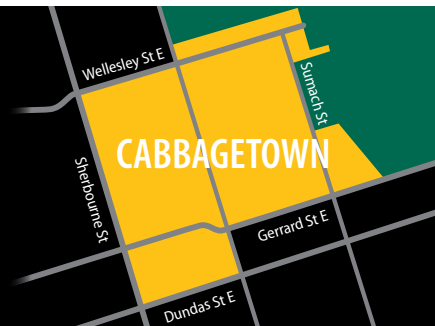


— SEPTEMBER 2020 —

# 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 – Feb 1, 2020 - Jul 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
<b>semi-detached</b>				
2 bedroom	10	1,266,300	1,900,000	19
3 bedroom	9	1,633,357	2,150,000	14
4 bedroom	2	1,765,000	2,050,000	6
5 bedroom	2	1,428,125	1,498,250	6
<b>townhouses</b>				
0 bedroom	1	1,675,000	1,675,000	28
2 bedroom	3	992,333	1,169,000	6
3 bedroom	6	1,412,333	1,806,000	7
4 bedroom	2	1,677,500	1,845,000	32
5 bedroom	3	1,457,000	1,650,000	32
<b>Total</b>	<b>42</b>			<b>18</b>

YOUR CABBAGETOWN REALTOR®!

*Jen*  
TRIPP

Jen Tripp – Sales Representative

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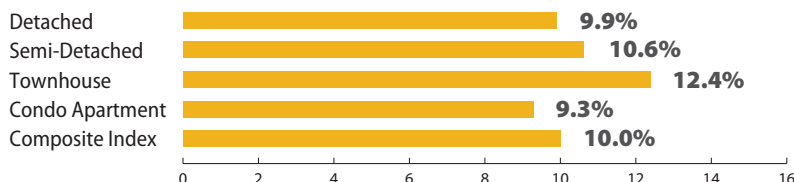
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## GTA MARKET CONTINUES TO REBOUND STRONGLY

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



### MARKET HIGHLIGHTS

- GTA July resale volume of 11,081 units up sharply by 29.5% versus July 2019 and up by 49.5% versus June 2020 on a seasonally adjusted basis
- That said, year-to-date volume of 47,013 units remains 10.3% behind last year's strong pace as market still not fully recovered from COVID impact
- New listings also up strongly by 24.7% versus last year, but lagged annual sales growth which resulted in tighter market conditions
- MLS® Home Price Index (apples-to-apples reading) up by 10.0% versus July 2019; average selling price of \$943,710 up by 16.9% versus last year

### Resale Home Sales

**+29.5%** year  
year

Jul 2020

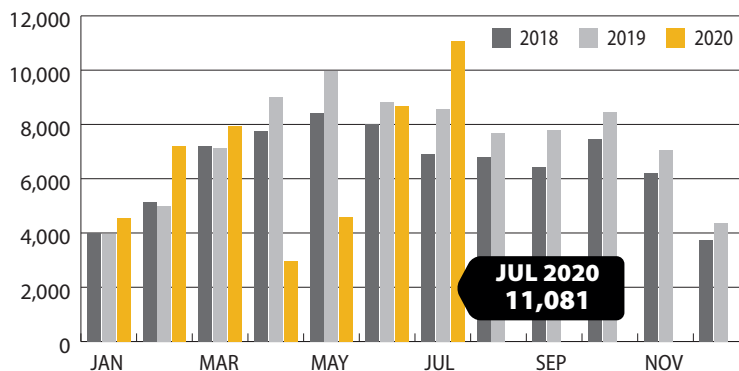
**11,081**

Jul 2019

**8,555**



### GTA Resale Home Sales



### Message from Jen Tripp...

As I write this, we are in the middle of the busiest summer in real estate in my 20-years of experience. Traditionally the spring market is the busiest but COVID took that away. Concerns for a 2<sup>nd</sup> wave have pushed the fall market into July, August, and September. Working remotely has revealed new need for new spaces within homes. The city has changed zoning to allow 2<sup>nd</sup> suits across the whole city; basement apartment, duplexes, and laneway houses. A game changer. Year on year value of property is way up across the city but volume still remains relatively low. Real estate is a supply and demand business. Cheap money, strong banking fundamentals and the Canadian sensibility in a pandemic makes Toronto a sought-after location. A seller's market remains.

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

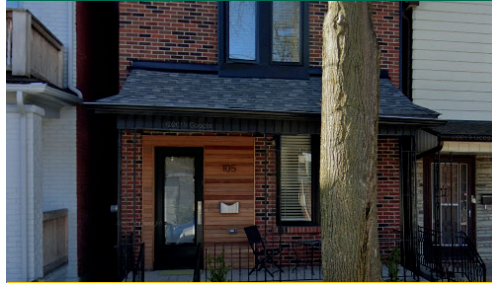
FOR SALE



Mount Pleasant and Eglinton

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

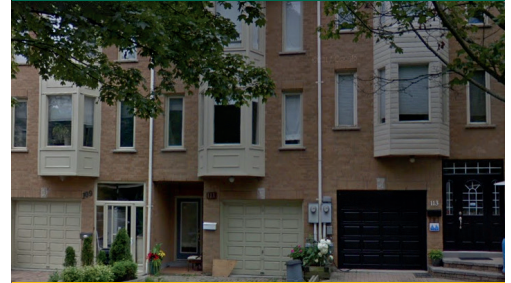
FOR SALE



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 lane way. Walking distance to the subway and the St. Clair streetcar.

FOR SALE



111 Springhurst

Completely renovated, 3 bedroom, 3 bathroom. Master bedroom has an ensuite and walk-out to an expansive deck with view of Lake Ontario. Finished basement. 3-car parking. **1,299,000**



# How to arrange for a home repair during a pandemic

A leaky roof, broken air conditioner, clogged pipes - whatever the issue is, you probably need to call a repairperson to fix the problem as soon as possible. However, given the pandemic, extra precautions should be taken before you let a technician enter your home. Here are some tips for getting your repairs done quickly and safely.

**Ask them if they will be wearing a mask**

Don't assume the technician will don a mask upon arrival. Double-check ahead of time to see if they will be following public health recommendations, such as wearing a mask and keeping their distance. You can take it one step further and ask if they've been screened for COVID-19 symptoms or if they've been exposed to the virus.

**Keep your distance when they are working**

Though it may be exciting to have a new person in the house, refrain from engaging in conversation with the repairperson. When they arrive, avoid shaking their hand or coming into

close contact with them. Give them their space when they are working and wear a mask the entire time they are in your home.

**Disinfect the area before and after the work**

Even if you think your family is virus-free, it's better to be overly cautious. Before the technician arrives, disinfect the work area as well as any other areas that they may touch, such as doorknobs, bathrooms, and sink faucets. After they have left, disinfect it all over again.

**Do it yourself**

If a household member is sick, or you're not entirely comfortable having a stranger in the home, look into the DIY route. Not all repair work is as intimidating as it looks. Depending on what's involved, you can repair it all by yourself with the right tools and guidance. Things like unclogging the toilet, fixing a squeaky door, and repairing a leaky faucet are all more doable than you think. Start by searching on YouTube, which has tons of tutorials on DIY home repairs. If you're still not confident, call a technician.

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