

October 2020 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **October 2020**...there were 24 homes sold in the Orchard! 13 Detached, 1 Semis, 4 Towns, 6 Condos...and 0 properties leased.

13

DETACHED HOMES SOLD

AVERAGE SELLING PRICE OF \$1,120,054
ON THE MARKET FOR 8 DAYS ON AVERAGE

1

SEMI SOLD

LISTED AT \$899,900 AND
ON THE MARKET FOR 8 DAYS ON AVERAGE

4

TOWNHOMES SOLD

AVERAGE SELLING PRICE OF \$860,500
ON THE MARKET FOR 6 DAYS ON AVERAGE

6

CONDOS SOLD

AVERAGE SELLING PRICE OF \$453,883
SOLD ON AVERAGE IN 30 DAYS.
MIX OF 1 BED AND 2 BED UNITS

11

ACTIVE PROPERTIES FOR SALE

11 Active listings on the market, ranging from
\$427,000 to \$1,775,000

+ 3 CONDITIONALLY SOLD PROPERTIES

The 13 detached homes that sold had an average selling price of \$1,120,054 and sold in about 8 days. Homes ranged in size from 1172-2936sqft, and sold between \$825,500 - \$1,425,000. 4 of the homes were single car garage homes, and sold between \$825,500 - \$950,000. 15 were double garage homes \$1,120,000 and \$1,425,000.

There was 1 Semi-Detached that sold, a large 1800+sqft single car garage that listed for \$899,000 and went over asking. It was updated and nicely staged.

4 townhomes sold this past month, with an average price of \$860,500, in 6 days. The average size was 1749sqft, and the prices ranged from \$721,000 to \$990,000.

There were 6 condos that sold, a mix of 1 Bedroom and 2-bedroom units with an average selling price of \$453,883. The 1 bedrooms sold between \$418,000 - \$437,800. The 2-bedrooms sold between \$445,000- \$515,000, and on average they sold in 30 days, down from last month.

If we take a look back at October 2019 for comparison...we had 17 properties sell in the Orchard. 5 condos that sold between \$360,000-\$472,000, 3 townhouses that sold between \$630,000 - \$670,000, 1 semi-detached for \$699,900 and 8 detached homes...2 single cars (sold between \$779,000-\$853,000), and 7 double car homes (sold between \$940,000- \$1,215,000).

Another great month for the property owners in the Orchard with homes 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. **No Great Secret, Just Great Service!**

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