

# THE ALLURE/BERWICK REPORT

THE COPPOLA GROUP REAL ESTATE NEWSLETTER

November 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 – Apr 1, 2018 - Sep 30, 2018

	# sold	avg price	high price	avg d.o.m
--	--------	-----------	------------	-----------

#### Allure Condos - 23 Glebe Rd W less than 700 sq. ft.

1 bed, 1 bath	3	463,333	510,000	12
---------------	---	---------	---------	----

#### 700-1000 sq. ft.

2 bed, 2 bath	5	667,500	800,000	38
---------------	---	---------	---------	----

#### penthouses less than 700 sq. ft.

1 bed, 1 bath	1	573,000	573,000	33
---------------	---	---------	---------	----

#### The Berwick - 60 Berwick Ave less than 700 sq. ft.

0 bed, 1 bath	1	431,800	431,800	19
1 bed, 1 bath	2	569,500	586,000	9

#### 700-1000 sq. ft.

1 bed, 1 bath	1	655,000	655,000	9
2 bed, 2 bath	2	767,000	789,000	2

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

## GTA CONDO APARTMENT PRICES JUMP BY DOUBLE DIGITS

Condo Apt Resale Home Sales



### MARKET HIGHLIGHTS

- Average September condo apartment resale price up by a whopping 10.0% versus last year
- Year-to-date (Jan thru Sep) average price up by 7.5% versus last year (compared to a 6.1% price decline for the market as a whole)
- However September sales volume was down by 3.2% versus last year, bringing to an end two previous months of annual volume growth

### Condo Apt Average Resale Price

**+10.0%** year over year

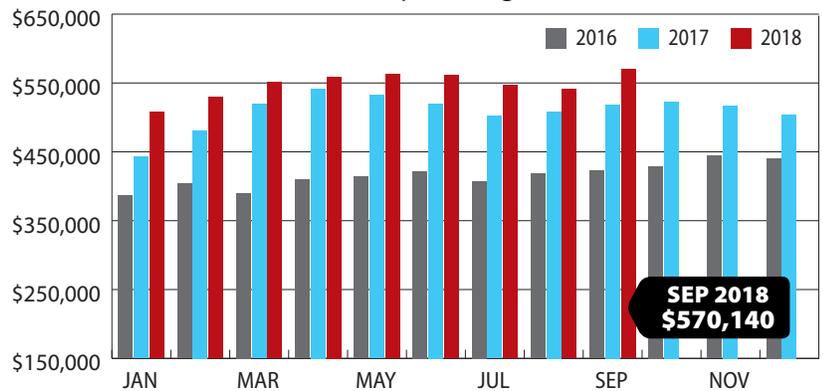
Sep 2018

**\$570,140**

Sep 2017

**\$518,309**

### GTA Condo Apt Average Resale Price



Experience Counts – Make Your Next Move With The Coppola Group [www.60Berwick.ca](http://www.60Berwick.ca) & [www.23Glebe.ca](http://www.23Glebe.ca) for the rest of your newsletter...

## Message from Andrew & Scott...

### Most condo owners support full ban of cannabis on premise

With the legalization of cannabis this fall, Ontario's condo boards are rushing to pass rules that address the use of cannabis on premises. At a federal level, Canadians aged 18 and up will be able to purchase cannabis products, possess up to 30 grams and grow up to four plants at home.

However, condo boards are allowed to regulate the smoking and growing of cannabis on their property—and even in individual units. While some tenants might find the rules intrude on their personal enjoyment, there's actually widespread support for cannabis regulation. According to a Condo Adviser survey, 87% of condo owners in Ontario believe boards should be able to regulate the growing and consumption of cannabis while 79% supported a full ban on premise, with exception for medical use.



**Andrew Coppola**

Sales Representative | Team Leader

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

D: 416.720.0299

THE  
COPPOLA  
GROUP

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

ROYAL LEPAGE  
Real Estate Services Ltd., Brokerage

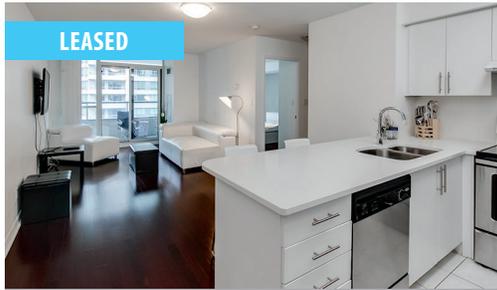


**Scott Lancaster**

Sales Representative

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

D: 416.455.0136



LEASED

1 Bedroom Furnished Condo

Highly sought-after luxury condo in one of the best Toronto neighbourhoods, Yonge and Sheppard! Fully furnished with modern furniture, wall mounted tv, queen size bed and much more.

Was asking \$2,200/month.



LEASED

Queen West 1 Bedroom Condo!

Charming 1 bedroom in the heart of Queen West, one of the "coolest streets in the world" (source: Vogue). Highly functional layout at "Carnaby Row", boasts high-end finishes. \*Represented the tenant.



SOLD

Finch and Victoria Park Condo!

Remember spacious master bedrooms? Living rooms that fit couches, chairs and bookshelves? Dining rooms? Eat-in kitchens? Say hello again to all this and to a spectacular sunset view.

Was asking \$262,000.



HOW TO BRIGHTEN YOUR CONDO DURING SHORTER WINTER DAYS

Many condo units struggle to get natural light as it is. Unfortunately, as the days get shorter and shorter, that problem only gets worse. This winter, resolve to make your condo a sunnier space with strategic decor. Here are some simple decorating tips that will make you forget all about the dreary dark days ahead.

**Mirrors, mirrors, mirrors**

Even if you've got the tiniest slice of sunlight coming into your condo, strategically placed mirrors will help maximize the little light you have. Large mirrors should be hung directly across from a window, so light can bounce off the reflective surface and brighten up the rest of your space.

**Lay down a colourful rug**

A large, bright rug can immediately boost the mood of the whole room, not to mention show off your design chops. Plus, it serves multiple purposes. Your feet stay nice and cozy and you've automatically defined your space.

**Use matte paint on the walls**

Glossy paint creates glare. You'd think that would make a room appear brighter but in fact, it can lead

to unwanted shadows. With matte walls, the light in your condo will be more evenly reflected.

**Ditch the thick curtains**

As the sun goes down earlier than usual, you'll have less need for thick curtains. To update your window treatments for the winter, opt for sheer shades that still give you the privacy you need while allowing sunshine to peek through.

**Clean your windows**

This is not a decor tip, but it's a step that will quickly improve how sun filters into your condo. Watermarks, dust and grime can prevent natural lighting from spilling into your space, so a quick wipe-down can easily fix that.

**Create artificial sunlight**

If the above tips don't give you all the vitamin D that you need, then try mimicking natural sunlight with daylight-toned LED light bulbs. These bulbs emit a pure white light without any tinge of yellow, making it as close to outdoor lighting as possible. Place these in areas of your condo where light is lacking. Pro tip: aim the lighting upwards so that it illuminates the ceiling.

[www.60Berwick.ca](http://www.60Berwick.ca) & [www.23Glebe.ca](http://www.23Glebe.ca) for the rest of your newsletter...



**Andrew Coppola**

Sales Representative | Team Leader

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

D: 416.720.0299

Experience Counts – Make Your Next Move With

THE  
COPPOLA  
GROUP

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

Focused On Selling and Leasing Condos In Your Building



Top 1% for Royal LePage Canada 2017, based on closed & collected team commissions.



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



**Scott Lancaster**

Sales Representative

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

D: 416.455.0136