

Sale and Rental Stats for December 2020: 2486/2490 Old Bronte Rd, Oakville

Let's start off by saying HAPPY NEW YEAR and good bye to 2020! We'll recap the sales and leases for December 2020, what's active in the buildings, and how it compares to December of 2019....then we'll move on like this year never happened. This past month's data showed a decent amount of activity with 5 sales, and 2 that leased.

5

CONDOS SOLD

Two 1-Bedroom condos sold between \$430,000-\$449,999, on average in 48 days.

Two 1+Dens sold for an average of \$483,750 in 20 days

One 2-Bedroom-2 Bath unit sold under asking price of \$579,990 in 25 days.

For December 2020, there were 5 properties that sold. Two 1-Beds asking \$439,990 and \$449,999, and selling for an average price of \$439,999 in 48 days. 1 property started out higher at \$469,900, then reduced to \$459,900, and then \$449,999 ...both were up for almost 2 months. There was two 1+Den units that sold, listed for \$489,990 and \$499,990 and sold for an average of \$483,750 in about 20 days. There was one 2-Bed 2-Bath unit that sold below asking of \$579,990 in 25 days.

2

CONDOS LEASED

One 1+Den asking \$2200 rented for \$2150, and a 2-Bedroom 1 Bath rented for \$2200/month.

There were 2 condos that leased this past month. A 1+Den asking \$2200 that rented for \$2150, and a 2-Bed 1 Bath that rented for \$2200.

4

ACTIVE CONDOS FOR SALES

1 Bedroom \$469,990 (on market for 6 days)

1 Bedroom \$475,000 (on market for 32 day)

1 Bedroom \$469,990 (on market for 70 days)

2 Bedroom \$619,900 (on market for 59 days)

Currently there are 4 condos available for sale. Three 1-Bedrooms asking \$469,990 to \$475,000, and one 2-Bed 2-Bath asking \$619,900. There are just 2 properties for lease...two 1-Bedrooms both asking \$1900/month.

2

PROPERTIES FOR LEASE

Two 1 Bedrooms both asking between \$1900/month

If we look back a year to December 2019, there were 3 condos that sold that month. A small 1-Bedroom for \$383,000 (kitchen and living room combined), a penthouse 1-Bedroom for \$405,000 and a 2-Bed / 2-Bath that sold for \$530,000. If we compare those to now...you can see the 1-Bedrooms have gone up about \$30,000-\$50,000, and the 2-Bedrooms are selling \$35,000-\$75,000 higher. There were no rentals in December 2019.

As you can see, the condo values have increased quite a bit over the last year. If you are thinking that it might be a good time to sell, let's have a quick chat about the market, your condos value, our services, and we'll help put a plan together to have your place STAGED and SOLD! We include FREE STAGING with all our listings.

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