

# THE ALLURE/BERWICK REPORT

THE COPPOLA GROUP REAL ESTATE NEWSLETTER

August 2018



## THE ALLURE/BERWICK REPORT

### MARKET WATCH

For detailed Allure/Berwick statistics:  
[www.60Berwick.ca](http://www.60Berwick.ca) & [www.23Glebe.ca](http://www.23Glebe.ca)

Latest 6 Month Recap of Solds – Jan 1, 2018 - Jun 30, 2018

	# sold	avg price	high price	avg d.o.m
<b>Allure Condos - 23 Glebe Rd W less than 700 sq. ft.</b>				
2 bed, 2 bath	1	600,000	600,000	4
<b>700-1000 sq. ft.</b>				
2 bed, 2 bath	3	749,167	800,000	30
<b>Total</b>	<b>4</b>			<b>23</b>
<b>The Berwick - 60 Berwick Ave less than 700 sq. ft.</b>				
0 bed, 1 bath	1	431,800	431,800	19
1 bed, 1 bath	6	537,167	586,000	10
<b>700-1000 sq. ft.</b>				
2 bed, 2 bath	2	747,450	749,900	2
<b>Total</b>	<b>9</b>			<b>9</b>

**Focused On Selling and Leasing  
Condos In Your Building**

## GTA CONDO APARTMENT PRICES CONTINUE TO SHINE

Condo Apt Average Resale Price



### MARKET HIGHLIGHTS

- Average GTA condo apartment prices were up by 7.9% in June as compared to an increase of just 2.0% for the overall market
- Condo prices are up by a solid 7.2% on a year-to-date basis (Jan thru June) versus a 9.0% decline for the market as a whole
- Year-to-date condo segment share stands at 30%, up from 28% last year over same time period

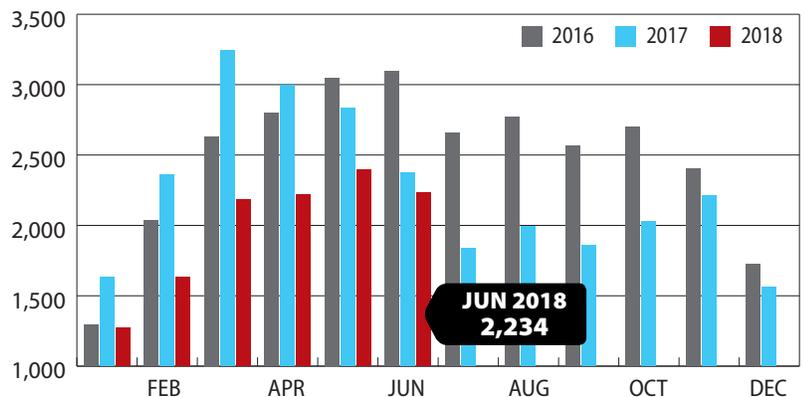
Condo Apt Average Days on Market



Total Inventory



### GTA Condo Apt Resale Home Sales



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**Andrew Coppola**

Sales Representative | Team Leader

[andrewcoppola@royalpage.ca](mailto:andrewcoppola@royalpage.ca)  
 D: 416.720.0299

## Message from Andrew & Scott...

### Is this the beginning of the end of bad elevators?

If you live in a condo, then you might be all too familiar with elevator breakdowns. It's frustrating, worrisome, and inconvenient. Luckily, this problem has not gone unnoticed. In May, the Access to Consumer Credit Reports and Elevator Availability Act received approval on a legislation that will standardize and enhance maintenance requirements in order to reduce elevator downtime. Meanwhile, the Technical Standards and Safety Authority (TSSA), which is in charge of ensuring that elevators are safe, will collect data on elevators that are down for more than 48 hours. This data will then be made public so potential buyers can inform themselves of a building's elevator situation. There are four companies that control the majority of elevators in Ontario: Otis, Schindler, Kone and ThyssenKrupp.



**Scott Lancaster**

Sales Representative

[slancastle@royalpage.ca](mailto:slancastle@royalpage.ca)  
 D: 416.455.0136



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FEATURED PROPERTIES

**LEASED\***



**Bathurst And Fort York**

This bright and spacious 1 bedroom suite features a modern kitchen with premium built-in appliances, roller blinds and a spa-like bathroom with marble tiles. \*Represented tenant

**SOLD**



**Weston And Lawrence**

Terrific starter home in vibrant Weston Village. 2 bedrooms plus loft, sunroom and eat-in kitchen. 10 minute walk to Weston stations and summer farmers market.

**PURCHASED**



**Gerrard and Sherbourne**

This investment property, 6-unit multiplex is in historic Cabbagetown District. 4 of the 6 units have been upgraded with hardwood floors, efficient fixtures and re-glazed original cast iron bathtubs.



**HOW TO PREPARE FOR YOUR CONDO'S NEXT AGM**

If you've ever thought about skipping your condo's annual general meeting, think again. Many AGMs allot time for a question period, which is an excellent opportunity for you, as a unit owner, to ask questions and share any ideas and concerns you have directly to the board.

So if you've decided to attend your condo's next AGM, how can you properly prepare so that you get the most out of the meeting? Here are some things you should do heading into your next session.

**Read all the documents**

Ahead of every general meeting, directors will typically send out a notice to all owners to inform

them of the upcoming meeting. This could be distributed in the form of a newsletter or an email, so keep an eye out for this announcement. Read the agenda, bylaws, financial statements, budgets, and any other information that has been included in the meeting notice. Bring these documents to the meeting in case additional copies are not available.

**Send your questions in advance**

Think about what topics you want to discuss and any questions you may have. It's a good idea to think about talking points throughout the year, even before a meeting has been called, so that you don't leave out any important issues. Ahead of the

meeting, write down your questions and submit it to the board. This will ensure that the chair will carve out enough time in the meeting to address your queries.

**Settle any remaining dues**

Before the general meeting, make sure you pay the corporation any contributions that you still owe, such as fees for common expenses. This will ensure that you'll still be able to vote during the meeting.

**"If you're eligible to vote, educate yourself on who these directors are..."**

**Think about your vote**

During most AGMs, a vote will be required to elect several board directors. If you're eligible to vote, educate yourself on who these directors are, what their qualifications are, and whether you are satisfied with their current governance. Read up on the candidates who are vying for the position, and ask yourself if you're interested in being a director yourself.

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**Andrew Coppola**

Sales Representative | Team Leader

[andrewcoppola@royallepage.ca](mailto:andrewcoppola@royallepage.ca)

D: 416.720.0299

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55 St. Clair Avenue West, Toronto, ON M4V 2Y7



**Scott Lancaster**

Sales Representative

[slancastle@royallepage.ca](mailto:slancastle@royallepage.ca)

D: 416.455.0136