

December 2020 Real Estate Sales Update: The Orchard, Burlington

Happy New Year Orchard Residents! Out with 2020, and in with 2021. Let's take a look at the December 2020 stats. There were 12 sales in the Orchard! 6 Detached, 0 Semis, 0 Towns, 6 Condos...and 8 leases.

6

DETACHED HOMES SOLD

AVERAGE SELLING PRICE OF \$1,095,650
ON THE MARKET FOR AVERAGE OF 3.5 DAYS.

The 6 detached homes that sold had an average selling price of \$1,095,650, and sold on average in 3.5 days. Wow that's fast!! Homes ranged in size from 1278-3816sqft, and sold between \$892,000 and 1,699,900. Four of the homes were single car garage homes, and sold between \$892,000 and \$980,000. Two were double garage homes sold between \$1,175,000 and \$1,699,900.

0

SEMIS SOLD

NONE LISTED OR SOLD IN DECEMBER

0

TOWNHOMES SOLD

NONE LISTED OR SOLD IN DECEMBER

6

CONDOS SOLD

6 CONDOS SOLD WITH AVERAGE SELLING PRICE OF \$445,083. SOLD ON AVERAGE IN 19 DAYS. MIX OF 1 BEDROOM AND 1+DEN

There were 6 condos that sold, a mix of 1 Bed and 1+Den units that sold on average for \$445,083 in 19 days. These ranged in size from 600sqft to 893sqft.

9

ACTIVE PROPERTIES FOR SALE

9 Active listings on the market, ranging from \$449,990 to \$1,775,000

1+Den Condo \$449,990 - (2 Days on Market)
1+Den Condo \$449,990 - (3 Days on Market)
2-Bed 2 Bath Condo \$484,900 - (6 Days on Market)
2-Bed 2 Bath Condo \$484,900 - (45 Days on Market)
2-Bed 2 Bath Condo \$585,000 (44 Days on Market)
2-Bed + Den Condo \$568,000 - (79 Days on Market)
3-Bed 3 Bath Condo \$599,900 (64 Days on Market)

3-Bed 3 Bath Detached \$899,900 - single car (2 Days)
4-Bed 3 Bath Detached - double car \$1,775,000 (74 Days)

+2 Conditionally Sold Condo properties.

There are currently 9 homes on the market in the Orchard. Condo ranging from \$449,990-\$599,900 and 2 detached homes ranging from \$899,900 to \$1,775,000. There are 15 active for lease, with condos ranging from \$1749-\$2500. One stacked townhouse available for \$2850 and 2 detached homes for \$3200/\$4250.

8

LEASED

5 CONDOS LEASED - 1+DEN AND 2-BED 2 BATH CONDOS RANGING FROM \$1825-\$2350/MONTH.

3 DETACHED HOME RENTED, TWO FOR \$3000/MONTH AND ONE FOR \$3900/MONTH.

There were 8 properties that leased in December. 5 Condos (mix of 1+Den & 2 Bed 2 Bath units) that rented between \$1825-2350. 3 Detached homes rented for \$3000-3900/mth.

If we take a look back at December 2019 for comparison...we had 9 properties sell in the Orchard. 5 condos that sold between \$380,000 - \$550,000, 1 townhouse at \$655,000 and 3 detached homes between \$770,000- \$1,089,000. Prices have definitely gone up since then.

Even with the pandemic, and lockdown...the market has remained strong with low inventory keeping demand high and prices increasing. If you are thinking about selling, and would like an evaluation...we'd be happy to provide one for you, and discuss our marketing and FREE STAGING that we offer.

No Great Secret, Just Great Service!

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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