

Residential Sales Book

January 1, 2019 to April 1, 2021

For

Market Region # 2





Assessment and Taxation Department • Service de l'évaluation et des taxes

ASSESSMENT AND TAXATION SALES BOOK

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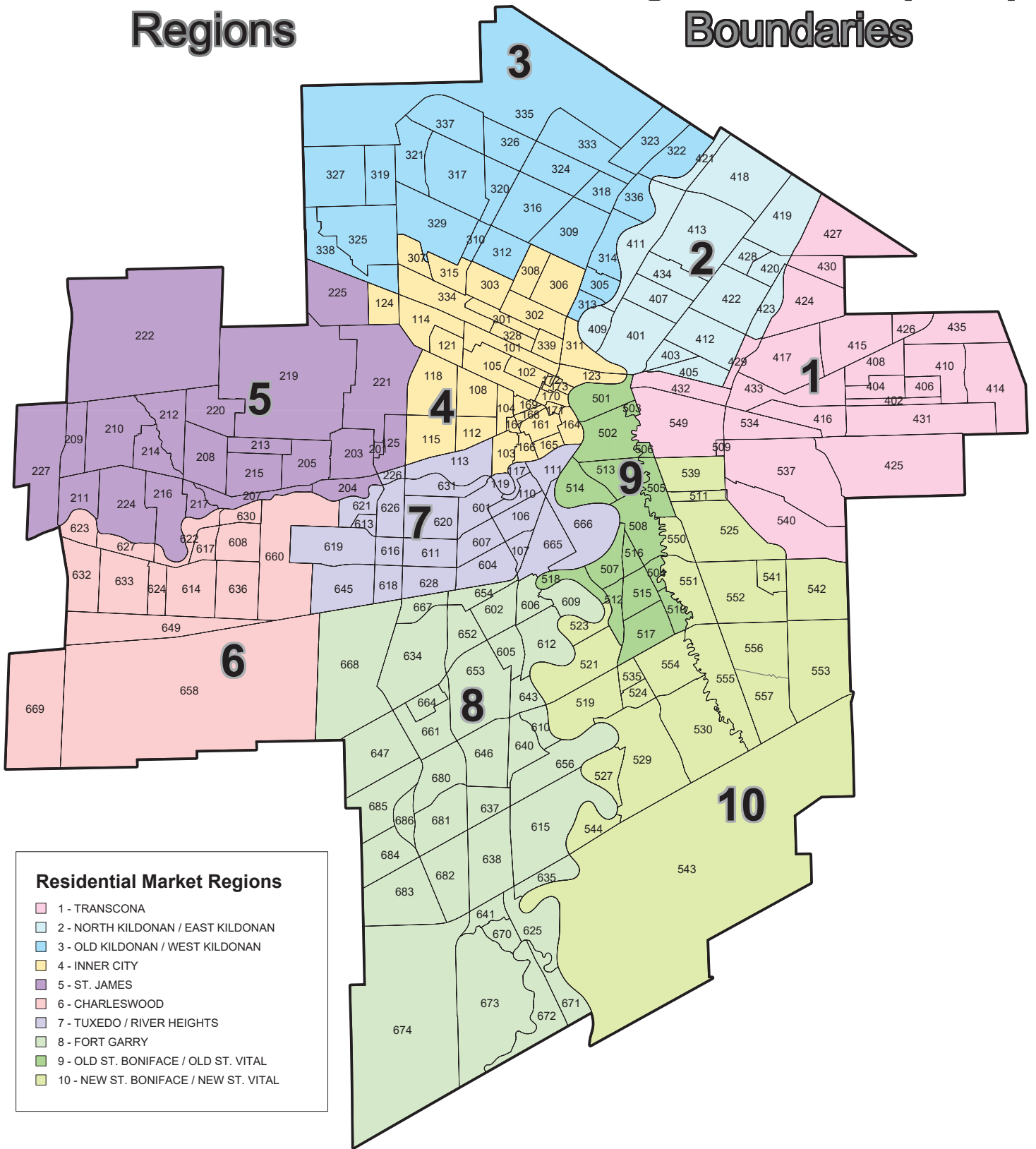
In this Sales Book, references made to "Time-Adjusted Sale Price" means the sale price of a property adjusted to reflect changes in the real estate market to a market value date of April 1, 2021.

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Residential Market Regions

Neighbourhood (NCA) Boundaries



| Residential Market Regions | |
|---------------------------------------|----------------|
| 1 - TRANSCONA | (Pink) |
| 2 - NORTH KILDONAN / EAST KILDONAN | (Light Blue) |
| 3 - OLD KILDONAN / WEST KILDONAN | (Medium Blue) |
| 4 - INNER CITY | (Yellow) |
| 5 - ST. JAMES | (Purple) |
| 6 - CHARLESWOOD | (Light Pink) |
| 7 - TUXEDO / RIVER HEIGHTS | (Light Purple) |
| 8 - FORT GARRY | (Light Green) |
| 9 - OLD ST. BONIFACE / OLD ST. VITAL | (Medium Green) |
| 10 - NEW ST. BONIFACE / NEW ST. VITAL | (Dark Green) |



City of Winnipeg
Assessment and Taxation
Department

NOTE:
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**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 51 ALLAN ST | 14091801500 | TS-Two Storey | 2020 | 11 | \$ 153,000 | \$ 158,500 |
| 53 ALLAN ST | 14091801900 | TS-Two Storey | 2020 | 11 | \$ 145,000 | \$ 150,200 |
| 225 BOWMAN AVE | 02000170000 | OS-One Storey | 2019 | 09 | \$ 162,500 | \$ 181,200 |
| 227 BOWMAN AVE | 02000171000 | OS-One Storey | 2020 | 02 | \$ 155,000 | \$ 172,500 |
| 229 BOWMAN AVE | 02000172000 | BL-Bi-Level | 2020 | 07 | \$ 275,194 | \$ 295,600 |
| 255 BOWMAN AVE | 02000181000 | OS-One Storey | 2019 | 09 | \$ 85,000 | \$ 94,800 |
| 264 BOWMAN AVE | 02000239000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 175,000 | \$ 189,500 |
| 264 BOWMAN AVE | 02000239000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 163,000 | \$ 176,500 |
| 270 BOWMAN AVE | 02000237000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 235,000 | \$ 262,000 |
| 337 BOWMAN AVE | 02000205000 | OS-One Storey | 2019 | 01 | \$ 133,000 | \$ 148,800 |
| 344 BOWMAN AVE | 02000214000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 155,000 | \$ 173,400 |
| 362 BOWMAN AVE | 02000299000 | OS-One Storey | 2019 | 08 | \$ 126,000 | \$ 140,500 |
| 369 BOWMAN AVE | 02000276000 | OS-One Storey | 2019 | 12 | \$ 125,000 | \$ 139,300 |
| 372 BOWMAN AVE | 02000295000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 150,000 | \$ 155,400 |
| 396 BOWMAN AVE | 02000288000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 205,000 | \$ 212,400 |
| 422 BOWMAN AVE | 02040204000 | BL-Bi-Level | 2020 | 09 | \$ 240,990 | \$ 254,200 |
| 455 BOWMAN AVE | 02040153000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 240,000 | \$ 262,300 |
| 482 BOWMAN AVE | 02040185000 | OS-One Storey | 2019 | 07 | \$ 119,000 | \$ 132,800 |
| 484 BOWMAN AVE | 02040184000 | OS-One Storey | 2019 | 03 | \$ 160,000 | \$ 178,900 |
| 507 BOWMAN AVE | 02040171000 | OS-One Storey | 2021 | 03 | \$ 189,900 | \$ 189,900 |
| 532 BOWMAN AVE | 02040243000 | OS-One Storey | 2019 | 08 | \$ 225,000 | \$ 250,900 |
| 540 BOWMAN AVE | 02040241000 | OS-One Storey | 2020 | 07 | \$ 268,500 | \$ 288,400 |
| 556 BOWMAN AVE | 02040237000 | OS-One Storey | 2019 | 12 | \$ 215,000 | \$ 239,500 |
| 566 BOWMAN AVE | 02040234000 | TS-Two Storey | 2019 | 05 | \$ 306,000 | \$ 341,800 |
| 140 BRAZIER ST | 14090160100 | OS-One Storey | 2020 | 01 | \$ 220,000 | \$ 244,900 |
| 165 CHALMERS AVE | 14081946000 | OS-One Storey | 2020 | 09 | \$ 122,000 | \$ 128,700 |
| 174 CHALMERS AVE | 14081954000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 170,000 | \$ 189,900 |
| 180 CHALMERS AVE | 14081956000 | OS-One Storey | 2020 | 04 | \$ 169,500 | \$ 186,800 |
| 193 CHALMERS AVE | 14081935000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 203,000 | \$ 226,800 |
| 213 CHALMERS AVE | 14081928000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 221,000 | \$ 246,600 |
| 258 CHALMERS AVE | 14081977000 | OS-One Storey | 2020 | 12 | \$ 212,500 | \$ 218,200 |
| 259 CHALMERS AVE | 14082056000 | O3-One & 3/4 Storey | 2020 | 12 | \$ 192,900 | \$ 198,100 |
| 294 CHALMERS AVE | 14082000000 | OS-One Storey | 2020 | 06 | \$ 180,000 | \$ 194,900 |
| 304 CHALMERS AVE | 14082002000 | O3-One & 3/4 Storey | 2019 | 07 | \$ 229,500 | \$ 256,100 |
| 319 CHALMERS AVE | 14082036100 | TS-Two Storey | 2020 | 06 | \$ 405,000 | \$ 438,600 |
| 365 CHALMERS AVE | 14082135000 | O3-One & 3/4 Storey | 2019 | 04 | \$ 187,500 | \$ 209,400 |
| 379 CHALMERS AVE | 14082131000 | TH-Two & 1/2 Storey | 2020 | 12 | \$ 179,000 | \$ 183,800 |
| 180 DEARBORN AVE | 14090206000 | OS-One Storey | 2019 | 09 | \$ 106,000 | \$ 118,200 |
| 196 DEARBORN AVE | 14090200000 | OS-One Storey | 2021 | 03 | \$ 135,000 | \$ 135,000 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 234 DEARBORN AVE | 14090186000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 195,000 | \$ 200,300 |
| 415 DESALABERRY AVE | 14093033000 | TS-Two Storey | 2019 | 10 | \$ 287,000 | \$ 320,000 |
| 427 DESALABERRY AVE | 14093028000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 230,000 | \$ 256,700 |
| 157 GORDON AVE | 14083570100 | BL-Bi-Level | 2019 | 09 | \$ 247,093 | \$ 275,500 |
| 169 GORDON AVE | 14083574000 | BL-Bi-Level | 2019 | 07 | \$ 264,500 | \$ 295,200 |
| 173 GORDON AVE | 14083575000 | TS-Two Storey | 2019 | 06 | \$ 258,800 | \$ 288,800 |
| 185 GORDON AVE | 14083581000 | OS-One Storey | 2020 | 09 | \$ 179,900 | \$ 189,800 |
| 189 GORDON AVE | 14083583000 | OS-One Storey | 2020 | 08 | \$ 165,000 | \$ 175,600 |
| 199 GORDON AVE | 14083589000 | OS-One Storey | 2020 | 05 | \$ 100,000 | \$ 109,300 |
| 233 GORDON AVE | 14083601200 | OS-One Storey | 2019 | 10 | \$ 189,900 | \$ 211,700 |
| 245 GORDON AVE | 14083605000 | OS-One Storey | 2020 | 08 | \$ 200,000 | \$ 212,800 |
| 251 GORDON AVE | 14083608000 | OS-One Storey | 2019 | 09 | \$ 137,000 | \$ 152,800 |
| 254 GORDON AVE | 14090216000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 105,000 | \$ 117,200 |
| 174 HARBISON AVE W | 14080290000 | OS-One Storey | 2020 | 09 | \$ 190,000 | \$ 200,500 |
| 185 HARBISON AVE W | 14080252000 | OS-One Storey | 2019 | 12 | \$ 197,000 | \$ 219,500 |
| 189 HARBISON AVE W | 14080253000 | OS-One Storey | 2021 | 03 | \$ 231,000 | \$ 231,000 |
| 199 HARBISON AVE W | 14080257000 | BL-Bi-Level | 2020 | 07 | \$ 250,000 | \$ 268,500 |
| 212 HARBISON AVE W | 14080277000 | OS-One Storey | 2020 | 03 | \$ 140,000 | \$ 155,700 |
| 220 HARBISON AVE W | 14080273000 | OS-One Storey | 2020 | 05 | \$ 150,000 | \$ 164,000 |
| 222 HARBISON AVE W | 14080272000 | OS-One Storey | 2020 | 03 | \$ 151,000 | \$ 167,900 |
| 275 HARBISON AVE W | 14080420000 | OS-One Storey | 2020 | 08 | \$ 183,650 | \$ 195,400 |
| 277 HARBISON AVE W | 14080421000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 190,900 | \$ 203,100 |
| 279 HARBISON AVE W | 14080422000 | TS-Two Storey | 2021 | 03 | \$ 185,000 | \$ 185,000 |
| 282 HARBISON AVE W | 14080463100 | O3-One & 3/4 Storey | 2020 | 12 | \$ 215,000 | \$ 220,800 |
| 286 HARBISON AVE W | 14080464100 | O3-One & 3/4 Storey | 2020 | 09 | \$ 190,000 | \$ 200,500 |
| 315 HARBISON AVE W | 14080435000 | OS-One Storey | 2020 | 03 | \$ 175,000 | \$ 194,600 |
| 317 HARBISON AVE W | 14080436000 | OS-One Storey | 2019 | 05 | \$ 157,000 | \$ 175,400 |
| 319 HARBISON AVE W | 14080437000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 155,000 | \$ 172,500 |
| 354 HARBISON AVE W | 14080625000 | OS-One Storey | 2020 | 03 | \$ 117,000 | \$ 130,100 |
| 363 HARBISON AVE W | 14080591000 | OS-One Storey | 2019 | 06 | \$ 175,000 | \$ 195,300 |
| 365 HARBISON AVE W | 14080592000 | OS-One Storey | 2020 | 07 | \$ 120,000 | \$ 128,900 |
| 368 HARBISON AVE W | 14080632000 | OS-One Storey | 2021 | 02 | \$ 142,500 | \$ 143,800 |
| 370 HARBISON AVE W | 14080633000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 143,900 | \$ 160,700 |
| 376 HARBISON AVE W | 14080636000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 182,000 | \$ 186,900 |
| 389 HARBISON AVE W | 14080603000 | OS-One Storey | 2020 | 10 | \$ 125,000 | \$ 130,600 |
| 456 HARBISON AVE W | 14100129330 | BL-Bi-Level | 2019 | 07 | \$ 249,900 | \$ 278,900 |
| 458 HARBISON AVE W | 14100129335 | BL-Bi-Level | 2019 | 07 | \$ 249,900 | \$ 278,900 |
| 461 HARBISON AVE W | 14080779000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 119,000 | \$ 132,900 |
| 482 HARBISON AVE W | 14080839000 | OS-One Storey | 2020 | 11 | \$ 120,000 | \$ 124,300 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 507 HARBISON AVE W | 14080800000 | TS-Two Storey | 2020 | 11 | \$ 182,000 | \$ 188,600 |
| 517 HARBISON AVE W | 14080803100 | OS-One Storey | 2019 | 02 | \$ 197,500 | \$ 220,800 |
| 539 HARBISON AVE W | 14080813200 | OS-One Storey | 2019 | 12 | \$ 205,000 | \$ 228,400 |
| 115 HENDERSON HWY | 14090101000 | OS-One Storey | 2019 | 05 | \$ 179,900 | \$ 200,900 |
| 244 JAMISON AVE | 02000332000 | O3-One & 3/4 Storey | 2020 | 10 | \$ 125,000 | \$ 130,600 |
| 258 JAMISON AVE | 02000336000 | OS-One Storey | 2019 | 03 | \$ 180,000 | \$ 201,200 |
| 274 JAMISON AVE | 02000340000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 192,000 | \$ 213,900 |
| 289 JAMISON AVE | 02000314000 | OH-One & 1/2 Storey | 2019 | 02 | \$ 190,000 | \$ 212,400 |
| 291 JAMISON AVE | 02000315000 | OS-One Storey | 2020 | 08 | \$ 197,000 | \$ 209,600 |
| 297 JAMISON AVE | 02000318000 | BL-Bi-Level | 2021 | 03 | \$ 371,429 | \$ 371,400 |
| 307 JAMISON AVE | 02000322000 | O3-One & 3/4 Storey | 2019 | 06 | \$ 206,000 | \$ 229,900 |
| 307 JAMISON AVE | 02000322000 | O3-One & 3/4 Storey | 2020 | 10 | \$ 217,000 | \$ 226,800 |
| 333 JAMISON AVE | 02000328000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 220,000 | \$ 245,300 |
| 366 JAMISON AVE | 02000390000 | OS-One Storey | 2020 | 07 | \$ 162,500 | \$ 174,500 |
| 386 JAMISON AVE | 02000398000 | OS-One Storey | 2019 | 05 | \$ 152,000 | \$ 169,800 |
| 387 JAMISON AVE | 02000378000 | OS-One Storey | 2020 | 11 | \$ 130,000 | \$ 134,700 |
| 429 JAMISON AVE | 02040318000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 366,891 | \$ 408,000 |
| 433 JAMISON AVE | 02062807450 | OS-One Storey | 2019 | 02 | \$ 159,000 | \$ 177,800 |
| 445 JAMISON AVE | 02062807375 | OH-One & 1/2 Storey | 2020 | 02 | \$ 155,000 | \$ 172,500 |
| 484 JAMISON AVE | 02040398000 | OS-One Storey | 2019 | 07 | \$ 128,000 | \$ 142,800 |
| 503 JAMISON AVE | 02040351000 | OS-One Storey | 2020 | 09 | \$ 110,000 | \$ 116,100 |
| 543 JAMISON AVE | 02040367000 | OS-One Storey | 2020 | 04 | \$ 112,500 | \$ 124,000 |
| 544 JAMISON AVE | 02040418000 | OS-One Storey | 2021 | 03 | \$ 220,000 | \$ 220,000 |
| 556 JAMISON AVE | 02062807715 | BL-Bi-Level | 2019 | 03 | \$ 244,762 | \$ 273,600 |
| 578 JAMISON AVE | 02062807795 | BL-Bi-Level | 2019 | 11 | \$ 299,900 | \$ 334,100 |
| 580 JAMISON AVE | 02062807800 | TS-Two Storey | 2019 | 08 | \$ 324,180 | \$ 361,500 |
| 581 JAMISON AVE | 02040380000 | OS-One Storey | 2019 | 04 | \$ 151,500 | \$ 169,200 |
| 173 JOHNSON AVE W | 14082824000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 147,500 | \$ 148,800 |
| 177 JOHNSON AVE W | 14082826000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 164,900 | \$ 172,300 |
| 180 JOHNSON AVE W | 14082979000 | OS-One Storey | 2019 | 05 | \$ 140,000 | \$ 156,400 |
| 182 JOHNSON AVE W | 14082978000 | OS-One Storey | 2019 | 11 | \$ 125,000 | \$ 139,300 |
| 186 JOHNSON AVE W | 14082976000 | OS-One Storey | 2020 | 10 | \$ 163,000 | \$ 170,300 |
| 197 JOHNSON AVE W | 14082834000 | O3-One & 3/4 Storey | 2019 | 01 | \$ 185,000 | \$ 207,000 |
| 201 JOHNSON AVE W | 14082836000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 195,000 | \$ 216,800 |
| 206 JOHNSON AVE W | 14100117300 | TS-Two Storey | 2019 | 12 | \$ 268,000 | \$ 298,600 |
| 210 JOHNSON AVE W | 14082963100 | OH-One & 1/2 Storey | 2019 | 06 | \$ 215,000 | \$ 239,900 |
| 220 JOHNSON AVE W | 14082960000 | TS-Two Storey | 2020 | 12 | \$ 115,000 | \$ 118,100 |
| 222 JOHNSON AVE W | 14100043900 | TH-Two & 1/2 Storey | 2020 | 03 | \$ 175,000 | \$ 194,600 |
| 226 JOHNSON AVE W | 14082956000 | TS-Two Storey | 2019 | 02 | \$ 300,000 | \$ 335,400 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 266 JOHNSON AVE W | 14082949000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 164,900 | \$ 183,900 |
| 285 JOHNSON AVE W | 14082863100 | OH-One & 1/2 Storey | 2020 | 11 | \$ 154,500 | \$ 160,100 |
| 302 JOHNSON AVE W | 14100130140 | BL-Bi-Level | 2019 | 11 | \$ 250,000 | \$ 278,500 |
| 302A JOHNSON AVE W | 14100130145 | BL-Bi-Level | 2020 | 02 | \$ 247,000 | \$ 274,900 |
| 316 JOHNSON AVE W | 14082924000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 140,000 | \$ 149,000 |
| 217 LARSEN AVE | 02000008000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 217,500 | \$ 242,700 |
| 223 LARSEN AVE | 02000009000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 177,000 | \$ 197,500 |
| 227 LARSEN AVE | 02000010000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 135,000 | \$ 145,000 |
| 268 LARSEN AVE | 02000103000 | OH-One & 1/2 Storey | 2021 | 01 | \$ 158,500 | \$ 161,400 |
| 272 LARSEN AVE | 02000102000 | OS-One Storey | 2020 | 05 | \$ 171,000 | \$ 186,900 |
| 284 LARSEN AVE | 02000098000 | OS-One Storey | 2019 | 05 | \$ 165,000 | \$ 184,300 |
| 289 LARSEN AVE | 02000029000 | OS-One Storey | 2020 | 12 | \$ 157,500 | \$ 161,800 |
| 307 LARSEN AVE | 02062784000 | TS-Two Storey | 2020 | 12 | \$ 280,000 | \$ 287,600 |
| 325 LARSEN AVE | 02000041000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 132,000 | \$ 147,000 |
| 338 LARSEN AVE | 02000081000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 169,000 | \$ 183,000 |
| 345 LARSEN AVE | 02000047000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 230,000 | \$ 257,400 |
| 355 LARSEN AVE | 02000049000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 218,000 | \$ 230,000 |
| 358 LARSEN AVE | 02000075000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 160,000 | \$ 161,400 |
| 374 LARSEN AVE | 02000070000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 182,000 | \$ 203,100 |
| 386 LARSEN AVE | 02000067000 | O3-One & 3/4 Storey | 2019 | 12 | \$ 238,000 | \$ 265,100 |
| 389 LARSEN AVE | 02000059000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 239,500 | \$ 267,300 |
| 390 LARSEN AVE | 02000065000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 206,000 | \$ 230,100 |
| 409 LARSEN AVE | 02040003000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 200,069 | \$ 207,300 |
| 411 LARSEN AVE | 02040004000 | OH-One & 1/2 Storey | 2019 | 03 | \$ 168,000 | \$ 187,800 |
| 433 LARSEN AVE | 02040007000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 182,500 | \$ 204,200 |
| 484 LARSEN AVE | 02040039000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 224,000 | \$ 238,300 |
| 491 LARSEN AVE | 02040025000 | OS-One Storey | 2020 | 08 | \$ 170,000 | \$ 180,900 |
| 501 LARSEN AVE | 02040028000 | OS-One Storey | 2020 | 10 | \$ 245,000 | \$ 256,000 |
| 514 LARSEN AVE | 02040099000 | BL-Bi-Level | 2020 | 04 | \$ 251,938 | \$ 277,600 |
| 521 LARSEN AVE | 02040067000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 194,000 | \$ 195,700 |
| 533 LARSEN AVE | 02040071000 | OS-One Storey | 2020 | 02 | \$ 137,000 | \$ 152,500 |
| 203 MARTIN AVE W | 14080314000 | OS-One Storey | 2021 | 01 | \$ 186,000 | \$ 189,300 |
| 227 MARTIN AVE W | 14080325000 | O3-One & 3/4 Storey | 2020 | 10 | \$ 210,000 | \$ 219,500 |
| 235 MARTIN AVE W | 14080511000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 155,000 | \$ 173,100 |
| 238 MARTIN AVE W | 14080516000 | O3-One & 3/4 Storey | 2020 | 02 | \$ 207,500 | \$ 230,900 |
| 255 MARTIN AVE W | 14080503000 | O3-One & 3/4 Storey | 2019 | 02 | \$ 182,000 | \$ 203,500 |
| 256 MARTIN AVE W | 14080524000 | BL-Bi-Level | 2020 | 08 | \$ 266,376 | \$ 283,400 |
| 265 MARTIN AVE W | 14080499100 | OS-One Storey | 2019 | 05 | \$ 196,000 | \$ 218,900 |
| 266 MARTIN AVE W | 14080529000 | OS-One Storey | 2019 | 03 | \$ 175,000 | \$ 195,700 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|----------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 268 MARTIN AVE W | 14080530000 | OS-One Storey | 2019 | 01 | \$ 158,500 | \$ 177,400 |
| 303 MARTIN AVE W | 14080490000 | OS-One Storey | 2020 | 09 | \$ 123,900 | \$ 130,700 |
| 330 MARTIN AVE W | 14080547100 | OS-One Storey | 2020 | 11 | \$ 162,000 | \$ 167,800 |
| 349 MARTIN AVE W | 14080688000 | BL-Bi-Level | 2019 | 06 | \$ 177,000 | \$ 197,500 |
| 351 MARTIN AVE W | 14080687000 | OS-One Storey | 2020 | 03 | \$ 185,000 | \$ 205,700 |
| 354 MARTIN AVE W | 14080703000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 190,000 | \$ 191,700 |
| 359 MARTIN AVE W | 14080684000 | O3-One & 3/4 Storey | 2020 | 11 | \$ 199,900 | \$ 207,100 |
| 371 MARTIN AVE W | 14080679000 | O3-One & 3/4 Storey | 2019 | 11 | \$ 188,000 | \$ 209,400 |
| 376 MARTIN AVE W | 14080712000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 136,900 | \$ 152,200 |
| 382 MARTIN AVE W | 14080715000 | OS-One Storey | 2019 | 05 | \$ 118,500 | \$ 132,400 |
| 405 MARTIN AVE W | 14080666000 | OS-One Storey | 2019 | 04 | \$ 140,000 | \$ 156,400 |
| 410 MARTIN AVE W | 14080725000 | OH-One & 1/2 Storey | 2020 | 01 | \$ 141,500 | \$ 157,500 |
| 412 MARTIN AVE W | 14080726000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 125,000 | \$ 139,400 |
| 416 MARTIN AVE W | 14080728000 | BL-Bi-Level | 2021 | 02 | \$ 366,891 | \$ 370,200 |
| 421 MARTIN AVE W | 14080659000 | O3-One & 3/4 Storey | 2020 | 08 | \$ 175,000 | \$ 186,200 |
| 422 MARTIN AVE W | 14080730000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 136,000 | \$ 151,600 |
| 426 MARTIN AVE W | 14080732000 | TS-Two Storey | 2019 | 05 | \$ 179,400 | \$ 200,400 |
| 438 1/2 MARTIN AVE W | 14080909000 | O3-One & 3/4 Storey | 2020 | 07 | \$ 189,900 | \$ 204,000 |
| 448 MARTIN AVE W | 14080913000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 93,500 | \$ 103,000 |
| 450 MARTIN AVE W | 14080914000 | OS-One Storey | 2020 | 01 | \$ 195,000 | \$ 217,000 |
| 455 MARTIN AVE W | 14080886000 | OS-One Storey | 2020 | 06 | \$ 101,000 | \$ 109,400 |
| 458 MARTIN AVE W | 14100128125 | OH-One & 1/2 Storey | 2020 | 12 | \$ 203,000 | \$ 208,500 |
| 471 MARTIN AVE W | 14080878000 | BL-Bi-Level | 2020 | 03 | \$ 251,000 | \$ 279,100 |
| 485 MARTIN AVE W | 14080871000 | O3-One & 3/4 Storey | 2020 | 02 | \$ 128,750 | \$ 143,300 |
| 190 MCINTOSH AVE | 14083631000 | OS-One Storey | 2019 | 11 | \$ 139,900 | \$ 155,800 |
| 194 MCINTOSH AVE | 14083627000 | TS-Two Storey | 2019 | 10 | \$ 218,332 | \$ 243,400 |
| 200 MCINTOSH AVE | 14083625100 | TS-Two Storey | 2020 | 09 | \$ 210,000 | \$ 221,600 |
| 210 MCINTOSH AVE | 14083624000 | TS-Two Storey | 2019 | 08 | \$ 190,000 | \$ 211,900 |
| 248 MCINTOSH AVE | 14083611000 | OS-One Storey | 2020 | 10 | \$ 105,000 | \$ 109,700 |
| 126 MCPHAIL ST | 14090126000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 205,000 | \$ 224,100 |
| 130 MCPHAIL ST | 14090125000 | TS-Two Storey | 2020 | 04 | \$ 135,000 | \$ 148,800 |
| 133 MCPHAIL ST | 14090129100 | O3-One & 3/4 Storey | 2019 | 12 | \$ 170,000 | \$ 189,400 |
| 136 MCPHAIL ST | 14090122000 | TS-Two Storey | 2020 | 05 | \$ 216,500 | \$ 236,600 |
| 142 MCPHAIL ST | 14090120000 | OS-One Storey | 2019 | 01 | \$ 167,500 | \$ 187,400 |
| 223 MIDWINTER AVE | 14091568000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 200,000 | \$ 223,000 |
| 235 MIDWINTER AVE | 14091574000 | OS-One Storey | 2021 | 01 | \$ 135,250 | \$ 137,700 |
| 261 MIDWINTER AVE | 14100027900 | TS-Two Storey | 2020 | 01 | \$ 250,000 | \$ 278,300 |
| 161 MIGHTON AVE | 14091127000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 128,500 | \$ 143,300 |
| 182 MIGHTON AVE | 14091152000 | O3-One & 3/4 Storey | 2019 | 12 | \$ 187,000 | \$ 208,300 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 185 MIGHTON AVE | 14091134000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 110,000 | \$ 122,700 |
| 191 MIGHTON AVE | 14091136000 | OS-One Storey | 2020 | 09 | \$ 110,000 | \$ 116,100 |
| 205 MIGHTON AVE | 14091140000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 207,000 | \$ 224,200 |
| 246 MUNROE AVE | 02000605500 | OS-One Storey | 2019 | 04 | \$ 177,500 | \$ 198,300 |
| 310 MUNROE AVE | 02000704000 | OH-One & 1/2 Storey | 2019 | 02 | \$ 225,000 | \$ 251,600 |
| 342 MUNROE AVE | 02000711000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 252,500 | \$ 281,300 |
| 350 MUNROE AVE | 02000713400 | OS-One Storey | 2019 | 07 | \$ 185,000 | \$ 206,500 |
| 368 MUNROE AVE | 02000717000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 261,500 | \$ 268,600 |
| 448 MUNROE AVE | 02040674000 | OS-One Storey | 2020 | 07 | \$ 290,000 | \$ 311,500 |
| 415 NAIRN AVE | 14092945000 | BL-Bi-Level | 2020 | 06 | \$ 256,000 | \$ 277,200 |
| 439 NAIRN AVE | 14092936000 | O3-One & 3/4 Storey | 2019 | 10 | \$ 158,000 | \$ 176,200 |
| 250 OTTAWA AVE | 02000441000 | OS-One Storey | 2020 | 07 | \$ 134,000 | \$ 143,900 |
| 269 OTTAWA AVE | 02000683000 | OS-One Storey | 2020 | 11 | \$ 195,000 | \$ 202,000 |
| 270 OTTAWA AVE | 02000446000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 226,000 | \$ 252,400 |
| 311 OTTAWA AVE | 02000793000 | OS-One Storey | 2020 | 07 | \$ 208,000 | \$ 223,400 |
| 370 OTTAWA AVE | 02000527000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 200,000 | \$ 222,600 |
| 387 OTTAWA AVE | 02000773000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 225,000 | \$ 235,100 |
| 461 OTTAWA AVE | 02040742000 | OS-One Storey | 2021 | 01 | \$ 142,000 | \$ 144,600 |
| 470 OTTAWA AVE | 02040457000 | OS-One Storey | 2019 | 07 | \$ 190,000 | \$ 212,000 |
| 522 OTTAWA AVE | 02040527000 | OS-One Storey | 2020 | 11 | \$ 110,000 | \$ 114,000 |
| 546 OTTAWA AVE | 02040535000 | OS-One Storey | 2019 | 07 | \$ 162,000 | \$ 180,800 |
| 175 POPLAR AVE | 14083151100 | OH-One & 1/2 Storey | 2019 | 07 | \$ 155,000 | \$ 173,000 |
| 183 POPLAR AVE | 14082990000 | OS-One Storey | 2019 | 03 | \$ 140,000 | \$ 156,500 |
| 207 POPLAR AVE | 14083265000 | OS-One Storey | 2020 | 06 | \$ 245,000 | \$ 265,300 |
| 281 POPLAR AVE | 14083236000 | OS-One Storey | 2020 | 10 | \$ 210,000 | \$ 219,500 |
| 291 POPLAR AVE | 14083239000 | O3-One & 3/4 Storey | 2019 | 03 | \$ 104,900 | \$ 117,300 |
| 314 RIVERTON AVE | 14091601000 | TS-Two Storey | 2020 | 11 | \$ 312,000 | \$ 323,200 |
| 320 RIVERTON AVE | 14100122315 | BL-Bi-Level | 2019 | 03 | \$ 345,000 | \$ 385,700 |
| 331 RIVERTON AVE | 14091171100 | TS-Two Storey | 2019 | 06 | \$ 319,000 | \$ 356,000 |
| 397 RIVERTON AVE | 14100116100 | TS-Two Storey | 2020 | 08 | \$ 279,900 | \$ 297,800 |
| 406 RIVERTON AVE | 14091628000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 210,406 | \$ 234,600 |
| 423 RIVERTON AVE | 14100117600 | BL-Bi-Level | 2019 | 01 | \$ 235,000 | \$ 263,000 |
| 427 RIVERTON AVE | 14091208200 | OS-One Storey | 2019 | 11 | \$ 164,000 | \$ 182,700 |
| 468 RIVERTON AVE | 14091642000 | OS-One Storey | 2020 | 10 | \$ 220,000 | \$ 229,900 |
| 474 RIVERTON AVE | 14091645000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 217,000 | \$ 239,100 |
| 479 RIVERTON AVE | 14091222000 | O3-One & 3/4 Storey | 2021 | 02 | \$ 260,000 | \$ 262,300 |
| 486 RIVERTON AVE | 14091648000 | OS-One Storey | 2020 | 01 | \$ 209,900 | \$ 233,600 |
| 491 RIVERTON AVE | 14100122310 | BL-Bi-Level | 2019 | 12 | \$ 335,000 | \$ 373,200 |
| 495 RIVERTON AVE | 14091228500 | TS-Two Storey | 2020 | 10 | \$ 196,000 | \$ 204,800 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 511 RIVERTON AVE | 14091235000 | OS-One Storey | 2021 | 02 | \$ 190,000 | \$ 191,700 |
| 521 RIVERTON AVE | 14091240000 | O3-One & 3/4 Storey | 2019 | 11 | \$ 232,000 | \$ 258,400 |
| 148 STANIER ST | 14090140000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 160,000 | \$ 178,400 |
| 188 TALBOT AVE | 14091547000 | BL-Bi-Level | 2019 | 01 | \$ 215,000 | \$ 240,600 |
| 216 TALBOT AVE | 14091537100 | OS-One Storey | 2021 | 01 | \$ 121,000 | \$ 123,200 |
| 218 TALBOT AVE | 14100049000 | OH-One & 1/2 Storey | 2021 | 01 | \$ 139,000 | \$ 141,500 |
| 362 TALBOT AVE | 14091689000 | OS-One Storey | 2019 | 11 | \$ 90,000 | \$ 100,300 |
| 491 TALBOT AVE | 14091763000 | O3-One & 3/4 Storey | 2020 | 07 | \$ 160,000 | \$ 171,800 |
| 400 THAMES AVE | 14090408000 | TS-Two Storey | 2019 | 12 | \$ 165,000 | \$ 183,800 |
| 426 THAMES AVE | 14090417000 | OS-One Storey | 2021 | 03 | \$ 162,000 | \$ 162,000 |
| 386 TWEED AVE | 14090294000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 222,000 | \$ 234,200 |
| 429 TWEED AVE | 14090366000 | O3-One & 3/4 Storey | 2020 | 09 | \$ 192,500 | \$ 203,100 |
| 437 1/2 TWEED AVE | 14090361000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 150,000 | \$ 167,100 |
| 447 TWEED AVE | 14090356000 | OS-One Storey | 2019 | 10 | \$ 100,000 | \$ 111,500 |
| 449 TWEED AVE | 14090355000 | OH-One & 1/2 Storey | 2019 | 12 | \$ 75,000 | \$ 83,600 |
| 451 TWEED AVE | 14090354000 | OS-One Storey | 2020 | 10 | \$ 175,000 | \$ 182,900 |
| 459 TWEED AVE | 14090350000 | OS-One Storey | 2020 | 10 | \$ 120,000 | \$ 125,400 |
| 462 TWEED AVE | 14090325000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 220,000 | \$ 244,600 |
| 471 TWEED AVE | 14090347000 | OS-One Storey | 2019 | 09 | \$ 190,000 | \$ 211,900 |
| 485 TWEED AVE | 14090340000 | OS-One Storey | 2019 | 02 | \$ 165,000 | \$ 184,500 |
| 485 TWEED AVE | 14090340000 | OS-One Storey | 2020 | 10 | \$ 231,000 | \$ 241,400 |
| 217 UNION AVE W | 14080400000 | BL-Bi-Level | 2019 | 10 | \$ 251,938 | \$ 280,900 |
| 252 UNION AVE W | 14082012000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 205,000 | \$ 224,100 |
| 266 UNION AVE W | 14082018000 | O3-One & 3/4 Storey | 2019 | 04 | \$ 142,000 | \$ 158,600 |
| 277 UNION AVE W | 14080568100 | BL-Bi-Level | 2020 | 10 | \$ 221,500 | \$ 231,500 |
| 293 UNION AVE W | 14080561000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 110,200 | \$ 115,200 |
| 323 UNION AVE W | 14080551000 | OS-One Storey | 2020 | 11 | \$ 127,500 | \$ 132,100 |
| 359 UNION AVE W | 14080758000 | OH-One & 1/2 Storey | 2021 | 01 | \$ 212,000 | \$ 215,800 |
| 390 UNION AVE W | 14082084000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 160,000 | \$ 161,400 |
| 219 WASHINGTON AVE | 02000479000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 310,000 | \$ 332,900 |
| 239 WASHINGTON AVE | 02000473000 | OS-One Storey | 2019 | 04 | \$ 139,500 | \$ 155,800 |
| 246 WASHINGTON AVE | 02000493000 | OS-One Storey | 2019 | 04 | \$ 174,000 | \$ 194,400 |
| 275 WASHINGTON AVE | 02000462000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 246,000 | \$ 274,500 |
| 317 WASHINGTON AVE | 02000558000 | OS-One Storey | 2019 | 06 | \$ 109,000 | \$ 121,600 |
| 328 WASHINGTON AVE | 02000571000 | OS-One Storey | 2020 | 10 | \$ 200,000 | \$ 209,000 |
| 365 WASHINGTON AVE | 02000545000 | OS-One Storey | 2019 | 06 | \$ 170,000 | \$ 189,700 |
| 383 WASHINGTON AVE | 02000540000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 217,000 | \$ 226,800 |
| 418 WASHINGTON AVE | 02040499000 | O3-One & 3/4 Storey | 2020 | 10 | \$ 215,000 | \$ 224,700 |
| 430 WASHINGTON AVE | 02040502000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 193,000 | \$ 215,200 |

