

Residential Sales Information
January 1, 2023 to April 1, 2025

For Market Region # 2





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

ASSESSMENT AND TAXATION SALES BOOK

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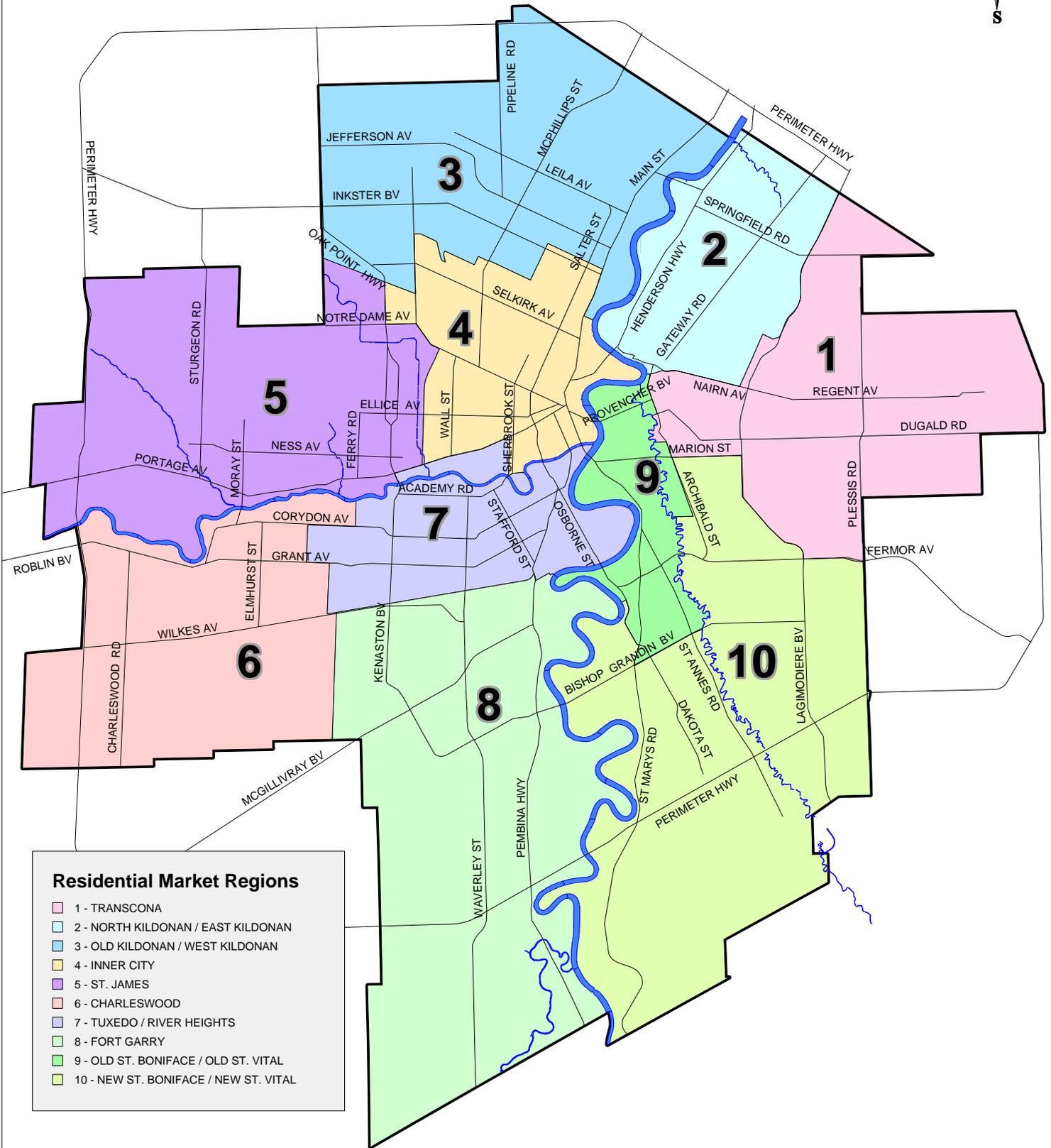
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Residential Market Regions

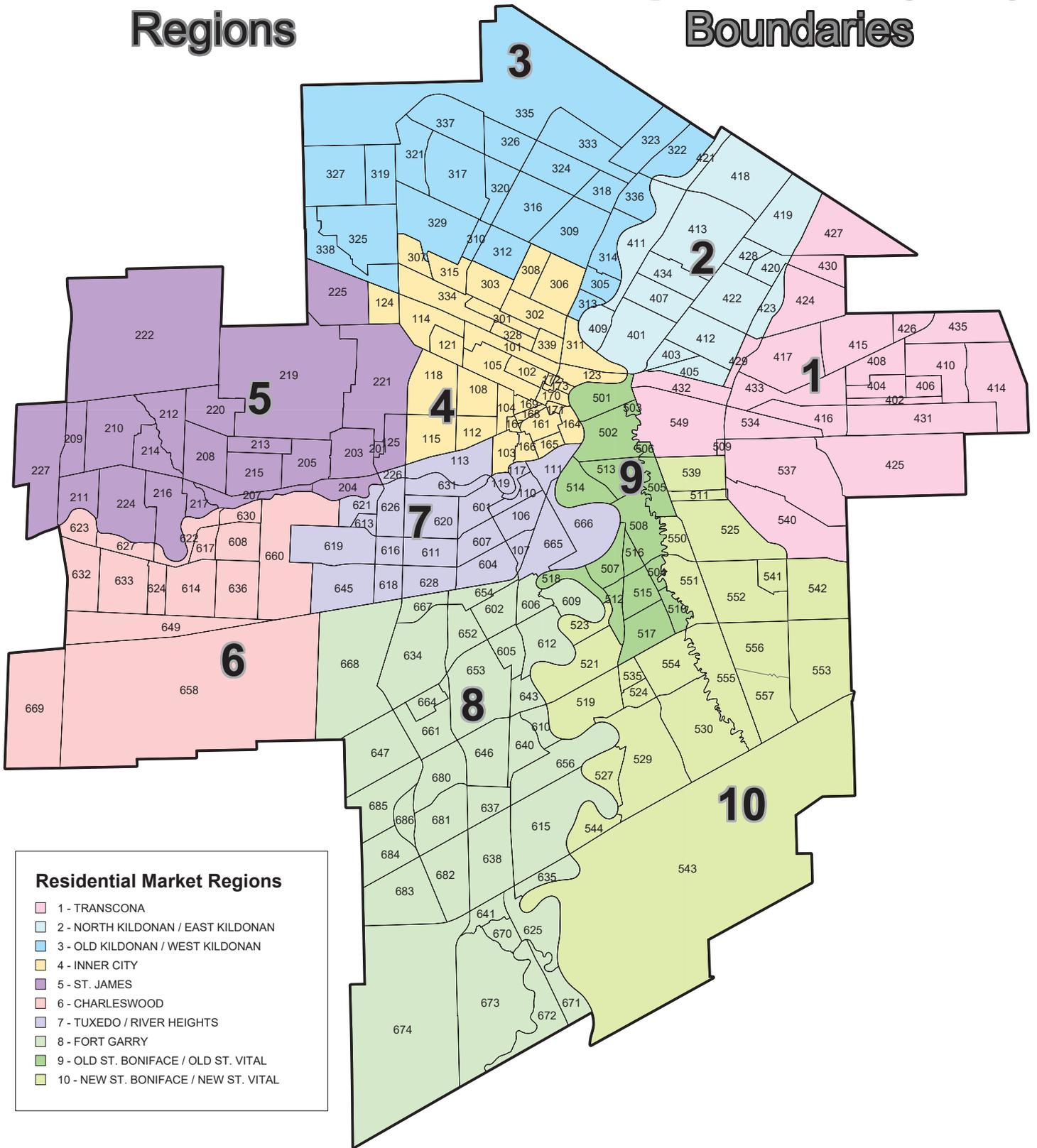


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NOTE:
 INFORMATION DISPLAYED HEREON HAS BEEN COMPILED OR COMPUTED FROM REGISTERED PLANS AND SHOULD BE USED AS A GENERAL GUIDE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED REGARDING THE ACCURACY OF SUCH INFORMATION.

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 Red)
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)



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

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
10 ALLAN ST	14092991500	RESSS - Side By Side	TS-Two Storey	1973	1200	2024	8	\$ 210,000	\$ 175.00	\$ 224,700	\$ 187.25
227 BOWMAN AVE	2000171000	RESSD - Detached Single Dwelling	OS-One Storey	1913	810	2023	4	\$ 165,000	\$ 203.70	\$ 184,500	\$ 227.78
237 BOWMAN AVE	2000175000	RESSD - Detached Single Dwelling	OS-One Storey	1913	736	2023	7	\$ 229,900	\$ 312.36	\$ 255,600	\$ 347.28
270 BOWMAN AVE	2000237000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	954	2024	8	\$ 290,000	\$ 303.98	\$ 310,300	\$ 325.26
295 BOWMAN AVE	2000191000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	841	2023	11	\$ 222,900	\$ 265.04	\$ 246,100	\$ 292.63
313 BOWMAN AVE	2000198000	RESSD - Detached Single Dwelling	OS-One Storey	1954	724	2024	7	\$ 237,500	\$ 328.04	\$ 256,500	\$ 354.28
335 BOWMAN AVE	2062807570	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1404	2024	4	\$ 210,335	\$ 149.81	\$ 230,100	\$ 163.89
381 BOWMAN AVE	2000280000	RESSD - Detached Single Dwelling	OS-One Storey	1913	620	2023	1	\$ 152,500	\$ 245.97	\$ 171,400	\$ 276.45
408 BOWMAN AVE	2062807665	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1156	2023	8	\$ 244,700	\$ 211.68	\$ 271,600	\$ 234.95
444 BOWMAN AVE	2040198000	RESSU - Secondary Unit - Secondary Uni	BL-Bi-Level	2023	916	2024	4	\$ 429,784	\$ 469.20	\$ 470,200	\$ 513.32
464 BOWMAN AVE	2040191000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	908	2023	3	\$ 120,000	\$ 132.16	\$ 134,400	\$ 148.02
470 BOWMAN AVE	2040189000	RESSD - Detached Single Dwelling	OS-One Storey	1913	684	2023	8	\$ 107,000	\$ 156.43	\$ 118,800	\$ 173.68
478 BOWMAN AVE	2040187000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1440	2023	8	\$ 274,900	\$ 190.90	\$ 305,100	\$ 211.88
482 BOWMAN AVE	2040185000	RESSD - Detached Single Dwelling	OS-One Storey	1914	720	2024	2	\$ 203,000	\$ 281.94	\$ 222,900	\$ 309.58
506 BOWMAN AVE	2040176000	RESSD - Detached Single Dwelling	OS-One Storey	1914	843	2023	2	\$ 197,000	\$ 233.69	\$ 221,000	\$ 262.16
506 BOWMAN AVE	2040176000	RESSD - Detached Single Dwelling	OS-One Storey	1914	843	2024	11	\$ 210,000	\$ 249.11	\$ 218,200	\$ 258.84
536 BOWMAN AVE	2040242000	RESSD - Detached Single Dwelling	OS-One Storey	1955	728	2024	11	\$ 254,440	\$ 349.51	\$ 264,400	\$ 363.19
544 BOWMAN AVE	2040240000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1027	2024	9	\$ 265,000	\$ 258.03	\$ 280,600	\$ 273.22
548 BOWMAN AVE	2040239000	RESSD - Detached Single Dwelling	OS-One Storey	1962	760	2024	6	\$ 230,000	\$ 302.63	\$ 250,900	\$ 330.13
565 BOWMAN AVE	2040226000	RESSD - Detached Single Dwelling	TS-Two Storey	2017	1288	2023	2	\$ 347,500	\$ 269.80	\$ 389,900	\$ 302.72
169 CHALMERS AVE	14081944000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1244	2023	4	\$ 300,000	\$ 241.16	\$ 335,400	\$ 269.61
183 CHALMERS AVE	14081939000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1906	1048	2024	4	\$ 181,000	\$ 172.71	\$ 198,000	\$ 188.93
188 CHALMERS AVE	14081959000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1388	2024	5	\$ 331,500	\$ 238.83	\$ 362,300	\$ 261.02
191 CHALMERS AVE	14081936000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1400	2023	11	\$ 155,000	\$ 110.71	\$ 171,100	\$ 122.21
191 CHALMERS AVE	14081936000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1400	2024	8	\$ 210,000	\$ 150.00	\$ 224,700	\$ 160.50
193 CHALMERS AVE	14081935000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1143	2024	8	\$ 306,000	\$ 267.72	\$ 327,400	\$ 286.44
197 CHALMERS AVE	14081933000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1084	2023	5	\$ 240,000	\$ 221.40	\$ 267,800	\$ 247.05
213 CHALMERS AVE	14081928000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	980	2024	7	\$ 284,900	\$ 290.71	\$ 307,700	\$ 313.98
242 CHALMERS AVE	14081971000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1119	2024	9	\$ 225,000	\$ 201.07	\$ 238,300	\$ 212.96
245 CHALMERS AVE	14082062000	RESSD - Detached Single Dwelling	OS-One Storey	1946	888	2023	11	\$ 205,000	\$ 230.86	\$ 226,300	\$ 254.84
262 CHALMERS AVE	14081981000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	928	2023	7	\$ 195,000	\$ 210.13	\$ 216,800	\$ 233.62
263 CHALMERS AVE	14082054000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1160	2023	8	\$ 247,500	\$ 213.36	\$ 274,700	\$ 236.81
295 CHALMERS AVE	14082045000	RESSD - Detached Single Dwelling	BL-Bi-Level	1984	748	2024	5	\$ 245,000	\$ 327.54	\$ 267,800	\$ 358.02
310 CHALMERS AVE	14082004200	RESSS - Side By Side	TS-Two Storey	1972	1170	2023	3	\$ 285,000	\$ 243.59	\$ 319,200	\$ 272.82
340A CHALMERS AVE	14100132215	RESSU - Secondary Unit	BL-Bi-Level	2022	1012	2023	6	\$ 425,292	\$ 420.25	\$ 473,800	\$ 468.18
384 CHALMERS AVE	14082163200	RESSD - Detached Single Dwelling	OS-One Storey	1958	957	2024	10	\$ 295,000	\$ 308.25	\$ 309,500	\$ 323.41
180 DEARBORN AVE	14090206000	RESSD - Detached Single Dwelling	OS-One Storey	1907	761	2025	2	\$ 131,000	\$ 172.14	\$ 132,300	\$ 173.85
173 GORDON AVE	14083575000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1276	2023	12	\$ 312,000	\$ 244.51	\$ 343,800	\$ 269.44
179 GORDON AVE	14083578000	RESSD - Detached Single Dwelling	OS-One Storey	1912	680	2023	9	\$ 160,000	\$ 235.29	\$ 177,300	\$ 260.74
179 GORDON AVE	14083578000	RESSD - Detached Single Dwelling	OS-One Storey	1912	680	2024	3	\$ 245,000	\$ 360.29	\$ 268,500	\$ 394.85
189 GORDON AVE	14083583000	RESSD - Detached Single Dwelling	OS-One Storey	1907	850	2024	1	\$ 177,500	\$ 208.82	\$ 195,300	\$ 229.76
219 GORDON AVE	14083597000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1308	2024	9	\$ 290,000	\$ 221.71	\$ 307,100	\$ 234.79
238 GORDON AVE	14090178000	RESSD - Detached Single Dwelling	OS-One Storey	1914	672	2024	11	\$ 212,502	\$ 316.22	\$ 220,800	\$ 328.57
249 GORDON AVE	14083607000	RESSD - Detached Single Dwelling	OS-One Storey	1907	798	2023	8	\$ 150,000	\$ 187.97	\$ 166,500	\$ 208.65
168 HARBISON AVE W	14080293000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1910	1636	2024	8	\$ 250,000	\$ 152.81	\$ 267,500	\$ 163.51
169 HARBISON AVE W	14080246000	RESSD - Detached Single Dwelling	TS-Two Storey	1912	1248	2024	7	\$ 256,000	\$ 205.13	\$ 276,500	\$ 221.55
179 HARBISON AVE W	14080249000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1686	2023	8	\$ 225,000	\$ 133.45	\$ 249,800	\$ 148.16

MARKET REGION: 2
CHALMERS (401)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
185 HARBISON AVE W	14080252000	RESSD - Detached Single Dwelling	OS-One Storey	1925	840	2023	11	\$ 244,000	\$ 290.48	\$ 269,400	\$ 320.71
194 HARBISON AVE W	14080284000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1264	2023	2	\$ 195,000	\$ 154.27	\$ 218,800	\$ 173.10
194 HARBISON AVE W	14080284000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1264	2024	10	\$ 275,000	\$ 217.56	\$ 288,500	\$ 228.24
208 HARBISON AVE W	14080279000	RESSD - Detached Single Dwelling	OS-One Storey	1913	748	2024	6	\$ 169,000	\$ 225.94	\$ 184,400	\$ 246.52
247 HARBISON AVE W	14080410000	RESSD - Detached Single Dwelling	OS-One Storey	1912	829	2023	2	\$ 145,000	\$ 174.91	\$ 162,700	\$ 196.26
282 HARBISON AVE W	14080463100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1080	2023	1	\$ 220,000	\$ 203.70	\$ 247,300	\$ 228.98
310 HARBISON AVE W	14080472000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1092	2023	11	\$ 160,000	\$ 146.52	\$ 176,600	\$ 161.72
324 HARBISON AVE W	14080477000	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1174	2023	1	\$ 329,457	\$ 280.63	\$ 370,300	\$ 315.42
325 HARBISON AVE W	14080438000	RESSD - Detached Single Dwelling	BL-Bi-Level	1993	1014	2024	6	\$ 321,000	\$ 316.57	\$ 350,200	\$ 345.36
350 HARBISON AVE W	14080623000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	1166	2023	6	\$ 205,500	\$ 176.24	\$ 228,900	\$ 196.31
360 HARBISON AVE W	14080628000	RESSD - Detached Single Dwelling	OS-One Storey	1910	600	2024	7	\$ 172,000	\$ 286.67	\$ 185,800	\$ 309.67
365 HARBISON AVE W	14080592000	RESSD - Detached Single Dwelling	OS-One Storey	1912	664	2024	5	\$ 165,000	\$ 248.49	\$ 180,300	\$ 271.54
388 HARBISON AVE W	14080641000	RESSD - Detached Single Dwelling	OS-One Storey	1913	712	2024	8	\$ 120,000	\$ 168.54	\$ 128,400	\$ 180.34
403 HARBISON AVE W	14100121995	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1910	1172	2024	5	\$ 200,000	\$ 170.65	\$ 218,600	\$ 186.52
414 HARBISON AVE W	14080652000	RESSD - Detached Single Dwelling	OS-One Storey	1911	826	2024	6	\$ 240,000	\$ 290.56	\$ 261,800	\$ 316.95
432 HARBISON AVE W	14080818900	RESSD - Detached Single Dwelling	BL-Bi-Level	1993	767	2023	9	\$ 301,000	\$ 392.44	\$ 333,500	\$ 434.81
433 HARBISON AVE W	14080772000	RESSD - Detached Single Dwelling	OS-One Storey	1947	720	2024	4	\$ 225,000	\$ 312.50	\$ 246,200	\$ 341.94
458 HARBISON AVE W	14100129335	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	998	2024	8	\$ 340,000	\$ 340.68	\$ 363,800	\$ 364.53
460 HARBISON AVE W	14080829000	RESSD - Detached Single Dwelling	OS-One Storey	1910	480	2024	9	\$ 86,000	\$ 179.17	\$ 91,100	\$ 189.79
470 HARBISON AVE W	14080834000	RESSD - Detached Single Dwelling	OS-One Storey	1914	744	2023	8	\$ 145,000	\$ 194.89	\$ 161,000	\$ 216.40
472 HARBISON AVE W	14080835000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1053	2024	3	\$ 179,500	\$ 170.47	\$ 196,700	\$ 186.80
509 HARBISON AVE W	14080801100	RESSD - Detached Single Dwelling	OS-One Storey	1914	770	2025	1	\$ 202,500	\$ 262.99	\$ 206,300	\$ 267.92
532 HARBISON AVE W	14080863100	RESSD - Detached Single Dwelling	OS-One Storey	1959	699	2024	6	\$ 195,500	\$ 279.69	\$ 213,300	\$ 305.15
531 HENDERSON HWY	2000590000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1092	2024	11	\$ 245,000	\$ 224.36	\$ 254,600	\$ 233.15
244 JAMISON AVE	2000332000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	912	2025	3	\$ 210,000	\$ 230.26	\$ 210,000	\$ 230.26
245 JAMISON AVE	2000302000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1053	2024	5	\$ 170,000	\$ 161.44	\$ 185,800	\$ 176.45
266 JAMISON AVE	2000338000	RESSD - Detached Single Dwelling	OS-One Storey	1921	755	2023	12	\$ 175,000	\$ 231.79	\$ 192,900	\$ 255.50
299 JAMISON AVE	2000319000	RESSU - Secondary Unit	OS-One Storey	2023	1001	2023	1	\$ 411,815	\$ 411.40	\$ 462,900	\$ 462.44
326 JAMISON AVE	2000358000	RESSD - Detached Single Dwelling	OS-One Storey	1913	720	2024	9	\$ 150,000	\$ 208.33	\$ 158,900	\$ 220.69
365 JAMISON AVE	2000372000	RESSD - Detached Single Dwelling	TS-Two Storey	2016	1266	2023	10	\$ 362,000	\$ 285.94	\$ 400,400	\$ 316.27
386 JAMISON AVE	2000398000	RESSD - Detached Single Dwelling	OS-One Storey	1914	680	2024	1	\$ 158,000	\$ 232.35	\$ 173,800	\$ 255.59
411 JAMISON AVE	2040312000	RESSD - Detached Single Dwelling	OS-One Storey	1914	785	2024	10	\$ 228,000	\$ 290.45	\$ 239,200	\$ 304.71
419 JAMISON AVE	2062782000	RESSD - Detached Single Dwelling	OS-One Storey	1913	640	2023	2	\$ 125,000	\$ 195.31	\$ 140,300	\$ 219.22
425 JAMISON AVE	2040317000	RESSD - Detached Single Dwelling	BL-Bi-Level	2017	970	2023	9	\$ 320,900	\$ 330.82	\$ 355,600	\$ 366.60
431 JAMISON AVE	2040319000	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	798	2023	7	\$ 260,000	\$ 325.81	\$ 289,100	\$ 362.28
472 JAMISON AVE	2040395000	RESSD - Detached Single Dwelling	OS-One Storey	1914	680	2023	9	\$ 168,000	\$ 247.06	\$ 186,100	\$ 273.68
513 JAMISON AVE	2040355000	RESSD - Detached Single Dwelling	BL-Bi-Level	2024	923	2024	11	\$ 334,690	\$ 362.61	\$ 347,700	\$ 376.71
529 JAMISON AVE	2040361000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1916	894	2024	3	\$ 160,000	\$ 178.97	\$ 175,400	\$ 196.20
547 JAMISON AVE	2062807360	RESSU - Secondary Unit	OH-One & 1/2 Storey	2018	1386	2023	9	\$ 420,000	\$ 303.03	\$ 465,400	\$ 335.79
191 JOHNSON AVE W	14100123395	RESSU - Secondary Unit	OS-One Storey	2015	874	2023	1	\$ 325,000	\$ 371.85	\$ 365,300	\$ 417.96
220 JOHNSON AVE W	14082960000	RESSD - Detached Single Dwelling	TS-Two Storey	1912	960	2024	4	\$ 185,000	\$ 192.71	\$ 202,400	\$ 210.83
273 JOHNSON AVE W	14082857000	RESSD - Detached Single Dwelling	OS-One Storey	1910	875	2024	9	\$ 178,000	\$ 203.43	\$ 188,500	\$ 215.43
285 JOHNSON AVE W	14082863100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1065	2024	4	\$ 192,000	\$ 180.28	\$ 210,000	\$ 197.18
297 JOHNSON AVE W	14082868000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1145	2024	8	\$ 185,000	\$ 161.57	\$ 198,000	\$ 172.93
304 JOHNSON AVE W	14082931000	RESSD - Detached Single Dwelling	OS-One Storey	1912	850	2023	5	\$ 198,500	\$ 233.53	\$ 221,500	\$ 260.59
314 JOHNSON AVE W	14082925000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	895	2023	8	\$ 120,000	\$ 134.08	\$ 133,200	\$ 148.83
278 LARSEN AVE	2000100000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	930	2023	11	\$ 219,900	\$ 236.45	\$ 242,800	\$ 261.08

MARKET REGION: 2
CHALMERS (401)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
290 LARSEN AVE	2000097000	RESSD - Detached Single Dwelling	OS-One Storey	1928	876	2023	10	\$ 225,000	\$ 256.85	\$ 248,900	\$ 284.13
329 LARSEN AVE	2000042000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	953	2023	12	\$ 153,000	\$ 160.55	\$ 168,600	\$ 176.92
335 LARSEN AVE	2000044000	RESSD - Detached Single Dwelling	OS-One Storey	1930	712	2024	4	\$ 249,899	\$ 350.98	\$ 273,400	\$ 383.99
370 LARSEN AVE	2000072000	RESSD - Detached Single Dwelling	OS-One Storey	1953	844	2024	11	\$ 260,000	\$ 308.06	\$ 270,100	\$ 320.02
375 LARSEN AVE	2000055000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	936	2024	8	\$ 170,000	\$ 181.62	\$ 181,900	\$ 194.34
422 LARSEN AVE	2040059000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1312	2023	8	\$ 265,000	\$ 201.98	\$ 294,200	\$ 224.24
428 LARSEN AVE	2040057000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1116	2023	10	\$ 225,000	\$ 201.61	\$ 248,900	\$ 223.03
430 LARSEN AVE	2040056000	RESSD - Detached Single Dwelling	OS-One Storey	1915	593	2024	7	\$ 115,000	\$ 193.93	\$ 124,200	\$ 209.44
443 LARSEN AVE	2040010000	RESSD - Detached Single Dwelling	OS-One Storey	1925	764	2024	12	\$ 250,000	\$ 327.23	\$ 257,300	\$ 336.78
444 LARSEN AVE	2040052000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	954	2023	5	\$ 195,000	\$ 204.40	\$ 217,600	\$ 228.09
457 LARSEN AVE	2040015000	RESSD - Detached Single Dwelling	OS-One Storey	1913	728	2025	3	\$ 175,000	\$ 240.38	\$ 175,000	\$ 240.38
484 LARSEN AVE	2040039000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	898	2023	3	\$ 230,000	\$ 256.12	\$ 257,600	\$ 286.86
485 LARSEN AVE	2040023000	RESSU - Secondary Unit	TS-Two Storey	2023	1460	2024	4	\$ 504,762	\$ 345.73	\$ 552,200	\$ 378.22
490 LARSEN AVE	2040037000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1916	858	2024	12	\$ 165,000	\$ 192.31	\$ 169,800	\$ 197.90
519 LARSEN AVE	2040066000	RESSD - Detached Single Dwelling	OS-One Storey	1914	680	2023	5	\$ 115,500	\$ 169.85	\$ 128,900	\$ 189.56
522 LARSEN AVE	2040096000	RESSD - Detached Single Dwelling	T3-Three Storey	2023	2424	2023	5	\$ 490,000	\$ 202.15	\$ 546,800	\$ 225.58
524 LARSEN AVE	2062807900	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1384	2023	3	\$ 310,000	\$ 223.99	\$ 347,200	\$ 250.87
527 LARSEN AVE	2062808010	RESSD - Detached Single Dwelling	BL-Bi-Level	2022	1065	2024	8	\$ 330,000	\$ 309.86	\$ 353,100	\$ 331.55
539 LARSEN AVE	2062782500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1003	2023	3	\$ 169,000	\$ 168.49	\$ 189,300	\$ 188.73
557 LARSEN AVE	2062807330	RESSD - Detached Single Dwelling	BL-Bi-Level	2013	895	2024	5	\$ 333,000	\$ 372.07	\$ 364,000	\$ 406.70
559 LARSEN AVE	2040079000	RESSD - Detached Single Dwelling	OS-One Storey	1920	630	2023	5	\$ 177,500	\$ 281.75	\$ 198,100	\$ 314.44
178 MARTIN AVE W	14080344100	RESSD - Detached Single Dwelling	OS-One Storey	1947	830	2023	9	\$ 285,000	\$ 343.37	\$ 315,800	\$ 380.48
224 MARTIN AVE W	14080330000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1124	2024	5	\$ 305,000	\$ 271.35	\$ 333,400	\$ 296.62
236 MARTIN AVE W	14080515000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1040	2024	5	\$ 162,500	\$ 156.25	\$ 177,600	\$ 170.77
240 MARTIN AVE W	14080517000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1045	2023	8	\$ 171,000	\$ 163.64	\$ 189,800	\$ 181.63
260 MARTIN AVE W	14080526000	RESSD - Detached Single Dwelling	OS-One Storey	1911	680	2024	8	\$ 160,000	\$ 235.29	\$ 171,200	\$ 251.76
265 MARTIN AVE W	14080499100	RESSD - Detached Single Dwelling	OS-One Storey	1926	866	2023	10	\$ 229,000	\$ 264.43	\$ 253,300	\$ 292.49
309 MARTIN AVE W	14080486000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1052	2023	11	\$ 267,000	\$ 253.80	\$ 294,800	\$ 280.23
335 MARTIN AVE W	14080694100	RESSD - Detached Single Dwelling	OS-One Storey	1956	684	2024	7	\$ 215,000	\$ 314.33	\$ 232,200	\$ 339.47
342 MARTIN AVE W	14080698000	RESSD - Detached Single Dwelling	OS-One Storey	1911	680	2024	8	\$ 164,000	\$ 241.18	\$ 175,500	\$ 258.09
426 MARTIN AVE W	14080732000	RESSS - Side By Side	TS-Two Storey	1977	1140	2023	11	\$ 225,000	\$ 197.37	\$ 248,400	\$ 217.89
434 MARTIN AVE W	14100132280	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1223	2023	12	\$ 281,008	\$ 229.77	\$ 309,700	\$ 253.23
436 MARTIN AVE W	14100132285	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1223	2023	12	\$ 281,008	\$ 229.77	\$ 309,700	\$ 253.23
446 MARTIN AVE W	14080912000	RESSD - Detached Single Dwelling	OS-One Storey	1909	702	2024	5	\$ 110,000	\$ 156.70	\$ 120,200	\$ 171.23
483 MARTIN AVE W	14100121985	RESSD - Detached Single Dwelling	BL-Bi-Level	2018	790	2023	12	\$ 287,500	\$ 363.92	\$ 316,800	\$ 401.01
487 MARTIN AVE W	14080870100	RESSD - Detached Single Dwelling	OS-One Storey	1927	707	2024	3	\$ 173,000	\$ 244.70	\$ 189,600	\$ 268.18
180 MCINTOSH AVE	14083634000	RESSD - Detached Single Dwelling	OS-One Storey	1907	604	2024	12	\$ 116,000	\$ 192.05	\$ 119,400	\$ 197.68
225 MCINTOSH AVE	14083667000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1084	2024	10	\$ 180,000	\$ 166.05	\$ 188,800	\$ 174.17
132 MCPHAIL ST	14090124000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1040	2023	3	\$ 187,000	\$ 179.81	\$ 209,400	\$ 201.35
139 MCPHAIL ST	14090131200	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1553	2023	1	\$ 400,000	\$ 257.57	\$ 449,600	\$ 289.50
142 MCPHAIL ST	14090120000	RESSD - Detached Single Dwelling	OS-One Storey	1957	640	2024	12	\$ 200,000	\$ 312.50	\$ 205,800	\$ 321.56
192 MIDWINTER AVE	14091457000	RESDU - Duplex	TS-Two Storey	1955	2050	2024	6	\$ 400,000	\$ 195.12	\$ 436,400	\$ 212.88
261 MIDWINTER AVE	14100027900	RESSS - Side By Side	TS-Two Storey	2008	1374	2023	8	\$ 280,000	\$ 203.78	\$ 310,800	\$ 226.20
174 MIGHTON AVE	14091155000	RESSD - Detached Single Dwelling	OS-One Storey	1926	960	2024	5	\$ 207,000	\$ 215.63	\$ 226,300	\$ 235.73
175 MIGHTON AVE	14091131000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1116	2024	7	\$ 262,000	\$ 234.77	\$ 283,000	\$ 253.58
178 MIGHTON AVE	14091154000	RESSD - Detached Single Dwelling	OS-One Storey	1926	520	2023	7	\$ 154,900	\$ 297.88	\$ 172,200	\$ 331.15
212 MIGHTON AVE	14091145000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1186	2024	7	\$ 280,000	\$ 236.09	\$ 302,400	\$ 254.97

MARKET REGION: 2
CHALMERS (401)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
215 MIGHTON AVE	14091142000	RESSD - Detached Single Dwelling	OS-One Storey	1951	840	2024	6	\$ 235,000	\$ 279.76	\$ 256,400	\$ 305.24
248 MUNROE AVE	2000606000	RESSD - Detached Single Dwelling	OS-One Storey	1964	996	2024	7	\$ 336,000	\$ 337.35	\$ 362,900	\$ 364.36
252 MUNROE AVE	2000609000	RESSD - Detached Single Dwelling	OS-One Storey	1926	696	2024	8	\$ 250,100	\$ 359.34	\$ 267,600	\$ 384.48
272 MUNROE AVE	2000619000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	1146	2024	10	\$ 326,000	\$ 284.47	\$ 342,000	\$ 298.43
346 MUNROE AVE	2000712000	RESSD - Detached Single Dwelling	OS-One Storey	1951	911	2023	1	\$ 281,000	\$ 308.45	\$ 315,800	\$ 346.65
384 MUNROE AVE	2000721000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1066	2023	1	\$ 229,000	\$ 214.82	\$ 257,400	\$ 241.46
410 MUNROE AVE	2040665000	RESSD - Detached Single Dwelling	OS-One Storey	1952	812	2023	9	\$ 320,000	\$ 394.09	\$ 354,600	\$ 436.70
401 NAIRN AVE	14092950000	RESSD - Detached Single Dwelling	OS-One Storey	1942	982	2024	8	\$ 254,900	\$ 259.57	\$ 272,700	\$ 277.70
441 NAIRN AVE	14092935000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1040	2023	3	\$ 165,000	\$ 158.65	\$ 184,800	\$ 177.69
451 NAIRN AVE	14092932000	RESSD - Detached Single Dwelling	TS-Two Storey	1907	1308	2024	3	\$ 240,000	\$ 183.49	\$ 263,000	\$ 201.07
207 OTTAWA AVE	2000701000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1142	2024	12	\$ 286,207	\$ 250.62	\$ 294,500	\$ 257.88
244 OTTAWA AVE	2000438000	RESSD - Detached Single Dwelling	OS-One Storey	1931	832	2025	2	\$ 217,000	\$ 260.82	\$ 219,200	\$ 263.46
264 OTTAWA AVE	2000444000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1127	2023	3	\$ 285,000	\$ 252.88	\$ 319,200	\$ 283.23
300 OTTAWA AVE	2000508000	RESSD - Detached Single Dwelling	OS-One Storey	1933	756	2024	10	\$ 150,000	\$ 198.41	\$ 157,400	\$ 208.20
304 OTTAWA AVE	2000509000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	706	2024	7	\$ 180,000	\$ 254.96	\$ 194,400	\$ 275.35
312 OTTAWA AVE	2000511000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1136	2024	7	\$ 276,000	\$ 242.96	\$ 298,100	\$ 262.41
316 OTTAWA AVE	2000512000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	1258	2023	6	\$ 296,000	\$ 235.29	\$ 329,700	\$ 262.08
333 OTTAWA AVE	2000787000	RESSD - Detached Single Dwelling	OS-One Storey	1948	665	2024	8	\$ 249,900	\$ 375.79	\$ 267,400	\$ 402.11
346 OTTAWA AVE	2000520000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	900	2024	11	\$ 190,000	\$ 211.11	\$ 197,400	\$ 219.33
387 OTTAWA AVE	2000773000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1219	2024	3	\$ 310,000	\$ 254.31	\$ 339,800	\$ 278.75
390 OTTAWA AVE	2000533000	RESSD - Detached Single Dwelling	OS-One Storey	1922	600	2024	8	\$ 105,000	\$ 175.00	\$ 112,400	\$ 187.33
403 OTTAWA AVE	2040759000	RESSD - Detached Single Dwelling	OS-One Storey	1925	642	2023	3	\$ 135,000	\$ 210.28	\$ 151,200	\$ 235.51
403 OTTAWA AVE	2040759000	RESSD - Detached Single Dwelling	OS-One Storey	1925	642	2023	10	\$ 153,000	\$ 238.32	\$ 169,200	\$ 263.55
412 OTTAWA AVE	2040440000	RESSD - Detached Single Dwelling	OS-One Storey	1922	523	2023	4	\$ 149,000	\$ 284.89	\$ 166,600	\$ 318.55
438 OTTAWA AVE	2040448000	RESSD - Detached Single Dwelling	OS-One Storey	1950	1055	2023	10	\$ 285,000	\$ 270.14	\$ 315,200	\$ 298.77
447 OTTAWA AVE	2040747000	RESSD - Detached Single Dwelling	OS-One Storey	1964	867	2023	3	\$ 244,000	\$ 281.43	\$ 273,300	\$ 315.22
462 OTTAWA AVE	2040455000	RESSD - Detached Single Dwelling	OS-One Storey	1922	680	2024	11	\$ 209,000	\$ 307.35	\$ 217,200	\$ 319.41
483 OTTAWA AVE	2040735000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1064	2024	12	\$ 183,000	\$ 171.99	\$ 188,300	\$ 176.97
558 OTTAWA AVE	2040539000	RESSD - Detached Single Dwelling	OS-One Storey	1917	600	2023	8	\$ 135,000	\$ 225.00	\$ 149,900	\$ 249.83
179 POPLAR AVE	14083150000	RESSD - Detached Single Dwelling	OS-One Storey	1928	791	2023	8	\$ 225,000	\$ 284.45	\$ 249,800	\$ 315.80
225 POPLAR AVE	14083259000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1488	2023	2	\$ 300,000	\$ 201.61	\$ 336,600	\$ 226.21
293 POPLAR AVE	14083240000	RESTR - Triplex	O3-One & 3/4 Storey	1907	1360	2023	6	\$ 286,800	\$ 210.88	\$ 319,500	\$ 234.93
315 RIVERTON AVE	14091175200	RESDU - Duplex	TS-Two Storey	1962	1920	2024	10	\$ 385,000	\$ 200.52	\$ 403,900	\$ 210.36
344 RIVERTON AVE	14091611000	RESSD - Detached Single Dwelling	OS-One Storey	1907	780	2024	2	\$ 205,775	\$ 263.81	\$ 225,900	\$ 289.62
349 RIVERTON AVE	14091180000	RESSD - Detached Single Dwelling	OS-One Storey	1954	912	2024	7	\$ 255,000	\$ 279.61	\$ 275,400	\$ 301.97
367 RIVERTON AVE	14091185000	RESSD - Detached Single Dwelling	OS-One Storey	1907	648	2024	11	\$ 160,000	\$ 246.91	\$ 166,200	\$ 256.48
377 RIVERTON AVE	14100123505	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1296	2023	1	\$ 195,000	\$ 150.46	\$ 219,200	\$ 169.14
401 RIVERTON AVE	14091199000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1120	2023	10	\$ 210,000	\$ 187.50	\$ 232,300	\$ 207.41
426 RIVERTON AVE	14091633000	RESSD - Detached Single Dwelling	OS-One Storey	1907	1149	2023	12	\$ 192,000	\$ 167.10	\$ 211,600	\$ 184.16
437 RIVERTON AVE	14091211000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	1246	2023	3	\$ 270,000	\$ 216.69	\$ 302,400	\$ 242.70
465 RIVERTON AVE	14091216000	RESSD - Detached Single Dwelling	OS-One Storey	1943	616	2024	8	\$ 264,000	\$ 428.57	\$ 282,500	\$ 458.60
468 RIVERTON AVE	14091642000	RESSD - Detached Single Dwelling	OS-One Storey	1949	779	2024	8	\$ 255,000	\$ 327.34	\$ 272,900	\$ 350.32
517 RIVERTON AVE	14091238000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1044	2024	6	\$ 230,000	\$ 220.31	\$ 250,900	\$ 240.33
146 STANIER ST	14090141000	RESSD - Detached Single Dwelling	BL-Bi-Level	2000	738	2024	8	\$ 275,000	\$ 372.63	\$ 294,300	\$ 398.78
148 STANIER ST	14090140000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	978	2025	1	\$ 199,900	\$ 204.40	\$ 203,700	\$ 208.28
206 TALBOT AVE	14091541000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1514	2024	10	\$ 292,000	\$ 192.87	\$ 306,300	\$ 202.31
268 TALBOT AVE	14091516000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1312	2025	1	\$ 255,000	\$ 194.36	\$ 259,800	\$ 198.02

