

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

For April 2021 there were 35 homes sold in the Orchard! 19 Detached, 1 Semis, 4 Towns, 11 Condos, and 6 properties that leased.

**19 DETACHED HOMES SOLD**  
AVERAGE SELLING PRICE OF \$1,338,216  
AVERAGE DAYS ON MARKET 10.

**1 SEMIS SOLD**  
LISTED FOR \$749,900 - SOLD OVER ASKING

**4 TOWNHOMES SOLD**  
SOLD BETWEEN \$900,000 AND \$950,000

**11 CONDOS SOLD**  
WITH AN AVERAGE SELLING PRICE OF \$559,573

**13 ACTIVE PROPERTIES FOR SALE**  
13 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$499,900 TO \$1,499,900.

*If you would like to be sent the new listings or any info...let us know, and we can email them to you.*

**6 LEASED**  
3 CONDOS LEASED - BETWEEN \$1750 AND 1875/MONTH.  
3 DETACHED HOMES LEASED FROM \$3200-4500/MONTH.

**2 AVAILABLE RENTALS**  
THERE ARE 2 PROPERTIES AVAILABLE FOR RENT FROM \$2100 TO \$2800 / MONTH.

The 19 detached homes that sold had an average asking price of \$1,249,092, and average selling price of \$1,338,216, and sold in 10 days. Homes ranged in size from 1445-3245 sqft, and sold between \$1,010,000 and \$2,080,000. 8 of the homes were single car garages, and sold between \$1,010,000 and \$1,249,900 with an average selling price of \$1,126,113. 11 homes were double car garages and sold between \$1,205,000 and \$2,080,000...with an average selling price of \$1,492,109.

There was one 1450sqft end-unit link home (listed as a semi) that listed \$749,900 and sold for \$865,000. 3 Beds 2.5 bath, single garage and unfinished basement.

There were 4 townhomes that sold, ranging in size from 1412 - 1570 sqft, and sold between \$900,000 and \$950,000. On average, they listed for \$866,200 and sold for \$930,250. 2 of the towns were had condo fees of \$180-\$200/month.

It was another good month for condos, with 11 sold. A mix of 1-Bed, 1+Den, 2 and 3 bedrooms with an average selling price of \$559,573 and selling in 8 days. There was one 1-Bed that sold, listed at \$459,900 and sold at asking price in 3 days. There were four 1+Dens that sold for an average price of \$537,325. There were five 2-Bedrooms that sold with an average selling price of \$591,200...and one large 3-Bed that listed at \$575,000 and sold over-asking in 10 days.

If we look back to April 2020 (the beginning of pandemic), there was just 5 homes sold in the Orchard, 3 condos and 2 detached. The 3 condos went for asking price or UNDER...and both the detached sold UNDER asking. They were both 2 car garage homes, about 2000sqft, and sold on average for 1,002,500. You can imagine what they would sell for today...probably \$1,250,000-\$1,300,000. This shows the 25-30% increase that we've seen since this time last year.

For April there were 6 properties that leased; 3 condos rented between \$1750-\$1875 and 3 detached homes rented from \$3200-\$4500.

At the time of writing this letter there are 13 properties for sale. 2 Detached, 2 links, 5 towns, and 4 condos, and 2 for lease. For info on these, contact us directly for the list of current available homes.

➔ If you are thinking about selling in the near future, reach out to us. Let's chat, no obligation. Ask us about our HOME STAGING SERVICES we include with all our listings. **No Great Secret, Just Great Service!**

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

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