

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

For the month of April 2021, there were 8 properties that sold and 9 that leased. Pretty busy month!! Here's the sale and lease info, the active listings, and how it compares to April 2020.

**8 SOLD**  
SOLD PRICES RANGED FROM \$488,000 TO \$625,000

**9 LEASED**  
1-BEDROOM CONDOS RENTED FROM \$1780-\$1875  
1+DEN CONDO RENTED FOR \$2000

**1 ACTIVE CONDO FOR SALE**  
#212 - 2486 - 1 Bedroom \$589,900 - 42 Days

+2 CONDITIONALLY SOLD PROPERTIES

**4 ACTIVE CONDOS FOR LEASE**  
#418- 2490 - 1+Den 2100/mth - 5 Days on market  
#226- 2490 - 1 Bed \$1900/mth - 6 Days on market  
#305 - 2486 - 1 Bed \$1875/mth - 7 Days on market  
#510- 2486 - 1 Bed \$2000/mth - 31 days on market

In April 2021, there were 8 properties that sold...a mix of 1 Bedroom, 1+Den, and 2 Bedroom units. They ranged in price from \$488,000 to \$625,000. 4 of the sales were 1 Bedrooms, and they sold on average for \$515,799. One of the units had a huge 400sqft patio that sold for \$575,000 and boosted the average sold price up. There was two 1+Den's sold on average for \$541,500 in 20 days for 97% of the asking price. Two 2-Bedroom units sold, both listed around \$600,000. One had 2 parking spots and sold at asking price, the other one had 1 spot, but had an extra full bath and sold for \$625,000.

There were 9 condos that leased...8 of them were 1 bedrooms and rented between \$1780-1875. The lower priced units were usually the smaller units that have a combined living/kitchen area. The 1+Den rented for \$2000.

Currently there is just 1 condo available for sale....a 1 bedroom with a large terrace asking \$559,900 that has been on the market for 42 days now. There are also 2 conditionally sold units; a 1+Den asking \$574,900 and a 2-Bedroom asking \$599,900. There are currently 4 available for rent. Three 1-Bedrooms asking \$1875-\$2000 and a 1+Den asking \$2100.

If we look back to April 2020, that was the beginning of the pandemic and the market really slowed down. We had just 2 sales, and 1 lease for that month. One sale was a 1-Bedroom that sold for \$400,000 and the other was a 2-Bed 2 Bath that sold for \$580,000. Both sold under asking, and took on average 60 days to sell.

If your tenant is moving out and you need to rent your place...let us know! We would be happy to find you some great tenants. We take all the hard work out of renting it! We do all the showings, the lease, tenant pre-qualification and deposits. Or if now is the right time to sell for you let's chat about our **FREE STAGING** we offer for all our listings. Staging helps properties sell for more, and faster!

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