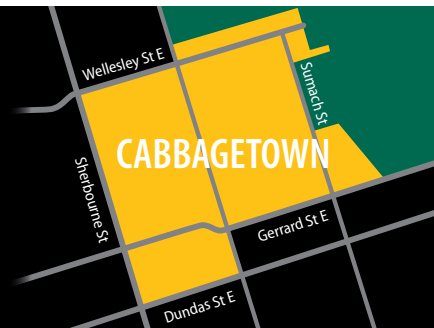


— JANUARY 2022 —

# 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 – Jun 1, 2021 - Nov 30, 2021

	# sold	avg price	high price	days on market
<b>1.5 to 3 storey detached</b>				
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
<b>duplex</b>				
3 bedroom	1	1,501,000	1,501,000	27
5 bedroom	1	1,750,000	1,750,000	17
<b>semi-detached</b>				
2 bedroom	1	1,250,000	1,250,000	4
3 bedroom	9	1,802,199	2,300,000	9
4 bedroom	2	1,830,528	1,885,055	8
5 bedroom	1	1,185,000	1,185,000	5
6 bedroom	1	1,820,000	1,820,000	97
<b>townhouses</b>				
1 bedroom	1	549,000	549,000	26
2 bedroom	3	1,043,967	1,205,000	29
3 bedroom	12	1,767,274	2,765,000	16
4 bedroom	1	2,130,000	2,130,000	24
<b>Total</b>	<b>41</b>			<b>18</b>

**YOUR CABBAGETOWN REALTOR®!**



Jen Tripp – Sales Representative

D: 416-697-5528

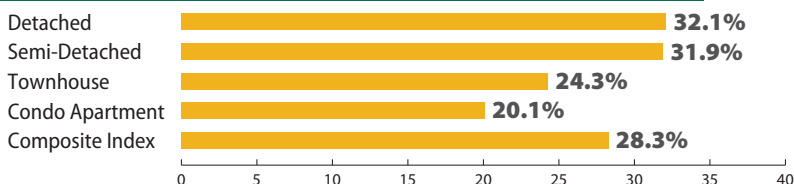
O: 416-922-5533

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



## GTA RECORDS ALL-TIME HIGH PRICE AND MONTHLY SALES FIGURE

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



### Market Highlights

- MLS® Home Price Index (apples-to-apples reading) was up by an eye-popping 28.3% versus last year; average selling price of \$1,163,323 (new record) was up by a comparable 21.7%
- November volume of 9,017 units was up by 3.3% versus last year and set a new all-time high for November sales volume
- All major market segments recorded double digit price increases both in terms of the MLS® Home Price Index and average selling price
- Price growth continues to be fueled by abysmal supply (active listings are down by 55.9% versus last year)

### Active Listings

**-55.9%** year/year

Nov 2021

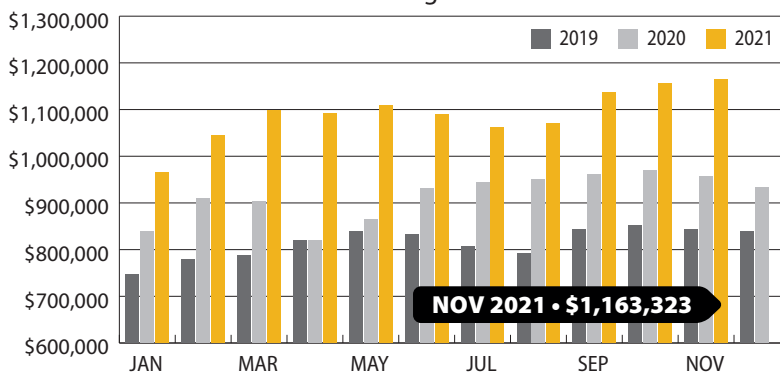
**6,086**

Nov 2020

**13,798**



### GTA Average Resale Price



### Message from Jen Tripp...

Ah, a fresh new year. There are two ways of handling winter: 1. Deny it exists, turn up the thermostat and stay indoors for 4 months; 2. Dress in layers, go out and enjoy sliding. In my family we alpine ski, thus the ad for the ski chalet. If you are interested let me host you for a day of skiing and a lovely lunch.

The real estate market is set to soar in 2022. However, the same issue persists, not enough properties are for sale. It remains a seller's market. If you are considering moving out of the city, consider smaller markets like Trenton and Belleville.

The market is held flat by the largest employer, the military. Let's have some wine or tea and chat about it.

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

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FOR SALE



[www.MansfieldChalets.com](http://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.

SOLD



[www.121Ivy.com](http://www.121Ivy.com)

One day on the market. Listed for \$1,150,000. We worked with the sellers to empty, fix, paint, stage, and sell for \$1,510,000 this 2.5-storey, 4 bedroom home. Includes a finished basement. No parking.

SOLD



[www.107Hocken.com](http://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.

## Should you stay or move during renovations?

For anyone thinking of going through a remodel, one of the toughest calls you have to make is deciding whether to live at home or move out during the renovation. Some homeowners can't tolerate the noise and dust, so they'll eat up the additional expenses of living somewhere else. Others would prefer to save, so they'll stay put and deal with the temporary headaches. Since it's a big decision that could impact you for months, let's review the pros and cons.

### Moving Out

**PRO:** Your contractor will be very happy. That's because they can work faster and much more efficiently without worrying about getting in your way. Plus, they won't need to spend additional time cleaning up at the end of each day.

**CON:** Unless you have generous relatives you can live with, it'll cost you money to move. You'll need to find temporary housing during construction, plus you'll have to factor in additional costs in case the renovations don't finish on time.

**PRO:** You won't have to deal with a constant influx of workers coming in and out of your home. You can also say "adios" to dust, noise, privacy breaches, and so on.

**CON:** You won't be able to keep a diligent eye on everything that's happening during the renovation. Sure, you could visit the property regularly, but you won't get to monitor the work in real-time and catch mistakes before they happen.

### Staying Put

**PRO:** You don't have to pack up your belongings and live somewhere new. Instead, you get to keep your surroundings the same and maintain your usual routine.

**CON:** Even if you stay put, you may still have to adjust your living arrangements. For instance, if the kitchen is being renovated, you'll have to figure out how you'll cook all your meals.

**PRO:** Most people stay put to save money. If there's no need to rent a hotel or house for several months on end, this results in significant savings.

**CON:** Dust, drilling, and non-stop disturbances. Be prepared for your quality of life to take a dip. Fortunately, it's all temporary and you'll have a beautifully renovated space at the end of it all.

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



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