MARKET REGION: 2
CHALMERS (401)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
361 TALBOT AVE	14091807000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1176	2024	2	\$ 150,000	\$ 127.55	\$ 164,700	\$ 140.05
373 TALBOT AVE	14091804300	RESSD - Detached Single Dwelling	OS-One Storey	1907	815	2023	12	\$ 198,000	\$ 242.94	\$ 218,200	\$ 267.73
407 TALBOT AVE	14091793000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1209	2023	11	\$ 215,000	\$ 177.83	\$ 237,400	\$ 196.36
473 TALBOT AVE	14091769000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1355	2023	6	\$ 200,000	\$ 147.60	\$ 222,800	\$ 164.43
514 TALBOT AVE	14091750000	RESSD - Detached Single Dwelling	OS-One Storey	1954	745	2024	5	\$ 249,900	\$ 335.44	\$ 273,100	\$ 366.58
394 THAMES AVE	14090405000	RESSD - Detached Single Dwelling	OS-One Storey	1911	600	2023	7	\$ 115,000	\$ 191.67	\$ 127,900	\$ 213.17
402 THAMES AVE	14090409000	RESSD - Detached Single Dwelling	OS-One Storey	1907	649	2023	3	\$ 125,000	\$ 192.60	\$ 140,000	\$ 215.72
404 THAMES AVE	14090410000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1496	2023	8	\$ 225,500	\$ 150.74	\$ 250,300	\$ 167.31
424 THAMES AVE	14090416000	RESSD - Detached Single Dwelling	TS-Two Storey	2005	1440	2024	2	\$ 250,000	\$ 173.61	\$ 274,500	\$ 190.63
452 THAMES AVE	14090426000	RESSD - Detached Single Dwelling	OS-One Storey	1913	748	2024	12	\$ 272,500	\$ 364.30	\$ 280,400	\$ 374.87
330 TWEED AVE	14090271000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1185	2024	10	\$ 254,900	\$ 215.11	\$ 267,400	\$ 225.65
383 TWEED AVE	14090384000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1297	2024	8	\$ 230,000	\$ 177.33	\$ 246,100	\$ 189.75
435 TWEED AVE	14090363000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1050	2025	2	\$ 130,000	\$ 123.81	\$ 131,300	\$ 125.05
438 TWEED AVE	14090315100	RESSD - Detached Single Dwelling	OS-One Storey	1919	558	2023	2	\$ 190,000	\$ 340.50	\$ 213,200	\$ 382.08
447 TWEED AVE	14090356000	RESSD - Detached Single Dwelling	OS-One Storey	1907	558	2024	10	\$ 151,500	\$ 271.51	\$ 158,900	\$ 284.77
461 TWEED AVE	14090349000	RESSD - Detached Single Dwelling	OS-One Storey	1912	855	2024	10	\$ 183,000	\$ 214.04	\$ 192,000	\$ 224.56
485 TWEED AVE	14090340000	RESSD - Detached Single Dwelling	OS-One Storey	1955	784	2023	10	\$ 262,000	\$ 334.18	\$ 289,800	\$ 369.64
217 UNION AVE W	14080400000	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	1020	2024	6	\$ 360,000	\$ 352.94	\$ 392,800	\$ 385.10
253 UNION AVE W	14080576000	RESSD - Detached Single Dwelling	OS-One Storey	1912	780	2025	3	\$ 172,500	\$ 221.15	\$ 172,500	\$ 221.15
283 UNION AVE W	14080564000	RESSD - Detached Single Dwelling	OS-One Storey	1947	973	2024	11	\$ 269,900	\$ 277.39	\$ 280,400	\$ 288.18
301 UNION AVE W	14080557000	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	654	2025	1	\$ 230,000	\$ 351.68	\$ 234,400	\$ 358.41
341 UNION AVE W	14080766000	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	1009	2024	7	\$ 340,000	\$ 336.97	\$ 367,200	\$ 363.92
348 UNION AVE W	14082069000	RESSD - Detached Single Dwelling	OS-One Storey	1962	904	2024	3	\$ 195,000	\$ 215.71	\$ 213,700	\$ 236.39
348 UNION AVE W	14082069000	RESSD - Detached Single Dwelling	OS-One Storey	1962	904	2024	10	\$ 334,000	\$ 369.47	\$ 350,400	\$ 387.61
350 UNION AVE W	14082070000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1903	898	2023	7	\$ 125,000	\$ 139.20	\$ 139,000	\$ 154.79
395 UNION AVE W	14080740000	RESSD - Detached Single Dwelling	TS-Two Storey	1907	1550	2023	7	\$ 245,000	\$ 158.06	\$ 272,400	\$ 175.74
425 UNION AVE W	14100122720	RESSD - Detached Single Dwelling	TS-Two Storey	2015	1145	2024	1	\$ 285,000	\$ 248.91	\$ 313,500	\$ 273.80
219 WASHINGTON AVE	2000479000	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1944	1472	2023	3	\$ 300,000	\$ 203.80	\$ 336,000	\$ 228.26
233 WASHINGTON AVE	2000475000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1115	2024	10	\$ 205,000	\$ 183.86	\$ 215,000	\$ 192.83
237 WASHINGTON AVE	2000474000	RESSD - Detached Single Dwelling	OS-One Storey	1921	755	2024	9	\$ 249,900	\$ 330.99	\$ 264,600	\$ 350.46
244 WASHINGTON AVE	2000492000	RESSD - Detached Single Dwelling	OS-One Storey	1922	600	2023	3	\$ 142,500	\$ 237.50	\$ 159,600	\$ 266.00
280 WASHINGTON AVE	2000503000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	783	2024	8	\$ 200,000	\$ 255.43	\$ 214,000	\$ 273.31
289 WASHINGTON AVE	2000458000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1080	2024	9	\$ 286,000	\$ 264.81	\$ 302,900	\$ 280.46
295 WASHINGTON AVE	2000457000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1403	2024	10	\$ 350,000	\$ 249.47	\$ 367,200	\$ 261.72
324 WASHINGTON AVE	2000570000	RESSD - Detached Single Dwelling	OS-One Storey	1923	814	2023	12	\$ 243,800	\$ 299.51	\$ 268,700	\$ 330.10
352 WASHINGTON AVE	2000577000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	786	2023	5	\$ 155,000	\$ 197.20	\$ 173,000	\$ 220.10
375 WASHINGTON AVE	2000542000	RESSD - Detached Single Dwelling	OS-One Storey	1927	572	2024	1	\$ 210,000	\$ 367.13	\$ 231,000	\$ 403.85
395 WASHINGTON AVE	2000535500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1240	2023	9	\$ 255,000	\$ 205.65	\$ 282,500	\$ 227.82
418 WASHINGTON AVE	2040499000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1140	2024	9	\$ 269,900	\$ 236.75	\$ 285,800	\$ 250.70
429 WASHINGTON AVE	2040485000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1171	2023	1	\$ 230,000	\$ 196.41	\$ 258,500	\$ 220.75
450 WASHINGTON AVE	2040507000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1092	2023	8	\$ 214,000	\$ 195.97	\$ 237,500	\$ 217.49
461 WASHINGTON AVE	2040474000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1042	2023	8	\$ 249,900	\$ 239.83	\$ 277,400	\$ 266.22
552 WASHINGTON AVE	2040598000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1042	2025	1	\$ 376,500	\$ 361.32	\$ 383,700	\$ 368.23
150 WATT ST	14090412000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1062	2024	6	\$ 290,000	\$ 273.07	\$ 316,400	\$ 297.93
325 WILLIAM NEWTON AVE	14092777000	RESSD - Detached Single Dwelling	OS-One Storey	1907	524	2023	4	\$ 145,000	\$ 276.72	\$ 162,100	\$ 309.35
359 WILLIAM NEWTON AVE	14100132270	RESSU - Secondary Unit	OS-One Storey	2023	857	2023	2	\$ 345,930	\$ 403.65	\$ 388,100	\$ 452.86
379 WILLIAM NEWTON AVE	14092798000	RESSD - Detached Single Dwelling	OS-One Storey	1907	812	2024	10	\$ 190,000	\$ 233.99	\$ 199,300	\$ 245.44

MARKET REGION: 2
 CHALMERS (401)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
395 WILLIAM NEWTON AVE	14100128115	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1323	2024	7	\$ 369,000	\$ 278.91	\$ 398,500	\$ 301.21
425 WILLIAM NEWTON AVE	14092814000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1602	2023	11	\$ 215,000	\$ 134.21	\$ 237,400	\$ 148.19
426 WILLIAM NEWTON AVE	14093006000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1200	2023	2	\$ 246,900	\$ 205.75	\$ 277,000	\$ 230.83
456 WILLIAM NEWTON AVE	14092922000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1270	2023	10	\$ 225,000	\$ 177.17	\$ 248,900	\$ 195.98
458 WILLIAM NEWTON AVE	14092923000	RESSD - Detached Single Dwelling	TS-Two Storey	1907	1640	2024	9	\$ 272,500	\$ 166.16	\$ 288,600	\$ 175.98
461 WILLIAM NEWTON AVE	14092828000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	840	2023	10	\$ 285,000	\$ 339.29	\$ 315,200	\$ 375.24
486 WILLIAM NEWTON AVE	14092909000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1217	2024	5	\$ 278,000	\$ 228.43	\$ 303,900	\$ 249.71
209 WINTERTON AVE	2000645000	RESSD - Detached Single Dwelling	OS-One Storey	1930	720	2024	11	\$ 243,000	\$ 337.50	\$ 252,500	\$ 350.69
238 WINTERTON AVE	2000659000	RESSD - Detached Single Dwelling	OS-One Storey	1924	660	2024	5	\$ 230,000	\$ 348.48	\$ 251,400	\$ 380.91
253 WINTERTON AVE	2000635000	RESSD - Detached Single Dwelling	TS-Two Storey	2016	2084	2025	3	\$ 421,000	\$ 202.02	\$ 421,000	\$ 202.02
257 WINTERTON AVE	2000633000	RESSD - Detached Single Dwelling	OS-One Storey	1930	594	2023	8	\$ 265,000	\$ 446.13	\$ 294,200	\$ 495.29
306 WINTERTON AVE	2000751000	RESSD - Detached Single Dwelling	OS-One Storey	1945	852	2023	3	\$ 234,000	\$ 274.65	\$ 262,100	\$ 307.63
319 WINTERTON AVE	2000740000	RESSD - Detached Single Dwelling	OS-One Storey	1946	706	2023	4	\$ 245,000	\$ 347.03	\$ 273,900	\$ 387.96
344 WINTERTON AVE	2000759000	RESSD - Detached Single Dwelling	OS-One Storey	1950	943	2023	3	\$ 250,000	\$ 265.11	\$ 280,000	\$ 296.92

MARKET REGION: 2
TALBOT-GREY (403)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
641 WINDSOR AVE	14091082000	RESSD - Detached Single Dwelling	OS-One Storey	1912	815	2023	8	\$ 226,000	\$ 277.30	\$ 250,900	\$ 307.85
576 WINDSOR AVE	14091011000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1172	2023	1	\$ 274,000	\$ 233.79	\$ 308,000	\$ 262.80
567 WINDSOR AVE	14091106000	RESSD - Detached Single Dwelling	OS-One Storey	1953	675	2024	2	\$ 242,000	\$ 358.52	\$ 265,700	\$ 393.63
565 WINDSOR AVE	14100106100	RESSU - Secondary Unit	TS-Two Storey	2013	1360	2023	5	\$ 380,000	\$ 279.41	\$ 424,100	\$ 311.84
563 WINDSOR AVE	14100106200	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1943	1356	2023	10	\$ 315,000	\$ 232.30	\$ 348,400	\$ 256.93
544 WINDSOR AVE	14091021000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	835	2023	10	\$ 195,000	\$ 233.53	\$ 215,700	\$ 258.32
528 WINDSOR AVE	14091028000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1915	990	2024	12	\$ 189,000	\$ 190.91	\$ 194,500	\$ 196.46
777 UNION AVE E	14081392000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2024	10	\$ 312,000	\$ 346.67	\$ 327,300	\$ 363.67
746 UNION AVE E	14082542200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	911	2024	7	\$ 276,000	\$ 302.96	\$ 298,100	\$ 327.22
731 UNION AVE E	14081283000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	894	2023	5	\$ 277,000	\$ 309.84	\$ 309,100	\$ 345.75
710 UNION AVE E	14082531000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2024	2	\$ 275,000	\$ 305.56	\$ 302,000	\$ 335.56
628 UNION AVE E	14082415000	RESSD - Detached Single Dwelling	OS-One Storey	1945	894	2024	5	\$ 310,000	\$ 346.76	\$ 338,800	\$ 378.97
593 UNION AVE E	14081118000	RESSD - Detached Single Dwelling	OS-One Storey	1946	600	2023	6	\$ 178,000	\$ 296.67	\$ 198,300	\$ 330.50
586 UNION AVE E	14082402000	RESMC - Multi-Family Conversion	O3-One & 3/4 Storey	1915	1792	2023	5	\$ 218,000	\$ 121.65	\$ 243,300	\$ 135.77
573 UNION AVE E	14081113000	RESSD - Detached Single Dwelling	OS-One Storey	1946	744	2024	12	\$ 215,000	\$ 288.98	\$ 221,200	\$ 297.31
660 TALBOT AVE	14092625100	RESSD - Detached Single Dwelling	TS-Two Storey	1948	1782	2023	8	\$ 250,000	\$ 140.29	\$ 277,500	\$ 155.72
644 TALBOT AVE	14092629200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	984	2024	3	\$ 190,000	\$ 193.09	\$ 208,200	\$ 211.59
630 TALBOT AVE	14092636000	RESSDU - Duplex	TS-Two Storey	1977	1534	2023	4	\$ 330,000	\$ 215.12	\$ 368,900	\$ 240.48
583 TALBOT AVE	14091873200	RESSD - Detached Single Dwelling	OS-One Storey	1957	720	2025	1	\$ 176,000	\$ 244.44	\$ 179,300	\$ 249.03
574 TALBOT AVE	14092691000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1094	2023	6	\$ 175,000	\$ 159.96	\$ 195,000	\$ 178.24
569 TALBOT AVE	14100130590	RESSU - Secondary Unit	BL-Bi-Level	2020	996	2024	10	\$ 395,000	\$ 396.59	\$ 414,400	\$ 416.06
682 SANDHURST AVE	14090979000	RESSD - Detached Single Dwelling	OS-One Storey	1953	576	2023	5	\$ 260,000	\$ 451.39	\$ 290,200	\$ 503.82
622 RIVERTON AVE	14091895000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1024	2024	10	\$ 127,000	\$ 124.02	\$ 133,200	\$ 130.08
596 RIVERTON AVE	14091855000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	880	2023	5	\$ 145,900	\$ 165.80	\$ 162,800	\$ 185.00
546 RIVERTON AVE	14091838000	RESSD - Detached Single Dwelling	TS-Two Storey	1907	1007	2024	6	\$ 189,000	\$ 187.69	\$ 206,200	\$ 204.77
847 MARTIN AVE E	14081357000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	900	2024	12	\$ 315,000	\$ 350.00	\$ 324,100	\$ 360.11
823 MARTIN AVE E	14081348000	RESSD - Detached Single Dwelling	OS-One Storey	1946	828	2024	1	\$ 230,000	\$ 277.78	\$ 253,000	\$ 305.56
743 MARTIN AVE E	14081220000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1147	2023	9	\$ 259,900	\$ 226.59	\$ 288,000	\$ 251.09
679 MARTIN AVE E	14081201000	RESSD - Detached Single Dwelling	OS-One Storey	1955	960	2024	8	\$ 343,900	\$ 358.23	\$ 368,000	\$ 383.33
659 MARTIN AVE E	14081196000	RESSD - Detached Single Dwelling	OS-One Storey	1945	700	2023	4	\$ 237,000	\$ 338.57	\$ 265,000	\$ 378.57
603 MARTIN AVE E	14081066100	RESSD - Detached Single Dwelling	OS-One Storey	1962	756	2023	8	\$ 227,000	\$ 300.26	\$ 252,000	\$ 333.33
591 MARTIN AVE E	14081060000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1925	936	2023	8	\$ 225,000	\$ 240.38	\$ 249,800	\$ 266.88
575 MARTIN AVE E	14081056000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1008	2024	6	\$ 290,000	\$ 287.70	\$ 316,400	\$ 313.89
575 MARTIN AVE E	14081056000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1008	2023	7	\$ 185,000	\$ 183.53	\$ 205,700	\$ 204.07
562 MARTIN AVE E	14081091000	RESSD - Detached Single Dwelling	OS-One Storey	1946	808	2024	7	\$ 231,000	\$ 285.89	\$ 249,500	\$ 308.79
686 MANHATTAN AVE	14090521000	RESSD - Detached Single Dwelling	OS-One Storey	1953	864	2024	12	\$ 260,000	\$ 300.93	\$ 267,500	\$ 309.61
668 MANHATTAN AVE	14090517000	RESSD - Detached Single Dwelling	OS-One Storey	1952	576	2024	8	\$ 258,400	\$ 448.61	\$ 276,500	\$ 480.03
668 MANHATTAN AVE	14090517000	RESSD - Detached Single Dwelling	OS-One Storey	1952	576	2024	2	\$ 190,000	\$ 329.86	\$ 208,600	\$ 362.15
667 MANHATTAN AVE	14090982000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1130	2024	4	\$ 275,000	\$ 243.36	\$ 300,900	\$ 266.28
664 MANHATTAN AVE	14090510000	RESSD - Detached Single Dwelling	OS-One Storey	1952	595	2024	8	\$ 280,000	\$ 470.59	\$ 299,600	\$ 503.53
657 MANHATTAN AVE	14090986400	RESSD - Detached Single Dwelling	OS-One Storey	1911	665	2024	5	\$ 161,000	\$ 242.11	\$ 176,000	\$ 264.66
623 JOHNSON AVE E	14083038000	RESSD - Detached Single Dwelling	OS-One Storey	1953	588	2023	7	\$ 223,000	\$ 379.25	\$ 248,000	\$ 421.77
579 JOHNSON AVE E	14083024000	RESSD - Detached Single Dwelling	OS-One Storey	1929	688	2024	7	\$ 182,500	\$ 265.26	\$ 197,100	\$ 286.48
577 JOHNSON AVE E	14083023000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1207	2024	9	\$ 253,000	\$ 209.61	\$ 267,900	\$ 221.96
539 JOHNSON AVE E	14083009000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1116	2023	8	\$ 180,000	\$ 161.29	\$ 199,800	\$ 179.03
821 HARBISON AVE E	14081311000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2024	7	\$ 280,000	\$ 311.11	\$ 302,400	\$ 336.00
798 HARBISON AVE E	14081335200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2023	11	\$ 184,900	\$ 205.44	\$ 204,100	\$ 226.78

MARKET REGION: 2
TALBOT-GREY (403)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
662 HARBISON AVE E	14081167100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2024	7	\$ 250,000	\$ 277.78	\$ 270,000	\$ 300.00
646 HARBISON AVE E	14081050100	RESSD - Detached Single Dwelling	OS-One Storey	1955	816	2023	6	\$ 262,000	\$ 321.08	\$ 291,900	\$ 357.72
646 HARBISON AVE E	14081050100	RESSD - Detached Single Dwelling	OS-One Storey	1955	816	2023	2	\$ 252,000	\$ 308.82	\$ 282,700	\$ 346.45
630 HARBISON AVE E	14081045000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1190	2023	5	\$ 234,000	\$ 196.64	\$ 261,100	\$ 219.41
626 HARBISON AVE E	14081044000	RESSD - Detached Single Dwelling	OS-One Storey	1945	720	2023	6	\$ 227,000	\$ 315.28	\$ 252,900	\$ 351.25
594 HARBISON AVE E	14081036000	RESSD - Detached Single Dwelling	OS-One Storey	1945	600	2024	4	\$ 150,000	\$ 250.00	\$ 164,100	\$ 273.50
585 HARBISON AVE E	14081009200	RESSD - Detached Single Dwelling	OS-One Storey	1961	898	2024	3	\$ 279,900	\$ 311.69	\$ 306,800	\$ 341.65
581 HARBISON AVE E	14081007100	RESSD - Detached Single Dwelling	OS-One Storey	2005	1066	2024	9	\$ 382,000	\$ 358.35	\$ 404,500	\$ 379.46
578 HARBISON AVE E	14081032000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1216	2023	10	\$ 265,000	\$ 217.93	\$ 293,100	\$ 241.04
205 GATEWAY RD	14082999100	RESSD - Detached Single Dwelling	OS-One Storey	1959	832	2023	6	\$ 296,000	\$ 355.77	\$ 329,700	\$ 396.27
103 EATON ST	14093171000	RESSD - Detached Single Dwelling	OS-One Storey	1913	698	2023	7	\$ 164,900	\$ 236.25	\$ 183,400	\$ 262.75
549 CHALMERS AVE	14082446000	RESSD - Detached Single Dwelling	OS-One Storey	1916	869	2024	8	\$ 195,000	\$ 224.40	\$ 208,700	\$ 240.16
638 CASTLE AVE	14090487000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1933	1072	2023	2	\$ 267,000	\$ 249.07	\$ 299,600	\$ 279.48
619 CASTLE AVE	14091070000	RESSD - Detached Single Dwelling	OS-One Storey	1974	945	2024	12	\$ 255,000	\$ 269.84	\$ 262,400	\$ 277.67
619 CASTLE AVE	14091070000	RESSD - Detached Single Dwelling	OS-One Storey	1974	945	2024	3	\$ 269,000	\$ 284.66	\$ 294,800	\$ 311.96
515 CASTLE AVE	14091036000	RESSD - Detached Single Dwelling	BL-Bi-Level	2015	1101	2023	5	\$ 363,000	\$ 329.70	\$ 405,100	\$ 367.94
512 CASTLE AVE	14090456000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	770	2024	7	\$ 279,000	\$ 362.34	\$ 301,300	\$ 391.30
100 BERLIN ST	14093150500	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	952	2023	12	\$ 170,500	\$ 179.10	\$ 187,900	\$ 197.37

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

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
1060 TALBOT AVE	14092181000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2023	8	\$ 300,000	\$ 390.63	\$ 333,000	\$ 433.59
1044 TALBOT AVE	14092177000	RESMC - Multi-Family Conversion	OS-One Storey	1955	884	2024	2	\$ 349,500	\$ 395.36	\$ 383,800	\$ 434.16
1035 TALBOT AVE	14092336000	RESSD - Detached Single Dwelling	OS-One Storey	1953	964	2023	9	\$ 280,000	\$ 290.46	\$ 310,200	\$ 321.78
1012 TALBOT AVE	14092169000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2024	3	\$ 255,000	\$ 332.03	\$ 279,500	\$ 363.93
964 TALBOT AVE	14092158400	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	807	2023	11	\$ 286,500	\$ 355.02	\$ 316,300	\$ 391.95
907 TALBOT AVE	14092112000	RESSD - Detached Single Dwelling	OS-One Storey	1950	768	2023	7	\$ 200,000	\$ 260.42	\$ 222,400	\$ 289.58
906 TALBOT AVE	14092380000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2023	5	\$ 225,000	\$ 250.00	\$ 251,100	\$ 279.00
846 TALBOT AVE	14092405100	RESSD - Detached Single Dwelling	OS-One Storey	1950	750	2024	3	\$ 215,000	\$ 286.67	\$ 235,600	\$ 314.13
836 TALBOT AVE	14092504000	RESSD - Detached Single Dwelling	OS-One Storey	1956	964	2023	1	\$ 265,000	\$ 274.90	\$ 297,900	\$ 309.02
801 TALBOT AVE	14092024000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1100	2024	10	\$ 340,000	\$ 309.09	\$ 356,700	\$ 324.27
766 TALBOT AVE	14092511000	RESSD - Detached Single Dwelling	OS-One Storey	1910	824	2023	7	\$ 247,000	\$ 299.76	\$ 274,700	\$ 333.37
761 TALBOT AVE	14091990000	RESSD - Detached Single Dwelling	OS-One Storey	1955	720	2024	10	\$ 222,000	\$ 308.33	\$ 232,900	\$ 323.47
736 TALBOT AVE	14092568100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1060	2024	5	\$ 191,500	\$ 180.66	\$ 209,300	\$ 197.45
716 TALBOT AVE	14092588100	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1304	2024	8	\$ 295,000	\$ 226.23	\$ 315,700	\$ 242.10
705 TALBOT AVE	14091951000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	946	2024	2	\$ 135,000	\$ 142.71	\$ 148,200	\$ 156.66
704 TALBOT AVE	14092599000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2025	2	\$ 330,000	\$ 396.63	\$ 333,300	\$ 400.60
917 NAIRN AVE	14093485000	RESSD - Detached Single Dwelling	OS-One Storey	1954	936	2024	11	\$ 230,000	\$ 245.73	\$ 239,000	\$ 255.34
769 NAIRN AVE	14093436100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1200	2024	12	\$ 227,000	\$ 189.17	\$ 233,600	\$ 194.67
723 NAIRN AVE	14093426000	RESSD - Detached Single Dwelling	OS-One Storey	1954	967	2025	1	\$ 270,000	\$ 279.21	\$ 275,100	\$ 284.49
715 NAIRN AVE	14093424000	RESSD - Detached Single Dwelling	OS-One Storey	1954	968	2023	10	\$ 285,000	\$ 294.42	\$ 315,200	\$ 325.62
711 NAIRN AVE	14093423000	RESSD - Detached Single Dwelling	OS-One Storey	1954	936	2024	9	\$ 275,000	\$ 293.80	\$ 291,200	\$ 311.11
679 NAIRN AVE	14093413000	RESSD - Detached Single Dwelling	OS-One Storey	1954	936	2023	12	\$ 205,000	\$ 219.02	\$ 225,900	\$ 241.35
667 NAIRN AVE	14093376000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1929	1173	2023	11	\$ 230,000	\$ 196.08	\$ 253,900	\$ 216.45
647 NAIRN AVE	14093369000	RESSD - Detached Single Dwelling	OS-One Storey	1911	484	2023	10	\$ 136,000	\$ 280.99	\$ 150,400	\$ 310.74
330 MILFORD ST	14081633100	RESDU - Duplex	TS-Two Storey	1959	2040	2025	3	\$ 460,000	\$ 225.49	\$ 460,000	\$ 225.49
326 MILFORD ST	14081634100	RESDU - Duplex	TS-Two Storey	1959	2294	2023	7	\$ 430,000	\$ 187.45	\$ 478,200	\$ 208.46
323 MILFORD ST	14081536100	RESDU - Duplex	TS-Two Storey	1960	2072	2024	1	\$ 321,000	\$ 154.92	\$ 353,100	\$ 170.42
1114 MCCALMAN AVE	14092263000	RESSD - Detached Single Dwelling	OS-One Storey	1956	793	2024	5	\$ 306,000	\$ 385.88	\$ 334,500	\$ 421.82
1100 MCCALMAN AVE	14092247100	RESSD - Detached Single Dwelling	OS-One Storey	1957	903	2024	5	\$ 320,000	\$ 354.37	\$ 349,800	\$ 387.38
1093 MCCALMAN AVE	14092207000	RESSD - Detached Single Dwelling	OS-One Storey	1956	884	2024	5	\$ 325,000	\$ 367.65	\$ 355,200	\$ 401.81
1072 MCCALMAN AVE	14092238100	RESSD - Detached Single Dwelling	OS-One Storey	1956	793	2024	4	\$ 309,900	\$ 390.79	\$ 339,000	\$ 427.49
1067 MCCALMAN AVE	14092215000	RESSD - Detached Single Dwelling	OS-One Storey	1956	884	2025	2	\$ 277,700	\$ 314.14	\$ 280,500	\$ 317.31
1044 MCCALMAN AVE	14092465100	RESSD - Detached Single Dwelling	OS-One Storey	1956	931	2025	2	\$ 191,000	\$ 205.16	\$ 192,900	\$ 207.20
1008 MCCALMAN AVE	14093504000	RESSD - Detached Single Dwelling	OS-One Storey	1957	981	2023	7	\$ 321,000	\$ 327.22	\$ 357,000	\$ 363.91
955 MCCALMAN AVE	14093333000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	881	2024	11	\$ 242,000	\$ 274.69	\$ 251,400	\$ 285.36
951 MCCALMAN AVE	14093332000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	982	2023	6	\$ 253,101	\$ 257.74	\$ 282,000	\$ 287.17
930 MCCALMAN AVE	14093470000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1480	2024	5	\$ 220,000	\$ 148.65	\$ 240,500	\$ 162.50
927 MCCALMAN AVE	14093326000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	881	2023	5	\$ 245,000	\$ 278.09	\$ 273,400	\$ 310.33
920 MCCALMAN AVE	14100031200	RESSD - Detached Single Dwelling	OS-One Storey	2009	770	2023	7	\$ 290,000	\$ 376.62	\$ 322,500	\$ 418.83
903 MCCALMAN AVE	14093320000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1182	2023	7	\$ 235,000	\$ 198.82	\$ 261,300	\$ 221.07
899 MCCALMAN AVE	14093319000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1075	2024	1	\$ 245,000	\$ 227.91	\$ 269,500	\$ 250.70
865 MCCALMAN AVE	14093308000	RESSD - Detached Single Dwelling	OS-One Storey	1949	832	2024	8	\$ 319,000	\$ 383.41	\$ 341,300	\$ 410.22
849 MCCALMAN AVE	14093303000	RESSD - Detached Single Dwelling	OS-One Storey	1918	516	2024	8	\$ 149,900	\$ 290.50	\$ 160,400	\$ 310.85
831 MCCALMAN AVE	14093295000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	945	2024	3	\$ 160,000	\$ 169.31	\$ 175,400	\$ 185.61
821 MCCALMAN AVE	14093293000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	906	2023	12	\$ 231,000	\$ 254.97	\$ 254,600	\$ 281.02
796 MCCALMAN AVE	14093391100	RESSD - Detached Single Dwelling	OS-One Storey	1961	768	2024	11	\$ 155,000	\$ 201.82	\$ 161,000	\$ 209.64
767 MCCALMAN AVE	14093275100	RESSD - Detached Single Dwelling	BL-Bi-Level	1994	771	2024	7	\$ 259,000	\$ 335.93	\$ 279,700	\$ 362.78

MARKET REGION: 2 EAST ELMWOOD (405)		SALES DATA										
Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.	
760 MCCALMAN AVE	14093356000	RESSU - Secondary Unit	TS-Two Storey	2023	1683	2023	7	\$ 525,000	\$ 311.94	\$ 583,800	\$ 346.88	
742 MCCALMAN AVE	14093350200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1570	2024	11	\$ 299,900	\$ 191.02	\$ 311,600	\$ 198.47	
726 MCCALMAN AVE	14093344000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1930	808	2024	5	\$ 199,900	\$ 247.40	\$ 218,500	\$ 270.42	
721 MCCALMAN AVE	14093260000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1100	2024	6	\$ 250,000	\$ 227.27	\$ 272,800	\$ 248.00	
990 MANHATTAN AVE	14090670100	RESSD - Detached Single Dwelling	OS-One Storey	1956	1024	2024	10	\$ 370,000	\$ 361.33	\$ 388,100	\$ 379.00	
843 MANHATTAN AVE	14090903000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	900	2024	7	\$ 270,000	\$ 300.00	\$ 291,600	\$ 324.00	
760 MANHATTAN AVE	14090545100	RESSD - Detached Single Dwelling	OS-One Storey	1957	746	2023	11	\$ 240,000	\$ 321.72	\$ 265,000	\$ 355.23	
594 KENT RD	14081553700	RESDU - Duplex	TS-Two Storey	1960	2340	2023	1	\$ 538,250	\$ 230.02	\$ 605,000	\$ 258.55	
570 KENT RD	14081528100	RESDU - Duplex	TS-Two Storey	1960	1924	2024	9	\$ 340,000	\$ 176.72	\$ 360,100	\$ 187.16	
475 KENT RD	14081469000	RESSD - Detached Single Dwelling	OS-One Storey	1955	796	2023	3	\$ 210,000	\$ 263.82	\$ 235,200	\$ 295.48	
295 KENT RD	14090634100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1204	2024	1	\$ 300,000	\$ 249.17	\$ 330,000	\$ 274.09	
327 KEENLEYSIDE ST	14081624000	RESSD - Detached Single Dwelling	OS-One Storey	1956	869	2023	8	\$ 340,000	\$ 391.25	\$ 377,400	\$ 434.29	
990 HERBERT AVE	14092435000	RESSD - Detached Single Dwelling	OS-One Storey	1956	936	2023	9	\$ 290,000	\$ 309.83	\$ 321,300	\$ 343.27	
717 HERBERT AVE	14100128070	RESSD - Detached Single Dwelling	OS-One Storey	1905	603	2023	3	\$ 187,500	\$ 310.95	\$ 210,000	\$ 348.26	
713 HERBERT AVE	14092587100	RESSD - Detached Single Dwelling	OS-One Storey	2013	840	2024	4	\$ 357,000	\$ 425.00	\$ 390,600	\$ 465.00	
325 CULVER ST	14083905100	RESDU - Duplex	TS-Two Storey	1960	1672	2024	3	\$ 423,000	\$ 252.99	\$ 463,600	\$ 277.27	
318 CULVER ST	14081537800	RESDU - Duplex	TS-Two Storey	1959	1924	2024	8	\$ 441,900	\$ 229.68	\$ 472,800	\$ 245.74	
147 CLYDE RD	14081572800	RESSD - Detached Single Dwelling	TS-Two Storey	1955	2128	2025	1	\$ 447,500	\$ 210.29	\$ 456,000	\$ 214.29	
137 CLYDE RD	14081573500	RESDU - Duplex	TS-Two Storey	1960	2046	2023	3	\$ 383,000	\$ 187.19	\$ 429,000	\$ 209.68	
134 CLYDE RD	14081558100	RESDU - Duplex	TS-Two Storey	1960	1672	2024	6	\$ 410,000	\$ 245.22	\$ 447,300	\$ 267.52	
121 CLYDE RD	14081574800	RESDU - Duplex	TS-Two Storey	1960	2400	2024	10	\$ 496,000	\$ 206.67	\$ 520,300	\$ 216.79	
48 CHESTER ST	14092545600	RESDU - Duplex	TS-Two Storey	1957	1630	2023	9	\$ 399,900	\$ 245.34	\$ 443,100	\$ 271.84	
42 CHESTER ST	14092547100	RESDU - Duplex	TS-Two Storey	1957	1728	2023	6	\$ 430,000	\$ 248.84	\$ 479,000	\$ 277.20	
872 CHALMERS AVE E	14090882000	RESSD - Detached Single Dwelling	OS-One Storey	1943	680	2023	6	\$ 205,000	\$ 301.47	\$ 228,400	\$ 335.88	
854 CHALMERS AVE E	14090895000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1048	2024	3	\$ 235,000	\$ 224.24	\$ 257,600	\$ 245.80	
845 CHALMERS AVE E	14081406000	RESSD - Detached Single Dwelling	OS-One Storey	1955	998	2023	9	\$ 269,900	\$ 270.44	\$ 299,000	\$ 299.60	
837 CHALMERS AVE E	14081404000	RESSD - Detached Single Dwelling	OS-One Storey	1955	998	2024	6	\$ 270,000	\$ 270.54	\$ 294,600	\$ 295.19	
836 CHALMERS AVE E	14090892000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	752	2023	10	\$ 212,000	\$ 281.91	\$ 234,500	\$ 311.84	
833 CHALMERS AVE E	14081402000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2024	2	\$ 299,900	\$ 328.84	\$ 329,300	\$ 361.07	
812 CHALMERS AVE E	14090914000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1444	2024	9	\$ 315,000	\$ 218.14	\$ 333,600	\$ 231.02	
804 CHALMERS AVE E	14090911000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1092	2025	3	\$ 215,000	\$ 196.89	\$ 215,000	\$ 196.89	
79 CAMERON ST	14092545100	RESDU - Duplex	TS-Two Storey	1956	1728	2023	11	\$ 390,000	\$ 225.69	\$ 430,600	\$ 249.19	
1094 BEACH AVE	14092367300	RESDU - Duplex	TS-Two Storey	1960	2128	2024	5	\$ 515,000	\$ 242.01	\$ 562,900	\$ 264.52	
1023 BEACH AVE	14090709100	RESSD - Detached Single Dwelling	OS-One Storey	1956	1060	2024	10	\$ 350,000	\$ 330.19	\$ 367,200	\$ 346.42	
1016 BEACH AVE	14092143100	RESSD - Detached Single Dwelling	OS-One Storey	1956	1024	2024	9	\$ 310,000	\$ 302.73	\$ 328,300	\$ 320.61	
1003 BEACH AVE	14090682000	RESSD - Detached Single Dwelling	OS-One Storey	1955	964	2023	3	\$ 327,000	\$ 339.21	\$ 366,200	\$ 379.88	
991 BEACH AVE	14090677000	RESDU - Duplex	TS-Two Storey	1958	2064	2024	10	\$ 430,000	\$ 208.33	\$ 451,100	\$ 218.56	
988 BEACH AVE	14092133000	RESSD - Detached Single Dwelling	TS-Two Storey	1979	1624	2023	10	\$ 360,000	\$ 221.67	\$ 398,200	\$ 245.20	
923 BEACH AVE	14090645000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	960	2024	11	\$ 205,800	\$ 214.38	\$ 213,800	\$ 222.71	
907 BEACH AVE	14090640000	RESSD - Detached Single Dwelling	OS-One Storey	1950	733	2024	5	\$ 338,000	\$ 461.12	\$ 369,400	\$ 503.96	
905 BEACH AVE	14090639000	RESSD - Detached Single Dwelling	OS-One Storey	1945	680	2024	7	\$ 255,000	\$ 375.00	\$ 275,400	\$ 405.00	
905 BEACH AVE	14090639000	RESSD - Detached Single Dwelling	OS-One Storey	1945	680	2023	3	\$ 160,000	\$ 235.29	\$ 179,200	\$ 263.53	
867 BEACH AVE	14090627100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	1434	2023	8	\$ 292,000	\$ 203.63	\$ 324,100	\$ 226.01	
835 BEACH AVE	14090619500	RESSD - Detached Single Dwelling	BL-Bi-Level	1979	858	2023	12	\$ 305,000	\$ 355.48	\$ 336,100	\$ 391.72	
807 BEACH AVE	14090613000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	894	2023	9	\$ 290,000	\$ 324.38	\$ 321,300	\$ 359.40	
791 BEACH AVE	14090583000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1344	2023	12	\$ 370,000	\$ 275.30	\$ 407,700	\$ 303.35	
786 BEACH AVE	14092002200	RESSD - Detached Single Dwelling	OS-One Storey	1950	735	2024	8	\$ 243,500	\$ 331.29	\$ 260,500	\$ 354.42	