**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 433 WASHINGTON AVE | 02040484000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 122,000 | \$ 136,000 |
| 442 WASHINGTON AVE | 02040504000 | OS-One Storey | 2019 | 02 | \$ 164,900 | \$ 184,400 |
| 476 WASHINGTON AVE | 02040515000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 150,000 | \$ 167,100 |
| 476 WASHINGTON AVE | 02040515000 | OH-One & 1/2 Storey | 2021 | 03 | \$ 160,000 | \$ 160,000 |
| 501 WASHINGTON AVE | 02040582000 | OS-One Storey | 2020 | 09 | \$ 225,000 | \$ 237,400 |
| 505 WASHINGTON AVE | 02040581000 | OS-One Storey | 2020 | 04 | \$ 110,000 | \$ 121,200 |
| 519 WASHINGTON AVE | 02040575000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 170,000 | \$ 189,600 |
| 525 WASHINGTON AVE | 02040573000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 120,000 | \$ 133,700 |
| 552 WASHINGTON AVE | 02040598000 | OS-One Storey | 2019 | 10 | \$ 242,500 | \$ 270,400 |
| 576 WASHINGTON AVE | 02040602000 | OS-One Storey | 2019 | 05 | \$ 215,000 | \$ 240,200 |
| 85 WATT ST | 14092835000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 162,300 | \$ 174,300 |
| 86 WATT ST | 14092832100 | OS-One Storey | 2019 | 05 | \$ 130,000 | \$ 145,200 |
| 313 WILLIAM NEWTON AVE | 14092772100 | OS-One Storey | 2020 | 11 | \$ 135,000 | \$ 139,900 |
| 355 WILLIAM NEWTON AVE | 14092788000 | O3-One & 3/4 Storey | 2021 | 03 | \$ 207,000 | \$ 207,000 |
| 359 WILLIAM NEWTON AVE | 14092790000 | OS-One Storey | 2020 | 12 | \$ 147,000 | \$ 151,000 |
| 399 WILLIAM NEWTON AVE | 14092804000 | O3-One & 3/4 Storey | 2019 | 10 | \$ 218,000 | \$ 243,100 |
| 422 WILLIAM NEWTON AVE | 14093004000 | O3-One & 3/4 Storey | 2019 | 04 | \$ 227,500 | \$ 254,100 |
| 425 WILLIAM NEWTON AVE | 14092814000 | O3-One & 3/4 Storey | 2021 | 02 | \$ 180,000 | \$ 181,600 |
| 426 WILLIAM NEWTON AVE | 14093006000 | O3-One & 3/4 Storey | 2019 | 02 | \$ 229,000 | \$ 256,000 |
| 436 WILLIAM NEWTON AVE | 14100117900 | OS-One Storey | 2020 | 11 | \$ 245,000 | \$ 253,800 |
| 451 WILLIAM NEWTON AVE | 14092824000 | BL-Bi-Level | 2019 | 04 | \$ 210,000 | \$ 234,600 |
| 463 WILLIAM NEWTON AVE | 14092830100 | TS-Two Storey | 2019 | 11 | \$ 275,000 | \$ 306,400 |
| 482 WILLIAM NEWTON AVE | 14092908000 | OS-One Storey | 2019 | 11 | \$ 215,000 | \$ 239,500 |
| 488 WILLIAM NEWTON AVE | 14092911000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 91,500 | \$ 101,900 |
| 488 WILLIAM NEWTON AVE | 14092911000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 135,000 | \$ 145,000 |
| 506 WILLIAM NEWTON AVE | 14092917000 | O3-One & 3/4 Storey | 2019 | 09 | \$ 210,000 | \$ 234,200 |
| 509 WILLIAM NEWTON AVE | 14099977400 | O3-One & 3/4 Storey | 2020 | 10 | \$ 168,000 | \$ 175,600 |
| 211 WINTERTON AVE | 02000644000 | OS-One Storey | 2020 | 12 | \$ 174,000 | \$ 178,700 |
| 239 WINTERTON AVE | 02000640000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 220,000 | \$ 244,900 |
| 243 WINTERTON AVE | 02000638000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 220,000 | \$ 245,500 |
| 261 WINTERTON AVE | 02000632000 | OS-One Storey | 2019 | 06 | \$ 194,000 | \$ 216,500 |
| 275 WINTERTON AVE | 02062807340 | BL-Bi-Level | 2020 | 02 | \$ 263,500 | \$ 293,300 |
| 290 WINTERTON AVE | 02000674000 | OS-One Storey | 2019 | 03 | \$ 132,000 | \$ 147,600 |
| 361 WINTERTON AVE | 02000732000 | OS-One Storey | 2019 | 08 | \$ 208,000 | \$ 231,900 |
| 385 WINTERTON AVE | 02000727000 | OS-One Storey | 2019 | 09 | \$ 250,000 | \$ 278,800 |
| 401 WINTERTON AVE | 02040693000 | O3-One & 3/4 Storey | 2019 | 01 | \$ 230,000 | \$ 257,400 |
| 418 WINTERTON AVE | 02040713000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 183,500 | \$ 185,200 |
| 433 WINTERTON AVE | 02040682400 | TS-Two Storey | 2019 | 02 | \$ 195,000 | \$ 218,000 |
| 448 WINTERTON AVE | 02040719000 | OH-One & 1/2 Storey | 2021 | 03 | \$ 153,000 | \$ 153,000 |

**MARKET REGION: 2
TALBOT-GREY (403)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 98 BERLIN ST | 14093150000 | TS-Two Storey | 2019 | 12 | \$ 142,900 | \$ 159,200 |
| 527 CASTLE AVE | 14091041000 | O3-One & 3/4 Storey | 2019 | 02 | \$ 230,000 | \$ 257,100 |
| 527 CASTLE AVE | 14091041000 | O3-One & 3/4 Storey | 2021 | 03 | \$ 262,500 | \$ 262,500 |
| 530 CASTLE AVE | 14090464000 | O3-One & 3/4 Storey | 2021 | 01 | \$ 122,287 | \$ 124,500 |
| 535 CASTLE AVE | 14091044000 | OS-One Storey | 2020 | 12 | \$ 130,000 | \$ 133,500 |
| 549 CASTLE AVE | 14091049000 | OS-One Storey | 2019 | 06 | \$ 219,900 | \$ 245,400 |
| 560 CASTLE AVE | 14090474000 | OS-One Storey | 2019 | 01 | \$ 112,000 | \$ 125,300 |
| 571 CASTLE AVE | 14091057000 | OS-One Storey | 2019 | 02 | \$ 130,000 | \$ 145,300 |
| 575 CASTLE AVE | 14091059000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 107,000 | \$ 111,800 |
| 590 CASTLE AVE | 14090496000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 139,900 | \$ 156,000 |
| 592 CASTLE AVE | 14090497000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 131,000 | \$ 145,800 |
| 622 CASTLE AVE | 14090479000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 160,000 | \$ 174,900 |
| 631 CASTLE AVE | 14091074000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 209,000 | \$ 232,800 |
| 639 CASTLE AVE | 14091076000 | OS-One Storey | 2020 | 08 | \$ 170,000 | \$ 180,900 |
| 761 CHALMERS AVE E | 14082556000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 190,000 | \$ 212,000 |
| 548 CHALMERS AVE | 14082458200 | OS-One Storey | 2019 | 08 | \$ 210,000 | \$ 234,200 |
| 569 CHALMERS AVE | 14082440000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 130,000 | \$ 137,200 |
| 604 CHALMERS AVE | 14082471200 | OS-One Storey | 2020 | 08 | \$ 250,000 | \$ 266,000 |
| 614 CHALMERS AVE | 14082473100 | OH-One & 1/2 Storey | 2019 | 04 | \$ 190,000 | \$ 212,200 |
| 630 CHALMERS AVE | 14082477100 | OS-One Storey | 2020 | 09 | \$ 237,000 | \$ 250,000 |
| 638 CHALMERS AVE | 14082479200 | OS-One Storey | 2019 | 04 | \$ 125,000 | \$ 139,600 |
| 193 GATEWAY RD | 14091118000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 160,000 | \$ 178,200 |
| 199 GATEWAY RD | 14091115000 | OS-One Storey | 2020 | 01 | \$ 155,000 | \$ 172,500 |
| 211 GATEWAY RD | 14083001000 | OS-One Storey | 2020 | 07 | \$ 260,100 | \$ 279,300 |
| 233 GATEWAY RD | 14083006100 | OS-One Storey | 2019 | 10 | \$ 225,233 | \$ 251,100 |
| 566 HARBISON AVE E | 14081029000 | OS-One Storey | 2019 | 10 | \$ 197,500 | \$ 220,200 |
| 581 HARBISON AVE E | 14081007100 | OS-One Storey | 2019 | 10 | \$ 262,000 | \$ 292,100 |
| 597 HARBISON AVE E | 14081013000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 218,500 | \$ 243,000 |
| 618 HARBISON AVE E | 14081042000 | OS-One Storey | 2019 | 01 | \$ 150,000 | \$ 167,900 |
| 667 HARBISON AVE E | 14081140000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 200,000 | \$ 223,200 |
| 671 HARBISON AVE E | 14081141000 | OS-One Storey | 2019 | 07 | \$ 229,000 | \$ 255,600 |
| 682 HARBISON AVE E | 14081172200 | OH-One & 1/2 Storey | 2020 | 12 | \$ 219,000 | \$ 224,900 |
| 698 HARBISON AVE E | 14081176100 | OH-One & 1/2 Storey | 2019 | 06 | \$ 210,000 | \$ 234,400 |
| 745 HARBISON AVE E | 14081160000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 205,000 | \$ 228,800 |
| 756 HARBISON AVE E | 14081316000 | OS-One Storey | 2019 | 05 | \$ 204,000 | \$ 227,900 |
| 757 HARBISON AVE E | 14081291000 | OS-One Storey | 2020 | 10 | \$ 220,000 | \$ 229,900 |
| 761 HARBISON AVE E | 14081292000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 192,500 | \$ 214,600 |
| 764 HARBISON AVE E | 14081318100 | OH-One & 1/2 Storey | 2019 | 08 | \$ 141,000 | \$ 157,200 |
| 765 HARBISON AVE E | 14081293000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 235,000 | \$ 262,300 |

**MARKET REGION: 2
TALBOT-GREY (403)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 768 HARBISON AVE E | 14081319000 | OS-One Storey | 2019 | 08 | \$ 283,000 | \$ 315,500 |
| 786 HARBISON AVE E | 14081329000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 255,000 | \$ 273,900 |
| 813 HARBISON AVE E | 14081309000 | OH-One & 1/2 Storey | 2020 | 01 | \$ 247,000 | \$ 274,900 |
| 817 HARBISON AVE E | 14081310000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 220,000 | \$ 244,900 |
| 825 HARBISON AVE E | 14081312000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 210,000 | \$ 225,500 |
| 829 HARBISON AVE E | 14081313000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 233,000 | \$ 259,800 |
| 548 HERBERT AVE | 14093131000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 130,000 | \$ 145,100 |
| 548 HERBERT AVE | 14093131000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 140,000 | \$ 147,700 |
| 595 HERBERT AVE | 14092679000 | BL-Bi-Level | 2019 | 10 | \$ 295,446 | \$ 329,400 |
| 605 HERBERT AVE | 14092674000 | OS-One Storey | 2020 | 06 | \$ 102,500 | \$ 111,000 |
| 653 HERBERT AVE | 14092631200 | OS-One Storey | 2020 | 10 | \$ 238,000 | \$ 248,700 |
| 541 JOHNSON AVE E | 14083010000 | OS-One Storey | 2019 | 11 | \$ 193,000 | \$ 215,000 |
| 544 JOHNSON AVE E | 14083051000 | OS-One Storey | 2019 | 09 | \$ 210,000 | \$ 234,200 |
| 548 JOHNSON AVE E | 14083050000 | OS-One Storey | 2019 | 07 | \$ 151,000 | \$ 168,500 |
| 565 JOHNSON AVE E | 14083019000 | OS-One Storey | 2020 | 11 | \$ 152,000 | \$ 157,500 |
| 572 JOHNSON AVE E | 14100078400 | TS-Two Storey | 2021 | 03 | \$ 290,000 | \$ 290,000 |
| 577 JOHNSON AVE E | 14083023000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 190,000 | \$ 204,100 |
| 587 JOHNSON AVE E | 14083026000 | TS-Two Storey | 2020 | 08 | \$ 182,000 | \$ 193,600 |
| 589 JOHNSON AVE E | 14083027000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 166,500 | \$ 185,800 |
| 591 JOHNSON AVE E | 14083028000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 145,551 | \$ 150,800 |
| 597 JOHNSON AVE E | 14083031000 | OS-One Storey | 2020 | 12 | \$ 155,000 | \$ 159,200 |
| 619 JOHNSON AVE E | 14083037000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 135,000 | \$ 143,600 |
| 623 JOHNSON AVE E | 14083038000 | OS-One Storey | 2019 | 07 | \$ 153,000 | \$ 170,700 |
| 623 JOHNSON AVE E | 14083038000 | OS-One Storey | 2020 | 08 | \$ 182,500 | \$ 194,200 |
| 657 MANHATTAN AVE | 14090986400 | OS-One Storey | 2020 | 11 | \$ 137,300 | \$ 142,200 |
| 658 MANHATTAN AVE | 14090507000 | OS-One Storey | 2020 | 02 | \$ 160,000 | \$ 178,100 |
| 663 MANHATTAN AVE | 14090983000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 175,000 | \$ 191,300 |
| 667 MANHATTAN AVE | 14090982000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 247,500 | \$ 276,000 |
| 678 MANHATTAN AVE | 14090519000 | OS-One Storey | 2019 | 06 | \$ 182,000 | \$ 203,100 |
| 562 MARTIN AVE E | 14081091000 | OS-One Storey | 2020 | 11 | \$ 211,000 | \$ 218,600 |
| 566 MARTIN AVE E | 14081090000 | OS-One Storey | 2020 | 08 | \$ 162,500 | \$ 172,900 |
| 566 MARTIN AVE E | 14081090000 | OS-One Storey | 2020 | 11 | \$ 205,000 | \$ 212,400 |
| 574 MARTIN AVE E | 14081088000 | OS-One Storey | 2019 | 05 | \$ 148,900 | \$ 166,300 |
| 590 MARTIN AVE E | 14081093000 | OS-One Storey | 2020 | 03 | \$ 150,000 | \$ 166,800 |
| 591 MARTIN AVE E | 14081060000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 142,000 | \$ 156,500 |
| 614 MARTIN AVE E | 14081099000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 215,000 | \$ 239,700 |
| 628 MARTIN AVE E | 14081103100 | OS-One Storey | 2020 | 06 | \$ 170,000 | \$ 184,100 |
| 664 MARTIN AVE E | 14081226100 | OH-One & 1/2 Storey | 2020 | 12 | \$ 233,000 | \$ 239,300 |
| 690 MARTIN AVE E | 14100125980 | OS-One Storey | 2021 | 03 | \$ 164,000 | \$ 164,000 |

**MARKET REGION: 2
TALBOT-GREY (403)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 712 MARTIN AVE E | 14081239000 | OS-One Storey | 2020 | 08 | \$ 115,000 | \$ 122,400 |
| 722 MARTIN AVE E | 14081243000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 155,000 | \$ 169,400 |
| 745 MARTIN AVE E | 14081221000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 216,000 | \$ 238,000 |
| 819 MARTIN AVE E | 14081347000 | OS-One Storey | 2020 | 03 | \$ 150,000 | \$ 166,800 |
| 823 MARTIN AVE E | 14081348000 | OS-One Storey | 2019 | 06 | \$ 207,000 | \$ 231,000 |
| 828 MARTIN AVE E | 14081371000 | OS-One Storey | 2019 | 01 | \$ 200,000 | \$ 223,800 |
| 831 MARTIN AVE E | 14081350000 | BL-Bi-Level | 2020 | 06 | \$ 278,000 | \$ 301,100 |
| 836 MARTIN AVE E | 14081374000 | OS-One Storey | 2019 | 11 | \$ 209,000 | \$ 232,800 |
| 847 MARTIN AVE E | 14081357000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 237,000 | \$ 245,500 |
| 546 RIVERTON AVE | 14091838000 | TS-Two Storey | 2019 | 12 | \$ 135,000 | \$ 150,400 |
| 578 RIVERTON AVE | 14091850000 | BL-Bi-Level | 2020 | 07 | \$ 364,016 | \$ 391,000 |
| 592 RIVERTON AVE | 14091854000 | OS-One Storey | 2019 | 09 | \$ 112,500 | \$ 125,400 |
| 600 RIVERTON AVE | 14091902000 | OS-One Storey | 2020 | 12 | \$ 204,000 | \$ 209,500 |
| 618 RIVERTON AVE | 14091897000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 127,000 | \$ 141,900 |
| 628 RIVERTON AVE | 14091892000 | OS-One Storey | 2019 | 06 | \$ 160,000 | \$ 178,600 |
| 654 SANDHURST AVE | 14090971100 | OH-One & 1/2 Storey | 2020 | 08 | \$ 250,000 | \$ 266,000 |
| 666 SANDHURST AVE | 14090975000 | OS-One Storey | 2020 | 11 | \$ 200,000 | \$ 207,200 |
| 569 TALBOT AVE | 14100130590 | BL-Bi-Level | 2021 | 01 | \$ 328,000 | \$ 333,900 |
| 601 TALBOT AVE | 14091866000 | OS-One Storey | 2021 | 02 | \$ 127,000 | \$ 128,100 |
| 605 TALBOT AVE | 14091864000 | OS-One Storey | 2020 | 11 | \$ 121,000 | \$ 125,400 |
| 606 TALBOT AVE | 14092656000 | TS-Two Storey | 2019 | 09 | \$ 300,000 | \$ 334,500 |
| 607 TALBOT AVE | 14091863000 | OS-One Storey | 2019 | 05 | \$ 94,000 | \$ 105,000 |
| 611 TALBOT AVE | 14091861000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 173,000 | \$ 185,800 |
| 616 TALBOT AVE | 14092661000 | OS-One Storey | 2019 | 05 | \$ 81,000 | \$ 90,500 |
| 621 TALBOT AVE | 14091858000 | BL-Bi-Level | 2020 | 11 | \$ 240,000 | \$ 248,600 |
| 623 TALBOT AVE | 14091857000 | OS-One Storey | 2020 | 11 | \$ 204,000 | \$ 211,300 |
| 638 TALBOT AVE | 14092638000 | BL-Bi-Level | 2020 | 07 | \$ 208,000 | \$ 223,400 |
| 638 TALBOT AVE | 14092638000 | BL-Bi-Level | 2021 | 01 | \$ 251,000 | \$ 255,500 |
| 644 TALBOT AVE | 14092629200 | OS-One Storey | 2020 | 07 | \$ 132,000 | \$ 141,800 |
| 653 TALBOT AVE | 14099964800 | O3-One & 3/4 Storey | 2020 | 10 | \$ 226,500 | \$ 236,700 |
| 665 TALBOT AVE | 14091907000 | BL-Bi-Level | 2020 | 03 | \$ 309,981 | \$ 344,700 |
| 569 UNION AVE E | 14081112000 | OS-One Storey | 2020 | 09 | \$ 169,000 | \$ 178,300 |
| 600 UNION AVE E | 14082406000 | OS-One Storey | 2019 | 07 | \$ 222,500 | \$ 248,300 |
| 610 UNION AVE E | 14082410000 | OS-One Storey | 2019 | 12 | \$ 181,000 | \$ 201,600 |
| 632 UNION AVE E | 14082416000 | OS-One Storey | 2020 | 11 | \$ 214,900 | \$ 222,600 |
| 638 UNION AVE E | 14082418000 | OS-One Storey | 2019 | 04 | \$ 161,000 | \$ 179,800 |
| 638 UNION AVE E | 14082418000 | OS-One Storey | 2019 | 06 | \$ 189,900 | \$ 211,900 |
| 639 UNION AVE E | 14081132000 | OS-One Storey | 2019 | 05 | \$ 145,000 | \$ 162,000 |
| 650 UNION AVE E | 14082421000 | OS-One Storey | 2020 | 09 | \$ 128,000 | \$ 135,000 |

**MARKET REGION: 2
TALBOT-GREY (403)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|---------------------------|
| 687 UNION AVE E | 14081269000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 229,900 | \$ 256,300 |
| 709 UNION AVE E | 14081276000 | OS-One Storey | 2019 | 06 | \$ 170,000 | \$ 189,700 |
| 714 UNION AVE E | 14082532100 | OH-One & 1/2 Storey | 2019 | 10 | \$ 232,500 | \$ 259,200 |
| 726 UNION AVE E | 14082535200 | OH-One & 1/2 Storey | 2019 | 08 | \$ 240,000 | \$ 267,600 |
| 731 UNION AVE E | 14081283000 | OH-One & 1/2 Storey | 2021 | 03 | \$ 260,000 | \$ 260,000 |
| 528 WINDSOR AVE | 14091028000 | O3-One & 3/4 Storey | 2020 | 11 | \$ 135,000 | \$ 139,900 |
| 535 WINDSOR AVE | 14091123000 | OS-One Storey | 2021 | 01 | \$ 210,000 | \$ 213,800 |
| 544 WINDSOR AVE | 14091021000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 121,544 | \$ 122,600 |
| 566 WINDSOR AVE | 14091016000 | OS-One Storey | 2019 | 08 | \$ 130,000 | \$ 145,000 |
| 573 WINDSOR AVE | 14091104000 | OH-One & 1/2 Storey | 2019 | 12 | \$ 170,000 | \$ 189,400 |
| 577 WINDSOR AVE | 14091103000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 219,000 | \$ 239,400 |
| 582 WINDSOR AVE | 14091009100 | OS-One Storey | 2019 | 11 | \$ 115,000 | \$ 128,100 |
| 584 WINDSOR AVE | 14091008100 | OS-One Storey | 2019 | 08 | \$ 213,000 | \$ 237,500 |
| 604 WINDSOR AVE | 14091002000 | OS-One Storey | 2020 | 07 | \$ 267,500 | \$ 287,300 |
| 622 WINDSOR AVE | 14090996000 | OS-One Storey | 2019 | 07 | \$ 149,000 | \$ 166,300 |
| 641 WINDSOR AVE | 14091082000 | OS-One Storey | 2019 | 05 | \$ 180,000 | \$ 201,100 |

**MARKET REGION: 2
EAST ELMWOOD (405)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 730 BEACH AVE | 14091946000 | OS-One Storey | 2019 | 05 | \$ 230,000 | \$ 256,900 |
| 745 BEACH AVE | 14090556000 | TS-Two Storey | 2021 | 02 | \$ 317,000 | \$ 319,900 |
| 814 BEACH AVE | 14092010100 | OH-One & 1/2 Storey | 2020 | 12 | \$ 234,500 | \$ 240,800 |
| 817 BEACH AVE | 14090616000 | OS-One Storey | 2019 | 05 | \$ 200,000 | \$ 223,400 |
| 827 BEACH AVE | 14090618000 | OS-One Storey | 2020 | 09 | \$ 253,000 | \$ 266,900 |
| 834 BEACH AVE | 14092030200 | OH-One & 1/2 Storey | 2020 | 01 | \$ 225,000 | \$ 250,400 |
| 871 BEACH AVE | 14090629000 | BL-Bi-Level | 2019 | 07 | \$ 253,000 | \$ 282,300 |
| 872 BEACH AVE | 14092046000 | OS-One Storey | 2020 | 10 | \$ 165,000 | \$ 172,400 |
| 897 BEACH AVE | 14090637000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 230,500 | \$ 238,800 |
| 931 BEACH AVE | 14090650000 | TS-Two Storey | 2020 | 06 | \$ 327,000 | \$ 354,100 |
| 933 BEACH AVE | 14090651000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 250,000 | \$ 259,000 |
| 989 BEACH AVE | 14090675000 | OS-One Storey | 2019 | 07 | \$ 239,900 | \$ 267,700 |
| 994 BEACH AVE | 14092137000 | TS-Two Storey | 2021 | 03 | \$ 400,000 | \$ 400,000 |
| 998 BEACH AVE | 14092138000 | OS-One Storey | 2019 | 06 | \$ 225,000 | \$ 251,100 |
| 1003 BEACH AVE | 14090682000 | OS-One Storey | 2019 | 01 | \$ 260,000 | \$ 290,900 |
| 825 CHALMERS AVE E | 14081400000 | OS-One Storey | 2020 | 11 | \$ 197,900 | \$ 205,000 |
| 830 CHALMERS AVE E | 14090889000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 170,000 | \$ 176,100 |
| 858 CHALMERS AVE E | 14090897000 | OS-One Storey | 2019 | 03 | \$ 275,000 | \$ 307,500 |
| 868 CHALMERS AVE E | 14090880000 | OS-One Storey | 2019 | 09 | \$ 240,000 | \$ 267,600 |
| 121 CLYDE RD | 14081574800 | TS-Two Storey | 2019 | 08 | \$ 344,000 | \$ 383,600 |
| 121 CLYDE RD | 14081574800 | TS-Two Storey | 2020 | 10 | \$ 412,500 | \$ 431,100 |
| 149 CLYDE RD | 14081572600 | TS-Two Storey | 2020 | 11 | \$ 350,000 | \$ 362,600 |
| 158 CLYDE RD | 14081560100 | TS-Two Storey | 2019 | 08 | \$ 383,000 | \$ 427,000 |
| 165 CLYDE RD | 14081571100 | TS-Two Storey | 2020 | 07 | \$ 352,000 | \$ 378,000 |
| 176 CLYDE RD | 14081577200 | TS-Two Storey | 2020 | 07 | \$ 188,000 | \$ 201,900 |
| 317 CULVER ST | 14081539700 | TS-Two Storey | 2019 | 11 | \$ 384,900 | \$ 428,800 |
| 321 CULVER ST | 14083906100 | TS-Two Storey | 2019 | 05 | \$ 353,000 | \$ 394,300 |
| 325 CULVER ST | 14083905100 | TS-Two Storey | 2019 | 05 | \$ 425,000 | \$ 474,700 |
| 721 HERBERT AVE | 14092579200 | OS-One Storey | 2019 | 07 | \$ 210,000 | \$ 234,400 |
| 821 HERBERT AVE | 14092535500 | OS-One Storey | 2020 | 11 | \$ 235,000 | \$ 243,500 |
| 953 HERBERT AVE | 14092426100 | OS-One Storey | 2021 | 03 | \$ 225,000 | \$ 225,000 |
| 990 HERBERT AVE | 14092435000 | OS-One Storey | 2019 | 02 | \$ 260,000 | \$ 290,700 |
| 302 KEENLEYSIDE ST | 14081484000 | OS-One Storey | 2020 | 09 | \$ 225,000 | \$ 237,400 |
| 302 KEENLEYSIDE ST | 14081484000 | OS-One Storey | 2021 | 03 | \$ 267,000 | \$ 267,000 |
| 327 KEENLEYSIDE ST | 14081624000 | OS-One Storey | 2020 | 05 | \$ 220,000 | \$ 240,500 |
| 327 KEENLEYSIDE ST | 14081624000 | OS-One Storey | 2021 | 01 | \$ 300,000 | \$ 305,400 |
| 331 KEENLEYSIDE ST | 14081625000 | OS-One Storey | 2020 | 07 | \$ 265,000 | \$ 284,600 |
| 50 KENT RD | 14092506000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 269,900 | \$ 301,200 |
| 299 KENT RD | 14090633100 | TS-Two Storey | 2019 | 05 | \$ 320,000 | \$ 357,400 |

**MARKET REGION: 2
EAST ELMWOOD (405)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 374 KENT RD | 14081421000 | OS-One Storey | 2019 | 08 | \$ 189,900 | \$ 211,700 |
| 409 KENT RD | 14081453000 | OS-One Storey | 2019 | 11 | \$ 174,000 | \$ 193,800 |
| 422 KENT RD | 14081433000 | OS-One Storey | 2019 | 03 | \$ 235,000 | \$ 262,700 |
| 450 KENT RD | 14081440000 | OS-One Storey | 2020 | 06 | \$ 203,000 | \$ 219,800 |
| 522 KENT RD | 14081515100 | TS-Two Storey | 2019 | 06 | \$ 295,000 | \$ 329,200 |
| 530 KENT RD | 14081518100 | OS-One Storey | 2019 | 09 | \$ 268,000 | \$ 298,800 |
| 590 KENT RD | 14081553500 | TS-Two Storey | 2019 | 07 | \$ 360,000 | \$ 401,800 |
| 594 KENT RD | 14081553700 | TS-Two Storey | 2019 | 07 | \$ 385,000 | \$ 429,700 |
| 594 KENT RD | 14081553700 | TS-Two Storey | 2021 | 03 | \$ 430,000 | \$ 430,000 |
| 598 KENT RD | 14081553900 | TS-Two Storey | 2020 | 07 | \$ 315,000 | \$ 338,300 |
| 619 KENT RD | 14081551100 | TS-Two Storey | 2019 | 03 | \$ 361,000 | \$ 403,600 |
| 636 KENT RD | 14081555500 | TS-Two Storey | 2019 | 10 | \$ 359,900 | \$ 401,300 |
| 655 KENT RD | 14081547500 | TS-Two Storey | 2019 | 09 | \$ 340,000 | \$ 379,100 |
| 768 MANHATTAN AVE | 14090566100 | OS-One Storey | 2020 | 12 | \$ 261,000 | \$ 268,000 |
| 775 MANHATTAN AVE | 14090936000 | TS-Two Storey | 2019 | 12 | \$ 212,900 | \$ 237,200 |
| 803 MANHATTAN AVE | 14090923000 | O3-One & 3/4 Storey | 2019 | 05 | \$ 250,000 | \$ 279,300 |
| 843 MANHATTAN AVE | 14090903000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 234,500 | \$ 261,200 |
| 848 MANHATTAN AVE | 14090600000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 210,000 | \$ 225,500 |
| 851 MANHATTAN AVE | 14090901000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 235,000 | \$ 250,000 |
| 856 MANHATTAN AVE | 14090602000 | OS-One Storey | 2019 | 09 | \$ 226,000 | \$ 252,000 |
| 994 MANHATTAN AVE | 14090685100 | OS-One Storey | 2020 | 12 | \$ 255,900 | \$ 262,800 |
| 1012 MANHATTAN AVE | 14090689000 | OS-One Storey | 2019 | 08 | \$ 180,000 | \$ 200,700 |
| 727 MCCALMAN AVE | 14093262000 | BL-Bi-Level | 2020 | 01 | \$ 245,000 | \$ 272,700 |
| 751 MCCALMAN AVE | 14093270000 | OS-One Storey | 2019 | 07 | \$ 165,000 | \$ 184,100 |
| 751 MCCALMAN AVE | 14093270000 | OS-One Storey | 2020 | 02 | \$ 194,800 | \$ 216,800 |
| 755 MCCALMAN AVE | 14093272000 | OS-One Storey | 2019 | 04 | \$ 214,000 | \$ 239,000 |
| 755 MCCALMAN AVE | 14093272000 | OS-One Storey | 2020 | 09 | \$ 211,500 | \$ 223,100 |
| 781 MCCALMAN AVE | 14093281000 | OS-One Storey | 2019 | 07 | \$ 135,000 | \$ 150,700 |
| 781 MCCALMAN AVE | 14093281000 | OS-One Storey | 2019 | 12 | \$ 213,000 | \$ 237,300 |
| 795 MCCALMAN AVE | 14093283500 | OH-One & 1/2 Storey | 2020 | 08 | \$ 225,000 | \$ 239,400 |
| 807 MCCALMAN AVE | 14093288000 | O3-One & 3/4 Storey | 2019 | 01 | \$ 162,000 | \$ 181,300 |
| 808 MCCALMAN AVE | 14093393000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 179,000 | \$ 199,000 |
| 812 MCCALMAN AVE | 14093395000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 228,000 | \$ 240,500 |
| 817 MCCALMAN AVE | 14093292000 | BL-Bi-Level | 2019 | 03 | \$ 260,100 | \$ 290,800 |
| 866 MCCALMAN AVE | 14100122165 | BL-Bi-Level | 2020 | 11 | \$ 290,000 | \$ 300,400 |
| 891 MCCALMAN AVE | 14093317000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 198,000 | \$ 214,400 |
| 917 MCCALMAN AVE | 14093323000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 199,000 | \$ 211,700 |
| 919 MCCALMAN AVE | 14093324000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 185,000 | \$ 206,300 |
| 955 MCCALMAN AVE | 14093333000 | OH-One & 1/2 Storey | 2020 | 05 | \$ 225,000 | \$ 245,900 |

**MARKET REGION: 2
EAST ELMWOOD (405)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 997 MCCALMAN AVE | 14092446000 | OS-One Storey | 2020 | 11 | \$ 255,000 | \$ 264,200 |
| 1028 MCCALMAN AVE | 14092461000 | TS-Two Storey | 2019 | 09 | \$ 299,900 | \$ 334,400 |
| 1040 MCCALMAN AVE | 14092464100 | OS-One Storey | 2020 | 02 | \$ 285,000 | \$ 317,200 |
| 1052 MCCALMAN AVE | 14092231100 | OS-One Storey | 2019 | 08 | \$ 226,000 | \$ 252,000 |
| 1061 MCCALMAN AVE | 14092217000 | OS-One Storey | 2019 | 08 | \$ 223,000 | \$ 248,600 |
| 1062 MCCALMAN AVE | 14092235100 | OS-One Storey | 2019 | 07 | \$ 225,000 | \$ 251,100 |
| 1069 MCCALMAN AVE | 14092213000 | OS-One Storey | 2020 | 11 | \$ 257,000 | \$ 266,300 |
| 1073 MCCALMAN AVE | 14092212000 | OS-One Storey | 2020 | 06 | \$ 271,000 | \$ 293,500 |
| 1089 MCCALMAN AVE | 14092208000 | OS-One Storey | 2019 | 06 | \$ 244,000 | \$ 272,300 |
| 1098 MCCALMAN AVE | 14092246100 | OS-One Storey | 2020 | 10 | \$ 260,000 | \$ 271,700 |
| 1118 MCCALMAN AVE | 14092264000 | OS-One Storey | 2019 | 10 | \$ 279,900 | \$ 312,100 |
| 1119 MCCALMAN AVE | 14092200000 | OS-One Storey | 2020 | 10 | \$ 279,900 | \$ 292,500 |
| 1127 MCCALMAN AVE | 14092198000 | OS-One Storey | 2020 | 10 | \$ 295,000 | \$ 308,300 |
| 1202 MCCALMAN AVE | 14092285000 | OS-One Storey | 2020 | 10 | \$ 235,000 | \$ 245,600 |
| 327 MILFORD ST | 14081535900 | TS-Two Storey | 2019 | 07 | \$ 375,000 | \$ 418,500 |
| 330 MILFORD ST | 14081633100 | TS-Two Storey | 2020 | 05 | \$ 387,900 | \$ 424,000 |
| 335 MILFORD ST | 14081535500 | TS-Two Storey | 2019 | 09 | \$ 351,500 | \$ 391,900 |
| 338 MILFORD ST | 14081631500 | TS-Two Storey | 2020 | 06 | \$ 325,000 | \$ 352,000 |
| 921 NAIRN AVE | 14093486000 | OS-One Storey | 2019 | 04 | \$ 200,000 | \$ 223,400 |
| 967 NAIRN AVE | 14093513000 | OS-One Storey | 2019 | 12 | \$ 224,000 | \$ 249,500 |
| 971 NAIRN AVE | 14093514000 | OS-One Storey | 2020 | 09 | \$ 245,000 | \$ 258,500 |
| 1115 NAIRN AVE | 14093552000 | OS-One Storey | 2019 | 08 | \$ 237,500 | \$ 264,800 |
| 711 TALBOT AVE | 14091954000 | OS-One Storey | 2020 | 06 | \$ 175,000 | \$ 189,500 |
| 730 TALBOT AVE | 14092574100 | O3-One & 3/4 Storey | 2020 | 08 | \$ 195,000 | \$ 207,500 |
| 736 TALBOT AVE | 14092568100 | O3-One & 3/4 Storey | 2020 | 12 | \$ 185,000 | \$ 190,000 |
| 737 TALBOT AVE | 14091967000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 225,000 | \$ 248,000 |
| 739 TALBOT AVE | 14091968000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 117,000 | \$ 130,300 |
| 739 TALBOT AVE | 14091968000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 174,000 | \$ 185,100 |
| 743 TALBOT AVE | 14091970000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 141,000 | \$ 146,100 |
| 749 TALBOT AVE | 14091979000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 165,000 | \$ 184,600 |
| 756 TALBOT AVE | 14092558000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 214,000 | \$ 238,600 |
| 783 TALBOT AVE | 14092013000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 212,500 | \$ 220,200 |
| 797 TALBOT AVE | 14092022000 | OS-One Storey | 2020 | 06 | \$ 222,000 | \$ 240,400 |
| 800 TALBOT AVE | 14100122750 | O3-One & 3/4 Storey | 2019 | 05 | \$ 170,000 | \$ 189,900 |
| 829 TALBOT AVE | 14092054100 | TS-Two Storey | 2020 | 07 | \$ 350,000 | \$ 375,900 |
| 863 TALBOT AVE | 14092076000 | OS-One Storey | 2020 | 08 | \$ 219,000 | \$ 233,000 |
| 938 TALBOT AVE | 14092390000 | OH-One & 1/2 Storey | 2019 | 10 | \$ 219,900 | \$ 245,200 |
| 979 TALBOT AVE | 14092148000 | OS-One Storey | 2019 | 08 | \$ 167,000 | \$ 186,200 |
| 1009 TALBOT AVE | 14092326000 | OS-One Storey | 2019 | 05 | \$ 255,000 | \$ 284,800 |

