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August 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of August 2021...there were 14 homes sold in the Orchard!
3 Detached, 3 Semis, 2 Towns, 6 Condos...and 6 properties that leased.

3	DETACHED HOMES SOLD AVERAGE SELLING PRICE OF \$1,285,000 AVERAGE DAYS ON MARKET 5.
3	SEMIS SOLD SOLD BETWEEN \$890,000 - \$1,091,000 AVERAGE DAYS ON THE MARKET 5.
2	TOWNHOMES SOLD SOLD BETWEEN \$927,000 - \$963,500
6	CONDOS SOLD WITH AN AVERAGE SELLING PRICE OF \$529,083
7	ACTIVE PROPERTIES FOR SALE 7 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$519,000 TO \$1,399,900. <i>If you would like to be sent the new listings or any info...let us know, and we can email them to you.</i>
6	LEASED 3 CONDOS LEASED - BETWEEN \$1900 - 2600 per MONTH. TOWN/SEMI/LINK/DETACHED RENTED BETWEEN \$3000-\$3750
6	AVAILABLE RENTALS THERE ARE 3 PROPERTIES AVAILABLE FOR RENT FROM \$1900 to 3000/MONTH.

The 3 detached homes that sold had an average selling price of \$1,285,000 and sold in about 5 days. Homes ranged in size from 1230-2330sqft, and sold between \$1,000,000 and \$2,125,000. One of the homes had a single car garage home, and was asking \$899,000. 2 were double garage homes selling between \$1,420,000 and \$1,425,000.

There were three Semi-Detached homes that sold, ranging in size from 1037-1629 sqft, and sold between \$890,000 - \$1,091,000, and sold on average in 5 days.

There were 2 townhomes that sold, ranging in size from 1560 to 1800 sqft, and sold between \$927,000 - \$963,500, and sold on average in 4 days.

There were 6 condos that sold, a mix of 1 and 2 bedrooms units with an average selling price of \$529,083. The 1 bedroom units sold between \$445,000 and \$525,000 and the 2 bedrooms went between \$520,000 and \$616,000. On average they sold in 28 days with 47 being the max.

There was also 6 properties that leased this past month...3 condos renting between \$1900 and \$2600, a Semi-Detached went for \$3000, one Linked home (attached at the garages only) rented for \$3300, and one Detached for \$3750.

If we take a look back at August 2020 for comparison...we also had 14 properties sell in the Orchard. 7 condos that sold between \$425,000 and \$480,000, 1 townhouse that sold for \$811,000, 2 semi-detached that sold between \$793,000 and \$860,000 and 4 detached homes that sold between \$869,000- \$1,175,000.

Currently there are just 7 homes on the market. This may pick up as we finish Summer, get the kids back to school and head into Fall. There are 4 condos ranging from \$519,000 to \$679,000, 2 Detached homes listed at \$1,399,000 and \$1,399,900 (both holding offers), and one Townhouse asking \$915,000.

The market slowed a little this August, as expected but was still on par with last summer's sales. This market is ever changing, and keeping an eye on it is a big part of our job! If you'd like to know what the new value of your home is, or more info on any of the active or sold properties....contact us and we can arrange a free evaluation.

No Great Secret, Just Great Service!

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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