

## August 2020 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **August 2020** we had a total of 16 properties sell in the Orchard. 6 Detached homes, 2 Semis, 1 Townhome, 7 Condos, and we also had 3 properties that leased.

**6**

### DETACHED HOMES SOLD

AVERAGE SELLING PRICE OF \$986,817  
ON THE MARKET FOR 18 DAYS ON AVERAGE

The 6 detached homes that sold had an average selling price of \$986,817. The smallest home was 1287sqft, and the largest being 2385sqft, and sold between \$869,900 and \$1,175,000. The detached single car homes sold between \$869,000-\$930,000, and the detached double car homes sold \$975,000 and above. On average they sold in 18 days, with the fastest being 2 days, and the longest 47 days.

**2**

### SEMIS SOLD

AVERAGE SELLING PRICE \$826,500  
ON THE MARKET FOR 2 DAYS ON AVERAGE

There were 2 semi-detached homes that sold between \$793,000 and \$860,000. The both sold quickly (2 days), and over asking.

**1**

### TOWNHOME SOLD

LISTED FOR \$719,000 AND SOLD FOR 111% OF  
ASKING IN 8 DAYS

There was just 1 townhouse that sold this month...a freehold 1700sqft corner end unit asking \$719,000 that sold in 8 days for 111% of asking price.

**7**

### CONDOS SOLD

AVERAGE SELLING PRICE OF \$458,000 AND SOLD ON  
AVERAGE IN 38 DAYS.  
A MIX OF 1+DEN AND 2 BEDROOM UNITS

There were 7 condos that sold, a mix of 1+ Dens and 2 Bedrooms that sold between \$425,000 and \$483,000. On average they sold in 38 days. A few of the condos took longer to sell, at 58, 61 and 65 days. On average they sold for 96.7% of asking price.

**3**

### PROPERTIES LEASED

1 TOWNHOME ASKING \$2700  
2 CONDOS - 1 BEDROOM and 1+DEN - \$1850-1900

There were 3 leases, 1 townhouse asking \$2700 and rented just above the asking price. 2 condos rented, including a 1 Bedroom for \$1850, and a 1+Den for \$1900.

**17**

### ACTIVE PROPERTIES FOR SALE

+2 CONDITIONALLY SOLD PROPERTIES

If we take a look back at August 2019 for comparison...we had a whopping 33 properties sell in the Orchard. 11 condos that sold between \$347,500 and \$563,990. There were 10 townhouses that sold between \$636,000 and \$781,500. That one was a 2100+sqft, 4 bedroom, double care town. There were 12 detached homes, 4 single cars (that sold between \$775,000 and \$870,000), and 8 double car homes (that sold between \$850,000 and \$1,500,000).

For questions about these recent sales, the current market, or what your home is worth, reach out to us and we'd be happy to chat. For all our listings we include **high-end videos, free staging, and a custom website** just for your home. No Great Secret, Just Great Service!

We currently have BUYERS looking to purchase a home in the Orchard. Reach out to discuss @ 905-808-3863 or [thompsonhart@royallepage.ca](mailto:thompsonhart@royallepage.ca) to see if your home might be a good fit for them. 😊

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

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