**MARKET REGION: 2
EAST ELMWOOD (405)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------------|--------------------|----------------------|------------------|-------------------|-------------------|-----------------------------------|
| 1021 TALBOT AVE | 14092331000 | OS-One Storey | 2020 | 08 | \$ 262,100 | \$ 278,900 |
| 1021 TALBOT AVE | 14092331000 | OS-One Storey | 2021 | 03 | \$ 277,000 | \$ 277,000 |
| 1028 TALBOT AVE | 14092173000 | TS-Two Storey | 2019 | 02 | \$ 167,000 | \$ 186,700 |
| 1028 TALBOT AVE | 14092173000 | TS-Two Storey | 2021 | 02 | \$ 200,000 | \$ 201,800 |

**MARKET REGION: 2
MUNROE WEST (407)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 231 BRONX AVE | 02010517000 | OS-One Storey | 2020 | 08 | \$ 190,000 | \$ 202,200 |
| 258 BRONX AVE | 02010539000 | OS-One Storey | 2019 | 10 | \$ 280,000 | \$ 312,200 |
| 293 BRONX AVE | 02010503000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 299,900 | \$ 334,100 |
| 305 BRONX AVE | 02010684000 | OS-One Storey | 2019 | 07 | \$ 177,000 | \$ 197,500 |
| 312 BRONX AVE | 02010688000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 252,500 | \$ 281,800 |
| 313 BRONX AVE | 02010682000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 270,500 | \$ 285,400 |
| 332 BRONX AVE | 02010693000 | OS-One Storey | 2019 | 08 | \$ 260,000 | \$ 289,900 |
| 341 BRONX AVE | 02010677000 | OS-One Storey | 2019 | 08 | \$ 219,000 | \$ 244,200 |
| 364 BRONX AVE | 02010701000 | OS-One Storey | 2021 | 01 | \$ 316,000 | \$ 321,700 |
| 372 BRONX AVE | 02010703000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 360,000 | \$ 383,000 |
| 395 BRONX AVE | 02010664000 | OS-One Storey | 2020 | 06 | \$ 307,000 | \$ 332,500 |
| 516 BRONX AVE | 02010969000 | OS-One Storey | 2020 | 11 | \$ 221,000 | \$ 229,000 |
| 555 BRONX AVE | 02010955000 | OS-One Storey | 2020 | 07 | \$ 282,000 | \$ 302,900 |
| 584 BRONX AVE | 02010987000 | OS-One Storey | 2020 | 05 | \$ 260,000 | \$ 284,200 |
| 595 BRONX AVE | 02010944000 | OS-One Storey | 2020 | 09 | \$ 322,000 | \$ 339,700 |
| 208 CHELSEA AVE | 02010580000 | OS-One Storey | 2019 | 06 | \$ 220,000 | \$ 245,500 |
| 235 CHELSEA AVE | 02010567000 | OS-One Storey | 2019 | 09 | \$ 260,000 | \$ 289,900 |
| 242 CHELSEA AVE | 02010589000 | OS-One Storey | 2019 | 05 | \$ 152,000 | \$ 169,800 |
| 252 CHELSEA AVE | 02010601000 | OS-One Storey | 2019 | 11 | \$ 295,100 | \$ 328,700 |
| 257 CHELSEA AVE | 02010560000 | OS-One Storey | 2019 | 09 | \$ 250,000 | \$ 278,800 |
| 265 CHELSEA AVE | 02010558000 | OS-One Storey | 2020 | 10 | \$ 300,000 | \$ 313,500 |
| 270 CHELSEA AVE | 02010605000 | OS-One Storey | 2020 | 07 | \$ 290,500 | \$ 312,000 |
| 282 CHELSEA AVE | 02010608000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 222,500 | \$ 232,500 |
| 298 CHELSEA AVE | 02010612000 | BL-Bi-Level | 2019 | 08 | \$ 280,000 | \$ 312,200 |
| 307 CHELSEA AVE | 02010727000 | OS-One Storey | 2020 | 05 | \$ 255,000 | \$ 278,700 |
| 316 CHELSEA AVE | 02010733000 | OS-One Storey | 2020 | 12 | \$ 293,007 | \$ 300,900 |
| 337 CHELSEA AVE | 02010719000 | OS-One Storey | 2019 | 06 | \$ 254,000 | \$ 283,500 |
| 440 CHELSEA AVE | 02010875000 | OS-One Storey | 2019 | 02 | \$ 273,000 | \$ 305,200 |
| 493 CHELSEA AVE | 02010861000 | OS-One Storey | 2020 | 08 | \$ 169,000 | \$ 179,800 |
| 530 CHELSEA AVE | 02011023000 | OS-One Storey | 2019 | 08 | \$ 237,500 | \$ 264,800 |
| 558 CHELSEA AVE | 02011030000 | OS-One Storey | 2019 | 11 | \$ 219,000 | \$ 244,000 |
| 218 DONALDA AVE | 02000892000 | OS-One Storey | 2020 | 08 | \$ 238,900 | \$ 254,200 |
| 219 DONALDA AVE | 02000861000 | OS-One Storey | 2020 | 02 | \$ 250,000 | \$ 278,300 |
| 221 DONALDA AVE | 02000862000 | OS-One Storey | 2020 | 10 | \$ 268,000 | \$ 280,100 |
| 224 DONALDA AVE | 02000894000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 212,000 | \$ 237,200 |
| 239 DONALDA AVE | 02000867000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 270,000 | \$ 279,700 |
| 247 DONALDA AVE | 02000869000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 259,000 | \$ 289,300 |
| 247 DONALDA AVE | 02000869000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 292,000 | \$ 294,600 |
| 259 DONALDA AVE | 02000872000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 247,500 | \$ 263,300 |

**MARKET REGION: 2
MUNROE WEST (407)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 375 DONALDA AVE | 02000916000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 333,000 | \$ 348,000 |
| 383 DONALDA AVE | 02000917000 | OS-One Storey | 2019 | 09 | \$ 284,900 | \$ 317,700 |
| 627 HENDERSON HWY | 02001098000 | OS-One Storey | 2020 | 10 | \$ 270,422 | \$ 282,600 |
| 709 HENDERSON HWY | 02010578000 | TS-Two Storey | 2019 | 11 | \$ 268,000 | \$ 298,600 |
| 216 KIMBERLY AVE | 02010480000 | OS-One Storey | 2021 | 03 | \$ 161,500 | \$ 161,500 |
| 384 KIMBERLY AVE | 02010663000 | OS-One Storey | 2020 | 08 | \$ 270,750 | \$ 288,100 |
| 524 KIMBERLY AVE | 02010924000 | TS-Two Storey | 2019 | 02 | \$ 236,500 | \$ 264,400 |
| 544 KIMBERLY AVE | 02010929000 | OS-One Storey | 2020 | 10 | \$ 325,000 | \$ 339,600 |
| 548 KIMBERLY AVE | 02010930000 | OS-One Storey | 2020 | 04 | \$ 270,000 | \$ 297,500 |
| 560 KIMBERLY AVE | 02010933000 | OS-One Storey | 2020 | 05 | \$ 280,000 | \$ 306,000 |
| 592 KIMBERLY AVE | 02010941000 | OS-One Storey | 2020 | 06 | \$ 315,000 | \$ 341,100 |
| 218 MELBOURNE AVE | 02010033100 | OS-One Storey | 2020 | 12 | \$ 270,000 | \$ 277,300 |
| 265 MELBOURNE AVE | 02010622000 | OS-One Storey | 2020 | 08 | \$ 170,000 | \$ 180,900 |
| 284 MELBOURNE AVE | 02010050000 | OS-One Storey | 2019 | 06 | \$ 242,500 | \$ 270,600 |
| 288 MELBOURNE AVE | 02010051000 | OS-One Storey | 2020 | 08 | \$ 220,250 | \$ 234,300 |
| 309 MELBOURNE AVE | 02010770000 | TS-Two Storey | 2020 | 09 | \$ 337,000 | \$ 355,500 |
| 348 MELBOURNE AVE | 02010136000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 192,000 | \$ 214,500 |
| 365 MELBOURNE AVE | 02010758500 | TS-Two Storey | 2020 | 01 | \$ 245,000 | \$ 272,700 |
| 372 MELBOURNE AVE | 02010141000 | OS-One Storey | 2019 | 06 | \$ 185,000 | \$ 206,500 |
| 375 MELBOURNE AVE | 02010755000 | BL-Bi-Level | 2019 | 08 | \$ 285,000 | \$ 317,800 |
| 398 MELBOURNE AVE | 02010145000 | OS-One Storey | 2019 | 10 | \$ 226,500 | \$ 252,500 |
| 531 MELBOURNE AVE | 02011058000 | OH-One & 1/2 Storey | 2020 | 01 | \$ 172,500 | \$ 192,000 |
| 542 MELBOURNE AVE | 02010288000 | OS-One Storey | 2020 | 12 | \$ 316,000 | \$ 324,500 |
| 554 MELBOURNE AVE | 02010291000 | OS-One Storey | 2021 | 03 | \$ 240,000 | \$ 240,000 |
| 566 MELBOURNE AVE | 02010294000 | BL-Bi-Level | 2021 | 01 | \$ 282,000 | \$ 287,100 |
| 567 MELBOURNE AVE | 02011047000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 185,000 | \$ 206,300 |
| 567 MELBOURNE AVE | 02011047000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 262,000 | \$ 278,800 |
| 215 MUNROE AVE | 02000796000 | OS-One Storey | 2019 | 02 | \$ 170,000 | \$ 190,100 |
| 251 MUNROE AVE | 02000806000 | OS-One Storey | 2019 | 11 | \$ 222,000 | \$ 247,300 |
| 251 MUNROE AVE | 02000806000 | OS-One Storey | 2020 | 04 | \$ 223,000 | \$ 245,700 |
| 255 MUNROE AVE | 02000807000 | OS-One Storey | 2020 | 12 | \$ 250,000 | \$ 256,800 |
| 209 NEIL AVE | 02001114000 | OS-One Storey | 2019 | 06 | \$ 200,000 | \$ 223,200 |
| 222 NEIL AVE | 02001105000 | OS-One Storey | 2020 | 11 | \$ 240,000 | \$ 248,600 |
| 223 NEIL AVE | 02001107000 | OS-One Storey | 2019 | 07 | \$ 238,400 | \$ 266,100 |
| 288 NEIL AVE | 02001149000 | OS-One Storey | 2020 | 06 | \$ 238,000 | \$ 257,800 |
| 438 NEIL AVE | 02041140000 | OS-One Storey | 2019 | 06 | \$ 281,000 | \$ 313,600 |
| 450 NEIL AVE | 02041142000 | OS-One Storey | 2019 | 02 | \$ 272,500 | \$ 304,700 |
| 514 NEIL AVE | 02041168000 | OS-One Storey | 2020 | 09 | \$ 310,000 | \$ 327,100 |
| 521 NEIL AVE | 02041153000 | OS-One Storey | 2019 | 09 | \$ 280,000 | \$ 312,200 |

**MARKET REGION: 2
MUNROE WEST (407)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|---------------------------|
| 545 NEIL AVE | 02041157000 | OS-One Storey | 2020 | 08 | \$ 275,000 | \$ 292,600 |
| 550 NEIL AVE | 02041174000 | OS-One Storey | 2020 | 07 | \$ 265,000 | \$ 284,600 |
| 212 SYDNEY AVE | 02010097000 | TS-Two Storey | 2019 | 10 | \$ 189,900 | \$ 211,700 |
| 241 SYDNEY AVE | 02010075000 | OS-One Storey | 2020 | 02 | \$ 191,500 | \$ 213,100 |
| 246 SYDNEY AVE | 02010108000 | O3-One & 3/4 Storey | 2019 | 01 | \$ 235,000 | \$ 263,000 |
| 256 SYDNEY AVE | 02010111000 | OS-One Storey | 2020 | 07 | \$ 225,000 | \$ 241,700 |
| 263 SYDNEY AVE | 02010067000 | OS-One Storey | 2019 | 04 | \$ 252,500 | \$ 282,000 |
| 266 SYDNEY AVE | 02010114000 | OS-One Storey | 2020 | 03 | \$ 210,000 | \$ 233,500 |
| 273 SYDNEY AVE | 02010063000 | OS-One Storey | 2019 | 11 | \$ 270,000 | \$ 300,800 |
| 279 SYDNEY AVE | 02010062000 | OS-One Storey | 2019 | 04 | \$ 156,000 | \$ 174,300 |
| 342 SYDNEY AVE | 02010180000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 325,000 | \$ 333,800 |
| 378 SYDNEY AVE | 02010188000 | OS-One Storey | 2020 | 11 | \$ 288,000 | \$ 298,400 |
| 407 SYDNEY AVE | 02010245000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 195,000 | \$ 216,800 |
| 410 SYDNEY AVE | 02010250000 | OS-One Storey | 2020 | 07 | \$ 144,000 | \$ 154,700 |
| 429 SYDNEY AVE | 02010238000 | BL-Bi-Level | 2020 | 06 | \$ 280,000 | \$ 303,200 |
| 439 SYDNEY AVE | 02010235000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 155,000 | \$ 172,800 |
| 444 SYDNEY AVE | 02010261000 | OS-One Storey | 2019 | 05 | \$ 165,900 | \$ 185,300 |
| 444 SYDNEY AVE | 02010261000 | OS-One Storey | 2019 | 11 | \$ 240,000 | \$ 267,400 |
| 484 SYDNEY AVE | 02010272000 | OS-One Storey | 2021 | 03 | \$ 160,000 | \$ 160,000 |
| 489 SYDNEY AVE | 02010224000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 185,000 | \$ 195,200 |
| 495 SYDNEY AVE | 02010221000 | OS-One Storey | 2021 | 02 | \$ 267,000 | \$ 269,400 |
| 507 SYDNEY AVE | 02010309000 | OS-One Storey | 2020 | 05 | \$ 282,000 | \$ 308,200 |
| 519 SYDNEY AVE | 02010306000 | OS-One Storey | 2020 | 06 | \$ 240,000 | \$ 259,900 |
| 525 SYDNEY AVE | 02010303000 | OS-One Storey | 2020 | 10 | \$ 225,000 | \$ 235,100 |
| 536 SYDNEY AVE | 02010320000 | OS-One Storey | 2020 | 08 | \$ 270,000 | \$ 287,300 |
| 210 TRENT AVE | 02000953000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 160,000 | \$ 178,400 |
| 213 TRENT AVE | 02000923000 | O3-One & 3/4 Storey | 2020 | 02 | \$ 217,000 | \$ 241,500 |
| 220 TRENT AVE | 02000956000 | OS-One Storey | 2021 | 01 | \$ 165,000 | \$ 168,000 |
| 239 TRENT AVE | 02000931000 | BL-Bi-Level | 2019 | 11 | \$ 318,314 | \$ 354,600 |
| 245 TRENT AVE | 02000933000 | OS-One Storey | 2019 | 07 | \$ 179,900 | \$ 200,800 |
| 261 TRENT AVE | 02000937000 | BL-Bi-Level | 2020 | 05 | \$ 282,500 | \$ 308,800 |
| 262 TRENT AVE | 02000969000 | BL-Bi-Level | 2020 | 08 | \$ 320,000 | \$ 340,500 |
| 290 TRENT AVE | 02000978000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 257,000 | \$ 286,600 |
| 310 TRENT AVE | 02000999000 | TS-Two Storey | 2019 | 07 | \$ 334,000 | \$ 372,700 |
| 315 TRENT AVE | 02000983000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 260,000 | \$ 274,300 |
| 322 TRENT AVE | 02001001000 | OS-One Storey | 2020 | 10 | \$ 158,500 | \$ 165,600 |
| 354 TRENT AVE | 02001009300 | BL-Bi-Level | 2019 | 09 | \$ 249,900 | \$ 278,600 |
| 416 TRENT AVE | 02041057000 | OS-One Storey | 2020 | 09 | \$ 260,000 | \$ 274,300 |
| 423 TRENT AVE | 02041034000 | BL-Bi-Level | 2020 | 07 | \$ 255,000 | \$ 273,900 |

**MARKET REGION: 2
MUNROE WEST (407)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------------|--------------------|----------------------|------------------|-------------------|-------------------|-----------------------------------|
| 431 TRENT AVE | 02041036000 | OS-One Storey | 2019 | 10 | \$ 222,500 | \$ 248,100 |
| 434 TRENT AVE | 02041061000 | O3-One & 3/4 Storey | 2021 | 03 | \$ 179,000 | \$ 179,000 |
| 466 TRENT AVE | 02041070000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 193,000 | \$ 201,700 |
| 515 TRENT AVE | 02041081500 | OS-One Storey | 2019 | 09 | \$ 135,000 | \$ 150,500 |
| 543 TRENT AVE | 02041087500 | TO-Two/One Storey | 2020 | 10 | \$ 203,000 | \$ 212,100 |
| 561 TRENT AVE | 02062807755 | TS-Two Storey | 2019 | 08 | \$ 307,000 | \$ 342,300 |
| 563 TRENT AVE | 02062807760 | TS-Two Storey | 2019 | 09 | \$ 310,000 | \$ 345,700 |

**MARKET REGION: 2
GLENELM (409)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 34 CARMEN AVE | 14081688000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 340,500 | \$ 349,700 |
| 35 CARMEN AVE | 14081665000 | TH-Two & 1/2 Storey | 2019 | 09 | \$ 245,000 | \$ 273,200 |
| 37 CARMEN AVE | 14081666000 | O3-One & 3/4 Storey | 2019 | 09 | \$ 200,000 | \$ 223,000 |
| 71 CARMEN AVE | 14081751000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 233,333 | \$ 252,700 |
| 79 CARMEN AVE | 14081755000 | OH-One & 1/2 Storey | 2021 | 03 | \$ 240,000 | \$ 240,000 |
| 97 CARMEN AVE | 14081763000 | O3-One & 3/4 Storey | 2020 | 06 | \$ 255,000 | \$ 276,200 |
| 122 CARMEN AVE | 14081809000 | OS-One Storey | 2021 | 01 | \$ 220,900 | \$ 224,900 |
| 130 CARMEN AVE | 14081813000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 200,000 | \$ 223,000 |
| 37 COBOURG AVE | 14081709000 | TS-Two Storey | 2020 | 10 | \$ 212,000 | \$ 221,500 |
| 53 COBOURG AVE | 14081717000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 266,000 | \$ 275,600 |
| 60 COBOURG AVE | 14081747000 | TH-Two & 1/2 Storey | 2019 | 09 | \$ 277,000 | \$ 308,900 |
| 78 COBOURG AVE | 14081871000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 233,000 | \$ 259,600 |
| 84 COBOURG AVE | 14081874000 | O3-One & 3/4 Storey | 2021 | 02 | \$ 310,178 | \$ 313,000 |
| 85 COBOURG AVE | 14081829000 | TS-Two Storey | 2020 | 05 | \$ 155,000 | \$ 169,400 |
| 96 COBOURG AVE | 14081879000 | TH-Two & 1/2 Storey | 2020 | 05 | \$ 320,000 | \$ 349,800 |
| 100 COBOURG AVE | 14081881000 | OH-One & 1/2 Storey | 2019 | 03 | \$ 207,000 | \$ 231,400 |
| 100 COBOURG AVE | 14081881000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 225,000 | \$ 231,100 |
| 106 COBOURG AVE | 14081884000 | OS-One Storey | 2020 | 02 | \$ 193,000 | \$ 214,800 |
| 107 COBOURG AVE | 14081840000 | TS-Two Storey | 2020 | 04 | \$ 260,000 | \$ 286,500 |
| 111 COBOURG AVE | 14081842000 | O3-One & 3/4 Storey | 2021 | 01 | \$ 331,000 | \$ 337,000 |
| 114 COBOURG AVE | 14081888000 | TH-Two & 1/2 Storey | 2019 | 09 | \$ 175,000 | \$ 195,100 |
| 116 COBOURG AVE | 14081889000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 214,000 | \$ 238,800 |
| 126 COBOURG AVE | 14081894000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 255,126 | \$ 284,500 |
| 137 COBOURG AVE | 14081853000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 237,000 | \$ 261,200 |
| 141 GLENWOOD CRES | 14090036000 | TH-Two & 1/2 Storey | 2019 | 09 | \$ 475,000 | \$ 529,600 |
| 164 GLENWOOD CRES | 14083359000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 286,000 | \$ 318,600 |
| 165 GLENWOOD CRES | 14083421000 | OS-One Storey | 2019 | 05 | \$ 206,000 | \$ 230,100 |
| 200 GLENWOOD CRES | 14082611000 | TS-Two Storey | 2019 | 08 | \$ 361,620 | \$ 403,200 |
| 218 GLENWOOD CRES | 14081654000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 315,500 | \$ 338,800 |
| 231 GLENWOOD CRES | 14082643000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 236,500 | \$ 263,900 |
| 237 GLENWOOD CRES | 14082622000 | OH-One & 1/2 Storey | 2021 | 03 | \$ 350,000 | \$ 350,000 |
| 249 GLENWOOD CRES | 14081721000 | TS-Two Storey | 2020 | 11 | \$ 125,000 | \$ 129,500 |
| 296 GLENWOOD CRES | 14080059000 | TS-Two Storey | 2020 | 07 | \$ 360,000 | \$ 386,600 |
| 304 GLENWOOD CRES | 14080053000 | TS-Two Storey | 2020 | 07 | \$ 380,000 | \$ 408,100 |
| 351 GLENWOOD CRES | 14080098100 | OH-One & 1/2 Storey | 2020 | 04 | \$ 310,000 | \$ 341,600 |
| 50 HARBISON AVE W | 14080101000 | OS-One Storey | 2019 | 12 | \$ 228,000 | \$ 254,000 |
| 80 HARBISON AVE W | 14080113000 | OS-One Storey | 2019 | 11 | \$ 225,000 | \$ 250,700 |
| 84 HARBISON AVE W | 14080115000 | OS-One Storey | 2019 | 02 | \$ 227,500 | \$ 254,300 |
| 84 HARBISON AVE W | 14080115000 | OS-One Storey | 2020 | 09 | \$ 270,000 | \$ 284,900 |

**MARKET REGION: 2
GLENELM (409)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 18 HART AVE | 14083371000 | OS-One Storey | 2019 | 08 | \$ 207,000 | \$ 230,800 |
| 21 HART AVE | 14082675000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 252,000 | \$ 268,100 |
| 26 HART AVE | 14083374000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 215,000 | \$ 226,800 |
| 34 HART AVE | 14083378000 | TS-Two Storey | 2019 | 09 | \$ 215,000 | \$ 239,700 |
| 48 HART AVE | 14083385000 | O3-One & 3/4 Storey | 2020 | 07 | \$ 219,900 | \$ 236,200 |
| 49 HART AVE | 14082684000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 250,000 | \$ 268,500 |
| 50 HART AVE | 14083386000 | TS-Two Storey | 2020 | 12 | \$ 237,000 | \$ 243,400 |
| 62 HART AVE | 14083560000 | TS-Two Storey | 2020 | 10 | \$ 165,000 | \$ 172,400 |
| 71 HART AVE | 14082770000 | O3-One & 3/4 Storey | 2020 | 08 | \$ 285,000 | \$ 303,200 |
| 73 HART AVE | 14082771000 | O3-One & 3/4 Storey | 2019 | 04 | \$ 229,900 | \$ 256,800 |
| 80 HART AVE | 14083551000 | O3-One & 3/4 Storey | 2020 | 04 | \$ 240,000 | \$ 264,500 |
| 84 HART AVE | 14083549000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 234,900 | \$ 261,900 |
| 126 HART AVE | 14083526000 | OS-One Storey | 2020 | 11 | \$ 222,900 | \$ 230,900 |
| 340 HENDERSON HWY | 14080175000 | OS-One Storey | 2019 | 05 | \$ 225,000 | \$ 251,300 |
| 340 HENDERSON HWY | 14080175000 | OS-One Storey | 2020 | 11 | \$ 242,000 | \$ 250,700 |
| 20 HESPELER AVE | 14083426000 | OS-One Storey | 2019 | 04 | \$ 194,920 | \$ 217,700 |
| 30 HESPELER AVE | 14083429000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 260,000 | \$ 274,300 |
| 41 HESPELER AVE | 14083401000 | OS-One Storey | 2019 | 06 | \$ 217,550 | \$ 242,800 |
| 48 HESPELER AVE | 14083434000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 214,500 | \$ 230,400 |
| 103 HESPELER AVE | 14083494000 | BL-Bi-Level | 2020 | 03 | \$ 260,000 | \$ 289,100 |
| 112 HESPELER AVE | 14083484100 | OH-One & 1/2 Storey | 2019 | 03 | \$ 183,000 | \$ 204,600 |
| 158 HESPELER AVE | 14083469000 | BL-Bi-Level | 2019 | 02 | \$ 240,000 | \$ 268,300 |
| 162 HESPELER AVE | 14083468000 | TS-Two Storey | 2019 | 07 | \$ 225,000 | \$ 251,100 |
| 165 HESPELER AVE | 14083513000 | OS-One Storey | 2019 | 11 | \$ 146,500 | \$ 163,200 |
| 168 HESPELER AVE | 14083466000 | OS-One Storey | 2019 | 01 | \$ 192,000 | \$ 214,800 |
| 186 HESPELER AVE | 14100070700 | TS-Two Storey | 2019 | 11 | \$ 158,000 | \$ 176,000 |
| 191 HESPELER AVE | 14083520200 | TS-Two Storey | 2020 | 01 | \$ 376,000 | \$ 418,500 |
| 203 HESPELER AVE | 14083523000 | OS-One Storey | 2019 | 01 | \$ 162,500 | \$ 181,800 |
| 17 LESLIE AVE | 14090027000 | TS-Two Storey | 2019 | 04 | \$ 310,000 | \$ 346,300 |
| 62 MARTIN AVE W | 14080200000 | OS-One Storey | 2020 | 09 | \$ 320,000 | \$ 337,600 |
| 63 MARTIN AVE W | 14080146000 | OS-One Storey | 2021 | 01 | \$ 182,000 | \$ 185,300 |
| 76 MARTIN AVE W | 14080208100 | TS-Two Storey | 2020 | 10 | \$ 352,100 | \$ 367,900 |
| 88 MARTIN AVE W | 14080214000 | TH-Two & 1/2 Storey | 2020 | 06 | \$ 237,000 | \$ 256,700 |
| 99 MARTIN AVE W | 14080162000 | OS-One Storey | 2019 | 11 | \$ 220,000 | \$ 245,100 |
| 109 MARTIN AVE W | 14080167000 | TS-Two Storey | 2020 | 08 | \$ 258,000 | \$ 274,500 |
| 113 MARTIN AVE W | 14080169000 | O3-One & 3/4 Storey | 2020 | 09 | \$ 152,000 | \$ 160,400 |
| 115 MARTIN AVE W | 14080170000 | TS-Two Storey | 2019 | 06 | \$ 175,000 | \$ 195,300 |
| 18 NOBLE AVE | 14082650000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 245,100 | \$ 258,600 |
| 26 NOBLE AVE | 14082653000 | OH-One & 1/2 Storey | 2019 | 12 | \$ 279,900 | \$ 311,800 |

**MARKET REGION: 2
GLENELM (409)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 30 NOBLE AVE | 14082655000 | TH-Two & 1/2 Storey | 2020 | 07 | \$ 260,000 | \$ 279,200 |
| 50 NOBLE AVE | 14082663000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 226,500 | \$ 236,700 |
| 71 NOBLE AVE | 14082695000 | TS-Two Storey | 2020 | 02 | \$ 204,000 | \$ 227,100 |
| 76 NOBLE AVE | 14082735000 | OS-One Storey | 2020 | 10 | \$ 195,000 | \$ 203,800 |
| 80 NOBLE AVE | 14082737000 | OS-One Storey | 2019 | 07 | \$ 185,000 | \$ 206,500 |
| 86 NOBLE AVE | 14082741000 | TH-Two & 1/2 Storey | 2019 | 03 | \$ 218,000 | \$ 243,700 |
| 105 NOBLE AVE | 14082712000 | O3-One & 3/4 Storey | 2019 | 03 | \$ 200,000 | \$ 223,600 |
| 107 NOBLE AVE | 14082713000 | OS-One Storey | 2019 | 05 | \$ 180,000 | \$ 201,100 |
| 107 NOBLE AVE | 14082713000 | OS-One Storey | 2020 | 06 | \$ 222,000 | \$ 240,400 |
| 114 NOBLE AVE | 14082755000 | TH-Two & 1/2 Storey | 2019 | 04 | \$ 262,500 | \$ 293,200 |
| 116 NOBLE AVE | 14082756000 | TH-Two & 1/2 Storey | 2020 | 12 | \$ 280,000 | \$ 287,600 |
| 120 NOBLE AVE | 14082758000 | BL-Bi-Level | 2020 | 09 | \$ 285,619 | \$ 301,300 |
| 128 NOBLE AVE | 14082762000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 191,000 | \$ 213,000 |
| 130 NOBLE AVE | 14082763000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 200,000 | \$ 223,200 |
| 57 RIVERTON AVE | 14091304000 | OS-One Storey | 2021 | 02 | \$ 75,000 | \$ 75,700 |
| 65 RIVERTON AVE | 14099956000 | TS-Two Storey | 2020 | 10 | \$ 185,000 | \$ 193,300 |
| 77 RIVERTON AVE | 14091295000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 170,000 | \$ 189,900 |
| 101 RIVERTON AVE | 14091283500 | TS-Two Storey | 2020 | 07 | \$ 233,000 | \$ 250,200 |
| 115 RIVERTON AVE | 14091278000 | BL-Bi-Level | 2019 | 12 | \$ 259,690 | \$ 289,300 |
| 118 RIVERTON AVE | 14091322000 | OS-One Storey | 2019 | 09 | \$ 110,000 | \$ 122,700 |
| 121 RIVERTON AVE | 14091275000 | OS-One Storey | 2020 | 10 | \$ 168,000 | \$ 175,600 |
| 122 RIVERTON AVE | 14091320000 | TS-Two Storey | 2019 | 09 | \$ 420,000 | \$ 468,300 |
| 122 RIVERTON AVE | 14091320000 | TS-Two Storey | 2021 | 02 | \$ 435,000 | \$ 438,900 |
| 11 SILVIA ST | 14090064000 | OS-One Storey | 2019 | 01 | \$ 158,000 | \$ 176,800 |
| 11 SILVIA ST | 14090064000 | OS-One Storey | 2019 | 06 | \$ 224,000 | \$ 250,000 |
| 36 SILVIA ST | 14090030000 | OS-One Storey | 2020 | 02 | \$ 155,000 | \$ 172,500 |
| 28 TALBOT AVE | 14091403100 | OS-One Storey | 2019 | 04 | \$ 285,000 | \$ 318,300 |
| 30 TALBOT AVE | 14091401100 | OH-One & 1/2 Storey | 2020 | 08 | \$ 330,000 | \$ 351,100 |
| 82 TALBOT AVE | 14091373200 | OS-One Storey | 2020 | 08 | \$ 365,000 | \$ 388,400 |

**MARKET REGION: 2
KILDONAN DRIVE (411)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 15 APPLETON ST | 04001620000 | OS-One Storey | 2019 | 10 | \$ 387,500 | \$ 432,100 |
| 16 APPLETON ST | 04001612300 | OS-One Storey | 2019 | 01 | \$ 395,000 | \$ 442,000 |
| 220 BREDIN DR | 02000135000 | OS-One Storey | 2019 | 06 | \$ 270,000 | \$ 301,300 |
| 255 BREDIN DR | 02000143000 | TS-Two Storey | 2019 | 01 | \$ 290,000 | \$ 324,500 |
| 320 BREDIN DR | 02000126000 | OS-One Storey | 2019 | 07 | \$ 563,000 | \$ 628,300 |
| 179 CANTERBURY PL | 02010350000 | OS-One Storey | 2020 | 11 | \$ 265,000 | \$ 274,500 |
| 182 CANTERBURY PL | 02010362000 | OS-One Storey | 2020 | 07 | \$ 300,000 | \$ 322,200 |
| 183 CANTERBURY PL | 02010349000 | OS-One Storey | 2019 | 05 | \$ 250,000 | \$ 279,300 |
| 126 CHELSEA PL | 02062804700 | TS-Two Storey | 2021 | 03 | \$ 340,000 | \$ 340,000 |
| 166 CHERITON AVE | 04000400000 | OS-One Storey | 2020 | 07 | \$ 400,000 | \$ 429,600 |
| 174 CHERITON AVE | 04000398000 | OS-One Storey | 2020 | 11 | \$ 368,500 | \$ 381,800 |
| 184 CHERITON AVE | 04000428000 | OS-One Storey | 2020 | 10 | \$ 335,000 | \$ 350,100 |
| 186 CHERITON AVE | 04000428500 | OS-One Storey | 2019 | 07 | \$ 304,000 | \$ 339,300 |
| 187 CHERITON AVE | 04000075300 | OS-One Storey | 2020 | 11 | \$ 411,000 | \$ 425,800 |
| 198 CHERITON AVE | 04000431000 | TS-Two Storey | 2020 | 07 | \$ 355,000 | \$ 381,300 |
| 27 CLAUS BAY | 04001723000 | TS-Two Storey | 2020 | 11 | \$ 395,000 | \$ 409,200 |
| 30 CLAUS BAY | 04001727500 | TS-Two Storey | 2020 | 03 | \$ 360,000 | \$ 400,300 |
| 46 CLAUS BAY | 04001729500 | OS-One Storey | 2019 | 07 | \$ 334,900 | \$ 373,700 |
| 20 CORNE ST | 04000462500 | OS-One Storey | 2019 | 09 | \$ 365,000 | \$ 407,000 |
| 19 DEL RIO PL | 04000444000 | OS-One Storey | 2020 | 08 | \$ 317,000 | \$ 337,300 |
| 41 DUNROBIN AVE | 02020023000 | TS-Two Storey | 2019 | 08 | \$ 320,000 | \$ 356,800 |
| 71 DUNROBIN AVE | 02020020000 | TS-Two Storey | 2020 | 10 | \$ 385,000 | \$ 402,300 |
| 100 DUNROBIN AVE | 02011461000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 255,000 | \$ 284,100 |
| 100 DUNROBIN AVE | 02011461000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 330,000 | \$ 344,900 |
| 113 DUNROBIN AVE | 02020015000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 255,000 | \$ 284,300 |
| 121 DUNROBIN AVE | 02020013000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 390,000 | \$ 435,200 |
| 129 DUNROBIN AVE | 02020011000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 297,500 | \$ 332,300 |
| 132 DUNROBIN AVE | 02011469000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 337,000 | \$ 355,500 |
| 156 DUNROBIN AVE | 02011475000 | TS-Two Storey | 2021 | 02 | \$ 335,000 | \$ 338,000 |
| 161 DUNROBIN AVE | 02020003000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 309,900 | \$ 345,500 |
| 42 ESSAR AVE | 04000926400 | OS-One Storey | 2020 | 07 | \$ 230,000 | \$ 247,000 |
| 78 ESSAR AVE | 04000931800 | BL-Bi-Level | 2019 | 06 | \$ 379,900 | \$ 424,000 |
| 119 ESSAR AVE | 04000937000 | OS-One Storey | 2020 | 11 | \$ 285,000 | \$ 295,300 |
| 125 ESSAR AVE | 04000937500 | OS-One Storey | 2019 | 07 | \$ 306,000 | \$ 341,500 |
| 160 ESSAR AVE | 04000950000 | CO-Cabover | 2020 | 07 | \$ 545,000 | \$ 585,300 |
| 100 FRASERS GROVE | 02031336000 | OS-One Storey | 2021 | 03 | \$ 381,444 | \$ 381,400 |
| 132 FRASERS GROVE | 02031344000 | OS-One Storey | 2020 | 04 | \$ 297,500 | \$ 327,800 |
| 133 FRASERS GROVE | 02031326000 | OS-One Storey | 2019 | 08 | \$ 340,000 | \$ 379,100 |
| 168 FRASERS GROVE | 02031353000 | OS-One Storey | 2020 | 04 | \$ 325,000 | \$ 358,200 |

**MARKET REGION: 2
KILDONAN DRIVE (411)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 95 GLENCOE AVE | 02030016000 | OS-One Storey | 2020 | 06 | \$ 425,000 | \$ 460,300 |
| 169 GRANDVIEW ST | 04000122500 | OS-One Storey | 2020 | 07 | \$ 238,000 | \$ 255,600 |
| 24 GREENE AVE | 02020914000 | TS-Two Storey | 2020 | 12 | \$ 359,900 | \$ 369,600 |
| 46 GREENE AVE | 02020908000 | OS-One Storey | 2020 | 10 | \$ 248,500 | \$ 259,700 |
| 99 GREENE AVE | 02020794000 | O3-One & 3/4 Storey | 2020 | 07 | \$ 345,000 | \$ 370,500 |
| 159 GREENE AVE | 02020806000 | OS-One Storey | 2019 | 09 | \$ 325,000 | \$ 362,400 |
| 166 GREENE AVE | 02020868000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 267,500 | \$ 298,300 |
| 168 GREENE AVE | 02020867000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 289,000 | \$ 322,200 |
| 171 GREENE AVE | 02020810000 | OS-One Storey | 2020 | 09 | \$ 242,000 | \$ 255,300 |
| 194 GREENE AVE | 02020860000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 256,000 | \$ 262,900 |
| 2 HAWTHORNE PL | 04000151500 | OS-One Storey | 2020 | 11 | \$ 399,900 | \$ 414,300 |
| 172 HAWTHORNE AVE | 04000147000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 325,000 | \$ 362,400 |
| 117 HAZEL DELL AVE | 02020598000 | OS-One Storey | 2019 | 09 | \$ 290,000 | \$ 323,400 |
| 124 HAZEL DELL AVE | 02020187000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 334,000 | \$ 352,400 |
| 161 HELMSDALE AVE | 02011302000 | TH-Two & 1/2 Storey | 2019 | 10 | \$ 335,000 | \$ 373,500 |
| 442 HENDERSON HWY | 02000410100 | OS-One Storey | 2020 | 04 | \$ 200,000 | \$ 220,400 |
| 676 HENDERSON HWY | 02010016000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 252,500 | \$ 281,500 |
| 712 HENDERSON HWY | 02010345000 | OS-One Storey | 2019 | 04 | \$ 206,500 | \$ 230,700 |
| 730 HENDERSON HWY | 02010398000 | OH-One & 1/2 Storey | 2019 | 03 | \$ 225,000 | \$ 251,600 |
| 758 HENDERSON HWY | 02011327000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 247,000 | \$ 276,400 |
| 838 HENDERSON HWY | 02020857000 | OS-One Storey | 2019 | 06 | \$ 212,000 | \$ 236,600 |
| 840 HENDERSON HWY | 02020856000 | OS-One Storey | 2020 | 05 | \$ 203,500 | \$ 222,400 |
| 880 HENDERSON HWY | 02020816000 | OS-One Storey | 2019 | 05 | \$ 230,000 | \$ 256,900 |
| 884 HENDERSON HWY | 02021415000 | TS-Two Storey | 2019 | 08 | \$ 280,000 | \$ 312,200 |
| 1254 HENDERSON HWY | 04000121000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 340,000 | \$ 365,200 |
| 1350 HENDERSON HWY | 04000454000 | OS-One Storey | 2020 | 09 | \$ 312,000 | \$ 329,200 |
| 1360 HENDERSON HWY | 04000453500 | OS-One Storey | 2020 | 03 | \$ 190,000 | \$ 211,300 |
| 130 IRVING PL | 04000306500 | FL-4 Level Split | 2020 | 09 | \$ 399,900 | \$ 421,900 |
| 138 IRVING PL | 04000307800 | TS-Two Storey | 2020 | 08 | \$ 420,000 | \$ 446,900 |
| 657 KILDONAN DR | 02010011000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 315,000 | \$ 351,500 |
| 664 KILDONAN DR | 02010003000 | TH-Two & 1/2 Storey | 2019 | 07 | \$ 440,000 | \$ 491,000 |
| 667 KILDONAN DR A | 02062807805 | BL-Bi-Level | 2021 | 01 | \$ 342,762 | \$ 348,900 |
| 678 KILDONAN DR | 02010326000 | OS-One Storey | 2021 | 02 | \$ 518,000 | \$ 522,700 |
| 692 KILDONAN DR | 02010365000 | OS-One Storey | 2020 | 10 | \$ 375,000 | \$ 391,900 |
| 724 KILDONAN DR | 02010373000 | TS-Two Storey | 2019 | 08 | \$ 475,000 | \$ 529,600 |
| 820 KILDONAN DR | 02020148000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 825,000 | \$ 920,700 |
| 854 KILDONAN DR | 02020819000 | OS-One Storey | 2020 | 09 | \$ 815,000 | \$ 859,800 |
| 855 KILDONAN DR | 02020821000 | O3-One & 3/4 Storey | 2020 | 09 | \$ 360,000 | \$ 379,800 |
| 886 KILDONAN DR | 02021553000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 737,500 | \$ 823,100 |

