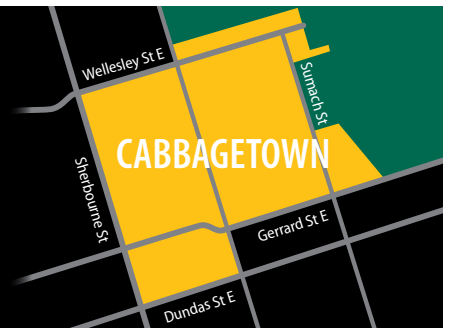


— DECEMBER 2021 —

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 – May 1, 2021 - Oct 31, 2021

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
2 bedroom	1	2,275,000	2,275,000	8
3 bedroom	6	2,255,833	3,025,000	22
4 bedroom	1	2,900,000	2,900,000	2
duplex				
3 bedroom	1	1,501,000	1,501,000	27
semi-detached				
2 bedroom	3	1,280,000	1,325,000	4
3 bedroom	9	1,881,211	2,300,000	5
4 bedroom	3	2,112,018	2,675,000	6
5 bedroom	1	1,185,000	1,185,000	5
6 bedroom	1	1,820,000	1,820,000	97
townhouses				
1 bedroom	1	1,075,000	1,075,000	5
2 bedroom	4	1,029,225	1,400,000	17
3 bedroom	8	1,619,500	1,950,000	18
4 bedroom	1	2,130,000	2,130,000	24
Total	40			14

YOUR CABBAGETOWN REALTOR®!



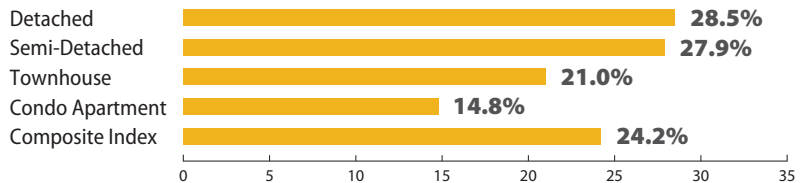
Jen Tripp – Sales Representative

D: 416-697-5528
O: 416-922-5533
www.JenTripp.ca



GTA PRICES HIT ALL-TIME HIGH AMID NEW LISTINGS SHORTFALL

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



Market Highlights

- Ongoing lack of supply (new listings down sharply by 34.1% versus last year) versus continued very brisk demand pushed prices to an all-time high
- MLS® Home Price Index (apples-to-apples reading) was up by a whopping 24.2% versus last year; average selling price of \$1,155,345 (new record) was up by a comparable 19.3%
- All major market segments displaying double digit price growth both in terms of the MLS® Home Price Index and average selling price
- October volume of 9,783 units was down by 6.9% versus last year's all-time high but was up by 8.4% versus September and was also the second best October on record

New Listings

-34.1% year/year

Oct 2021

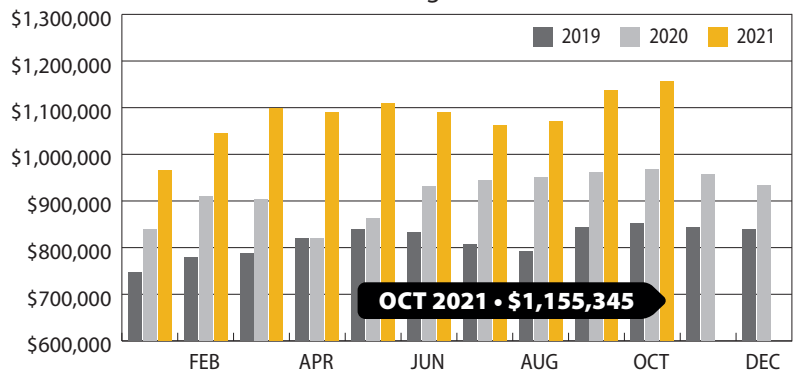
11,740

Oct 2020

17,806



GTA Average Resale Price



Message from Jen Tripp...

The festive season is fast approaching. Given the difficulties with the supply chain, we are doing homemade gifts. For my elderly parents it will be a series of homemade frozen dinners. The kids are getting to re-decorate their rooms.

Real estate is undersupplied and demand is high. I have a number of buyers for Cabbagetown but there are almost no houses for sale. December and January are the perfect months to plan your move. We can sit together and make a plan, line up the helpers, sell things you are not taking with you, and make sure your property sells well. The key to a good move is smart planning. I will help chart/solve the obstacles you might not have considered. Call me, I will bring wine or tea. Either way, it will be a good meeting.

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

NEW PRICE



www.107Hocken.com

Laneway house is legal on this lot. Currently a duplex with a basement apartment. Easy to take back to a single-family home. Steps from Wychwood Barns. Walking distance to subway and St. Clair streetcar.

NEW PRICE



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.MansfieldChalets.com

A slopeside chalet. The perfect place to stay active with the family. Cycling, fishing, skiing, cross country, skating, snowshoeing, and more. All at your own private ski club. \$500,000's best value in Ontario.

HOW TO INCLUDE KIDS IN THE HOME-BUYING PROCESS



If you've got kids and you're looking to buy a new home, you may want to include them in this important decision-making process. Involving the children can help make the transition much smoother and ensures everyone is happy with the big move. Here are a few ways to get the kids on board.

Ask them for their wish list

Sit your kids down and ask them what they would like to see in their new home. Is it a bigger backyard, separate bedrooms, or an additional bathroom? Include your own wants on the list and see where everyone's desires overlap. While your children may not get everything they want, this process will make them feel like their voice has been heard and that their opinions are valued.

Bring them to a viewing of your top choices

You're going to be seeing a lot of homes. Instead of taking your children to every single viewing, narrow it down to your top picks. This will not only be more manageable, but it may also help you make your final decision. Letting the kids see their potential new home could take their minds off the sad part of moving and get them more excited about the changes to come.

Walk around potential neighbourhoods

If you're trying to determine whether a neighbourhood is a right fit for your family, consider organizing a family outing. Walk the streets, visit the local stores, play in the parks, and eat at a nearby restaurant. Not only are these activities fun for your kids, but they also give you a good sense of whether this is the neighbourhood for you.

Let their creative juices flow

During the home-buying process, let your kids know that they're allowed to express their individuality in the new home. Whether that's picking out their own bedroom furniture or choosing the colour of their room, giving them the option will make them feel like they have some control.

Talk openly about why you're moving

You should be transparent about why you're moving. Whether you're moving to enjoy more space, to be closer to work, or to be near family, letting your kids know the reasons will reassure them that the move is just as beneficial for them as it is for you.

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



Jen
TRIPP

Jen Tripp – Sales Representative

D: 416-697-5528 | O: 416-922-5533

Jen@JenTripp.com

www.JenTripp.ca



Homelife/Realty One Inc.
The Cabbagetown Brokerage
501 Parliament Street
Toronto, ON M4X 1P3