

Sale and Rental Stats for February 2021: 2486/2490 Old Bronte Rd, Oakville

This past month, the residential real estate market continued its hot streak...with detached homes, semis, and townhomes holding offers with almost every sale, and selling over asking quickly. With condos we have not seen the same demand. Condos sales have slowed, and have usually been taking longer to sell and rent.

For February, while we did have some active listings for sale and lease...**there was just 1 property leased this past month, and no sales!** It may be a combination of a lower demand for condos, people not wanting to move right now, or the higher prices sellers are asking to rent/own. Here's the sale and lease info, the active listings, and how this compares to February 2020.

0 CONDOS SOLD
NO CONDO SALES FOR FEBRUARY 2021

1 CONDOS LEASED
1 1-BEDROOM CONDO RENTED FOR \$1875

3 ACTIVE CONDOS FOR SALE
#813 - 2486 - 1 Bedroom \$468,800 - 3 Days
#328 - 2486 - 1+Den \$559,990 - 7 Days
#204 - 2486 - 1 Bedroom \$629,900 - 15 Days

8 PROPERTIES FOR LEASE
#517 - 2486 - 1 Bedroom \$1875/mth - 9 Days on market
#715 - 2486 - 1 Bedroom \$1875/mth - 4 Days on market
#701 - 2490 - 1 Bedroom \$1900/mth - 51 Days on market
#816 - 2486 - 1 Bedroom \$1949/mth 52 Days on market
#817 - 2486 - 2 Bedroom \$2100/mth - 4 Days on market
#320 - 2486 - 1+Den \$2150/mth - 2 Days on market
#711 - 2486 - 1+Den \$2150/mth - 269 Days on market
#508 - 2486 - 2 Bedroom \$3500 - 31 days on market

In February 2021, there were 0 properties that sold. This is kind of surprising that we had no sales in the building. There were 4 available for sale at the time, but none sold.

There was 1 condo that leased. It was a 5th floor, 1-Bedroom that was asking \$1875, and took 49 days to rent.

The Thompson Hart Team recently listed a 1-Bedroom unit for lease in the building towards the end of February. We were able to find the perfect tenant and get it rented just this week for full asking, (\$1895) in 9 days. (not included in the above Feb stats as it rented March 3rd). If you are thinking about renting or selling your unit...I know who you should call....us!

Currently there are 3 condos available for sale. A 1-Bedroom for \$468,800, another 1-Bedroom with a

large terrace for \$629,900 and a 1+Den asking \$559,990. There are 8 condos available for rent, ranging from \$1875-\$3500. The \$3500 one is a fully furnished 2 Bedroom 2 Bath unit.

If we look back a year to February 2020, there were 2 condos that sold, and 4 that leased. The ones that sold were two 2-Bedrooms that sold on average for \$561,000 in 41 days. The 4 condos that leased were all 1-Bedroom units, and rented between \$1800 - \$2150 in 9 days. The one that rented for \$2150 was fully furnished.

If you would like to know what your condo is worth, or are thinking about renting or selling...let's have a quick chat about the market, and how we can help. We include **FREE STAGING** with all our listings!!!

➔ We EMAIL this report now for quicker access, and saving paper. If you know someone that would like to receive this email monthly, email us @ ➔ thompsonhart@royallepage.ca

RANDY HART & RYAN THOMPSON – SALES REPRESENTATIVES
THOMPSON HART REAL ESTATE TEAM

ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES

3060 MAINWAY, SUITE #200, BURLINGTON, ON, L7M1A3

DIRECT: 905-808-3863 EMAIL: RANDYHART@ROYALLEPAGE.CA

WWW.THOMPSONHART.COM