**MARKET REGION: 2
KILDONAN DRIVE (411)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 1170 KILDONAN DR | 04000081500 | TO-Two/One Storey | 2020 | 11 | \$ 837,500 | \$ 867,700 |
| 1171 KILDONAN DR | 04000080500 | OH-One & 1/2 Storey | 2019 | 08 | \$ 316,000 | \$ 352,300 |
| 1173 KILDONAN DR | 04000080000 | OS-One Storey | 2019 | 10 | \$ 373,000 | \$ 415,900 |
| 1179 KILDONAN DR | 04000144000 | OS-One Storey | 2020 | 10 | \$ 392,000 | \$ 409,600 |
| 1197 KILDONAN DR | 04000438000 | TS-Two Storey | 2021 | 01 | \$ 279,000 | \$ 284,000 |
| 1215 KILDONAN DR | 04000465500 | TS-Two Storey | 2020 | 12 | \$ 574,900 | \$ 590,400 |
| 1219 KILDONAN DR | 04000464500 | TO-Two/One Storey | 2020 | 10 | \$ 490,000 | \$ 512,100 |
| 1221 KILDONAN DR | 04000464000 | OS-One Storey | 2019 | 06 | \$ 375,000 | \$ 418,500 |
| 133 KIMBERLY AVE | 02011354000 | OS-One Storey | 2020 | 08 | \$ 319,000 | \$ 339,400 |
| 158 KIMBERLY AVE | 02010389000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 265,000 | \$ 295,200 |
| 187 KIMBERLY AVE | 02062782800 | O3-One & 3/4 Storey | 2019 | 09 | \$ 314,000 | \$ 350,100 |
| 83 LARCHDALE CRES | 02031305000 | OS-One Storey | 2020 | 05 | \$ 365,000 | \$ 398,900 |
| 104 LARCHDALE CRES | 02031317000 | OS-One Storey | 2020 | 01 | \$ 432,500 | \$ 481,400 |
| 146 LARCHDALE CRES | 02031292000 | OS-One Storey | 2019 | 03 | \$ 363,000 | \$ 405,800 |
| 158 LARCHDALE CRES | 02031289000 | OS-One Storey | 2021 | 02 | \$ 318,000 | \$ 320,900 |
| 175 LARCHDALE CRES | 02031476000 | OS-One Storey | 2019 | 06 | \$ 500,000 | \$ 558,000 |
| 193 LARCHDALE CRES | 04000404500 | TS-Two Storey | 2020 | 10 | \$ 400,000 | \$ 418,000 |
| 198 LARCHDALE CRES | 04000416500 | OS-One Storey | 2020 | 10 | \$ 349,500 | \$ 365,200 |
| 201 LARCHDALE CRES | 04000402500 | TS-Two Storey | 2020 | 08 | \$ 370,000 | \$ 393,700 |
| 101 LEIGHTON AVE | 02021598000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 307,500 | \$ 327,200 |
| 162 LEIGHTON AVE | 02021633000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 398,000 | \$ 423,500 |
| 167 LEIGHTON AVE | 02021612000 | O3-One & 3/4 Storey | 2020 | 05 | \$ 375,000 | \$ 409,900 |
| 23 LINDEN AVE | 02020925000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 355,100 | \$ 371,100 |
| 30 LINDEN AVE | 02020825000 | OH-One & 1/2 Storey | 2020 | 10 | \$ 330,000 | \$ 344,900 |
| 124 LINDEN AVE | 02020839000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 235,000 | \$ 243,500 |
| 154 LINDEN AVE | 02020847000 | OS-One Storey | 2020 | 07 | \$ 249,900 | \$ 268,400 |
| 163 LINDEN AVE | 02020897000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 224,900 | \$ 250,800 |
| 9 LITZ PL | 04001614200 | OS-One Storey | 2019 | 08 | \$ 325,000 | \$ 362,400 |
| 12 LITZ PL | 04001618800 | OS-One Storey | 2020 | 02 | \$ 327,000 | \$ 364,000 |
| 14 LITZ PL | 04001618600 | OS-One Storey | 2020 | 07 | \$ 370,000 | \$ 397,400 |
| 30 LITZ PL | 04001603800 | BL-Bi-Level | 2019 | 10 | \$ 297,000 | \$ 331,200 |
| 153 MOIR AVE | 02030170000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 375,000 | \$ 395,600 |
| 90 MOSSDALE AVE | 02030084000 | OS-One Storey | 2020 | 11 | \$ 363,000 | \$ 376,100 |
| 102 MOSSDALE AVE | 02030086000 | OS-One Storey | 2019 | 05 | \$ 307,000 | \$ 342,900 |
| 146 MOSSDALE AVE | 02030119000 | OS-One Storey | 2020 | 09 | \$ 391,000 | \$ 412,500 |
| 157 MOSSDALE AVE | 02030152000 | OS-One Storey | 2020 | 09 | \$ 363,000 | \$ 383,000 |
| 5 NEIL PL | 02001078000 | OS-One Storey | 2020 | 05 | \$ 350,000 | \$ 382,600 |
| 97 OAKVIEW AVE | 02020174000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 327,500 | \$ 365,800 |
| 130 OAKVIEW AVE | 02020228000 | OH-One & 1/2 Storey | 2021 | 02 | \$ 320,000 | \$ 322,900 |

**MARKET REGION: 2
KILDONAN DRIVE (411)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 168 OAKVIEW AVE | 02020235000 | OS-One Storey | 2020 | 11 | \$ 290,000 | \$ 300,400 |
| 169 OAKVIEW AVE | 02020213000 | OS-One Storey | 2021 | 01 | \$ 328,500 | \$ 334,400 |
| 105 ROBERTA AVE | 02021369000 | OH-One & 1/2 Storey | 2020 | 02 | \$ 300,000 | \$ 333,900 |
| 162 ROBERTA AVE | 02021407000 | OS-One Storey | 2020 | 06 | \$ 332,000 | \$ 359,600 |
| 167 ROBERTA AVE | 02021383000 | OS-One Storey | 2020 | 10 | \$ 278,000 | \$ 290,500 |
| 191 ROOSEVELT PL | 02000156000 | TS-Two Storey | 2020 | 08 | \$ 350,000 | \$ 372,400 |
| 153 ROSSMERE CRES | 02030195000 | OS-One Storey | 2020 | 06 | \$ 255,000 | \$ 276,200 |
| 166 ROSSMERE CRES | 02030180000 | OS-One Storey | 2019 | 09 | \$ 300,000 | \$ 334,500 |
| 174 ROSSMERE CRES | 02030182000 | OS-One Storey | 2020 | 09 | \$ 400,000 | \$ 422,000 |
| 217 ROSSMERE CRES | 02030212000 | OS-One Storey | 2019 | 04 | \$ 220,000 | \$ 245,700 |
| 217 ROSSMERE CRES | 02030212000 | OS-One Storey | 2021 | 02 | \$ 350,000 | \$ 353,200 |
| 141 ROWANDALE CRES | 02031469000 | OS-One Storey | 2019 | 07 | \$ 360,000 | \$ 401,800 |
| 168 ROWANDALE CRES | 02031259000 | OS-One Storey | 2019 | 05 | \$ 295,000 | \$ 329,500 |
| 173 ROWANDALE CRES | 02031461000 | OS-One Storey | 2019 | 12 | \$ 300,000 | \$ 334,200 |
| 176 ROWANDALE CRES | 02031257000 | OS-One Storey | 2020 | 04 | \$ 359,900 | \$ 396,600 |
| 163 SLATER AVE | 04000451500 | OS-One Storey | 2020 | 04 | \$ 309,000 | \$ 340,500 |
| 26 TAMARIND DR | 04001677700 | OS-One Storey | 2019 | 11 | \$ 390,000 | \$ 434,500 |
| 114 WHELLAMS LANE | 04001683600 | TS-Two Storey | 2020 | 12 | \$ 394,000 | \$ 404,600 |
| 143 WHELLAMS LANE | 04001791500 | TS-Two Storey | 2019 | 12 | \$ 396,000 | \$ 441,100 |
| 131 WILLOWDALE PL | 04000414500 | OS-One Storey | 2020 | 06 | \$ 435,000 | \$ 471,100 |
| 137 WILLOWDALE PL | 04000415500 | OS-One Storey | 2019 | 09 | \$ 378,000 | \$ 421,500 |
| 141 WILLOWDALE PL | 04000416000 | OS-One Storey | 2020 | 07 | \$ 384,900 | \$ 413,400 |
| 991 WOODVALE ST | 02030137000 | OS-One Storey | 2020 | 05 | \$ 346,000 | \$ 378,200 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 757 ADAMDELL CRES | 02050279000 | OS-One Storey | 2019 | 09 | \$ 298,900 | \$ 333,300 |
| 51 BATTERSHILL ST | 02061018000 | OS-One Storey | 2019 | 03 | \$ 328,000 | \$ 366,700 |
| 88 BATTERSHILL ST | 02060975000 | TL-3 Level Split | 2019 | 07 | \$ 260,000 | \$ 290,200 |
| 477 BESANT ST | 02050773000 | OS-One Storey | 2019 | 12 | \$ 235,000 | \$ 261,800 |
| 495 BESANT ST | 02050788000 | OS-One Storey | 2019 | 08 | \$ 210,000 | \$ 234,200 |
| 520 BESANT ST | 02050666000 | OS-One Storey | 2019 | 11 | \$ 250,000 | \$ 278,500 |
| 523 BESANT ST | 02050804000 | OS-One Storey | 2019 | 05 | \$ 207,000 | \$ 231,200 |
| 15 BREWER CRES | 02061186400 | TS-Two Storey | 2020 | 07 | \$ 240,000 | \$ 257,800 |
| 67 BREWER CRES | 02061180000 | TS-Two Storey | 2020 | 07 | \$ 220,000 | \$ 236,300 |
| 91 BREWER CRES | 02061181200 | TS-Two Storey | 2019 | 06 | \$ 162,500 | \$ 181,400 |
| 640 CONSOL AVE | 02060397000 | OS-One Storey | 2020 | 12 | \$ 290,000 | \$ 297,800 |
| 726 CONSOL AVE | 02060452000 | OS-One Storey | 2020 | 11 | \$ 253,000 | \$ 262,100 |
| 732 CONSOL AVE | 02060453000 | OS-One Storey | 2019 | 09 | \$ 265,000 | \$ 295,500 |
| 741 CONSOL AVE | 02060434000 | OS-One Storey | 2020 | 06 | \$ 330,000 | \$ 357,400 |
| 781 CONSOL AVE | 02060424000 | OS-One Storey | 2020 | 11 | \$ 262,500 | \$ 272,000 |
| 801 CONSOL AVE | 02060509000 | OS-One Storey | 2020 | 02 | \$ 240,000 | \$ 267,100 |
| 813 CONSOL AVE | 02060506000 | OS-One Storey | 2020 | 12 | \$ 298,100 | \$ 306,100 |
| 829 CONSOL AVE | 02060502000 | OS-One Storey | 2020 | 11 | \$ 277,000 | \$ 287,000 |
| 869 CONSOL AVE | 02060493000 | OS-One Storey | 2019 | 09 | \$ 242,000 | \$ 269,800 |
| 875 CONSOL AVE | 02060492000 | OS-One Storey | 2020 | 11 | \$ 265,000 | \$ 274,500 |
| 880 CONSOL AVE | 02060526000 | OS-One Storey | 2020 | 04 | \$ 290,000 | \$ 319,600 |
| 908 CONSOL AVE | 02060574000 | OS-One Storey | 2020 | 01 | \$ 200,000 | \$ 222,600 |
| 909 CONSOL AVE | 02060553000 | OS-One Storey | 2020 | 12 | \$ 214,000 | \$ 219,800 |
| 933 CONSOL AVE | 02060559000 | OS-One Storey | 2020 | 09 | \$ 279,933 | \$ 295,300 |
| 940 CONSOL AVE | 02060582000 | OS-One Storey | 2020 | 09 | \$ 299,000 | \$ 315,400 |
| 949 CONSOL AVE | 02060563000 | OS-One Storey | 2020 | 01 | \$ 214,000 | \$ 238,200 |
| 998 CONSOL AVE | 02060592000 | OS-One Storey | 2020 | 04 | \$ 320,000 | \$ 352,600 |
| 1011 CONSOL AVE | 02060957000 | TL-3 Level Split | 2019 | 06 | \$ 297,500 | \$ 332,000 |
| 1018 CONSOL AVE | 02061005000 | OS-One Storey | 2019 | 02 | \$ 230,000 | \$ 257,100 |
| 1075 CONSOL AVE | 02060941000 | BL-Bi-Level | 2020 | 12 | \$ 270,000 | \$ 277,300 |
| 1096 CONSOL AVE | 02061140000 | OS-One Storey | 2020 | 10 | \$ 265,000 | \$ 276,900 |
| 1097 CONSOL AVE | 02061131000 | OS-One Storey | 2019 | 06 | \$ 310,000 | \$ 346,000 |
| 1105 CONSOL AVE | 02061129000 | OS-One Storey | 2020 | 01 | \$ 285,000 | \$ 317,200 |
| 627 DALLENGEA AVE | 02050376000 | OS-One Storey | 2020 | 12 | \$ 265,100 | \$ 272,300 |
| 652 DALLENGEA AVE | 02050101000 | OS-One Storey | 2020 | 02 | \$ 399,900 | \$ 445,100 |
| 657 DALLENGEA AVE | 02050381000 | OS-One Storey | 2019 | 08 | \$ 221,000 | \$ 246,400 |
| 681 DALLENGEA AVE | 02050385000 | OS-One Storey | 2020 | 06 | \$ 270,000 | \$ 292,400 |
| 7 DONEGAL BAY | 02050696000 | OS-One Storey | 2020 | 04 | \$ 225,000 | \$ 248,000 |
| 35 DONEGAL BAY | 02050689000 | OS-One Storey | 2019 | 08 | \$ 272,000 | \$ 303,300 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-----------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 95 DONEGAL BAY | 02050634000 | OS-One Storey | 2020 | 05 | \$ 227,500 | \$ 248,700 |
| 124 DONEGAL BAY | 02050672000 | OS-One Storey | 2020 | 06 | \$ 315,000 | \$ 341,100 |
| 650 FLEMING AVE | 02060031000 | OS-One Storey | 2020 | 12 | \$ 265,000 | \$ 272,200 |
| 656 FLEMING AVE | 02060032000 | OS-One Storey | 2019 | 05 | \$ 250,000 | \$ 279,300 |
| 680 FLEMING AVE | 02060036000 | OS-One Storey | 2021 | 03 | \$ 330,000 | \$ 330,000 |
| 709 FLEMING AVE | 02060055000 | OS-One Storey | 2019 | 07 | \$ 265,000 | \$ 295,700 |
| 737 FLEMING AVE | 02060061000 | OS-One Storey | 2020 | 09 | \$ 350,750 | \$ 370,000 |
| 775 FLEMING AVE | 02060068000 | OS-One Storey | 2020 | 08 | \$ 250,000 | \$ 266,000 |
| 929 FLEMING AVE | 02060182000 | OS-One Storey | 2019 | 10 | \$ 267,500 | \$ 298,300 |
| 945 FLEMING AVE | 02060185000 | OS-One Storey | 2019 | 08 | \$ 275,000 | \$ 306,600 |
| 981 FLEMING AVE | 02060191000 | OS-One Storey | 2020 | 12 | \$ 264,000 | \$ 271,100 |
| 992 FLEMING AVE | 02060213000 | OS-One Storey | 2020 | 10 | \$ 282,000 | \$ 294,700 |
| 993 FLEMING AVE | 02060193000 | OS-One Storey | 2020 | 06 | \$ 268,000 | \$ 290,200 |
| 998 FLEMING AVE | 02060214000 | OS-One Storey | 2021 | 03 | \$ 180,000 | \$ 180,000 |
| 1019 FLEMING AVE | 02060998000 | OS-One Storey | 2020 | 01 | \$ 245,000 | \$ 272,700 |
| 1031 FLEMING AVE | 02060995000 | OS-One Storey | 2019 | 07 | \$ 289,900 | \$ 323,500 |
| 17 GARVIE WALK | 02061188800 | TS-Two Storey | 2020 | 02 | \$ 205,000 | \$ 228,200 |
| 27 GARVIE BAY | 02061184400 | TS-Two Storey | 2019 | 12 | \$ 196,000 | \$ 218,300 |
| 41 GARVIE WALK | 02061189400 | TS-Two Storey | 2020 | 10 | \$ 235,000 | \$ 245,600 |
| 471 GATEWAY RD | 02050076000 | BL-Bi-Level | 2020 | 03 | \$ 205,000 | \$ 228,000 |
| 555 GATEWAY RD | 02062806000 | TS-Two Storey | 2019 | 10 | \$ 285,000 | \$ 317,800 |
| 633 GATEWAY RD | 02060388000 | TS-Two Storey | 2021 | 03 | \$ 333,000 | \$ 333,000 |
| 15 GEORGE SUTTIE BAY | 02051025000 | OS-One Storey | 2020 | 07 | \$ 306,000 | \$ 328,600 |
| 22 GEORGE SUTTIE BAY | 02051092000 | BL-Bi-Level | 2019 | 04 | \$ 276,000 | \$ 308,300 |
| 103 GEORGE SUTTIE BAY | 02051008000 | BL-Bi-Level | 2020 | 07 | \$ 237,000 | \$ 254,500 |
| 132 GEORGE SUTTIE BAY | 02051062000 | OS-One Storey | 2019 | 11 | \$ 285,000 | \$ 317,500 |
| 153 GEORGE SUTTIE BAY | 02050997000 | OS-One Storey | 2019 | 07 | \$ 266,000 | \$ 296,900 |
| 4 GIRDWOOD CRES | 02051160000 | TS-Two Storey | 2021 | 02 | \$ 205,000 | \$ 206,800 |
| 22 GIRDWOOD CRES | 02051167000 | TS-Two Storey | 2020 | 09 | \$ 184,000 | \$ 194,100 |
| 52 GIRDWOOD CRES | 02051179000 | TS-Two Storey | 2020 | 06 | \$ 194,000 | \$ 210,100 |
| 639 GOVERNMENT AVE | 02051510000 | OS-One Storey | 2020 | 09 | \$ 130,000 | \$ 137,200 |
| 651 GOVERNMENT AVE | 02051508000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 249,000 | \$ 278,100 |
| 665 GOVERNMENT AVE | 02051505000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 254,000 | \$ 270,300 |
| 709 GOVERNMENT AVE | 02051637000 | OS-One Storey | 2019 | 06 | \$ 270,000 | \$ 301,300 |
| 709 GOVERNMENT AVE | 02051637000 | OS-One Storey | 2020 | 06 | \$ 282,500 | \$ 305,900 |
| 713 GOVERNMENT AVE | 02051635000 | OS-One Storey | 2020 | 07 | \$ 299,900 | \$ 322,100 |
| 729 GOVERNMENT AVE | 02051630000 | OS-One Storey | 2019 | 11 | \$ 180,000 | \$ 200,500 |
| 745 GOVERNMENT AVE | 02051626000 | OS-One Storey | 2020 | 12 | \$ 290,000 | \$ 297,800 |
| 769 GOVERNMENT AVE | 02051776000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 216,000 | \$ 232,000 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 790 GOVERNMENT AVE | 02051783000 | OS-One Storey | 2020 | 02 | \$ 240,000 | \$ 267,100 |
| 797 GOVERNMENT AVE | 02051769000 | OS-One Storey | 2021 | 03 | \$ 234,000 | \$ 234,000 |
| 809 GOVERNMENT AVE | 02051766000 | OS-One Storey | 2020 | 07 | \$ 269,900 | \$ 289,900 |
| 824 GOVERNMENT AVE | 02051791000 | OS-One Storey | 2021 | 01 | \$ 175,000 | \$ 178,200 |
| 830 GOVERNMENT AVE | 02051793000 | OS-One Storey | 2020 | 08 | \$ 295,000 | \$ 313,900 |
| 950 GOVERNMENT AVE | 02051919000 | OS-One Storey | 2020 | 09 | \$ 342,600 | \$ 361,400 |
| 957 GOVERNMENT AVE | 02051893000 | OS-One Storey | 2019 | 06 | \$ 295,000 | \$ 329,200 |
| 962 GOVERNMENT AVE | 02051921000 | OS-One Storey | 2020 | 07 | \$ 301,900 | \$ 324,200 |
| 981 GOVERNMENT AVE | 02051889000 | OS-One Storey | 2020 | 11 | \$ 283,500 | \$ 293,700 |
| 998 GOVERNMENT AVE | 02051927000 | OS-One Storey | 2020 | 07 | \$ 267,000 | \$ 286,800 |
| 465 GREY ST | 02050141000 | OS-One Storey | 2020 | 10 | \$ 273,000 | \$ 285,300 |
| 659 HOSKIN AVE | 02050486000 | OS-One Storey | 2019 | 04 | \$ 269,900 | \$ 301,500 |
| 712 HOSKIN AVE | 02062788200 | TS-Two Storey | 2019 | 03 | \$ 205,000 | \$ 229,200 |
| 714 HOSKIN AVE | 02062788300 | TS-Two Storey | 2019 | 03 | \$ 205,000 | \$ 229,200 |
| 761 HOSKIN AVE | 02050304000 | OS-One Storey | 2019 | 12 | \$ 256,000 | \$ 285,200 |
| 405 KEENLEYSIDE ST | 02051125000 | TS-Two Storey | 2020 | 09 | \$ 191,000 | \$ 201,500 |
| 419 KEENLEYSIDE ST | 02051127500 | TS-Two Storey | 2020 | 10 | \$ 229,900 | \$ 240,200 |
| 201 KISIL BAY | 02062763600 | TS-Two Storey | 2020 | 08 | \$ 220,000 | \$ 234,100 |
| 219 KISIL BAY | 02050964500 | TS-Two Storey | 2019 | 06 | \$ 205,000 | \$ 228,800 |
| 613 LINDHURST AVE | 02050443000 | OS-One Storey | 2019 | 08 | \$ 240,000 | \$ 267,600 |
| 679 LINDHURST AVE | 02050454000 | OS-One Storey | 2019 | 01 | \$ 285,000 | \$ 318,900 |
| 446 LOCKSLEY BAY | 02050096000 | OS-One Storey | 2019 | 12 | \$ 232,500 | \$ 259,000 |
| 468 LOCKSLEY BAY | 02050085000 | OS-One Storey | 2019 | 01 | \$ 242,000 | \$ 270,800 |
| 474 LONDON ST | 02050260000 | OS-One Storey | 2019 | 08 | \$ 278,000 | \$ 310,000 |
| 474 LONDON ST | 02050260000 | OS-One Storey | 2020 | 11 | \$ 287,500 | \$ 297,900 |
| 649 LOUELDA ST | 02061002000 | BL-Bi-Level | 2020 | 06 | \$ 309,000 | \$ 334,600 |
| 3 LOWERY BAY | 02051103000 | TL-3 Level Split | 2019 | 07 | \$ 269,900 | \$ 301,200 |
| 26 LOWERY BAY | 02051116000 | OS-One Storey | 2020 | 05 | \$ 250,000 | \$ 273,300 |
| 505 MARSDEN ST | 02050577000 | OS-One Storey | 2019 | 02 | \$ 270,000 | \$ 301,900 |
| 513 MARSDEN ST | 02050575000 | OS-One Storey | 2020 | 09 | \$ 270,000 | \$ 284,900 |
| 514 MARSDEN ST | 02050533000 | OS-One Storey | 2019 | 06 | \$ 239,000 | \$ 266,700 |
| 517 MARSDEN ST | 02050574000 | OS-One Storey | 2021 | 03 | \$ 270,000 | \$ 270,000 |
| 627 MONCTON AVE | 02062807630 | BL-Bi-Level | 2020 | 10 | \$ 294,000 | \$ 307,200 |
| 633 MONCTON AVE | 02062807310 | TS-Two Storey | 2019 | 11 | \$ 272,000 | \$ 303,000 |
| 640 MONCTON AVE | 02051570000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 200,000 | \$ 222,800 |
| 640 MONCTON AVE | 02051570000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 210,000 | \$ 231,400 |
| 643 MONCTON AVE | 02051545000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 184,000 | \$ 205,300 |
| 643 MONCTON AVE | 02051545000 | OH-One & 1/2 Storey | 2020 | 12 | \$ 192,000 | \$ 197,200 |
| 647 MONCTON AVE | 02051543000 | OS-One Storey | 2020 | 12 | \$ 215,000 | \$ 220,800 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 649 MONCTON AVE | 02051542000 | OS-One Storey | 2020 | 12 | \$ 175,000 | \$ 179,700 |
| 674 MONCTON AVE | 02051579000 | OH-One & 1/2 Storey | 2021 | 01 | \$ 277,000 | \$ 282,000 |
| 680 MONCTON AVE | 02062807875 | OS-One Storey | 2021 | 02 | \$ 305,000 | \$ 307,700 |
| 710 MONCTON AVE | 02051692500 | OS-One Storey | 2019 | 10 | \$ 190,000 | \$ 211,900 |
| 713 MONCTON AVE | 02051677000 | OS-One Storey | 2020 | 11 | \$ 175,000 | \$ 181,300 |
| 795 MONCTON AVE | 02051812000 | OS-One Storey | 2020 | 06 | \$ 150,000 | \$ 162,500 |
| 796 MONCTON AVE | 02051828000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 208,000 | \$ 219,400 |
| 802 MONCTON AVE | 02051829000 | OS-One Storey | 2019 | 08 | \$ 230,000 | \$ 256,500 |
| 815 MONCTON AVE | 02051807000 | OS-One Storey | 2020 | 06 | \$ 180,000 | \$ 194,900 |
| 837 MONCTON AVE | 02051800000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 249,900 | \$ 258,900 |
| 839 MONCTON AVE | 02051799000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 207,000 | \$ 230,200 |
| 900 MONCTON AVE | 02051950000 | OS-One Storey | 2020 | 06 | \$ 259,900 | \$ 281,500 |
| 905 MONCTON AVE | 02051947000 | OS-One Storey | 2020 | 11 | \$ 312,500 | \$ 323,800 |
| 924 MONCTON AVE | 02051956000 | OS-One Storey | 2020 | 01 | \$ 265,000 | \$ 294,900 |
| 950 MONCTON AVE | 02051963000 | OS-One Storey | 2020 | 11 | \$ 272,000 | \$ 281,800 |
| 951 MONCTON AVE | 02051936000 | OS-One Storey | 2019 | 06 | \$ 192,000 | \$ 214,300 |
| 974 MONCTON AVE | 02051967000 | OS-One Storey | 2019 | 09 | \$ 284,000 | \$ 316,700 |
| 1096 MONCTON AVE | 02061053000 | TS-Two Storey | 2020 | 04 | \$ 210,000 | \$ 231,400 |
| 1104 MONCTON AVE | 02061055000 | BL-Bi-Level | 2020 | 10 | \$ 229,900 | \$ 240,200 |
| 1126 MONCTON AVE | 02061059000 | TS-Two Storey | 2019 | 09 | \$ 210,000 | \$ 234,200 |
| 1130 MONCTON AVE | 02061060000 | BL-Bi-Level | 2019 | 08 | \$ 195,000 | \$ 217,400 |
| 1142 MONCTON AVE | 02061062500 | BL-Bi-Level | 2021 | 02 | \$ 210,000 | \$ 211,900 |
| 619 MUNROE AVE | 02051596000 | OH-One & 1/2 Storey | 2020 | 06 | \$ 200,000 | \$ 216,600 |
| 659 MUNROE AVE | 02051585000 | OS-One Storey | 2020 | 12 | \$ 252,000 | \$ 258,800 |
| 707 MUNROE AVE | 02051722500 | TL-3 Level Split | 2020 | 07 | \$ 260,000 | \$ 279,200 |
| 825 MUNROE AVE | 02051857000 | OS-One Storey | 2019 | 05 | \$ 200,000 | \$ 223,400 |
| 851 MUNROE AVE | 02051851000 | OS-One Storey | 2020 | 07 | \$ 230,000 | \$ 247,000 |
| 913 MUNROE AVE | 02051989000 | OS-One Storey | 2021 | 03 | \$ 285,000 | \$ 285,000 |
| 921 MUNROE AVE | 02051987000 | OS-One Storey | 2019 | 10 | \$ 245,000 | \$ 273,200 |
| 925 MUNROE AVE | 02051986000 | OS-One Storey | 2020 | 07 | \$ 280,000 | \$ 300,700 |
| 654 NOTTINGHAM AVE | 02050037000 | OS-One Storey | 2020 | 09 | \$ 257,100 | \$ 271,200 |
| 666 NOTTINGHAM AVE | 02050040000 | OS-One Storey | 2019 | 07 | \$ 175,000 | \$ 195,300 |
| 700 NOTTINGHAM AVE | 02050044000 | OS-One Storey | 2019 | 10 | \$ 240,000 | \$ 267,600 |
| 729 NOTTINGHAM AVE | 02050151000 | OS-One Storey | 2020 | 10 | \$ 256,000 | \$ 267,500 |
| 736 NOTTINGHAM AVE | 02050053000 | OS-One Storey | 2020 | 08 | \$ 299,500 | \$ 318,700 |
| 753 NOTTINGHAM AVE | 02050157000 | OS-One Storey | 2020 | 04 | \$ 268,000 | \$ 295,300 |
| 769 NOTTINGHAM AVE | 02050161000 | OS-One Storey | 2020 | 09 | \$ 253,000 | \$ 266,900 |
| 801 NOTTINGHAM AVE | 02050718000 | OS-One Storey | 2019 | 10 | \$ 253,000 | \$ 282,100 |
| 822 NOTTINGHAM AVE | 02050750000 | OS-One Storey | 2019 | 09 | \$ 266,500 | \$ 297,100 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-----------------------|-------------|---------------|-----------|------------|------------|------------------------|
| 829 NOTTINGHAM AVE | 02050725000 | OS-One Storey | 2020 | 05 | \$ 265,000 | \$ 289,600 |
| 844 NOTTINGHAM AVE | 02050755000 | OS-One Storey | 2020 | 04 | \$ 265,000 | \$ 292,000 |
| 887 NOTTINGHAM AVE | 02050737000 | OS-One Storey | 2020 | 07 | \$ 274,900 | \$ 295,200 |
| 892 NOTTINGHAM AVE | 02050763000 | OS-One Storey | 2020 | 05 | \$ 265,000 | \$ 289,600 |
| 53 PIKE CRES | 02051046000 | BL-Bi-Level | 2020 | 09 | \$ 208,000 | \$ 219,400 |
| 2 PREVETTE ST | 02051086000 | OS-One Storey | 2020 | 05 | \$ 274,000 | \$ 299,500 |
| 3 PREVETTE ST | 02051065000 | OS-One Storey | 2019 | 06 | \$ 238,000 | \$ 265,600 |
| 30 PREVETTE ST | 02051079000 | OS-One Storey | 2019 | 07 | \$ 225,000 | \$ 251,100 |
| 30 PREVETTE ST | 02051079000 | OS-One Storey | 2020 | 01 | \$ 305,000 | \$ 339,500 |
| 59 PREVETTE ST | 02050977000 | OS-One Storey | 2020 | 07 | \$ 266,500 | \$ 286,200 |
| 19 PRICE DR | 02061178200 | TS-Two Storey | 2019 | 12 | \$ 160,000 | \$ 178,200 |
| 30 PRICE DR | 02061175400 | TS-Two Storey | 2019 | 11 | \$ 236,000 | \$ 262,900 |
| 624 PRINCE RUPERT AVE | 02051484000 | OS-One Storey | 2019 | 01 | \$ 162,500 | \$ 181,800 |
| 732 PRINCE RUPERT AVE | 02062807845 | OS-One Storey | 2020 | 08 | \$ 191,000 | \$ 203,200 |
| 746 PRINCE RUPERT AVE | 02062807725 | TS-Two Storey | 2019 | 06 | \$ 385,714 | \$ 430,500 |
| 748 PRINCE RUPERT AVE | 02062807730 | TS-Two Storey | 2019 | 06 | \$ 385,714 | \$ 430,500 |
| 749 PRINCE RUPERT AVE | 02060095000 | OS-One Storey | 2019 | 05 | \$ 276,500 | \$ 308,900 |
| 753 PRINCE RUPERT AVE | 02060094000 | OS-One Storey | 2019 | 08 | \$ 240,000 | \$ 267,600 |
| 806 PRINCE RUPERT AVE | 02062765600 | BL-Bi-Level | 2019 | 07 | \$ 299,900 | \$ 334,700 |
| 909 PRINCE RUPERT AVE | 02060233000 | OS-One Storey | 2019 | 12 | \$ 250,000 | \$ 278,500 |
| 931 PRINCE RUPERT AVE | 02060228000 | OS-One Storey | 2020 | 10 | \$ 300,000 | \$ 313,500 |
| 944 PRINCE RUPERT AVE | 02051876000 | OS-One Storey | 2019 | 07 | \$ 265,000 | \$ 295,700 |
| 944 PRINCE RUPERT AVE | 02051876000 | OS-One Storey | 2020 | 08 | \$ 275,000 | \$ 292,600 |
| 968 PRINCE RUPERT AVE | 02051880000 | OS-One Storey | 2019 | 12 | \$ 282,400 | \$ 314,600 |
| 999 PRINCE RUPERT AVE | 02060216000 | OS-One Storey | 2020 | 12 | \$ 300,000 | \$ 308,100 |
| 467 ROBIN HOOD CRES | 02050216000 | OS-One Storey | 2020 | 06 | \$ 256,000 | \$ 277,200 |
| 469 ROBIN HOOD CRES | 02050217000 | OS-One Storey | 2020 | 03 | \$ 300,000 | \$ 333,600 |
| 721 ROBIN HOOD CRES | 02050215000 | OS-One Storey | 2019 | 10 | \$ 268,000 | \$ 298,800 |
| 748 ROBIN HOOD CRES | 02050165000 | OS-One Storey | 2020 | 03 | \$ 257,000 | \$ 285,800 |
| 655 SIMPSON AVE | 02060729000 | OS-One Storey | 2019 | 08 | \$ 270,000 | \$ 301,100 |
| 707 SIMPSON AVE | 02060734000 | OS-One Storey | 2019 | 12 | \$ 250,000 | \$ 278,500 |
| 723 SIMPSON AVE | 02060736000 | OS-One Storey | 2021 | 03 | \$ 283,000 | \$ 283,000 |
| 744 SIMPSON AVE | 02060412000 | OS-One Storey | 2019 | 04 | \$ 270,000 | \$ 301,600 |
| 776 SIMPSON AVE | 02060420000 | OS-One Storey | 2019 | 01 | \$ 280,000 | \$ 313,300 |
| 779 SIMPSON AVE | 02060750000 | OS-One Storey | 2020 | 09 | \$ 295,000 | \$ 311,200 |
| 785 SIMPSON AVE | 02060751000 | OS-One Storey | 2019 | 05 | \$ 309,900 | \$ 346,200 |
| 812 SIMPSON AVE | 02060471000 | OS-One Storey | 2020 | 04 | \$ 245,000 | \$ 270,000 |
| 816 SIMPSON AVE | 02060472000 | OS-One Storey | 2019 | 06 | \$ 242,000 | \$ 270,100 |
| 856 SIMPSON AVE | 02060480000 | OS-One Storey | 2020 | 04 | \$ 250,000 | \$ 275,500 |

**MARKET REGION: 2
MUNROE EAST (412)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------|-----------|------------|------------|------------------------|
| 909 SIMPSON AVE | 02060775000 | OS-One Storey | 2019 | 11 | \$ 238,000 | \$ 265,100 |
| 945 SIMPSON AVE | 02060783000 | OS-One Storey | 2019 | 06 | \$ 265,000 | \$ 295,700 |
| 950 SIMPSON AVE | 02060542000 | OS-One Storey | 2019 | 12 | \$ 280,000 | \$ 311,900 |
| 962 SIMPSON AVE | 02060544000 | OS-One Storey | 2020 | 03 | \$ 277,900 | \$ 309,000 |
| 969 SIMPSON AVE | 02060787000 | OS-One Storey | 2019 | 03 | \$ 240,000 | \$ 268,300 |
| 1006 SIMPSON AVE | 02060959000 | OS-One Storey | 2020 | 04 | \$ 315,000 | \$ 347,100 |
| 1018 SIMPSON AVE | 02060962000 | OS-One Storey | 2019 | 09 | \$ 320,000 | \$ 356,800 |
| 62 TUDOR CRES | 02050608300 | TS-Two Storey | 2020 | 02 | \$ 333,500 | \$ 371,200 |
| 67 TUDOR CRES | 02050605000 | OS-One Storey | 2019 | 12 | \$ 227,000 | \$ 252,900 |
| 87 TUDOR CRES | 02050600000 | OS-One Storey | 2020 | 07 | \$ 344,500 | \$ 370,000 |
| 118 TUDOR CRES | 02050592000 | OS-One Storey | 2020 | 11 | \$ 285,000 | \$ 295,300 |
| 493 WEEDON ST | 02050877000 | OS-One Storey | 2019 | 07 | \$ 310,000 | \$ 346,000 |
| 501 WEEDON ST | 02050879000 | OS-One Storey | 2020 | 05 | \$ 295,000 | \$ 322,400 |
| 517 WEEDON ST | 02050883000 | OS-One Storey | 2019 | 04 | \$ 314,900 | \$ 351,700 |
| 521 WEEDON ST | 02050884000 | OS-One Storey | 2020 | 05 | \$ 331,000 | \$ 361,800 |

