

## July 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of July 2021...there were 16 homes sold in the Orchard!  
6 Detached, 3 Towns, 7 Condos...and 3 properties leased. Not the busiest July we've seen but fairly active!

<b>6</b>	<b>DETACHED HOMES SOLD</b> AVERAGE SELLING PRICE OF \$1,469,714 AVERAGE DAYS ON MARKET 6.
<b>0</b>	<b>SEMIS SOLD</b>
<b>3</b>	<b>TOWNHOMES SOLD</b> SOLD BETWEEN \$833,000 - \$1,040,000
<b>7</b>	<b>CONDOS SOLD</b> WITH AN AVERAGE SELLING PRICE OF \$531,771.
<b>11</b>	<b>ACTIVE PROPERTIES FOR SALE</b> 11 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$449,900 TO \$1,265,000  <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>
<b>3</b>	<b>LEASED</b> 2 CONDOS LEASED - BETWEEN \$2150 - 2600 per MONTH. 1 TOWNHOUSE LEASED FOR \$2900/MONTH.
<b>3</b>	<b>AVAILABLE RENTALS</b> THERE ARE 3 PROPERTIES AVAILABLE FOR RENT FROM \$1900 to 3000/MONTH.

The 6 detached homes that sold had an average selling price of \$1,469,714 and sold in about 6 days. Homes ranged in size from 1900-2920 sqft, and sold from \$1,198,000 - \$1,900,000. 2 of the homes were single car garage homes, and sold between \$1,198,000 and \$1,275,000. 4 were double garage homes and sold between \$1,230,000 and \$1,900,000

There were 3 town homes that sold, and they ranged in size from 1478 to 1720 sqft. They sold between \$833,000 - \$1,040,000

There were 7 condos that sold, a mix of 1 and 2 bedroom units with an average selling price of \$531,771. The 1 bedrooms sold between \$450,000 and \$545,000. The 2 bedrooms sold between \$499,900 and \$625,000. On average they sold in 22 days with 59 being the max, and skewing the averages slightly.

If we take a look back at July 2020 for comparison...we had 32 properties sell in the Orchard. 11 condos that sold between \$406,000 and \$600,000, 3 townhouses that sold for \$675,000 - \$750,000 and 17 detached homes (sold between \$814,000- \$1,900,000).

The market is strong and homes are still selling quickly and over asking if prices correctly. If you'd like to know what the new value of your home is, contact us and we can arrange a free evaluation. The condition of your home and the way it's presented matter now more than ever. **No Great Secret, Just Great Service!**

**RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES**

**THOMPSON HART REAL ESTATE TEAM**

**ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES**

3060 MAINWAY, SUITE #200, BURLINGTON, ON, L7M1A3

PHONE: 905-808-3863 EMAIL: [THOMPSONHART@ROYALLEPAGE.CA](mailto:THOMPSONHART@ROYALLEPAGE.CA)

[WWW.THOMPSONHART.COM](http://WWW.THOMPSONHART.COM)

\*NOT INTENDED TO SOLICIT SELLERS THAT ARE CURRENTLY UNDER CONTRACT WITH A REAL ESTATE BROKERAGE.