

BURLINGTON NEWS



REALTY TEAM

Deborah Bennet 416-616-2484

JUST LISTED



25 Dervock Crescent #3, North York Toronto, Ontario

Executive townhome located in the highly sought-after community of Bayview Village within walking distance to Bayview Village shopping, Pusateri's, restaurants and subway stations. This open concept contemporary 4 br, 3.5 bath upscale townhome is over 2300 Sq Ft with \$100K in upgrades and includes 4 outdoor living spaces!

JUST LISTED



Assignment Sale Available Oakville, Ontario

1 Bedroom + Den
Spring 2022 Possession
Contact me for more information!

Investing in Rental Suites

Ever wondered if you could convert your basement into a legal rental apartment? Do you want to purchase a house and turn it into an income property? Not sure where to start? Well we can help! We will help you find the perfect property (or if you already have one) and team you up with an amazing local company founded in 2015 that can assist you with EVERY STEP in creating a legal income property with a second or even third income suite.

Don't like the thought of sharing your home? Then how about a Garden suite? Many Ontario municipalities will be allowing garden suites to existing properties as an exciting new housing opportunity for homeowners and investors to add a fully separate detached housing unit in their OWN yards. YES, THAT'S RIGHT, you may be able to add an auxiliary income producing dwelling without having to buy any additional property AND do so without the traditional hurdles and costs associated with development.

Whether you simply want a consultation to provide you with ideas and an analysis of your property, or if you require design, permit drawings, city communication, reno coaching and the full package of property management during the renovation we can help you get rolling with an option to suit whatever your needs may be!

Call us today so you don't miss a tremendous opportunity to not only profit from your real estate investment but to also provide a great, much needed housing option for local communities. If you currently have a sizable outdoor property, or would like help to find the perfect investment home give us a call at 416-616-2484 and we would be happy to help!

For more information visit: arcadianrealtyteam.ca



CENTURY 21
Miller Real Estate Ltd.
Brokerage
9-209 Speers Road,
Oakville, ON L6K 0H5
Tel: 416-616-2482
arcadianrealtyteam.ca

YOUR MARKET REPORT

AREA	# OF SALES	AVG. SALE PRICE
Brant Hills	12	\$1,244,251
Headon Forest	11	\$1,335,500
Elizabeth Gardens	8	\$1,343,184
Millcroft	8	\$1,899,985
Orchard	7	\$1,362,706
Shoreacres	7	\$1,877,714
Aldershot South	7	\$1,504,810
Central	7	\$1,234,286
Longmoor	5	\$1,186,400
Mountainside	5	\$964,600
Alton West	5	\$1,552,980
North Burlington	4	\$1,457,000
Alton Central	4	\$1,565,000
Tyandaga	4	\$1,550,500
Roseland	4	\$2,039,500
Aldershot West	4	\$1,031,550
Dynes	4	\$1,368,750
Maple	3	\$1,166,667
Aldershot Central	3	\$1,066,667
Palmer	3	\$1,124,333
Palmer	2	\$1,137,500
Pinedale	1	\$1,010,000
Plains	1	\$1,050,000
Pinedale	1	\$1,402,000

* Detached Homes *

AREA	# OF SALES	AVG. SALE PRICE
Central	19	\$1,295,468
Headon Forest	16	\$677,789
Orchard	16	\$655,875
Maple	14	\$798,421
Millcroft	10	\$967,070
Pinedale	10	\$662,000
Corporate	9	\$642,500
Aldershot Central	8	\$706,939
Dynes	7	\$834,000
Brant Hills	5	\$732,500
Pinedale	5	\$741,540
Alton West	5	\$865,000
Tansley	4	\$670,000
Aldershot South	4	\$715,000
Plains	4	\$591,875
Plains	3	\$875,000
Mountainside	3	\$725,426
Alton Central	2	\$780,000
Longmoor	2	\$743,000
Tyandaga	2	\$857,250
Elizabeth Gardens	1	\$560,000
Aldershot East	1	\$551,000
Palmer	1	\$635,000

* Semi-Detached, Townhomes, Row and Links *

Fall Housing Outlook

As is typical in the fall housing market, Ontario is on track to see an influx of transactions, with activity set to remain on an upward trajectory and average sales prices set to increase by the end of 2021. In fact, the average price for all home types in Ontario may increase by as much as 5% by year end.

Comparing 2020 to 2021, the sale of single detached homes has seen the most significant price gains, rising between 14.6% to 35.5% in 16 surveyed Ontario housing markets, a trend driven by high demand from young families.

Soaring housing prices as a result of high demand and lack of supply are creating challenging conditions for homebuyers across Toronto and the GTA, yet has generated favourable conditions for sellers in these regions. This means that while great for homeowners and their equity, many first-time buyers have been priced out of the market.

Prices even continue to rise in smaller cities and communities that have gained popularity during COVID-19, as homebuyers flee busy city centres in search of refuge from the hustle and bustle. Suburban markets such as London, Kitchener, Peterborough, North Bay and Southern Georgian Bay have also experienced an increase in year-over-year condo and townhouse sales.

If you have been waiting on the housing bubble to “pop” before you buy, unfortunately it doesn’t look to be happening anytime soon, so now would be an ideal time to get into the real estate market before housing prices increase any further. For more information on home buying or current market conditions, contact me today!

*Source: storeys.com