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 239 ARBY BAY | 04000467400 | OS-One Storey | 2019 | 09 | \$ 350,000 | \$ 390,300 |
| 243 ARBY BAY | 04000467600 | OS-One Storey | 2020 | 05 | \$ 335,000 | \$ 366,200 |
| 247 ARBY BAY | 04000467800 | OS-One Storey | 2020 | 04 | \$ 260,000 | \$ 286,500 |
| 248 ARBY BAY | 04000469800 | OS-One Storey | 2019 | 07 | \$ 293,700 | \$ 327,800 |
| 47 ASPENWOOD PL | 04000910700 | BL-Bi-Level | 2020 | 09 | \$ 385,000 | \$ 406,200 |
| 55 ASPENWOOD PL | 04000911100 | OS-One Storey | 2019 | 05 | \$ 400,000 | \$ 446,800 |
| 620 BARDAL BAY | 04000732000 | OS-One Storey | 2019 | 10 | \$ 291,000 | \$ 324,500 |
| 661 BARDAL BAY | 04000718000 | OS-One Storey | 2020 | 07 | \$ 335,661 | \$ 360,500 |
| 677 BARDAL BAY | 04000716000 | OS-One Storey | 2020 | 05 | \$ 290,000 | \$ 317,000 |
| 681 BARDAL BAY | 04000715500 | OS-One Storey | 2019 | 04 | \$ 274,800 | \$ 307,000 |
| 1114 BRAZIER ST | 04000006500 | OH-One & 1/2 Storey | 2020 | 06 | \$ 295,000 | \$ 319,500 |
| 2 BRET BAY | 04001800200 | OS-One Storey | 2020 | 07 | \$ 225,000 | \$ 241,700 |
| 4 BRET BAY | 04001800100 | BL-Bi-Level | 2020 | 08 | \$ 237,000 | \$ 252,200 |
| 14 BRET BAY | 04001799800 | OS-One Storey | 2019 | 08 | \$ 220,000 | \$ 245,300 |
| 23 BRET BAY | 04001803300 | TS-Two Storey | 2020 | 10 | \$ 269,900 | \$ 282,000 |
| 32 BRET BAY | 04001799200 | TS-Two Storey | 2021 | 01 | \$ 260,000 | \$ 264,700 |
| 70 BRET BAY | 04001797800 | BL-Bi-Level | 2019 | 07 | \$ 225,000 | \$ 251,100 |
| 82 BRET BAY | 04001797400 | TS-Two Storey | 2020 | 06 | \$ 245,000 | \$ 265,300 |
| 92 BRET BAY | 04001797100 | TS-Two Storey | 2019 | 05 | \$ 230,000 | \$ 256,900 |
| 119 BRET BAY | 04001801300 | BL-Bi-Level | 2020 | 11 | \$ 236,000 | \$ 244,500 |
| 125 BRET BAY | 04001801500 | OS-One Storey | 2020 | 06 | \$ 246,000 | \$ 266,400 |
| 52 BRIAN ST | 04001857000 | OS-One Storey | 2019 | 10 | \$ 280,100 | \$ 312,300 |
| 55 BRIAN ST | 04001851000 | OS-One Storey | 2019 | 05 | \$ 300,000 | \$ 335,100 |
| 72 BRIAN ST | 04001759100 | OS-One Storey | 2019 | 06 | \$ 277,000 | \$ 309,100 |
| 7 BRIDGEWATER CRES | 04001836100 | OS-One Storey | 2020 | 10 | \$ 441,200 | \$ 461,100 |
| 175 BROAD BAY | 04000829000 | OS-One Storey | 2020 | 07 | \$ 315,000 | \$ 338,300 |
| 188 BROAD BAY | 04000838000 | OS-One Storey | 2019 | 08 | \$ 308,000 | \$ 343,400 |
| 15 CALLUM CRES | 04001804100 | BL-Bi-Level | 2019 | 06 | \$ 229,000 | \$ 255,600 |
| 23 CALLUM CRES | 04001803800 | TS-Two Storey | 2020 | 04 | \$ 230,000 | \$ 253,500 |
| 34 CALLUM CRES | 04001810900 | TS-Two Storey | 2020 | 09 | \$ 253,000 | \$ 266,900 |
| 73 CALLUM CRES | 04001806700 | BL-Bi-Level | 2020 | 08 | \$ 235,000 | \$ 250,000 |
| 110 CALLUM CRES | 04001808200 | TS-Two Storey | 2020 | 08 | \$ 256,500 | \$ 272,900 |
| 116 CALLUM CRES | 04001808000 | BL-Bi-Level | 2019 | 12 | \$ 205,000 | \$ 228,400 |
| 117 CALLUM CRES | 04001806100 | TS-Two Storey | 2020 | 05 | \$ 267,500 | \$ 292,400 |
| 53 CAMEO CRES | 02031186000 | FL-4 Level Split | 2019 | 08 | \$ 377,500 | \$ 420,900 |
| 86 CAMEO CRES | 02031157500 | OS-One Storey | 2020 | 10 | \$ 460,000 | \$ 480,700 |
| 119 CAMEO CRES | 02031197000 | TS-Two Storey | 2019 | 08 | \$ 346,000 | \$ 385,800 |
| 123 CAMEO CRES | 02031196500 | OS-One Storey | 2020 | 02 | \$ 286,000 | \$ 318,300 |
| 553 CEDARCREST DR | 04000672500 | OS-One Storey | 2019 | 08 | \$ 364,000 | \$ 405,900 |

**MARKET REGION: 2
ROSSMERE-A (413)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 557 CEDARCREST DR | 04000672000 | OS-One Storey | 2020 | 09 | \$ 310,000 | \$ 327,100 |
| 558 CEDARCREST DR | 04000678500 | OS-One Storey | 2020 | 11 | \$ 352,000 | \$ 364,700 |
| 566 CEDARCREST DR | 04000679500 | OS-One Storey | 2019 | 10 | \$ 331,000 | \$ 369,100 |
| 578 CEDARCREST DR | 04000695000 | OS-One Storey | 2019 | 10 | \$ 269,000 | \$ 299,900 |
| 585 CEDARCREST DR | 04000712000 | OS-One Storey | 2019 | 07 | \$ 318,000 | \$ 354,900 |
| 601 CEDARCREST DR | 04000710000 | OS-One Storey | 2019 | 06 | \$ 330,000 | \$ 368,300 |
| 605 CEDARCREST DR | 04000709500 | TL-3 Level Split | 2021 | 01 | \$ 340,000 | \$ 346,100 |
| 609 CEDARCREST DR | 04000709000 | OS-One Storey | 2019 | 01 | \$ 292,000 | \$ 326,700 |
| 638 CEDARCREST DR | 04000687500 | OS-One Storey | 2019 | 06 | \$ 282,500 | \$ 315,300 |
| 239 CHERITON AVE | 04000069000 | OS-One Storey | 2019 | 08 | \$ 212,200 | \$ 236,600 |
| 257 CHERITON AVE | 04000071000 | OS-One Storey | 2020 | 11 | \$ 280,500 | \$ 290,600 |
| 288 CHERITON AVE | 04000061500 | OH-One & 1/2 Storey | 2019 | 08 | \$ 243,000 | \$ 270,900 |
| 293 CHERITON AVE | 04000057000 | OS-One Storey | 2019 | 06 | \$ 229,900 | \$ 256,600 |
| 335 CHERITON AVE | 04000208500 | OH-One & 1/2 Storey | 2021 | 03 | \$ 335,000 | \$ 335,000 |
| 312 COLVIN AVE | 02030375000 | OS-One Storey | 2020 | 09 | \$ 290,000 | \$ 306,000 |
| 325 COLVIN AVE | 02030361000 | OS-One Storey | 2019 | 01 | \$ 275,000 | \$ 307,700 |
| 325 COLVIN AVE | 02030361000 | OS-One Storey | 2021 | 01 | \$ 352,500 | \$ 358,800 |
| 330 COLVIN AVE | 02030378000 | OS-One Storey | 2019 | 06 | \$ 303,100 | \$ 338,300 |
| 331 COLVIN AVE | 02030362000 | OS-One Storey | 2019 | 07 | \$ 300,500 | \$ 335,400 |
| 354 COLVIN AVE | 02030382000 | OS-One Storey | 2019 | 07 | \$ 330,000 | \$ 368,300 |
| 361 COLVIN AVE | 02030367000 | OS-One Storey | 2019 | 08 | \$ 230,000 | \$ 256,500 |
| 379 COLVIN AVE | 02030371000 | OS-One Storey | 2020 | 03 | \$ 256,500 | \$ 285,200 |
| 1131 DE FEHR ST | 04000526000 | OS-One Storey | 2019 | 06 | \$ 305,200 | \$ 340,600 |
| 1221 DE FEHR ST | 04000601000 | OS-One Storey | 2020 | 04 | \$ 260,000 | \$ 286,500 |
| 110 DE GRAFF BAY | 04000846500 | OS-One Storey | 2019 | 05 | \$ 279,900 | \$ 312,600 |
| 190 DE GRAFF BAY | 04007197100 | OS-One Storey | 2021 | 01 | \$ 295,000 | \$ 300,300 |
| 1180 DE GRAFF PL | 04000648500 | OS-One Storey | 2020 | 10 | \$ 352,500 | \$ 368,400 |
| 1217 DE GRAFF PL | 04000865000 | OS-One Storey | 2019 | 08 | \$ 298,000 | \$ 332,300 |
| 237 DEVON AVE | 04000024500 | TS-Two Storey | 2020 | 10 | \$ 235,000 | \$ 245,600 |
| 257 DEVON AVE | 04000043600 | TS-Two Storey | 2020 | 10 | \$ 265,000 | \$ 276,900 |
| 275 DEVON AVE | 04000041000 | OS-One Storey | 2020 | 09 | \$ 245,000 | \$ 258,500 |
| 288 DEVON AVE | 04000051000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 210,000 | \$ 221,600 |
| 296 DEVON AVE | 04000052000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 275,000 | \$ 306,900 |
| 303 DEVON AVE | 04007264815 | BL-Bi-Level | 2020 | 09 | \$ 329,360 | \$ 347,500 |
| 344 DEVON AVE | 04000240500 | OS-One Storey | 2020 | 11 | \$ 295,000 | \$ 305,600 |
| 194 DONWOOD DR | 04001899600 | OS-One Storey | 2020 | 04 | \$ 275,000 | \$ 303,100 |
| 210 DONWOOD DR | 04001900800 | OS-One Storey | 2020 | 07 | \$ 340,100 | \$ 365,300 |
| 218 DONWOOD DR | 04001901400 | OS-One Storey | 2020 | 11 | \$ 260,000 | \$ 269,400 |
| 222 DONWOOD DR | 04001901700 | OS-One Storey | 2019 | 07 | \$ 342,500 | \$ 382,200 |

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 288 DONWOOD DR | 04007261855 | OS-One Storey | 2020 | 02 | \$ 305,000 | \$ 339,500 |
| 375 DONWOOD DR | 04001943200 | TL-3 Level Split | 2020 | 11 | \$ 259,000 | \$ 268,300 |
| 533 DONWOOD DR | 04001805300 | OS-One Storey | 2020 | 04 | \$ 236,000 | \$ 260,100 |
| 539 DONWOOD DR | 04001805000 | TS-Two Storey | 2020 | 02 | \$ 230,000 | \$ 256,000 |
| 546 DONWOOD DR | 04001802500 | OS-One Storey | 2020 | 08 | \$ 237,000 | \$ 252,200 |
| 5 DOUNREAY BAY | 02031764000 | OS-One Storey | 2019 | 07 | \$ 317,600 | \$ 354,400 |
| 8 DOUNREAY BAY | 02031767000 | OS-One Storey | 2020 | 06 | \$ 325,000 | \$ 352,000 |
| 354 DUNBEATH AVE | 02030321000 | OS-One Storey | 2019 | 11 | \$ 320,000 | \$ 356,500 |
| 100 EADE CRES | 04000869500 | OS-One Storey | 2019 | 09 | \$ 318,000 | \$ 354,600 |
| 100 EADE CRES | 04000869500 | OS-One Storey | 2019 | 12 | \$ 318,000 | \$ 354,300 |
| 128 EADE CRES | 04000866000 | OS-One Storey | 2019 | 09 | \$ 337,000 | \$ 375,800 |
| 149 EADE CRES | 04000874000 | OS-One Storey | 2020 | 01 | \$ 317,500 | \$ 353,400 |
| 169 EADE CRES | 04000876500 | OS-One Storey | 2020 | 10 | \$ 249,500 | \$ 260,700 |
| 10 EDELWEISS CRES | 04001961800 | OS-One Storey | 2020 | 03 | \$ 300,000 | \$ 333,600 |
| 82 EDELWEISS CRES | 04001967000 | BL-Bi-Level | 2020 | 12 | \$ 285,000 | \$ 292,700 |
| 121 EDELWEISS CRES | 04002077500 | TS-Two Storey | 2019 | 09 | \$ 200,000 | \$ 223,000 |
| 147 EDELWEISS CRES | 04002014100 | OS-One Storey | 2021 | 01 | \$ 291,750 | \$ 297,000 |
| 311 EDELWEISS CRES | 04002074000 | TS-Two Storey | 2019 | 12 | \$ 225,600 | \$ 251,300 |
| 322 EDELWEISS CRES | 04001973300 | TS-Two Storey | 2019 | 07 | \$ 205,000 | \$ 228,800 |
| 326 EDELWEISS CRES | 04001973500 | BL-Bi-Level | 2019 | 05 | \$ 194,000 | \$ 216,700 |
| 224 EDISON AVE | 04000259500 | TS-Two Storey | 2019 | 01 | \$ 316,000 | \$ 353,600 |
| 250 EDISON AVE | 04000265500 | OH-One & 1/2 Storey | 2020 | 09 | \$ 300,000 | \$ 316,500 |
| 259 EDISON AVE | 04000320000 | TS-Two Storey | 2020 | 07 | \$ 605,000 | \$ 649,800 |
| 318 EDISON AVE | 04000281500 | OS-One Storey | 2020 | 12 | \$ 300,000 | \$ 308,100 |
| 368 EDISON AVE | 04000294500 | OS-One Storey | 2020 | 01 | \$ 260,000 | \$ 289,400 |
| 470 EDISON AVE | 04000604000 | OS-One Storey | 2020 | 11 | \$ 265,000 | \$ 274,500 |
| 474 EDISON AVE | 04000604500 | OS-One Storey | 2020 | 11 | \$ 292,500 | \$ 303,000 |
| 494 EDISON AVE | 04000607000 | OS-One Storey | 2020 | 11 | \$ 273,500 | \$ 283,300 |
| 542 EDISON AVE | 04000621000 | OS-One Storey | 2020 | 10 | \$ 307,100 | \$ 320,900 |
| 562 EDISON AVE | 04000623500 | OS-One Storey | 2020 | 07 | \$ 339,900 | \$ 365,100 |
| 571 EDISON AVE | 04000849000 | OS-One Storey | 2019 | 07 | \$ 265,000 | \$ 295,700 |
| 577 EDISON AVE | 04000897500 | OS-One Storey | 2020 | 05 | \$ 293,000 | \$ 320,200 |
| 585 EDISON AVE | 04000898500 | OS-One Storey | 2020 | 08 | \$ 245,000 | \$ 260,700 |
| 610 EDISON AVE | 04000762500 | OS-One Storey | 2020 | 09 | \$ 268,000 | \$ 282,700 |
| 625 EDISON AVE | 04000903500 | OS-One Storey | 2020 | 08 | \$ 266,000 | \$ 283,000 |
| 8 ELAINE PL | 04001991200 | FL-4 Level Split | 2020 | 12 | \$ 429,000 | \$ 440,600 |
| 319 FEARN AVE | 02030330000 | OS-One Storey | 2019 | 04 | \$ 315,000 | \$ 351,900 |
| 40 GEMINI AVE | 04001693000 | OS-One Storey | 2019 | 07 | \$ 290,000 | \$ 323,600 |
| 56 GEMINI AVE | 04001668500 | OS-One Storey | 2020 | 07 | \$ 340,000 | \$ 365,200 |

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 64 GEMINI AVE | 04001669500 | OS-One Storey | 2021 | 01 | \$ 340,000 | \$ 346,100 |
| 80 GEMINI AVE | 04001671000 | OS-One Storey | 2021 | 03 | \$ 359,900 | \$ 359,900 |
| 112 GEMINI AVE | 04001974800 | BL-Bi-Level | 2020 | 12 | \$ 360,000 | \$ 369,700 |
| 120 GEMINI AVE | 04001975300 | TL-3 Level Split | 2019 | 08 | \$ 285,000 | \$ 317,800 |
| 143 GEMINI AVE | 04001979200 | OS-One Storey | 2020 | 09 | \$ 314,500 | \$ 331,800 |
| 214 HAWTHORNE AVE | 04000087000 | OH-One & 1/2 Storey | 2019 | 05 | \$ 235,000 | \$ 262,500 |
| 229 HAWTHORNE AVE | 04000106000 | OS-One Storey | 2019 | 11 | \$ 240,000 | \$ 267,400 |
| 275 HAWTHORNE AVE | 04000160500 | OS-One Storey | 2020 | 12 | \$ 313,500 | \$ 322,000 |
| 279 HAWTHORNE AVE | 04000161000 | OS-One Storey | 2020 | 03 | \$ 320,000 | \$ 355,800 |
| 281 HAWTHORNE AVE | 04000162500 | OS-One Storey | 2019 | 06 | \$ 327,000 | \$ 364,900 |
| 333 HAWTHORNE AVE | 04000177600 | TS-Two Storey | 2020 | 05 | \$ 245,000 | \$ 267,800 |
| 351 HAWTHORNE AVE | 04000188000 | BL-Bi-Level | 2020 | 08 | \$ 335,000 | \$ 356,400 |
| 6 HONEYWOOD ST | 04001874800 | BL-Bi-Level | 2019 | 10 | \$ 299,900 | \$ 334,400 |
| 26 HONEYWOOD ST | 04001876300 | BL-Bi-Level | 2019 | 10 | \$ 300,000 | \$ 334,500 |
| 593 IAN PL | 04000768500 | OS-One Storey | 2020 | 02 | \$ 270,000 | \$ 300,500 |
| 598 IAN PL | 04000745500 | OS-One Storey | 2019 | 05 | \$ 364,000 | \$ 406,600 |
| 638 IAN PL | 04000740500 | OS-One Storey | 2019 | 08 | \$ 295,000 | \$ 328,900 |
| 642 IAN PL | 04000740000 | OS-One Storey | 2020 | 05 | \$ 283,000 | \$ 309,300 |
| 83 KAREN ST | 04001988200 | OS-One Storey | 2019 | 07 | \$ 314,000 | \$ 350,400 |
| 1 KINBRACE BAY | 02031768000 | OS-One Storey | 2020 | 09 | \$ 296,500 | \$ 312,800 |
| 226 KINGSFORD AVE | 04000098500 | OH-One & 1/2 Storey | 2020 | 07 | \$ 310,000 | \$ 332,900 |
| 248 KINGSFORD AVE | 04006988900 | TS-Two Storey | 2020 | 04 | \$ 260,000 | \$ 286,500 |
| 303 KINGSFORD AVE | 04000278500 | OS-One Storey | 2019 | 04 | \$ 170,000 | \$ 189,900 |
| 303 KINGSFORD AVE | 04000278500 | OS-One Storey | 2019 | 06 | \$ 229,900 | \$ 256,600 |
| 421 KINGSFORD AVE | 04000483300 | TS-Two Storey | 2019 | 04 | \$ 230,000 | \$ 256,900 |
| 465 KINGSFORD AVE | 04000614000 | OS-One Storey | 2019 | 08 | \$ 256,900 | \$ 286,400 |
| 466 KINGSFORD AVE | 04000589000 | OS-One Storey | 2020 | 11 | \$ 305,000 | \$ 316,000 |
| 474 KINGSFORD AVE | 04000590000 | OS-One Storey | 2021 | 03 | \$ 250,000 | \$ 250,000 |
| 494 KINGSFORD AVE | 04000592500 | OS-One Storey | 2019 | 06 | \$ 265,000 | \$ 295,700 |
| 506 KINGSFORD AVE | 04000594000 | OS-One Storey | 2019 | 10 | \$ 268,000 | \$ 298,800 |
| 506 KINGSFORD AVE | 04000594000 | OS-One Storey | 2019 | 11 | \$ 270,000 | \$ 300,800 |
| 514 KINGSFORD AVE | 04000635500 | OS-One Storey | 2019 | 06 | \$ 280,000 | \$ 312,500 |
| 525 KINGSFORD AVE | 04000632500 | OS-One Storey | 2021 | 01 | \$ 321,525 | \$ 327,300 |
| 553 KINGSFORD AVE | 04000629000 | OS-One Storey | 2020 | 07 | \$ 275,000 | \$ 295,400 |
| 1154 KINGSFORD PL | 04000663500 | OS-One Storey | 2019 | 07 | \$ 293,000 | \$ 327,000 |
| 1158 KINGSFORD PL | 04000664000 | OS-One Storey | 2019 | 05 | \$ 270,000 | \$ 301,600 |
| 1177 KINGSFORD PL | 04000646000 | OS-One Storey | 2020 | 08 | \$ 290,000 | \$ 308,600 |
| 51 KIRKWALL CRES | 02031204500 | OS-One Storey | 2020 | 10 | \$ 330,000 | \$ 344,900 |
| 71 KIRKWALL CRES | 02031200000 | TL-3 Level Split | 2020 | 11 | \$ 357,500 | \$ 370,400 |

**MARKET REGION: 2
ROSSMERE-A (413)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 363 LEIGHTON AVE | 02021699000 | OS-One Storey | 2019 | 09 | \$ 230,000 | \$ 256,500 |
| 16 MACAULAY PL | 04000776000 | OS-One Storey | 2020 | 12 | \$ 322,000 | \$ 330,700 |
| 21 MACAULAY PL | 04000803500 | OS-One Storey | 2019 | 06 | \$ 250,000 | \$ 279,000 |
| 79 MACAULAY CRES | 04000477700 | OS-One Storey | 2020 | 11 | \$ 267,000 | \$ 276,600 |
| 83 MACAULAY CRES | 04000477600 | OS-One Storey | 2019 | 09 | \$ 326,000 | \$ 363,500 |
| 92 MACAULAY CRES | 04000474500 | FL-4 Level Split | 2019 | 05 | \$ 330,000 | \$ 368,600 |
| 112 MACAULAY CRES | 04000475000 | OS-One Storey | 2019 | 11 | \$ 305,000 | \$ 339,800 |
| 119 MACAULAY CRES | 04000476700 | OS-One Storey | 2020 | 04 | \$ 289,000 | \$ 318,500 |
| 160 MACAULAY CRES | 04000781600 | OS-One Storey | 2020 | 10 | \$ 390,000 | \$ 407,600 |
| 164 MACAULAY CRES | 04000782100 | OS-One Storey | 2019 | 10 | \$ 321,000 | \$ 357,900 |
| 183 MACAULAY CRES | 04000807500 | OS-One Storey | 2019 | 07 | \$ 265,000 | \$ 295,700 |
| 204 MACAULAY CRES | 04000814000 | OS-One Storey | 2019 | 09 | \$ 310,300 | \$ 346,000 |
| 474 MARK PEARCE AVE | 04000541000 | OS-One Storey | 2021 | 01 | \$ 310,000 | \$ 315,600 |
| 502 MARK PEARCE AVE | 04000544500 | OS-One Storey | 2019 | 12 | \$ 235,000 | \$ 261,800 |
| 537 MARK PEARCE AVE | 04000660500 | OS-One Storey | 2020 | 07 | \$ 223,000 | \$ 239,500 |
| 562 MARK PEARCE AVE | 04000668000 | OS-One Storey | 2019 | 10 | \$ 318,500 | \$ 355,100 |
| 578 MARK PEARCE AVE | 04000702000 | OS-One Storey | 2019 | 12 | \$ 240,000 | \$ 267,400 |
| 589 MARK PEARCE AVE | 04000724500 | OS-One Storey | 2020 | 07 | \$ 298,900 | \$ 321,000 |
| 597 MARK PEARCE AVE | 04000723500 | OS-One Storey | 2019 | 09 | \$ 239,900 | \$ 267,500 |
| 609 MARK PEARCE AVE | 04000722000 | TL-3 Level Split | 2019 | 10 | \$ 300,000 | \$ 334,500 |
| 11 MATTINEE BAY | 04001938400 | OS-One Storey | 2020 | 08 | \$ 365,000 | \$ 388,400 |
| 35 MATTINEE BAY | 04001939600 | OS-One Storey | 2020 | 02 | \$ 282,000 | \$ 313,900 |
| 63 MATTINEE BAY | 04001941000 | TS-Two Storey | 2020 | 05 | \$ 345,000 | \$ 377,100 |
| 75 MATTINEE BAY | 04001941600 | TS-Two Storey | 2020 | 09 | \$ 405,000 | \$ 427,300 |
| 88 MATTINEE BAY | 04001956000 | OS-One Storey | 2019 | 08 | \$ 354,900 | \$ 395,700 |
| 228 MCKAY AVE | 04000354200 | OH-One & 1/2 Storey | 2020 | 12 | \$ 230,000 | \$ 236,200 |
| 241 MCKAY AVE | 04000355500 | OS-One Storey | 2020 | 10 | \$ 329,900 | \$ 344,700 |
| 252 MCKAY AVE | 04000367800 | OS-One Storey | 2020 | 11 | \$ 254,900 | \$ 264,100 |
| 268 MCKAY AVE | 04000369500 | OS-One Storey | 2019 | 10 | \$ 285,000 | \$ 317,800 |
| 277 MCKAY AVE | 04000361000 | OH-One & 1/2 Storey | 2020 | 03 | \$ 224,000 | \$ 249,100 |
| 286 MCKAY AVE | 04000371800 | TS-Two Storey | 2020 | 08 | \$ 235,000 | \$ 250,000 |
| 295A MCKAY AVE | 04007184300 | TS-Two Storey | 2021 | 01 | \$ 269,900 | \$ 274,800 |
| 330 MCKAY AVE | 04000388500 | OS-One Storey | 2020 | 10 | \$ 287,000 | \$ 299,900 |
| 332 MCKAY AVE | 04000389000 | OH-One & 1/2 Storey | 2019 | 11 | \$ 209,000 | \$ 232,800 |
| 357 MCKAY AVE | 04000380000 | OS-One Storey | 2019 | 07 | \$ 210,000 | \$ 234,400 |
| 366 MCKAY AVE | 04007035800 | BL-Bi-Level | 2020 | 02 | \$ 290,000 | \$ 322,800 |
| 373 MCKAY AVE | 04000382600 | TS-Two Storey | 2019 | 07 | \$ 242,000 | \$ 270,100 |
| 374A MCKAY AVE | 04000394500 | OS-One Storey | 2019 | 07 | \$ 275,000 | \$ 306,900 |
| 393 MCKAY AVE | 04000384600 | OS-One Storey | 2020 | 08 | \$ 310,000 | \$ 329,800 |

**MARKET REGION: 2
ROSSMERE-A (413)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 300 MCLEOD AVE | 02031635000 | OS-One Storey | 2019 | 08 | \$ 296,500 | \$ 330,600 |
| 341 MCLEOD AVE | 02031862000 | OS-One Storey | 2020 | 08 | \$ 219,900 | \$ 234,000 |
| 390 MCLEOD AVE | 02031669000 | OS-One Storey | 2019 | 10 | \$ 234,900 | \$ 261,900 |
| 398 MCLEOD AVE | 02031671000 | OH-One & 1/2 Storey | 2019 | 04 | \$ 264,900 | \$ 295,900 |
| 473 MCLEOD AVE | 02031898000 | OS-One Storey | 2020 | 08 | \$ 300,000 | \$ 319,200 |
| 567 MCLEOD AVE | 02031945000 | OS-One Storey | 2020 | 12 | \$ 266,000 | \$ 273,200 |
| 583 MCLEOD AVE | 02031941000 | OS-One Storey | 2020 | 11 | \$ 260,000 | \$ 269,400 |
| 641 MCLEOD AVE | 02031989000 | OS-One Storey | 2020 | 11 | \$ 320,100 | \$ 331,600 |
| 645 MCLEOD AVE | 02031988000 | OS-One Storey | 2020 | 09 | \$ 351,000 | \$ 370,300 |
| 669 MCLEOD AVE | 02031984000 | OS-One Storey | 2020 | 09 | \$ 275,000 | \$ 290,100 |
| 730 MCLEOD AVE | 02031214500 | OS-One Storey | 2019 | 04 | \$ 300,000 | \$ 335,100 |
| 11 MELMAR PL | 04000472600 | OS-One Storey | 2020 | 11 | \$ 260,000 | \$ 269,400 |
| 247 OAKLAND AVE | 04000012000 | TS-Two Storey | 2020 | 06 | \$ 392,900 | \$ 425,500 |
| 257 OAKLAND AVE | 04000018300 | OH-One & 1/2 Storey | 2020 | 10 | \$ 222,882 | \$ 232,900 |
| 263 OAKLAND AVE | 04000017800 | OS-One Storey | 2020 | 10 | \$ 255,000 | \$ 266,500 |
| 277 OAKLAND AVE | 04000182000 | OH-One & 1/2 Storey | 2019 | 12 | \$ 239,000 | \$ 266,200 |
| 285 OAKLAND AVE | 04000184000 | OH-One & 1/2 Storey | 2019 | 09 | \$ 250,000 | \$ 278,800 |
| 308 OAKLAND AVE | 02031835000 | OS-One Storey | 2021 | 03 | \$ 230,000 | \$ 230,000 |
| 310 OAKLAND AVE | 02031836000 | TS-Two Storey | 2019 | 10 | \$ 280,000 | \$ 312,200 |
| 320 OAKLAND AVE | 02031839000 | OS-One Storey | 2019 | 07 | \$ 269,500 | \$ 300,800 |
| 329 OAKLAND AVE | 04000250500 | OS-One Storey | 2019 | 02 | \$ 266,000 | \$ 297,400 |
| 357 OAKLAND AVE | 04000247000 | OS-One Storey | 2019 | 08 | \$ 210,000 | \$ 234,200 |
| 365 OAKLAND AVE | 04000245500 | OS-One Storey | 2020 | 09 | \$ 215,000 | \$ 226,800 |
| 408 OAKLAND AVE | 02031874000 | OS-One Storey | 2020 | 01 | \$ 272,000 | \$ 302,700 |
| 432 OAKLAND AVE | 02031880000 | OS-One Storey | 2019 | 11 | \$ 269,000 | \$ 299,700 |
| 525 OAKLAND AVE | 04000498000 | OS-One Storey | 2019 | 10 | \$ 310,000 | \$ 345,700 |
| 578 OAKLAND AVE | 02031931000 | TO-Two/One Storey | 2019 | 01 | \$ 355,000 | \$ 397,200 |
| 629 OAKLAND AVE | 04000539000 | OS-One Storey | 2019 | 11 | \$ 280,000 | \$ 311,900 |
| 641 OAKLAND AVE | 04000686000 | OS-One Storey | 2020 | 10 | \$ 297,500 | \$ 310,900 |
| 663 OAKLAND AVE | 04000683500 | OS-One Storey | 2019 | 12 | \$ 238,000 | \$ 265,100 |
| 698 OAKLAND AVE | 02031978000 | OS-One Storey | 2020 | 06 | \$ 290,000 | \$ 314,100 |
| 705 OAKLAND AVE | 04000696000 | OS-One Storey | 2020 | 10 | \$ 245,000 | \$ 256,000 |
| 765 OAKLAND AVE | 04000701000 | OS-One Storey | 2019 | 03 | \$ 280,000 | \$ 313,000 |
| 396 PAUFELD DR | 04007257000 | TS-Two Storey | 2019 | 08 | \$ 233,000 | \$ 259,800 |
| 484 PAUFELD DR | 04001691000 | OS-One Storey | 2019 | 10 | \$ 305,000 | \$ 340,100 |
| 7 PINECREST BAY | 04001885600 | BL-Bi-Level | 2020 | 03 | \$ 296,150 | \$ 329,300 |
| 87 PINECREST BAY | 04001891800 | OS-One Storey | 2019 | 03 | \$ 275,000 | \$ 307,500 |
| 29 PLEASANT BAY | 02031560000 | TS-Two Storey | 2019 | 04 | \$ 355,000 | \$ 396,500 |
| 7 QUIRING BAY | 04001943400 | OS-One Storey | 2020 | 04 | \$ 303,500 | \$ 334,500 |

**MARKET REGION: 2
ROSSMERE-A (413)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|-------------------|-----------|------------|------------|------------------------|
| 19 QUIRING BAY | 04001944000 | OS-One Storey | 2019 | 11 | \$ 360,000 | \$ 401,000 |
| 1020 ROCH ST | 02031598000 | TL-3 Level Split | 2019 | 07 | \$ 310,000 | \$ 346,000 |
| 1030 ROCH ST | 02031599000 | OS-One Storey | 2020 | 08 | \$ 425,000 | \$ 452,200 |
| 1070 ROCH ST | 02031672000 | OS-One Storey | 2019 | 10 | \$ 295,000 | \$ 328,900 |
| 11 ROSELAWN BAY | 04001865600 | OS-One Storey | 2019 | 09 | \$ 337,000 | \$ 375,800 |
| 51 ROSELAWN BAY | 04001868600 | OS-One Storey | 2020 | 03 | \$ 318,000 | \$ 353,600 |
| 55 ROSELAWN BAY | 04001868900 | OS-One Storey | 2020 | 06 | \$ 325,000 | \$ 352,000 |
| 1114 ROSEWELL PL | 04000501500 | TS-Two Storey | 2020 | 10 | \$ 300,369 | \$ 313,900 |
| 1123 ROSEWELL PL | 04000510500 | OS-One Storey | 2019 | 11 | \$ 230,000 | \$ 256,200 |
| 1134 ROSEWELL PL | 04000504500 | OS-One Storey | 2020 | 02 | \$ 234,500 | \$ 261,000 |
| 1134 ROSEWELL PL | 04000504500 | OS-One Storey | 2020 | 11 | \$ 301,500 | \$ 312,400 |
| 1141 ROSEWELL PL | 04000508000 | OS-One Storey | 2020 | 06 | \$ 274,000 | \$ 296,700 |
| 1114 ROTHESAY ST | 04000243500 | OS-One Storey | 2019 | 07 | \$ 255,000 | \$ 284,600 |
| 1121 ROTHESAY ST | 04000493000 | OS-One Storey | 2020 | 11 | \$ 320,000 | \$ 331,500 |
| 1478 ROTHESAY ST | 04001892600 | OS-One Storey | 2019 | 06 | \$ 235,000 | \$ 262,300 |
| 1503 ROTHESAY ST | 04001862500 | TS-Two Storey | 2021 | 03 | \$ 237,750 | \$ 237,800 |
| 1507 ROTHESAY ST | 04001862300 | TS-Two Storey | 2020 | 06 | \$ 238,000 | \$ 257,800 |
| 445 SHARRON BAY | 04000594500 | OS-One Storey | 2019 | 12 | \$ 341,000 | \$ 379,900 |
| 449 SHARRON BAY | 04000595000 | OS-One Storey | 2020 | 01 | \$ 300,000 | \$ 333,900 |
| 457 SHARRON BAY | 04000596000 | OS-One Storey | 2020 | 03 | \$ 298,000 | \$ 331,400 |
| 472 SHARRON BAY | 04000578000 | OS-One Storey | 2020 | 06 | \$ 340,000 | \$ 368,200 |
| 476 SHARRON BAY | 04000578500 | OS-One Storey | 2019 | 04 | \$ 280,000 | \$ 312,800 |
| 515 SHARRON BAY | 04000566000 | OS-One Storey | 2020 | 01 | \$ 313,000 | \$ 348,400 |
| 526 SHARRON BAY | 04000581500 | TO-Two/One Storey | 2020 | 08 | \$ 330,000 | \$ 351,100 |
| 555 SHARRON BAY | 04000561000 | OS-One Storey | 2020 | 09 | \$ 326,117 | \$ 344,100 |
| 558 SHARRON BAY | 04000585500 | OS-One Storey | 2019 | 06 | \$ 300,000 | \$ 334,800 |
| 43 SHELAGH CRES | 04001966000 | OS-One Storey | 2020 | 08 | \$ 329,500 | \$ 350,600 |
| 47 SHELAGH CRES | 04001966200 | BL-Bi-Level | 2019 | 11 | \$ 315,000 | \$ 350,900 |
| 253 SPRINGFIELD RD | 04007244600 | TS-Two Storey | 2019 | 07 | \$ 237,000 | \$ 264,500 |
| 254 SPRINGFIELD RD | 04000339400 | BL-Bi-Level | 2020 | 10 | \$ 281,000 | \$ 293,600 |
| 275 SPRINGFIELD RD | 04007265190 | BL-Bi-Level | 2021 | 02 | \$ 311,500 | \$ 314,300 |
| 280 SPRINGFIELD RD | 04000340200 | BL-Bi-Level | 2021 | 03 | \$ 307,500 | \$ 307,500 |
| 281 SPRINGFIELD RD | 04007190700 | BL-Bi-Level | 2020 | 09 | \$ 275,000 | \$ 290,100 |
| 288 SPRINGFIELD RD | 04000340500 | BL-Bi-Level | 2020 | 03 | \$ 282,000 | \$ 313,600 |
| 291 SPRINGFIELD RD | 04000981500 | OS-One Storey | 2019 | 03 | \$ 255,000 | \$ 285,100 |
| 303 SPRINGFIELD RD | 04001006000 | OS-One Storey | 2020 | 10 | \$ 299,900 | \$ 313,400 |
| 308 SPRINGFIELD RD | 04000555300 | BL-Bi-Level | 2019 | 05 | \$ 257,000 | \$ 287,100 |
| 315 SPRINGFIELD RD | 04001004500 | OS-One Storey | 2020 | 06 | \$ 185,000 | \$ 200,400 |
| 330 SPRINGFIELD RD | 04000556400 | BL-Bi-Level | 2020 | 10 | \$ 312,500 | \$ 326,600 |