MARKET REGION: 2
EAST ELMWOOD (405)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
777 BEACH AVE	14100013900	RESSD - Detached Single Dwelling	BL-Bi-Level	2007	805	2024	4	\$ 325,000	\$ 403.73	\$ 355,600	\$ 441.74
769 BEACH AVE	14090571000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1669	2023	5	\$ 215,000	\$ 128.82	\$ 239,900	\$ 143.74
737 BEACH AVE	14090559100	RES DU - Duplex	TS-Two Storey	1960	1578	2024	7	\$ 358,900	\$ 227.44	\$ 387,600	\$ 245.63
722 BEACH AVE	14091944000	RESSD - Detached Single Dwelling	OS-One Storey	1957	816	2023	10	\$ 297,000	\$ 363.97	\$ 328,500	\$ 402.57

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

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
546 TRENT AVE	2062799800	RESSD - Detached Single Dwelling	TS-Two Storey	2012	1244	2025	2	\$ 379,500	\$ 305.06	\$ 383,300	\$ 308.12
530 TRENT AVE	2041100100	RESSD - Detached Single Dwelling	BL-Bi-Level	2010	849	2024	8	\$ 305,000	\$ 359.25	\$ 326,400	\$ 384.45
507 TRENT AVE	2041080000	RESSD - Detached Single Dwelling	OS-One Storey	1925	564	2023	1	\$ 154,900	\$ 274.65	\$ 174,100	\$ 308.69
488 TRENT AVE	2041075000	RESSD - Detached Single Dwelling	OS-One Storey	1930	602	2023	9	\$ 210,000	\$ 348.84	\$ 232,700	\$ 386.54
475 TRENT AVE	2041048000	RESSD - Detached Single Dwelling	OS-One Storey	1953	639	2023	12	\$ 270,000	\$ 422.54	\$ 297,500	\$ 465.57
458 TRENT AVE	2041068000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1210	2024	5	\$ 305,000	\$ 252.07	\$ 333,400	\$ 275.54
451 TRENT AVE	2041041000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1034	2024	9	\$ 170,000	\$ 164.41	\$ 180,000	\$ 174.08
450 TRENT AVE	2041065000	RESSD - Detached Single Dwelling	OS-One Storey	1914	730	2023	11	\$ 189,500	\$ 259.59	\$ 209,200	\$ 286.58
446 TRENT AVE	2041064000	RESSD - Detached Single Dwelling	OS-One Storey	1954	746	2024	12	\$ 265,000	\$ 355.23	\$ 272,700	\$ 365.55
419 TRENT AVE	2041033000	RESSD - Detached Single Dwelling	BL-Bi-Level	2015	1217	2024	10	\$ 440,000	\$ 361.54	\$ 461,600	\$ 379.29
416 TRENT AVE	2041057000	RESSD - Detached Single Dwelling	OS-One Storey	1953	672	2023	9	\$ 280,000	\$ 416.67	\$ 310,200	\$ 461.61
358 TRENT AVE	2001012000	RESSD - Detached Single Dwelling	OS-One Storey	1914	800	2023	9	\$ 225,000	\$ 281.25	\$ 249,300	\$ 311.63
354 TRENT AVE	2001009300	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	926	2023	8	\$ 312,000	\$ 336.93	\$ 346,300	\$ 373.97
350 TRENT AVE	2001009100	RESSD - Detached Single Dwelling	BL-Bi-Level	1988	926	2025	1	\$ 350,000	\$ 377.97	\$ 356,700	\$ 385.21
324 TRENT AVE	2001002000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	827	2023	12	\$ 129,000	\$ 155.99	\$ 142,200	\$ 171.95
252 TRENT AVE	2000966500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1370	2023	2	\$ 260,000	\$ 189.78	\$ 291,700	\$ 212.92
245 TRENT AVE	2000933000	RESSD - Detached Single Dwelling	OS-One Storey	1913	877	2024	6	\$ 269,900	\$ 307.75	\$ 294,500	\$ 335.80
235 TRENT AVE	2000929000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1116	2023	8	\$ 265,000	\$ 237.46	\$ 294,200	\$ 263.62
549 SYDNEY AVE	2010296000	RESSD - Detached Single Dwelling	OS-One Storey	1955	928	2023	4	\$ 282,000	\$ 303.88	\$ 315,300	\$ 339.76
528 SYDNEY AVE	2010318000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1064	2024	10	\$ 332,000	\$ 312.03	\$ 348,300	\$ 327.35
484 SYDNEY AVE	2010272000	RESSD - Detached Single Dwelling	OS-One Storey	1922	618	2024	7	\$ 180,000	\$ 291.26	\$ 194,400	\$ 314.56
470 SYDNEY AVE	2010267000	RESSD - Detached Single Dwelling	OS-One Storey	1950	744	2024	11	\$ 269,900	\$ 362.77	\$ 280,400	\$ 376.88
421 SYDNEY AVE	2010240000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1339	2025	3	\$ 330,000	\$ 246.45	\$ 330,000	\$ 246.45
419 SYDNEY AVE	2010241000	RESSD - Detached Single Dwelling	OS-One Storey	1959	881	2023	3	\$ 275,000	\$ 312.15	\$ 308,000	\$ 349.60
315 SYDNEY AVE	2010166000	RESSD - Detached Single Dwelling	OS-One Storey	1924	660	2024	6	\$ 257,000	\$ 389.39	\$ 280,400	\$ 424.85
304 SYDNEY AVE	2010171000	RESSD - Detached Single Dwelling	OS-One Storey	1925	756	2024	7	\$ 235,000	\$ 310.85	\$ 253,800	\$ 335.71
286 SYDNEY AVE	2010120000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	990	2023	8	\$ 285,000	\$ 287.88	\$ 316,400	\$ 319.60
252 SYDNEY AVE	2010110000	RESSD - Detached Single Dwelling	OS-One Storey	1920	769	2024	7	\$ 157,000	\$ 204.16	\$ 169,600	\$ 220.55
227 SYDNEY AVE	2010079000	RESSD - Detached Single Dwelling	OS-One Storey	1946	822	2024	4	\$ 300,000	\$ 364.96	\$ 328,200	\$ 399.27
224 SYDNEY AVE	2010100000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1314	2023	12	\$ 265,000	\$ 201.67	\$ 292,000	\$ 222.22
563 NEIL AVE	2062801000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1077	2023	9	\$ 345,000	\$ 320.33	\$ 382,300	\$ 354.97
533 NEIL AVE	2041155000	RESSD - Detached Single Dwelling	OS-One Storey	1955	977	2024	7	\$ 330,000	\$ 337.77	\$ 356,400	\$ 364.79
526 NEIL AVE	2041170000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1074	2024	8	\$ 370,000	\$ 344.51	\$ 395,900	\$ 368.62
497 NEIL AVE	2041125000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1075	2023	10	\$ 345,000	\$ 320.93	\$ 381,600	\$ 354.98
263 NEIL AVE	2001124000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2024	8	\$ 312,000	\$ 393.94	\$ 333,800	\$ 421.46
235 NEIL AVE	2001117000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1194	2024	8	\$ 350,000	\$ 293.13	\$ 374,500	\$ 313.65
232 NEIL AVE	2001135000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1144	2024	5	\$ 385,000	\$ 336.54	\$ 420,800	\$ 367.83
259 MUNROE AVE	2000809000	RESSD - Detached Single Dwelling	OS-One Storey	1927	888	2024	5	\$ 300,000	\$ 337.84	\$ 327,900	\$ 369.26
562 MELBOURNE AVE	2010293000	RESSD - Detached Single Dwelling	OS-One Storey	1955	848	2023	1	\$ 274,000	\$ 323.11	\$ 308,000	\$ 363.21
546 MELBOURNE AVE	2010289000	RESSD - Detached Single Dwelling	OS-One Storey	1924	788	2023	9	\$ 213,500	\$ 270.94	\$ 236,600	\$ 300.25
530 MELBOURNE AVE	2010285000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	950	2025	3	\$ 272,000	\$ 286.32	\$ 272,000	\$ 286.32
461 MELBOURNE AVE	2010900000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1172	2023	9	\$ 159,800	\$ 136.35	\$ 177,100	\$ 151.11
425 MELBOURNE AVE	2010911000	RESSD - Detached Single Dwelling	OS-One Storey	1946	738	2024	6	\$ 295,000	\$ 399.73	\$ 321,800	\$ 436.04
361 MELBOURNE AVE	2010759000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1923	1352	2024	12	\$ 380,000	\$ 281.07	\$ 391,000	\$ 289.20
342 MELBOURNE AVE	2010134000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	960	2024	1	\$ 236,500	\$ 246.35	\$ 260,200	\$ 271.04
332 MELBOURNE AVE	2010131000	RESSD - Detached Single Dwelling	OS-One Storey	1949	728	2024	1	\$ 285,000	\$ 391.48	\$ 313,500	\$ 430.63
300 MELBOURNE AVE	2010124000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	810	2024	12	\$ 300,000	\$ 370.37	\$ 308,700	\$ 381.11

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

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
284 MELBOURNE AVE	2010050000	RESSD - Detached Single Dwelling	OS-One Storey	1945	713	2023	8	\$ 305,500	\$ 428.47	\$ 339,100	\$ 475.60
264 MELBOURNE AVE	2010047000	RESSD - Detached Single Dwelling	OS-One Storey	1931	747	2024	3	\$ 272,000	\$ 364.12	\$ 298,100	\$ 399.06
225 MELBOURNE AVE	2010637000	RESSD - Detached Single Dwelling	OS-One Storey	1922	821	2024	7	\$ 217,000	\$ 264.31	\$ 234,400	\$ 285.51
548 KIMBERLY AVE	2010930000	RESSD - Detached Single Dwelling	OS-One Storey	1955	986	2024	10	\$ 366,013	\$ 371.21	\$ 383,900	\$ 389.35
376 KIMBERLY AVE	2010661000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1080	2024	6	\$ 340,000	\$ 314.81	\$ 370,900	\$ 343.43
348 KIMBERLY AVE	2010654000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1080	2023	3	\$ 305,000	\$ 282.41	\$ 341,600	\$ 316.30
344 KIMBERLY AVE	2010653000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1144	2023	3	\$ 245,000	\$ 214.16	\$ 274,400	\$ 239.86
340 KIMBERLY AVE	2010652000	RESSD - Detached Single Dwelling	OS-One Storey	1951	832	2024	4	\$ 246,000	\$ 295.67	\$ 269,100	\$ 323.44
328 KIMBERLY AVE	2010649000	RESSD - Detached Single Dwelling	OS-One Storey	1951	946	2023	6	\$ 355,000	\$ 375.26	\$ 395,500	\$ 418.08
320 KIMBERLY AVE	2010647000	RESSD - Detached Single Dwelling	OS-One Storey	1951	912	2023	10	\$ 290,000	\$ 317.98	\$ 320,700	\$ 351.64
711 HENDERSON HWY	2010579000	RESSD - Detached Single Dwelling	TS-Two Storey	1946	1248	2023	7	\$ 410,000	\$ 328.53	\$ 455,900	\$ 365.30
643 HENDERSON HWY	2001094000	RESSD - Detached Single Dwelling	OS-One Storey	1926	1173	2024	8	\$ 275,000	\$ 234.44	\$ 294,300	\$ 250.90
635 HENDERSON HWY	2001096000	RESSD - Detached Single Dwelling	OS-One Storey	1928	750	2024	11	\$ 233,000	\$ 310.67	\$ 242,100	\$ 322.80
627 HENDERSON HWY	2001098000	RESSD - Detached Single Dwelling	OS-One Storey	1929	744	2024	12	\$ 320,000	\$ 430.11	\$ 329,300	\$ 442.61
551 HENDERSON HWY	2000886000	RESSD - Detached Single Dwelling	OS-One Storey	1930	660	2024	7	\$ 250,000	\$ 378.79	\$ 270,000	\$ 409.09
391 DONALDA AVE	2000918000	RESSD - Detached Single Dwelling	OS-One Storey	1953	936	2024	9	\$ 320,000	\$ 341.88	\$ 338,900	\$ 362.07
375 DONALDA AVE	2000916000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1316	2023	6	\$ 360,000	\$ 273.56	\$ 401,000	\$ 304.71
351 DONALDA AVE	2000913000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1438	2023	2	\$ 255,000	\$ 177.33	\$ 286,100	\$ 198.96
252 DONALDA AVE	2000901000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1194	2024	2	\$ 330,000	\$ 276.38	\$ 362,300	\$ 303.43
217 DONALDA AVE	2000860000	RESSD - Detached Single Dwelling	OS-One Storey	1928	856	2023	4	\$ 220,000	\$ 257.01	\$ 246,000	\$ 287.38
215 DONALDA AVE	2000859000	RESSD - Detached Single Dwelling	OS-One Storey	1928	876	2023	7	\$ 302,215	\$ 344.99	\$ 336,100	\$ 383.68
205 DONALDA AVE	2000854000	RESSD - Detached Single Dwelling	OS-One Storey	1929	756	2023	9	\$ 255,000	\$ 337.30	\$ 282,500	\$ 373.68
557 CHELSEA AVE	2010999000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2025	3	\$ 430,000	\$ 471.49	\$ 430,000	\$ 471.49
521 CHELSEA AVE	2011008000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1008	2024	7	\$ 325,000	\$ 322.42	\$ 351,000	\$ 348.21
506 CHELSEA AVE	2011017000	RESSD - Detached Single Dwelling	OS-One Storey	1954	912	2023	5	\$ 320,161	\$ 351.05	\$ 357,300	\$ 391.78
504 CHELSEA AVE	2011016000	RESMC - Multi-Family Conversion	TS-Two Storey	1955	2520	2024	7	\$ 435,000	\$ 172.62	\$ 469,800	\$ 186.43
444 CHELSEA AVE	2010876000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2024	7	\$ 305,000	\$ 397.14	\$ 329,400	\$ 428.91
391 CHELSEA AVE	2010708000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1122	2024	3	\$ 297,500	\$ 265.15	\$ 326,100	\$ 290.64
390 CHELSEA AVE	2010747000	RESSD - Detached Single Dwelling	OS-One Storey	1950	780	2023	12	\$ 262,000	\$ 335.90	\$ 288,700	\$ 370.13
345 CHELSEA AVE	2010717000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2023	6	\$ 251,900	\$ 318.06	\$ 280,600	\$ 354.29
325 CHELSEA AVE	2010722000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2023	5	\$ 286,325	\$ 361.52	\$ 319,500	\$ 403.41
315 CHELSEA AVE	2010725000	RESSD - Detached Single Dwelling	OS-One Storey	1950	802	2023	6	\$ 350,000	\$ 436.41	\$ 389,900	\$ 486.16
281 CHELSEA AVE	2010554000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1080	2023	11	\$ 342,500	\$ 317.13	\$ 378,100	\$ 350.09
247 CHELSEA AVE	2010563000	RESSD - Detached Single Dwelling	OS-One Storey	1950	804	2024	6	\$ 295,000	\$ 366.92	\$ 321,800	\$ 400.25
235 CHELSEA AVE	2010567000	RESSD - Detached Single Dwelling	OS-One Storey	1950	804	2023	9	\$ 365,000	\$ 453.98	\$ 404,400	\$ 502.99
224 CHELSEA AVE	2010584000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1437	2024	6	\$ 362,224	\$ 252.07	\$ 395,200	\$ 275.02
593 BRONX AVE	2010945000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1006	2023	5	\$ 315,000	\$ 313.12	\$ 351,500	\$ 349.40
591 BRONX AVE	2010946000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1022	2024	8	\$ 360,000	\$ 352.25	\$ 385,200	\$ 376.91
345 BRONX AVE	2010676000	RESSD - Detached Single Dwelling	OS-One Storey	1950	800	2023	6	\$ 334,900	\$ 418.63	\$ 373,100	\$ 466.38
212 BRONX AVE	2010527000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2025	3	\$ 376,500	\$ 452.52	\$ 376,500	\$ 452.52
212 BRONX AVE	2010527000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2024	8	\$ 215,000	\$ 258.41	\$ 230,100	\$ 276.56

MARKET REGION: 2
GLEN ELM (409)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
113 TALBOT AVE	14091353000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1063	2024	4	\$ 210,000	\$ 197.55	\$ 229,700	\$ 216.09
111 TALBOT AVE	14091352000	RESSD - Detached Single Dwelling	OS-One Storey	1907	600	2024	7	\$ 160,000	\$ 266.67	\$ 172,800	\$ 288.00
107 TALBOT AVE	14091350000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1113	2023	7	\$ 158,000	\$ 141.96	\$ 175,700	\$ 157.86
73 TALBOT AVE	14091342000	RESTR - Triplex	TS-Two Storey	1960	2410	2024	12	\$ 540,000	\$ 224.07	\$ 555,700	\$ 230.58
11 SILVIA ST	14090064000	RESSD - Detached Single Dwelling	OS-One Storey	1921	723	2024	2	\$ 259,000	\$ 358.23	\$ 284,400	\$ 393.36
121 RIVERTON AVE	14091275000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1140	2024	2	\$ 162,500	\$ 142.54	\$ 178,400	\$ 156.49
119 RIVERTON AVE	14091276000	RESSD - Detached Single Dwelling	OS-One Storey	1912	680	2023	3	\$ 166,500	\$ 244.85	\$ 186,500	\$ 274.26
105 RIVERTON AVE	14091281100	RESSD - Detached Single Dwelling	OS-One Storey	1956	996	2023	8	\$ 300,000	\$ 301.20	\$ 333,000	\$ 334.34
131 NOBLE AVE	14082724000	RESSD - Detached Single Dwelling	OS-One Storey	1922	905	2023	3	\$ 181,400	\$ 200.44	\$ 203,200	\$ 224.53
107 NOBLE AVE	14082713000	RESSD - Detached Single Dwelling	OS-One Storey	1941	696	2023	11	\$ 252,500	\$ 362.79	\$ 278,800	\$ 400.57
92 NOBLE AVE	14082744000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1144	2023	11	\$ 256,000	\$ 223.78	\$ 282,600	\$ 247.03
64 NOBLE AVE	14082729000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1096	2024	4	\$ 276,000	\$ 251.82	\$ 301,900	\$ 275.46
64 NOBLE AVE	14082729000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1096	2023	7	\$ 130,000	\$ 118.61	\$ 144,600	\$ 131.93
38 NOBLE AVE	14082659000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1941	1472	2024	11	\$ 334,900	\$ 227.51	\$ 348,000	\$ 236.41
28 NOBLE AVE	14082654000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1408	2023	6	\$ 285,000	\$ 202.41	\$ 317,500	\$ 225.50
18 NOBLE AVE	14082650000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	720	2024	6	\$ 262,500	\$ 364.58	\$ 286,400	\$ 397.78
118 MARTIN AVE W	14080228000	RESSD - Detached Single Dwelling	OS-One Storey	1913	759	2023	1	\$ 270,000	\$ 355.73	\$ 303,500	\$ 399.87
115 MARTIN AVE W	14080170000	RESMC - Multi-Family Conversion	TS-Two Storey	1913	1180	2023	6	\$ 287,500	\$ 243.64	\$ 320,300	\$ 271.44
112 MARTIN AVE W	14080226000	RESSD - Detached Single Dwelling	OS-One Storey	1931	806	2024	2	\$ 190,000	\$ 235.73	\$ 208,600	\$ 258.81
104 MARTIN AVE W	14080222000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1118	2024	10	\$ 278,000	\$ 248.66	\$ 291,600	\$ 260.82
96 MARTIN AVE W	14080218000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1160	2024	5	\$ 330,100	\$ 284.57	\$ 360,800	\$ 311.03
62 MARTIN AVE W	14080200000	RESSD - Detached Single Dwelling	OS-One Storey	1931	1178	2023	5	\$ 337,053	\$ 286.12	\$ 376,200	\$ 319.35
36 MARTIN AVE W	14080191000	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	841	2023	9	\$ 298,000	\$ 354.34	\$ 330,200	\$ 392.63
7 LESLIE AVE	14090023000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1913	1587	2024	6	\$ 300,000	\$ 189.04	\$ 327,300	\$ 206.24
187 HESPELER AVE	14083519200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1193	2024	7	\$ 125,000	\$ 104.78	\$ 135,000	\$ 113.16
181 HESPELER AVE	14083517000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1125	2024	2	\$ 165,000	\$ 146.67	\$ 181,200	\$ 161.07
168 HESPELER AVE	14083466000	RESSD - Detached Single Dwelling	OS-One Storey	1955	882	2023	7	\$ 260,000	\$ 294.78	\$ 289,100	\$ 327.78
162 HESPELER AVE	14083468000	RESSD - Detached Single Dwelling	TS-Two Storey	1915	1255	2024	10	\$ 239,900	\$ 191.16	\$ 251,700	\$ 200.56
83 HESPELER AVE	14100128290	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1306	2023	5	\$ 285,000	\$ 218.22	\$ 318,100	\$ 243.57
129 HART AVE	14082799000	RESSD - Detached Single Dwelling	TS-Two Storey	1912	1160	2024	5	\$ 270,000	\$ 232.76	\$ 295,100	\$ 254.40
128 HART AVE	14083525000	RESSD - Detached Single Dwelling	OS-One Storey	1940	824	2024	3	\$ 205,000	\$ 248.79	\$ 224,700	\$ 272.69
126 HART AVE	14083526000	RESSD - Detached Single Dwelling	OS-One Storey	1941	752	2023	9	\$ 263,000	\$ 349.73	\$ 291,400	\$ 387.50
115 HART AVE	14082792000	RESSD - Detached Single Dwelling	OS-One Storey	1926	784	2024	8	\$ 271,115	\$ 345.81	\$ 290,100	\$ 370.03
112 HART AVE	14083535000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1140	2024	6	\$ 298,500	\$ 261.84	\$ 325,700	\$ 285.70
100 HART AVE	14083541000	RESSD - Detached Single Dwelling	OS-One Storey	1912	838	2024	12	\$ 219,900	\$ 262.41	\$ 226,300	\$ 270.05
79 HART AVE	14082774000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1910	1188	2023	9	\$ 272,000	\$ 228.96	\$ 301,400	\$ 253.70
75 HART AVE	14082772000	RESSD - Detached Single Dwelling	OS-One Storey	1941	696	2023	7	\$ 270,000	\$ 387.93	\$ 300,200	\$ 431.32
68 HART AVE	14083557000	RESSD - Detached Single Dwelling	OS-One Storey	1911	714	2024	7	\$ 200,000	\$ 280.11	\$ 216,000	\$ 302.52
58 HART AVE	14083390000	RESSD - Detached Single Dwelling	OS-One Storey	1919	840	2024	6	\$ 253,000	\$ 301.19	\$ 276,000	\$ 328.57
55 HART AVE	14082687000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	954	2024	7	\$ 282,155	\$ 295.76	\$ 304,700	\$ 319.39
52 HART AVE	14083387000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1306	2024	8	\$ 370,000	\$ 283.31	\$ 395,900	\$ 303.14
48 HART AVE	14083385000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1314	2023	6	\$ 230,000	\$ 175.04	\$ 256,200	\$ 194.98
104 HARBISON AVE W	14080124000	RESSD - Detached Single Dwelling	OS-One Storey	1943	711	2025	3	\$ 261,104	\$ 367.23	\$ 261,100	\$ 367.23
102 HARBISON AVE W	14080123000	RESSD - Detached Single Dwelling	TS-Two Storey	1912	1176	2024	12	\$ 281,500	\$ 239.37	\$ 289,700	\$ 246.34
100 HARBISON AVE W	14080122000	RESSD - Detached Single Dwelling	OS-One Storey	1909	810	2023	9	\$ 144,444	\$ 178.33	\$ 160,000	\$ 197.53
98 HARBISON AVE W	14080121000	RESSD - Detached Single Dwelling	OS-One Storey	1909	735	2023	8	\$ 215,000	\$ 292.52	\$ 238,700	\$ 324.76
63 HARBISON AVE W	14080068000	RESSD - Detached Single Dwelling	OS-One Storey	1926	784	2023	6	\$ 240,500	\$ 306.76	\$ 267,900	\$ 341.71

MARKET REGION: 2
 GLEN ELM (409)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
60 HARBISON AVE W	14080107000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1010	2023	11	\$ 250,000	\$ 247.52	\$ 276,000	\$ 273.27
52 HARBISON AVE W	14080103000	RESSD - Detached Single Dwelling	OS-One Storey	1928	844	2023	8	\$ 265,000	\$ 313.98	\$ 294,200	\$ 348.58
284 GLENWOOD CRES	14080063000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1927	1431	2023	9	\$ 484,000	\$ 338.23	\$ 536,300	\$ 374.77
271 GLENWOOD CRES	14081660000	RESSD - Detached Single Dwelling	OS-One Storey	1924	839	2023	12	\$ 245,000	\$ 292.01	\$ 270,000	\$ 321.81
264 GLENWOOD CRES	14081645000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1925	1464	2023	8	\$ 435,000	\$ 297.13	\$ 482,900	\$ 329.85
262 GLENWOOD CRES	14081646000	RESSD - Detached Single Dwelling	TS-Two Storey	1929	1440	2025	2	\$ 360,000	\$ 250.00	\$ 363,600	\$ 252.50
249 GLENWOOD CRES	14081721000	RESSD - Detached Single Dwelling	TS-Two Storey	1912	1712	2023	8	\$ 275,000	\$ 160.63	\$ 305,300	\$ 178.33
218 GLENWOOD CRES	14081654000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1925	1404	2023	11	\$ 348,000	\$ 247.86	\$ 384,200	\$ 273.65
198 GLENWOOD CRES	14082612000	RESSD - Detached Single Dwelling	TS-Two Storey	1927	1552	2024	8	\$ 463,000	\$ 298.32	\$ 495,400	\$ 319.20
168 GLENWOOD CRES	14083356000	RESSD - Detached Single Dwelling	TS-Two Storey	1928	1610	2024	9	\$ 460,250	\$ 285.87	\$ 487,400	\$ 302.73
144 GLENWOOD CRES	14090008000	RESSD - Detached Single Dwelling	OS-One Storey	1926	1016	2024	8	\$ 335,000	\$ 329.72	\$ 358,500	\$ 352.85
106 COBOURG AVE	14081884000	RESSD - Detached Single Dwelling	OS-One Storey	1941	657	2025	3	\$ 270,000	\$ 410.96	\$ 270,000	\$ 410.96
104 COBOURG AVE	14081883000	RESSD - Detached Single Dwelling	OS-One Storey	1941	657	2024	2	\$ 242,000	\$ 368.34	\$ 265,700	\$ 404.41
98 COBOURG AVE	14081880000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1925	1216	2024	7	\$ 370,000	\$ 304.28	\$ 399,600	\$ 328.62
80 COBOURG AVE	14081872000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1931	1096	2023	9	\$ 291,710	\$ 266.16	\$ 323,200	\$ 294.89
73 COBOURG AVE	14081823000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1936	1362	2024	4	\$ 350,000	\$ 256.98	\$ 382,900	\$ 281.13
54 COBOURG AVE	14081744000	RES DU - Duplex	TH-Two & 1/2 Storey	1913	1628	2024	10	\$ 320,900	\$ 197.11	\$ 336,600	\$ 206.76
36 COBOURG AVE	14081735000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1942	977	2023	11	\$ 265,000	\$ 271.24	\$ 292,600	\$ 299.49
25 COBOURG AVE	14081703000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1348	2024	7	\$ 307,000	\$ 227.74	\$ 331,600	\$ 245.99
127 CARMEN AVE	14081778000	RESSD - Detached Single Dwelling	OS-One Storey	1927	792	2023	9	\$ 290,000	\$ 366.16	\$ 321,300	\$ 405.68
117 CARMEN AVE	14081773000	RESSD - Detached Single Dwelling	OS-One Storey	1925	864	2025	2	\$ 240,000	\$ 277.78	\$ 242,400	\$ 280.56
60 CARMEN AVE	14081701000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1927	1198	2023	11	\$ 311,500	\$ 260.02	\$ 343,900	\$ 287.06
51 CARMEN AVE	14081673000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1920	1060	2023	9	\$ 325,000	\$ 306.60	\$ 360,100	\$ 339.72
49 CARMEN AVE	14081672000	RESSD - Detached Single Dwelling	OS-One Storey	1923	576	2025	1	\$ 190,000	\$ 329.86	\$ 193,600	\$ 336.11
42 CARMEN AVE	14081693000	RESSD - Detached Single Dwelling	OS-One Storey	1928	776	2024	11	\$ 229,900	\$ 296.26	\$ 238,900	\$ 307.86
40 CARMEN AVE	14081692000	RESSD - Detached Single Dwelling	OS-One Storey	1930	857	2023	11	\$ 260,000	\$ 303.38	\$ 287,000	\$ 334.89
35 CARMEN AVE	14081665000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1913	1144	2024	8	\$ 260,000	\$ 227.27	\$ 278,200	\$ 243.18

MARKET REGION: 2 KILDONAN DRIVE (411)		SALES DATA										
Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.	
142 WILLOWDALE PL	4000408000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1625	2023	10	\$ 511,000	\$ 314.46	\$ 565,200	\$ 347.82	
138 WILLOWDALE PL	4000408500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1160	2024	9	\$ 510,000	\$ 439.66	\$ 540,100	\$ 465.60	
98 TAMARIND DR	4001682400	RESSD - Detached Single Dwelling	TS-Two Storey	1973	2236	2023	12	\$ 635,000	\$ 283.99	\$ 699,800	\$ 312.97	
160 SLATER AVE	4000458500	RESSD - Detached Single Dwelling	OS-One Storey	1956	1650	2023	1	\$ 395,000	\$ 239.39	\$ 444,000	\$ 269.09	
136 ROWANDALE CRES	2031287000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1609	2024	9	\$ 495,000	\$ 307.64	\$ 524,200	\$ 325.79	
225 ROSSMERE CRES	2030214000	RESSD - Detached Single Dwelling	OS-One Storey	1953	990	2024	6	\$ 297,400	\$ 300.40	\$ 324,500	\$ 327.78	
222 ROSSMERE CRES	2030164000	RESSD - Detached Single Dwelling	OS-One Storey	1952	990	2024	9	\$ 369,000	\$ 372.73	\$ 390,800	\$ 394.75	
161 ROSSMERE CRES	2030197000	RESSD - Detached Single Dwelling	OS-One Storey	1951	848	2023	4	\$ 320,161	\$ 377.55	\$ 357,900	\$ 422.05	
142 ROSSMERE CRES	2030174000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1380	2024	7	\$ 416,000	\$ 301.45	\$ 449,300	\$ 325.58	
50 ROSSMERE CRES	2030008000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1029	2023	12	\$ 355,000	\$ 345.00	\$ 391,200	\$ 380.17	
32 ROSSMERE CRES	2030004000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1402	2023	11	\$ 429,000	\$ 305.99	\$ 473,600	\$ 337.80	
160 ROOSEVELT PL	2000150000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1306	2023	10	\$ 230,000	\$ 176.11	\$ 254,400	\$ 194.79	
175 ROBERTA AVE	2021384500	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1434	2024	4	\$ 375,000	\$ 261.51	\$ 410,300	\$ 286.12	
155 ROBERTA AVE	2021380000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2024	10	\$ 349,000	\$ 440.66	\$ 366,100	\$ 462.25	
155 ROBERTA AVE	2021380000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2023	12	\$ 265,000	\$ 334.60	\$ 292,000	\$ 368.69	
183 OAKVIEW AVE	2020217000	RESSD - Detached Single Dwelling	OS-One Storey	1925	932	2023	2	\$ 278,600	\$ 298.93	\$ 312,600	\$ 335.41	
174 MOSSDALE AVE	2030126000	RESSD - Detached Single Dwelling	TS-Two Storey	1952	1470	2023	9	\$ 350,000	\$ 238.10	\$ 387,800	\$ 263.81	
133 MOSSDALE AVE	2030047000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1100	2024	7	\$ 460,000	\$ 418.18	\$ 496,800	\$ 451.64	
130 MOSSDALE AVE	2030115700	RESSD - Detached Single Dwelling	OS-One Storey	1969	1648	2023	6	\$ 528,130	\$ 320.47	\$ 588,300	\$ 356.98	
55 MOSSDALE AVE	2030060000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1100	2024	6	\$ 440,000	\$ 400.00	\$ 480,000	\$ 436.36	
36 MOSSDALE AVE	2030075000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1103	2024	10	\$ 349,000	\$ 316.41	\$ 366,100	\$ 331.91	
158 MOIR AVE	2030161000	RESSD - Detached Single Dwelling	TS-Two Storey	1952	1408	2024	8	\$ 480,000	\$ 340.91	\$ 513,600	\$ 364.77	
4 LITZ PL	4001619800	RESSD - Detached Single Dwelling	OS-One Storey	1969	1433	2024	6	\$ 499,900	\$ 348.85	\$ 545,400	\$ 380.60	
197 LINDEN AVE	2020859000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1016	2024	4	\$ 360,000	\$ 354.33	\$ 393,800	\$ 387.60	
135 LINDEN AVE	2020886000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1170	2023	6	\$ 355,000	\$ 303.42	\$ 395,500	\$ 338.03	
65 LINDEN AVE	2020932000	RESDU - Duplex	OH-One & 1/2 Storey	1946	1739	2023	7	\$ 420,000	\$ 241.52	\$ 467,000	\$ 268.55	
11 LINDEN AVE	2020922000	RESSD - Detached Single Dwelling	OS-One Storey	1921	1054	2024	6	\$ 345,000	\$ 327.32	\$ 376,400	\$ 357.12	
196 LEIGHTON AVE	2021641000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1700	2024	8	\$ 383,000	\$ 225.29	\$ 409,800	\$ 241.06	
182 LEIGHTON AVE	2021638000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1392	2023	9	\$ 330,000	\$ 237.07	\$ 365,600	\$ 262.64	
147 LEIGHTON AVE	2021606000	RESSD - Detached Single Dwelling	OS-One Storey	1921	861	2024	1	\$ 309,000	\$ 358.89	\$ 339,900	\$ 394.77	
86 LEIGHTON AVE	2021593000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1236	2023	7	\$ 432,000	\$ 349.51	\$ 480,400	\$ 388.67	
199 LARCHDALE CRES	4000403000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1160	2023	6	\$ 420,000	\$ 362.07	\$ 467,900	\$ 403.36	
195 LARCHDALE CRES	4000404000	RESSD - Detached Single Dwelling	TS-Two Storey	1959	1768	2024	12	\$ 475,000	\$ 268.67	\$ 488,800	\$ 276.47	
123 LARCHDALE CRES	2031295000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1171	2024	12	\$ 485,000	\$ 414.18	\$ 499,100	\$ 426.22	
119 LARCHDALE CRES	2031296000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1125	2024	10	\$ 469,000	\$ 416.89	\$ 492,000	\$ 437.33	
111 LARCHDALE CRES	2031298000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1065	2024	7	\$ 390,000	\$ 366.20	\$ 421,200	\$ 395.49	
84 LARCHDALE CRES	2031312000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1042	2023	6	\$ 415,000	\$ 398.27	\$ 462,300	\$ 443.67	
80 LARCHDALE CRES	2031311000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1288	2023	12	\$ 370,000	\$ 287.27	\$ 407,700	\$ 316.54	
194 KIMBERLY AVE	2010395000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1300	2024	6	\$ 370,000	\$ 284.62	\$ 403,700	\$ 310.54	
187 KIMBERLY AVE	2062782800	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1923	1393	2023	12	\$ 355,000	\$ 254.85	\$ 391,200	\$ 280.83	
133 KIMBERLY AVE	2011354000	RESSD - Detached Single Dwelling	OS-One Storey	1950	928	2024	6	\$ 391,150	\$ 421.50	\$ 426,700	\$ 459.81	
1179 KILDONAN DR	4000144000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1091	2023	7	\$ 465,179	\$ 426.38	\$ 517,300	\$ 474.15	
945 KILDONAN DR	2030094000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1323	2023	6	\$ 439,000	\$ 331.82	\$ 489,000	\$ 369.61	
823 KILDONAN DR	2020030000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1409	2023	7	\$ 375,000	\$ 266.15	\$ 417,000	\$ 295.95	
765 KILDONAN DR	2011452000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1010	2023	6	\$ 335,000	\$ 331.68	\$ 373,200	\$ 369.50	
742 KILDONAN DR	2062807480	RESSU - Secondary Unit	TS-Two Storey	1944	2534	2024	7	\$ 914,742	\$ 360.99	\$ 987,900	\$ 389.86	
719 KILDONAN DR	2010377000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1504	2023	12	\$ 380,000	\$ 252.66	\$ 418,800	\$ 278.46	

