

January 2021 Real Estate Sales Update: The Orchard, Burlington

It looks like 2021 is starting off even hotter than 2020 finished! Let's take a look at the January 2021 stats. There were 18 sales in the Orchard! 9 Detached, 0 Semis, 1 Town, 8 Condos...and 10 leases.

9 DETACHED HOMES SOLD
AVERAGE SELLING PRICE OF \$1,304,391
ON THE MARKET FOR AVERAGE OF 26 DAYS.

0 SEMIS SOLD
NONE LISTED OR SOLD IN JANUARY

1 TOWNHOMES SOLD
ASKING \$775,000....SOLD WAY OVER

8 CONDOS SOLD
8 CONDOS SOLD. MIX OF 1, 1+DEN & 2 BED UNITS.
1-BED / 1+DEN, SOLD ON AVG \$433,604 IN 18 DAYS .
2-BEDROOMS SOLD ON AVERAGE FOR \$504,225 IN 24 DAYS.

8 ACTIVE PROPERTIES FOR SALE
8 ACTIVE LISTINGS ON THE MARKETING RANGING FROM
\$449,990 to \$1,399,000.

1-Bed + Den Condo \$449,900 (12 Days on Market)
2-Bed 2 Bath Condo \$585,000 (70 Days on Market)
2+Den 2 Bath Condo \$568,000 (18 Days on Market)
3-Bed 3 Bath Condo \$620,000(90 Days on Market)

3 Bed 3 Bath Semi-Detached \$774,999 (6 days)
3+1 Bed 4 Bath Detached \$1,248,000 - double car (2 Days)
4 Bed 4 Bath Detached - double car \$1,399,000 (6 Days)
4 Bed 4 Bath Detached - double car \$1,199,000 (4 Days)

+4 Conditionally Sold Condo properties.

10 LEASED
7 CONDOS LEASED - 1-BED, 1+DEN AND 2-BED CONDOS
RANGING FROM \$1850-\$2300/MONTH.

1 TOWNHOUSE LEASED FOR \$2800/MTH

2 DETACHED HOME RENTED, RANGING FROM
\$3200-\$4250/MONTH.

The 9 detached homes that sold had an average selling price of \$1,304,391, and sold on average in 26 days. Homes ranged in size from 1340-3322sqft, and sold between \$935,000- \$1,800,000. Four homes were single car garage homes, and sold between \$935,000 - \$1,203,131. Five were double garage homes and sold between \$1,140,000 - \$1,800,000.

There were 8 condos that sold, a mix of 1-Bed, 1+Den and 2-Bed units. The 1-Bed/1+Den units sold on average for \$433,604 in 18 days. The 2-Beds sold on average for \$504,225 in 24 days. One townhouse listed at \$775,000 sold for 116% of the asking price!

There are currently 8 properties on the market in the Orchard. 4 Condos ranging from \$449,900-\$620,000, 1 semi at \$774,000 and 3 detached homes ranging from \$1,199,000 to \$1,399,000. There is also 4 conditionally sold condo units. There are 2 condos for rent \$1850 and \$2100, and 3 detached homes for rent ranging from \$3000-\$3900/month.

For January there were 10 properties that leased. 7 Condos (mix of 1, 1+Den & 2-Beds) that rented for \$1800-2300. 1 Townhouse rented for \$2800 and 2 Detached homes rented for \$3200 and \$4250/mth.

If we look back at January 2020 for comparison, we had 9 properties sell in the Orchard. 6 condos sold between \$385,000 -\$579,000, 1 townhouse at \$720,000 and 2 detached homes at \$780,000 and \$980,000. Prices have definitely soared since then.

Nothing seems to be slowing this market with low inventory keeping demand high and prices increasing. If you are thinking about selling, and would like an evaluation...we'd be happy to provide one for you, and discuss our marketing and FREE STAGING that we offer. **No Great Secret, Just Great Service!**

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