

March 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **March 2021** there were a whopping 45 homes sold in the Orchard! 23 Detached, 1 Semis, 9 Towns, and 12 Condos. Plus 5 properties that leased.

23 **DETACHED HOMES SOLD**
AVERAGE SELLING PRICE OF \$1,317,422
ON THE MARKET FOR AVERAGE OF 6 DAYS.

The 23 detached homes that sold had an average asking price of \$1,198,717, and an average selling price of \$1,317,422.

That's 110% of the asking price, and they sold in 6 days.

Homes ranged in size from 1424-2535 sqft, and sold between \$1,000,000 and \$2,125,000. 8 of the homes were single car garage homes, and sold between \$1,000,000 and \$1,204,000. 15 homes were double car garage homes and sold between 1,200,000 and \$2,125,000.

1 **SEMIS SOLD**
LISTED FOR \$899,900 - SOLD OVER ASKING

There was 1 semi-detached home that sold; an 1805 sqft single car garage that listed for \$899,000 and went considerably over asking. It had some updates, an unfinished basement, and was nicely staged.

9 **TOWNHOMES SOLD**
SOLD between \$815,000 and \$970,000

There were 9 townhomes that sold, (1117-1790 sqft) between \$815,000 and \$970,000. On average, they listed for \$850,178 and sold for \$924,278, in 5 days. 8 were freehold, and 1 was a condo townhouse (condo fee of \$182.49).

12 **CONDOS SOLD**
WITH AN AVERAGE SELLING PRICE OF \$549,314

It was a good month for condos...with 12 condos sold. A mix of 1, 1+Den, 2 and 3 bedrooms with an average selling price of \$549,314. There were 2 large 1 bedrooms that sold between \$496,000 - \$500,000, five 1+Den's sold between \$475,777 - \$560,000, and three 2-Beds sold between \$525,000-\$642,000. On average they sold in 7 days.

10 **ACTIVE PROPERTIES FOR SALE**
10 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$929,900 TO \$1,799,900

***If you would like to be sent any of these listings to view pictures and information, let us know, and we can email them to you.*

5 **LEASED**
4 CONDOS LEASED - BETWEEN \$1850-2150/MONTH.
1 TOWNHOUSE LEASED - \$2800/MONTH.

For March there were 5 properties that leased. Three 1+Dens, one 2-Bedroom, and one townhouse. The condos rented for \$1850-\$2150, and the townhouse went for \$2800.

3 **AVAILABLE RENTALS**
THERE ARE 3 CONDOS AVAILABLE TO RENT FROM \$1750 - \$2000.

If we look back to March 2020 for comparison...we had 18 properties sell in the Orchard. 8 condos sold between \$430,000 and \$515,000, 5 townhouses that sold for \$715,000 - \$790,000, 0 semi-detached, and 5 detached homes sold between \$861,000- \$1,175,000.

There are currently 10 properties for sale in the Orchard. They are all detached homes, and have an asking price from \$929,900 - \$1,799,900. There are also 3 condos for rent, two 1-Bedrooms and a 1+Den from \$1750-\$2000.

The market remained hot for March, but we did see signs of the market balancing out with more inventory coming available. If you'd like to know what the new value of your home is, contact us and we can arrange an evaluation. Ask us about our HOME STAGING SERVICES we include with all our listings. **No Great Secret, Just Great Service!**

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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