MARKET REGION: 2 KILDONAN DRIVE (411)		SALES DATA										
Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.	
671 KILDONAN DR	2010332000	RESSD - Detached Single Dwelling	OS-One Storey	1929	780	2024	7	\$ 356,000	\$ 456.41	\$ 384,500	\$ 492.95	
164 IRVING PL	4000116500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1956	1446	2023	9	\$ 480,000	\$ 331.95	\$ 531,800	\$ 367.77	
157 IRVING PL	4000108500	RESSD - Detached Single Dwelling	OS-One Storey	1985	1296	2023	10	\$ 485,000	\$ 374.23	\$ 536,400	\$ 413.89	
1330 HENDERSON HWY	4000455000	RESSD - Detached Single Dwelling	OS-One Storey	1951	974	2024	11	\$ 357,000	\$ 366.53	\$ 370,900	\$ 380.80	
1274 HENDERSON HWY	4000119500	RESSD - Detached Single Dwelling	TS-Two Storey	1951	2027	2024	5	\$ 492,000	\$ 242.72	\$ 537,800	\$ 265.32	
770 HENDERSON HWY	2011296000	RESSD - Detached Single Dwelling	TS-Two Storey	1946	1416	2023	7	\$ 299,000	\$ 211.16	\$ 332,500	\$ 234.82	
706 HENDERSON HWY	2010348000	RESSD - Detached Single Dwelling	OS-One Storey	1923	1066	2023	8	\$ 310,000	\$ 290.81	\$ 344,100	\$ 322.80	
676 HENDERSON HWY	2010016000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1128	2024	8	\$ 297,500	\$ 263.74	\$ 318,300	\$ 282.18	
666 HENDERSON HWY	2010022000	RESSD - Detached Single Dwelling	OS-One Storey	1946	756	2024	3	\$ 260,000	\$ 343.92	\$ 285,000	\$ 376.98	
654 HENDERSON HWY	2001073000	RESSD - Detached Single Dwelling	OS-One Storey	1927	920	2024	5	\$ 268,000	\$ 291.30	\$ 292,900	\$ 318.37	
446 HENDERSON HWY	2000408000	RESSD - Detached Single Dwelling	OS-One Storey	1929	912	2023	3	\$ 250,000	\$ 274.12	\$ 280,000	\$ 307.02	
156 HELMSDALE AVE	2011337000	RESSD - Detached Single Dwelling	OS-One Storey	1950	923	2024	7	\$ 410,000	\$ 444.20	\$ 442,800	\$ 479.74	
169 HAZEL DELL AVE	2020612000	RESSD - Detached Single Dwelling	OS-One Storey	1924	828	2024	3	\$ 252,000	\$ 304.35	\$ 276,200	\$ 333.57	
163 HAZEL DELL AVE	2020610000	RESSD - Detached Single Dwelling	OS-One Storey	1928	936	2024	7	\$ 400,000	\$ 427.35	\$ 432,000	\$ 461.54	
90 HAZEL DELL AVE	2020162000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1254	2024	6	\$ 433,200	\$ 345.45	\$ 472,600	\$ 376.87	
18 HAZEL DELL AVE	2020154000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1361	2024	8	\$ 525,000	\$ 385.75	\$ 561,800	\$ 412.78	
145 HAWTHORNE AVE	4000139600	RESSD - Detached Single Dwelling	FL-4 Level Split	1962	1644	2023	7	\$ 475,000	\$ 288.93	\$ 528,200	\$ 321.29	
181 GREENE AVE	2020815000	RESSD - Detached Single Dwelling	OS-One Storey	1925	1110	2025	1	\$ 320,000	\$ 288.29	\$ 326,100	\$ 293.78	
171 GREENE AVE	2020810000	RESSD - Detached Single Dwelling	OS-One Storey	1926	800	2023	9	\$ 305,000	\$ 381.25	\$ 337,900	\$ 422.38	
168 GREENE AVE	2020867000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1129	2024	11	\$ 434,500	\$ 384.85	\$ 451,400	\$ 399.82	
161 GREENE AVE	2020807000	RESSD - Detached Single Dwelling	OS-One Storey	1923	916	2023	6	\$ 325,900	\$ 355.79	\$ 363,100	\$ 396.40	
152 GREENE AVE	2020875000	RESSD - Detached Single Dwelling	OS-One Storey	1921	804	2023	8	\$ 220,000	\$ 273.63	\$ 244,200	\$ 303.73	
59 GREENE AVE	2020788000	RESSD - Detached Single Dwelling	OS-One Storey	1954	912	2024	3	\$ 380,000	\$ 416.67	\$ 416,500	\$ 456.69	
34 GREENE AVE	2020911000	RESSD - Detached Single Dwelling	OS-One Storey	1946	762	2024	7	\$ 340,000	\$ 446.19	\$ 367,200	\$ 481.89	
30 GREENE AVE	2020912000	RESSD - Detached Single Dwelling	OS-One Storey	1946	763	2024	7	\$ 377,201	\$ 494.37	\$ 407,400	\$ 533.94	
18 GREENE AVE	2020915500	RESSD - Detached Single Dwelling	OS-One Storey	1949	1056	2023	1	\$ 320,000	\$ 303.03	\$ 359,700	\$ 340.63	
169 GRANDVIEW ST	4000122500	RESSD - Detached Single Dwelling	OS-One Storey	1952	768	2024	8	\$ 325,000	\$ 423.18	\$ 347,800	\$ 452.86	
62 GLENCOE AVE	2030040000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1129	2024	7	\$ 415,000	\$ 367.58	\$ 448,200	\$ 396.99	
11 GLENCOE AVE	2030100000	RESSD - Detached Single Dwelling	OS-One Storey	1956	978	2023	11	\$ 412,159	\$ 421.43	\$ 455,000	\$ 465.24	
159 FRASER'S GROVE	2031363000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1043	2024	1	\$ 338,000	\$ 324.07	\$ 371,800	\$ 356.47	
137 FRASER'S GROVE	2031325000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1638	2023	7	\$ 430,000	\$ 262.52	\$ 478,200	\$ 291.94	
117 FRASER'S GROVE	2031330000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1043	2025	3	\$ 515,000	\$ 493.77	\$ 515,000	\$ 493.77	
179 ESSAR AVE	4000943800	RESSD - Detached Single Dwelling	OS-One Storey	1979	1196	2023	8	\$ 372,500	\$ 311.45	\$ 413,500	\$ 345.74	
167 ESSAR AVE	4000942500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1943	936	2023	11	\$ 290,000	\$ 309.83	\$ 320,200	\$ 342.09	
160 ESSAR AVE	4000950000	RESSD - Detached Single Dwelling	CO-Cabover	2016	1703	2024	9	\$ 615,000	\$ 361.13	\$ 651,300	\$ 382.44	
71 ESSAR AVE	4000920500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1086	2024	9	\$ 466,000	\$ 429.10	\$ 493,500	\$ 454.42	
50 ESSAR AVE	4000927600	RESSD - Detached Single Dwelling	OS-One Storey	1963	1482	2023	5	\$ 450,500	\$ 303.98	\$ 502,800	\$ 339.27	
42 ESSAR AVE	4000926400	RESSD - Detached Single Dwelling	OS-One Storey	1956	686	2024	10	\$ 360,000	\$ 524.78	\$ 377,600	\$ 550.44	
136 DUNROBIN AVE	2011470000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1424	2024	12	\$ 515,000	\$ 361.66	\$ 529,900	\$ 372.12	
124 DUNROBIN AVE	2011467000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1224	2024	9	\$ 492,000	\$ 401.96	\$ 521,000	\$ 425.65	
18 DEL RIO PL	4000444500	RESSD - Detached Single Dwelling	OS-One Storey	1956	1025	2023	9	\$ 501,000	\$ 488.78	\$ 555,100	\$ 541.56	
191 CHERITON AVE	4000074500	RESSD - Detached Single Dwelling	OS-One Storey	1958	1200	2024	4	\$ 423,500	\$ 352.92	\$ 463,300	\$ 386.08	
175 CHERITON AVE	4000078500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1322	2023	10	\$ 405,000	\$ 306.35	\$ 447,900	\$ 338.80	
450 BREDIN DR	2000418000	RESSD - Detached Single Dwelling	TS-Two Storey	1945	1320	2024	4	\$ 450,000	\$ 340.91	\$ 492,300	\$ 372.95	
360 BREDIN DR	2000123000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1493	2023	8	\$ 500,000	\$ 334.90	\$ 555,000	\$ 371.73	
210 BREDIN DR	2000136000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1496	2023	11	\$ 358,000	\$ 239.30	\$ 395,200	\$ 264.17	

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

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
9 WYNTEN CRES	2050107000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1002	2024	3	\$ 330,700	\$ 330.04	\$ 362,400	\$ 361.68
501 WEEDON ST	2050879000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1218	2023	11	\$ 375,000	\$ 307.88	\$ 414,000	\$ 339.90
106 TUDOR CRES	2050589000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1102	2023	6	\$ 397,000	\$ 360.25	\$ 442,300	\$ 401.36
75 TUDOR CRES	2050603000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1013	2023	7	\$ 380,200	\$ 375.32	\$ 422,800	\$ 417.37
42 TUDOR CRES	2050613000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1053	2024	1	\$ 310,000	\$ 294.40	\$ 341,000	\$ 323.84
31 TUDOR CRES	2050538000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1171	2023	7	\$ 350,000	\$ 298.89	\$ 389,200	\$ 332.37
15 TUDOR CRES	2050543500	RESSD - Detached Single Dwelling	FL-4 Level Split	1963	1520	2023	9	\$ 407,000	\$ 267.76	\$ 451,000	\$ 296.71
1071 SIMPSON AVE	2061387000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1120	2024	11	\$ 345,000	\$ 308.04	\$ 358,500	\$ 320.09
987 SIMPSON AVE	2060790000	RESSD - Detached Single Dwelling	OS-One Storey	1959	638	2023	9	\$ 336,800	\$ 527.90	\$ 373,200	\$ 584.95
980 SIMPSON AVE	2060547000	RESSD - Detached Single Dwelling	OS-One Storey	1959	931	2023	10	\$ 285,000	\$ 306.12	\$ 315,200	\$ 338.56
917 SIMPSON AVE	2060777000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1030	2023	9	\$ 354,000	\$ 343.69	\$ 392,200	\$ 380.78
875 SIMPSON AVE	2060768000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2024	6	\$ 400,000	\$ 421.94	\$ 436,400	\$ 460.34
857 SIMPSON AVE	2060765000	RESSD - Detached Single Dwelling	OS-One Storey	1958	964	2024	10	\$ 340,000	\$ 352.70	\$ 356,700	\$ 370.02
812 SIMPSON AVE	2060471000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2023	5	\$ 326,800	\$ 344.73	\$ 364,700	\$ 384.70
763 SIMPSON AVE	2060746000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1290	2024	2	\$ 355,000	\$ 275.19	\$ 389,800	\$ 302.17
748 SIMPSON AVE	2060413000	RESSD - Detached Single Dwelling	OS-One Storey	1957	970	2024	11	\$ 341,000	\$ 351.55	\$ 354,300	\$ 365.26
748 ROBIN HOOD CRES	2050165000	RESSD - Detached Single Dwelling	OS-One Storey	1956	912	2023	5	\$ 350,000	\$ 383.77	\$ 390,600	\$ 428.29
467 ROBIN HOOD CRES	2050216000	RESSD - Detached Single Dwelling	OS-One Storey	1956	998	2023	8	\$ 345,000	\$ 345.69	\$ 383,000	\$ 383.77
1018 PRINCE RUPERT AVE	2060932000	RESSD - Detached Single Dwelling	TL-3 Level Split	1967	1157	2023	12	\$ 350,000	\$ 302.51	\$ 385,700	\$ 333.36
913 PRINCE RUPERT AVE	2060232000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1030	2023	9	\$ 378,000	\$ 366.99	\$ 418,800	\$ 406.60
904 PRINCE RUPERT AVE	2051867000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2023	4	\$ 360,300	\$ 380.06	\$ 402,800	\$ 424.89
768 PRINCE RUPERT AVE	2051730000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2025	3	\$ 230,000	\$ 299.48	\$ 230,000	\$ 299.48
748 PRINCE RUPERT AVE	2062807730	RESSU - Secondary Unit	TS-Two Storey	2019	1454	2023	7	\$ 490,000	\$ 337.00	\$ 544,900	\$ 374.76
746 PRINCE RUPERT AVE	2062807725	RESSU - Secondary Unit	TS-Two Storey	2019	1454	2023	7	\$ 490,000	\$ 337.00	\$ 544,900	\$ 374.76
732 PRINCE RUPERT AVE	2062807845	RESSD - Detached Single Dwelling	OS-One Storey	1913	673	2023	11	\$ 210,000	\$ 312.04	\$ 231,800	\$ 344.43
730 PRINCE RUPERT AVE	2062807840	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1338	2024	9	\$ 407,233	\$ 304.36	\$ 431,300	\$ 322.35
724 PRINCE RUPERT AVE	2051611000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1074	2023	10	\$ 402,500	\$ 374.77	\$ 445,200	\$ 414.53
694 PRINCE RUPERT AVE	2062807495	RESSD - Detached Single Dwelling	TS-Two Storey	2016	1368	2024	5	\$ 365,000	\$ 266.81	\$ 398,900	\$ 291.59
657 PRINCE RUPERT AVE	2060041000	RESSD - Detached Single Dwelling	OS-One Storey	1956	884	2024	12	\$ 329,657	\$ 372.92	\$ 339,200	\$ 383.71
638 PRINCE RUPERT AVE	2051488000	RESSD - Detached Single Dwelling	OS-One Storey	1952	832	2024	11	\$ 290,000	\$ 348.56	\$ 301,300	\$ 362.14
630 PRINCE RUPERT AVE	2051486100	RESSD - Detached Single Dwelling	BL-Bi-Level	1993	817	2023	10	\$ 342,000	\$ 418.60	\$ 378,300	\$ 463.04
617 PRINCE RUPERT AVE	2060048000	RESSD - Detached Single Dwelling	OS-One Storey	1956	996	2023	12	\$ 275,000	\$ 276.10	\$ 303,100	\$ 304.32
613 PRINCE RUPERT AVE	2060049000	RESSD - Detached Single Dwelling	OS-One Storey	1955	985	2023	9	\$ 323,000	\$ 327.92	\$ 357,900	\$ 363.35
34 PRICE DR	2061175600	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1080	2023	7	\$ 335,000	\$ 310.19	\$ 372,500	\$ 344.91
25 PRICE DR	2061178400	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1080	2023	10	\$ 262,000	\$ 242.59	\$ 289,800	\$ 268.33
19 PRICE DR	2061178200	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2023	8	\$ 305,000	\$ 320.38	\$ 338,600	\$ 355.67
27 PREVETTE ST	2051071000	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2025	2	\$ 409,900	\$ 414.88	\$ 414,000	\$ 419.03
11 PREVETTE ST	2051067000	RESSD - Detached Single Dwelling	OS-One Storey	1969	840	2024	9	\$ 380,000	\$ 452.38	\$ 402,400	\$ 479.05
2 PREVETTE ST	2051086000	RESSD - Detached Single Dwelling	OS-One Storey	1971	988	2024	11	\$ 317,000	\$ 320.85	\$ 329,400	\$ 333.40
83 PIKE CRES	2051040500	RESSS - Side By Side	BL-Bi-Level	1969	696	2023	3	\$ 204,500	\$ 293.82	\$ 229,000	\$ 329.02
69 PIKE CRES	2051043500	RESSS - Side By Side	BL-Bi-Level	1969	696	2024	5	\$ 271,033	\$ 389.42	\$ 296,200	\$ 425.57
63 PIKE CRES	2051044500	RESSS - Side By Side	BL-Bi-Level	1969	696	2025	2	\$ 327,500	\$ 470.55	\$ 330,800	\$ 475.29
63 PIKE CRES	2051044500	RESSS - Side By Side	BL-Bi-Level	1969	696	2024	5	\$ 221,000	\$ 317.53	\$ 241,600	\$ 347.13
27 PIKE CRES	2051050500	RESSS - Side By Side	BL-Bi-Level	1969	696	2023	10	\$ 255,000	\$ 366.38	\$ 282,000	\$ 405.17
892 NOTTINGHAM AVE	2050763000	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2023	6	\$ 315,000	\$ 332.28	\$ 350,900	\$ 370.15
863 NOTTINGHAM AVE	2050733000	RESSD - Detached Single Dwelling	OS-One Storey	1965	987	2023	10	\$ 280,000	\$ 283.69	\$ 309,700	\$ 313.78
756 NOTTINGHAM AVE	2050058000	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2025	1	\$ 360,000	\$ 441.18	\$ 366,800	\$ 449.51

MARKET REGION: 2
MUNROE EAST (412)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
756 NOTTINGHAM AVE	2050058000	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2024	10	\$ 256,000	\$ 313.73	\$ 268,500	\$ 329.04
736 NOTTINGHAM AVE	2050053000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2023	10	\$ 378,000	\$ 398.73	\$ 418,100	\$ 441.03
729 NOTTINGHAM AVE	2050151000	RESSD - Detached Single Dwelling	OS-One Storey	1956	912	2024	4	\$ 386,000	\$ 423.25	\$ 422,300	\$ 463.05
728 NOTTINGHAM AVE	2050051000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2024	1	\$ 310,000	\$ 327.00	\$ 341,000	\$ 359.70
643 NOTTINGHAM AVE	2050013000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1086	2023	9	\$ 338,000	\$ 311.23	\$ 374,500	\$ 344.84
608 NOTTINGHAM AVE	2050027000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1101	2024	7	\$ 380,000	\$ 345.14	\$ 410,400	\$ 372.75
925 NORWICH AVE	2050780000	RESSS - Side By Side	TS-Two Storey	1977	870	2025	3	\$ 260,000	\$ 298.85	\$ 260,000	\$ 298.85
925 NORWICH AVE	2050780000	RESSS - Side By Side	TS-Two Storey	1977	870	2024	12	\$ 210,000	\$ 241.38	\$ 216,100	\$ 248.39
963 MUNROE AVE	2051978000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1048	2023	6	\$ 338,000	\$ 322.52	\$ 376,500	\$ 359.26
851 MUNROE AVE	2051851000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1120	2023	9	\$ 313,000	\$ 279.46	\$ 346,800	\$ 309.64
817 MUNROE AVE	2051859000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1002	2024	11	\$ 396,000	\$ 395.21	\$ 411,400	\$ 410.58
693 MUNROE AVE	2051727000	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1373	2023	2	\$ 380,000	\$ 276.77	\$ 426,400	\$ 310.56
689 MUNROE AVE	2051728000	RESSD - Detached Single Dwelling	OS-One Storey	1955	648	2024	6	\$ 240,000	\$ 370.37	\$ 261,800	\$ 404.01
634 MUNROE AVE	2050434000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	925	2024	7	\$ 265,000	\$ 286.49	\$ 286,200	\$ 309.41
629 MUNROE AVE	2051593000	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1453	2024	8	\$ 423,495	\$ 291.46	\$ 453,100	\$ 311.84
627 MUNROE AVE	2062808050	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1453	2024	4	\$ 416,307	\$ 286.52	\$ 455,400	\$ 313.42
600 MUNROE AVE	2050426000	RESMC - Multi-Family Conversion	OS-One Storey	1959	1414	2024	1	\$ 265,000	\$ 187.41	\$ 291,500	\$ 206.15
1096 MONCTON AVE	2061053000	RESSS - Side By Side	TS-Two Storey	1967	1080	2023	6	\$ 260,000	\$ 240.74	\$ 289,600	\$ 268.15
1096 MONCTON AVE	2061053000	RESSS - Side By Side	TS-Two Storey	1967	1080	2023	1	\$ 245,000	\$ 226.85	\$ 275,400	\$ 255.00
963 MONCTON AVE	2051934000	RESSD - Detached Single Dwelling	TS-Two Storey	1959	1813	2023	11	\$ 327,000	\$ 180.36	\$ 361,000	\$ 199.12
837 MONCTON AVE	2051800000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	887	2023	12	\$ 275,000	\$ 310.03	\$ 303,100	\$ 341.71
816 MONCTON AVE	2051834000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1087	2023	5	\$ 285,000	\$ 262.19	\$ 318,100	\$ 292.64
807 MONCTON AVE	2051809000	RESSD - Detached Single Dwelling	OS-One Storey	1913	859	2024	10	\$ 220,000	\$ 256.11	\$ 230,800	\$ 268.68
775 MONCTON AVE	2051818000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1088	2023	9	\$ 210,000	\$ 193.01	\$ 232,700	\$ 213.88
740 MONCTON AVE	2051700000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	896	2024	8	\$ 225,000	\$ 251.12	\$ 240,800	\$ 268.75
704 MONCTON AVE	2051690000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1750	2024	6	\$ 383,838	\$ 219.34	\$ 418,800	\$ 239.31
677 MONCTON AVE	2051684000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1160	2024	11	\$ 264,500	\$ 228.02	\$ 274,800	\$ 236.90
666 MONCTON AVE	2051577000	RESSD - Detached Single Dwelling	OS-One Storey	1923	939	2024	8	\$ 269,000	\$ 286.47	\$ 287,800	\$ 306.50
644 MONCTON AVE	2062808020	RESSU - Secondary Unit	TS-Two Storey	2023	1534	2023	10	\$ 565,000	\$ 368.32	\$ 624,900	\$ 407.37
549 MARSDEN ST	2050566000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2024	9	\$ 330,000	\$ 348.10	\$ 349,500	\$ 368.67
509 MARSDEN ST	2050576000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1000	2024	7	\$ 390,000	\$ 390.00	\$ 421,200	\$ 421.20
6 LOWERY BAY	2051121000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1262	2024	12	\$ 325,000	\$ 257.53	\$ 334,400	\$ 264.98
488 LONDON ST	2050253000	RESSD - Detached Single Dwelling	OS-One Storey	1959	912	2024	5	\$ 309,900	\$ 339.80	\$ 338,700	\$ 371.38
472 LOCKSLEY BAY	2050083000	RESSD - Detached Single Dwelling	OS-One Storey	1956	862	2024	5	\$ 337,500	\$ 391.53	\$ 368,900	\$ 427.96
466 LOCKSLEY BAY	2050086000	RESSD - Detached Single Dwelling	OS-One Storey	1956	854	2024	7	\$ 305,000	\$ 357.14	\$ 329,400	\$ 385.71
450 LOCKSLEY BAY	2050094000	RESSD - Detached Single Dwelling	OS-One Storey	1956	891	2024	4	\$ 325,000	\$ 364.76	\$ 355,600	\$ 399.10
625 LINDHURST AVE	2050445000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1029	2023	12	\$ 315,000	\$ 306.12	\$ 347,100	\$ 337.32
213 KISIL BAY	2050963500	RESSS - Side By Side	TS-Two Storey	1970	1056	2024	8	\$ 225,000	\$ 213.07	\$ 240,800	\$ 228.03
207 KISIL BAY	2050962000	RESSS - Side By Side	TS-Two Storey	1970	1056	2025	2	\$ 273,000	\$ 258.52	\$ 275,700	\$ 261.08
174 KISIL BAY	2050980000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1040	2023	6	\$ 346,000	\$ 332.69	\$ 385,400	\$ 370.58
407 KEENLEYSIDE ST	2051125500	RESSS - Side By Side	TS-Two Storey	1970	1111	2023	5	\$ 272,000	\$ 244.82	\$ 303,600	\$ 273.27
778 HOSKIN AVE	2050243000	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2024	5	\$ 355,000	\$ 435.05	\$ 388,000	\$ 475.49
701 HOSKIN AVE	2050291000	RESSD - Detached Single Dwelling	OS-One Storey	1956	980	2024	3	\$ 357,000	\$ 364.29	\$ 391,300	\$ 399.29
659 HOSKIN AVE	2050486000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1044	2024	5	\$ 400,000	\$ 383.14	\$ 437,200	\$ 418.77
656 HOSKIN AVE	2050408000	RESSD - Detached Single Dwelling	OS-One Storey	1914	812	2023	6	\$ 144,000	\$ 177.34	\$ 160,400	\$ 197.54
769 GOVERNMENT AVE	2051776000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	922	2025	3	\$ 300,000	\$ 325.38	\$ 300,000	\$ 325.38
757 GOVERNMENT AVE	2051622000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1576	2024	10	\$ 200,000	\$ 126.90	\$ 209,800	\$ 133.12

MARKET REGION: 2
MUNROE EAST (412)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
737 GOVERNMENT AVE	2051628000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1040	2023	7	\$ 372,000	\$ 357.69	\$ 413,700	\$ 397.79
674 GOVERNMENT AVE	2051535000	RESSD - Detached Single Dwelling	OS-One Storey	1921	680	2024	8	\$ 196,000	\$ 288.24	\$ 209,700	\$ 308.38
642 GOVERNMENT AVE	2051525000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1288	2023	6	\$ 352,000	\$ 273.29	\$ 392,100	\$ 304.43
88 GIRDWOOD CRES	2051194000	RESRH - Row Housing	TS-Two Storey	1975	1089	2024	10	\$ 237,500	\$ 218.09	\$ 249,100	\$ 228.74
161 GEORGE SUTTIE BAY	2050995000	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2024	8	\$ 336,000	\$ 340.08	\$ 359,500	\$ 363.87
121 GEORGE SUTTIE BAY	2051005000	RESSS - Side By Side	BL-Bi-Level	1970	696	2023	9	\$ 195,000	\$ 280.17	\$ 216,100	\$ 310.49
113 GEORGE SUTTIE BAY	2051006500	RESSS - Side By Side	BL-Bi-Level	1970	696	2023	5	\$ 272,000	\$ 390.80	\$ 303,600	\$ 436.21
97 GEORGE SUTTIE BAY	2051009000	RESSS - Side By Side	BL-Bi-Level	1969	696	2023	9	\$ 228,500	\$ 328.30	\$ 253,200	\$ 363.79
83 GEORGE SUTTIE BAY	2051011500	RESSS - Side By Side	BL-Bi-Level	1969	696	2024	7	\$ 230,000	\$ 330.46	\$ 248,400	\$ 356.90
59 GEORGE SUTTIE BAY	2051015500	RESSS - Side By Side	BL-Bi-Level	1970	696	2024	6	\$ 290,000	\$ 416.67	\$ 316,400	\$ 454.60
11 GEORGE SUTTIE BAY	2051026000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1040	2023	4	\$ 275,000	\$ 264.42	\$ 307,500	\$ 295.67
601 GATEWAY RD	2051482100	RESSS - Side By Side	TS-Two Storey	1967	1152	2023	3	\$ 224,900	\$ 195.23	\$ 251,900	\$ 218.66
503 GATEWAY RD	2050390000	RESSD - Detached Single Dwelling	OS-One Storey	1949	891	2024	10	\$ 305,000	\$ 342.31	\$ 319,900	\$ 359.03
33 GARVIE WALK	2061189200	RESSD - Detached Single Dwelling	TS-Two Storey	1978	928	2024	3	\$ 270,000	\$ 290.95	\$ 295,900	\$ 318.86
15 GARVIE BAY	2061185000	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2025	3	\$ 297,000	\$ 311.97	\$ 297,000	\$ 311.97
1014 FLEMING AVE	2060989000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1003	2024	10	\$ 325,000	\$ 324.03	\$ 340,900	\$ 339.88
992 FLEMING AVE	2060213000	RESSD - Detached Single Dwelling	OS-One Storey	1959	809	2023	7	\$ 365,500	\$ 451.79	\$ 406,400	\$ 502.35
938 FLEMING AVE	2060204000	RESSD - Detached Single Dwelling	OS-One Storey	1958	912	2024	7	\$ 336,500	\$ 368.97	\$ 363,400	\$ 398.46
929 FLEMING AVE	2060182000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1038	2024	4	\$ 370,000	\$ 356.45	\$ 404,800	\$ 389.98
920 FLEMING AVE	2060200000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1059	2023	2	\$ 314,500	\$ 296.98	\$ 352,900	\$ 333.24
774 FLEMING AVE	2060087000	RESSD - Detached Single Dwelling	OS-One Storey	1956	816	2023	10	\$ 293,000	\$ 359.07	\$ 324,100	\$ 397.18
754 FLEMING AVE	2060083000	RESSD - Detached Single Dwelling	OS-One Storey	1956	898	2024	5	\$ 380,000	\$ 423.16	\$ 415,300	\$ 462.47
754 FLEMING AVE	2060083000	RESSD - Detached Single Dwelling	OS-One Storey	1956	898	2023	2	\$ 262,149	\$ 291.93	\$ 294,100	\$ 327.51
720 FLEMING AVE	2060077000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1022	2023	3	\$ 300,000	\$ 293.54	\$ 336,000	\$ 328.77
680 FLEMING AVE	2060036000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1062	2024	11	\$ 417,777	\$ 393.39	\$ 434,100	\$ 408.76
662 FLEMING AVE	2060033000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1072	2023	6	\$ 330,500	\$ 308.30	\$ 368,200	\$ 343.47
644 FLEMING AVE	2060030000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1035	2024	11	\$ 371,000	\$ 358.45	\$ 385,500	\$ 372.46
119 DONEGAL BAY	2050628000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1053	2024	4	\$ 400,000	\$ 379.87	\$ 437,600	\$ 415.57
118 DONEGAL BAY	2050674000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1174	2023	10	\$ 368,000	\$ 313.46	\$ 407,000	\$ 346.68
115 DONEGAL BAY	2050629000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1042	2023	6	\$ 385,000	\$ 369.48	\$ 428,900	\$ 411.61
107 DONEGAL BAY	2050631000	RESSD - Detached Single Dwelling	OS-One Storey	1922	680	2024	1	\$ 225,000	\$ 330.88	\$ 247,500	\$ 363.97
670 DALLLENLEA AVE	2050104000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1084	2023	7	\$ 346,000	\$ 319.19	\$ 384,800	\$ 354.98
1059 CONSOL AVE	2060945000	RESSD - Detached Single Dwelling	FL-4 Level Split	1969	1509	2023	9	\$ 390,000	\$ 258.45	\$ 432,100	\$ 286.35
1027 CONSOL AVE	2060953000	RESSD - Detached Single Dwelling	BL-Bi-Level	1967	1040	2024	5	\$ 365,100	\$ 351.06	\$ 399,100	\$ 383.75
997 CONSOL AVE	2060571000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1063	2023	9	\$ 320,000	\$ 301.03	\$ 354,600	\$ 333.58
955 CONSOL AVE	2060564000	RESSD - Detached Single Dwelling	OS-One Storey	1959	975	2024	2	\$ 257,000	\$ 263.59	\$ 282,200	\$ 289.44
912 CONSOL AVE	2060575000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1333	2024	7	\$ 280,000	\$ 210.05	\$ 302,400	\$ 226.86
899 CONSOL AVE	2060488000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1050	2024	1	\$ 350,000	\$ 333.33	\$ 385,000	\$ 366.67
899 CONSOL AVE	2060488000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1050	2023	9	\$ 267,000	\$ 254.29	\$ 295,800	\$ 281.71
892 CONSOL AVE	2060528000	RESSD - Detached Single Dwelling	OS-One Storey	1959	979	2024	10	\$ 309,000	\$ 315.63	\$ 324,100	\$ 331.05
881 CONSOL AVE	2060491000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1004	2023	5	\$ 352,100	\$ 350.70	\$ 392,900	\$ 391.33
801 CONSOL AVE	2060509000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1042	2024	10	\$ 355,000	\$ 340.69	\$ 372,400	\$ 357.39
781 CONSOL AVE	2060424000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1016	2023	11	\$ 345,000	\$ 339.57	\$ 380,900	\$ 374.90
732 CONSOL AVE	2060453000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1140	2023	8	\$ 345,000	\$ 302.63	\$ 383,000	\$ 335.96
705 CONSOL AVE	2060445000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1042	2024	9	\$ 320,000	\$ 307.10	\$ 338,900	\$ 325.24
651 CONSOL AVE	2060376000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1149	2023	12	\$ 185,000	\$ 161.01	\$ 203,900	\$ 177.46
641 CONSOL AVE	2060381000	RESSD - Detached Single Dwelling	OS-One Storey	1959	798	2024	7	\$ 273,000	\$ 342.11	\$ 294,800	\$ 369.42

MARKET REGION: 2
MUNROE EAST (412)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
102 BYARS PL	2050849000	RESSD - Detached Single Dwelling	TL-3 Level Split	1970	1171	2023	5	\$ 384,000	\$ 327.92	\$ 428,500	\$ 365.93
82 BYARS PL	2050844000	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2025	3	\$ 380,000	\$ 384.62	\$ 380,000	\$ 384.62
79 BYARS BAY	2050868000	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2024	10	\$ 336,000	\$ 340.08	\$ 352,500	\$ 356.78
62 BYARS BAY	2050840000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1043	2023	7	\$ 375,000	\$ 359.54	\$ 417,000	\$ 399.81
58 BYARS BAY	2050839000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1238	2025	3	\$ 435,500	\$ 351.78	\$ 435,500	\$ 351.78
11 BYARS BAY	2050860000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1169	2023	12	\$ 355,000	\$ 303.68	\$ 391,200	\$ 334.64
66 BREWER CRES	2061179200	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2024	7	\$ 300,000	\$ 315.13	\$ 324,000	\$ 340.34
518 BESANT ST	2050665000	RESSD - Detached Single Dwelling	OS-One Storey	1959	960	2024	7	\$ 345,000	\$ 359.38	\$ 372,600	\$ 388.13
509 BESANT ST	2050811000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1143	2024	6	\$ 355,000	\$ 310.59	\$ 387,300	\$ 338.85
504 BESANT ST	2050659000	RESSD - Detached Single Dwelling	OS-One Storey	1959	900	2023	12	\$ 285,000	\$ 316.67	\$ 314,100	\$ 349.00
503 BESANT ST	2050814000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1013	2024	4	\$ 375,000	\$ 370.19	\$ 410,300	\$ 405.03
489 BESANT ST	2050791000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1013	2023	10	\$ 305,000	\$ 301.09	\$ 337,300	\$ 332.97
487 BESANT ST	2050792000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1053	2024	6	\$ 287,000	\$ 272.55	\$ 313,100	\$ 297.34
480 BESANT ST	2050647000	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1038	2023	9	\$ 420,700	\$ 405.30	\$ 466,100	\$ 449.04
478 BESANT ST	2050646000	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1030	2023	8	\$ 295,000	\$ 286.41	\$ 327,500	\$ 317.96
477 BESANT ST	2050773000	RESSD - Detached Single Dwelling	OS-One Storey	1959	805	2024	11	\$ 285,000	\$ 354.04	\$ 296,100	\$ 367.83
100 BATTERSHILL ST	2060973000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1014	2024	12	\$ 335,000	\$ 330.37	\$ 344,700	\$ 339.94
55 BATTERSHILL ST	2061019000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1191	2024	5	\$ 400,000	\$ 335.85	\$ 437,200	\$ 367.09
774 ADAMDELL CRES	2050205000	RESSD - Detached Single Dwelling	OS-One Storey	1956	948	2024	6	\$ 391,000	\$ 412.45	\$ 426,600	\$ 450.00
737 ADAMDELL CRES	2050284000	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2024	5	\$ 310,000	\$ 379.90	\$ 338,800	\$ 415.20
733 ADAMDELL CRES	2050285000	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2023	10	\$ 265,000	\$ 324.75	\$ 293,100	\$ 359.19

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
180 VRYENHOEK CRES	4000887000	RESSD - Detached Single Dwelling	OS-One Storey	1960	936	2023	4	\$ 345,000	\$ 368.59	\$ 385,700	\$ 412.07
136 VRYENHOEK CRES	4000892500	RESSD - Detached Single Dwelling	OS-One Storey	1960	924	2024	4	\$ 360,000	\$ 389.61	\$ 393,800	\$ 426.19
120 VRYENHOEK CRES	4000894500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1044	2024	9	\$ 390,000	\$ 373.56	\$ 413,000	\$ 395.59
104 VRYENHOEK CRES	4000896500	RESSD - Detached Single Dwelling	OS-One Storey	1960	920	2023	5	\$ 370,000	\$ 402.17	\$ 412,900	\$ 448.80
18 VRYENHOEK PL	4000884500	RESSD - Detached Single Dwelling	OS-One Storey	1962	1237	2023	12	\$ 399,900	\$ 323.28	\$ 440,700	\$ 356.27
443 SUTTON AVE	4001644700	RESSD - Detached Single Dwelling	OS-One Storey	1971	1291	2024	8	\$ 350,000	\$ 271.11	\$ 374,500	\$ 290.09
427 SUTTON AVE	4001643000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1321	2023	6	\$ 435,000	\$ 329.30	\$ 484,600	\$ 366.84
322 SUTTON AVE	4000993700	RESSD - Detached Single Dwelling	OS-One Storey	1962	768	2023	7	\$ 348,000	\$ 453.13	\$ 387,000	\$ 503.91
270 SUTTON AVE	4000966500	RESSD - Detached Single Dwelling	OS-One Storey	1967	1152	2023	5	\$ 370,000	\$ 321.18	\$ 412,900	\$ 358.42
485 STALKER BAY	4000548000	RESSD - Detached Single Dwelling	OS-One Storey	1959	988	2023	5	\$ 435,950	\$ 441.24	\$ 486,500	\$ 492.41
466 STALKER BAY	4000522000	RESSD - Detached Single Dwelling	BL-Bi-Level	1960	912	2024	10	\$ 395,000	\$ 433.11	\$ 414,400	\$ 454.39
454 STALKER BAY	4000523500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1296	2023	2	\$ 400,000	\$ 308.64	\$ 448,800	\$ 346.30
622 SPRINGFIELD RD	4002585000	RESSD - Detached Single Dwelling	OS-One Storey	1990	1040	2024	6	\$ 310,000	\$ 298.08	\$ 338,200	\$ 325.19
601 SPRINGFIELD RD	4001981600	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2024	8	\$ 396,000	\$ 400.81	\$ 423,700	\$ 428.85
562 SPRINGFIELD RD	4002579400	RESSD - Detached Single Dwelling	BL-Bi-Level	1994	720	2024	7	\$ 365,000	\$ 506.94	\$ 394,200	\$ 547.50
561 SPRINGFIELD RD	4001664000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1048	2024	4	\$ 405,000	\$ 386.45	\$ 443,100	\$ 422.81
446 SPRINGFIELD RD	4001641400	RESSD - Detached Single Dwelling	OS-One Storey	1990	1040	2024	11	\$ 395,000	\$ 379.81	\$ 410,400	\$ 394.62
433 SPRINGFIELD RD	4001649800	RESSD - Detached Single Dwelling	OS-One Storey	1971	1081	2023	7	\$ 380,000	\$ 351.53	\$ 422,600	\$ 390.93
328 SPRINGFIELD RD	4000556300	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	840	2024	6	\$ 315,000	\$ 375.00	\$ 343,700	\$ 409.17
298 SPRINGFIELD RD	4000340800	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	680	2024	1	\$ 345,000	\$ 507.35	\$ 379,500	\$ 558.09
276 SPRINGFIELD RD	4000340100	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	851	2023	8	\$ 350,000	\$ 411.28	\$ 388,500	\$ 456.52
235 SPRINGFIELD RD	4000975000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1943	1180	2023	9	\$ 294,000	\$ 249.15	\$ 325,800	\$ 276.10
222 SPRINGFIELD RD	4000338300	RESSD - Detached Single Dwelling	TS-Two Storey	1988	1000	2024	7	\$ 340,005	\$ 340.01	\$ 367,200	\$ 367.20
39 SHELAGH CRES	4001965800	RESSD - Detached Single Dwelling	TL-3 Level Split	1970	1130	2023	9	\$ 455,000	\$ 402.65	\$ 504,100	\$ 446.11
35 SHELAGH CRES	4001965600	RESSD - Detached Single Dwelling	TS-Two Storey	1971	1530	2023	8	\$ 450,000	\$ 294.12	\$ 499,500	\$ 326.47
551 SHARRON BAY	4000561500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1038	2024	9	\$ 385,000	\$ 370.91	\$ 407,700	\$ 392.77
543 SHARRON BAY	4000562500	RESSD - Detached Single Dwelling	OS-One Storey	1958	1080	2024	7	\$ 406,500	\$ 376.39	\$ 439,000	\$ 406.48
457 SHARRON BAY	4000596000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1067	2024	10	\$ 375,000	\$ 351.45	\$ 393,400	\$ 368.70
10 ROWE ST	4000016000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1937	1032	2025	2	\$ 281,500	\$ 272.77	\$ 284,300	\$ 275.48
1484 ROTHESAY ST	4001893100	RESSS - Side By Side	TS-Two Storey	1968	1152	2023	12	\$ 266,667	\$ 231.48	\$ 293,900	\$ 255.12
1482 ROTHESAY ST	4001893000	RESSS - Side By Side	TS-Two Storey	1968	1152	2023	8	\$ 280,000	\$ 243.06	\$ 310,800	\$ 269.79
1158 ROTHESAY ST	4000200000	RESSD - Detached Single Dwelling	OS-One Storey	1956	993	2023	10	\$ 300,000	\$ 302.11	\$ 331,800	\$ 334.14
1138 ROTHESAY ST	4000222000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1024	2024	4	\$ 408,000	\$ 398.44	\$ 446,400	\$ 435.94
1131 ROTHESAY ST	4000491500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1071	2023	4	\$ 330,000	\$ 308.12	\$ 368,900	\$ 344.44
1106 ROTHESAY ST	4000244500	RESSD - Detached Single Dwelling	OS-One Storey	1956	970	2023	9	\$ 330,000	\$ 340.21	\$ 365,600	\$ 376.91
96 ROSELAWN BAY	4001877500	RESSD - Detached Single Dwelling	OS-One Storey	1969	1115	2024	12	\$ 363,000	\$ 325.56	\$ 373,500	\$ 334.98
67 ROSELAWN BAY	4001869800	RESSD - Detached Single Dwelling	OS-One Storey	1967	1255	2023	7	\$ 344,100	\$ 274.18	\$ 382,600	\$ 304.86
59 ROSELAWN BAY	4001869200	RESSD - Detached Single Dwelling	OS-One Storey	1970	1674	2024	12	\$ 443,000	\$ 264.64	\$ 455,800	\$ 272.28
15 ROSELAWN BAY	4001865900	RESSD - Detached Single Dwelling	OS-One Storey	1967	1238	2024	7	\$ 350,000	\$ 282.71	\$ 378,000	\$ 305.33
3 ROSELAWN BAY	4001865000	RESSD - Detached Single Dwelling	OS-One Storey	1966	1564	2024	7	\$ 425,000	\$ 271.74	\$ 459,000	\$ 293.48
1065 ROCH ST	2031678000	RESSD - Detached Single Dwelling	OS-One Storey	1972	1158	2024	5	\$ 375,000	\$ 323.83	\$ 409,900	\$ 353.97
1010 ROCH ST	2031597000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1961	1841	2025	3	\$ 355,000	\$ 192.83	\$ 355,000	\$ 192.83
1 REINHARD PL	4001991800	RESSD - Detached Single Dwelling	OS-One Storey	1968	1234	2023	2	\$ 350,000	\$ 283.63	\$ 392,700	\$ 318.23
41 PLEASANT BAY	2031554000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1962	1990	2024	7	\$ 477,500	\$ 239.95	\$ 515,700	\$ 259.15
21 PLEASANT BAY	2031584000	RESSD - Detached Single Dwelling	FL-4 Level Split	1965	1628	2024	9	\$ 375,000	\$ 230.34	\$ 397,100	\$ 243.92
51 PINECREST BAY	4001888900	RESSD - Detached Single Dwelling	OS-One Storey	1969	1150	2025	1	\$ 400,551	\$ 348.31	\$ 408,200	\$ 354.96
32 PINECREST BAY	4001895100	RESSD - Detached Single Dwelling	OS-One Storey	1967	1060	2024	11	\$ 360,000	\$ 339.62	\$ 374,000	\$ 352.83

