

November 2021 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **November 2021**...there were 17 homes sold in the Orchard! 2 Detached, 7 Townhomes, 8 Condos...and also had 9 properties that leased. These are pretty similar numbers to what we saw last year at this time. Things should slow down a little further over the next month, 'Tis the Season!

2	DETACHED HOMES SOLD AVERAGE SELLING PRICE OF \$1,268,000 AVERAGE DAYS ON MARKET 4.	The 2 detached homes that sold had an average selling price of \$1,268,000 and sold in about 4 days. Homes ranged in size from 1300-1883 sqft, and sold between \$1,175,000 - \$1,361,000. Both homes had single car garages.
0	SEMIS SOLD	
7	TOWNHOMES SOLD 7 TOWNHOMES SOLD WITH AN AVERAGE SELLING PRICE OF \$1,069,571 AND SELLING IN 5 DAYS.	There were 7 town homes that sold, with an average price of \$1,069,571 and selling in 5 days. They sold between \$910,000 and \$1,250,000.
8	CONDOS SOLD WITH AN AVERAGE SELLING PRICE OF \$568,729	There were 8 condos that sold, a mix of 1 bedroom, 1+Den, and 2 bedroom units with an average selling price of \$568,729. The two 1 bedrooms sold between \$516,000-\$655,000, the two 1+Den units sold between \$559,000 and \$571,337, and the two 2-Bedroom units sold between \$556,000 and \$561,000. On average they sold in 3 days, much faster than last month.
7	ACTIVE PROPERTIES FOR SALE 7 ACTIVE LISTINGS ON THE MARKETING RANGING FROM \$479,000 TO \$1,379,999. <i>If you would like to be emailed the active listings...let us know!</i>	
9	LEASED 5 CONDOS LEASED - BETWEEN \$1850-\$2500, 2 TOWNS LEASED BETWEEN \$2800-\$3250, AND 2 SEMIS LEASED \$2780-\$2800.	For rentals, there were 9 properties for leased. 5 condos between \$1850-\$2500, 2 townhomes between \$2800 and \$3250, and 2 semis between \$2780 - \$2800.
7	AVAILABLE RENTALS THERE ARE 7 RENTALS AVAILABLE BETWEEN \$2200 - \$3350	

If we take a look back at November 2020 for comparison...we had 15 properties sell in the Orchard that month. 6 condos sold between \$427,000 - \$433,000, 1 townhouse sold for \$725,000, and the 1 semi-detached and 7 detached homes sold between \$879,500 - \$1,311,000. We can see that the prices have definitely gone up with condos selling above \$500,000, towns selling \$900-\$1M+, and detached homes selling \$1M and going up to \$1.5-2M+.

There are currently 7 properties for sale including 6 condos ranging from \$479,900 to, \$725,000, 1 townhouse asking \$999,000, and 1 detached 3+1 bedroom home asking \$1,379,999. There are

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 and discuss our HOME STAGING that is included with our services.

No Great Secret, Just Great Service!

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

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