**MARKET REGION: 2
ROSSMERE-A (413)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 334 SPRINGFIELD RD | 04000556600 | BL-Bi-Level | 2020 | 08 | \$ 296,300 | \$ 315,300 |
| 362 SPRINGFIELD RD | 04000558000 | BL-Bi-Level | 2019 | 04 | \$ 271,000 | \$ 302,700 |
| 364 SPRINGFIELD RD | 04000558100 | OS-One Storey | 2019 | 10 | \$ 272,000 | \$ 303,300 |
| 367 SPRINGFIELD RD | 04007183600 | TS-Two Storey | 2019 | 06 | \$ 258,000 | \$ 287,900 |
| 453 SPRINGFIELD RD | 04001675200 | TS-Two Storey | 2019 | 08 | \$ 211,000 | \$ 235,300 |
| 490 SPRINGFIELD RD | 04002572400 | BL-Bi-Level | 2019 | 07 | \$ 227,000 | \$ 253,300 |
| 500 SPRINGFIELD RD | 04002573400 | OS-One Storey | 2020 | 06 | \$ 315,000 | \$ 341,100 |
| 530 SPRINGFIELD RD | 04002576400 | TS-Two Storey | 2020 | 08 | \$ 335,000 | \$ 356,400 |
| 532 SPRINGFIELD RD | 04002576600 | OS-One Storey | 2020 | 09 | \$ 351,500 | \$ 370,800 |
| 541 SPRINGFIELD RD | 04001662000 | OS-One Storey | 2019 | 05 | \$ 310,000 | \$ 346,300 |
| 546 SPRINGFIELD RD | 04002577800 | OS-One Storey | 2019 | 05 | \$ 325,000 | \$ 363,000 |
| 561 SPRINGFIELD RD | 04001664000 | OS-One Storey | 2019 | 11 | \$ 247,500 | \$ 275,700 |
| 598 SPRINGFIELD RD | 04002582600 | OS-One Storey | 2020 | 02 | \$ 269,000 | \$ 299,400 |
| 618 SPRINGFIELD RD | 04002584600 | BL-Bi-Level | 2019 | 08 | \$ 250,000 | \$ 278,800 |
| 438 STALKER BAY | 04000525500 | OS-One Storey | 2019 | 06 | \$ 272,000 | \$ 303,600 |
| 450 STALKER BAY | 04000524000 | OS-One Storey | 2020 | 08 | \$ 285,000 | \$ 303,200 |
| 486 STALKER BAY | 04000519500 | OS-One Storey | 2019 | 12 | \$ 239,000 | \$ 266,200 |
| 489 STALKER BAY | 04000547500 | OS-One Storey | 2020 | 08 | \$ 300,000 | \$ 319,200 |
| 498 STALKER BAY | 04000518000 | OS-One Storey | 2019 | 02 | \$ 328,000 | \$ 366,700 |
| 498 STALKER BAY | 04000518000 | OS-One Storey | 2020 | 08 | \$ 325,000 | \$ 345,800 |
| 506 STALKER BAY | 04000517000 | TL-3 Level Split | 2019 | 07 | \$ 298,000 | \$ 332,600 |
| 506 STALKER BAY | 04000517000 | TL-3 Level Split | 2021 | 02 | \$ 331,000 | \$ 334,000 |
| 234 SUTTON AVE | 04000961500 | OS-One Storey | 2019 | 06 | \$ 185,000 | \$ 206,500 |
| 240 SUTTON AVE | 04000961700 | OS-One Storey | 2019 | 02 | \$ 267,000 | \$ 298,500 |
| 288 SUTTON AVE | 04000968500 | OS-One Storey | 2020 | 10 | \$ 290,000 | \$ 303,100 |
| 290 SUTTON AVE | 04000969000 | OS-One Storey | 2020 | 06 | \$ 225,000 | \$ 243,700 |
| 330 SUTTON AVE | 04000995100 | OS-One Storey | 2020 | 09 | \$ 318,373 | \$ 335,900 |
| 344 SUTTON AVE | 04000982500 | OS-One Storey | 2019 | 08 | \$ 230,000 | \$ 256,500 |
| 423 SUTTON AVE | 04001643500 | OS-One Storey | 2020 | 08 | \$ 316,000 | \$ 336,200 |
| 431 SUTTON AVE | 04001642900 | OS-One Storey | 2019 | 10 | \$ 315,000 | \$ 351,200 |
| 434 SUTTON AVE | 04001649300 | OS-One Storey | 2019 | 03 | \$ 280,000 | \$ 313,000 |
| 17 VRYENHOEK PL | 04000882000 | OS-One Storey | 2019 | 10 | \$ 343,000 | \$ 382,400 |
| 132 VRYENHOEK CRES | 04000893000 | OS-One Storey | 2020 | 06 | \$ 270,000 | \$ 292,400 |
| 136 VRYENHOEK CRES | 04000892500 | OS-One Storey | 2020 | 06 | \$ 255,100 | \$ 276,300 |
| 173 VRYENHOEK CRES | 04000879000 | OS-One Storey | 2019 | 10 | \$ 230,000 | \$ 256,500 |
| 176 VRYENHOEK CRES | 04000887500 | OS-One Storey | 2020 | 05 | \$ 330,750 | \$ 361,500 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-----------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 28 ALGONQUIN AVE | 04002374300 | TS-Two Storey | 2021 | 02 | \$ 610,028 | \$ 615,500 |
| 78 ALGONQUIN AVE | 04002191800 | OS-One Storey | 2020 | 07 | \$ 530,000 | \$ 569,200 |
| 39 AUTUMNLEA PATH | 04002217000 | BL-Bi-Level | 2020 | 11 | \$ 370,000 | \$ 383,300 |
| 15 BAIRD PL | 04002381600 | TO-Two/One Storey | 2020 | 08 | \$ 470,900 | \$ 501,000 |
| 255 BONNER AVE | 04001250200 | OS-One Storey | 2020 | 10 | \$ 406,500 | \$ 424,800 |
| 260 BONNER AVE | 04001229200 | OH-One & 1/2 Storey | 2020 | 07 | \$ 800,000 | \$ 859,200 |
| 309 BONNER AVE | 04001276900 | TS-Two Storey | 2020 | 11 | \$ 350,000 | \$ 362,600 |
| 345 BONNER AVE | 04001285000 | OS-One Storey | 2020 | 10 | \$ 405,000 | \$ 423,200 |
| 354 BONNER AVE | 04001272000 | OS-One Storey | 2020 | 07 | \$ 520,000 | \$ 558,500 |
| 355 BONNER AVE | 04001287400 | OS-One Storey | 2019 | 07 | \$ 360,000 | \$ 401,800 |
| 388 BONNER AVE | 04001187500 | FL-4 Level Split | 2020 | 12 | \$ 425,000 | \$ 436,500 |
| 396 BONNER AVE | 04001860200 | OS-One Storey | 2020 | 10 | \$ 430,000 | \$ 449,400 |
| 422 BONNER AVE | 04001303200 | OS-One Storey | 2020 | 05 | \$ 420,000 | \$ 459,100 |
| 429 BONNER AVE | 04001323900 | TS-Two Storey | 2019 | 08 | \$ 366,000 | \$ 408,100 |
| 430 BONNER AVE | 04001303600 | BL-Bi-Level | 2019 | 06 | \$ 446,150 | \$ 497,900 |
| 60 BRAHMS BAY | 04001188700 | TS-Two Storey | 2020 | 12 | \$ 720,000 | \$ 739,400 |
| 72 BRAHMS BAY | 04001861400 | TS-Two Storey | 2020 | 09 | \$ 558,000 | \$ 588,700 |
| 11 CARRIE COVE | 04001105400 | OS-One Storey | 2019 | 04 | \$ 385,000 | \$ 430,000 |
| 39 CARRIE COVE | 04001106800 | FL-4 Level Split | 2020 | 06 | \$ 360,000 | \$ 389,900 |
| 8 CHARLES HAWKINS BAY | 04001774000 | OS-One Storey | 2020 | 07 | \$ 340,000 | \$ 365,200 |
| 39 CHERNICHAN DR | 04002132400 | OS-One Storey | 2019 | 06 | \$ 340,000 | \$ 379,400 |
| 11 CHOPIN BLVD | 04001300100 | OS-One Storey | 2020 | 10 | \$ 508,000 | \$ 530,900 |
| 12 CHOPIN BLVD | 04001299300 | FL-4 Level Split | 2019 | 09 | \$ 525,000 | \$ 585,400 |
| 45 CHOPIN BLVD | 04002377500 | OS-One Storey | 2020 | 07 | \$ 415,000 | \$ 445,700 |
| 23 CHORNICK DR | 04002091100 | OS-One Storey | 2020 | 12 | \$ 351,500 | \$ 361,000 |
| 38 CONTINENTAL AVE | 04002151500 | OS-One Storey | 2019 | 05 | \$ 310,000 | \$ 346,300 |
| 54 CONTINENTAL AVE | 04002152300 | OS-One Storey | 2020 | 04 | \$ 288,000 | \$ 317,400 |
| 58 CONTINENTAL AVE | 04002152500 | OS-One Storey | 2019 | 05 | \$ 359,580 | \$ 401,700 |
| 85 CONTINENTAL AVE | 04002145400 | OS-One Storey | 2021 | 03 | \$ 275,000 | \$ 275,000 |
| 18 CRANLEA PATH | 04002231000 | OS-One Storey | 2020 | 03 | \$ 240,000 | \$ 266,900 |
| 31 CRANLEA PATH | 04002227600 | OS-One Storey | 2019 | 07 | \$ 290,000 | \$ 323,600 |
| 54 CRANLEA PATH | 04002178100 | OS-One Storey | 2020 | 10 | \$ 355,000 | \$ 371,000 |
| 73 CRANLEA PATH | 04002353300 | OS-One Storey | 2019 | 02 | \$ 345,000 | \$ 385,700 |
| 85 CRANLEA PATH | 04002352400 | OS-One Storey | 2020 | 06 | \$ 376,000 | \$ 407,200 |
| 51 DALGLEISH BAY | 04001923000 | OS-One Storey | 2020 | 06 | \$ 368,000 | \$ 398,500 |
| 20 DAN H. YOUNG BAY | 04001768200 | TS-Two Storey | 2020 | 11 | \$ 457,500 | \$ 474,000 |
| 75 DIAMOND ST | 04001703000 | OS-One Storey | 2019 | 03 | \$ 299,900 | \$ 335,300 |
| 90 DIAMOND ST | 04001706100 | OS-One Storey | 2019 | 06 | \$ 330,000 | \$ 368,300 |
| 102 DIAMOND ST | 04002315100 | TO-Two/One Storey | 2019 | 07 | \$ 400,000 | \$ 446,400 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 8 DONALD MCCLINTOCK BAY | 04001783600 | FL-4 Level Split | 2020 | 08 | \$ 377,000 | \$ 401,100 |
| 32 DONALD MCCLINTOCK BAY | 04001784800 | FL-4 Level Split | 2020 | 02 | \$ 385,000 | \$ 428,500 |
| 365 DOUGLAS AVE | 04001078200 | OS-One Storey | 2020 | 09 | \$ 350,000 | \$ 369,300 |
| 3 EDITH BAY | 04002140600 | FL-4 Level Split | 2019 | 01 | \$ 352,500 | \$ 394,400 |
| 149 EMERSON AVE | 04001392500 | OS-One Storey | 2019 | 10 | \$ 320,000 | \$ 356,800 |
| 169 EMERSON AVE | 04001395000 | OS-One Storey | 2020 | 02 | \$ 355,000 | \$ 395,100 |
| 177 EMERSON AVE | 04001396100 | OS-One Storey | 2019 | 06 | \$ 339,900 | \$ 379,300 |
| 220 EMERSON AVE | 04001506000 | OS-One Storey | 2020 | 12 | \$ 347,000 | \$ 356,400 |
| 232 EMERSON AVE | 04001506900 | OS-One Storey | 2019 | 09 | \$ 344,000 | \$ 383,600 |
| 252 EMERSON AVE | 04001510000 | OS-One Storey | 2020 | 08 | \$ 343,700 | \$ 365,700 |
| 284 EMERSON AVE | 04001518600 | OS-One Storey | 2019 | 03 | \$ 292,500 | \$ 327,000 |
| 293 EMERSON AVE | 04001433100 | TS-Two Storey | 2020 | 11 | \$ 396,000 | \$ 410,300 |
| 338 EMERSON AVE | 04001543000 | OS-One Storey | 2020 | 12 | \$ 369,000 | \$ 379,000 |
| 365 EMERSON AVE | 04001462300 | TO-Two/One Storey | 2019 | 07 | \$ 535,000 | \$ 597,100 |
| 366 EMERSON AVE | 04001550500 | OS-One Storey | 2019 | 07 | \$ 256,000 | \$ 285,700 |
| 366 EMERSON AVE | 04001550500 | OS-One Storey | 2020 | 03 | \$ 344,900 | \$ 383,500 |
| 412 EMERSON AVE | 04001564000 | OS-One Storey | 2020 | 10 | \$ 347,500 | \$ 363,100 |
| 434 EMERSON AVE | 04001571200 | OS-One Storey | 2019 | 10 | \$ 290,000 | \$ 323,400 |
| 471 EMERSON AVE | 04001486500 | OS-One Storey | 2020 | 07 | \$ 346,000 | \$ 371,600 |
| 491 EMERSON AVE | 04001489300 | OS-One Storey | 2020 | 08 | \$ 368,021 | \$ 391,600 |
| 495 EMERSON AVE | 04001490100 | OS-One Storey | 2020 | 09 | \$ 321,000 | \$ 338,700 |
| 505 EMERSON AVE | 04001491000 | OS-One Storey | 2019 | 09 | \$ 365,000 | \$ 407,000 |
| 6 FAIR PL | 04002356800 | TO-Two/One Storey | 2019 | 11 | \$ 485,000 | \$ 540,300 |
| 234 FORTIER AVE | 04001144900 | OS-One Storey | 2019 | 04 | \$ 230,000 | \$ 256,900 |
| 252 FORTIER AVE | 04001148100 | OS-One Storey | 2019 | 08 | \$ 316,500 | \$ 352,900 |
| 253 FORTIER AVE | 04001138000 | BL-Bi-Level | 2019 | 08 | \$ 263,000 | \$ 293,200 |
| 257 FORTIER AVE | 04001139000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 265,000 | \$ 292,000 |
| 261 FORTIER AVE | 04001139500 | OS-One Storey | 2021 | 03 | \$ 390,000 | \$ 390,000 |
| 263 FORTIER AVE | 04007190000 | OS-One Storey | 2020 | 10 | \$ 292,000 | \$ 305,100 |
| 266 FORTIER AVE | 04007262340 | TS-Two Storey | 2019 | 04 | \$ 388,679 | \$ 434,200 |
| 266 FORTIER AVE | 04007262340 | TS-Two Storey | 2021 | 02 | \$ 486,000 | \$ 490,400 |
| 270 FORTIER AVE | 04007262345 | TS-Two Storey | 2019 | 06 | \$ 380,368 | \$ 424,500 |
| 274 FORTIER AVE | 04007262350 | TS-Two Storey | 2019 | 12 | \$ 434,277 | \$ 483,800 |
| 278 FORTIER AVE | 04007262355 | TS-Two Storey | 2020 | 09 | \$ 368,082 | \$ 388,300 |
| 282 FORTIER AVE | 04007262360 | TS-Two Storey | 2020 | 10 | \$ 426,321 | \$ 445,500 |
| 286 FORTIER AVE | 04007262365 | TS-Two Storey | 2019 | 06 | \$ 411,725 | \$ 459,500 |
| 342 FOXDALE AVE | 04001184500 | TS-Two Storey | 2020 | 07 | \$ 425,000 | \$ 456,500 |
| 380 FOXDALE AVE | 04001181200 | TS-Two Storey | 2019 | 06 | \$ 570,000 | \$ 636,100 |
| 222 GILMORE AVE | 04001026500 | OS-One Storey | 2020 | 06 | \$ 335,000 | \$ 362,800 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 223 GILMORE AVE | 04007200800 | OS-One Storey | 2020 | 12 | \$ 325,000 | \$ 333,800 |
| 233 GILMORE AVE | 04001030300 | OS-One Storey | 2020 | 11 | \$ 270,000 | \$ 279,700 |
| 237 GILMORE AVE | 04001031000 | OS-One Storey | 2019 | 10 | \$ 308,000 | \$ 343,400 |
| 244 GILMORE AVE | 04001023700 | OS-One Storey | 2020 | 07 | \$ 305,000 | \$ 327,600 |
| 298 GILMORE AVE | 04001605400 | OS-One Storey | 2020 | 09 | \$ 339,900 | \$ 358,600 |
| 324 GILMORE AVE | 04001606600 | BL-Bi-Level | 2019 | 11 | \$ 320,000 | \$ 356,500 |
| 418 GILMORE AVE | 04002233800 | OS-One Storey | 2020 | 11 | \$ 335,000 | \$ 347,100 |
| 503 GILMORE AVE | 04002093400 | TL-3 Level Split | 2019 | 11 | \$ 312,500 | \$ 348,100 |
| 559 GILMORE AVE | 04002097200 | OS-One Storey | 2019 | 03 | \$ 260,000 | \$ 290,700 |
| 634 GILMORE AVE | 04002116000 | OS-One Storey | 2020 | 10 | \$ 320,000 | \$ 334,400 |
| 639 GILMORE AVE | 04002101200 | OS-One Storey | 2020 | 12 | \$ 290,000 | \$ 297,800 |
| 214 GLENWAY AVE | 04001385300 | BL-Bi-Level | 2019 | 04 | \$ 279,900 | \$ 312,600 |
| 270 GLENWAY AVE | 04001404800 | OS-One Storey | 2019 | 05 | \$ 295,000 | \$ 329,500 |
| 370 GLENWAY AVE | 04007264580 | OH-One & 1/2 Storey | 2020 | 06 | \$ 325,000 | \$ 352,000 |
| 378 GLENWAY AVE | 04001423000 | OS-One Storey | 2020 | 05 | \$ 380,000 | \$ 415,300 |
| 520 GLENWAY AVE | 04007255840 | TS-Two Storey | 2020 | 09 | \$ 513,000 | \$ 541,200 |
| 23 GREENLEA COVE | 04002087000 | BL-Bi-Level | 2019 | 11 | \$ 324,000 | \$ 360,900 |
| 30 GREENLEA COVE | 04002091700 | TO-Two/One Storey | 2020 | 04 | \$ 310,000 | \$ 341,600 |
| 34 GREENLEA COVE | 04002091900 | OS-One Storey | 2020 | 04 | \$ 295,000 | \$ 325,100 |
| 3 HAREWOOD CLOSE | 04002176500 | OS-One Storey | 2020 | 10 | \$ 365,000 | \$ 381,400 |
| 27 HAREWOOD CLOSE | 04002245700 | OS-One Storey | 2019 | 11 | \$ 385,000 | \$ 428,900 |
| 31 HAREWOOD CLOSE | 04002246000 | BL-Bi-Level | 2020 | 08 | \$ 395,000 | \$ 420,300 |
| 283 HEADMASTER ROW | 04001348900 | TO-Two/One Storey | 2020 | 09 | \$ 470,000 | \$ 495,900 |
| 341 HEADMASTER ROW | 04007021800 | OS-One Storey | 2019 | 04 | \$ 418,000 | \$ 466,900 |
| 371 HEADMASTER ROW | 04001357100 | OS-One Storey | 2019 | 09 | \$ 387,500 | \$ 432,100 |
| 395 HEADMASTER ROW | 04001786600 | BL-Bi-Level | 2020 | 06 | \$ 330,000 | \$ 357,400 |
| 495 HEADMASTER ROW | 04001366600 | OS-One Storey | 2019 | 08 | \$ 405,000 | \$ 451,600 |
| 499 HEADMASTER ROW | 04001366400 | OS-One Storey | 2019 | 07 | \$ 400,000 | \$ 446,400 |
| 584 HEADMASTER ROW | 04001925000 | TL-3 Level Split | 2019 | 04 | \$ 367,000 | \$ 409,900 |
| 600 HEADMASTER ROW | 04001171400 | OS-One Storey | 2020 | 09 | \$ 330,000 | \$ 348,200 |
| 12 HEIDELBERG BAY | 04001062000 | OS-One Storey | 2019 | 03 | \$ 405,000 | \$ 452,800 |
| 2083 HENDERSON HWY | 04001336500 | OS-One Storey | 2020 | 02 | \$ 395,000 | \$ 439,600 |
| 2103 HENDERSON HWY | 04001333500 | FL-4 Level Split | 2019 | 12 | \$ 479,000 | \$ 533,600 |
| 10 HOOPER PL | 04002029900 | OS-One Storey | 2019 | 07 | \$ 392,500 | \$ 438,000 |
| 46 JODONNDRA BAY | 04001320200 | BL-Bi-Level | 2020 | 03 | \$ 296,000 | \$ 329,200 |
| 67 JODONNDRA BAY | 04001320000 | OS-One Storey | 2019 | 09 | \$ 357,500 | \$ 398,600 |
| 217 KNOWLES AVE | 04001500000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 271,000 | \$ 302,200 |
| 278 KNOWLES AVE | 04001349600 | TS-Two Storey | 2020 | 05 | \$ 421,100 | \$ 460,300 |
| 307 KNOWLES AVE | 04001534500 | OS-One Storey | 2020 | 02 | \$ 290,000 | \$ 322,800 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|----------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 314 KNOWLES AVE | 04001356300 | OS-One Storey | 2020 | 10 | \$ 360,000 | \$ 376,200 |
| 355 KNOWLES AVE | 04001558200 | OS-One Storey | 2020 | 08 | \$ 365,000 | \$ 388,400 |
| 418 KNOWLES AVE | 04001375700 | BL-Bi-Level | 2019 | 07 | \$ 270,000 | \$ 301,300 |
| 421 KNOWLES AVE | 04001595000 | OS-One Storey | 2019 | 07 | \$ 330,000 | \$ 368,300 |
| 425 KNOWLES AVE | 04001595800 | TO-Two/One Storey | 2019 | 09 | \$ 364,000 | \$ 405,900 |
| 38 LEATHERWOOD CRES | 04001166000 | FL-4 Level Split | 2020 | 06 | \$ 384,000 | \$ 415,900 |
| 62 LEATHERWOOD CRES | 04001167400 | OS-One Storey | 2019 | 07 | \$ 330,000 | \$ 368,300 |
| 93 LEATHERWOOD CRES | 04001241300 | OS-One Storey | 2020 | 02 | \$ 250,000 | \$ 278,300 |
| 129 LEATHERWOOD CRES | 04001242200 | BL-Bi-Level | 2019 | 10 | \$ 281,500 | \$ 313,900 |
| 231 LEATHERWOOD COVE | 04001173000 | OS-One Storey | 2019 | 09 | \$ 347,000 | \$ 386,900 |
| 247 LEATHERWOOD COVE | 04001173800 | OS-One Storey | 2019 | 09 | \$ 325,000 | \$ 362,400 |
| 20 MALCANA ST | 04002157900 | OS-One Storey | 2019 | 05 | \$ 205,000 | \$ 229,000 |
| 80 MALCANA ST | 04002260500 | TS-Two Storey | 2020 | 08 | \$ 420,000 | \$ 446,900 |
| 100 MALCANA ST | 04002386900 | OS-One Storey | 2019 | 10 | \$ 305,000 | \$ 340,100 |
| 177 MCIVOR AVE | 04002367100 | OS-One Storey | 2020 | 04 | \$ 230,000 | \$ 253,500 |
| 239 MCIVOR AVE | 04002284400 | OS-One Storey | 2019 | 03 | \$ 312,500 | \$ 349,400 |
| 275 MCIVOR AVE | 04002359000 | OS-One Storey | 2019 | 05 | \$ 312,000 | \$ 348,500 |
| 313 MCIVOR AVE | 04002319300 | OH-One & 1/2 Storey | 2019 | 04 | \$ 365,000 | \$ 407,700 |
| 385 MCIVOR AVE | 04002331000 | TO-Two/One Storey | 2020 | 07 | \$ 433,000 | \$ 465,000 |
| 391 MCIVOR AVE | 04002331200 | OS-One Storey | 2019 | 03 | \$ 493,000 | \$ 551,200 |
| 395 MCIVOR AVE | 04002330700 | OS-One Storey | 2019 | 08 | \$ 433,378 | \$ 483,200 |
| 695 MCIVOR AVE | 04002197500 | OS-One Storey | 2020 | 10 | \$ 337,100 | \$ 352,300 |
| 15 MELLOWMEAD COVE | 04002121400 | OS-One Storey | 2019 | 11 | \$ 354,000 | \$ 394,400 |
| 46 MELLOWMEAD COVE | 04002104700 | OS-One Storey | 2019 | 12 | \$ 376,500 | \$ 419,400 |
| 66 MELLOWMEAD COVE | 04002106100 | OS-One Storey | 2020 | 06 | \$ 290,000 | \$ 314,100 |
| 74 MELLOWMEAD COVE | 04002106600 | OS-One Storey | 2020 | 08 | \$ 317,500 | \$ 337,800 |
| 77 MELLOWMEAD COVE | 04002122600 | OS-One Storey | 2021 | 03 | \$ 340,000 | \$ 340,000 |
| 18 MELONLEA COVE | 04002108500 | OS-One Storey | 2020 | 08 | \$ 310,000 | \$ 329,800 |
| 54 MELONLEA COVE | 04002110400 | OS-One Storey | 2019 | 10 | \$ 317,000 | \$ 353,500 |
| 60 MELONLEA COVE | 04002110600 | TS-Two Storey | 2019 | 04 | \$ 221,500 | \$ 247,400 |
| 72 MELONLEA COVE | 04002111200 | OS-One Storey | 2019 | 09 | \$ 205,000 | \$ 228,600 |
| 75 MELONLEA COVE | 04002120700 | TS-Two Storey | 2019 | 06 | \$ 227,500 | \$ 253,900 |
| 11 MORNEFORTUNE CRES | 04002272000 | OS-One Storey | 2019 | 02 | \$ 322,700 | \$ 360,800 |
| 7 MORNINGMEAD WALK | 04002265500 | OS-One Storey | 2020 | 07 | \$ 285,000 | \$ 306,100 |
| 34 MORNINGMEAD WALK | 04002215800 | OS-One Storey | 2020 | 01 | \$ 270,000 | \$ 300,500 |
| 106 MORNINGMEAD WALK | 04002218600 | OS-One Storey | 2019 | 06 | \$ 278,000 | \$ 310,200 |
| 122 MORNINGMEAD WALK | 04002219400 | FL-4 Level Split | 2020 | 08 | \$ 352,000 | \$ 374,500 |
| 27 NORTHCOTE BAY | 04001918600 | OH-One & 1/2 Storey | 2019 | 11 | \$ 422,500 | \$ 470,700 |
| 23 PARKWAY PL | 04002450100 | OH-One & 1/2 Storey | 2019 | 08 | \$ 520,000 | \$ 579,800 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|-------------------|-----------|------------|------------|------------------------|
| 59 PARKWAY PL | 04002451800 | TS-Two Storey | 2020 | 04 | \$ 460,000 | \$ 506,900 |
| 61 PENNEFATHER BAY | 04001010200 | OS-One Storey | 2020 | 06 | \$ 386,000 | \$ 418,000 |
| 66 PENNEFATHER ST | 04001780600 | OS-One Storey | 2019 | 08 | \$ 300,000 | \$ 334,500 |
| 139 PENTLAND ST | 04006983600 | BL-Bi-Level | 2019 | 10 | \$ 299,900 | \$ 334,400 |
| 161 PENTLAND ST | 04002165400 | TS-Two Storey | 2019 | 09 | \$ 243,000 | \$ 270,900 |
| 177 PENTLAND ST | 04002165000 | TS-Two Storey | 2019 | 07 | \$ 257,500 | \$ 287,400 |
| 200 PENTLAND ST | 04002297600 | OS-One Storey | 2019 | 09 | \$ 235,000 | \$ 262,000 |
| 2 PLACID COVE | 04001101700 | TS-Two Storey | 2020 | 11 | \$ 403,000 | \$ 417,500 |
| 20 PUFFIN PL | 04002034900 | OS-One Storey | 2019 | 03 | \$ 251,000 | \$ 280,600 |
| 23 RACHEL ST | 04002149500 | BL-Bi-Level | 2020 | 11 | \$ 349,900 | \$ 362,500 |
| 23 RADIUM COVE | 04002447200 | TS-Two Storey | 2019 | 10 | \$ 500,000 | \$ 557,500 |
| 46 RADIUM COVE | 04002460800 | TS-Two Storey | 2020 | 04 | \$ 470,000 | \$ 517,900 |
| 58 RADIUM COVE | 04002460200 | OS-One Storey | 2020 | 01 | \$ 468,000 | \$ 520,900 |
| 30 REINY DR | 04002351200 | OS-One Storey | 2019 | 08 | \$ 400,000 | \$ 446,000 |
| 34 REINY DR | 04002419500 | OS-One Storey | 2020 | 08 | \$ 409,000 | \$ 435,200 |
| 138 REINY DR | 04002428900 | FL-4 Level Split | 2020 | 11 | \$ 460,138 | \$ 476,700 |
| 153 REINY DR | 04002426700 | TS-Two Storey | 2020 | 08 | \$ 340,000 | \$ 361,800 |
| 1552 ROTHESAY ST | 04002040000 | BL-Bi-Level | 2019 | 09 | \$ 215,000 | \$ 239,700 |
| 1569 ROTHESAY ST | 04002205800 | BL-Bi-Level | 2020 | 01 | \$ 219,000 | \$ 243,700 |
| 1571 ROTHESAY ST | 04002205900 | OS-One Storey | 2019 | 08 | \$ 218,500 | \$ 243,600 |
| 1593 ROTHESAY ST | 04002206600 | BL-Bi-Level | 2020 | 07 | \$ 212,865 | \$ 228,600 |
| 1595 ROTHESAY ST | 04002206700 | OS-One Storey | 2019 | 11 | \$ 224,900 | \$ 250,500 |
| 1611 ROTHESAY ST | 04002207200 | TS-Two Storey | 2021 | 01 | \$ 245,000 | \$ 249,400 |
| 1637 ROTHESAY ST | 04002208200 | OS-One Storey | 2019 | 11 | \$ 232,500 | \$ 259,000 |
| 1885 ROTHESAY ST | 04002301900 | OS-One Storey | 2020 | 11 | \$ 325,000 | \$ 336,700 |
| 1901 ROTHESAY ST | 04001186300 | OS-One Storey | 2020 | 08 | \$ 390,000 | \$ 415,000 |
| 2044 ROTHESAY ST | 04001349100 | TO-Two/One Storey | 2019 | 06 | \$ 399,900 | \$ 446,300 |
| 3 SERENITY COVE | 04002116800 | BL-Bi-Level | 2020 | 08 | \$ 367,000 | \$ 390,500 |
| 11 SPRINGLEA PATH | 04002220600 | OS-One Storey | 2020 | 11 | \$ 306,500 | \$ 317,500 |
| 30 SPRINGLEA PATH | 04002226800 | OS-One Storey | 2019 | 11 | \$ 287,000 | \$ 319,700 |
| 30 SPRINGLEA PATH | 04002226800 | OS-One Storey | 2020 | 06 | \$ 293,900 | \$ 318,300 |
| 31 STONEHAM CRES | 04001328800 | OS-One Storey | 2020 | 09 | \$ 390,000 | \$ 411,500 |
| 250 STROOD AVE | 04002416500 | BL-Bi-Level | 2021 | 03 | \$ 363,000 | \$ 363,000 |
| 267 STROOD AVE | 04001208000 | TO-Two/One Storey | 2019 | 07 | \$ 407,267 | \$ 454,500 |
| 299 STROOD AVE | 04001212000 | OS-One Storey | 2020 | 01 | \$ 240,000 | \$ 267,100 |
| 218 STUART AVE | 04001040500 | OS-One Storey | 2020 | 08 | \$ 363,500 | \$ 386,800 |
| 233 STUART AVE | 04001018400 | OS-One Storey | 2019 | 03 | \$ 313,000 | \$ 349,900 |
| 309 STUART AVE | 04001607600 | OS-One Storey | 2020 | 07 | \$ 270,000 | \$ 290,000 |
| 314 STUART AVE | 04001074700 | OS-One Storey | 2019 | 03 | \$ 315,000 | \$ 352,200 |

**MARKET REGION: 2
RIVER EAST (418)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 317 STUART AVE | 04001607200 | OS-One Storey | 2019 | 12 | \$ 280,000 | \$ 311,900 |
| 318 STUART AVE | 04001074400 | OS-One Storey | 2020 | 06 | \$ 345,000 | \$ 373,600 |
| 14 SUMMERFIELD WAY | 04002056100 | OS-One Storey | 2019 | 02 | \$ 312,000 | \$ 348,800 |
| 30 SUMMERFIELD WAY | 04002054900 | OS-One Storey | 2019 | 11 | \$ 281,500 | \$ 313,600 |
| 31 SUMMERFIELD WAY | 04002031800 | OS-One Storey | 2019 | 07 | \$ 238,000 | \$ 265,600 |
| 46 SUMMERFIELD WAY | 04002053700 | TL-3 Level Split | 2019 | 06 | \$ 329,900 | \$ 368,200 |
| 117 SUMMERFIELD WAY | 04002044700 | OS-One Storey | 2019 | 01 | \$ 275,000 | \$ 307,700 |
| 141 SUMMERFIELD WAY | 04002043300 | TS-Two Storey | 2021 | 03 | \$ 255,000 | \$ 255,000 |
| 153 SUMMERFIELD WAY | 04002042700 | BL-Bi-Level | 2019 | 08 | \$ 205,400 | \$ 229,000 |
| 177 SUMMERFIELD WAY | 04002041500 | TS-Two Storey | 2020 | 12 | \$ 260,000 | \$ 267,000 |
| 32 SWISS BAY | 04002168200 | OS-One Storey | 2019 | 08 | \$ 340,000 | \$ 379,100 |
| 60 SWISS BAY | 04002241000 | FL-4 Level Split | 2019 | 09 | \$ 360,000 | \$ 401,400 |
| 64 SWISS BAY | 04002240800 | OS-One Storey | 2019 | 09 | \$ 368,000 | \$ 410,300 |
| 64 SWISS BAY | 04002240800 | OS-One Storey | 2020 | 11 | \$ 395,000 | \$ 409,200 |
| 56 TRANQUILITY COVE | 04002072000 | OS-One Storey | 2020 | 12 | \$ 272,800 | \$ 280,200 |
| 94 UXBRIDGE RD N | 04001300900 | OS-One Storey | 2019 | 11 | \$ 480,000 | \$ 534,700 |
| 4 UXBRIDGE RD S | 04002327000 | TS-Two Storey | 2020 | 10 | \$ 537,900 | \$ 562,100 |
| 8 UXBRIDGE RD S | 04002327300 | OH-One & 1/2 Storey | 2019 | 03 | \$ 490,000 | \$ 547,800 |
| 23 WIEBE'S DR | 04002185100 | FL-4 Level Split | 2020 | 10 | \$ 415,000 | \$ 433,700 |
| 93 WIEBE'S DR | 04001308400 | OS-One Storey | 2020 | 09 | \$ 340,000 | \$ 358,700 |
| 98 WIEBE'S DR | 04007000800 | TO-Two/One Storey | 2019 | 12 | \$ 395,000 | \$ 440,000 |
| 37 WILLART PL | 04002444900 | OS-One Storey | 2019 | 07 | \$ 278,000 | \$ 310,200 |
| 6 ZEGLINSKI CRES | 04002392700 | TS-Two Storey | 2019 | 10 | \$ 430,000 | \$ 479,500 |
| 88 ZEGLINSKI CRES | 04002394900 | TS-Two Storey | 2020 | 08 | \$ 539,900 | \$ 574,500 |

**MARKET REGION: 2
SPRINGFIELD NORTH (419)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-----------------------|-------------|-------------------|-----------|------------|------------|------------------------|
| 152 ALBERHILL CRES | 04003059400 | OS-One Storey | 2020 | 07 | \$ 384,900 | \$ 413,400 |
| 207 ALBERHILL CRES | 04003064600 | TS-Two Storey | 2019 | 10 | \$ 360,000 | \$ 401,400 |
| 35 ALFRED PENNER BAY | 04003290800 | OS-One Storey | 2021 | 02 | \$ 452,000 | \$ 456,100 |
| 47 ALLAN ROUSE COVE | 04003634800 | OS-One Storey | 2019 | 01 | \$ 400,000 | \$ 447,600 |
| 10 ARBOR GROVE | 04003220900 | TS-Two Storey | 2020 | 06 | \$ 332,000 | \$ 359,600 |
| 27 ARBOR GROVE | 04003222900 | OS-One Storey | 2019 | 05 | \$ 315,000 | \$ 351,900 |
| 38 ARBOR GROVE | 04003219400 | TS-Two Storey | 2020 | 01 | \$ 324,000 | \$ 360,600 |
| 31 BODIE BAY | 04003227900 | OS-One Storey | 2019 | 10 | \$ 341,000 | \$ 380,200 |
| 39 BODIE BAY | 04003227500 | FL-4 Level Split | 2020 | 08 | \$ 355,000 | \$ 377,700 |
| 621 BONNER AVE | 04003414900 | TS-Two Storey | 2019 | 01 | \$ 450,000 | \$ 503,600 |
| 131 CINDY KLASSEN WAY | 04007134600 | TS-Two Storey | 2020 | 10 | \$ 469,900 | \$ 491,000 |
| 139 CINDY KLASSEN WAY | 04007134400 | TS-Two Storey | 2020 | 06 | \$ 450,000 | \$ 487,400 |
| 179 CINDY KLASSEN WAY | 04007180400 | OS-One Storey | 2019 | 03 | \$ 458,000 | \$ 512,000 |
| 30 CLEARVIEW DR | 04003224100 | OS-One Storey | 2020 | 09 | \$ 297,000 | \$ 313,300 |
| 31 DESERT PARK COVE | 04007040500 | TS-Two Storey | 2019 | 07 | \$ 545,000 | \$ 608,200 |
| 26 DROBOT PL | 04003338400 | TS-Two Storey | 2020 | 08 | \$ 506,260 | \$ 538,700 |
| 78 DROBOT PL | 04006997000 | TO-Two/One Storey | 2019 | 08 | \$ 439,900 | \$ 490,500 |
| 71 DUNITS DR | 04002984600 | TS-Two Storey | 2019 | 09 | \$ 290,000 | \$ 323,400 |
| 71 DUNITS DR | 04002984600 | TS-Two Storey | 2020 | 09 | \$ 294,800 | \$ 311,000 |
| 98 DUNITS DR | 04002989700 | BL-Bi-Level | 2020 | 09 | \$ 280,000 | \$ 295,400 |
| 134 DUNITS DR | 04002966700 | BL-Bi-Level | 2019 | 07 | \$ 279,900 | \$ 312,400 |
| 170 DUNITS DR | 04002968700 | OS-One Storey | 2020 | 09 | \$ 295,000 | \$ 311,200 |
| 173 DUNITS DR | 04003023400 | OS-One Storey | 2019 | 09 | \$ 320,500 | \$ 357,400 |
| 7 EAGLE LAKE COVE | 04003599000 | TS-Two Storey | 2019 | 07 | \$ 532,500 | \$ 594,300 |
| 23 EAST SPRINGS COVE | 04003607400 | TO-Two/One Storey | 2019 | 01 | \$ 405,000 | \$ 453,200 |
| 39 GREEN MEADOWS AVE | 04003627800 | TO-Two/One Storey | 2021 | 03 | \$ 400,000 | \$ 400,000 |
| 60 HAROLD PIERCY PL | 04002982800 | BL-Bi-Level | 2020 | 06 | \$ 296,100 | \$ 320,700 |
| 640 HEADMASTER ROW | 04007041100 | TS-Two Storey | 2019 | 08 | \$ 405,000 | \$ 451,600 |
| 77 HIGH POINT DR | 04003206400 | TS-Two Storey | 2019 | 09 | \$ 339,000 | \$ 378,000 |
| 88 HIGH POINT DR | 04003201200 | FL-4 Level Split | 2019 | 09 | \$ 330,000 | \$ 368,000 |
| 88 HIGH POINT DR | 04003201200 | FL-4 Level Split | 2021 | 01 | \$ 384,000 | \$ 390,900 |
| 100 HIGH POINT DR | 04003201800 | FL-4 Level Split | 2019 | 07 | \$ 368,000 | \$ 410,700 |
| 19 JASPER PL | 04006705100 | BL-Bi-Level | 2019 | 01 | \$ 299,900 | \$ 335,600 |
| 59 JIM SMITH DR | 04003020500 | TS-Two Storey | 2020 | 12 | \$ 355,000 | \$ 364,600 |
| 75 JIM SMITH DR | 04003021300 | OS-One Storey | 2019 | 06 | \$ 295,000 | \$ 329,200 |
| 88 JIM SMITH DR | 04002948800 | BL-Bi-Level | 2020 | 10 | \$ 300,000 | \$ 313,500 |
| 112 JIM SMITH DR | 04002994400 | BL-Bi-Level | 2020 | 10 | \$ 337,500 | \$ 352,700 |
| 124 JIM SMITH DR | 04002995000 | FL-4 Level Split | 2019 | 12 | \$ 299,900 | \$ 334,100 |
| 148 JIM SMITH DR | 04002996200 | OS-One Storey | 2020 | 06 | \$ 265,000 | \$ 287,000 |