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
31 PINECREST BAY	4001887400	RESSD - Detached Single Dwelling	OS-One Storey	1968	1205	2023	6	\$ 390,000	\$ 323.65	\$ 434,500	\$ 360.58
7 PINECREST BAY	4001885600	RESSD - Detached Single Dwelling	BL-Bi-Level	1967	1212	2024	11	\$ 382,000	\$ 315.18	\$ 396,900	\$ 327.48
542 PAUFELD DR	4001741700	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	900	2023	1	\$ 355,000	\$ 394.44	\$ 399,000	\$ 443.33
506 PAUFELD DR	4001673000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1334	2024	10	\$ 445,000	\$ 333.58	\$ 466,800	\$ 349.93
742 OAKLAND AVE	2032007000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1040	2023	5	\$ 405,000	\$ 389.42	\$ 452,000	\$ 434.62
730 OAKLAND AVE	2032005000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1043	2024	9	\$ 355,000	\$ 340.36	\$ 375,900	\$ 360.40
705 OAKLAND AVE	4000696000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1040	2023	3	\$ 282,000	\$ 271.15	\$ 315,800	\$ 303.65
693 OAKLAND AVE	4000681000	RESSD - Detached Single Dwelling	OS-One Storey	1959	884	2023	5	\$ 375,000	\$ 424.21	\$ 418,500	\$ 473.42
681 OAKLAND AVE	4000682000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1040	2025	2	\$ 370,000	\$ 355.77	\$ 373,700	\$ 359.33
662 OAKLAND AVE	2031972000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1064	2024	11	\$ 350,000	\$ 328.95	\$ 363,700	\$ 341.82
657 OAKLAND AVE	4000684000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1040	2025	2	\$ 318,500	\$ 306.25	\$ 321,700	\$ 309.33
653 OAKLAND AVE	4000684500	RESSD - Detached Single Dwelling	OS-One Storey	1959	936	2023	5	\$ 364,500	\$ 389.42	\$ 406,800	\$ 434.62
612 OAKLAND AVE	2031961000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1079	2024	9	\$ 384,500	\$ 356.35	\$ 407,200	\$ 377.39
604 OAKLAND AVE	2031959000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1054	2023	10	\$ 345,000	\$ 327.32	\$ 381,600	\$ 362.05
594 OAKLAND AVE	2031935000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1140	2023	6	\$ 369,900	\$ 324.47	\$ 412,100	\$ 361.49
575 OAKLAND AVE	4000533000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1073	2024	10	\$ 340,000	\$ 316.87	\$ 356,700	\$ 332.43
570 OAKLAND AVE	2031929000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1048	2023	3	\$ 370,000	\$ 353.05	\$ 414,400	\$ 395.42
551 OAKLAND AVE	4000531000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1026	2023	10	\$ 330,000	\$ 321.64	\$ 365,000	\$ 355.75
486 OAKLAND AVE	2031890000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1056	2024	1	\$ 335,000	\$ 317.23	\$ 368,500	\$ 348.96
340 OAKLAND AVE	2031844000	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1925	2024	2	\$ 500,000	\$ 259.74	\$ 549,000	\$ 285.19
332 OAKLAND AVE	2031842000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1095	2024	6	\$ 306,000	\$ 279.45	\$ 333,800	\$ 304.84
323 OAKLAND AVE	4000251500	RESSD - Detached Single Dwelling	OS-One Storey	1954	970	2024	6	\$ 340,000	\$ 350.52	\$ 370,900	\$ 382.37
315 OAKLAND AVE	4000252500	RESSD - Detached Single Dwelling	OS-One Storey	1955	970	2023	11	\$ 400,000	\$ 412.37	\$ 441,600	\$ 455.26
311 OAKLAND AVE	4000253000	RESSD - Detached Single Dwelling	OS-One Storey	1955	862	2023	8	\$ 316,000	\$ 366.59	\$ 350,800	\$ 406.96
310 OAKLAND AVE	2031836000	RESSD - Detached Single Dwelling	TS-Two Storey	1946	1511	2024	11	\$ 339,900	\$ 224.95	\$ 353,200	\$ 233.75
257 OAKLAND AVE	4000018300	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1937	672	2024	7	\$ 265,000	\$ 394.35	\$ 286,200	\$ 425.89
219 OAKLAND AVE	4000009000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1936	1070	2023	6	\$ 297,000	\$ 277.57	\$ 330,900	\$ 309.25
11 MELMAR PL	4000472600	RESSD - Detached Single Dwelling	OS-One Storey	1962	1099	2023	4	\$ 465,000	\$ 423.11	\$ 519,900	\$ 473.07
9 MELMAR PL	4000472400	RESSD - Detached Single Dwelling	TL-3 Level Split	1963	1132	2023	5	\$ 335,000	\$ 295.94	\$ 373,900	\$ 330.30
1 MELMAR PL	4000471600	RESSD - Detached Single Dwelling	OS-One Storey	1962	1121	2024	5	\$ 415,100	\$ 370.29	\$ 453,700	\$ 404.73
756 MCLEOD AVE	2031217000	RESSD - Detached Single Dwelling	OS-One Storey	1963	1139	2023	11	\$ 280,000	\$ 245.83	\$ 309,100	\$ 271.38
637 MCLEOD AVE	2031990000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1056	2024	5	\$ 445,000	\$ 421.40	\$ 486,400	\$ 460.61
637 MCLEOD AVE	2031990000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1056	2024	1	\$ 305,000	\$ 288.83	\$ 335,500	\$ 317.71
563 MCLEOD AVE	2031946000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1043	2024	4	\$ 325,000	\$ 311.60	\$ 355,600	\$ 340.94
543 MCLEOD AVE	2031950000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1043	2023	11	\$ 327,000	\$ 313.52	\$ 361,000	\$ 346.12
462 MCLEOD AVE	2031700000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1109	2024	8	\$ 360,000	\$ 324.62	\$ 385,200	\$ 347.34
446 MCLEOD AVE	2031691000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1209	2023	10	\$ 346,000	\$ 286.19	\$ 382,700	\$ 316.54
334 MCLEOD AVE	2031641000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1344	2024	1	\$ 320,000	\$ 238.10	\$ 352,000	\$ 261.90
384 MCKAY AVE	4007201100	RESSS - Side By Side	TS-Two Storey	1967	1200	2023	11	\$ 317,000	\$ 264.17	\$ 350,000	\$ 291.67
344B MCKAY AVE	4000390800	RESSS - Side By Side	FL-4 Level Split	1984	1228	2024	1	\$ 272,000	\$ 221.50	\$ 299,200	\$ 243.65
300 MCKAY AVE	4000373500	RESSS - Side By Side	OS-One Storey	1964	784	2023	6	\$ 240,000	\$ 306.12	\$ 267,400	\$ 341.07
293 MCKAY AVE	4000363000	RESGC - Group Care Home	TS-Two Storey	1977	1092	2025	1	\$ 550,000	\$ 503.66	\$ 560,500	\$ 513.28
283 MCKAY AVE	4000361600	RESSS - Side By Side	TS-Two Storey	1977	1120	2024	9	\$ 302,000	\$ 269.64	\$ 319,800	\$ 285.54
267 MCKAY AVE	4000359500	RESSD - Detached Single Dwelling	OS-One Storey	1960	822	2024	4	\$ 337,500	\$ 410.58	\$ 369,200	\$ 449.15
267 MCKAY AVE	4000359500	RESSD - Detached Single Dwelling	OS-One Storey	1960	822	2023	12	\$ 230,000	\$ 279.81	\$ 253,500	\$ 308.39
213 MCKAY AVE	4000348000	RESSD - Detached Single Dwelling	OS-One Storey	1955	984	2023	10	\$ 275,000	\$ 279.47	\$ 304,200	\$ 309.15
71 MATTINEE BAY	4001941400	RESSD - Detached Single Dwelling	TL-3 Level Split	1968	1258	2024	7	\$ 415,000	\$ 329.89	\$ 448,200	\$ 356.28

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
67 MATTINEE BAY	4001941200	RESSD - Detached Single Dwelling	OS-One Storey	1967	1711	2023	9	\$ 460,000	\$ 268.85	\$ 509,700	\$ 297.90
55 MATTINEE BAY	4001940600	RESSD - Detached Single Dwelling	OS-One Storey	1969	1385	2023	1	\$ 430,000	\$ 310.47	\$ 483,300	\$ 348.95
30 MATTINEE BAY	4001954800	RESSD - Detached Single Dwelling	OS-One Storey	1970	1146	2023	3	\$ 420,000	\$ 366.49	\$ 470,400	\$ 410.47
26 MATTINEE BAY	4001954600	RESSD - Detached Single Dwelling	OS-One Storey	1968	1093	2023	8	\$ 406,000	\$ 371.45	\$ 450,700	\$ 412.35
618 MARK PEARCE AVE	4000707000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1220	2024	7	\$ 410,000	\$ 336.07	\$ 442,800	\$ 362.95
609 MARK PEARCE AVE	4000722000	RESSD - Detached Single Dwelling	TL-3 Level Split	1960	1017	2023	10	\$ 423,700	\$ 416.62	\$ 468,600	\$ 460.77
602 MARK PEARCE AVE	4000705000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1003	2023	5	\$ 359,900	\$ 358.82	\$ 401,600	\$ 400.40
529 MARK PEARCE AVE	4000659500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1042	2023	11	\$ 390,000	\$ 374.28	\$ 430,600	\$ 413.24
473 MARK PEARCE AVE	4000570500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1090	2023	3	\$ 290,000	\$ 266.06	\$ 324,800	\$ 297.98
470 MARK PEARCE AVE	4000540500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1194	2023	9	\$ 400,000	\$ 335.01	\$ 443,200	\$ 371.19
457 MARK PEARCE AVE	4000572500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1102	2024	11	\$ 430,000	\$ 390.20	\$ 446,800	\$ 405.44
184 MACAULAY CRES	4000816500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1062	2023	10	\$ 375,000	\$ 353.11	\$ 414,800	\$ 390.58
180 MACAULAY CRES	4000817000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1072	2023	8	\$ 320,000	\$ 298.51	\$ 355,200	\$ 331.34
112 MACAULAY CRES	4000475000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1146	2024	6	\$ 410,000	\$ 357.77	\$ 447,300	\$ 390.31
91 MACAULAY CRES	4000477400	RESSD - Detached Single Dwelling	OS-One Storey	1962	1099	2023	8	\$ 332,000	\$ 302.09	\$ 368,500	\$ 335.30
84 MACAULAY CRES	4000474300	RESSD - Detached Single Dwelling	OS-One Storey	1962	1042	2024	8	\$ 420,000	\$ 403.07	\$ 449,400	\$ 431.29
28 MACAULAY PL	4000777500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1171	2023	10	\$ 349,000	\$ 298.04	\$ 386,000	\$ 329.63
17 MACAULAY PL	4000803000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1002	2023	6	\$ 365,000	\$ 364.27	\$ 406,600	\$ 405.79
8 MACAULAY PL	4000775000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1074	2023	11	\$ 310,000	\$ 288.64	\$ 342,200	\$ 318.62
337 LEIGHTON AVE	2021692000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	890	2025	1	\$ 330,000	\$ 370.79	\$ 336,300	\$ 377.87
23 LAUDER AVE	2031192000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1080	2023	12	\$ 395,000	\$ 365.74	\$ 435,300	\$ 403.06
7 LAUDER AVE	2031194000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1115	2023	7	\$ 390,000	\$ 349.78	\$ 433,700	\$ 388.97
94 KIRK WALL CRES	2031183500	RESSD - Detached Single Dwelling	OS-One Storey	1963	1080	2023	10	\$ 395,000	\$ 365.74	\$ 436,900	\$ 404.54
86 KIRK WALL CRES	2031181500	RESSD - Detached Single Dwelling	OS-One Storey	1967	1301	2023	7	\$ 460,086	\$ 353.64	\$ 511,600	\$ 393.24
59 KIRK WALL CRES	2031203000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1172	2023	10	\$ 480,000	\$ 409.56	\$ 530,900	\$ 452.99
51 KIRK WALL CRES	2031204500	RESSD - Detached Single Dwelling	OS-One Storey	1963	1184	2023	9	\$ 360,000	\$ 304.05	\$ 398,900	\$ 336.91
1177 KINGSFORD PL	4000646000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2023	1	\$ 325,000	\$ 398.28	\$ 365,300	\$ 447.67
1173 KINGSFORD PL	4000645500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1040	2023	9	\$ 415,000	\$ 399.04	\$ 459,800	\$ 442.12
1157 KINGSFORD PL	4000654000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1091	2024	8	\$ 454,800	\$ 416.87	\$ 486,600	\$ 446.01
1146 KINGSFORD PL	4000662500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1034	2023	7	\$ 460,000	\$ 444.87	\$ 511,500	\$ 494.68
549 KINGSFORD AVE	4000629500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1040	2023	10	\$ 296,000	\$ 284.62	\$ 327,400	\$ 314.81
521 KINGSFORD AVE	4000633000	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2024	6	\$ 376,500	\$ 397.15	\$ 410,800	\$ 433.33
494 KINGSFORD AVE	4000592500	RESSD - Detached Single Dwelling	OS-One Storey	1960	912	2023	8	\$ 340,000	\$ 372.81	\$ 377,400	\$ 413.82
486 KINGSFORD AVE	4000591500	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2023	6	\$ 305,000	\$ 373.77	\$ 339,800	\$ 416.42
481 KINGSFORD AVE	4000612000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2023	6	\$ 347,000	\$ 425.25	\$ 386,600	\$ 473.77
477 KINGSFORD AVE	4000612500	RESSD - Detached Single Dwelling	OS-One Storey	1961	1040	2023	5	\$ 391,000	\$ 375.96	\$ 436,400	\$ 419.62
453 KINGSFORD AVE	4000615500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1209	2024	5	\$ 417,500	\$ 345.33	\$ 456,300	\$ 377.42
411 KINGSFORD AVE	4000484300	RESSS - Side By Side	TS-Two Storey	1960	1158	2024	6	\$ 335,000	\$ 289.29	\$ 365,500	\$ 315.63
393 KINGSFORD AVE	4000299500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1940	1210	2023	9	\$ 375,000	\$ 309.92	\$ 415,500	\$ 343.39
270 KINGSFORD AVE	4000155000	RESSD - Detached Single Dwelling	OS-One Storey	1958	962	2024	3	\$ 393,500	\$ 409.04	\$ 431,300	\$ 448.34
263 KINGSFORD AVE	4000270000	RESSD - Detached Single Dwelling	OS-One Storey	1950	788	2024	2	\$ 305,000	\$ 387.06	\$ 334,900	\$ 425.00
257 KINGSFORD AVE	4000268700	RESSD - Detached Single Dwelling	OS-One Storey	1965	1014	2025	1	\$ 350,000	\$ 345.17	\$ 356,700	\$ 351.78
7 KINBRACE BAY	2031778000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1147	2024	7	\$ 405,000	\$ 353.10	\$ 437,400	\$ 381.34
4 KINBRACE BAY	2031774000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1059	2024	9	\$ 352,000	\$ 332.39	\$ 372,800	\$ 352.03
79 KAREN ST	4001988400	RESSD - Detached Single Dwelling	OS-One Storey	1968	1115	2023	8	\$ 460,500	\$ 413.00	\$ 511,200	\$ 458.48
53 KAREN ST	4001738500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1259	2024	6	\$ 459,900	\$ 365.29	\$ 501,800	\$ 398.57
23 KAREN ST	4001652500	RESSD - Detached Single Dwelling	OS-One Storey	1969	1040	2023	11	\$ 280,000	\$ 269.23	\$ 309,100	\$ 297.21

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
20 KAREN ST	4001654900	RESSD - Detached Single Dwelling	OS-One Storey	1970	1212	2024	5	\$ 390,000	\$ 321.78	\$ 426,300	\$ 351.73
630 IAN PL	4000741500	RESSD - Detached Single Dwelling	OS-One Storey	1961	1223	2024	10	\$ 475,000	\$ 388.39	\$ 498,300	\$ 407.44
573 IAN PL	4000771000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1040	2023	9	\$ 360,000	\$ 346.15	\$ 398,900	\$ 383.56
10 HONEYWOOD ST	4001875100	RESSD - Detached Single Dwelling	OS-One Storey	1966	1272	2023	8	\$ 438,694	\$ 344.89	\$ 487,000	\$ 382.86
339 HAWTHORNE AVE	4000178500	RESSD - Detached Single Dwelling	OS-One Storey	1947	651	2024	11	\$ 224,000	\$ 344.09	\$ 232,700	\$ 357.45
335 HAWTHORNE AVE	4000177900	RESSS - Side By Side	OS-One Storey	1976	764	2024	8	\$ 305,000	\$ 399.21	\$ 326,400	\$ 427.23
288 HAWTHORNE AVE	4000168500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	1146	2024	9	\$ 334,000	\$ 291.45	\$ 353,700	\$ 308.64
279 HAWTHORNE AVE	4000161000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1353	2024	8	\$ 419,900	\$ 310.35	\$ 449,300	\$ 332.08
269 HAWTHORNE AVE	4000159500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1159	2023	7	\$ 400,000	\$ 345.13	\$ 444,800	\$ 383.78
250 HAWTHORNE AVE	4000091500	RESSD - Detached Single Dwelling	TS-Two Storey	1947	1334	2024	10	\$ 350,250	\$ 262.56	\$ 367,400	\$ 275.41
241 HAWTHORNE AVE	4000104500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1942	1095	2023	12	\$ 316,000	\$ 288.58	\$ 348,200	\$ 317.99
221 HAWTHORNE AVE	4000107000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1942	1092	2024	11	\$ 240,000	\$ 219.78	\$ 249,400	\$ 228.39
213 HAWTHORNE AVE	4000108000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1917	1248	2024	7	\$ 252,400	\$ 202.24	\$ 272,600	\$ 218.43
151 GEMINI AVE	4001979600	RESSD - Detached Single Dwelling	OS-One Storey	1970	840	2024	7	\$ 259,000	\$ 308.33	\$ 279,700	\$ 332.98
139 GEMINI AVE	4001979000	RESSD - Detached Single Dwelling	BL-Bi-Level	1970	1089	2023	3	\$ 317,000	\$ 291.09	\$ 355,000	\$ 325.99
123 GEMINI AVE	4001978200	RESSD - Detached Single Dwelling	TL-3 Level Split	1970	932	2023	5	\$ 335,000	\$ 359.44	\$ 373,900	\$ 401.18
120 GEMINI AVE	4001975300	RESSD - Detached Single Dwelling	TL-3 Level Split	1971	1076	2023	7	\$ 319,000	\$ 296.47	\$ 354,700	\$ 329.65
115 GEMINI AVE	4001977800	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2024	2	\$ 384,000	\$ 388.66	\$ 421,600	\$ 426.72
95 GEMINI AVE	4001976800	RESSD - Detached Single Dwelling	BL-Bi-Level	1970	786	2023	1	\$ 290,000	\$ 368.96	\$ 326,000	\$ 414.76
52 GEMINI AVE	4001668000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1217	2024	11	\$ 375,000	\$ 308.13	\$ 389,600	\$ 320.13
48 GEMINI AVE	4001692000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1423	2023	6	\$ 425,000	\$ 298.66	\$ 473,500	\$ 332.75
47 GEMINI AVE	4001699500	RESSD - Detached Single Dwelling	OS-One Storey	1972	1230	2024	11	\$ 410,000	\$ 333.33	\$ 426,000	\$ 346.34
349 FEARN AVE	2030335000	RESSD - Detached Single Dwelling	OS-One Storey	1954	924	2024	8	\$ 392,500	\$ 424.78	\$ 420,000	\$ 454.55
4 ELAINE PL	4001990400	RESSD - Detached Single Dwelling	TS-Two Storey	1969	2428	2024	8	\$ 476,000	\$ 196.05	\$ 509,300	\$ 209.76
637 EDISON AVE	4000904800	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1936	1200	2024	3	\$ 320,000	\$ 266.67	\$ 350,700	\$ 292.25
613 EDISON AVE	4000902000	RESSD - Detached Single Dwelling	OS-One Storey	1960	920	2023	10	\$ 290,000	\$ 315.22	\$ 320,700	\$ 348.59
597 EDISON AVE	4000900000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1000	2023	7	\$ 360,000	\$ 360.00	\$ 400,300	\$ 400.30
428 EDISON AVE	4000480500	RESDU - Duplex	TS-Two Storey	1960	2104	2023	7	\$ 460,000	\$ 218.63	\$ 511,500	\$ 243.11
416 EDISON AVE	4000479000	RESDU - Duplex	TS-Two Storey	1962	2016	2024	8	\$ 472,100	\$ 234.18	\$ 505,100	\$ 250.55
384 EDISON AVE	4000300000	RESSD - Detached Single Dwelling	OS-One Storey	1952	1064	2024	11	\$ 299,900	\$ 281.86	\$ 311,600	\$ 292.86
373 EDISON AVE	4000334000	RESSD - Detached Single Dwelling	OS-One Storey	1956	784	2024	5	\$ 400,000	\$ 510.20	\$ 437,200	\$ 557.65
356 EDISON AVE	4000292500	RESSD - Detached Single Dwelling	OS-One Storey	1960	970	2024	9	\$ 280,000	\$ 288.66	\$ 296,500	\$ 305.67
342B EDISON AVE	4000286300	RESSS - Side By Side	TS-Two Storey	1974	976	2023	11	\$ 215,000	\$ 220.29	\$ 237,400	\$ 243.24
342A EDISON AVE	4000286100	RESSS - Side By Side	TS-Two Storey	1974	976	2023	11	\$ 210,000	\$ 215.16	\$ 231,800	\$ 237.50
284 EDISON AVE	4000275000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	1050	2023	8	\$ 330,000	\$ 314.29	\$ 366,300	\$ 348.86
269 EDISON AVE	4000320500	RESGC - Group Care Home	TS-Two Storey	1952	1770	2025	1	\$ 469,900	\$ 265.48	\$ 478,800	\$ 270.51
224 EDISON AVE	4000259500	RESSD - Detached Single Dwelling	TS-Two Storey	1954	1564	2024	11	\$ 350,000	\$ 223.79	\$ 363,700	\$ 232.54
339 EDELWEISS CRES	4001998200	RESSS - Side By Side	FL-4 Level Split	1978	1140	2023	5	\$ 263,000	\$ 230.70	\$ 293,500	\$ 257.46
329 EDELWEISS CRES	4001997700	RESSS - Side By Side	TS-Two Storey	1978	1092	2023	11	\$ 287,900	\$ 263.64	\$ 317,800	\$ 291.03
326 EDELWEISS CRES	4001973500	RESSS - Side By Side	BL-Bi-Level	1971	525	2023	11	\$ 250,000	\$ 476.19	\$ 276,000	\$ 525.71
278 EDELWEISS CRES	4001971100	RESSS - Side By Side	TS-Two Storey	1970	1026	2023	10	\$ 262,278	\$ 255.63	\$ 290,100	\$ 282.75
117 EDELWEISS CRES	4002077700	RESSS - Side By Side	TS-Two Storey	1972	960	2024	8	\$ 260,000	\$ 270.83	\$ 278,200	\$ 289.79
35 EDELWEISS CRES	4001950000	RESSD - Detached Single Dwelling	TS-Two Storey	1970	1500	2023	10	\$ 456,000	\$ 304.00	\$ 504,300	\$ 336.20
6 EDELWEISS CRES	4001962000	RESSD - Detached Single Dwelling	OS-One Storey	1969	840	2023	11	\$ 375,000	\$ 446.43	\$ 414,000	\$ 492.86
180 EADE CRES	4000800000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1122	2024	5	\$ 364,900	\$ 325.22	\$ 398,800	\$ 355.44
172 EADE CRES	4000799000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1356	2023	7	\$ 331,088	\$ 244.17	\$ 368,200	\$ 271.53
121 EADE CRES	4000872500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1044	2023	7	\$ 395,000	\$ 378.35	\$ 439,200	\$ 420.69

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
8 DURNES BAY	2031748000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1374	2023	8	\$ 385,000	\$ 280.20	\$ 427,400	\$ 311.06
325 DUNBEATH AVE	2030301000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1064	2023	7	\$ 483,000	\$ 453.95	\$ 537,100	\$ 504.79
313 DUNBEATH AVE	2030299000	RESSD - Detached Single Dwelling	OS-One Storey	1953	932	2024	12	\$ 360,000	\$ 386.27	\$ 370,400	\$ 397.42
306 DUNBEATH AVE	2030313000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1040	2024	7	\$ 410,306	\$ 394.53	\$ 443,100	\$ 426.06
5 DOUNREAY BAY	2031764000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1195	2023	7	\$ 486,000	\$ 406.69	\$ 540,400	\$ 452.22
467 DONWOOD DR	4001963800	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2023	9	\$ 328,000	\$ 331.98	\$ 363,400	\$ 367.81
390 DONWOOD DR	4001995000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1115	2023	10	\$ 350,000	\$ 313.90	\$ 387,100	\$ 347.17
330 DONWOOD DR	4001989800	RESSD - Detached Single Dwelling	OS-One Storey	1968	1339	2024	7	\$ 421,500	\$ 314.79	\$ 455,200	\$ 339.96
206 DONWOOD DR	4001900500	RESSD - Detached Single Dwelling	OS-One Storey	1968	1346	2023	3	\$ 385,000	\$ 286.03	\$ 431,200	\$ 320.36
351 DEVON AVE	4000224500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1243	2023	2	\$ 445,000	\$ 358.00	\$ 499,300	\$ 401.69
347 DEVON AVE	4000225500	RESSD - Detached Single Dwelling	OS-One Storey	1954	798	2024	9	\$ 350,000	\$ 438.60	\$ 370,700	\$ 464.54
310 DEVON AVE	4000054000	RESSD - Detached Single Dwelling	OS-One Storey	1950	625	2024	2	\$ 196,000	\$ 313.60	\$ 215,200	\$ 344.32
304 DEVON AVE	4000053500	RESSD - Detached Single Dwelling	OS-One Storey	1940	644	2023	12	\$ 189,500	\$ 294.25	\$ 208,800	\$ 324.22
293 DEVON AVE	4000039000	RESSD - Detached Single Dwelling	OS-One Storey	1959	966	2024	9	\$ 330,000	\$ 341.61	\$ 349,500	\$ 361.80
265 DEVON AVE	4000042500	RESSD - Detached Single Dwelling	OS-One Storey	1984	1087	2023	11	\$ 320,000	\$ 294.39	\$ 353,300	\$ 325.02
212 DEVON AVE	4000029100	RESSS - Side By Side	BL-Bi-Level	1976	1008	2023	1	\$ 290,000	\$ 287.70	\$ 326,000	\$ 323.41
1219 DE GRAFF PL	4000865500	RESSD - Detached Single Dwelling	OS-One Storey	1962	1112	2024	10	\$ 320,534	\$ 288.25	\$ 336,200	\$ 302.34
1207 DE GRAFF PL	4000863000	RESSD - Detached Single Dwelling	FL-4 Level Split	1961	1457	2024	9	\$ 375,000	\$ 257.38	\$ 397,100	\$ 272.55
1186 DE GRAFF PL	4000626000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1224	2023	12	\$ 320,000	\$ 261.44	\$ 352,600	\$ 288.07
1162 DE GRAFF PL	4000651500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1094	2023	2	\$ 385,000	\$ 351.92	\$ 432,000	\$ 394.88
198 DE GRAFF BAY	4000791600	RESSD - Detached Single Dwelling	OS-One Storey	1961	1067	2024	7	\$ 375,700	\$ 352.11	\$ 405,800	\$ 380.32
161 DE GRAFF BAY	4000856000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1183	2023	10	\$ 405,000	\$ 342.35	\$ 447,900	\$ 378.61
122 DE GRAFF BAY	4000845000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1132	2023	4	\$ 415,000	\$ 366.61	\$ 464,000	\$ 409.89
1131 DE FEHR ST	4000526000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1074	2024	11	\$ 398,000	\$ 370.58	\$ 413,500	\$ 385.01
1131 DE FEHR ST	4000526000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1074	2023	9	\$ 391,000	\$ 364.06	\$ 433,200	\$ 403.35
366 COLVIN AVE	2030384000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1136	2024	3	\$ 382,500	\$ 336.71	\$ 419,200	\$ 369.01
349 COLVIN AVE	2030365000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1150	2023	11	\$ 382,500	\$ 332.61	\$ 422,300	\$ 367.22
9 CLAUDIA PL	4001987000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1315	2023	7	\$ 405,000	\$ 307.98	\$ 450,400	\$ 342.51
383 CHERITON AVE	4000202500	RESSD - Detached Single Dwelling	OS-One Storey	1958	1356	2024	10	\$ 385,000	\$ 283.92	\$ 403,900	\$ 297.86
376 CHERITON AVE	4000220500	RESSD - Detached Single Dwelling	OS-One Storey	1957	1017	2024	9	\$ 431,000	\$ 423.80	\$ 456,400	\$ 448.77
359 CHERITON AVE	4000205500	RESSD - Detached Single Dwelling	OS-One Storey	1956	1103	2024	5	\$ 406,000	\$ 368.09	\$ 443,800	\$ 402.36
352 CHERITON AVE	4000217500	RESSD - Detached Single Dwelling	OS-One Storey	1958	1176	2023	6	\$ 340,000	\$ 289.12	\$ 378,800	\$ 322.11
347 CHERITON AVE	4000207000	RESSD - Detached Single Dwelling	OS-One Storey	1965	1119	2023	10	\$ 450,000	\$ 402.14	\$ 497,700	\$ 444.77
266 CHERITON AVE	4000036000	RESSD - Detached Single Dwelling	OS-One Storey	1933	715	2023	8	\$ 290,000	\$ 405.59	\$ 321,900	\$ 450.21
232 CHERITON AVE	4000023500	RESSD - Detached Single Dwelling	BL-Bi-Level	1942	1387	2023	11	\$ 425,000	\$ 306.42	\$ 469,200	\$ 338.28
222 CHERITON AVE	4000022500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1935	1026	2023	5	\$ 235,000	\$ 229.04	\$ 262,300	\$ 255.65
218 CHERITON AVE	4000022000	RESSD - Detached Single Dwelling	TS-Two Storey	1940	1400	2023	11	\$ 365,000	\$ 260.71	\$ 403,000	\$ 287.86
626 CEDARCREST DR	4000689000	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1017	2025	1	\$ 395,000	\$ 388.40	\$ 402,500	\$ 395.77
622 CEDARCREST DR	4000689500	RESSD - Detached Single Dwelling	TL-3 Level Split	1960	1017	2024	12	\$ 343,000	\$ 337.27	\$ 352,900	\$ 347.00
554 CEDARCREST DR	4000678000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1042	2023	9	\$ 401,000	\$ 384.84	\$ 444,300	\$ 426.39
541 CEDARCREST DR	4000674000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1046	2023	10	\$ 340,000	\$ 325.05	\$ 376,000	\$ 359.46
78 CAMEO CRES	2031160000	RESSD - Detached Single Dwelling	TS-Two Storey	1964	1580	2023	3	\$ 450,000	\$ 284.81	\$ 504,000	\$ 318.99
67 CAMEO CRES	2031175000	RESSD - Detached Single Dwelling	OS-One Storey	1963	1168	2024	6	\$ 470,250	\$ 402.61	\$ 513,000	\$ 439.21
27 CAMEO CRES	2031187500	RESSD - Detached Single Dwelling	OS-One Storey	1965	1203	2024	11	\$ 460,000	\$ 382.38	\$ 477,900	\$ 397.26
19 CAMEO CRES	2031188000	RESSD - Detached Single Dwelling	FL-4 Level Split	1964	1689	2023	7	\$ 489,500	\$ 289.82	\$ 544,300	\$ 322.26
142 CALLUM CRES	4001807100	RESSS - Side By Side	OS-One Storey	1974	864	2023	10	\$ 275,000	\$ 318.29	\$ 304,200	\$ 352.08
137 CALLUM CRES	4001805400	RESSS - Side By Side	BL-Bi-Level	1974	864	2023	7	\$ 295,000	\$ 341.44	\$ 328,000	\$ 379.63

MARKET REGION: 2
ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
73 CALLUM CRES	4001806700	RESSS - Side By Side	BL-Bi-Level	1974	760	2023	2	\$ 264,000	\$ 347.37	\$ 296,200	\$ 389.74
21 CALLUM CRES	4001803900	RESSS - Side By Side	TS-Two Storey	1975	1200	2023	10	\$ 277,500	\$ 231.25	\$ 306,900	\$ 255.75
11 CALLUM CRES	4001804200	RESSS - Side By Side	TS-Two Storey	1975	1168	2023	8	\$ 270,000	\$ 231.16	\$ 299,700	\$ 256.59
8 CALLUM CRES	4007254460	RESSS - Side By Side	BL-Bi-Level	1974	760	2024	7	\$ 290,000	\$ 381.58	\$ 313,200	\$ 412.11
216 BROAD BAY	4000834500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1050	2025	3	\$ 399,216	\$ 380.21	\$ 399,200	\$ 380.19
204 BROAD BAY	4000836000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1165	2023	11	\$ 328,000	\$ 281.55	\$ 362,100	\$ 310.82
164 BROAD BAY	4000786000	RESSD - Detached Single Dwelling	OS-One Storey	1961	960	2024	6	\$ 372,500	\$ 388.02	\$ 406,400	\$ 423.33
160 BROAD BAY	4000785500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1000	2024	7	\$ 347,000	\$ 347.00	\$ 374,800	\$ 374.80
156 BROAD BAY	4000785000	RESSD - Detached Single Dwelling	OS-One Storey	1960	960	2023	6	\$ 315,000	\$ 328.13	\$ 350,900	\$ 365.52
125 BROAD BAY	4000826500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1054	2023	11	\$ 390,700	\$ 370.68	\$ 431,300	\$ 409.20
124 BROAD BAY	4000820000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1221	2023	9	\$ 380,000	\$ 311.22	\$ 421,000	\$ 344.80
112 BROAD BAY	4000821500	RESSD - Detached Single Dwelling	OS-One Storey	1961	1047	2025	1	\$ 425,000	\$ 405.92	\$ 433,100	\$ 413.66
105 BROAD BAY	4000824000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1095	2025	1	\$ 444,444	\$ 405.88	\$ 452,900	\$ 413.61
105 BROAD BAY	4000824000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1095	2024	9	\$ 299,900	\$ 273.88	\$ 317,600	\$ 290.05
88 BRIAN ST	4001995600	RESSD - Detached Single Dwelling	OS-One Storey	1968	999	2023	10	\$ 416,000	\$ 416.42	\$ 460,100	\$ 460.56
60 BRIAN ST	4001859000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1169	2023	8	\$ 367,060	\$ 313.99	\$ 407,400	\$ 348.50
56 BRIAN ST	4001858000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1092	2025	1	\$ 391,100	\$ 358.15	\$ 398,500	\$ 364.93
118 BRET BAY	4001796100	RESSS - Side By Side	BL-Bi-Level	1974	760	2023	8	\$ 269,900	\$ 355.13	\$ 299,600	\$ 394.21
117 BRET BAY	4001801200	RESSS - Side By Side	BL-Bi-Level	1974	760	2024	7	\$ 345,000	\$ 453.95	\$ 372,600	\$ 490.26
98 BRET BAY	4001796800	RESSS - Side By Side	OS-One Storey	1974	928	2024	5	\$ 345,000	\$ 371.77	\$ 377,100	\$ 406.36
82 BRET BAY	4001797400	RESSS - Side By Side	TS-Two Storey	1974	1200	2024	10	\$ 310,000	\$ 258.33	\$ 325,200	\$ 271.00
20 BRET BAY	4002010400	RESSS - Side By Side	TS-Two Storey	1975	1200	2024	9	\$ 306,000	\$ 255.00	\$ 324,100	\$ 270.08
1108 BRAZIER ST 1	4007262335	RESDU - Duplex	BL-Bi-Level	2018	1055	2025	3	\$ 505,000	\$ 478.67	\$ 505,000	\$ 478.67
684 BARDAL BAY	4000737000	RESSD - Detached Single Dwelling	OS-One Storey	1959	920	2024	8	\$ 370,000	\$ 402.17	\$ 395,900	\$ 430.33
669 BARDAL BAY	4000717000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1054	2023	8	\$ 350,000	\$ 332.07	\$ 388,500	\$ 368.60
661 BARDAL BAY	4000718000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1048	2024	8	\$ 364,999	\$ 348.28	\$ 390,500	\$ 372.61
652 BARDAL BAY	4000733000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1044	2023	6	\$ 339,900	\$ 325.57	\$ 378,600	\$ 362.64
595 BARDAL BAY	4000752000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1044	2024	8	\$ 333,000	\$ 318.97	\$ 356,300	\$ 341.28
576 BARDAL BAY	4000726500	RESSD - Detached Single Dwelling	OS-One Storey	1959	920	2025	1	\$ 335,567	\$ 364.75	\$ 341,900	\$ 371.63
257 ARBY BAY	4000468300	RESSD - Detached Single Dwelling	OS-One Storey	1962	947	2024	10	\$ 455,080	\$ 480.55	\$ 477,400	\$ 504.12
237 ARBY BAY	4000467300	RESSD - Detached Single Dwelling	OS-One Storey	1962	1072	2024	11	\$ 395,000	\$ 368.47	\$ 410,400	\$ 382.84

