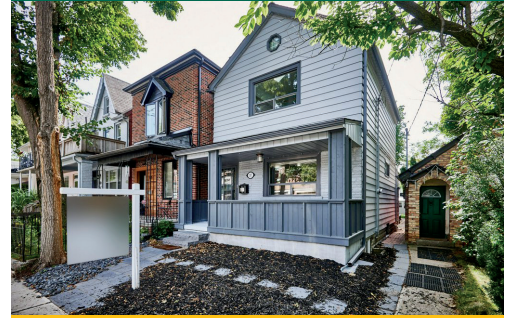
**FOR SALE**



[www.Vialtalia.com](http://www.Vialtalia.com)

Corso Italia area, semi-detached house, 15.5 x 60-foot lot with 2 bedrooms, a finished basement, freshly painted. Clean home inspection. Perfect for first-time buyers or investors. List price: \$899,000.

**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 the subway and St. Clair streetcar.



## HOW TO KEEP YOUR DECK FROM COLLAPSING THIS WINTER

Whether you like it or not, winter is coming. This is a good time to ensure your deck is structurally sound to prevent collapse and damage. Not only will it give you and your family some peace of mind, but it might also help you avoid a costly repair in the future. Review this checklist to ensure your deck is tough enough to handle the upcoming winter.

### Loose railings

Give your railing a good tug. Is it wobbly, unsteady, or leaning too much in one direction? This should be addressed to prevent further damage, especially before heavy winds and snow arrives. Secure the railing by tightening any loose screws or fasteners.

### Support posts

Check your support posts for signs of rust and moisture damage, which can typically occur where it meets the ground. It's important to address this as the rot can continue up the post if left untreated.

### Cracked concrete

If your support posts are resting on top of concrete blocks, inspect the condition of the concrete and look out for cracks or crumbling.

### Loose ledgers

Ledgers ensure that the deck stays attached to the house. If the ledger is decaying or improperly

fastened to the house, this could lead to an eventual collapse.

### Rotted wood

Not sure if your wood is rotting? Look for mildew, dark colouring, cracks in the wood, or a soft, spongy texture. If you think your deck is rotting in some areas, have these specific boards replaced before winter arrives or it could become more damaged.

### Loose screws, nails, and fasteners

Look for things like rusted screw heads, loose fasteners, or nails that are sticking out on the surface of your deck. If you see any of these signs, it could mean there is a problem underneath. Fix these issues as soon as you can.

### Heavy furniture

Consider removing your furniture before winter hits, especially if they are heavy. The combination of furniture, snow, and ice can add too much weight to your deck, so try to take any pressure off before the snow hits.

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