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RINA REAL ESTATE NEWS

SPEEDY SEPTEMBER SALES FOR OAKVILLE MARKET

Big smiles came quickly for Oakville residents selling their home this September. With the Average Sales Price for each property hiking up another 11%, homes that went to market did not stay on very long. In September 2020, the amount of days on average it took for a sale was 27 – this year, homes found happy new owners in only 18!

Aside from houses, according to the Oakville, Milton and District Real Estate Board, townhomes and condos witnessed an even larger increase in property value, now listed at \$975,154 - an almost 16% jump from this time last year. Although the amount of listings fell from 161 to 132, the amount of sales rose by close to 8%.

As the autumn season sets in, the supply of homes for sale remain lower than the demand of potential buyers which may present more competition (or keep many out of the market) for those looking in the Oakville area. If you're interested in buying, acting now would be your best option as October is trending in a similar direction. Some experts are predicting that demand from first time buyers may help cause an increase in the average residential sale price for all home types between now and the end of the year.

We will continue to closely monitor trends in and around Oakville to provide you with the latest insights and real estate advice. Wishing you and yours all the best this Fall!

MARKET UPDATE

SEPTEMBER 2021

Number of Sales: 219
Median Sale Price: \$1,440,000
Median Days on Market: 18

SEPTEMBER 2020

Number of Sales: 275
Median Sale Price: \$1,302,705
Median Days on Market: 27

OAKVILLE'S SEPTEMBER YEAR-OVER-YEAR SALES STATS AS REPORTED ON THE OAKVILLE, MILTON & DISTRICT REAL ESTATE BOARD (OMDREB).



RINA DIRISIO - SALES REPRESENTATIVE
**TOP 1% FOR ROYAL
LEPAGE ACROSS CANADA
FOR 20 YEARS RUNNING**

For over three decades, our team has done all we can to help our clients reach their goals. Whether it's finding a new place to call home, selling properties at their maximum value, or helping with any step in between, we are 100% committed to their best interests.

The last year and a half provided its fair share of challenges but it has only made us more committed, more focused and more excited to do even better. As a result of the pandemic, real estate trends have been unpredictable but with a great agent on a fantastic team, your dreams are in good hands. Whether it's your first home purchase, your fifth house being sold on the market or an investment property you're interested in getting more information on, we can help.

Together, we have made it through this tough time and we're grateful for the opportunity to use our knowledge and expertise to make this summer a big success for Oakville buyers and sellers! When you're ready to make your dreams a reality, call me on my cell: **416-804-4347** or send me an email: **rina@rina.ca**.

JOSHUA CREEK
JOSHUA CREEK REAL ESTATE MARKET UPDATE

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THINKING ABOUT SELLING?

Rina DiRisio has been helping families buy and sell homes for more than three decades. Her transactions total over \$30 Billion and she has ranked as one of Canada's top realtors throughout her illustrious career.

Team Rina's approach to real estate involves innovation, integrity, and extraordinary service – a trifecta that makes them a stand-out in the industry. From the pricing strategy and getting market-ready, to marketing initiatives and negotiating the best deal, Rina and team always focus on getting top dollar for their clients.

MARKET UPDATE

SALES IN THE LAST 90 DAYS IN JOSHUA CREEK AS OF OCTOBER 1, 2021 (AS PER OMDREB*)

DETACHED HOMES

Price Range	No. of Sales	% of Total
Under \$1,000,000	0	0.0%
\$1,000,000 - \$1,499,999	0	0.0%
\$1,500,000 - \$1,999,999	2	18.2%
\$2,000,000 - \$2,499,999	5	45.5%
\$2,500,000 - \$2,999,999	3	27.3%
\$3,000,000 & Up	1	9.1%

TOWNHOMES, SEMI-DETACHED & LINKS

Price Range	No. of Sales	% of Total
Under \$750,000	1	14.3%
\$750,000 - \$999,999	2	28.6%
\$1,000,000 - \$1,249,999	1	14.3%
\$1,250,000 - \$1,499,999	3	42.9%
\$1,500,000 - \$1,749,999	0	0.0%
\$1,750,000 & Up	0	0.0%

CONDOMINIUM APARTMENTS

Price Range	No. of Sales	% of Total
Under \$500,000	0	0.0%
\$500,000 - \$649,999	1	25.5%
\$650,000 - \$799,999	0	0.0%
\$800,000 - \$949,999	2	50.0%
\$950,000 - \$1,099,999	0	0.0%
\$1,100,000 & Up	1	25.0%

*OMDREB: Oakville, Milton & District Real Estate Board

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WE SELL REAL ESTATE
BUT BETTER.



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RINA DIRISIO, Sales Representative

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