MARKET REGION: 2		SALES DATA										
RIVER EAST (418)												
Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.	
92 ZEGLINSKI CRES	4002394700	RESSD - Detached Single Dwelling	TS-Two Storey	1986	2150	2024	7	\$ 515,000	\$ 239.53	\$ 556,200	\$ 258.70	
39 ZEGLINSKI CRES	4001310200	RESSD - Detached Single Dwelling	TO-Two/One Storey	1979	2006	2024	12	\$ 580,000	\$ 289.13	\$ 596,800	\$ 297.51	
4 WINTERS WAY	4002035100	RESSD - Detached Single Dwelling	OS-One Storey	1976	1076	2024	9	\$ 375,000	\$ 348.51	\$ 397,100	\$ 369.05	
34 WILFRED KNOWLES BAY	4001773400	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1536	2024	4	\$ 430,000	\$ 279.95	\$ 470,400	\$ 306.25	
102 WIEBE'S DR	4001305900	RESSD - Detached Single Dwelling	OS-One Storey	1983	1472	2024	8	\$ 505,000	\$ 343.07	\$ 540,400	\$ 367.12	
93 WIEBE'S DR	4001308400	RESSD - Detached Single Dwelling	OS-One Storey	1978	1260	2023	8	\$ 374,000	\$ 296.83	\$ 415,100	\$ 329.44	
45 WIEBE'S DR	4002397700	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1599	2024	11	\$ 493,000	\$ 308.32	\$ 512,200	\$ 320.33	
108 UXBRIDGE RD N	4001301200	RESSD - Detached Single Dwelling	OS-One Storey	1963	1449	2024	9	\$ 480,000	\$ 331.26	\$ 508,300	\$ 350.79	
75 UXBRIDGE RD N	4001302600	RESSD - Detached Single Dwelling	TS-Two Storey	1991	2895	2023	11	\$ 650,000	\$ 224.53	\$ 717,600	\$ 247.88	
68 TRANQUILITY COVE	4002071100	RESSD - Detached Single Dwelling	OS-One Storey	1972	1076	2023	8	\$ 357,000	\$ 331.78	\$ 396,300	\$ 368.31	
55 TRANQUILITY COVE	4002061200	RESSD - Detached Single Dwelling	BL-Bi-Level	1972	832	2023	6	\$ 415,500	\$ 499.40	\$ 462,900	\$ 556.37	
26 TRANQUILITY COVE	4002065700	RESSD - Detached Single Dwelling	BL-Bi-Level	1972	832	2024	10	\$ 430,026	\$ 516.86	\$ 451,100	\$ 542.19	
23 TRANQUILITY COVE	4002058800	RESSD - Detached Single Dwelling	OS-One Storey	1972	1076	2024	8	\$ 362,500	\$ 336.90	\$ 387,900	\$ 360.50	
19 TRANQUILITY COVE	4002058500	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2024	8	\$ 393,560	\$ 468.52	\$ 421,100	\$ 501.31	
11 TRANQUILITY COVE	4002057900	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2024	9	\$ 377,000	\$ 448.81	\$ 399,200	\$ 475.24	
7 TRANQUILITY COVE	4002057600	RESSD - Detached Single Dwelling	OS-One Storey	1972	1076	2025	3	\$ 425,000	\$ 394.98	\$ 425,000	\$ 394.98	
171 SUMMERFIELD WAY	4002041800	RESSS - Side By Side	BL-Bi-Level	1972	720	2024	2	\$ 275,000	\$ 381.94	\$ 302,000	\$ 419.44	
147 SUMMERFIELD WAY	4002043000	RESSS - Side By Side	TS-Two Storey	1973	1200	2024	6	\$ 283,147	\$ 235.96	\$ 308,900	\$ 257.42	
137 SUMMERFIELD WAY	4002043400	RESSS - Side By Side	BL-Bi-Level	1972	720	2025	3	\$ 260,000	\$ 361.11	\$ 260,000	\$ 361.11	
113 SUMMERFIELD WAY	4002045000	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2024	5	\$ 370,000	\$ 440.48	\$ 404,400	\$ 481.43	
113 SUMMERFIELD WAY	4002045000	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2024	1	\$ 275,000	\$ 327.38	\$ 302,500	\$ 360.12	
109 SUMMERFIELD WAY	4002045300	RESSD - Detached Single Dwelling	OS-One Storey	1972	988	2023	10	\$ 400,000	\$ 404.86	\$ 442,400	\$ 447.77	
92 SUMMERFIELD WAY	4002064800	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2023	5	\$ 355,000	\$ 422.62	\$ 396,200	\$ 471.67	
49 SUMMERFIELD WAY	4002049800	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2023	1	\$ 282,000	\$ 335.71	\$ 317,000	\$ 377.38	
11 SUMMERFIELD WAY	4002033300	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2024	6	\$ 335,000	\$ 398.81	\$ 365,500	\$ 435.12	
277 STUART AVE	4001609200	RESSD - Detached Single Dwelling	OS-One Storey	1967	1031	2023	9	\$ 419,900	\$ 407.27	\$ 465,200	\$ 451.21	
269 STUART AVE	4001058200	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1922	1280	2023	3	\$ 320,000	\$ 250.00	\$ 358,400	\$ 280.00	
238 STUART AVE	4001043500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1036	2023	12	\$ 347,500	\$ 335.42	\$ 382,900	\$ 369.59	
344 STROOD AVE	4001151700	RESSD - Detached Single Dwelling	OS-One Storey	1987	2605	2024	5	\$ 510,000	\$ 195.78	\$ 557,400	\$ 213.97	
331 STROOD AVE	4001216500	RESSD - Detached Single Dwelling	TS-Two Storey	1976	2898	2024	8	\$ 880,000	\$ 303.66	\$ 941,600	\$ 324.91	
264 STROOD AVE	4002420100	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1654	2024	5	\$ 399,900	\$ 241.78	\$ 437,100	\$ 264.27	
59 STONEHAM CRES	4001109400	RESSD - Detached Single Dwelling	OS-One Storey	1982	1442	2024	12	\$ 575,000	\$ 398.75	\$ 591,700	\$ 410.33	
17 STONEHAM CRES	4001327000	RESSD - Detached Single Dwelling	TS-Two Storey	1985	3483	2023	9	\$ 930,000	\$ 267.01	#####	\$ 295.84	
14 SPRINGLEA PATH	4002226000	RESSD - Detached Single Dwelling	OS-One Storey	1974	988	2025	3	\$ 415,000	\$ 420.04	\$ 415,000	\$ 420.04	
31 SOLACE KEY	4001087500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1190	2024	10	\$ 490,000	\$ 411.76	\$ 514,000	\$ 431.93	
23 SOLACE KEY	4001087900	RESSD - Detached Single Dwelling	BL-Bi-Level	1980	1248	2023	11	\$ 470,000	\$ 376.60	\$ 518,900	\$ 415.79	
58 SERENITY COVE	4002114800	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1326	2024	10	\$ 465,000	\$ 350.68	\$ 487,800	\$ 367.87	
18 SERENITY COVE	4002112600	RESSD - Detached Single Dwelling	OS-One Storey	1976	1076	2024	8	\$ 450,000	\$ 418.22	\$ 481,500	\$ 447.49	
15 SERENITY COVE	4002117400	RESSD - Detached Single Dwelling	OS-One Storey	1976	1076	2023	12	\$ 370,000	\$ 343.87	\$ 407,700	\$ 378.90	
1909 ROTHESAY ST	4001185900	RESSD - Detached Single Dwelling	OS-One Storey	1946	775	2023	10	\$ 229,900	\$ 296.65	\$ 254,300	\$ 328.13	
1901 ROTHESAY ST	4001186300	RESSD - Detached Single Dwelling	OS-One Storey	1977	1321	2023	10	\$ 477,000	\$ 361.09	\$ 527,600	\$ 399.39	
1664 ROTHESAY ST	4002239700	RESSS - Side By Side	OS-One Storey	1976	1092	2024	6	\$ 320,000	\$ 293.04	\$ 349,100	\$ 319.69	
1619 ROTHESAY ST	4002207500	RESSS - Side By Side	OS-One Storey	1974	864	2024	12	\$ 275,000	\$ 318.29	\$ 283,000	\$ 327.55	
1587 ROTHESAY ST	4002206400	RESSS - Side By Side	TS-Two Storey	1974	1168	2023	6	\$ 231,700	\$ 198.37	\$ 258,100	\$ 220.98	
1582 ROTHESAY ST	4002038500	RESSS - Side By Side	BL-Bi-Level	1974	760	2024	8	\$ 308,900	\$ 406.45	\$ 330,500	\$ 434.87	
1574 ROTHESAY ST	4002038900	RESSS - Side By Side	OS-One Storey	1974	864	2024	7	\$ 290,000	\$ 335.65	\$ 313,200	\$ 362.50	
157 REINY DR	4002426500	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1770	2023	12	\$ 495,000	\$ 279.66	\$ 545,500	\$ 308.19	

MARKET REGION: 2
RIVER EAST (418)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
150 REINY DR	4002428300	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	1246	2024	7	\$ 530,150	\$ 425.48	\$ 572,600	\$ 459.55
126 REINY DR	4002290000	RESSD - Detached Single Dwelling	TS-Two Storey	1984	2056	2024	4	\$ 560,000	\$ 272.37	\$ 612,600	\$ 297.96
94 REINY DR	4002420700	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	1132	2023	11	\$ 399,900	\$ 353.27	\$ 441,500	\$ 390.02
34 REINY DR	4002419500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1283	2023	7	\$ 487,000	\$ 379.58	\$ 541,500	\$ 422.06
20 REICHERT ST	4002028200	RESSD - Detached Single Dwelling	OS-One Storey	1977	1689	2023	9	\$ 548,500	\$ 324.75	\$ 607,700	\$ 359.80
10 REGULA PL	4001358700	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1944	2023	4	\$ 500,000	\$ 257.20	\$ 559,000	\$ 287.55
54 RANCH PL	4002307600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1979	1821	2024	9	\$ 595,000	\$ 326.74	\$ 630,100	\$ 346.02
38 RANCH RD	4002305500	RESSD - Detached Single Dwelling	OS-One Storey	1981	1590	2024	10	\$ 530,000	\$ 333.33	\$ 556,000	\$ 349.69
14 PRINCIPAL BAY	4001786000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1981	2183	2023	6	\$ 625,014	\$ 286.31	\$ 696,300	\$ 318.96
2 PLACID COVE	4001101700	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1812	2023	10	\$ 510,000	\$ 281.46	\$ 564,100	\$ 311.31
159 PENTLAND ST	4002165200	RESSS - Side By Side	TS-Two Storey	1984	1170	2023	3	\$ 235,000	\$ 200.85	\$ 263,200	\$ 224.96
98 PENNEFATHER BAY	4001315300	RESSD - Detached Single Dwelling	OS-One Storey	1976	1260	2024	6	\$ 470,000	\$ 373.02	\$ 512,800	\$ 406.98
5 NATALIE BAY	4001081500	RESSD - Detached Single Dwelling	TL-3 Level Split	1970	1215	2024	8	\$ 412,000	\$ 339.09	\$ 440,800	\$ 362.80
2 NATALIE BAY	4001080000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1291	2024	10	\$ 420,000	\$ 325.33	\$ 440,600	\$ 341.29
131 MORNINGMEAD WALK	4002214800	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2024	10	\$ 315,000	\$ 375.00	\$ 330,400	\$ 393.33
110 MORNINGMEAD WALK	4002218800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1076	2023	5	\$ 418,000	\$ 388.48	\$ 466,500	\$ 433.55
47 MORNINGMEAD WALK	4002210600	RESSD - Detached Single Dwelling	OS-One Storey	1973	1076	2023	6	\$ 370,000	\$ 343.87	\$ 412,200	\$ 383.09
31 MORNINGMEAD WALK	4002209800	RESSD - Detached Single Dwelling	FL-4 Level Split	1973	1580	2023	4	\$ 386,000	\$ 244.30	\$ 431,500	\$ 273.10
71 MELONLEA COVE	4002120500	RESSS - Side By Side	TS-Two Storey	1975	1200	2024	2	\$ 280,500	\$ 233.75	\$ 308,000	\$ 256.67
64 MELONLEA COVE	4002110800	RESSS - Side By Side	OS-One Storey	1975	864	2024	9	\$ 280,500	\$ 324.65	\$ 297,000	\$ 343.75
21 MELONLEA COVE	4002119700	RESSS - Side By Side	OS-One Storey	1975	928	2024	11	\$ 309,000	\$ 332.97	\$ 321,100	\$ 346.01
86 MELLOWMEAD COVE	4002107300	RESSD - Detached Single Dwelling	OS-One Storey	1976	964	2024	2	\$ 339,500	\$ 352.18	\$ 372,800	\$ 386.72
62 MELLOWMEAD COVE	4002105700	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1899	2023	1	\$ 465,000	\$ 244.87	\$ 522,700	\$ 275.25
34 MELLOWMEAD COVE	4002103900	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1942	2024	8	\$ 515,000	\$ 265.19	\$ 551,100	\$ 283.78
710 MCIVOR AVE	4002270300	RESSD - Detached Single Dwelling	OS-One Storey	1971	1232	2023	6	\$ 421,000	\$ 341.72	\$ 469,000	\$ 380.68
616 MCIVOR AVE	4002257700	RESSD - Detached Single Dwelling	OS-One Storey	1968	1235	2023	4	\$ 445,000	\$ 360.32	\$ 497,500	\$ 402.83
359 MCIVOR AVE	4002453100	RESSD - Detached Single Dwelling	OS-One Storey	1961	1061	2024	4	\$ 360,000	\$ 339.30	\$ 393,800	\$ 371.16
302 MCIVOR AVE	4002242600	RESSD - Detached Single Dwelling	OS-One Storey	1978	1422	2023	9	\$ 507,500	\$ 356.89	\$ 562,300	\$ 395.43
18 MARCIE ST	4001064400	RESSD - Detached Single Dwelling	TO-Two/One Storey	1981	1822	2024	8	\$ 463,700	\$ 254.50	\$ 496,200	\$ 272.34
180 MALCANA ST	4002276300	RESSD - Detached Single Dwelling	OS-One Storey	1983	989	2023	9	\$ 440,000	\$ 444.89	\$ 487,500	\$ 492.92
164 MALCANA ST	4002277300	RESSD - Detached Single Dwelling	OS-One Storey	1982	1124	2025	3	\$ 461,540	\$ 410.62	\$ 461,500	\$ 410.59
104 MALCANA ST	4002386700	RESSD - Detached Single Dwelling	OS-One Storey	1979	1039	2024	5	\$ 400,000	\$ 384.99	\$ 437,200	\$ 420.79
100 MALCANA ST	4002386900	RESSD - Detached Single Dwelling	OS-One Storey	1979	1009	2024	6	\$ 433,000	\$ 429.14	\$ 472,400	\$ 468.19
10 MALCANA ST	4002157300	RESSS - Side By Side	OS-One Storey	1978	968	2023	7	\$ 320,000	\$ 330.58	\$ 355,800	\$ 367.56
243 LEATHERWOOD COVE	4001173600	RESSD - Detached Single Dwelling	OS-One Storey	1982	1339	2023	8	\$ 625,000	\$ 466.77	\$ 693,800	\$ 518.15
234 LEATHERWOOD COVE	4001174600	RESSD - Detached Single Dwelling	OS-One Storey	1983	1285	2023	8	\$ 450,000	\$ 350.19	\$ 499,500	\$ 388.72
129 LEATHERWOOD CRES	4001242200	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	832	2024	7	\$ 413,000	\$ 496.39	\$ 446,000	\$ 536.06
89 LEATHERWOOD CRES	4001241200	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1314	2024	11	\$ 415,000	\$ 315.83	\$ 431,200	\$ 328.16
6 LEATHERWOOD CRES	4001916200	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	1200	2024	10	\$ 452,400	\$ 377.00	\$ 474,600	\$ 395.50
421 KNOWLES AVE	4001595000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1000	2023	7	\$ 358,000	\$ 358.00	\$ 398,100	\$ 398.10
393 KNOWLES AVE	4001578800	RESSD - Detached Single Dwelling	OS-One Storey	1983	1032	2023	9	\$ 360,000	\$ 348.84	\$ 398,900	\$ 386.53
377 KNOWLES AVE	4001574600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1994	1704	2024	3	\$ 480,000	\$ 281.69	\$ 526,100	\$ 308.74
315 KNOWLES AVE	4001538900	RESSD - Detached Single Dwelling	OS-One Storey	1961	1048	2024	5	\$ 375,000	\$ 357.82	\$ 409,900	\$ 391.13
307 KNOWLES AVE	4001534500	RESSD - Detached Single Dwelling	OS-One Storey	1955	798	2024	3	\$ 357,000	\$ 447.37	\$ 391,300	\$ 490.35
297 KNOWLES AVE	4001532500	RESSD - Detached Single Dwelling	TS-Two Storey	1930	1437	2024	3	\$ 345,000	\$ 240.08	\$ 378,100	\$ 263.12
283 KNOWLES AVE	4001529500	RESSD - Detached Single Dwelling	OS-One Storey	1959	975	2024	7	\$ 425,000	\$ 435.90	\$ 459,000	\$ 470.77
281 KNOWLES AVE	4001518000	RESSD - Detached Single Dwelling	TS-Two Storey	1956	2042	2024	5	\$ 490,000	\$ 239.96	\$ 535,600	\$ 262.29

MARKET REGION: 2
RIVER EAST (418)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
274 KNOWLES AVE	4001348000	RESSD - Detached Single Dwelling	OS-One Storey	1983	1446	2024	10	\$ 440,000	\$ 304.29	\$ 461,600	\$ 319.23
235 KNOWLES AVE	4007252750	RESSD - Detached Single Dwelling	OS-One Storey	1959	988	2024	9	\$ 460,400	\$ 465.99	\$ 487,600	\$ 493.52
38 KEITH BLACK BAY	4001783200	RESSD - Detached Single Dwelling	OS-One Storey	1982	1268	2023	3	\$ 440,800	\$ 347.63	\$ 493,700	\$ 389.35
22 KEITH BLACK BAY	4001782400	RESSD - Detached Single Dwelling	OS-One Storey	1983	1412	2023	3	\$ 480,000	\$ 339.94	\$ 537,600	\$ 380.74
2 KEITH BLACK BAY	4001781400	RESSD - Detached Single Dwelling	FL-4 Level Split	1981	1755	2024	4	\$ 395,000	\$ 225.07	\$ 432,100	\$ 246.21
2 KAYHANS DR	4002367300	RESSS - Side By Side	OS-One Storey	1978	913	2024	4	\$ 247,500	\$ 271.08	\$ 270,800	\$ 296.60
59 JODONNDRA BAY	4001318200	RESSD - Detached Single Dwelling	OS-One Storey	1977	1192	2023	6	\$ 449,900	\$ 377.43	\$ 501,200	\$ 420.47
47 JODONNDRA BAY	4001013000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1406	2024	12	\$ 631,047	\$ 448.82	\$ 649,300	\$ 461.81
30 JODONNDRA BAY	4001237200	RESSD - Detached Single Dwelling	OS-One Storey	1979	1255	2023	1	\$ 392,500	\$ 312.75	\$ 441,200	\$ 351.55
15 JODONNDRA BAY	4001235000	RESSD - Detached Single Dwelling	OS-One Storey	1979	1267	2023	6	\$ 466,000	\$ 367.80	\$ 519,100	\$ 409.71
3 HUNTSMAN CIR	4002249600	RESSD - Detached Single Dwelling	OS-One Storey	1980	2324	2024	12	\$ 599,900	\$ 258.13	\$ 617,300	\$ 265.62
2093 HENDERSON HWY	4001336000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1391	2024	7	\$ 305,000	\$ 219.27	\$ 329,400	\$ 236.81
600 HEADMASTER ROW	4001171400	RESSD - Detached Single Dwelling	OS-One Storey	1981	1290	2024	8	\$ 460,059	\$ 356.63	\$ 492,300	\$ 381.63
568 HEADMASTER ROW	4001924200	RESSD - Detached Single Dwelling	OS-One Storey	1980	1408	2024	4	\$ 447,500	\$ 317.83	\$ 489,600	\$ 347.73
399 HEADMASTER ROW	4001786800	RESSD - Detached Single Dwelling	TS-Two Storey	1979	1718	2023	3	\$ 520,000	\$ 302.68	\$ 582,400	\$ 339.00
283 HEADMASTER ROW	4001348900	RESSD - Detached Single Dwelling	TO-Two/One Storey	1983	2071	2023	6	\$ 489,500	\$ 236.36	\$ 545,300	\$ 263.30
275 HEADMASTER ROW	4001347400	RESSD - Detached Single Dwelling	OS-One Storey	1984	1573	2023	3	\$ 521,000	\$ 331.21	\$ 583,500	\$ 370.95
67 GREENLEA COVE	4002089200	RESSD - Detached Single Dwelling	OS-One Storey	1974	988	2023	7	\$ 469,900	\$ 475.61	\$ 522,500	\$ 528.85
35 GREENLEA COVE	4002087500	RESSD - Detached Single Dwelling	OS-One Storey	1974	988	2024	3	\$ 390,000	\$ 394.74	\$ 427,400	\$ 432.59
30 GREENLEA COVE	4002091700	RESSD - Detached Single Dwelling	TO-Two/One Storey	1975	1654	2024	4	\$ 397,000	\$ 240.02	\$ 434,300	\$ 262.58
626 GLENWAY AVE	4001468900	RESSD - Detached Single Dwelling	OS-One Storey	1978	1196	2023	8	\$ 466,000	\$ 389.63	\$ 517,300	\$ 432.53
586 GLENWAY AVE	4001464000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1222	2023	8	\$ 396,000	\$ 324.06	\$ 439,600	\$ 359.74
378 GLENWAY AVE	4001423000	RESSD - Detached Single Dwelling	OS-One Storey	1973	1512	2023	6	\$ 479,900	\$ 317.39	\$ 534,600	\$ 353.57
274 GLENWAY AVE	4001406000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1260	2023	10	\$ 320,000	\$ 253.97	\$ 353,900	\$ 280.87
270 GLENWAY AVE	4001404800	RESSD - Detached Single Dwelling	OS-One Storey	1957	721	2024	5	\$ 357,500	\$ 495.84	\$ 390,700	\$ 541.89
638 GILMORE AVE	4002116200	RESSD - Detached Single Dwelling	OS-One Storey	1976	1076	2024	1	\$ 320,000	\$ 297.40	\$ 352,000	\$ 327.14
543 GILMORE AVE	4002096400	RESSD - Detached Single Dwelling	OS-One Storey	1975	988	2023	6	\$ 430,000	\$ 435.22	\$ 479,000	\$ 484.82
474 GILMORE AVE	4002123600	RESSD - Detached Single Dwelling	FL-4 Level Split	1974	1076	2023	5	\$ 323,000	\$ 300.19	\$ 360,500	\$ 335.04
470 GILMORE AVE	4002123400	RESSD - Detached Single Dwelling	OS-One Storey	1975	988	2023	3	\$ 375,000	\$ 379.55	\$ 420,000	\$ 425.10
434 GILMORE AVE	4002234600	RESSD - Detached Single Dwelling	OS-One Storey	1974	1076	2024	8	\$ 431,000	\$ 400.56	\$ 461,200	\$ 428.62
422 GILMORE AVE	4002234000	RESSD - Detached Single Dwelling	FL-4 Level Split	1974	1580	2024	10	\$ 450,000	\$ 284.81	\$ 472,100	\$ 298.80
319 GILMORE AVE	4002067600	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	1120	2024	11	\$ 469,000	\$ 418.75	\$ 487,300	\$ 435.09
282 GILMORE AVE	4001604600	RESSD - Detached Single Dwelling	OS-One Storey	1972	1178	2024	10	\$ 387,900	\$ 329.29	\$ 406,900	\$ 345.42
268 GILMORE AVE	4001035500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1297	2023	8	\$ 460,000	\$ 354.66	\$ 510,600	\$ 393.68
265 GILMORE AVE	4001034800	RESSD - Detached Single Dwelling	OS-One Storey	1970	1266	2024	10	\$ 437,000	\$ 345.18	\$ 458,400	\$ 362.09
264 GILMORE AVE	4001022000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1104	2023	2	\$ 370,000	\$ 335.14	\$ 415,100	\$ 376.00
224 GILMORE AVE	4001026300	RESSD - Detached Single Dwelling	OS-One Storey	1967	1048	2024	11	\$ 360,000	\$ 343.51	\$ 374,000	\$ 356.87
361 FOXDALE AVE	4001154900	RESSD - Detached Single Dwelling	OS-One Storey	1970	1637	2024	5	\$ 595,000	\$ 363.47	\$ 650,300	\$ 397.25
330 FOXDALE AVE	4001185700	RESSD - Detached Single Dwelling	OS-One Storey	1977	1861	2023	10	\$ 505,000	\$ 271.36	\$ 558,500	\$ 300.11
266 FORTIER AVE	4007262340	RESSD - Detached Single Dwelling	TS-Two Storey	2019	1750	2024	5	\$ 580,000	\$ 331.43	\$ 633,900	\$ 362.23
249 FORTIER AVE	4001137500	RESSD - Detached Single Dwelling	TS-Two Storey	2014	2257	2024	6	\$ 615,000	\$ 272.49	\$ 671,000	\$ 297.30
22 FAIR PL	4002357800	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1975	1830	2024	6	\$ 550,000	\$ 300.55	\$ 600,100	\$ 327.92
121 EVENLEA WALK	4001086500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1028	2023	7	\$ 370,000	\$ 359.92	\$ 411,400	\$ 400.19
61 EVENLEA WALK	4001090400	RESSD - Detached Single Dwelling	OS-One Storey	1976	1207	2024	3	\$ 347,500	\$ 287.90	\$ 380,900	\$ 315.58
465 EMERSON AVE	4001484500	RESSD - Detached Single Dwelling	OS-One Storey	1980	1264	2024	2	\$ 451,000	\$ 356.80	\$ 495,200	\$ 391.77
463 EMERSON AVE	4001484200	RESSD - Detached Single Dwelling	OS-One Storey	1978	1134	2023	11	\$ 446,463	\$ 393.71	\$ 492,900	\$ 434.66
447 EMERSON AVE	4001569400	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1393	2024	5	\$ 400,000	\$ 287.15	\$ 437,200	\$ 313.85

MARKET REGION: 2
RIVER EAST (418)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
434 EMERSON AVE	4001571200	RESSD - Detached Single Dwelling	OS-One Storey	1976	950	2024	10	\$ 415,500	\$ 437.37	\$ 435,900	\$ 458.84
361 EMERSON AVE	4001462200	RESSD - Detached Single Dwelling	OS-One Storey	1969	1599	2023	12	\$ 460,000	\$ 287.68	\$ 506,900	\$ 317.01
340 EMERSON AVE	4001546600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1981	1584	2024	5	\$ 512,500	\$ 323.55	\$ 560,200	\$ 353.66
290 EMERSON AVE	4001520000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1230	2024	5	\$ 367,000	\$ 298.37	\$ 401,100	\$ 326.10
288 EMERSON AVE	4001519600	RESSD - Detached Single Dwelling	OS-One Storey	1958	816	2023	5	\$ 315,000	\$ 386.03	\$ 351,500	\$ 430.76
260 EMERSON AVE	4001510300	RESSD - Detached Single Dwelling	OS-One Storey	1976	1196	2024	7	\$ 425,000	\$ 355.35	\$ 459,000	\$ 383.78
215 EMERSON AVE	4001410500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1234	2024	4	\$ 420,000	\$ 340.36	\$ 459,500	\$ 372.37
199 EMERSON AVE	4001409200	RESSD - Detached Single Dwelling	OS-One Storey	1978	1350	2024	5	\$ 467,000	\$ 345.93	\$ 510,400	\$ 378.07
89 EDKAR CRES	4002433600	RESSS - Side By Side	TS-Two Storey	1979	1140	2023	12	\$ 231,000	\$ 202.63	\$ 254,600	\$ 223.33
3 EDITH BAY	4002140600	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1528	2024	10	\$ 483,500	\$ 316.43	\$ 507,200	\$ 331.94
10 DOUGLAS LAWRENCE BAY	4001776200	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1590	2023	5	\$ 464,900	\$ 292.39	\$ 518,800	\$ 326.29
375 DOUGLAS AVE	4001081000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1308	2024	5	\$ 360,000	\$ 275.23	\$ 393,500	\$ 300.84
353 DOUGLAS AVE	4001078800	RESSD - Detached Single Dwelling	OS-One Storey	1972	957	2023	11	\$ 369,900	\$ 386.52	\$ 408,400	\$ 426.75
337 DOUGLAS AVE	4001074000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1038	2024	7	\$ 476,000	\$ 458.57	\$ 514,100	\$ 495.28
285 DOUGLAS AVE	4001072000	RESSD - Detached Single Dwelling	OS-One Storey	1956	935	2023	9	\$ 220,000	\$ 235.29	\$ 243,800	\$ 260.75
255 DOUGLAS AVE	4001050000	RESSD - Detached Single Dwelling	OS-One Storey	1973	1008	2023	8	\$ 360,000	\$ 357.14	\$ 399,600	\$ 396.43
233 DOUGLAS AVE	4001054000	RESSD - Detached Single Dwelling	OS-One Storey	1920	550	2023	11	\$ 150,000	\$ 272.73	\$ 165,600	\$ 301.09
229 DOUGLAS AVE	4001055000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1260	2024	7	\$ 423,000	\$ 335.71	\$ 456,800	\$ 362.54
36 DONALD MCCLINTOCK BAY	4001785000	RESSD - Detached Single Dwelling	FL-4 Level Split	1982	1322	2023	11	\$ 400,000	\$ 302.57	\$ 441,600	\$ 334.04
82 DIAMOND ST	4001706800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1403	2024	8	\$ 535,000	\$ 381.33	\$ 572,500	\$ 408.05
6 DIAMOND ST	4001709600	RESSD - Detached Single Dwelling	OS-One Storey	1975	1024	2024	11	\$ 453,000	\$ 442.38	\$ 470,700	\$ 459.67
46 DELBROOK CRES	4002456600	RESSD - Detached Single Dwelling	TS-Two Storey	1985	2284	2023	7	\$ 535,000	\$ 234.24	\$ 594,900	\$ 260.46
27 DEBORAH PL	4002424500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1410	2024	2	\$ 425,100	\$ 301.49	\$ 466,800	\$ 331.06
15 DEBORAH PL	4002423900	RESSD - Detached Single Dwelling	OS-One Storey	1977	1441	2024	11	\$ 525,000	\$ 364.33	\$ 545,500	\$ 378.56
85 CRANLEA PATH	4002352400	RESSD - Detached Single Dwelling	OS-One Storey	1976	1454	2023	10	\$ 547,100	\$ 376.27	\$ 605,100	\$ 416.16
73 CRANLEA PATH	4002353300	RESSD - Detached Single Dwelling	OS-One Storey	1976	1133	2023	11	\$ 430,000	\$ 379.52	\$ 474,700	\$ 418.98
70 CRANLEA PATH	4002355400	RESSD - Detached Single Dwelling	TS-Two Storey	1976	1456	2024	10	\$ 499,900	\$ 343.34	\$ 524,400	\$ 360.16
18 CRANLEA PATH	4002231000	RESSD - Detached Single Dwelling	OS-One Storey	1974	840	2023	8	\$ 325,000	\$ 386.90	\$ 360,800	\$ 429.52
54 CONTINENTAL AVE	4002152300	RESSD - Detached Single Dwelling	OS-One Storey	1977	912	2024	9	\$ 393,000	\$ 430.92	\$ 416,200	\$ 456.36
10 CHORNICK DR	4002096000	RESSD - Detached Single Dwelling	BL-Bi-Level	1975	1120	2023	8	\$ 435,000	\$ 388.39	\$ 482,900	\$ 431.16
50 CHOPIN BLVD	4002397500	RESSD - Detached Single Dwelling	FL-4 Level Split	1974	2456	2024	1	\$ 727,500	\$ 296.21	\$ 800,300	\$ 325.86
7 CARRIE COVE	4001105200	RESSD - Detached Single Dwelling	OS-One Storey	1981	1330	2023	6	\$ 445,000	\$ 334.59	\$ 495,700	\$ 372.71
90 BUNN'S GROVE	4001771200	RESSD - Detached Single Dwelling	FL-4 Level Split	1981	1762	2024	7	\$ 437,900	\$ 248.52	\$ 472,900	\$ 268.39
70 BUNN'S GROVE	4001278000	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1776	2024	10	\$ 652,000	\$ 367.12	\$ 683,900	\$ 385.08
2 BRUNLEA KEY	4002221200	RESSD - Detached Single Dwelling	OS-One Storey	1974	1076	2023	11	\$ 345,000	\$ 320.63	\$ 380,900	\$ 354.00
97 BRAHMS BAY	4001297100	RESSD - Detached Single Dwelling	TO-Two/One Storey	1980	2421	2024	7	\$ 643,444	\$ 265.78	\$ 694,900	\$ 287.03
64 BRAHMS BAY	4001861000	RESSD - Detached Single Dwelling	TS-Two Storey	1995	2656	2025	3	#####	\$ 527.11	#####	\$ 527.11
64 BRAHMS BAY	4001861000	RESSD - Detached Single Dwelling	TS-Two Storey	1995	2656	2023	12	\$ 440,000	\$ 165.66	\$ 484,900	\$ 182.57
409 BONNER AVE	4001323100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1979	1152	2024	11	\$ 415,000	\$ 360.24	\$ 431,200	\$ 374.31
401 BONNER AVE	4001320800	RESSD - Detached Single Dwelling	OS-One Storey	1965	1124	2023	5	\$ 348,000	\$ 309.61	\$ 388,400	\$ 345.55
388 BONNER AVE	4001187500	RESSD - Detached Single Dwelling	FL-4 Level Split	1984	1966	2023	12	\$ 472,000	\$ 240.08	\$ 520,100	\$ 264.55
382 BONNER AVE	4001293300	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1852	2023	10	\$ 450,000	\$ 242.98	\$ 497,700	\$ 268.74
381 BONNER AVE	4001315600	RESSD - Detached Single Dwelling	TL-3 Level Split	1971	1466	2024	6	\$ 470,000	\$ 320.60	\$ 512,800	\$ 349.80
351 BONNER AVE	4001285700	RESSD - Detached Single Dwelling	OS-One Storey	1976	1691	2023	8	\$ 450,000	\$ 266.11	\$ 499,500	\$ 295.39
311 BONNER AVE	4001277100	RESSD - Detached Single Dwelling	OS-One Storey	1960	1298	2024	10	\$ 375,000	\$ 288.91	\$ 393,400	\$ 303.08
303 BONNER AVE	4002454500	RESSD - Detached Single Dwelling	OS-One Storey	1985	1530	2023	1	\$ 420,000	\$ 274.51	\$ 472,100	\$ 308.56
295 BONNER AVE	4001257200	RESSD - Detached Single Dwelling	TO-Two/One Storey	1962	1728	2024	8	\$ 510,000	\$ 295.14	\$ 545,700	\$ 315.80

MARKET REGION: 2
RIVER EAST (418)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
291 BONNER AVE	4001256700	RESSD - Detached Single Dwelling	OS-One Storey	1971	1238	2025	3	\$ 425,000	\$ 343.30	\$ 425,000	\$ 343.30
281 BONNER AVE	4001270400	RESSD - Detached Single Dwelling	TS-Two Storey	1994	1734	2024	6	\$ 585,000	\$ 337.37	\$ 638,200	\$ 368.05
10 AUTUMNLEA PATH	4002224000	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2023	7	\$ 422,750	\$ 427.88	\$ 470,100	\$ 475.81
10 ARBROATH DR	4001261600	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1993	1476	2024	6	\$ 465,000	\$ 315.04	\$ 507,300	\$ 343.70
7 ARBROATH DR	4001258200	RESSD - Detached Single Dwelling	TS-Two Storey	1984	2077	2024	7	\$ 590,000	\$ 284.06	\$ 637,200	\$ 306.79

