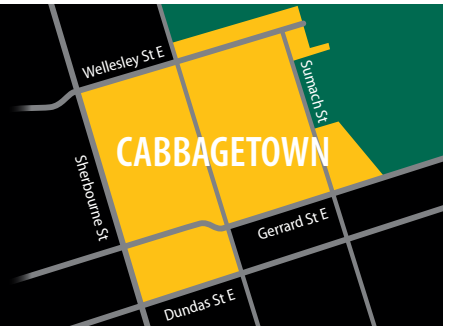


— FEBRUARY 2022 —

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 – Jul 1, 2021 - Dec 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	4	2,181,250	3,025,000	26
4 bedroom	1	2,900,000	2,900,000	2
5 bedroom	1	3,169,500	3,169,500	37
duplex				
2 bedroom	1	1,750,000	1,750,000	26
5 bedroom	1	1,750,000	1,750,000	17
semi-detached				
3 bedroom	8	1,867,473	2,300,000	10
4 bedroom	1	1,885,055	1,885,055	10
5 bedroom	1	1,185,000	1,185,000	5
6 bedroom	1	1,820,000	1,820,000	97
townhouses				
1 bedroom	1	549,000	549,000	26
2 bedroom	3	1,043,967	1,205,000	29
3 bedroom	10	1,793,229	2,765,000	19
4 bedroom	1	2,130,000	2,130,000	24
Total	35			20

YOUR CABBAGETOWN REALTOR®!



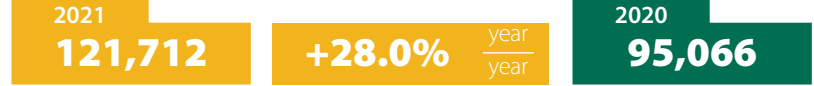
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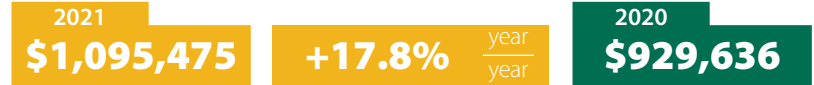


GTA HOME SALES SET RECORDS IN 2021

Resale Home Sales



Average Resale Price



Market Highlights

- 2021 home sales of 121,712 units were up by a jaw dropping 28.0% versus 2020; 2021 sales eclipsed the previous record of 113,040 units set in 2016
- Low interest rates, economic growth, increased household savings and more flexible work arrangements due to the pandemic were the key demand drivers
- 2021 new listings were up by 6.2% versus 2020 but didn't keep pace with the record demand; this imbalance caused prices to rise to record levels
- 2021 average annual price jumped by 17.8% to a record high \$1,095,475; December average price clocked in at \$1,157,849

New Listings

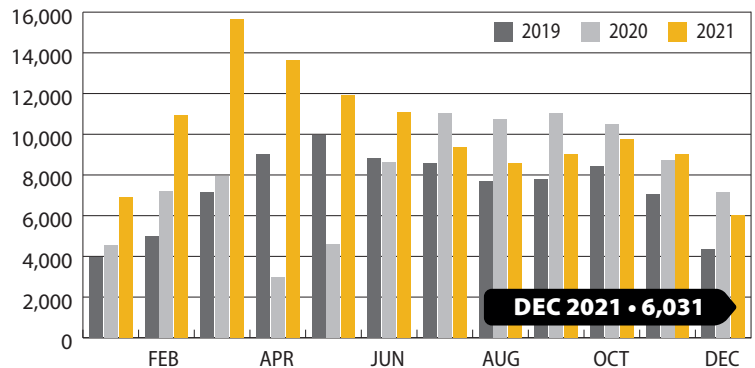
+6.2% year/year

2021
166,469

2020
156,805



GTA Resale Home Sales



Message from Jen Tripp...

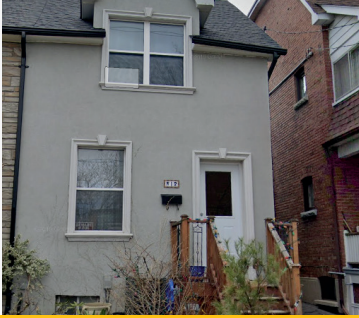
Welcome to winter. This year the market is set for a recording setting year again. The key driver, as always, is supply. There is not enough inventory. When it comes to getting the best offer on your property it is not just stage and sell. There is an artfulness to selling, when to push, when not to push.

There is finesse when dealing with the buyer's agent. How to motivate the agents to stay focused on your property? Selling to the sellers is key.

In this time of closed doors and windows don't forget to change your furnace filter and humidifier filter. Be sure to blow out the tube that takes the water away... That *drip, drip, drip* can be a costly oversight. It was in my own house. See you on social media for updates from the mean streets.

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

SOLD



www.12Vialtalia.com

Corso Italia area, sold in 4 days! Semi-detached, 2 bedroom home with finished basement, and clean home inspection. Perfect for first-time buyers or investors. List price: \$899,000.

SOLD



www.17Teignmouth.com

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

FOR SALE



www.MansfieldChalets.com

A slopeside chalet. Private ski club. Join me for a day of skiing and lunch to check it out. The perfect place to stay active with the family. Cycling, fishing, skiing, cross country, skating, snowshoeing. \$500,000's best value in Ontario.

7 REASONS YOUR HOME LOOKS SMALLER THAN IT IS

In real estate, square footage is everything. If you want an easy way to maximize every inch of your home—without investing in a costly addition to your property—then you need to pay close attention to how you're styling the space. You may be unintentionally shrinking your home just by way of decorations alone. Here are seven things to avoid.

Clutter

When you have lots of items in your home, it can start to make the space feel closed in. Taking stock of what you have and whittling it down to the necessities will give your home some much-needed breathing room.

Bare walls

Even though clutter can make a space feel small, it doesn't mean you should leave all of your walls blank. That's because walls allow you to emphasize the height and width of your space. When left blank, you miss out on this opportunity. Consider

hanging an oversized piece of art, leaning a big mirror against the wall, or installing floating shelves.

Low-hanging curtains

If your curtains are hung at the wrong height, your space will feel smaller than it really is. Ideally, curtains should start at the top of the ceiling (yes, even if it means going past the window line). If you want to create the illusion of wider windows, you can even extend the curtains past each side of the window.

Busy patterns

It's hard to know where to look when there are polka dots, florals, and bright plaids competing for attention. You don't have to avoid patterns altogether. Just use them sparingly and keep the rest of the space simple.

Bulky furniture

If you've got the space for large furniture, then go for it. But if you're short on space, avoid large, chunky

furniture. Opt for simple furniture with clean lines that are low to the ground.

Low lighting

A home that's dimly lit will naturally feel small. That's why people desire homes with large windows—it does wonders to open up a space. If you're not blessed with natural lighting, layer in artificial lights like pendants, floor lamps, and table lamps.

Dark paint colours

Dark absorbs light, so any room with dark colours will quickly feel small. If you want a space that feels open and airy, opt for lighter paint colours.



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