

September 2020 Real Estate Sales Update: The Orchard, Burlington

Hello Orchard!! For the month of **September 2020**...there were a whopping 39 homes sold in the Orchard! 22 Detached, 1 Link, 3 Semis, 1 Town, 12 Condos...and 4 properties leased.

22 **DETACHED HOMES SOLD**
AVERAGE SELLING PRICE OF \$1,096,875
ON THE MARKET FOR 8 DAYS ON AVERAGE

The 22 detached homes that sold, had an average selling price of \$1,096,875 and sold in about 8 days. Homes ranged in size from 1400-3339sqft, and sold between \$877,000 and \$1,500,000. 7 of the homes were single car garage homes, and sold between \$839,000 - \$970,250. 15 were double garage homes \$990,000 and \$1,500,000.

3 **SEMIS SOLD**
AVERAGE SELLING PRICE \$809,633
ON THE MARKET FOR 9 DAYS ON AVERAGE

There was 1 link home (attached by the garages only, no shared living walls...or a shared foundation but detached above ground) that sold this month. Listed for \$749,900 and sold over asking in 9 days.

1 **TOWNHOME SOLD**
Huge 2100+sqft double car down, listed for \$989,500 and sold just over asking

12 **CONDOS SOLD**
AVERAGE SELLING PRICE OF \$489,833
SOLD ON AVERAGE IN 45 DAYS.
MIX OF 1 BEDS, 1+DEN, 2 BED, and 3 BED UNITS

3 Semi-detached homes sold this past month, with an average price of \$809,633, in 9 days. The average size was 1414sqft, and the price ranged from \$700,500 to \$910,000.

4 **PROPERTIES LEASED**
1 TOWNHOME RENTED FOR \$2700
3 CONDOS - One 1 BED and TWO 1+DEN - rented between \$1850-2000/month

There was 1 townhome that sold....a huge 2100+sqft double car garage end unit town that listed for \$989,500. Looked more like a detached home....and sold over asking.

13 **ACTIVE PROPERTIES FOR SALE**
+3 *CONDITIONALLY SOLD PROPERTIES*

There were 12 condos that sold, a mix of 1 Beds, 1+ Dens, 2 Beds and 3 beds with an average selling price of \$489,833. The 1 bedrooms sold between \$390-430,000. The 1+Dens sold between \$435-\$445,000, the 2-Bedrooms sold between

\$505-\$605,000, and the 3-Bedroom sold for \$612,000. On average they sold in 45 days. One took 118 days, so the average condo that is priced right, and shows well would most likely sell in the 25-30 day range...not the 45 days.

There were 4 properties that rented, 1 townhouse for \$2700, and 3 condos (one 1-Bedroom, and two 1+Dens that rented, between \$1850-\$2000/month).

If we take a look back at September 2019 for comparison...we had a 21 properties sell in the Orchard. 5 condos that sold between \$362,500-\$410,000, 2 townhouses that sold between \$640,000-\$745,000, 1 semi-detached for \$707,500 and 13 detached homes...5 single cars (sold between \$750,000-\$853,000), and 7 double car homes (sold between \$915,000 and \$1,220,000).

For September the market was scorching hot! We were involved with numerous multiple offer situations this month in the Orchard in the \$1M range. Most selling firm, and between \$30-\$70,000 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!**

RYAN THOMPSON & RANDY HART - SALES REPRESENTATIVES

THOMPSON HART REAL ESTATE TEAM

ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES

3060 MAINWAY, SUITE #200, BURLINGTON, ON, L7M1A3

PHONE: 905-808-3863 EMAIL: THOMPSONHART@ROYALLEPAGE.CA

WWW.THOMPSONHART.COM