MARKET REGION: 2
 SPRINGFIELD NORTH (419)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
28 WYNARD BAY	4006798400	RESSD - Detached Single Dwelling	OS-One Storey	1978	1027	2024	9	\$ 405,000	\$ 394.35	\$ 428,900	\$ 417.62
15 WYNARD BAY	4006809100	RESSD - Detached Single Dwelling	OS-One Storey	1978	1027	2023	6	\$ 412,500	\$ 401.66	\$ 459,500	\$ 447.42
6 WYNARD BAY	4006800100	RESSD - Detached Single Dwelling	OS-One Storey	1978	1027	2023	9	\$ 416,500	\$ 405.55	\$ 461,500	\$ 449.37
90 VINTAGE HILLS CRT	4007047500	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2057	2024	9	\$ 705,000	\$ 342.73	\$ 746,600	\$ 362.96
86 VINTAGE HILLS CRT	4007047400	RESSD - Detached Single Dwelling	TS-Two Storey	2008	2137	2023	8	\$ 690,000	\$ 322.88	\$ 765,900	\$ 358.40
74 VINTAGE HILLS CRT	4007047100	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2210	2023	10	\$ 655,000	\$ 296.38	\$ 724,400	\$ 327.78
34 TOMKINS BAY	4003258400	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	883	2023	10	\$ 360,500	\$ 408.27	\$ 398,700	\$ 451.53
215 THURLBY RD	4003321400	RESSD - Detached Single Dwelling	BL-Bi-Level	1980	1000	2023	1	\$ 377,500	\$ 377.50	\$ 424,300	\$ 424.30
135 THURLBY RD	4003249200	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1304	2023	7	\$ 485,000	\$ 371.93	\$ 539,300	\$ 413.57
106 THURLBY RD	4003317400	RESSD - Detached Single Dwelling	FL-4 Level Split	1981	1620	2024	4	\$ 415,000	\$ 256.17	\$ 454,000	\$ 280.25
82 THURLBY RD	4003316200	RESSD - Detached Single Dwelling	OS-One Storey	1981	1125	2023	5	\$ 401,000	\$ 356.44	\$ 447,500	\$ 397.78
78 THURLBY RD	4003316000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1341	2024	9	\$ 450,000	\$ 335.57	\$ 476,600	\$ 355.41
26 THURLBY RD	4003314200	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1760	2023	6	\$ 385,000	\$ 218.75	\$ 428,900	\$ 243.69
122 TAUNUS DR	4003024500	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	909	2024	10	\$ 315,000	\$ 346.53	\$ 330,400	\$ 363.48
106 TAUNUS DR	4003025300	RESSD - Detached Single Dwelling	OS-One Storey	1985	1084	2023	10	\$ 384,000	\$ 354.24	\$ 424,700	\$ 391.79
90 TAUNUS DR	4003026100	RESSD - Detached Single Dwelling	OS-One Storey	1985	980	2023	4	\$ 305,000	\$ 311.22	\$ 341,000	\$ 347.96
75 TAUNUS DR	4003042200	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	691	2023	4	\$ 315,000	\$ 455.86	\$ 352,200	\$ 509.70
18 SUNRISE COVE	4003062000	RESSD - Detached Single Dwelling	FL-4 Level Split	1988	1831	2023	7	\$ 548,500	\$ 299.56	\$ 609,900	\$ 333.10
147 SUNNY HILLS RD	4006866500	RESSD - Detached Single Dwelling	OS-One Storey	1977	996	2024	11	\$ 369,000	\$ 370.48	\$ 383,400	\$ 384.94
98 SUNNY HILLS RD	4006848500	RESSD - Detached Single Dwelling	FL-4 Level Split	1978	2046	2023	12	\$ 462,000	\$ 225.81	\$ 509,100	\$ 248.83
63 SUNNY HILLS RD	4006860500	RESSD - Detached Single Dwelling	TS-Two Storey	1980	2024	2024	7	\$ 575,000	\$ 284.09	\$ 621,000	\$ 306.82
46 SUNKIST COVE	4007133400	RESSD - Detached Single Dwelling	TS-Two Storey	2010	2292	2024	8	\$ 677,000	\$ 295.38	\$ 724,400	\$ 316.06
258 SUN VALLEY DR	4006763200	RESSS - Side By Side	TS-Two Storey	1978	1200	2023	1	\$ 287,000	\$ 239.17	\$ 322,600	\$ 268.83
252 SUN VALLEY DR	4006762800	RESSS - Side By Side	OS-One Storey	1978	880	2024	12	\$ 286,000	\$ 325.00	\$ 294,300	\$ 334.43
248 SUN VALLEY DR	4006762600	RESSS - Side By Side	OS-One Storey	1978	880	2024	5	\$ 306,000	\$ 347.73	\$ 334,500	\$ 380.11
225 SUN VALLEY DR	4006752800	RESSS - Side By Side	OS-One Storey	1982	930	2024	6	\$ 310,000	\$ 333.33	\$ 338,200	\$ 363.66
155 SUN VALLEY DR	4006710600	RESSS - Side By Side	OS-One Storey	1977	880	2024	1	\$ 301,000	\$ 342.05	\$ 331,100	\$ 376.25
69 SUN VALLEY DR	4003231700	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	1059	2024	3	\$ 350,000	\$ 330.50	\$ 383,600	\$ 362.23
114 STRONGBERG DR	4006994500	RESSD - Detached Single Dwelling	CO-Cabover	2002	1972	2023	8	\$ 555,000	\$ 281.44	\$ 616,100	\$ 312.42
109 STRONGBERG DR	4006993600	RESSD - Detached Single Dwelling	CO-Cabover	2003	1499	2025	3	\$ 550,087	\$ 366.97	\$ 550,100	\$ 366.98
58 STRONGBERG DR	4003325900	RESSD - Detached Single Dwelling	FL-4 Level Split	1988	1767	2023	9	\$ 394,000	\$ 222.98	\$ 436,600	\$ 247.09
48 STRONGBERG DR	4003393400	RESSD - Detached Single Dwelling	TS-Two Storey	1994	2069	2023	10	\$ 549,900	\$ 265.78	\$ 608,200	\$ 293.96
32 STRONGBERG DR	4003392600	RESSD - Detached Single Dwelling	TS-Two Storey	1995	2627	2023	5	\$ 650,000	\$ 247.43	\$ 725,400	\$ 276.13
102 ST MORITZ RD	4003261000	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	870	2023	8	\$ 340,000	\$ 390.80	\$ 377,400	\$ 433.79
55 ST MORITZ RD	4002529500	RESSD - Detached Single Dwelling	OS-One Storey	1984	1040	2023	6	\$ 385,500	\$ 370.67	\$ 429,400	\$ 412.88
3 ST MORITZ RD	4006730500	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1507	2024	10	\$ 432,500	\$ 286.99	\$ 453,700	\$ 301.06
100 SOUTHWELL RD	4006819100	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1599	2024	1	\$ 392,000	\$ 245.15	\$ 431,200	\$ 269.67
79 SOUTHWELL RD	4006833000	RESSD - Detached Single Dwelling	TS-Two Storey	1979	2541	2024	11	\$ 615,000	\$ 242.03	\$ 639,000	\$ 251.48
35 SOUTHWELL RD	4006827100	RESSD - Detached Single Dwelling	OS-One Storey	1979	1028	2023	9	\$ 415,000	\$ 403.70	\$ 459,800	\$ 447.28
118 SAGE WOOD AVE	4006796600	RESSD - Detached Single Dwelling	OS-One Storey	1979	837	2024	10	\$ 357,500	\$ 427.12	\$ 375,000	\$ 448.03
113 SAGE WOOD AVE	4006766200	RESSS - Side By Side	OS-One Storey	1978	880	2024	4	\$ 310,000	\$ 352.27	\$ 339,100	\$ 385.34
110 SAGE WOOD AVE	4006795900	RESSD - Detached Single Dwelling	OS-One Storey	1979	1040	2023	10	\$ 380,000	\$ 365.38	\$ 420,300	\$ 404.13
105 SAGE WOOD AVE	4006765800	RESSS - Side By Side	OS-One Storey	1978	880	2024	9	\$ 285,000	\$ 323.86	\$ 301,800	\$ 342.95
75 SAGE WOOD AVE	4006781300	RESSS - Side By Side	OS-One Storey	1977	872	2025	3	\$ 345,000	\$ 395.64	\$ 345,000	\$ 395.64
66 SAGE WOOD AVE	4006792300	RESSD - Detached Single Dwelling	OS-One Storey	1981	802	2024	1	\$ 335,000	\$ 417.71	\$ 368,500	\$ 459.48
47 SAGE WOOD AVE	4006779100	RESSS - Side By Side	TS-Two Storey	1977	1200	2023	6	\$ 320,000	\$ 266.67	\$ 356,500	\$ 297.08
46 SAGE WOOD AVE	4006791100	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1463	2024	8	\$ 415,000	\$ 283.66	\$ 444,100	\$ 303.55

MARKET REGION: 2
SPRINGFIELD NORTH (419)

SALES DATA

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35 SAGE WOOD AVE	4006778100	RESSS - Side By Side	OS-One Storey	1977	880	2023	8	\$ 279,000	\$ 317.05	\$ 309,700	\$ 351.93
21 SAGE WOOD AVE	4006777100	RESSS - Side By Side	OS-One Storey	1977	880	2023	7	\$ 290,000	\$ 329.55	\$ 322,500	\$ 366.48
17 SAGE WOOD AVE	4006776800	RESSS - Side By Side	OS-One Storey	1977	880	2023	7	\$ 291,500	\$ 331.25	\$ 324,100	\$ 368.30
16 SAGE WOOD AVE	4006789000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1144	2024	10	\$ 486,000	\$ 424.83	\$ 509,800	\$ 445.63
16 SAGE WOOD AVE	4006789000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1144	2024	5	\$ 348,000	\$ 304.20	\$ 380,400	\$ 332.52
226 RUSHMORE RD	4006739000	RESSD - Detached Single Dwelling	OS-One Storey	1979	988	2024	7	\$ 375,000	\$ 379.55	\$ 405,000	\$ 409.92
218 RUSHMORE RD	4006738000	RESSD - Detached Single Dwelling	OS-One Storey	1979	897	2023	8	\$ 385,000	\$ 429.21	\$ 427,400	\$ 476.48
202 RUSHMORE RD	4006736000	RESSD - Detached Single Dwelling	OS-One Storey	1979	1028	2024	3	\$ 359,000	\$ 349.22	\$ 393,500	\$ 382.78
195 RUSHMORE RD	4002525600	RESSD - Detached Single Dwelling	OS-One Storey	1981	1317	2023	8	\$ 411,100	\$ 312.15	\$ 456,300	\$ 346.47
142 RUSHMORE RD	4006726600	RESSD - Detached Single Dwelling	BL-Bi-Level	1981	1058	2023	5	\$ 355,000	\$ 335.54	\$ 396,200	\$ 374.48
114 RUSHMORE RD	4006725200	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1332	2023	5	\$ 420,000	\$ 315.32	\$ 468,700	\$ 351.88
98 RUSHMORE RD	4006724400	RESSD - Detached Single Dwelling	FL-4 Level Split	1982	1780	2023	10	\$ 424,900	\$ 238.71	\$ 469,900	\$ 263.99
86 RUSHMORE RD	4006723800	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1320	2024	12	\$ 370,000	\$ 280.30	\$ 380,700	\$ 288.41
46 RUSHMORE RD	4006723200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1320	2023	12	\$ 352,500	\$ 267.05	\$ 388,500	\$ 294.32
38 RUSHMORE RD	4006722800	RESSD - Detached Single Dwelling	OS-One Storey	1983	1120	2024	4	\$ 436,000	\$ 389.29	\$ 477,000	\$ 425.89
27 RUSHMORE RD	4003275700	RESSD - Detached Single Dwelling	OS-One Storey	1982	1040	2023	9	\$ 375,000	\$ 360.58	\$ 415,500	\$ 399.52
23 RUSHMORE RD	4003275500	RESSD - Detached Single Dwelling	OS-One Storey	1983	850	2024	7	\$ 352,000	\$ 414.12	\$ 380,200	\$ 447.29
70 ROBERT CARTWRIGHT PL	4002951600	RESSD - Detached Single Dwelling	OS-One Storey	1985	1040	2024	5	\$ 370,000	\$ 355.77	\$ 404,400	\$ 388.85
14 ROBERT CARTWRIGHT PL	4002945600	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	691	2024	9	\$ 370,000	\$ 535.46	\$ 391,800	\$ 567.00
10 ROBERT CARTWRIGHT PL	4002945400	RESSD - Detached Single Dwelling	OS-One Storey	1985	1048	2023	3	\$ 350,000	\$ 333.97	\$ 392,000	\$ 374.05
2 ROBERT CARTWRIGHT PL	4002945000	RESSD - Detached Single Dwelling	OS-One Storey	1985	1040	2024	8	\$ 408,002	\$ 392.31	\$ 436,600	\$ 419.81
140 REGATTA RD	4006885500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1015	2023	9	\$ 380,000	\$ 374.38	\$ 421,000	\$ 414.78
136 REGATTA RD	4006885000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1520	2023	5	\$ 470,000	\$ 309.21	\$ 524,500	\$ 345.07
104 REGATTA RD	4006881000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1312	2024	11	\$ 481,104	\$ 366.70	\$ 499,900	\$ 381.02
257 RAGSDILL RD	4006998300	RESSD - Detached Single Dwelling	TO-Two/One Storey	2002	1836	2023	8	\$ 415,000	\$ 226.03	\$ 460,700	\$ 250.93
253 RAGSDILL RD	4006998200	RESSD - Detached Single Dwelling	CO-Cabover	2002	1505	2024	1	\$ 465,000	\$ 308.97	\$ 511,500	\$ 339.87
129 RAGSDILL RD	4003610000	RESSD - Detached Single Dwelling	OS-One Storey	1989	1802	2023	11	\$ 500,000	\$ 277.47	\$ 552,000	\$ 306.33
125 RAGSDILL RD	4003609800	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1825	2023	10	\$ 610,000	\$ 334.25	\$ 674,700	\$ 369.70
42 RAGSDILL RD	4003312200	RESSD - Detached Single Dwelling	OS-One Storey	1991	1419	2023	10	\$ 425,000	\$ 299.51	\$ 470,100	\$ 331.29
23 RAGSDILL RD	4003601000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1986	1826	2024	8	\$ 552,000	\$ 302.30	\$ 590,600	\$ 323.44
62 POPKO CRES	4007204600	RESSD - Detached Single Dwelling	CO-Cabover	2012	1803	2024	5	\$ 571,500	\$ 316.97	\$ 624,600	\$ 346.42
30 POPKO CRES	4007203800	RESSD - Detached Single Dwelling	TS-Two Storey	2014	1798	2024	1	\$ 508,900	\$ 283.04	\$ 559,800	\$ 311.35
18 MITCHELSON WAY	4003623000	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1887	2024	10	\$ 615,000	\$ 325.91	\$ 645,100	\$ 341.87
31 MIRAMONTE COVE	4007195600	RESSD - Detached Single Dwelling	TS-Two Storey	2011	1880	2024	5	\$ 572,500	\$ 304.52	\$ 625,700	\$ 332.82
23 MIRAMONTE COVE	4007195400	RESSD - Detached Single Dwelling	TS-Two Storey	2011	1864	2025	2	\$ 530,000	\$ 284.33	\$ 535,300	\$ 287.18
50 MIDDLEHURST CRES	4003616200	RESSD - Detached Single Dwelling	TS-Two Storey	1988	1886	2024	10	\$ 515,000	\$ 273.06	\$ 540,200	\$ 286.43
22 MICHAEL RUTA PL	4003178800	RESSD - Detached Single Dwelling	FL-4 Level Split	1984	1780	2025	1	\$ 430,000	\$ 241.57	\$ 438,200	\$ 246.18
1046 MCIVOR AVE	4003309000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1220	2024	10	\$ 475,000	\$ 389.34	\$ 498,300	\$ 408.44
979 MCIVOR AVE	4003326400	RESSD - Detached Single Dwelling	OS-One Storey	1962	1185	2023	5	\$ 405,000	\$ 341.77	\$ 452,000	\$ 381.43
875 MCIVOR AVE	4003334200	RESSD - Detached Single Dwelling	FL-4 Level Split	1971	2009	2024	4	\$ 575,000	\$ 286.21	\$ 629,100	\$ 313.14
812 MCIVOR AVE	4003266200	RESSD - Detached Single Dwelling	OS-One Storey	1992	1511	2023	7	\$ 439,900	\$ 291.13	\$ 489,200	\$ 323.76
67 MANTHORNE AVE	4006813600	RESSD - Detached Single Dwelling	BL-Bi-Level	1979	915	2024	7	\$ 389,900	\$ 426.12	\$ 421,100	\$ 460.22
790 KNOWLES AVE	4003485000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1570	2024	12	\$ 570,000	\$ 363.06	\$ 586,500	\$ 373.57
771 KNOWLES AVE	4007255900	RESSD - Detached Single Dwelling	OS-One Storey	1976	1333	2024	2	\$ 410,000	\$ 307.58	\$ 450,200	\$ 337.73
747 KNOWLES AVE	4007256985	RESSD - Detached Single Dwelling	TS-Two Storey	2019	1668	2024	4	\$ 515,000	\$ 308.75	\$ 563,400	\$ 337.77
730 KNOWLES AVE	4003474300	RESSD - Detached Single Dwelling	OS-One Storey	2000	1489	2023	4	\$ 565,000	\$ 379.45	\$ 631,700	\$ 424.24
63 KILLINGTON BAY	4006915500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1262	2024	6	\$ 486,000	\$ 385.10	\$ 530,200	\$ 420.13

MARKET REGION: 2
SPRINGFIELD NORTH (419)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
19 KILLINGTON BAY	4006915000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1380	2024	6	\$ 463,000	\$ 335.51	\$ 505,100	\$ 366.01
15 KILLINGTON BAY	4006914500	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1152	2023	11	\$ 360,000	\$ 312.50	\$ 397,400	\$ 344.97
11 KILLINGTON BAY	4006914000	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1881	2024	4	\$ 390,000	\$ 207.34	\$ 426,700	\$ 226.85
78 JOHN HUYDA DR	4007004600	RESSD - Detached Single Dwelling	CO-Cabover	2004	1510	2023	11	\$ 541,500	\$ 358.61	\$ 597,800	\$ 395.89
61 JOHN HUYDA DR	4007007500	RESSD - Detached Single Dwelling	CO-Cabover	2005	2058	2024	10	\$ 650,000	\$ 315.84	\$ 681,900	\$ 331.34
11 JOHN HUYDA DR	4003631600	RESSD - Detached Single Dwelling	OS-One Storey	1991	1253	2023	6	\$ 449,000	\$ 358.34	\$ 500,200	\$ 399.20
176 JIM SMITH DR	4002971500	RESSD - Detached Single Dwelling	OS-One Storey	1987	1194	2023	5	\$ 440,000	\$ 368.51	\$ 491,000	\$ 411.22
127 JIM SMITH DR	4003031400	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1268	2025	3	\$ 420,500	\$ 331.62	\$ 420,500	\$ 331.62
88 JIM SMITH DR	4002948800	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	1040	2023	7	\$ 349,000	\$ 335.58	\$ 388,100	\$ 373.17
75 JIM SMITH DR	4003021300	RESSD - Detached Single Dwelling	OS-One Storey	1985	1040	2024	8	\$ 359,900	\$ 346.06	\$ 385,100	\$ 370.29
71 JIM SMITH DR	4003021100	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	717	2025	1	\$ 350,000	\$ 488.15	\$ 356,700	\$ 497.49
15 JIM SMITH DR	4002947600	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1268	2023	9	\$ 320,000	\$ 252.37	\$ 354,600	\$ 279.65
14 JASPER PL	4006707600	RESSD - Detached Single Dwelling	OS-One Storey	1979	1224	2024	8	\$ 398,000	\$ 325.16	\$ 425,900	\$ 347.96
100 HIGH POINT DR	4003201800	RESSD - Detached Single Dwelling	FL-4 Level Split	1984	1620	2023	9	\$ 454,000	\$ 280.25	\$ 503,000	\$ 310.49
76 HIGH POINT DR	4003200600	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	991	2024	11	\$ 380,000	\$ 383.45	\$ 394,800	\$ 398.39
14 HIGH POINT DR	4003180200	RESSD - Detached Single Dwelling	BL-Bi-Level	1984	1378	2024	3	\$ 450,000	\$ 326.56	\$ 493,200	\$ 357.91
815 HEADMASTER ROW	4007050100	RESSD - Detached Single Dwelling	CO-Cabover	2007	1487	2024	7	\$ 540,000	\$ 363.15	\$ 583,200	\$ 392.20
60 HAROLD PIERCY PL	4002982800	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	889	2023	11	\$ 351,000	\$ 394.83	\$ 387,500	\$ 435.88
40 HAROLD PIERCY PL	4002981800	RESSD - Detached Single Dwelling	TS-Two Storey	1984	1602	2024	12	\$ 451,000	\$ 281.52	\$ 464,100	\$ 289.70
190 DUNITS DR	4002969700	RESSD - Detached Single Dwelling	OS-One Storey	1985	968	2024	9	\$ 369,000	\$ 381.20	\$ 390,800	\$ 403.72
170 DUNITS DR	4002968700	RESSD - Detached Single Dwelling	OS-One Storey	1985	1084	2024	6	\$ 348,000	\$ 321.03	\$ 379,700	\$ 350.28
163 DUNITS DR	4003023800	RESSD - Detached Single Dwelling	OS-One Storey	1985	1084	2024	8	\$ 419,000	\$ 386.53	\$ 448,300	\$ 413.56
154 DUNITS DR	4002967900	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	866	2023	7	\$ 392,000	\$ 452.66	\$ 435,900	\$ 503.35
111 DUNITS DR	4002992000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	780	2023	4	\$ 370,000	\$ 474.36	\$ 413,700	\$ 530.38
74 CLEARVIEW DR	4003203400	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1469	2024	9	\$ 526,000	\$ 358.07	\$ 557,000	\$ 379.17
30 CLEARVIEW DR	4003224100	RESSD - Detached Single Dwelling	OS-One Storey	1983	1000	2023	7	\$ 380,000	\$ 380.00	\$ 422,600	\$ 422.60
134 CINDY KLASSEN WAY	4007135400	RESSU - Secondary Unit	TS-Two Storey	2024	1699	2024	7	\$ 522,857	\$ 307.74	\$ 564,700	\$ 332.37
130 CINDY KLASSEN WAY	4007269235	RESSU - Secondary Unit	TS-Two Storey	2024	1775	2024	6	\$ 542,762	\$ 305.78	\$ 592,200	\$ 333.63
112 CINDY KLASSEN WAY	4007269215	RESSU - Secondary Unit	TS-Two Storey	2024	1775	2024	7	\$ 571,429	\$ 321.93	\$ 617,100	\$ 347.66
106 CINDY KLASSEN WAY	4007269210	RESSU - Secondary Unit	TS-Two Storey	2024	1906	2024	10	\$ 585,438	\$ 307.16	\$ 614,100	\$ 322.19
94 CINDY KLASSEN WAY	4007269200	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1495	2024	5	\$ 516,667	\$ 345.60	\$ 564,700	\$ 377.73
90 CINDY KLASSEN WAY	4007269195	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1520	2024	5	\$ 501,905	\$ 330.20	\$ 548,600	\$ 360.92
87 CINDY KLASSEN WAY	4007267895	RESSD - Detached Single Dwelling	TS-Two Storey	2022	2342	2023	1	\$ 690,000	\$ 294.62	\$ 775,600	\$ 331.17
86 CINDY KLASSEN WAY	4007269190	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1906	2024	10	\$ 607,619	\$ 318.79	\$ 637,400	\$ 334.42
83 CINDY KLASSEN WAY	4007267890	RESSD - Detached Single Dwelling	TS-Two Storey	2024	2045	2024	10	\$ 609,524	\$ 298.06	\$ 639,400	\$ 312.67
82 CINDY KLASSEN WAY	4007269185	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1847	2024	5	\$ 554,286	\$ 300.10	\$ 605,800	\$ 327.99
79 CINDY KLASSEN WAY	4007267885	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1801	2023	3	\$ 490,857	\$ 272.55	\$ 549,800	\$ 305.27
78 CINDY KLASSEN WAY	4007269180	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1906	2024	6	\$ 595,238	\$ 312.30	\$ 649,400	\$ 340.71
75 CINDY KLASSEN WAY	4007267880	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1942	2023	2	\$ 571,429	\$ 294.25	\$ 641,100	\$ 330.12
74 CINDY KLASSEN WAY	4007269175	RESSD - Detached Single Dwelling	OS-One Storey	2024	1230	2024	10	\$ 519,048	\$ 421.99	\$ 544,500	\$ 442.68
71 CINDY KLASSEN WAY	4007267875	RESSD - Detached Single Dwelling	OS-One Storey	2023	1405	2023	2	\$ 499,090	\$ 355.22	\$ 560,000	\$ 398.58
70 CINDY KLASSEN WAY	4007269170	RESSD - Detached Single Dwelling	OS-One Storey	2024	1230	2024	5	\$ 532,381	\$ 432.83	\$ 581,900	\$ 473.09
68 CINDY KLASSEN WAY	4007269165	RESSD - Detached Single Dwelling	OS-One Storey	2024	1230	2024	9	\$ 510,476	\$ 415.02	\$ 540,600	\$ 439.51
64 CINDY KLASSEN WAY	4007269255	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1989	2024	7	\$ 571,905	\$ 287.53	\$ 617,700	\$ 310.56
63 CINDY KLASSEN WAY	4007267865	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1870	2023	5	\$ 571,429	\$ 305.58	\$ 637,700	\$ 341.02
60 CINDY KLASSEN WAY	4007269250	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1876	2024	10	\$ 557,143	\$ 296.98	\$ 584,400	\$ 311.51
59 CINDY KLASSEN WAY	4007267860	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1925	2024	5	\$ 590,000	\$ 306.49	\$ 644,900	\$ 335.01

MARKET REGION: 2
 SPRINGFIELD NORTH (419)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
58 CINDY KLASSEN WAY	4007269245	RESSD - Detached Single Dwelling	OS-One Storey	2024	1200	2024	11	\$ 523,810	\$ 436.51	\$ 544,200	\$ 453.50
54 CINDY KLASSEN WAY	4007269240	RESSD - Detached Single Dwelling	OS-One Storey	2024	1200	2024	9	\$ 504,762	\$ 420.63	\$ 534,500	\$ 445.42
48 CINDY KLASSEN WAY	4007269145	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1823	2024	10	\$ 580,952	\$ 318.68	\$ 609,400	\$ 334.28
47 CINDY KLASSEN WAY	4007267845	RESSD - Detached Single Dwelling	OS-One Storey	2023	1375	2023	3	\$ 522,857	\$ 380.26	\$ 585,600	\$ 425.89
44 CINDY KLASSEN WAY	4007269140	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1919	2024	5	\$ 553,333	\$ 288.34	\$ 604,800	\$ 315.16
39 CINDY KLASSEN WAY	4007267835	RESSD - Detached Single Dwelling	OS-One Storey	2023	1375	2023	2	\$ 487,619	\$ 354.63	\$ 547,100	\$ 397.89
31 CINDY KLASSEN WAY	4007267825	RESSD - Detached Single Dwelling	OS-One Storey	2023	1405	2023	4	\$ 500,000	\$ 355.87	\$ 559,000	\$ 397.86
28 CINDY KLASSEN WAY	4007269120	RESSD - Detached Single Dwelling	OS-One Storey	2024	1190	2024	10	\$ 523,333	\$ 439.78	\$ 549,000	\$ 461.34
24 CINDY KLASSEN WAY	4007269115	RESSD - Detached Single Dwelling	TS-Two Storey	2024	1886	2024	10	\$ 614,286	\$ 325.71	\$ 644,400	\$ 341.68
23 CINDY KLASSEN WAY	4007267815	RESSD - Detached Single Dwelling	OS-One Storey	2023	1405	2023	6	\$ 514,190	\$ 365.97	\$ 572,800	\$ 407.69
19 CINDY KLASSEN WAY	4007267810	RESSD - Detached Single Dwelling	CO-Cabover	2023	1678	2023	3	\$ 480,857	\$ 286.57	\$ 538,600	\$ 320.98
16 CINDY KLASSEN WAY	4007269085	RESSU - Secondary Unit	OS-One Storey	2024	1666	2024	11	\$ 619,048	\$ 371.58	\$ 643,200	\$ 386.07
15 CINDY KLASSEN WAY	4007267805	RESSD - Detached Single Dwelling	OS-One Storey	2022	1375	2023	4	\$ 495,238	\$ 360.17	\$ 553,700	\$ 402.69
19 CAPRICORN PL	4006749500	RESSD - Detached Single Dwelling	FL-4 Level Split	1981	1620	2024	10	\$ 456,500	\$ 281.79	\$ 478,900	\$ 295.62
789 BONNER AVE	4007131500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1218	2024	4	\$ 410,000	\$ 336.62	\$ 448,500	\$ 368.23
753 BONNER AVE	4007269095	RESSD - Detached Single Dwelling	OS-One Storey	1972	1824	2023	5	\$ 510,000	\$ 279.61	\$ 569,200	\$ 312.06
741 BONNER AVE	4007269090	RESSD - Detached Single Dwelling	OS-One Storey	2001	1626	2024	3	\$ 475,000	\$ 292.13	\$ 520,600	\$ 320.17
701 BONNER AVE	4003412200	RESSD - Detached Single Dwelling	OS-One Storey	1976	1092	2025	3	\$ 445,000	\$ 407.51	\$ 445,000	\$ 407.51
701 BONNER AVE	4003412200	RESSD - Detached Single Dwelling	OS-One Storey	1976	1092	2023	9	\$ 325,000	\$ 297.62	\$ 360,100	\$ 329.76
607 BONNER AVE	4003414300	RESSD - Detached Single Dwelling	OS-One Storey	1992	1447	2023	12	\$ 515,000	\$ 355.91	\$ 567,500	\$ 392.19
71 ARBOR GROVE	4003221700	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1620	2024	12	\$ 420,000	\$ 259.26	\$ 432,200	\$ 266.79
34 ARBOR GROVE	4003219600	RESSD - Detached Single Dwelling	OS-One Storey	1983	1120	2024	9	\$ 460,000	\$ 410.71	\$ 487,100	\$ 434.91
43 ALLAN ROUSE COVE	4003634600	RESSD - Detached Single Dwelling	TS-Two Storey	1991	1969	2023	5	\$ 570,000	\$ 289.49	\$ 636,100	\$ 323.06
7 ALLAN ROUSE COVE	4003632400	RESSD - Detached Single Dwelling	TS-Two Storey	1991	2260	2023	2	\$ 610,000	\$ 269.91	\$ 684,400	\$ 302.83
223 ALBERHILL CRES	4003065400	RESSD - Detached Single Dwelling	OS-One Storey	1987	1529	2024	2	\$ 467,223	\$ 305.57	\$ 513,000	\$ 335.51
219 ALBERHILL CRES	4003065200	RESSD - Detached Single Dwelling	OS-One Storey	1988	1179	2024	7	\$ 435,000	\$ 368.96	\$ 469,800	\$ 398.47
195 ALBERHILL CRES	4003064000	RESSD - Detached Single Dwelling	OS-One Storey	1987	1084	2024	10	\$ 475,000	\$ 438.19	\$ 498,300	\$ 459.69
194 ALBERHILL CRES	4003058000	RESSD - Detached Single Dwelling	OS-One Storey	1988	1432	2023	6	\$ 525,000	\$ 366.62	\$ 584,900	\$ 408.45
119 ALBERHILL CRES	4003045000	RESSD - Detached Single Dwelling	FL-4 Level Split	1988	1858	2023	3	\$ 465,000	\$ 250.27	\$ 520,800	\$ 280.30
78 ALBERHILL CRES	4003054000	RESSD - Detached Single Dwelling	TS-Two Storey	1990	1472	2023	7	\$ 500,000	\$ 339.67	\$ 556,000	\$ 377.72
27 ALBERHILL CRES	4003051400	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1955	2023	6	\$ 520,000	\$ 265.98	\$ 579,300	\$ 296.32
15 ALBERHILL CRES	4003052000	RESSD - Detached Single Dwelling	OS-One Storey	1988	1637	2024	6	\$ 510,000	\$ 311.55	\$ 556,400	\$ 339.89

MARKET REGION: 2
 SPRINGFIELD SOUTH (420)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
58 THORNBURY CRES	4005330500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1214	2023	8	\$ 392,000	\$ 322.90	\$ 435,100	\$ 358.40
26 THORNBURY CRES	4005334500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1260	2024	9	\$ 480,000	\$ 380.95	\$ 508,300	\$ 403.41
150 TANYA CRES	4005377100	RESSS - Side By Side	OS-One Storey	1977	880	2024	11	\$ 280,000	\$ 318.18	\$ 290,900	\$ 330.57
118 TANYA CRES	4005380200	RESSS - Side By Side	FL-4 Level Split	1978	1152	2024	11	\$ 320,000	\$ 277.78	\$ 332,500	\$ 288.63
14 TANYA CRES	4005304500	RESSD - Detached Single Dwelling	TS-Two Storey	1979	1670	2023	10	\$ 393,000	\$ 235.33	\$ 434,700	\$ 260.30
119 STEFANIE DR	4005400000	RESSD - Detached Single Dwelling	OS-One Storey	1979	1471	2025	1	\$ 420,000	\$ 285.52	\$ 428,000	\$ 290.96
107 STEFANIE DR	4005401500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1977	1404	2024	11	\$ 471,000	\$ 335.47	\$ 489,400	\$ 348.58
27 STEFANIE DR	4005352500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1159	2025	3	\$ 400,000	\$ 345.13	\$ 400,000	\$ 345.13
191 RED OAK DR	4005371600	RESSS - Side By Side	TS-Two Storey	1979	1216	2023	2	\$ 274,500	\$ 225.74	\$ 308,000	\$ 253.29
94 RED OAK DR	4005314400	RESSS - Side By Side	OS-One Storey	1978	968	2025	1	\$ 335,000	\$ 346.07	\$ 341,400	\$ 352.69
75 RED OAK DR	4005299800	RESSS - Side By Side	OS-One Storey	1977	957	2024	10	\$ 304,250	\$ 317.92	\$ 319,200	\$ 333.54
71 RED OAK DR	4005299600	RESSS - Side By Side	OS-One Storey	1977	957	2024	5	\$ 314,900	\$ 329.05	\$ 344,200	\$ 359.67
63 RED OAK DR	4005298800	RESSS - Side By Side	TS-Two Storey	1977	1190	2023	7	\$ 285,000	\$ 239.50	\$ 316,900	\$ 266.30
41 RED OAK DR	4005302800	RESSS - Side By Side	TS-Two Storey	1978	1152	2023	8	\$ 305,000	\$ 264.76	\$ 338,600	\$ 293.92
38 RED OAK DR	4005327600	RESSS - Side By Side	OS-One Storey	1977	921	2023	7	\$ 319,900	\$ 347.34	\$ 355,700	\$ 386.21
5 MEGHAN COVE	4005320500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1244	2024	5	\$ 442,000	\$ 355.31	\$ 483,100	\$ 388.34
1033 MCLEOD AVE	4002834600	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1456	2024	8	\$ 425,000	\$ 291.90	\$ 454,800	\$ 312.36
154 MAHONEE DR	4003585600	RESSD - Detached Single Dwelling	OS-One Storey	1989	1343	2024	11	\$ 453,000	\$ 337.30	\$ 470,700	\$ 350.48
49 MAHONEE DR	4003596300	RESSD - Detached Single Dwelling	OS-One Storey	1991	1273	2024	6	\$ 460,800	\$ 361.98	\$ 502,700	\$ 394.89
26 MAHONEE DR	4005280000	RESSD - Detached Single Dwelling	TS-Two Storey	1986	2080	2025	3	\$ 565,000	\$ 271.63	\$ 565,000	\$ 271.63
18 MAHONEE DR	4005279000	RESSD - Detached Single Dwelling	OS-One Storey	1985	1467	2023	9	\$ 547,000	\$ 372.87	\$ 606,100	\$ 413.16
143 KIRLYSTONE WAY	4005354500	RESSD - Detached Single Dwelling	OS-One Storey	1979	1219	2024	7	\$ 377,300	\$ 309.52	\$ 407,500	\$ 334.29
46 KIRLYSTONE WAY	4005344600	RESSD - Detached Single Dwelling	OS-One Storey	1985	1421	2023	12	\$ 480,000	\$ 337.79	\$ 529,000	\$ 372.27
1105 BRUNSWICK ST	4002850200	RESSD - Detached Single Dwelling	BL-Bi-Level	1999	801	2023	6	\$ 400,000	\$ 499.38	\$ 445,600	\$ 556.30
11 ASHLEY COVE	4005398000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1076	2024	10	\$ 335,000	\$ 311.34	\$ 351,400	\$ 326.58

MARKET REGION: 2
VALHALLA (421)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
90 GLENWAY AVE	4002438600	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	1224	2024	1	\$ 465,000	\$ 379.90	\$ 511,500	\$ 417.89
33 EASTWOOD DR	4002438000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1474	2023	7	\$ 487,500	\$ 330.73	\$ 542,100	\$ 367.77
6 EASTWOOD DR	4002435900	RESSD - Detached Single Dwelling	OS-One Storey	1984	1544	2024	10	\$ 553,000	\$ 358.16	\$ 580,100	\$ 375.71

MARKET REGION: 2
VALLEY GARDENS (422)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
24 WERRELL CRES	4006476100	RESSS - Side By Side	TS-Two Storey	1977	1254	2024	4	\$ 288,000	\$ 229.67	\$ 315,100	\$ 251.28
22 WERRELL CRES	4006475900	RESSS - Side By Side	TS-Two Storey	1977	1254	2023	11	\$ 290,000	\$ 231.26	\$ 320,200	\$ 255.34
22 WALTER COPP CRES	4002532600	RESSD - Detached Single Dwelling	OS-One Storey	1986	1356	2023	10	\$ 472,000	\$ 348.08	\$ 522,000	\$ 384.96
276 TU-PELO AVE	4002542800	RESSD - Detached Single Dwelling	OS-One Storey	1986	1040	2023	3	\$ 380,000	\$ 365.38	\$ 425,600	\$ 409.23
235 TU-PELO AVE	4006667100	RESSS - Side By Side	BL-Bi-Level	1976	839	2024	10	\$ 317,500	\$ 378.43	\$ 333,100	\$ 397.02
164 TU-PELO AVE	4002506600	RESSD - Detached Single Dwelling	OS-One Storey	1974	1050	2024	10	\$ 413,700	\$ 394.00	\$ 434,000	\$ 413.33
105 TU-PELO AVE	4006402000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1072	2023	6	\$ 381,000	\$ 355.41	\$ 424,400	\$ 395.90
70 TREGER BAY	2062438500	RESSS - Side By Side	TS-Two Storey	1972	1080	2024	7	\$ 261,700	\$ 242.31	\$ 282,600	\$ 261.67
50 TREGER BAY	2062435100	RESSS - Side By Side	TS-Two Storey	1972	1080	2024	12	\$ 275,000	\$ 254.63	\$ 283,000	\$ 262.04
72 TOMLINSON AVE	4005114700	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2024	12	\$ 378,072	\$ 450.09	\$ 389,000	\$ 463.10
65 TOMLINSON AVE	4005143600	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	826	2024	10	\$ 333,000	\$ 403.15	\$ 349,300	\$ 422.88
56 TOMLINSON AVE	4005116100	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2024	10	\$ 379,900	\$ 452.26	\$ 398,500	\$ 474.40
34 TOMLINSON AVE	4005117600	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1156	2023	2	\$ 355,000	\$ 307.09	\$ 398,300	\$ 344.55
26 TOMLINSON AVE	4005118200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1272	2023	7	\$ 381,000	\$ 299.53	\$ 423,700	\$ 333.10
93 STACEY BAY	4006448500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1120	2023	8	\$ 380,000	\$ 339.29	\$ 421,800	\$ 376.61
50 STACEY BAY	4006421000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1691	2024	9	\$ 579,900	\$ 342.93	\$ 614,100	\$ 363.16
39 STACEY BAY	4006451000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1360	2024	12	\$ 385,000	\$ 283.09	\$ 396,200	\$ 291.32
38 STACEY BAY	4006419500	RESSD - Detached Single Dwelling	FL-4 Level Split	1975	1881	2023	8	\$ 380,000	\$ 202.02	\$ 421,800	\$ 224.24
110 SNOWDON AVE	2062563100	RESSD - Detached Single Dwelling	OS-One Storey	1972	956	2024	2	\$ 390,000	\$ 407.95	\$ 428,200	\$ 447.91
98 SNOWDON AVE	2062759000	RESSS - Side By Side	BL-Bi-Level	1972	867	2024	7	\$ 250,000	\$ 288.35	\$ 270,000	\$ 311.42
64 SNOWDON AVE	2062581100	RESSS - Side By Side	BL-Bi-Level	1972	672	2024	5	\$ 242,000	\$ 360.12	\$ 264,500	\$ 393.60
41 SNOWDON AVE	2062430100	RESSS - Side By Side	BL-Bi-Level	1972	672	2024	10	\$ 278,000	\$ 413.69	\$ 291,600	\$ 433.93
37 SIDDALL CRES	4006398500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1339	2023	11	\$ 388,000	\$ 289.77	\$ 428,400	\$ 319.94
79 SAWCHUK BAY	4005209200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1125	2023	7	\$ 405,000	\$ 360.00	\$ 450,400	\$ 400.36
46 SAWCHUK BAY	4005218200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2023	5	\$ 400,000	\$ 316.96	\$ 446,400	\$ 353.72
42 SAWCHUK BAY	4005217900	RESSD - Detached Single Dwelling	OS-One Storey	1973	935	2024	1	\$ 340,000	\$ 363.64	\$ 374,000	\$ 400.00
19 SAWCHUK BAY	4005213700	RESSD - Detached Single Dwelling	OS-One Storey	1974	1120	2023	10	\$ 382,000	\$ 341.07	\$ 422,500	\$ 377.23
77 RUDOLPH BAY	2062735000	RESSS - Side By Side	OS-One Storey	1972	1012	2024	12	\$ 301,000	\$ 297.43	\$ 309,700	\$ 306.03
47 RUDOLPH BAY	2062725000	RESSS - Side By Side	TS-Two Storey	1972	1105	2023	8	\$ 265,000	\$ 239.82	\$ 294,200	\$ 266.24
22 RUDOLPH BAY	2062748000	RESSS - Side By Side	FL-4 Level Split	1972	1286	2024	11	\$ 317,000	\$ 246.50	\$ 329,400	\$ 256.14
20 RUDOLPH BAY	2062749000	RESSS - Side By Side	FL-4 Level Split	1972	1286	2024	3	\$ 330,000	\$ 256.61	\$ 361,700	\$ 281.26
62 ROCKSPUR ST	4002493200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1265	2024	10	\$ 426,000	\$ 336.76	\$ 446,900	\$ 353.28
7 ROCKSPUR ST	4002493600	RESSD - Detached Single Dwelling	OS-One Storey	1973	1076	2024	4	\$ 421,000	\$ 391.26	\$ 460,600	\$ 428.07
218 REAY CRES	4005263800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1256	2024	2	\$ 385,000	\$ 306.53	\$ 422,700	\$ 336.54
214 REAY CRES	4005263500	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	880	2024	5	\$ 361,000	\$ 410.23	\$ 394,600	\$ 448.41
203 REAY CRES	4005260200	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	842	2023	11	\$ 325,000	\$ 385.99	\$ 358,800	\$ 426.13
187 REAY CRES	4005261400	RESSD - Detached Single Dwelling	OS-One Storey	1974	1050	2023	4	\$ 391,000	\$ 372.38	\$ 437,100	\$ 416.29
115 REAY CRES	4005267700	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	1075	2023	11	\$ 390,000	\$ 362.79	\$ 430,600	\$ 400.56
142 RAVENHILL RD	4005133200	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2023	5	\$ 370,000	\$ 374.49	\$ 412,900	\$ 417.91
134 RAVENHILL RD	4005133800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2023	10	\$ 400,000	\$ 316.96	\$ 442,400	\$ 350.55
131 RAVENHILL RD	4005164200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1148	2023	7	\$ 425,000	\$ 370.21	\$ 472,600	\$ 411.67
130 RAVENHILL RD	4005134100	RESSD - Detached Single Dwelling	OS-One Storey	1973	935	2023	5	\$ 332,500	\$ 355.61	\$ 371,100	\$ 396.90
123 RAVENHILL RD	4005164800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1141	2023	7	\$ 370,000	\$ 324.28	\$ 411,400	\$ 360.56
51 RAVENHILL RD	4005170400	RESSS - Side By Side	TS-Two Storey	1973	1089	2024	6	\$ 276,500	\$ 253.90	\$ 301,700	\$ 277.04
50 RAVENHILL RD	4005275900	RESSS - Side By Side	OS-One Storey	1973	960	2024	12	\$ 309,000	\$ 321.88	\$ 318,000	\$ 331.25
43 RAVENHILL RD	4005171000	RESSS - Side By Side	TS-Two Storey	1973	1089	2023	5	\$ 256,000	\$ 235.08	\$ 285,700	\$ 262.35
34 RAVENHILL RD	4005273500	RESSS - Side By Side	BL-Bi-Level	1973	826	2023	12	\$ 265,000	\$ 320.82	\$ 292,000	\$ 353.51

