

OAKVILLE NEWS



REALTY TEAM

Deborah Bennet 416-616-2484

JULY EVENTS IN OAKVILLE

WATERCOLOUR TUTORIAL: SPARKLING QUARTZ GEMS

• Sat, July 3, 2021 | 2 PM EDT – 4 PM EDT



If you have been interested in learning more about watercolour painting and how to start, then this is the perfect opportunity. Chris will be painting some brilliant gemstones and expanding more on how easy it

is to pick-up watercolour techniques, the difference between cake palettes and watercolour pencils/crayons. Will expand a little on brushes and paper used. Come prepared with some watercolour paints, brushes, watercolour paper cut into 4x6 inch pieces and a sharpie.

For more information visit: www.youtube.be/V0dO9nNq3VE

COMING SOON



**49 Edenrock Dr
Stoney Creek, Ontario**

A Message from Deborah Bennet

Temperatures outside are hot, and so is the housing market!

With no signs of cooling down, provincial real estate “activity is still far above pre-pandemic levels,” says Robert Hogue, RBC’s chief economist. In May, “bidding wars, while perhaps involving fewer participants, were still rampant, keeping sellers in a very strong bargaining position. In short, conditions for strong price gains remained firmly in place.”

Despite a small dip in month-over-month home sales transactions in May, which is being attributed to low seller turnout, those looking for signs of easing price pressure “will be disappointed”, as real estate conditions remain tight.

If you know someone thinking of buying or selling their home, give us a call and we would be happy to discuss your specific market conditions with you, or for more general information on how the current real estate market affects you, visit: www.mortgagebrokernews.ca



CENTURY 21
Miller Real Estate Ltd.
Brokerage

9-209 Speers Road,
Oakville, ON L6K 0H5
Tel: 416-616-2482

www.arcadianrealtymteam.ca

YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
West	23	\$1,308,122
Bronte	22	\$1,393,094
West Oak Trails	16	\$1,051,325
Glen Abbey	15	\$2,750,000
River Oaks	12	\$1,416,000
Wedgewood Creek	9	\$1,667,667
Old Oakville	9	\$2,584,344
Westmount	8	\$1,347,975
College Park	8	\$2,675,000
Morrison	8	\$3,166,438
Ford	8	\$1,982,625
Southwest	7	\$2,378,571
Glenorchy	7	\$1,484,586
Joshua Creek	6	\$1,827,220
Central	6	\$1,613,183
Falgarwood	5	\$1,682,800
Bronte Creek	5	\$2,266,200
Bronte West	4	\$1,581,000
West Oak Trails	4	\$982,225
River Oaks	3	\$1,585,688
Clearview	2	\$821,450
Clearview	2	\$1,499,000
Bronte East	2	\$1,287,500
Eastlake	1	\$1,885,000
College Park	1	\$1,428,425
Iroquois Ridge South	1	\$1,180,000
Palermo West	1	\$2,200,000
Uptown Core	1	\$1,110,000
Glen Abbey	1	\$1,617,560

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Bronte	18	\$844,165
River Oaks	18	\$840,045
Glenorchy	18	\$267,467
Rural Oakville	9	\$790,456
Bronte Creek	8	\$989,920
West Oak Trails	8	\$1,052,300
Central	8	\$902,386
Glen Abbey	7	\$810,000
Joshua Creek	6	\$764,268
Westmount	6	\$421,188
River Oaks	5	\$618,497
Uptown Core	4	\$656,375
Wedgewood Creek	4	\$787,488
Palermo West	3	\$258,167
Glen Abbey	2	\$366,093
Clearview	2	\$1,037,514
College Park	2	\$361,675
Falgarwood	2	\$713,589
Iroquois Ridge South	1	\$870,000
Joshua Meadows	1	\$868,000
Clearview	1	\$865,000
Old Oakville	1	\$652,450
West Oak Trails	1	\$859,831

* Semi-Detached, Townhomes, Row and Links *

Friendly Reminder

As of June 1, 2021, homebuyers applying for an uninsured mortgage—those with more than a 20 per cent down payment—will need to qualify as if their mortgage rate was 5.25 per cent, or two per cent higher than their actual contract rate, whichever is higher. For more information on qualifying for your purchase, give us a call and we will put you in touch with one of our trusted lending partners!



DEBORAH BENNET

ARCADIAN REALTY TEAM

SALES REPRESENTATIVE

416-616-2484

deborah@arcadianrealty.ca