**MARKET REGION: 2
SPRINGFIELD NORTH (419)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 172 JIM SMITH DR | 04002971700 | BL-Bi-Level | 2019 | 10 | \$ 305,000 | \$ 340,100 |
| 192 JIM SMITH DR | 04002970700 | OS-One Storey | 2020 | 11 | \$ 373,900 | \$ 387,400 |
| 47 JOHN HUYDA DR | 04007005900 | CO-Cabover | 2021 | 01 | \$ 405,000 | \$ 412,300 |
| 62 JOHN HUYDA DR | 04007005000 | OS-One Storey | 2019 | 11 | \$ 430,000 | \$ 479,000 |
| 15 KILLINGTON BAY | 04006914500 | TS-Two Storey | 2020 | 09 | \$ 350,900 | \$ 370,200 |
| 614 KNOWLES AVE | 04007257220 | OS-One Storey | 2019 | 03 | \$ 505,000 | \$ 564,600 |
| 662 KNOWLES AVE | 04003457000 | OH-One & 1/2 Storey | 2020 | 07 | \$ 325,000 | \$ 349,100 |
| 680 KNOWLES AVE | 04003473900 | BL-Bi-Level | 2020 | 07 | \$ 470,000 | \$ 504,800 |
| 683 KNOWLES AVE | 04007203000 | TO-Two/One Storey | 2020 | 09 | \$ 695,000 | \$ 733,200 |
| 760 KNOWLES AVE | 04007265185 | TS-Two Storey | 2021 | 01 | \$ 425,000 | \$ 432,700 |
| 770 KNOWLES AVE | 04007233000 | OS-One Storey | 2019 | 07 | \$ 350,000 | \$ 390,600 |
| 806 KNOWLES AVE | 04007263690 | TS-Two Storey | 2020 | 03 | \$ 449,900 | \$ 500,300 |
| 825 KNOWLES AVE | 04007260945 | OS-One Storey | 2020 | 08 | \$ 370,000 | \$ 393,700 |
| 27 MANTHORNE AVE | 04006811200 | BL-Bi-Level | 2019 | 07 | \$ 345,200 | \$ 385,200 |
| 816 MCIVOR AVE | 04003268400 | OS-One Storey | 2019 | 06 | \$ 400,000 | \$ 446,400 |
| 836 MCIVOR AVE | 04003269400 | OS-One Storey | 2019 | 09 | \$ 429,900 | \$ 479,300 |
| 850 MCIVOR AVE | 04003270100 | OS-One Storey | 2021 | 01 | \$ 407,000 | \$ 414,300 |
| 867 MCIVOR AVE | 04003300900 | TS-Two Storey | 2020 | 09 | \$ 430,000 | \$ 453,700 |
| 1002 MCIVOR AVE | 04003282600 | OS-One Storey | 2020 | 11 | \$ 422,000 | \$ 437,200 |
| 26 MICHAEL RUTA PL | 04003178600 | BL-Bi-Level | 2020 | 12 | \$ 345,000 | \$ 354,300 |
| 47 MIDDLEHURST CRES | 04003619600 | OS-One Storey | 2020 | 06 | \$ 389,000 | \$ 421,300 |
| 54 MIDDLEHURST CRES | 04003616400 | OS-One Storey | 2020 | 08 | \$ 405,000 | \$ 430,900 |
| 23 MIRAMONTE COVE | 04007195400 | TS-One Storey | 2021 | 01 | \$ 470,000 | \$ 478,500 |
| 56 MITCHELSON WAY | 04007091800 | OS-One Storey | 2019 | 04 | \$ 405,000 | \$ 452,400 |
| 85 MITCHELSON WAY | 04007047700 | TS-Two Storey | 2019 | 07 | \$ 512,000 | \$ 571,400 |
| 106 MITCHELSON WAY | 04007088800 | TS-Two Storey | 2019 | 08 | \$ 475,000 | \$ 529,600 |
| 121 MITCHELSON WAY | 04007048600 | TS-Two Storey | 2020 | 08 | \$ 525,000 | \$ 558,600 |
| 125 MITCHELSON WAY | 04007048700 | TS-Two Storey | 2019 | 08 | \$ 545,000 | \$ 607,700 |
| 15 POPKO CRES | 04007205700 | TO-Two/One Storey | 2019 | 07 | \$ 428,500 | \$ 478,200 |
| 19 POPKO CRES | 04007205600 | TO-Two/One Storey | 2020 | 05 | \$ 460,000 | \$ 502,800 |
| 35 POPKO CRES | 04007205200 | TO-Two/One Storey | 2020 | 06 | \$ 498,000 | \$ 539,300 |
| 70 POPKO CRES | 04007204800 | TS-Two Storey | 2019 | 08 | \$ 455,000 | \$ 507,300 |
| 70 POPKO CRES | 04007204800 | TS-Two Storey | 2020 | 08 | \$ 455,000 | \$ 484,100 |
| 1 RAGSDILL RD | 04003600000 | OS-One Storey | 2019 | 12 | \$ 392,000 | \$ 436,700 |
| 27 RAGSDILL RD | 04003601200 | TS-Two Storey | 2020 | 09 | \$ 465,000 | \$ 490,600 |
| 35 RAGSDILL RD | 04003601600 | TS-Two Storey | 2019 | 09 | \$ 429,000 | \$ 478,300 |
| 56 RAGSDILL RD | 04003300100 | OS-One Storey | 2020 | 04 | \$ 380,000 | \$ 418,800 |
| 125 RAGSDILL RD | 04003609800 | TS-Two Storey | 2019 | 04 | \$ 385,000 | \$ 430,000 |
| 246 RAGSDILL RD | 04006996000 | CO-Cabover | 2019 | 11 | \$ 375,000 | \$ 417,800 |

**MARKET REGION: 2
SPRINGFIELD NORTH (419)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|----------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 19 REGATTA RD | 04006889000 | FL-4 Level Split | 2019 | 10 | \$ 320,000 | \$ 356,800 |
| 34 REGATTA RD | 04006873000 | OS-One Storey | 2020 | 11 | \$ 440,000 | \$ 455,800 |
| 91 REGATTA RD | 04006895500 | FL-4 Level Split | 2019 | 10 | \$ 400,000 | \$ 446,000 |
| 91 REGATTA RD | 04006895500 | FL-4 Level Split | 2020 | 09 | \$ 418,000 | \$ 441,000 |
| 92 REGATTA RD | 04006880000 | TS-Two Storey | 2019 | 12 | \$ 417,000 | \$ 464,500 |
| 99 REGATTA RD | 04006896000 | OS-One Storey | 2019 | 12 | \$ 356,000 | \$ 396,600 |
| 120 REGATTA RD | 04006883000 | TS-Two Storey | 2020 | 12 | \$ 419,900 | \$ 431,200 |
| 131 REGATTA RD | 04006899000 | OS-One Storey | 2020 | 05 | \$ 335,000 | \$ 366,200 |
| 23 RUSHMORE RD | 04003275500 | OS-One Storey | 2021 | 02 | \$ 315,000 | \$ 317,800 |
| 77 RUSHMORE RD | 04003241800 | OS-One Storey | 2019 | 07 | \$ 390,500 | \$ 435,800 |
| 97 RUSHMORE RD | 04003242800 | BL-Bi-Level | 2019 | 10 | \$ 300,000 | \$ 334,500 |
| 101 RUSHMORE RD | 04003243000 | OS-One Storey | 2019 | 09 | \$ 360,000 | \$ 401,400 |
| 142 RUSHMORE RD | 04006726600 | BL-Bi-Level | 2019 | 03 | \$ 293,000 | \$ 327,600 |
| 195 RUSHMORE RD | 04002525600 | OS-One Storey | 2020 | 05 | \$ 313,000 | \$ 342,100 |
| 219 RUSHMORE RD | 04002527400 | FL-4 Level Split | 2020 | 10 | \$ 350,000 | \$ 365,800 |
| 250 RUSHMORE RD | 04006742000 | OS-One Storey | 2020 | 11 | \$ 351,000 | \$ 363,600 |
| 5 SAGE WOOD AVE | 04006775800 | TS-Two Storey | 2019 | 01 | \$ 242,000 | \$ 270,800 |
| 54 SAGE WOOD AVE | 04006791600 | OH-One & 1/2 Storey | 2020 | 11 | \$ 350,000 | \$ 362,600 |
| 58 SAGE WOOD AVE | 04006791800 | OS-One Storey | 2019 | 08 | \$ 266,000 | \$ 296,600 |
| 65 SAGE WOOD AVE | 04006780600 | OS-One Storey | 2021 | 03 | \$ 262,000 | \$ 262,000 |
| 119 SAGE WOOD AVE | 04006766400 | OS-One Storey | 2020 | 07 | \$ 239,000 | \$ 256,700 |
| 10 SHADOW HILLS COVE | 04007051000 | TS-Two Storey | 2020 | 10 | \$ 474,900 | \$ 496,300 |
| 59 SOUTHWELL RD | 04006828800 | BL-Bi-Level | 2020 | 12 | \$ 287,000 | \$ 294,700 |
| 63 SOUTHWELL RD | 04006831000 | OS-One Storey | 2019 | 10 | \$ 350,000 | \$ 390,300 |
| 91 SOUTHWELL RD | 04006834500 | FL-4 Level Split | 2019 | 09 | \$ 350,000 | \$ 390,300 |
| 4 ST MORITZ RD | 04006745500 | FL-4 Level Split | 2019 | 12 | \$ 270,000 | \$ 300,800 |
| 22 ST MORITZ RD | 04006743000 | OH-One & 1/2 Storey | 2020 | 01 | \$ 335,000 | \$ 372,900 |
| 39 ST MORITZ RD | 04002528300 | OS-One Storey | 2019 | 06 | \$ 294,900 | \$ 329,100 |
| 55 ST MORITZ RD | 04002529500 | OS-One Storey | 2019 | 12 | \$ 294,000 | \$ 327,500 |
| 73 ST MORITZ RD | 04003263800 | TS-Two Storey | 2019 | 01 | \$ 290,000 | \$ 324,500 |
| 85 ST MORITZ RD | 04003264400 | OS-One Storey | 2019 | 10 | \$ 335,000 | \$ 373,500 |
| 121 ST MORITZ RD | 04007020400 | TS-Two Storey | 2019 | 10 | \$ 406,000 | \$ 452,700 |
| 21 STRONGBERG DR | 04003626000 | TS-Two Storey | 2019 | 07 | \$ 485,000 | \$ 541,300 |
| 54 STRONGBERG DR | 04003325700 | OS-One Storey | 2019 | 07 | \$ 443,900 | \$ 495,400 |
| 66 STRONGBERG DR | 04003325300 | OS-One Storey | 2020 | 04 | \$ 451,000 | \$ 497,000 |
| 164 STRONGBERG DR | 04006984600 | TS-Two Storey | 2020 | 05 | \$ 390,000 | \$ 426,300 |
| 169 STRONGBERG DR | 04006985000 | TS-Two Storey | 2020 | 06 | \$ 390,000 | \$ 422,400 |
| 37 SUN VALLEY DR | 04003230100 | TS-Two Storey | 2019 | 03 | \$ 341,500 | \$ 381,800 |
| 65 SUN VALLEY DR | 04003231500 | OS-One Storey | 2019 | 11 | \$ 327,000 | \$ 364,300 |

**MARKET REGION: 2
SPRINGFIELD NORTH (419)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|----------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 134 SUN VALLEY DR | 04006770800 | OS-One Storey | 2020 | 02 | \$ 235,000 | \$ 261,600 |
| 152 SUN VALLEY DR | 04006772100 | OS-One Storey | 2021 | 03 | \$ 265,152 | \$ 265,200 |
| 170 SUN VALLEY DR | 04006773600 | OS-One Storey | 2019 | 09 | \$ 223,000 | \$ 248,600 |
| 212 SUN VALLEY DR | 04006760200 | OS-One Storey | 2020 | 08 | \$ 230,000 | \$ 244,700 |
| 231 SUN VALLEY DR | 04006753300 | OS-One Storey | 2020 | 04 | \$ 195,000 | \$ 214,900 |
| 252 SUN VALLEY DR | 04006762800 | OS-One Storey | 2020 | 12 | \$ 249,900 | \$ 256,600 |
| 54 SUNKIST COVE | 04007133600 | TS-Two Storey | 2019 | 09 | \$ 555,000 | \$ 618,800 |
| 26 SUNNY HILLS RD | 04006838000 | BL-Bi-Level | 2020 | 11 | \$ 407,500 | \$ 422,200 |
| 123 SUNNY HILLS RD | 04006863500 | FL-4 Level Split | 2019 | 06 | \$ 335,000 | \$ 373,900 |
| 123 SUNNY HILLS RD | 04006863500 | FL-4 Level Split | 2020 | 08 | \$ 366,000 | \$ 389,400 |
| 11 TAUNUS DR | 04003039000 | OS-One Storey | 2020 | 09 | \$ 301,000 | \$ 317,600 |
| 14 TAUNUS DR | 04003035600 | BL-Bi-Level | 2019 | 12 | \$ 250,000 | \$ 278,500 |
| 31 TAUNUS DR | 04003040000 | OS-One Storey | 2019 | 09 | \$ 286,000 | \$ 318,900 |
| 42 TAUNUS DR | 04003037000 | OS-One Storey | 2019 | 12 | \$ 255,000 | \$ 284,100 |
| 59 TAUNUS DR | 04003041400 | OS-One Storey | 2021 | 01 | \$ 328,000 | \$ 333,900 |
| 62 TAUNUS DR | 04003038000 | OS-One Storey | 2019 | 08 | \$ 275,000 | \$ 306,600 |
| 86 TAUNUS DR | 04003026300 | BL-Bi-Level | 2019 | 08 | \$ 273,000 | \$ 304,400 |
| 94 TAUNUS DR | 04003025900 | TS-Two Storey | 2021 | 02 | \$ 285,100 | \$ 287,700 |
| 95 TAUNUS DR | 04003043200 | OS-One Storey | 2020 | 06 | \$ 270,000 | \$ 292,400 |
| 106 TAUNUS DR | 04003025300 | OS-One Storey | 2019 | 09 | \$ 294,000 | \$ 327,800 |
| 42 THURLBY RD | 04003315000 | FL-4 Level Split | 2019 | 05 | \$ 367,132 | \$ 410,100 |
| 83 THURLBY RD | 04003246600 | FL-4 Level Split | 2020 | 03 | \$ 350,000 | \$ 389,200 |
| 86 THURLBY RD | 04003316400 | TS-Two Storey | 2019 | 10 | \$ 360,000 | \$ 401,400 |
| 103 THURLBY RD | 04003247600 | TS-Two Storey | 2020 | 06 | \$ 325,000 | \$ 352,000 |
| 142 THURLBY RD | 04003318500 | OS-One Storey | 2020 | 11 | \$ 345,000 | \$ 357,400 |
| 179 THURLBY RD | 04003323600 | OS-One Storey | 2019 | 06 | \$ 280,000 | \$ 312,500 |
| 187 THURLBY RD | 04003323200 | FL-4 Level Split | 2020 | 04 | \$ 312,000 | \$ 343,800 |
| 195 THURLBY RD | 04003322800 | FL-4 Level Split | 2020 | 06 | \$ 310,000 | \$ 335,700 |
| 6 TOMKINS BAY | 04003259800 | FL-4 Level Split | 2020 | 02 | \$ 402,500 | \$ 448,000 |
| 25 TOMKINS BAY | 04003262600 | BL-Bi-Level | 2019 | 07 | \$ 289,900 | \$ 323,500 |
| 49 TOMKINS BAY | 04007019000 | CO-Cabover | 2020 | 09 | \$ 452,500 | \$ 477,400 |
| 58 TOMKINS BAY | 04007017900 | OS-One Storey | 2020 | 07 | \$ 428,500 | \$ 460,200 |
| 22 VINTAGE HILLS CRT | 04007045800 | TS-Two Storey | 2019 | 09 | \$ 469,900 | \$ 523,900 |
| 7 WEST SPRINGS COVE | 04003602400 | TS-Two Storey | 2020 | 06 | \$ 519,000 | \$ 562,100 |
| 30 WYNYARD BAY | 04006804800 | OS-One Storey | 2020 | 09 | \$ 327,500 | \$ 345,500 |
| 35 WYNYARD BAY | 04006807600 | OS-One Storey | 2019 | 11 | \$ 315,000 | \$ 350,900 |

**MARKET REGION: 2
SPRINGFIELD SOUTH (420)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 19 ASHLEY COVE | 04005397000 | OS-One Storey | 2019 | 06 | \$ 349,023 | \$ 389,500 |
| 39 ASHLEY COVE | 04005394500 | TS-Two Storey | 2020 | 03 | \$ 385,000 | \$ 428,100 |
| 1109 BRUNSWICK ST | 04002850000 | BL-Bi-Level | 2020 | 07 | \$ 300,000 | \$ 322,200 |
| 1133 BRUNSWICK ST | 04002848600 | BL-Bi-Level | 2020 | 01 | \$ 242,500 | \$ 269,900 |
| 1181 BRUNSWICK ST | 04007016000 | OS-One Storey | 2019 | 09 | \$ 299,900 | \$ 334,400 |
| 1185 BRUNSWICK ST | 04007016100 | BL-Bi-Level | 2019 | 10 | \$ 315,000 | \$ 351,200 |
| 17 KIRLYSTONE WAY | 04002893400 | OS-One Storey | 2020 | 10 | \$ 347,500 | \$ 363,100 |
| 32 KIRLYSTONE WAY | 04002895400 | OS-One Storey | 2020 | 02 | \$ 385,500 | \$ 429,100 |
| 83 KIRLYSTONE WAY | 04005342000 | OS-One Storey | 2020 | 03 | \$ 341,000 | \$ 379,200 |
| 187 KIRLYSTONE WAY | 04005357500 | OS-One Storey | 2019 | 10 | \$ 310,000 | \$ 345,700 |
| 190 KIRLYSTONE WAY | 04005362500 | OS-One Storey | 2020 | 09 | \$ 323,000 | \$ 340,800 |
| 2 MAHONEE DR | 04005277000 | OS-One Storey | 2020 | 03 | \$ 320,000 | \$ 355,800 |
| 61 MAHONEE DR | 04003596900 | TS-Two Storey | 2021 | 03 | \$ 420,000 | \$ 420,000 |
| 70 MAHONEE DR | 04003591600 | OS-One Storey | 2020 | 10 | \$ 415,500 | \$ 434,200 |
| 134 MAHONEE DR | 04003594800 | BL-Bi-Level | 2020 | 05 | \$ 400,000 | \$ 437,200 |
| 250 MAHONEE DR | 04005406000 | OS-One Storey | 2019 | 10 | \$ 372,500 | \$ 415,300 |
| 1041 MCLEOD AVE | 04002845800 | TS-Two Storey | 2020 | 12 | \$ 340,000 | \$ 349,200 |
| 1115 MCLEOD AVE | 04002851400 | BL-Bi-Level | 2020 | 10 | \$ 390,500 | \$ 408,100 |
| 1125 MCLEOD AVE | 04002851000 | BL-Bi-Level | 2020 | 01 | \$ 330,000 | \$ 367,300 |
| 11 MEGHAN COVE | 04005319000 | TS-Two Storey | 2019 | 08 | \$ 357,000 | \$ 398,100 |
| 17 MEGHAN COVE | 04005318000 | OS-One Storey | 2020 | 06 | \$ 265,000 | \$ 287,000 |
| 1496 MOLSON ST | 04002912000 | OS-One Storey | 2019 | 01 | \$ 345,000 | \$ 386,100 |
| 9 RED OAK DR | 04005423000 | BL-Bi-Level | 2020 | 09 | \$ 290,000 | \$ 306,000 |
| 40 RED OAK DR | 04005327800 | TS-Two Storey | 2020 | 06 | \$ 238,500 | \$ 258,300 |
| 50 RED OAK DR | 04005328400 | TS-Two Storey | 2019 | 10 | \$ 220,000 | \$ 245,300 |
| 51 RED OAK DR | 04005297900 | OS-One Storey | 2021 | 03 | \$ 220,000 | \$ 220,000 |
| 52 RED OAK DR | 04005328700 | TS-Two Storey | 2020 | 08 | \$ 236,111 | \$ 251,200 |
| 89 RED OAK DR | 04005301100 | OS-One Storey | 2020 | 11 | \$ 255,500 | \$ 264,700 |
| 102 RED OAK DR | 04005313100 | BL-Bi-Level | 2020 | 09 | \$ 250,000 | \$ 263,800 |
| 137 RED OAK DR | 04005367300 | TS-Two Storey | 2019 | 10 | \$ 245,000 | \$ 273,200 |
| 147 RED OAK DR | 04005368100 | TS-Two Storey | 2020 | 07 | \$ 215,000 | \$ 230,900 |
| 163 RED OAK DR | 04005370100 | FL-4 Level Split | 2019 | 08 | \$ 249,000 | \$ 277,600 |
| 199 RED OAK DR | 04005371200 | OS-One Storey | 2020 | 10 | \$ 262,500 | \$ 274,300 |
| 229 RED OAK DR | 04005375500 | BL-Bi-Level | 2020 | 09 | \$ 232,000 | \$ 244,800 |
| 50 STEFANIE DR | 04005324000 | FL-4 Level Split | 2019 | 05 | \$ 298,000 | \$ 332,900 |
| 59 STEFANIE DR | 04005348500 | OS-One Storey | 2019 | 08 | \$ 340,000 | \$ 379,100 |
| 119 STEFANIE DR | 04005400000 | OS-One Storey | 2020 | 01 | \$ 340,000 | \$ 378,400 |
| 6 TANYA CRES | 04005303500 | OS-One Storey | 2020 | 11 | \$ 362,000 | \$ 375,000 |
| 7 TANYA CRES | 04005282000 | TS-Two Storey | 2020 | 06 | \$ 399,900 | \$ 433,100 |

MARKET REGION: 2
SPRINGFIELD SOUTH (420)

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------------|--------------------|----------------------|------------------|-------------------|-------------------|-----------------------------------|
| 11 TANYA CRES | 04005282500 | OS-One Storey | 2020 | 08 | \$ 374,900 | \$ 398,900 |
| 54 TANYA CRES | 04005309500 | OS-One Storey | 2020 | 08 | \$ 375,000 | \$ 399,000 |
| 58 TANYA CRES | 04005310000 | OS-One Storey | 2020 | 07 | \$ 335,500 | \$ 360,300 |
| 91 TANYA CRES | 04005384500 | BL-Bi-Level | 2019 | 10 | \$ 285,000 | \$ 317,800 |
| 94 TANYA CRES | 04005381500 | TS-Two Storey | 2019 | 05 | \$ 245,770 | \$ 274,500 |
| 133 TANYA CRES | 04005387500 | OS-One Storey | 2020 | 08 | \$ 295,000 | \$ 313,900 |
| 150 TANYA CRES | 04005377100 | OS-One Storey | 2020 | 06 | \$ 240,900 | \$ 260,900 |
| 154 TANYA CRES | 04005376800 | BL-Bi-Level | 2019 | 04 | \$ 228,000 | \$ 254,700 |
| 18 THORNBURY CRES | 04005335500 | FL-4 Level Split | 2019 | 07 | \$ 340,000 | \$ 379,400 |
| 19 THORNBURY CRES | 04005322000 | OS-One Storey | 2020 | 10 | \$ 369,900 | \$ 386,500 |
| 23 THORNBURY CRES | 04005321500 | OS-One Storey | 2019 | 01 | \$ 339,900 | \$ 380,300 |

MARKET REGION: 2**SALES DATA****VALHALLA (421)**

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|-------------------------|--------------------|----------------------|------------------|-------------------|-------------------|-----------------------------------|
| 6 EASTWOOD DR | 04002435900 | OS-One Storey | 2020 | 08 | \$ 435,100 | \$ 462,900 |
| 22 EASTWOOD DR | 04002434900 | TS-Two Storey | 2019 | 06 | \$ 549,000 | \$ 612,700 |

**MARKET REGION: 2
VALLEY GARDENS (422)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|-------------------|-----------|------------|------------|------------------------|
| 4 AMELIA CRES | 04006520100 | TS-Two Storey | 2019 | 07 | \$ 163,000 | \$ 181,900 |
| 15 AMELIA CRES | 04006503100 | OS-One Storey | 2020 | 05 | \$ 230,000 | \$ 251,400 |
| 25 AMELIA CRES | 04006505500 | OS-One Storey | 2020 | 06 | \$ 220,000 | \$ 238,300 |
| 46 AMELIA CRES | 04006527000 | OS-One Storey | 2020 | 02 | \$ 337,500 | \$ 375,600 |
| 67 AMELIA CRES | 04006516000 | OS-One Storey | 2020 | 07 | \$ 300,000 | \$ 322,200 |
| 91 AMELIA CRES | 04006592000 | OS-One Storey | 2020 | 09 | \$ 334,500 | \$ 352,900 |
| 95 AMELIA CRES | 04006593000 | OS-One Storey | 2020 | 06 | \$ 297,500 | \$ 322,200 |
| 131 AMELIA CRES | 04006602000 | OS-One Storey | 2019 | 09 | \$ 362,500 | \$ 404,200 |
| 37 ANTRIM RD | 04005120300 | OS-One Storey | 2020 | 09 | \$ 211,500 | \$ 223,100 |
| 57 ANTRIM RD | 04005121800 | OS-One Storey | 2020 | 03 | \$ 307,650 | \$ 342,100 |
| 93 ANTRIM RD | 04005124500 | OS-One Storey | 2019 | 06 | \$ 322,500 | \$ 359,900 |
| 151 ANTRIM RD | 04005073700 | OS-One Storey | 2019 | 08 | \$ 215,000 | \$ 239,700 |
| 169 ANTRIM RD | 04005072200 | OS-One Storey | 2020 | 06 | \$ 228,000 | \$ 246,900 |
| 259 ANTRIM RD | 04005219700 | BL-Bi-Level | 2019 | 05 | \$ 280,000 | \$ 312,800 |
| 314 ANTRIM RD | 04005193500 | OS-One Storey | 2021 | 03 | \$ 299,000 | \$ 299,000 |
| 2 AVACO DR | 04005080700 | BL-Bi-Level | 2019 | 07 | \$ 340,000 | \$ 379,400 |
| 3 AVACO DR | 04005092700 | OS-One Storey | 2020 | 09 | \$ 320,200 | \$ 337,800 |
| 7 AVACO DR | 04005093000 | OS-One Storey | 2019 | 12 | \$ 300,000 | \$ 334,200 |
| 46 AVACO DR | 04005084000 | OS-One Storey | 2020 | 03 | \$ 290,000 | \$ 322,500 |
| 50 AVACO DR | 04005084300 | OS-One Storey | 2020 | 08 | \$ 312,000 | \$ 332,000 |
| 75 AVACO DR | 04005096600 | OS-One Storey | 2020 | 07 | \$ 336,000 | \$ 360,900 |
| 102 AVACO DR | 04005087600 | OS-One Storey | 2019 | 06 | \$ 320,000 | \$ 357,100 |
| 106 AVACO DR | 04005087900 | OS-One Storey | 2019 | 08 | \$ 288,000 | \$ 321,100 |
| 2 BAYNE CRES | 04006546000 | OS-One Storey | 2020 | 11 | \$ 355,500 | \$ 368,300 |
| 3 BAYNE CRES | 04006545000 | OS-One Storey | 2019 | 07 | \$ 255,000 | \$ 284,600 |
| 39 BAYNE CRES | 04006536000 | OS-One Storey | 2019 | 12 | \$ 345,000 | \$ 384,300 |
| 3 BONNYDOON PL | 04002490800 | BL-Bi-Level | 2020 | 11 | \$ 275,572 | \$ 285,500 |
| 22 BONNYDOON PL | 04002488200 | OS-One Storey | 2019 | 09 | \$ 278,000 | \$ 310,000 |
| 22 DAMPSY CRES | 04002496200 | TO-Two/One Storey | 2019 | 10 | \$ 360,000 | \$ 401,400 |
| 30 DAMPSY CRES | 04002495800 | OS-One Storey | 2020 | 10 | \$ 347,000 | \$ 362,600 |
| 62 DAMPSY CRES | 04002494900 | OS-One Storey | 2020 | 12 | \$ 314,500 | \$ 323,000 |
| 45 DE JONG CRES | 04002486700 | OS-One Storey | 2021 | 01 | \$ 375,000 | \$ 381,800 |
| 61 DE JONG CRES | 04002485800 | BL-Bi-Level | 2020 | 10 | \$ 287,500 | \$ 300,400 |
| 69 DE JONG CRES | 04002485400 | BL-Bi-Level | 2020 | 10 | \$ 306,000 | \$ 319,800 |
| 20 DOWHAN CRES | 02061445200 | OS-One Storey | 2019 | 04 | \$ 321,500 | \$ 359,100 |
| 27 DOWHAN CRES | 02061441600 | OS-One Storey | 2019 | 07 | \$ 400,500 | \$ 447,000 |
| 86 DOWHAN CRES | 02061448400 | FL-4 Level Split | 2020 | 07 | \$ 400,000 | \$ 429,600 |
| 19 FLETT AVE | 04005234300 | OS-One Storey | 2020 | 03 | \$ 292,000 | \$ 324,700 |
| 34 FLETT AVE | 04005226000 | TS-Two Storey | 2019 | 08 | \$ 320,100 | \$ 356,900 |

**MARKET REGION: 2
VALLEY GARDENS (422)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 43 FLETT AVE | 04005236100 | OS-One Storey | 2019 | 08 | \$ 330,000 | \$ 368,000 |
| 795 GATEWAY RD | 02061981900 | TS-Two Storey | 2019 | 07 | \$ 225,000 | \$ 251,100 |
| 136 GRASSIE BLVD | 04006489500 | OS-One Storey | 2020 | 01 | \$ 300,000 | \$ 333,900 |
| 14 GREEN VALLEY BAY | 02061618000 | BL-Bi-Level | 2019 | 12 | \$ 289,900 | \$ 322,900 |
| 47 GREEN VALLEY BAY | 02061603000 | OS-One Storey | 2019 | 03 | \$ 310,000 | \$ 346,600 |
| 59 GREEN VALLEY BAY | 02061646000 | OS-One Storey | 2019 | 05 | \$ 322,000 | \$ 359,700 |
| 86 GREEN VALLEY BAY | 02061623000 | OS-One Storey | 2020 | 07 | \$ 283,000 | \$ 303,900 |
| 705 GREY ST | 02060825100 | TS-Two Storey | 2020 | 09 | \$ 195,000 | \$ 205,700 |
| 27 HENRIETTA ST | 04005110800 | TS-Two Storey | 2019 | 02 | \$ 217,000 | \$ 242,600 |
| 51 HERSHEY ST | 02061111300 | TS-Two Storey | 2019 | 05 | \$ 261,000 | \$ 291,500 |
| 55 HERSHEY ST | 02061111600 | TL-3 Level Split | 2019 | 04 | \$ 255,000 | \$ 284,800 |
| 75 HERSHEY ST | 02061112500 | TS-Two Storey | 2019 | 09 | \$ 310,000 | \$ 345,700 |
| 15 HOBBS CRES | 04005261700 | OS-One Storey | 2021 | 01 | \$ 341,500 | \$ 347,600 |
| 31 HOBBS CRES | 04002569000 | BL-Bi-Level | 2020 | 03 | \$ 275,000 | \$ 305,800 |
| 43 HOBBS CRES | 04002569600 | BL-Bi-Level | 2019 | 09 | \$ 275,000 | \$ 306,600 |
| 71 HOBBS CRES | 04005255400 | OS-One Storey | 2019 | 07 | \$ 306,000 | \$ 341,500 |
| 82 HOBBS CRES | 04005251400 | OS-One Storey | 2019 | 06 | \$ 283,000 | \$ 315,800 |
| 3 JEFFREY CRES | 04002764800 | BL-Bi-Level | 2020 | 06 | \$ 340,000 | \$ 368,200 |
| 22 JEFFREY CRES | 04002759000 | OS-One Storey | 2019 | 09 | \$ 347,000 | \$ 386,900 |
| 59 JEFFREY CRES | 04002762000 | BL-Bi-Level | 2020 | 08 | \$ 391,000 | \$ 416,000 |
| 6 JOHN TAYLOR PL | 04006465000 | OS-One Storey | 2020 | 08 | \$ 421,000 | \$ 447,900 |
| 18 JOHN TAYLOR PL | 04006466500 | OS-One Storey | 2020 | 07 | \$ 374,000 | \$ 401,700 |
| 35 JOHN TAYLOR PL | 04006438000 | TS-Two Storey | 2021 | 03 | \$ 390,000 | \$ 390,000 |
| 798 KIMBERLY AVE | 02061107800 | TS-Two Storey | 2020 | 03 | \$ 220,000 | \$ 244,600 |
| 976 KIMBERLY AVE | 02061168500 | OS-One Storey | 2020 | 03 | \$ 275,000 | \$ 305,800 |
| 984 KIMBERLY AVE | 02061169000 | BL-Bi-Level | 2019 | 08 | \$ 300,000 | \$ 334,500 |
| 985 KIMBERLY AVE | 02061631500 | TS-Two Storey | 2019 | 05 | \$ 205,000 | \$ 229,000 |
| 989 KIMBERLY AVE | 02061632500 | OS-One Storey | 2020 | 06 | \$ 225,000 | \$ 243,700 |
| 1105 KIMBERLY AVE | 02062575500 | BL-Bi-Level | 2020 | 07 | \$ 214,000 | \$ 229,800 |
| 1121 KIMBERLY AVE | 02062578100 | BL-Bi-Level | 2020 | 07 | \$ 206,187 | \$ 221,400 |
| 58 LEMMEN DR | 04005139300 | BL-Bi-Level | 2020 | 12 | \$ 295,000 | \$ 303,000 |
| 897 LONDON ST | 04005229900 | OS-One Storey | 2019 | 11 | \$ 291,500 | \$ 324,700 |
| 960 LONDON ST | 04002474400 | OS-One Storey | 2020 | 08 | \$ 238,000 | \$ 253,200 |
| 970 LONDON ST | 04002473700 | OS-One Storey | 2020 | 09 | \$ 235,000 | \$ 247,900 |
| 978 LONDON ST | 04002473100 | OS-One Storey | 2019 | 08 | \$ 220,000 | \$ 245,300 |
| 1078 LONDON ST | 04002778400 | OS-One Storey | 2020 | 10 | \$ 350,500 | \$ 366,300 |
| 899 LOUELDA ST | 04005126700 | OS-One Storey | 2021 | 03 | \$ 340,000 | \$ 340,000 |
| 907 LOUELDA ST | 04005127300 | OS-One Storey | 2020 | 10 | \$ 278,000 | \$ 290,500 |
| 919 LOUELDA ST | 04005128100 | OS-One Storey | 2019 | 04 | \$ 240,000 | \$ 268,100 |

