

June 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **June 2021**...there were 29 homes sold in the Orchard! 13 Detached, 2 Semis, 4 Townhomes, 9 Condos...and 10 properties leased.

13 DETACHED HOMES SOLD
AVERAGE SELLING PRICE OF \$1,382,692
AVERAGE DAYS ON MARKET 12.

The 13 detached homes that sold had an average selling price of \$1,382,692 and sold in 12 days. Homes ranged in size from 1334 to 3295sqft, and sold from \$925,000 - \$2,305,000. 3 of the homes were single car garage and sold from \$925,000 - \$1,180,000. Ten were double garage and sold between \$1,225,000 and \$2,305,000.

2 SEMIS SOLD
AVERAGE SELLING PRICE OF \$1,090,250
AVERAGE DAYS ON MARKET 5.

4 TOWNHOMES SOLD
AVERAGE SELLING PRICE OF \$899,500
AVERAGE DAYS ON MARKET 7.

There were 2 Semi-detached homes that sold, both on the same street. They listed for \$847,777 and \$899,900 (the second was 300sqft larger) and sold on average for \$1,090,250 in 5 days.

9 CONDOS SOLD
WITH AN AVERAGE SELLING PRICE OF \$569,433

10 ACTIVE PROPERTIES FOR SALE
10 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$499,900 TO \$1,398,000.

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

4 townhomes sold with an average selling price of \$899,500. They ranged in size from 1378 - 1718 sqft, and sold between \$833,000 and \$985,000 in about 7 days.

10 LEASED
3 CONDOS LEASED - BETWEEN \$1800-\$2150/MONTH.
1 TOWNHOUSE LEASED FOR \$2850/MONTH.
2 DETACHED HOMES LEASED BETWEEN \$3400-\$3900

There were 9 condos that sold, a mix of 1-Bed, 1+Den, and 2 bedroom units with an average selling price of \$569,433. Only 1 was a 1-Bedroom and that one sold under asking for \$495,000 in 21 days. There was four 1+Dens that sold on average for \$535,500, and four 2-Bedrooms sold between \$598,000 and \$639,900 with an average selling price of \$621,975.

5 AVAILABLE RENTALS
THERE ARE 5 PROPERTIES AVAILABLE FOR RENT FROM \$2600-3000/MONTH.

There were 10 properties that leased in June....7 condos, 1 townhome, and 2 detached homes. The condos ranged from \$1800-\$2150, the townhouse rented for \$2850 and the 2 detached homes rented for \$3400 and \$3900.

If we take a look back at June 2020 for comparison...we had 23 properties sell in the Orchard. 6 condos that sold between \$415,000 and \$470,000, 4 townhouses that sold for \$708,000-\$830,000, 3 semis sell between \$840,000 - \$865,000, and 10 detached homes that sold between \$846,000 - \$1,347,777.

There are currently 10 active properties on the market, ranging in price from \$499,900 to \$649,000 for condos, 1 townhouse at \$949,000, and 2 detached from \$1,249,000 - \$1,398,000. There is also 5 properties for lease ranging from \$2600-\$3000/month. If you'd like more info on any of these properties, let us know and we can send you the listings.

The numbers look like they have slowed a little further from the craziness that we saw earlier in the year, but prices and demand are still strong. Homes are still selling quickly, and market is strong. Some homes are not holding offers and selling at or under asking price...but most of the sales are still holding offers and selling over asking. If you'd like to chat about your home, and what the best plan for you might be...contact us and we can meet with you to review your home, and give you a free evaluation. **No Great Secret, Just Great Service!**

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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