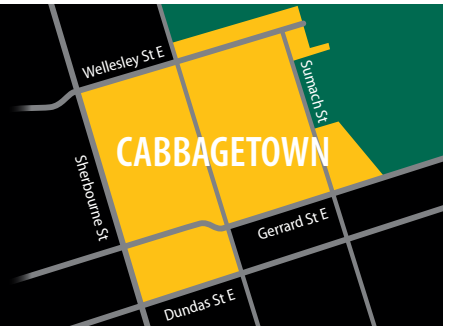


— JUNE 2022 —

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 – Nov 1, 2021 - Apr 30, 2022

	# sold	avg price	high price	days on market
1.5 to 3 storey detached				
3 bedroom	1	1,525,888	1,525,888	8
4 bedroom	2	2,657,500	2,840,000	4
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
multiplex				
8 bedroom	1	5,000,000	5,000,000	76
semi-detached				
2 bedroom	1	1,249,000	1,249,000	5
3 bedroom	7	1,892,841	2,668,000	10
4 bedroom	1	2,650,000	2,650,000	16
5 bedroom	1	2,092,000	2,092,000	7
townhouses				
1 bedroom	2	577,004	605,008	18
2 bedroom	6	1,495,833	2,675,000	23
3 bedroom	13	1,899,350	2,765,000	19
4 bedroom	2	1,607,500	1,625,000	9
5 bedroom	1	2,950,000	2,950,000	35
Total	41			18

YOUR CABBAGETOWN REALTOR®!



Jen Tripp – Sales Representative

D: 416-697-5528

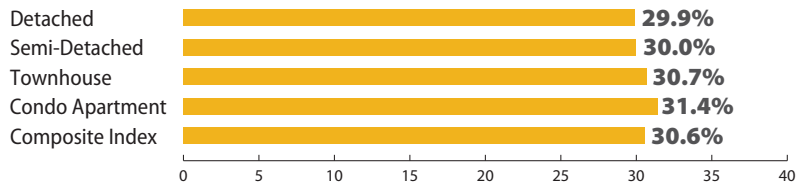
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HIGHER BORROWING COSTS WEIGH ON GTA MARKET

MLS® Home Price Index by Segment (versus Apr 2021)



Market Highlights

- Higher borrowing costs moved some buyers to the sidelines in April causing volume to decline both versus last year (-41.2%) and last month (-26.8%)
- Despite slower sales, market conditions remained tight enough to support higher selling prices compared to last year
- April MLS® Home Price Index continued its massive upward year-over-year trend (+30.6%) although it softened slightly versus last month (-0.1%)
- April average price of \$1,254,436 was also up by 15.0% versus last year but down by 3.5% versus last month

Resale Home Sales

-41.2% year
year

Apr 2022

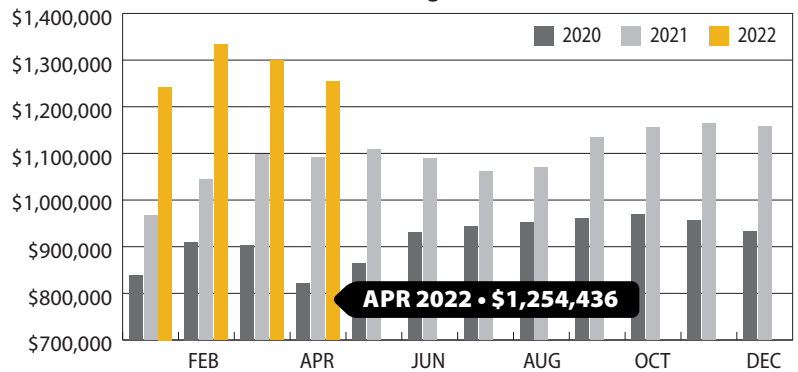
8,008

Apr 2021

13,613



GTA Average Resale Price



Message from Jen Tripp...

The spring market is upon us. The single biggest issue in Toronto real estate is supply. Baby boomers are staying in either homes and drawing from the equity to give to their children. The federal government is planning for 600,000 new high net worth immigrants to Canada over the next 2 years. There are not enough trades to build commercial buildings let alone residential buildings. Even rising interest rates are not deterring buyers. The talk of removing blind bids is just that, talk for political parties to say they are doing something but, in reality, it is a voluntary option for sellers.

Welcome spring with me and a Gin and Tonic!

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

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FOR SALE



www.99Withrow.com

Prime Riverdale. 3-storey home. 5 bedrooms, 4 bathrooms, and finished basement with separate entrance. Deep lot with 4 decks.

SOLD



www.26Shannon.com

Once in a lifetime. Untouched grand dame in Trinity Bellwoods. 3 full storeys, high and dry basement, 5 bedrooms, and 3 bathrooms. 25 x 121 sq. ft. lot. 2-car garage. Must be seen.

SOLD



www.10Rolston.com

Located in Cabbagetown and hidden away on this safe and quiet street that has only 6 households. Includes renovated 4 bedrooms, 4 bathrooms, no maintenance fee, and clean home inspection. Main floor home office or nanny suite.

5 USEFUL ITEMS THAT EVERY HOMEOWNER SHOULD OWN

Whether you've purchased a fixer-upper or the move-in ready home of your dreams, you'll likely spend some time and money sprucing up your new digs. You don't need to break the bank with expensive gadgets and gizmos, but there are a few key items that will be worth their weight in gold.

Ladder

From gutter cleaning to painting, every homeowner needs a ladder (or two). Having a short indoor ladder for changing lightbulbs and minor repairs is essential, but don't forget that home emergencies take place both inside and out. Purchase a tall ladder to provide access to your attic and gutter. If storage space is an issue, consider investing in an adjustable or collapsible ladder with multiple height settings.

Tools

Get a hammer and a high-quality cordless drill along with a large set of drill and driver bits, often purchased separately. Make sure to also get both a stubby screwdriver and an offset ratchet screwdriver to get at those tight and awkward spaces. A bright, adjustable work light will be essential, especially if you are painting a room and have removed all the light fixtures.

Power Washer

Keeping the exterior of your home clean and presentable can take up a lot of your precious time. Investing in a power washer provides homeowners with an opportunity to quickly and efficiently clean sidewalks, driveways, decks, garage floors and fences. Plus, let's face it — it's weirdly satisfying to watch.

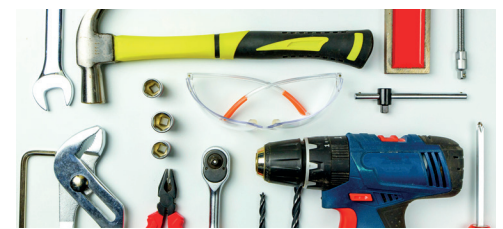
Wet-Dry Vacuum

If you're planning smaller scale home DIY, like sanding and drilling, your existing vacuum will come in handy. However, a wet-dry vacuum is what you need for bigger objects like nails and

other debris that would clog a normal vacuum. Grab some extra filter bags if you're dealing with a dusty job, like cleaning a fireplace. It can also clean up liquid messes of all kinds and some wet-dry vacuums can even be put in reverse to act as a blower.

Snow Shovel

One of the less glamorous parts of Canadian home ownership is shovelling snow. Since the safety of your family (and passersby who use your sidewalk) depend on its removal, it's wise to invest in the right equipment. From plastic over metal to a shovel with a straight vs. ergonomic handle, make sure you choose one that isn't too much of a chore to use.



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



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