

May 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **May 2021**...there were 24 homes sold in the Orchard! 10 Detached, 7 Townhomes, 7 Condos...and 4 properties leased. Not the busiest May we've seen but fairly active!

10 DETACHED HOMES SOLD
AVERAGE SELLING PRICE OF \$1,389,811
AVERAGE DAYS ON MARKET 9.

The 10 detached homes that sold had an average selling price of \$1,389,811 and sold in about 9 days. Homes ranged in size from 1500 to 2900sqft, and sold between \$1,035,000 and \$2,112,800. Four of the homes were single car garage homes, and sold between \$1,000,000 - \$1,242,700. Six were double garage homes and sold between \$1,405,000 and \$1,520,000.

0 SEMIS SOLD
NONE THIS MONTH

7 TOWNHOMES SOLD
AVERAGE SELLING PRICE OF \$875,000
AVERAGE DAYS ON MARKET 6.

7 townhomes sold with an average selling price of \$875,000. They ranged in size from 1071 to 1630 sqft, and sold between \$810,000 - \$970,000 in about 6 days.

7 CONDOS SOLD
WITH AN AVERAGE SELLING PRICE OF \$551,000

There were 7 condos that sold, a mix of 1 bedrooms, 1+Dens, and 2 bedroom units with an average selling price of \$551,000. The only 1-Bedrooms that sold, listed for \$549,900 and sold over asking...this one had a HUGE ground floor patio. Four of the sales were 1+Dens, and sold on average for \$506,750 and ranged in size from 709-893sqft. There were two 2-Bedrooms that sold on average for \$632,500 and were both 1084sqft and sold on average in 4 days.

13 ACTIVE PROPERTIES FOR SALE
13 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$499,900 TO \$1,289,900.

If you would like to be sent the new listings or any info...let us know, and we can email them to you.

4 LEASED
3 CONDOS LEASED - BETWEEN \$1900-\$2100/MONTH.
1 TOWNHOUSE LEASED FOR \$2750/MONTH.

There were 4 properties that leased in May....3 condos, and a townhome. The condos ranged from \$1900-\$2100, and the townhouse rented for \$2750.

2 AVAILABLE RENTALS
THERE ARE 2 PROPERTIES AVAILABLE FOR RENT FROM \$1895 - \$4000/MONTH.

If we take a look back at May 2020 for comparison...we had 18 properties sell in the Orchard. 10 condos that sold between \$375,000 and \$515,000, 2 townhouses that sold for \$791,000 and \$831,000, and 5 detached homes, that sold between \$944,500 and \$1,375,000.

There are currently 13 active properties on the market, ranging in price from \$499,900 to \$749,900 for condos, \$800,000-\$899,900 for townhomes, 1 semi at \$847,777, 1 linked home at \$929,900, and 2 detached from \$1,250,000-\$1,289,900. There is also a 1-Bedroom condo for lease at \$1895 and a detached 4-Bedroom double car home asking \$4000/mth. If you'd like more info on any of these properties, let us know and we can send you the listings.

The market is still strong and homes are still selling quickly and over asking. If you'd like to know what the new value of your home is...contact us and we can arrange a free evaluation. Prices are actually changing week by week!
No Great Secret, Just Great Service!

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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