

November 2020 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **November 2020**...there were 15 homes sold in the Orchard!
7 Detached, 1 Semis, 1 Towns, 6 Condos...and 1 property leased.

7	DETACHED HOMES SOLD AVERAGE SELLING PRICE OF \$1,055,000 ON THE MARKET FOR 9 DAYS ON AVERAGE
1	SEMIS SOLD LISTED AT \$900,00...SOLD considerably over this! ON THE MARKET FOR 6 DAYS
1	TOWNHOMES SOLD LISTED AT \$739,900 AND SOLD UNDER ASKING in 42 days
6	CONDOS SOLD AVERAGE SELLING PRICE OF \$483,498 SOLD ON AVERAGE IN 11 DAYS. MIX OF 1, 2 and 3 BEDROOM UNITS
13	ACTIVE PROPERTIES FOR SALE 13 Active listings on the market, ranging from \$424,900 to \$1,775,000
1	LEASED DETACHED HOME RENTED FOR \$3000/MONTH

The 7 detached homes that sold had an average selling price of \$1,055,000 and sold in about 9 days. Homes ranged in size from 1400-2817sqft, and sold between \$879,500 and \$1,311,000. Three of the homes were single car garage homes, and sold between \$879,000 and \$941,000. Four were double garage homes sold between \$950,000 and \$1,311,000.

There was 1 Semi-Detached that sold, a 4 bedroom end unit at just under 2000 sqft, single car garage that listed for \$900,000 and went considerably over asking. It was updated and nicely staged.

There was 1 townhome that sold, a large 1700+sqft single car garage listed for \$739,000 and went under asking. It had condo fees, was in average condition, and took 42 days to sell.

There were 6 condos that sold, a mix of 1, 2 and 3 bedroom units with an average selling price of \$483,498. The 1 bedrooms sold between \$427,000 and \$433,000. The 2 and 3 bedrooms sold between \$469,000 and \$589,000. On average they sold in 11 days, much faster than last month.

There are currently 13 homes on the market in the Orchard. Condos apartments ranging from \$424,900 to \$649,000 and just 2 detached homes on Twelve Mile Trail, both listed at \$1,775,000. There are 8 condos for lease, ranging in price from \$1850 - \$2500/month. No towns/semis/detached available for rent. There was just 1 property that leased in November....it was a detached home that rented for \$3000/month.

If we take a look back at November 2019 for comparison...we had 14 properties sell in the Orchard. 8 condos that sold between \$369,000 and \$514,000, 2 townhomes that sold between \$665,000 - \$800,000, 0 semi-detached and 4 double car, detached homes (sold between \$959,000 and \$1,300,000).

The market is starting to change with the holidays just around the corner yet 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. **No Great Secret, Just Great Service!**

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