

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

For the month of November 2021, there were 6 units that sold, and 1 unit that leased. Busier than October where there were just 4 leases that took place. There are currently 2 units up for sale, and 4 for lease. Let's look at November 2021's stats and see how they compare to last year, November 2020.

6 SOLD
AVERAGE SOLD PRICE \$574,121
(THREE 1-BEDS, ONE 1+DEN, TWO 2-BEDS)

1 LEASED
1+DEN RENTED FOR \$2100/MONTH

2 ACTIVE CONDOS FOR SALE
#521-2486 -2 Bed/1Bath \$638,880 - 15 Days
#806-2490 -2 Bed/2Bath \$699,888 - 1 Day

4 ACTIVE CONDOS FOR LEASE
THERE ARE 4 ACTIVE UNITS FOR LEASE
1BEDROOM \$2000
1BEDROOM \$2000
1+DEN \$2650 FURNISHED or \$2100 UNFURNISHED
2BEDROOM 2 BATH \$2400

For November 2021, there were 6 sales in the building. Three 1-Bedrooms asking \$474,900, \$515,000 and \$524,990, all sold at asking price or above. There was one 1+Den listed at \$629,900 and sold for about 96% of asking in 1 week. There were two 2-Bedroom units that were both listed for \$649,900. One was a larger unit with 2 bathrooms and 2 parking spots and that sold over asking in a week. The other sold under asking in just over a month.

There was just 1 unit that leased. A 665sqft penthouse 1+Den unit asking \$2100. This rented in about 2 weeks. Not a lot of rentals have been coming available in the last few months.

Currently there is 2 units for sale. A 2-Bedroom 1 Bath asking \$638,800 that has been up for 15 days, and a 2-Bedroom 2 Bath penthouse unit that is asking \$699,888. There are 4 units for lease...two 1-Bedrooms both asking \$2000, a 1+Den asking \$2650 furnished or \$2100 unfurnished, and a 2-Bedroom 2 Bath asking \$2400.

If we look back to November 2020, there were three 1-Bedrooms that sold for an average of \$433,000 and a 2-Bedroom 2 Bath that sold for \$600,000 in 54 days. We can definitely see the prices have increased in the last year with 1-Bedrooms selling close to and over \$500,000 now. There were 4 condos that leased...three 1-Bedrooms rented for \$1900 and a 2-Bedrooms rented for \$2400.

We currently have a few clients looking to **RENT** in the building, so if you are needing to rent you place out...please let us know. Or if you are thinking about **SELLING**, talk to us about our **FREE STAGING** that we provide, as well as our other services. A property that is staged is proven to sell for higher price and faster!!

➔ WOULD LIKE THIS EMAILED TO YOU MONTHLY? LET US KNOW -> thompsonhart@royallepage.ca

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