**MARKET REGION: 2
VALLEY GARDENS (422)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------|-----------|------------|------------|------------------------|
| 927 LOUELDA ST | 04005128700 | OS-One Storey | 2020 | 08 | \$ 300,000 | \$ 319,200 |
| 959 LOUELDA ST | 04005130900 | OS-One Storey | 2019 | 10 | \$ 270,000 | \$ 301,100 |
| 10 MARCHANT CRES | 04005249300 | OS-One Storey | 2021 | 03 | \$ 315,000 | \$ 315,000 |
| 22 MARCHANT CRES | 04005248700 | OS-One Storey | 2020 | 08 | \$ 360,000 | \$ 383,000 |
| 19 MCCREEDY RD | 04006584000 | BL-Bi-Level | 2020 | 06 | \$ 299,000 | \$ 323,800 |
| 948 MCLEOD AVE | 04002784200 | OS-One Storey | 2019 | 09 | \$ 340,000 | \$ 379,100 |
| 988 MCLEOD AVE | 04002788500 | OS-One Storey | 2019 | 11 | \$ 366,000 | \$ 407,700 |
| 1064 MCLEOD AVE | 04006458700 | OS-One Storey | 2020 | 02 | \$ 214,900 | \$ 239,200 |
| 1076 MCLEOD AVE | 04006487500 | BL-Bi-Level | 2019 | 08 | \$ 299,000 | \$ 333,400 |
| 1076 MCLEOD AVE | 04006487500 | BL-Bi-Level | 2020 | 09 | \$ 330,000 | \$ 348,200 |
| 1080 MCLEOD AVE | 04006488000 | OS-One Storey | 2020 | 08 | \$ 329,900 | \$ 351,000 |
| 1142 MCLEOD AVE | 04007033800 | OS-One Storey | 2020 | 07 | \$ 410,500 | \$ 440,900 |
| 1146 MCLEOD AVE | 04007033900 | TS-Two Storey | 2020 | 05 | \$ 425,000 | \$ 464,500 |
| 22 MEIGHEN BAY | 04002510000 | OS-One Storey | 2020 | 02 | \$ 260,000 | \$ 289,400 |
| 71 MEIGHEN BAY | 04002511900 | BL-Bi-Level | 2020 | 12 | \$ 300,000 | \$ 308,100 |
| 30 MENNO BAY | 04005194100 | OS-One Storey | 2020 | 09 | \$ 324,900 | \$ 342,800 |
| 34 MENNO BAY | 04005194400 | TS-Two Storey | 2020 | 09 | \$ 370,000 | \$ 390,400 |
| 38 MENNO BAY | 04005194700 | OS-One Storey | 2019 | 06 | \$ 294,000 | \$ 328,100 |
| 6 MERRILL CRES | 04005103200 | OS-One Storey | 2019 | 01 | \$ 283,000 | \$ 316,700 |
| 51 MERRILL CRES | 04005108300 | OS-One Storey | 2019 | 01 | \$ 244,900 | \$ 274,000 |
| 1240A MOLSON ST | 04005178700 | TS-Two Storey | 2019 | 01 | \$ 215,000 | \$ 240,600 |
| 1260E MOLSON ST | 04005181300 | TS-Two Storey | 2021 | 03 | \$ 217,500 | \$ 217,500 |
| 1312B MOLSON ST | 04005184500 | TS-Two Storey | 2021 | 02 | \$ 195,000 | \$ 196,800 |
| 1318A MOLSON ST | 04005185000 | TS-Two Storey | 2020 | 10 | \$ 210,000 | \$ 219,500 |
| 1324C MOLSON ST | 04005186700 | TS-Two Storey | 2020 | 12 | \$ 195,000 | \$ 200,300 |
| 71 MUTCHMOR CLOSE | 04002468200 | OS-One Storey | 2019 | 08 | \$ 300,000 | \$ 334,500 |
| 86 MUTCHMOR CLOSE | 04002463000 | OS-One Storey | 2019 | 04 | \$ 320,000 | \$ 357,400 |
| 110 MUTCHMOR CLOSE | 04002461800 | BL-Bi-Level | 2019 | 08 | \$ 300,000 | \$ 334,500 |
| 119 MUTCHMOR CLOSE | 04002465800 | OS-One Storey | 2019 | 05 | \$ 247,000 | \$ 275,900 |
| 10 NATHAN LANE | 02061447600 | OS-One Storey | 2019 | 08 | \$ 357,000 | \$ 398,100 |
| 6 NORILYN BAY | 04005070500 | OS-One Storey | 2020 | 01 | \$ 270,000 | \$ 300,500 |
| 15 NORILYN BAY | 04005061300 | OS-One Storey | 2019 | 07 | \$ 310,000 | \$ 346,000 |
| 43 NORILYN BAY | 04005059200 | OS-One Storey | 2020 | 12 | \$ 407,100 | \$ 418,100 |
| 82 NORILYN BAY | 04005067200 | OS-One Storey | 2019 | 11 | \$ 270,000 | \$ 300,800 |
| 3 RAVENHILL RD | 04005173700 | OS-One Storey | 2020 | 05 | \$ 277,000 | \$ 302,800 |
| 26 RAVENHILL RD | 04005272300 | BL-Bi-Level | 2019 | 06 | \$ 230,000 | \$ 256,700 |
| 37 RAVENHILL RD | 04005171400 | TS-Two Storey | 2020 | 12 | \$ 215,700 | \$ 221,500 |
| 50 RAVENHILL RD | 04005275900 | OS-One Storey | 2020 | 09 | \$ 260,000 | \$ 274,300 |
| 52 RAVENHILL RD | 04005276200 | BL-Bi-Level | 2021 | 03 | \$ 225,000 | \$ 225,000 |

**MARKET REGION: 2
VALLEY GARDENS (422)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 59 RAVENHILL RD | 04005169800 | TS-Two Storey | 2019 | 05 | \$ 175,000 | \$ 195,500 |
| 67 RAVENHILL RD | 04005169200 | TS-Two Storey | 2020 | 06 | \$ 225,000 | \$ 243,700 |
| 82 RAVENHILL RD | 04005148200 | TS-Two Storey | 2020 | 10 | \$ 234,000 | \$ 244,500 |
| 84 RAVENHILL RD | 04005148300 | TS-Two Storey | 2020 | 08 | \$ 225,000 | \$ 239,400 |
| 118 RAVENHILL RD | 04005134900 | BL-Bi-Level | 2020 | 05 | \$ 285,000 | \$ 311,500 |
| 119 RAVENHILL RD | 04005165100 | OS-One Storey | 2020 | 03 | \$ 340,000 | \$ 378,100 |
| 127 RAVENHILL RD | 04005164500 | OS-One Storey | 2020 | 06 | \$ 314,000 | \$ 340,100 |
| 158 RAVENHILL RD | 04005132000 | OS-One Storey | 2020 | 10 | \$ 270,000 | \$ 282,200 |
| 52 REAY CRES | 04005232600 | TS-Two Storey | 2020 | 05 | \$ 210,000 | \$ 229,500 |
| 67 REAY CRES | 04002531000 | OS-One Storey | 2020 | 03 | \$ 335,000 | \$ 372,500 |
| 79 REAY CRES | 04002514300 | OS-One Storey | 2020 | 05 | \$ 321,600 | \$ 351,500 |
| 135 REAY CRES | 04005269200 | OS-One Storey | 2019 | 02 | \$ 255,000 | \$ 285,100 |
| 39 RIZER CRES | 02061172500 | OS-One Storey | 2019 | 10 | \$ 270,000 | \$ 301,100 |
| 54 RIZER CRES | 02061166000 | OS-One Storey | 2019 | 11 | \$ 318,000 | \$ 354,300 |
| 7 ROCKSPUR ST | 04002493600 | OS-One Storey | 2019 | 05 | \$ 320,000 | \$ 357,400 |
| 43 ROCKSPUR ST | 04002500900 | TS-Two Storey | 2020 | 10 | \$ 380,000 | \$ 397,100 |
| 8 RUDOLPH BAY | 02062753000 | OS-One Storey | 2019 | 10 | \$ 230,200 | \$ 256,700 |
| 15 RUDOLPH BAY | 02062714000 | FL-4 Level Split | 2020 | 01 | \$ 249,000 | \$ 277,100 |
| 17 RUDOLPH BAY | 02062715000 | TS-Two Storey | 2020 | 05 | \$ 245,000 | \$ 267,800 |
| 27 RUDOLPH BAY | 02062718000 | BL-Bi-Level | 2020 | 07 | \$ 248,000 | \$ 266,400 |
| 29 RUDOLPH BAY | 02062719000 | BL-Bi-Level | 2019 | 08 | \$ 209,000 | \$ 233,000 |
| 35 RUDOLPH BAY | 02062721000 | TS-Two Storey | 2019 | 06 | \$ 185,000 | \$ 206,500 |
| 59 RUDOLPH BAY | 02062729000 | OS-One Storey | 2020 | 03 | \$ 240,000 | \$ 266,900 |
| 77 RUDOLPH BAY | 02062735000 | OS-One Storey | 2019 | 09 | \$ 246,500 | \$ 274,800 |
| 83 RUDOLPH BAY | 02062410600 | OS-One Storey | 2020 | 10 | \$ 278,500 | \$ 291,000 |
| 100 RUDOLPH BAY | 02062740000 | FL-4 Level Split | 2020 | 09 | \$ 257,000 | \$ 271,100 |
| 112 RUDOLPH BAY | 02062736000 | OS-One Storey | 2020 | 09 | \$ 195,000 | \$ 205,700 |
| 41 SIDDALL CRES | 04006398000 | OS-One Storey | 2019 | 07 | \$ 300,000 | \$ 334,800 |
| 78 SIDDALL CRES | 04006414000 | OS-One Storey | 2020 | 05 | \$ 305,000 | \$ 333,400 |
| 2 SNOWDON AVE | 02062591500 | BL-Bi-Level | 2021 | 01 | \$ 185,000 | \$ 188,300 |
| 40 SNOWDON AVE | 02062585100 | BL-Bi-Level | 2019 | 06 | \$ 187,000 | \$ 208,700 |
| 53 SNOWDON AVE | 02062428100 | BL-Bi-Level | 2020 | 11 | \$ 173,500 | \$ 179,700 |
| 62 SNOWDON AVE | 02062581500 | BL-Bi-Level | 2019 | 08 | \$ 180,000 | \$ 200,700 |
| 64 SNOWDON AVE | 02062581100 | BL-Bi-Level | 2020 | 03 | \$ 170,000 | \$ 189,000 |
| 142 SNOWDON AVE | 02062555500 | TS-Two Storey | 2021 | 01 | \$ 240,100 | \$ 244,400 |
| 39 STACEY BAY | 04006451000 | OS-One Storey | 2019 | 04 | \$ 270,000 | \$ 301,600 |
| 77 STACEY BAY | 04006450500 | OS-One Storey | 2019 | 05 | \$ 298,000 | \$ 332,900 |
| 61 TOMLINSON AVE | 04005143300 | BL-Bi-Level | 2020 | 10 | \$ 299,000 | \$ 312,500 |
| 69 TOMLINSON AVE | 04005143900 | OS-One Storey | 2020 | 11 | \$ 285,900 | \$ 296,200 |

**MARKET REGION: 2
VALLEY GARDENS (422)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|---------------------|-------------|------------------|-----------|------------|------------|------------------------|
| 21 TREGER BAY | 02062701100 | BL-Bi-Level | 2020 | 11 | \$ 180,100 | \$ 186,600 |
| 27 TREGER BAY | 02062702100 | BL-Bi-Level | 2020 | 05 | \$ 172,000 | \$ 188,000 |
| 40 TREGER BAY | 02062433100 | TS-Two Storey | 2019 | 10 | \$ 205,000 | \$ 228,600 |
| 62 TREGER BAY | 02062437100 | TS-Two Storey | 2019 | 09 | \$ 204,000 | \$ 227,500 |
| 68 TREGER BAY | 02062438100 | TS-Two Storey | 2020 | 04 | \$ 210,000 | \$ 231,400 |
| 70 TREGER BAY | 02062438500 | TS-Two Storey | 2019 | 08 | \$ 182,500 | \$ 203,500 |
| 84 TU-PELO AVE | 04006381700 | OS-One Storey | 2020 | 05 | \$ 297,000 | \$ 324,600 |
| 100 TU-PELO AVE | 04006389000 | OS-One Storey | 2019 | 01 | \$ 270,000 | \$ 302,100 |
| 101 TU-PELO AVE | 04006401500 | OS-One Storey | 2020 | 07 | \$ 285,000 | \$ 306,100 |
| 121 TU-PELO AVE | 04006404000 | OS-One Storey | 2019 | 11 | \$ 230,000 | \$ 256,200 |
| 124 TU-PELO AVE | 04006380900 | FL-4 Level Split | 2020 | 09 | \$ 354,000 | \$ 373,500 |
| 129 TU-PELO AVE | 04006405000 | OS-One Storey | 2021 | 01 | \$ 356,900 | \$ 363,300 |
| 168 TU-PELO AVE | 04002506400 | BL-Bi-Level | 2019 | 10 | \$ 279,000 | \$ 311,100 |
| 251 TU-PELO AVE | 04006671500 | BL-Bi-Level | 2020 | 07 | \$ 247,000 | \$ 265,300 |
| 257 TU-PELO AVE | 04006671000 | TS-Two Storey | 2019 | 09 | \$ 217,500 | \$ 242,500 |
| 7 WALTER COPP CRES | 04002539400 | OS-One Storey | 2021 | 03 | \$ 430,000 | \$ 430,000 |
| 18 WALTER COPP CRES | 04002532400 | TS-Two Storey | 2020 | 12 | \$ 424,000 | \$ 435,400 |
| 15 WERRELL CRES | 04006471500 | OS-One Storey | 2019 | 07 | \$ 228,000 | \$ 254,400 |
| 20 WERRELL CRES | 04006475600 | TS-Two Storey | 2020 | 12 | \$ 250,000 | \$ 256,800 |
| 81 WERRELL CRES | 04006436500 | OS-One Storey | 2019 | 07 | \$ 365,000 | \$ 407,300 |
| 86 WERRELL CRES | 04006484500 | OS-One Storey | 2020 | 07 | \$ 310,000 | \$ 332,900 |
| 122 WERRELL CRES | 04006462000 | OS-One Storey | 2019 | 07 | \$ 330,000 | \$ 368,300 |

**MARKET REGION: 2
EAGLEMERE (423)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------------|-------------|-------------------|-----------|------------|------------|------------------------|
| 15 DEERING CLOSE | 04005453400 | OS-One Storey | 2019 | 10 | \$ 342,000 | \$ 381,300 |
| 67 DEERING CLOSE | 04005456000 | TS-Two Storey | 2020 | 07 | \$ 500,000 | \$ 537,000 |
| 71 DEERING CLOSE | 04005456200 | TS-Two Storey | 2019 | 01 | \$ 440,000 | \$ 492,400 |
| 75 DEERING CLOSE | 04005456400 | BL-Bi-Level | 2020 | 10 | \$ 435,000 | \$ 454,600 |
| 79 DEERING CLOSE | 04005456600 | TS-Two Storey | 2020 | 08 | \$ 477,000 | \$ 507,500 |
| 91 DEERING CLOSE | 04005457200 | TS-Two Storey | 2021 | 03 | \$ 460,000 | \$ 460,000 |
| 95 DEERING CLOSE | 04005457400 | OS-One Storey | 2021 | 02 | \$ 466,900 | \$ 471,100 |
| 4 EAGLEMERE DR | 04005442400 | OS-One Storey | 2019 | 12 | \$ 385,000 | \$ 428,900 |
| 12 EAGLEMERE DR | 04005442800 | OS-One Storey | 2019 | 08 | \$ 365,000 | \$ 407,000 |
| 27 EAGLEMERE DR | 04005441000 | OS-One Storey | 2021 | 02 | \$ 382,000 | \$ 385,400 |
| 36 EAGLEMERE DR | 04005444000 | OS-One Storey | 2019 | 03 | \$ 380,000 | \$ 424,800 |
| 143 EAGLEMERE DR | 04005461600 | OS-One Storey | 2020 | 06 | \$ 365,000 | \$ 395,300 |
| 243 EAGLEMERE DR | 04005472400 | OS-One Storey | 2019 | 02 | \$ 357,000 | \$ 399,100 |
| 263 EAGLEMERE DR | 04005471400 | TS-Two Storey | 2020 | 09 | \$ 395,000 | \$ 416,700 |
| 295 EAGLEMERE DR | 04005473900 | OS-One Storey | 2019 | 01 | \$ 350,000 | \$ 391,700 |
| 312 EAGLEMERE DR | 04007009800 | OS-One Storey | 2019 | 03 | \$ 365,000 | \$ 408,100 |
| 316 EAGLEMERE DR | 04007009700 | CO-Cabover | 2019 | 01 | \$ 425,000 | \$ 475,600 |
| 15 GOLDEN EAGLE DR | 04005432800 | CO-Cabover | 2019 | 10 | \$ 425,000 | \$ 473,900 |
| 18 GOLDEN EAGLE DR | 04005430600 | CO-Cabover | 2019 | 04 | \$ 406,500 | \$ 454,100 |
| 76 GOLDEN EAGLE DR | 04007010500 | CO-Cabover | 2020 | 06 | \$ 415,000 | \$ 449,400 |
| 210 GOLDEN EAGLE DR | 04007025900 | TS-Two Storey | 2019 | 06 | \$ 380,000 | \$ 424,100 |
| 211 GOLDEN EAGLE DR | 04007029100 | TS-Two Storey | 2020 | 09 | \$ 418,000 | \$ 441,000 |
| 231 GOLDEN EAGLE DR | 04007028600 | CO-Cabover | 2020 | 04 | \$ 425,000 | \$ 468,400 |
| 223 GRASSIE BLVD | 04007131800 | OS-One Storey | 2019 | 09 | \$ 327,000 | \$ 364,600 |
| 235 GRASSIE BLVD | 04007132000 | OS-One Storey | 2019 | 09 | \$ 365,000 | \$ 407,000 |
| 250 GRASSIE BLVD | 04007255885 | OS-One Storey | 2019 | 10 | \$ 275,000 | \$ 306,600 |
| 254 GRASSIE BLVD | 04007255890 | TS-Two Storey | 2019 | 04 | \$ 350,000 | \$ 391,000 |
| 263 GRASSIE BLVD | 04004547500 | OS-One Storey | 2020 | 11 | \$ 230,000 | \$ 238,300 |
| 268 GRASSIE BLVD | 04007255780 | TL-3 Level Split | 2020 | 10 | \$ 312,500 | \$ 326,600 |
| 28 ROUTLY RD | 04007009600 | OS-One Storey | 2020 | 12 | \$ 394,200 | \$ 404,800 |
| 72 SILVER SPRINGS BAY | 04005480100 | OS-One Storey | 2021 | 03 | \$ 475,000 | \$ 475,000 |
| 112 SILVER SPRINGS BAY | 04005481900 | TS-Two Storey | 2019 | 07 | \$ 472,900 | \$ 527,800 |
| 116 SILVER SPRINGS BAY | 04005482100 | OS-One Storey | 2019 | 05 | \$ 362,000 | \$ 404,400 |
| 31 WALTER PIPER GROVE | 04006981900 | CO-Cabover | 2019 | 09 | \$ 399,000 | \$ 444,900 |
| 71 WALTER PIPER GROVE | 04006980900 | TO-Two/One Storey | 2019 | 10 | \$ 439,900 | \$ 490,500 |

**MARKET REGION: 2
ROSSMERE-B (434)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 772 BRAZIER ST | 02011429000 | OS-One Storey | 2019 | 10 | \$ 345,000 | \$ 384,700 |
| 782 BRAZIER ST | 02011427000 | OS-One Storey | 2019 | 08 | \$ 350,000 | \$ 390,300 |
| 889 BRAZIER ST | 02062781400 | O3-One & 3/4 Storey | 2020 | 11 | \$ 223,000 | \$ 231,000 |
| 254 DUNROBIN AVE | 02011417000 | TS-Two Storey | 2019 | 12 | \$ 300,000 | \$ 334,200 |
| 255 DUNROBIN AVE | 02020044000 | OH-One & 1/2 Storey | 2019 | 01 | \$ 218,000 | \$ 243,900 |
| 270 DUNROBIN AVE | 02011422000 | OS-One Storey | 2020 | 07 | \$ 195,000 | \$ 209,400 |
| 309 DUNROBIN AVE | 02020056000 | OS-One Storey | 2021 | 03 | \$ 310,000 | \$ 310,000 |
| 354 DUNROBIN AVE | 02011491000 | OS-One Storey | 2020 | 11 | \$ 273,000 | \$ 282,800 |
| 357 DUNROBIN AVE | 02020068000 | OS-One Storey | 2019 | 05 | \$ 262,500 | \$ 293,200 |
| 400 DUNROBIN AVE | 02011554000 | OS-One Storey | 2019 | 11 | \$ 301,000 | \$ 335,300 |
| 452 DUNROBIN AVE | 02011566000 | OS-One Storey | 2020 | 03 | \$ 285,000 | \$ 316,900 |
| 548 DUNROBIN AVE | 02011670000 | OS-One Storey | 2019 | 04 | \$ 269,900 | \$ 301,500 |
| 614 DUNROBIN AVE | 02011755000 | OS-One Storey | 2020 | 01 | \$ 320,000 | \$ 356,200 |
| 617 DUNROBIN AVE | 02020125000 | OS-One Storey | 2019 | 10 | \$ 315,000 | \$ 351,200 |
| 662 DUNROBIN AVE | 02011768000 | OS-One Storey | 2019 | 11 | \$ 300,000 | \$ 334,200 |
| 692 DUNROBIN AVE | 02011773000 | OS-One Storey | 2020 | 12 | \$ 305,000 | \$ 313,200 |
| 207 GREENE AVE | 02020945000 | OS-One Storey | 2019 | 06 | \$ 154,000 | \$ 171,900 |
| 215 GREENE AVE | 02020946000 | OS-One Storey | 2021 | 01 | \$ 188,000 | \$ 191,400 |
| 221 GREENE AVE | 02020948000 | OS-One Storey | 2019 | 06 | \$ 215,500 | \$ 240,500 |
| 245 GREENE AVE | 02062779900 | BL-Bi-Level | 2021 | 01 | \$ 330,000 | \$ 335,900 |
| 263 GREENE AVE | 02020960500 | BL-Bi-Level | 2020 | 12 | \$ 345,000 | \$ 354,300 |
| 271 GREENE AVE | 02020963000 | OH-One & 1/2 Storey | 2019 | 08 | \$ 255,000 | \$ 284,300 |
| 325 GREENE AVE | 02020993000 | OS-One Storey | 2020 | 11 | \$ 265,000 | \$ 274,500 |
| 373 GREENE AVE | 02021003000 | OH-One & 1/2 Storey | 2020 | 11 | \$ 280,000 | \$ 290,100 |
| 378 GREENE AVE | 02021212000 | OS-One Storey | 2020 | 05 | \$ 200,000 | \$ 218,600 |
| 409 GREENE AVE | 02062807775 | TS-Two Storey | 2020 | 04 | \$ 300,000 | \$ 330,600 |
| 411 GREENE AVE | 02062807780 | TS-Two Storey | 2020 | 05 | \$ 300,000 | \$ 327,900 |
| 415 GREENE AVE | 02021030000 | OS-One Storey | 2019 | 12 | \$ 318,000 | \$ 354,300 |
| 535 GREENE AVE | 02021086000 | OS-One Storey | 2021 | 01 | \$ 360,000 | \$ 366,500 |
| 563 GREENE AVE | 02021094000 | OS-One Storey | 2019 | 11 | \$ 318,000 | \$ 354,300 |
| 567 GREENE AVE | 02021095000 | OS-One Storey | 2020 | 07 | \$ 293,000 | \$ 314,700 |
| 572 GREENE AVE | 02021297000 | OS-One Storey | 2019 | 11 | \$ 258,000 | \$ 287,400 |
| 580 GREENE AVE | 02021299000 | OS-One Storey | 2020 | 09 | \$ 318,000 | \$ 335,500 |
| 625 GREENE AVE | 02022044000 | OS-One Storey | 2020 | 12 | \$ 275,000 | \$ 282,400 |
| 653 GREENE AVE | 02022037000 | OS-One Storey | 2019 | 08 | \$ 279,000 | \$ 311,100 |
| 670 GREENE AVE | 02022068000 | OS-One Storey | 2019 | 02 | \$ 275,000 | \$ 307,500 |
| 215 HAZEL DELL AVE | 02020621000 | OS-One Storey | 2019 | 12 | \$ 276,000 | \$ 307,500 |
| 221 HAZEL DELL AVE | 02020622000 | OS-One Storey | 2020 | 04 | \$ 280,000 | \$ 308,600 |
| 240 HAZEL DELL AVE | 02020258000 | OS-One Storey | 2019 | 08 | \$ 160,400 | \$ 178,800 |

**MARKET REGION: 2
ROSSMERE-B (434)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|--------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 242 HAZEL DELL AVE | 02020259000 | OS-One Storey | 2019 | 06 | \$ 180,000 | \$ 200,900 |
| 255 HAZEL DELL AVE | 02020627000 | OS-One Storey | 2019 | 06 | \$ 218,000 | \$ 243,300 |
| 259 HAZEL DELL AVE | 02020628000 | OS-One Storey | 2020 | 05 | \$ 250,000 | \$ 273,300 |
| 344 HAZEL DELL AVE | 02020319000 | OS-One Storey | 2020 | 01 | \$ 282,500 | \$ 314,400 |
| 377 HAZEL DELL AVE | 02020657000 | OS-One Storey | 2019 | 08 | \$ 270,000 | \$ 301,100 |
| 377 HAZEL DELL AVE | 02020657000 | OS-One Storey | 2020 | 08 | \$ 270,000 | \$ 287,300 |
| 463 HAZEL DELL AVE | 02020674000 | OS-One Storey | 2019 | 07 | \$ 238,000 | \$ 265,600 |
| 507 HAZEL DELL AVE | 02020684000 | OS-One Storey | 2020 | 06 | \$ 321,000 | \$ 347,600 |
| 536 HAZEL DELL AVE | 02020433000 | OS-One Storey | 2020 | 05 | \$ 240,000 | \$ 262,300 |
| 565 HAZEL DELL AVE | 02020699000 | OS-One Storey | 2021 | 01 | \$ 310,000 | \$ 315,600 |
| 588 HAZEL DELL AVE | 02020444000 | OS-One Storey | 2020 | 07 | \$ 309,000 | \$ 331,900 |
| 234 HELMSDALE AVE | 02011376000 | TS-Two Storey | 2020 | 06 | \$ 310,000 | \$ 335,700 |
| 251 HELMSDALE AVE | 02011442000 | OS-One Storey | 2019 | 04 | \$ 215,000 | \$ 240,200 |
| 257 HELMSDALE AVE | 02011441000 | OS-One Storey | 2019 | 07 | \$ 210,000 | \$ 234,400 |
| 260 HELMSDALE AVE | 02011381000 | OS-One Storey | 2019 | 07 | \$ 260,000 | \$ 290,200 |
| 263 HELMSDALE AVE | 02011440000 | OH-One & 1/2 Storey | 2019 | 06 | \$ 269,900 | \$ 301,200 |
| 266 HELMSDALE AVE | 02011383000 | OS-One Storey | 2020 | 03 | \$ 312,500 | \$ 347,500 |
| 281 HELMSDALE AVE | 02011433000 | OS-One Storey | 2020 | 09 | \$ 285,000 | \$ 300,700 |
| 283 HELMSDALE AVE | 02011432000 | OS-One Storey | 2021 | 03 | \$ 349,000 | \$ 349,000 |
| 337 HELMSDALE AVE | 02011506000 | OS-One Storey | 2019 | 08 | \$ 199,900 | \$ 222,900 |
| 364 HELMSDALE AVE | 02011529000 | OS-One Storey | 2020 | 10 | \$ 295,000 | \$ 308,300 |
| 391 HELMSDALE AVE | 02011515000 | OS-One Storey | 2019 | 06 | \$ 270,000 | \$ 301,300 |
| 400 HELMSDALE AVE | 02011605000 | OS-One Storey | 2021 | 03 | \$ 316,000 | \$ 316,000 |
| 437 HELMSDALE AVE | 02011595000 | OS-One Storey | 2019 | 04 | \$ 237,900 | \$ 265,700 |
| 465 HELMSDALE AVE | 02011588000 | OS-One Storey | 2019 | 10 | \$ 340,000 | \$ 379,100 |
| 481 HELMSDALE AVE | 02011584000 | OS-One Storey | 2019 | 12 | \$ 245,000 | \$ 272,900 |
| 508 HELMSDALE AVE | 02011712000 | OS-One Storey | 2020 | 12 | \$ 302,000 | \$ 310,200 |
| 532 HELMSDALE AVE | 02011718000 | OS-One Storey | 2019 | 09 | \$ 332,000 | \$ 370,200 |
| 553 HELMSDALE AVE | 02011688000 | OS-One Storey | 2020 | 12 | \$ 315,000 | \$ 323,500 |
| 556 HELMSDALE AVE | 02011724000 | OS-One Storey | 2020 | 12 | \$ 265,000 | \$ 272,200 |
| 564 HELMSDALE AVE | 02011726000 | OS-One Storey | 2020 | 03 | \$ 305,500 | \$ 339,700 |
| 574 HELMSDALE AVE | 02011728000 | OS-One Storey | 2019 | 06 | \$ 265,000 | \$ 295,700 |
| 643 HELMSDALE AVE | 02011783000 | OS-One Storey | 2019 | 10 | \$ 295,000 | \$ 328,900 |
| 661 HELMSDALE AVE | 02011779000 | OS-One Storey | 2020 | 08 | \$ 277,500 | \$ 295,300 |
| 217 KIMBERLY AVE | 02062770300 | OH-One & 1/2 Storey | 2020 | 09 | \$ 255,000 | \$ 269,000 |
| 247 KIMBERLY AVE | 02011400000 | TS-Two Storey | 2019 | 04 | \$ 355,000 | \$ 396,500 |
| 417 KIMBERLY AVE | 02011649000 | OS-One Storey | 2019 | 01 | \$ 265,000 | \$ 296,500 |
| 509 KIMBERLY AVE | 02011749000 | OS-One Storey | 2020 | 02 | \$ 280,000 | \$ 311,600 |
| 252 LEIGHTON AVE | 02021721000 | OS-One Storey | 2019 | 06 | \$ 230,000 | \$ 256,700 |

**MARKET REGION: 2
ROSSMERE-B (434)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 346 LEIGHTON AVE | 02021738000 | OS-One Storey | 2020 | 07 | \$ 297,000 | \$ 319,000 |
| 366 LEIGHTON AVE | 02021743000 | OS-One Storey | 2019 | 07 | \$ 250,000 | \$ 279,000 |
| 411 LEIGHTON AVE | 02021770000 | OS-One Storey | 2020 | 07 | \$ 295,000 | \$ 316,800 |
| 432 LEIGHTON AVE | 02021756000 | OS-One Storey | 2020 | 06 | \$ 340,000 | \$ 368,200 |
| 452 LEIGHTON AVE | 02021761000 | OS-One Storey | 2020 | 12 | \$ 302,000 | \$ 310,200 |
| 481 LEIGHTON AVE | 02021785000 | OS-One Storey | 2021 | 02 | \$ 351,500 | \$ 354,700 |
| 488 LEIGHTON AVE | 02021767000 | OS-One Storey | 2019 | 05 | \$ 282,252 | \$ 315,300 |
| 233 LINDEN AVE | 02021189000 | OS-One Storey | 2021 | 02 | \$ 300,000 | \$ 302,700 |
| 247 LINDEN AVE | 02021186000 | OH-One & 1/2 Storey | 2019 | 07 | \$ 196,000 | \$ 218,700 |
| 256 LINDEN AVE | 02020979000 | OH-One & 1/2 Storey | 2021 | 01 | \$ 250,000 | \$ 254,500 |
| 263 LINDEN AVE | 02021182000 | OS-One Storey | 2020 | 10 | \$ 326,500 | \$ 341,200 |
| 304 LINDEN AVE | 02021010000 | OS-One Storey | 2020 | 10 | \$ 250,000 | \$ 261,300 |
| 310 LINDEN AVE | 02021013000 | OH-One & 1/2 Storey | 2020 | 04 | \$ 285,000 | \$ 314,100 |
| 314A LINDEN AVE | 02062807550 | TS-Two Storey | 2019 | 12 | \$ 334,102 | \$ 372,200 |
| 316 LINDEN AVE | 02021016000 | OS-One Storey | 2019 | 06 | \$ 240,000 | \$ 267,800 |
| 332 LINDEN AVE | 02021021000 | OS-One Storey | 2019 | 03 | \$ 317,900 | \$ 355,400 |
| 405 LINDEN AVE | 02021277000 | OS-One Storey | 2020 | 07 | \$ 281,000 | \$ 301,800 |
| 408 LINDEN AVE | 02021054000 | OS-One Storey | 2020 | 06 | \$ 267,408 | \$ 289,600 |
| 424 LINDEN AVE | 02021059000 | OS-One Storey | 2020 | 12 | \$ 335,000 | \$ 344,000 |
| 433 LINDEN AVE | 02021269000 | OS-One Storey | 2019 | 12 | \$ 280,000 | \$ 311,900 |
| 446 LINDEN AVE | 02021066000 | OS-One Storey | 2019 | 10 | \$ 249,900 | \$ 278,600 |
| 514 LINDEN AVE | 02021106000 | OS-One Storey | 2019 | 10 | \$ 289,900 | \$ 323,200 |
| 540 LINDEN AVE | 02021113000 | OS-One Storey | 2019 | 04 | \$ 325,000 | \$ 363,000 |
| 552 LINDEN AVE | 02021116000 | OS-One Storey | 2020 | 06 | \$ 279,900 | \$ 303,100 |
| 564 LINDEN AVE | 02021119000 | OS-One Storey | 2020 | 06 | \$ 261,000 | \$ 282,700 |
| 605 LINDEN AVE | 02022103000 | OS-One Storey | 2019 | 07 | \$ 303,000 | \$ 338,100 |
| 625 LINDEN AVE | 02022098000 | OS-One Storey | 2019 | 02 | \$ 328,000 | \$ 366,700 |
| 658 LINDEN AVE | 02062807850 | TS-Two Storey | 2021 | 03 | \$ 325,714 | \$ 325,700 |
| 661 LINDEN AVE | 02022089000 | OS-One Storey | 2020 | 09 | \$ 290,000 | \$ 306,000 |
| 662 LINDEN AVE | 02062807860 | TS-Two Storey | 2020 | 11 | \$ 291,429 | \$ 301,900 |
| 670 LINDEN AVE | 02021143000 | OH-One & 1/2 Storey | 2020 | 08 | \$ 219,750 | \$ 233,800 |
| 699 LINDEN AVE | 02022078000 | OS-One Storey | 2020 | 12 | \$ 270,000 | \$ 277,300 |
| 209 OAKVIEW AVE | 02020287000 | OS-One Storey | 2020 | 09 | \$ 200,000 | \$ 211,000 |
| 213 OAKVIEW AVE | 02020285000 | OS-One Storey | 2020 | 02 | \$ 152,900 | \$ 170,200 |
| 222 OAKVIEW AVE | 02020295000 | OS-One Storey | 2019 | 04 | \$ 252,000 | \$ 281,500 |
| 222 OAKVIEW AVE | 02020295000 | OS-One Storey | 2020 | 07 | \$ 267,000 | \$ 286,800 |
| 254 OAKVIEW AVE | 02062807740 | TS-Two Storey | 2019 | 02 | \$ 289,524 | \$ 323,700 |
| 350 OAKVIEW AVE | 02020349000 | OS-One Storey | 2021 | 01 | \$ 289,900 | \$ 295,100 |
| 355 OAKVIEW AVE | 02062807655 | TS-Two Storey | 2019 | 04 | \$ 328,488 | \$ 366,900 |

**MARKET REGION: 2
ROSSMERE-B (434)**

SALES DATA

| Property Address | Roll Number | Building Type | Sale Year | Sale Month | Sale Price | Time Adjust Sale Price |
|------------------|-------------|---------------------|-----------|------------|------------|------------------------|
| 358 OAKVIEW AVE | 02020350000 | OS-One Storey | 2019 | 07 | \$ 257,000 | \$ 286,800 |
| 362 OAKVIEW AVE | 02020350500 | OS-One Storey | 2020 | 07 | \$ 230,000 | \$ 247,000 |
| 413 OAKVIEW AVE | 02020396000 | OS-One Storey | 2020 | 04 | \$ 275,000 | \$ 303,100 |
| 424 OAKVIEW AVE | 02020405000 | OS-One Storey | 2020 | 01 | \$ 235,000 | \$ 261,600 |
| 432 OAKVIEW AVE | 02020407000 | OS-One Storey | 2019 | 05 | \$ 280,500 | \$ 313,300 |
| 439 OAKVIEW AVE | 02062781600 | OS-One Storey | 2020 | 04 | \$ 388,000 | \$ 427,600 |
| 479 OAKVIEW AVE | 02020383000 | OS-One Storey | 2020 | 06 | \$ 322,500 | \$ 349,300 |
| 494 OAKVIEW AVE | 02020420000 | OS-One Storey | 2019 | 06 | \$ 295,000 | \$ 329,200 |
| 497 OAKVIEW AVE | 02020376000 | OS-One Storey | 2019 | 07 | \$ 268,500 | \$ 299,600 |
| 518 OAKVIEW AVE | 02020461000 | OS-One Storey | 2019 | 05 | \$ 320,000 | \$ 357,400 |
| 521 OAKVIEW AVE | 02020453000 | OS-One Storey | 2019 | 06 | \$ 255,000 | \$ 284,600 |
| 526 OAKVIEW AVE | 02020463000 | OS-One Storey | 2019 | 09 | \$ 251,000 | \$ 279,900 |
| 547 OAKVIEW AVE | 02020450500 | OS-One Storey | 2019 | 11 | \$ 259,900 | \$ 289,500 |
| 555 OAKVIEW AVE | 02020449500 | OS-One Storey | 2021 | 02 | \$ 294,000 | \$ 296,600 |
| 585 OAKVIEW AVE | 02020446000 | OS-One Storey | 2020 | 10 | \$ 252,000 | \$ 263,300 |
| 239 ROBERTA AVE | 02021430000 | OH-One & 1/2 Storey | 2020 | 09 | \$ 308,500 | \$ 325,500 |
| 243 ROBERTA AVE | 02021431000 | OS-One Storey | 2021 | 03 | \$ 295,000 | \$ 295,000 |
| 332 ROBERTA AVE | 02021464000 | OS-One Storey | 2020 | 01 | \$ 258,000 | \$ 287,200 |
| 346 ROBERTA AVE | 02021467000 | TS-Two Storey | 2021 | 03 | \$ 510,000 | \$ 510,000 |
| 379 ROBERTA AVE | 02021491000 | OS-One Storey | 2021 | 01 | \$ 282,900 | \$ 288,000 |
| 421 ROBERTA AVE | 02021502000 | OS-One Storey | 2019 | 06 | \$ 279,000 | \$ 311,400 |
| 446 ROBERTA AVE | 02021535000 | OS-One Storey | 2020 | 11 | \$ 265,000 | \$ 274,500 |
| 470 ROBERTA AVE | 02021542000 | OS-One Storey | 2021 | 03 | \$ 329,000 | \$ 329,000 |
| 478 ROBERTA AVE | 02021544000 | OS-One Storey | 2019 | 11 | \$ 293,700 | \$ 327,200 |
| 478 ROBERTA AVE | 02021544000 | OS-One Storey | 2020 | 04 | \$ 310,000 | \$ 341,600 |
| 481 ROBERTA AVE | 02021517000 | OS-One Storey | 2019 | 04 | \$ 260,000 | \$ 290,400 |
| 535 ROBERTA AVE | 02021824000 | OS-One Storey | 2020 | 10 | \$ 352,000 | \$ 367,800 |
| 568 ROBERTA AVE | 02021996000 | OS-One Storey | 2020 | 08 | \$ 260,000 | \$ 276,600 |
| 603 ROBERTA AVE | 02021811000 | TS-Two Storey | 2019 | 07 | \$ 440,000 | \$ 491,000 |
| 622 ROBERTA AVE | 02022007000 | OS-One Storey | 2019 | 12 | \$ 309,000 | \$ 344,200 |
| 638 ROBERTA AVE | 02022011000 | FL-4 Level Split | 2019 | 05 | \$ 305,000 | \$ 340,700 |
| 679 ROBERTA AVE | 02021793000 | OS-One Storey | 2019 | 08 | \$ 365,000 | \$ 407,000 |