

— FEBRUARY 2018 —

THE FOUNDRY LOFTS REPORT

BEVERLY THOMPSON'S REAL ESTATE NEWSLETTER



FOUNDRY LOFTS Market Watch

For detailed **Foundry Lofts** statistics:
www.FoundryLofts.info

Latest 12 Month Recap of Sales — Jan 1, 2017 - Dec 31, 2017

	# sold	avg price	high price	days on market
1100 Lansdowne Ave				
less than 700 sq. ft.				
1 bed, 1 bath	1	389,000	389,000	16
700-1000 sq. ft.				
2 bed, 1 bath	1	600,000	600,000	5
1000-1400 sq. ft.				
2 bed, 2 bath	6	772,317	801,000	11
Total	8			11

YOUR AUTHENTIC LOFT REALTOR®

GTA CONDO SEGMENT SHARE RISES BY 3 FULL POINTS IN 2017

Resale Transactions

2017 TOTAL

26,988

29%

Segment
Share

2016 TOTAL

29,716

26%

Segment
Share

MARKET HIGHLIGHTS

- Average condo prices up by a whopping 23.1% in 2017
- Average GTA condo owner equity rose by \$96,000 in 2017
- Condo growth spearheaded by first-time home buyers, downsizers and immigrants to the GTA
- Impact of new "stress test" lending guidelines yet to be determined

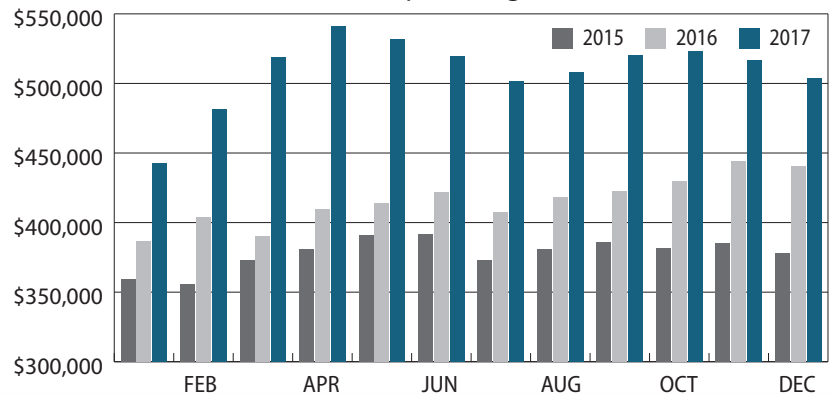
Average Days on Market



Total Inventory



GTA Condo Apt Average Resale Price



MESSAGE FROM BEVERLY...

Parents should be allowed to use their RRSP to help their kids buy a home, says CREA

The Canadian Real Estate Association wants the Home Buyers' Plan to be revised to allow parents to withdraw from their RRSP to help their children purchase their first home. The realty group also suggested that the withdrawal limit, currently set at \$25,000, be bumped up to \$35,000. "Allowing parents to assist their children with the purchase of a home would help many first-time homebuyers enter the market," stated CREA in its recent submission to the House of Commons Standing Committee on Finance. In addition, CREA stated that these "intergenerational RRSP loans" would ultimately reduce the amount of money that young buyers need to borrow, limiting risk to the mortgage lenders.

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Company Realty Inc.

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FOR SALE



73 Vallejo Avenue West #2101

Bright and open, double master split bedroom 1,100 sq. ft. unit with one of the hottest addresses in the city! **This won't last, call me today for details!**

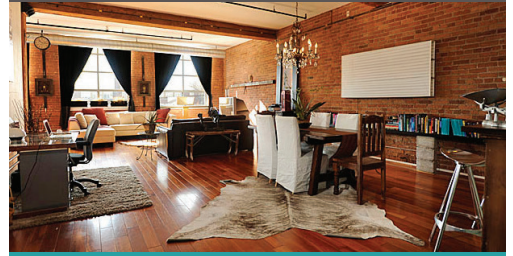
FOR SALE



2042 Macallion Boulevard #1005

Have you ever wondered what it would be like to walk out onto a beautiful terrace 10-storeys above your favourite restaurants? Now's your chance! **Call me for a viewing and fall in love today!**

FOR SALE

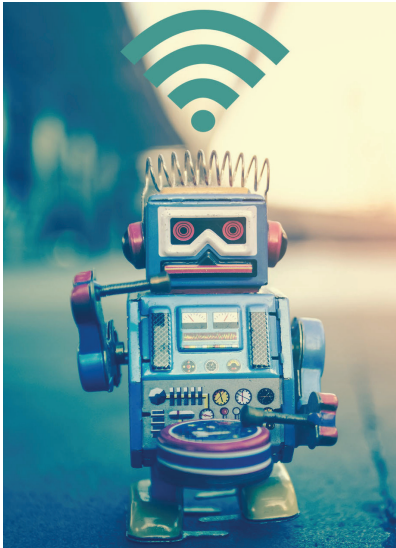


9214 Michaels Avenue #PH05

This 3 bedroom, 3 bathroom 2,560 sq. ft. unit will dazzle you with the complete package. Master bedroom features a 6-piece ensuite featuring a jacuzzi and marble. Kitchen completely refinished. Parking and locker included.

THREE WAYS TO BOOST CELL PHONE RECEPTION IN YOUR CONDO

The perks of condo life are plenty: a killer view, brag-worthy amenities, and a 24/7 concierge. But there's one downside: bad cell phone reception. Not all condo dwellers experience spotty service since reception quality largely depends on your mobile device, antenna positions, the service provider, and whether your building is made of materials that tend to block radio signals, such as concrete and metal.



If you experience dropped calls or constantly have close to zero bars when you're in your condo, you may be a victim of poor cell phone reception. Here are some simple hacks for this condo conundrum.

Use a Signal Booster

Improve your signal strength by purchasing a booster, such as the ones developed by Cel-Fi, WeBoost, and HiBoost. This will eliminate dead zones and allow you to make and receive calls from anywhere in your condo. These boosters are easy to install. However, their ease of use and superior technology is why prices

tend to start anywhere from \$100 and can be over \$500.

Get a Bluetooth Home Phone

Home phones may seem old-fashioned these days, but they can come to your rescue if you have poor reception in your condo. Thanks to the latest technology and innovations, home phones are now equipped with Bluetooth connectivity so that you can sync your smartphone and send and receive calls straight from the landline. You get to keep your cell phone number while enjoying the reliability and high-quality sound

of a landline. Two brands that are dominating in this category are VTech and Panasonic.

Turn on your Smartphone's Wi-Fi Calling

This is the simplest solution to spotty cell phone service. If you've got a strong Wi-Fi connection in your unit, let your phone get in on that action by going into your phone's settings and enabling Wi-Fi calling. So even if you have zero bars, you can send and receive phone calls using your Wi-Fi. Most carriers support this feature, but you'll need to ask which devices are compatible.

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PRICELESS QUOTES

"I envy the kangaroo. That pouch setup is extraordinary; the baby crawls out of the womb when it's about two inches long, gets into the pouch and proceeds to mature. I'd have a baby if it would develop in my handbag." — **Rita Rudner**

"There is nobody who is thirstier than a four-year-old who has just gone to bed." — **Fran Lebowitz**

"Smoking is one of the leading causes of statistics." — **Fletcher Knebel**

"Behind every successful man stands a surprised mother-in-law."
— **Herbert Humphrey**



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