

# YOUR SKYMARK CONDO REPORT

Penny Brown & Taylor Cameron's Real Estate Newsletter

June 2020



## COVID-19 IMPACTS GTA CONDO APARTMENT VOLUME, PRICES MORE RESILIENT

MLS® Home Price Index (Versus Apr 2019)



Resale Home Sales

Apr 2020

667

-71.6%

Apr 2019

2,349

### MARKET HIGHLIGHTS

- COVID-19 societal lockdown measures triggered a massive 71.6% decline in resale volume in April versus last year (667 units versus 2,349 units)
- New listings followed a similar trajectory with 54.4% fewer units coming to market (1,659 units versus 3,641 units in April 2019)

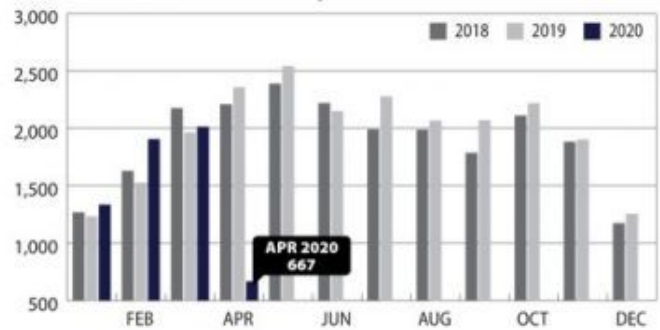
- MLS® Home Price Index (apples-to-apples comparison) was up by 13.2% versus April 2019 and also up by 1.1% versus March 2020
- Average price was down by 1.7% versus April 2019 and also down by 12.2% versus March 2020 (sales mix changes can dramatically affect the average price growth calculation)

## SKYMARK DRIVE CONDOS Local Market Watch

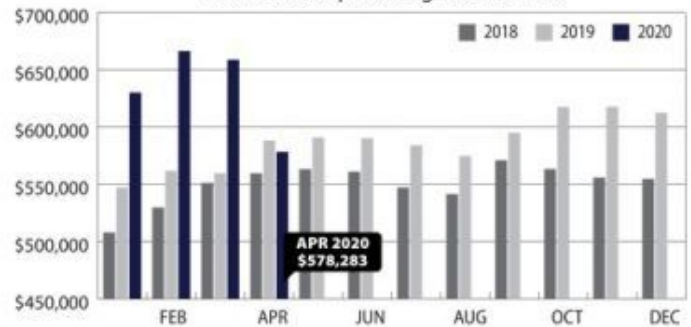
Latest 6 Month Recap of Sales – Nov 1, 2019 - Apr 30, 2020

	# sold	avg price	high price	days on market
<b>55 Skymark Dr - Zenith</b>				
1400-2000 sq. ft. 2 bed, 2 bath	1	980,000	980,000	30
<b>Total</b>	1			30
<b>65 Skymark Dr - The Elegance</b>				
1400-2000 sq. ft. 1 bed, 2 bath	1	552,000	552,000	1
2000-2500 sq. ft. 2 bed, 3 bath	2	1,335,000	1,360,000	77
<b>Total</b>	3			52
<b>85 Skymark Dr - Classic</b>				
2000-2500 sq. ft. 2 bed, 2 bath	1	1,280,000	1,280,000	42
2500-3000 sq. ft. 2 bed, 3 bath	1	1,500,000	1,500,000	28
<b>Total</b>	2			35
<b>89 Skymark Dr - The Excellence</b>				
1000-1400 sq. ft. 2 bed, 2 bath	1	752,500	752,500	11
1400-2000 sq. ft. 2 bed, 3 bath	2	1,047,000	1,070,000	40
<b>Total</b>	3			30

### GTA Condo Apt Resale Home Sales



### GTA Condo Apt Average Resale Price



For more detailed Skymark Condos statistics: [www.SkymarkCondos.info](http://www.SkymarkCondos.info)

### Message from Penny and Taylor...

#### Ontario makes changes to how condo meetings are conducted

On April 24, a government order was made that temporarily amends the Condominium Act, as a result of the province's state of emergency. Some of these changes include:

- Board meetings can now be held by telephone or electronically without the agreement of all directors.
- Owner meetings can now be held by telephone or electronically regardless of existing bylaws.
- Notices of meetings can be provided electronically instead of in writing.
- Voting, including proxy voting, can now be done by telephone or electronically.
- If the deadline to hold an annual general meeting occurs during the state of emergency, the meeting can be rescheduled within 90 days of the emergency declaration being lifted.



Your Skymark  
Condo REALTORS®!



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## FEATURED PROPERTIES

## SAFELY SOLD DURING COVID-19



1506-55 SKYMARK

Incredible opportunity to customize this sensational corner suite. Featuring unobscured west and northwest views. 1,711 sq. ft. Sun-filled and spacious. 2 bedrooms, 2 bathrooms, family room, and sunroom.

Thinking of Selling...  
we have buyers.

**GIVE US A CALL**  
We would love to hear from you!  
**416.960.9995**

## SAFELY SOLD DURING COVID-19



2109-89 SKYMARK

Stunning 1,800 sq. ft. corner suite. 2 + 1 bedroom, 3 bathroom split floorplan. 9-foot ceilings. Sensational west/northwest views from every room. Crown molding in living/dining room. Massive breakfast area.

# Moving during the pandemic? Here's how to stay safe

Moving is stressful enough without a pandemic in the picture. Since provinces including Ontario and British Columbia have deemed movers and moving supply companies to be essential services, many Canadians are sticking to their move as planned. If your condo building currently permits moving, here's how you can do it safely.

#### Be picky with your movers

If you're hiring movers, ask them how they're promoting safety for everyone involved. What are their sanitation practices? Do they offer contactless payment? How will they minimize contact? If you want an estimate beforehand, many companies can provide quotes based on pictures and detailed descriptions without having to enter your home.

#### Purchase new moving material

Since the virus can live on surfaces such as cardboard boxes and plastic containers, it's recommended that you buy new supplies instead of getting them used. Further, you should opt out of any packing services that your moving company is offering and pack items yourself.

#### Keep your moving team small

In normal times, it's nice to enlist the help of your friends. But in social distancing times, it's better to keep your moving team small and stick with the people you live with and the movers you've hired.

#### Be courteous to the movers

Movers are risking their health to help you move. Avoid shaking their hands when they arrive. Instead, say hello from a distance of at least six feet. Provide movers with

access to a sink, soap, water, and paper towels so they can wash their hands. If that's not available, hand sanitizers will do. Have your own pen handy in case you need to sign any documents.

#### Clean up

After the workers leave, wipe down any high-traffic surfaces such as doorknobs, faucets, countertops, and light switches, and wash your hands afterwards.

#### Delay your move if you're sick

You should notify your movers if you are sick, have to be in quarantine, or are in a high-risk group (such as seniors ages 65 and over, and those who are immunocompromised). Postponing your move to a later date is essential to keeping everyone safe.

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

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