MARKET REGION: 2
VALLEY GARDENS (422)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
79 NORILYN BAY	4005056500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1308	2023	12	\$ 387,500	\$ 296.25	\$ 427,000	\$ 326.45
78 NORILYN BAY	4005067500	RESSD - Detached Single Dwelling	OS-One Storey	1972	1158	2023	6	\$ 370,000	\$ 319.52	\$ 412,200	\$ 355.96
63 NORILYN BAY	4005057700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1352	2023	5	\$ 434,000	\$ 321.01	\$ 484,300	\$ 358.21
35 NORILYN BAY	4005059900	RESSD - Detached Single Dwelling	TS-Two Storey	1973	1763	2024	12	\$ 532,000	\$ 301.76	\$ 547,400	\$ 310.49
31 NORILYN BAY	4005060100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1130	2024	5	\$ 392,000	\$ 346.90	\$ 428,500	\$ 379.20
31 NORILYN BAY	4005060100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1130	2023	3	\$ 360,000	\$ 318.58	\$ 403,200	\$ 356.81
30 NORILYN BAY	4005068700	RESSD - Detached Single Dwelling	OS-One Storey	1972	1201	2024	8	\$ 375,000	\$ 312.24	\$ 401,300	\$ 334.14
3 NORILYN BAY	4005062300	RESSD - Detached Single Dwelling	OS-One Storey	1981	1285	2023	11	\$ 420,000	\$ 326.85	\$ 463,700	\$ 360.86
15 NATHAN LANE	2061446800	RESSD - Detached Single Dwelling	OS-One Storey	1989	1079	2024	4	\$ 415,515	\$ 385.09	\$ 454,600	\$ 421.32
30 MUTCHMOR CLOSE	4002463800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1120	2023	1	\$ 310,000	\$ 276.79	\$ 348,400	\$ 311.07
3 MUTCHMOR CLOSE	4002471600	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	1075	2023	8	\$ 288,000	\$ 267.91	\$ 319,700	\$ 297.40
1250B MOLSON ST	4005179900	RESRH - Row Housing	TS-Two Storey	1977	1139	2024	6	\$ 279,000	\$ 244.95	\$ 304,400	\$ 267.25
26 MERRILL CRES	4005101700	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2023	12	\$ 320,000	\$ 323.89	\$ 352,600	\$ 356.88
14 MERRILL CRES	4005102600	RESSD - Detached Single Dwelling	TL-3 Level Split	1972	1076	2025	3	\$ 460,000	\$ 427.51	\$ 460,000	\$ 427.51
38 MENNO BAY	4005194700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1442	2023	7	\$ 350,000	\$ 242.72	\$ 389,200	\$ 269.90
35 MENNO BAY	4005201600	RESSD - Detached Single Dwelling	OS-One Storey	1973	1256	2024	9	\$ 390,000	\$ 310.51	\$ 413,000	\$ 328.82
19 MENNO BAY	4005202800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1211	2024	7	\$ 405,000	\$ 334.43	\$ 437,400	\$ 361.19
63 MEIGHEN BAY	4002511500	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	842	2024	9	\$ 365,000	\$ 433.49	\$ 386,500	\$ 459.03
34 MEIGHEN BAY	4002509300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1314	2024	1	\$ 385,000	\$ 293.00	\$ 423,500	\$ 322.30
7 MEIGHEN BAY	4002512700	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	842	2023	8	\$ 315,000	\$ 374.11	\$ 349,700	\$ 415.32
1174 MCLEOD AVE	4007034600	RESSD - Detached Single Dwelling	OS-One Storey	2008	1326	2024	3	\$ 517,000	\$ 389.89	\$ 566,600	\$ 427.30
1162 MCLEOD AVE	4007034300	RESSD - Detached Single Dwelling	BL-Bi-Level	2006	1279	2023	6	\$ 470,000	\$ 367.47	\$ 523,600	\$ 409.38
46 MCCREEDY RD	4006640000	RESSD - Detached Single Dwelling	OS-One Storey	1977	980	2024	4	\$ 310,000	\$ 316.33	\$ 339,100	\$ 346.02
46 MCCREEDY RD	4006640000	RESSD - Detached Single Dwelling	OS-One Storey	1977	980	2023	7	\$ 308,000	\$ 314.29	\$ 342,500	\$ 349.49
39 MCCREEDY RD	4006579000	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	816	2024	9	\$ 385,000	\$ 471.81	\$ 407,700	\$ 499.63
35 MARCHANT CRES	4005245700	RESSD - Detached Single Dwelling	TL-3 Level Split	1974	1130	2023	7	\$ 362,500	\$ 320.80	\$ 403,100	\$ 356.73
31 MARCHANT CRES	4005245400	RESSD - Detached Single Dwelling	OS-One Storey	1974	1072	2023	6	\$ 390,000	\$ 363.81	\$ 434,500	\$ 405.32
3 MARCHANT CRES	4005243300	RESSD - Detached Single Dwelling	OS-One Storey	1974	1072	2023	5	\$ 400,000	\$ 373.13	\$ 446,400	\$ 416.42
927 LOUELDA ST	4005128700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2023	8	\$ 420,000	\$ 332.81	\$ 466,200	\$ 369.41
916 LOUELDA ST	4005034200	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2024	11	\$ 323,000	\$ 384.52	\$ 335,600	\$ 399.52
912 LOUELDA ST	4005033900	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2023	5	\$ 367,999	\$ 438.09	\$ 410,700	\$ 488.93
805 LOUELDA ST	2062593500	RESSS - Side By Side	BL-Bi-Level	1972	672	2023	12	\$ 275,000	\$ 409.23	\$ 303,100	\$ 451.04
763 LOUELDA ST	2062684900	RESSS - Side By Side	TS-Two Storey	1977	1144	2024	8	\$ 275,000	\$ 240.38	\$ 294,300	\$ 257.26
1004 LONDON ST	4006557000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1073	2023	10	\$ 310,000	\$ 288.91	\$ 342,900	\$ 319.57
972 LONDON ST	4002473500	RESSS - Side By Side	OS-One Storey	1974	960	2023	5	\$ 275,000	\$ 286.46	\$ 306,900	\$ 319.69
970 LONDON ST	4002473700	RESSS - Side By Side	OS-One Storey	1973	1012	2023	7	\$ 293,000	\$ 289.53	\$ 325,800	\$ 321.94
944 LONDON ST	4002514500	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	1040	2025	3	\$ 325,000	\$ 312.50	\$ 325,000	\$ 312.50
889 LONDON ST	4005229300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2023	9	\$ 381,500	\$ 302.30	\$ 422,700	\$ 334.94
865 LONDON ST	4005227500	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2024	7	\$ 378,000	\$ 299.52	\$ 408,200	\$ 323.45
855 LONDON ST	4005208300	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1080	2023	10	\$ 330,000	\$ 305.56	\$ 365,000	\$ 337.96
62 LEMMEN DR	4005139000	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1076	2024	12	\$ 375,000	\$ 348.51	\$ 385,900	\$ 358.64
50 LEMMEN DR	4005140000	RESSD - Detached Single Dwelling	OS-One Storey	1973	946	2025	3	\$ 305,000	\$ 322.41	\$ 305,000	\$ 322.41
992 KIMBERLY AVE	2061169500	RESSD - Detached Single Dwelling	OS-One Storey	1975	980	2023	8	\$ 379,500	\$ 387.24	\$ 421,200	\$ 429.80
34 JOHN TAYLOR PL	4006468500	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	1204	2024	8	\$ 421,000	\$ 349.67	\$ 450,500	\$ 374.17
18 JOHN TAYLOR PL	4006466500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1353	2025	3	\$ 540,000	\$ 399.11	\$ 540,000	\$ 399.11
6 JOHN TAYLOR PL	4006465000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1380	2023	8	\$ 466,500	\$ 338.04	\$ 517,800	\$ 375.22
46 JEFFREY CRES	4002759800	RESSD - Detached Single Dwelling	OS-One Storey	1984	1220	2024	9	\$ 470,000	\$ 385.25	\$ 497,700	\$ 407.95

MARKET REGION: 2
VALLEY GARDENS (422)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
18 JEFFREY CRES	4002758800	RESSD - Detached Single Dwelling	OS-One Storey	1983	1276	2024	7	\$ 488,000	\$ 382.45	\$ 527,000	\$ 413.01
11 JEFFREY CRES	4002764400	RESSD - Detached Single Dwelling	OS-One Storey	1981	1236	2023	6	\$ 467,000	\$ 377.83	\$ 520,200	\$ 420.87
79 HOBBS CRES	4005254800	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2023	9	\$ 330,000	\$ 392.86	\$ 365,600	\$ 435.24
71 HOBBS CRES	4005255400	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2024	9	\$ 365,000	\$ 434.52	\$ 386,500	\$ 460.12
43 HOBBS CRES	4002569600	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	842	2024	7	\$ 350,000	\$ 415.68	\$ 378,000	\$ 448.93
37 HOBBS CRES	4002569300	RESSD - Detached Single Dwelling	OS-One Storey	1974	980	2024	4	\$ 418,000	\$ 426.53	\$ 457,300	\$ 466.63
71 HERSHEY ST	2061112400	RESSD - Detached Single Dwelling	TL-3 Level Split	1977	1084	2023	12	\$ 349,900	\$ 322.79	\$ 385,600	\$ 355.72
35 HERSHEY ST	2061110400	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1240	2024	8	\$ 400,000	\$ 322.58	\$ 428,000	\$ 345.16
713 GREY ST	2060826200	RESRH - Row Housing	TS-Two Storey	1976	1170	2024	9	\$ 340,000	\$ 290.60	\$ 360,100	\$ 307.78
705 GREY ST	2060825100	RESRH - Row Housing	TS-Two Storey	1976	1170	2024	7	\$ 276,276	\$ 236.13	\$ 298,400	\$ 255.04
703 GREY ST	2060824900	RESRH - Row Housing	TS-Two Storey	1976	1170	2024	12	\$ 260,000	\$ 222.22	\$ 267,500	\$ 228.63
82 GREEN VALLEY BAY	2061624000	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	857	2024	10	\$ 382,000	\$ 445.74	\$ 400,700	\$ 467.56
165 GRASSIE BLVD	4007035200	RESSD - Detached Single Dwelling	BL-Bi-Level	2007	1280	2023	6	\$ 500,000	\$ 390.63	\$ 557,000	\$ 435.16
71 FLETT AVE	4005238200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1356	2024	9	\$ 425,000	\$ 313.42	\$ 450,100	\$ 331.93
63 FLETT AVE	4005237600	RESSD - Detached Single Dwelling	OS-One Storey	1973	1316	2023	7	\$ 400,000	\$ 303.95	\$ 444,800	\$ 337.99
43 FLETT AVE	4005236100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1287	2023	1	\$ 402,300	\$ 312.59	\$ 452,200	\$ 351.36
35 FLETT AVE	4005235500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1438	2024	2	\$ 447,000	\$ 310.85	\$ 490,800	\$ 341.31
19 DOWHAN CRES	2061441200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1989	1318	2024	5	\$ 480,000	\$ 364.19	\$ 524,600	\$ 398.03
58 DE JONG CRES	4002478300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1269	2023	9	\$ 437,000	\$ 344.37	\$ 484,200	\$ 381.56
51 DAMPSY CRES	4002500100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1192	2023	4	\$ 390,000	\$ 327.18	\$ 436,000	\$ 365.77
31 DAMPSY CRES	4002498900	RESSD - Detached Single Dwelling	OS-One Storey	1973	1232	2024	7	\$ 400,000	\$ 324.68	\$ 432,000	\$ 350.65
18 DAMPSY CRES	4002496400	RESSD - Detached Single Dwelling	OS-One Storey	1973	1120	2023	9	\$ 380,000	\$ 339.29	\$ 421,000	\$ 375.89
58 COLLEY CRES	4006613000	RESSD - Detached Single Dwelling	OS-One Storey	1976	998	2024	3	\$ 242,500	\$ 242.99	\$ 265,800	\$ 266.33
42 COLLEY CRES	4006616000	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	842	2024	8	\$ 340,000	\$ 403.80	\$ 363,800	\$ 432.07
50 BUDDEN DR	4002767400	RESSD - Detached Single Dwelling	OS-One Storey	1987	1429	2024	12	\$ 526,000	\$ 368.09	\$ 541,300	\$ 378.80
42 BUDDEN DR	4002767000	RESSD - Detached Single Dwelling	OS-One Storey	1983	1496	2024	6	\$ 425,000	\$ 284.09	\$ 463,700	\$ 309.96
3 BUDDEN DR	4002767600	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	2052	2023	11	\$ 465,000	\$ 226.61	\$ 513,400	\$ 250.19
779 BRONX AVE	2060832800	RESSS - Side By Side	OS-One Storey	1979	900	2025	2	\$ 309,000	\$ 343.33	\$ 312,100	\$ 346.78
763 BRONX AVE	2060831200	RESSS - Side By Side	OS-One Storey	1978	800	2023	9	\$ 222,000	\$ 277.50	\$ 246,000	\$ 307.50
22 BONNYDOON PL	4002488200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1132	2023	5	\$ 383,000	\$ 338.34	\$ 427,400	\$ 377.56
15 BONNYDOON PL	4002490100	RESSD - Detached Single Dwelling	OS-One Storey	1973	956	2024	7	\$ 401,000	\$ 419.46	\$ 433,100	\$ 453.03
6 BONNYDOON PL	4002487200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1085	2023	8	\$ 355,000	\$ 327.19	\$ 394,100	\$ 363.23
6 BAYNE CRES	4006547000	RESSD - Detached Single Dwelling	FL-4 Level Split	1978	1505	2024	5	\$ 440,000	\$ 292.36	\$ 480,900	\$ 319.53
74 AVACO DR	4005085800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1040	2024	8	\$ 375,000	\$ 360.58	\$ 401,300	\$ 385.87
31 AVACO DR	4005094800	RESSD - Detached Single Dwelling	OS-One Storey	1972	1253	2024	7	\$ 505,000	\$ 403.03	\$ 545,400	\$ 435.28
18 AVACO DR	4005081900	RESSD - Detached Single Dwelling	OS-One Storey	1973	960	2023	1	\$ 340,000	\$ 354.17	\$ 382,200	\$ 398.13
334 ANTRIM RD	4005192000	RESSD - Detached Single Dwelling	OS-One Storey	1973	1262	2023	7	\$ 355,000	\$ 281.30	\$ 394,800	\$ 312.84
243 ANTRIM RD	4005220900	RESSD - Detached Single Dwelling	OS-One Storey	1973	946	2023	7	\$ 355,000	\$ 375.26	\$ 394,800	\$ 417.34
161 ANTRIM RD	4005072800	RESSS - Side By Side	OS-One Storey	1973	948	2023	8	\$ 310,000	\$ 327.00	\$ 344,100	\$ 362.97
61 ANTRIM RD	4005122100	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	826	2023	6	\$ 300,000	\$ 363.20	\$ 334,200	\$ 404.60
42 ANTRIM RD	4005106600	RESSD - Detached Single Dwelling	OS-One Storey	1972	988	2024	7	\$ 325,000	\$ 328.95	\$ 351,000	\$ 355.26
37 ANTRIM RD	4005120300	RESSD - Detached Single Dwelling	OS-One Storey	1973	936	2023	3	\$ 380,000	\$ 405.98	\$ 425,600	\$ 454.70
139 AMELIA CRES	4006604000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1046	2024	7	\$ 415,000	\$ 396.75	\$ 448,200	\$ 428.49
134 AMELIA CRES	4006648000	RESSD - Detached Single Dwelling	OS-One Storey	1977	998	2024	8	\$ 387,500	\$ 388.28	\$ 414,600	\$ 415.43
59 AMELIA CRES	4006514100	RESSD - Detached Single Dwelling	OS-One Storey	1976	988	2024	4	\$ 390,000	\$ 394.74	\$ 426,700	\$ 431.88
54 AMELIA CRES	4006529000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1204	2024	6	\$ 430,000	\$ 357.14	\$ 469,100	\$ 389.62
46 AMELIA CRES	4006527000	RESSD - Detached Single Dwelling	OS-One Storey	1978	1050	2024	2	\$ 425,000	\$ 404.76	\$ 466,700	\$ 444.48

MARKET REGION: 2
VALLEY GARDENS (422)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
7 AMELIA CRES	4006502400	RESSS - Side By Side	OS-One Storey	1978	820	2024	5	\$ 222,507	\$ 271.35	\$ 243,200	\$ 296.59
2 AMELIA CRES	4006519500	RESSS - Side By Side	OS-One Storey	1976	864	2024	1	\$ 280,000	\$ 324.07	\$ 308,000	\$ 356.48

MARKET REGION: 2
EAGLEMERE (423)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
63 WALTER PIPER GROVE	4006981100	RESSD - Detached Single Dwelling	BL-Bi-Level	2002	1253	2024	12	\$ 505,000	\$ 403.03	\$ 519,600	\$ 414.68
51 WALTER PIPER GROVE	4006981400	RESSD - Detached Single Dwelling	OS-One Storey	2002	1223	2023	11	\$ 475,000	\$ 388.39	\$ 524,400	\$ 428.78
31 WALTER PIPER GROVE	4006981900	RESSD - Detached Single Dwelling	CO-Cabover	2002	1616	2023	6	\$ 522,000	\$ 323.02	\$ 581,500	\$ 359.84
67 TIMBERLINE DR	4005451800	RESSD - Detached Single Dwelling	OS-One Storey	1994	1234	2025	1	\$ 495,000	\$ 401.13	\$ 504,400	\$ 408.75
136 SILVER SPRINGS BAY	4005483100	RESSD - Detached Single Dwelling	OS-One Storey	1998	1367	2023	10	\$ 516,000	\$ 377.47	\$ 570,700	\$ 417.48
80 SILVER SPRINGS BAY	4005480500	RESSD - Detached Single Dwelling	TS-Two Storey	2002	1723	2023	8	\$ 583,000	\$ 338.36	\$ 647,100	\$ 375.57
60 SILVER SPRINGS BAY	4005488000	RESSD - Detached Single Dwelling	OS-One Storey	1998	1613	2023	5	\$ 470,000	\$ 291.38	\$ 524,500	\$ 325.17
47 SILVER SPRINGS BAY	4005484500	RESSD - Detached Single Dwelling	OS-One Storey	1998	1484	2024	9	\$ 497,500	\$ 335.24	\$ 526,900	\$ 355.05
27 SILVER SPRINGS BAY	4005483500	RESSD - Detached Single Dwelling	CO-Cabover	1997	1390	2023	10	\$ 520,000	\$ 374.10	\$ 575,100	\$ 413.74
266 GRASSIE BLVD	4007255775	RESSU - Secondary Unit	OS-One Storey	2018	1008	2024	1	\$ 377,500	\$ 374.50	\$ 415,300	\$ 412.00
258 GRASSIE BLVD	4007255860	RESSD - Detached Single Dwelling	OS-One Storey	1962	1134	2023	8	\$ 445,000	\$ 392.42	\$ 494,000	\$ 435.63
243 GRASSIE BLVD	4007132100	RESSD - Detached Single Dwelling	OS-One Storey	2009	1160	2023	12	\$ 430,000	\$ 370.69	\$ 473,900	\$ 408.53
327 GOLDEN EAGLE DR	4007027500	RESSD - Detached Single Dwelling	CO-Cabover	2005	1618	2024	10	\$ 520,000	\$ 321.38	\$ 545,500	\$ 337.14
282 GOLDEN EAGLE DR	4007023900	RESSD - Detached Single Dwelling	TS-Two Storey	2005	1852	2024	5	\$ 525,000	\$ 283.48	\$ 573,800	\$ 309.83
214 GOLDEN EAGLE DR	4007025800	RESSD - Detached Single Dwelling	OS-One Storey	2005	1277	2024	6	\$ 480,000	\$ 375.88	\$ 523,700	\$ 410.10
211 GOLDEN EAGLE DR	4007029100	RESSD - Detached Single Dwelling	TS-Two Storey	2005	1607	2025	1	\$ 460,000	\$ 286.25	\$ 468,700	\$ 291.66
134 GOLDEN EAGLE DR	4007011800	RESSD - Detached Single Dwelling	CO-Cabover	2005	1685	2024	11	\$ 540,000	\$ 320.47	\$ 561,100	\$ 333.00
18 GOLDEN EAGLE DR	4005430600	RESSD - Detached Single Dwelling	CO-Cabover	2001	1552	2023	12	\$ 480,000	\$ 309.28	\$ 529,000	\$ 340.85
6 GOLDEN EAGLE DR	4005429800	RESSD - Detached Single Dwelling	TS-Two Storey	2000	1612	2024	3	\$ 530,000	\$ 328.78	\$ 580,900	\$ 360.36
195 EAGLEMERE DR	4005464200	RESSD - Detached Single Dwelling	OS-One Storey	1995	1088	2024	6	\$ 481,000	\$ 442.10	\$ 524,800	\$ 482.35
160 EAGLEMERE DR	4005466800	RESSD - Detached Single Dwelling	TS-Two Storey	1996	1831	2024	3	\$ 470,000	\$ 256.69	\$ 515,100	\$ 281.32
136 EAGLEMERE DR	4005465600	RESSD - Detached Single Dwelling	OS-One Storey	1995	1089	2023	9	\$ 450,000	\$ 413.22	\$ 498,600	\$ 457.85
100 EAGLEMERE DR	4005447200	RESSD - Detached Single Dwelling	TS-Two Storey	1993	1721	2024	2	\$ 490,000	\$ 284.72	\$ 538,000	\$ 312.61
88 EAGLEMERE DR	4005446600	RESSD - Detached Single Dwelling	TS-Two Storey	1993	1609	2024	6	\$ 449,900	\$ 279.61	\$ 490,800	\$ 305.03
36 EAGLEMERE DR	4005444000	RESSD - Detached Single Dwelling	OS-One Storey	1994	1374	2023	12	\$ 473,999	\$ 344.98	\$ 522,300	\$ 380.13
15 EAGLEMERE DR	4005440400	RESSD - Detached Single Dwelling	OS-One Storey	1994	1254	2024	1	\$ 435,000	\$ 346.89	\$ 478,500	\$ 381.58
3 EAGLEMERE DR	4005439800	RESSD - Detached Single Dwelling	OS-One Storey	1992	1369	2023	1	\$ 435,000	\$ 317.75	\$ 488,900	\$ 357.12
39 DEERING CLOSE	4005454600	RESSD - Detached Single Dwelling	OS-One Storey	1997	1447	2024	2	\$ 490,000	\$ 338.63	\$ 538,000	\$ 371.80

MARKET REGION: 2
ROSSMERE-B (434)

SALES DATA

Property Address	Roll Number	Property Use Code	Building Type	Year Built	Living Area (Sq. Ft.)	Sale Year	Sale Month	Sale Price	Sale Price/Sq.Ft.	Time Adjusted Sale Price	Time Adjusted Sale Price / Sq.Ft.
674 ROBERTA AVE	2022020000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1095	2024	11	\$ 401,674	\$ 366.83	\$ 417,300	\$ 381.10
655 ROBERTA AVE	2021798000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1578	2023	2	\$ 355,000	\$ 224.97	\$ 398,300	\$ 252.41
651 ROBERTA AVE	2021799000	RESSD - Detached Single Dwelling	TS-Two Storey	1961	1800	2024	10	\$ 478,000	\$ 265.56	\$ 501,400	\$ 278.56
586 ROBERTA AVE	2021999000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1105	2023	8	\$ 370,000	\$ 334.84	\$ 410,700	\$ 371.67
551 ROBERTA AVE	2021821000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1364	2024	5	\$ 375,000	\$ 274.93	\$ 409,900	\$ 300.51
539 ROBERTA AVE	2021823000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1183	2024	9	\$ 380,000	\$ 321.22	\$ 402,400	\$ 340.15
530 ROBERTA AVE	2021988000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1143	2024	8	\$ 390,000	\$ 341.21	\$ 417,300	\$ 365.09
518 ROBERTA AVE	2021985000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1356	2024	7	\$ 410,817	\$ 302.96	\$ 443,700	\$ 327.21
470 ROBERTA AVE	2021542000	RESSD - Detached Single Dwelling	OS-One Storey	1955	923	2024	11	\$ 400,000	\$ 433.37	\$ 415,600	\$ 450.27
446 ROBERTA AVE	2062808100	RESSD - Detached Single Dwelling	OS-One Storey	1919	821	2025	2	\$ 270,000	\$ 328.87	\$ 272,700	\$ 332.16
421 ROBERTA AVE	2021502000	RESSD - Detached Single Dwelling	OS-One Storey	1956	854	2024	10	\$ 370,000	\$ 433.26	\$ 388,100	\$ 454.45
380 ROBERTA AVE	2021474000	RESSD - Detached Single Dwelling	OS-One Storey	1953	916	2024	11	\$ 335,000	\$ 365.72	\$ 348,100	\$ 380.02
373 ROBERTA AVE	2021490000	RESSD - Detached Single Dwelling	OS-One Storey	1953	926	2023	7	\$ 376,500	\$ 406.59	\$ 418,700	\$ 452.16
361 ROBERTA AVE	2021488000	RESSD - Detached Single Dwelling	OS-One Storey	1953	886	2023	4	\$ 310,000	\$ 349.89	\$ 346,600	\$ 391.20
346 ROBERTA AVE	2021467000	RESTR - Triplex	TS-Two Storey	1953	2294	2024	5	\$ 535,000	\$ 233.22	\$ 584,800	\$ 254.93
345 ROBERTA AVE	2021485300	RESSS - Side By Side	TS-Two Storey	1971	1170	2024	10	\$ 311,100	\$ 265.90	\$ 326,300	\$ 278.89
309 ROBERTA AVE	2021480000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1002	2024	10	\$ 375,000	\$ 374.25	\$ 393,400	\$ 392.61
247 ROBERTA AVE	2021432000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1118	2024	3	\$ 297,247	\$ 265.87	\$ 325,800	\$ 291.41
214 ROBERTA AVE	2021444100	RESSS - Side By Side	TS-Two Storey	1977	1335	2024	5	\$ 337,500	\$ 252.81	\$ 368,900	\$ 276.33
212 ROBERTA AVE	2021443900	RESSS - Side By Side	TS-Two Storey	1977	1140	2024	8	\$ 275,000	\$ 241.23	\$ 294,300	\$ 258.16
576 OAKVIEW AVE	2020474000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2024	1	\$ 290,000	\$ 328.05	\$ 319,000	\$ 360.86
564 OAKVIEW AVE	2020471000	RESSD - Detached Single Dwelling	OS-One Storey	1984	1052	2024	8	\$ 300,000	\$ 285.17	\$ 321,000	\$ 305.13
554 OAKVIEW AVE	2020470000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2024	7	\$ 298,000	\$ 337.10	\$ 321,800	\$ 364.03
551 OAKVIEW AVE	2020450000	RESSD - Detached Single Dwelling	OS-One Storey	1958	978	2024	6	\$ 350,000	\$ 357.87	\$ 381,900	\$ 390.49
514 OAKVIEW AVE	2020460000	RESSD - Detached Single Dwelling	OS-One Storey	1956	936	2024	4	\$ 325,000	\$ 347.22	\$ 355,600	\$ 379.91
416 OAKVIEW AVE	2020403000	RESSD - Detached Single Dwelling	OS-One Storey	1955	970	2024	10	\$ 305,000	\$ 314.43	\$ 319,900	\$ 329.79
379 OAKVIEW AVE	2020331000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1144	2024	10	\$ 368,500	\$ 322.12	\$ 386,600	\$ 337.94
347 OAKVIEW AVE	2020338000	RESSD - Detached Single Dwelling	OS-One Storey	1953	886	2024	10	\$ 325,000	\$ 366.82	\$ 340,900	\$ 384.76
289 OAKVIEW AVE	2020271000	RESSD - Detached Single Dwelling	OS-One Storey	1921	920	2025	3	\$ 196,000	\$ 213.04	\$ 196,000	\$ 213.04
274 OAKVIEW AVE	2020306000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	901	2023	2	\$ 277,500	\$ 307.99	\$ 311,400	\$ 345.62
673 LINDEN AVE	2022086000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1076	2023	12	\$ 367,000	\$ 341.08	\$ 404,400	\$ 375.84
6701/2 LINDEN AVE	2062808005	RESSU - Secondary Unit	TS-Two Storey	2023	1765	2024	9	\$ 623,500	\$ 353.26	\$ 660,300	\$ 374.11
670 LINDEN AVE	2062808000	RESSU - Secondary Unit	TS-Two Storey	2023	1826	2024	1	\$ 620,000	\$ 339.54	\$ 682,000	\$ 373.49
605 LINDEN AVE	2022103000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1043	2024	5	\$ 370,000	\$ 354.75	\$ 404,400	\$ 387.73
585 LINDEN AVE	2021304000	RESSD - Detached Single Dwelling	OS-One Storey	1955	992	2024	10	\$ 330,000	\$ 332.66	\$ 346,200	\$ 348.99
580 LINDEN AVE	2021123000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1006	2023	8	\$ 383,000	\$ 380.72	\$ 425,100	\$ 422.56
560 LINDEN AVE	2021118000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1200	2023	7	\$ 342,000	\$ 285.00	\$ 380,300	\$ 316.92
518 LINDEN AVE	2021107000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1076	2023	12	\$ 372,500	\$ 346.19	\$ 410,500	\$ 381.51
496 LINDEN AVE	2021078000	RESSD - Detached Single Dwelling	OS-One Storey	1956	830	2024	2	\$ 306,496	\$ 369.27	\$ 336,500	\$ 405.42
489 LINDEN AVE	2021258000	RESSD - Detached Single Dwelling	OS-One Storey	1955	936	2024	7	\$ 365,000	\$ 389.96	\$ 394,200	\$ 421.15
465 LINDEN AVE	2021262000	RESSD - Detached Single Dwelling	OS-One Storey	1955	856	2023	7	\$ 310,000	\$ 362.15	\$ 344,700	\$ 402.69
452 LINDEN AVE	2021069000	RESSD - Detached Single Dwelling	OS-One Storey	1913	968	2024	6	\$ 232,000	\$ 239.67	\$ 253,100	\$ 261.47
452 LINDEN AVE	2021069000	RESSD - Detached Single Dwelling	OS-One Storey	1913	968	2023	3	\$ 240,000	\$ 247.93	\$ 268,800	\$ 277.69
433 LINDEN AVE	2021269000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1024	2024	9	\$ 401,000	\$ 391.60	\$ 424,700	\$ 414.75
304 LINDEN AVE	2021010000	RESSD - Detached Single Dwelling	OS-One Storey	1951	874	2024	6	\$ 247,304	\$ 282.96	\$ 269,800	\$ 308.70
303 LINDEN AVE	2021232000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1551	2024	7	\$ 345,000	\$ 222.44	\$ 372,600	\$ 240.23
248 LINDEN AVE	2020976000	RESSD - Detached Single Dwelling	BL-Bi-Level	2010	1343	2024	2	\$ 445,000	\$ 331.35	\$ 488,600	\$ 363.81

MARKET REGION: 2
ROSSMERE-B (434)

SALES DATA

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210 LINDEN AVE	2020969000	RESSD - Detached Single Dwelling	OS-One Storey	1948	966	2024	7	\$ 319,000	\$ 330.23	\$ 344,500	\$ 356.63
467 LEIGHTON AVE	2021782000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1076	2023	8	\$ 393,251	\$ 365.47	\$ 436,500	\$ 405.67
453 LEIGHTON AVE	2021779000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1294	2023	4	\$ 422,500	\$ 326.51	\$ 472,400	\$ 365.07
429 LEIGHTON AVE	2021774000	RESSD - Detached Single Dwelling	OS-One Storey	1956	960	2024	8	\$ 329,650	\$ 343.39	\$ 352,700	\$ 367.40
390 LEIGHTON AVE	2021747000	RESSD - Detached Single Dwelling	OS-One Storey	1921	977	2024	1	\$ 310,000	\$ 317.30	\$ 341,000	\$ 349.03
350 LEIGHTON AVE	2021739000	RESSD - Detached Single Dwelling	OS-One Storey	1952	932	2024	7	\$ 344,900	\$ 370.06	\$ 372,500	\$ 399.68
673 KIMBERLY AVE	2011814000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1056	2023	1	\$ 302,000	\$ 285.98	\$ 339,400	\$ 321.40
651 KIMBERLY AVE	2062805700	RESSD - Detached Single Dwelling	BL-Bi-Level	2013	872	2023	5	\$ 360,100	\$ 412.96	\$ 401,900	\$ 460.89
523 KIMBERLY AVE	2011746000	RESSD - Detached Single Dwelling	OS-One Storey	1955	968	2023	3	\$ 267,000	\$ 275.83	\$ 299,000	\$ 308.88
465 KIMBERLY AVE	2011637000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1006	2023	6	\$ 310,000	\$ 308.15	\$ 345,300	\$ 343.24
630 HELMSDALE AVE	2011800000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1262	2024	9	\$ 458,000	\$ 362.92	\$ 485,000	\$ 384.31
569 HELMSDALE AVE	2011684000	RESSD - Detached Single Dwelling	OS-One Storey	1955	917	2023	9	\$ 385,000	\$ 419.85	\$ 426,600	\$ 465.21
536 HELMSDALE AVE	2011719000	RESSD - Detached Single Dwelling	OS-One Storey	1955	950	2024	11	\$ 420,000	\$ 442.11	\$ 436,400	\$ 459.37
428 HELMSDALE AVE	2011612000	RESSD - Detached Single Dwelling	OS-One Storey	1955	962	2024	9	\$ 422,000	\$ 438.67	\$ 446,900	\$ 464.55
417 HELMSDALE AVE	2011600000	RESSD - Detached Single Dwelling	OS-One Storey	1955	950	2024	5	\$ 363,000	\$ 382.11	\$ 396,800	\$ 417.68
409 HELMSDALE AVE	2011602000	RESSD - Detached Single Dwelling	OS-One Storey	1955	917	2023	8	\$ 316,000	\$ 344.60	\$ 350,800	\$ 382.55
400 HELMSDALE AVE	2011605000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1040	2024	5	\$ 380,000	\$ 365.38	\$ 415,300	\$ 399.33
361 HELMSDALE AVE	2011510000	RESSD - Detached Single Dwelling	OS-One Storey	1952	899	2023	7	\$ 406,700	\$ 452.39	\$ 452,300	\$ 503.11
337 HELMSDALE AVE	2011506000	RESSD - Detached Single Dwelling	OS-One Storey	1925	761	2023	8	\$ 260,000	\$ 341.66	\$ 288,600	\$ 379.24
234 HELMSDALE AVE	2011376000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1384	2023	11	\$ 350,300	\$ 253.11	\$ 386,700	\$ 279.41
572 HAZEL DELL AVE	2020441000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1091	2025	2	\$ 360,000	\$ 329.97	\$ 363,600	\$ 333.27
568 HAZEL DELL AVE	2020440000	RESSD - Detached Single Dwelling	OS-One Storey	1956	989	2024	10	\$ 335,200	\$ 338.93	\$ 351,600	\$ 355.51
553 HAZEL DELL AVE	2020696000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1072	2023	11	\$ 352,500	\$ 328.82	\$ 389,200	\$ 363.06
544 HAZEL DELL AVE	2020435000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1094	2023	8	\$ 380,000	\$ 347.35	\$ 421,800	\$ 385.56
496 HAZEL DELL AVE	2020374000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1048	2024	10	\$ 320,000	\$ 305.34	\$ 335,700	\$ 320.32
480 HAZEL DELL AVE	2020370000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1016	2024	10	\$ 365,000	\$ 359.25	\$ 382,900	\$ 376.87
450 HAZEL DELL AVE	2020363000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1112	2024	11	\$ 453,000	\$ 407.37	\$ 470,700	\$ 423.29
435 HAZEL DELL AVE	2020668000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1016	2024	8	\$ 352,000	\$ 346.46	\$ 376,600	\$ 370.67
431 HAZEL DELL AVE	2020667000	RESSD - Detached Single Dwelling	TL-3 Level Split	1956	962	2024	9	\$ 218,000	\$ 226.61	\$ 230,900	\$ 240.02
400 HAZEL DELL AVE	2020353500	RESSD - Detached Single Dwelling	OS-One Storey	1955	1229	2024	5	\$ 380,900	\$ 309.93	\$ 416,300	\$ 338.73
329 HAZEL DELL AVE	2020648000	RESSD - Detached Single Dwelling	OS-One Storey	1950	890	2024	12	\$ 381,000	\$ 428.09	\$ 392,000	\$ 440.45
276 HAZEL DELL AVE	2020262000	RESSD - Detached Single Dwelling	OS-One Storey	1952	936	2023	3	\$ 315,000	\$ 336.54	\$ 352,800	\$ 376.92
221 HAZEL DELL AVE	2020622000	RESSD - Detached Single Dwelling	OS-One Storey	1951	936	2025	3	\$ 421,500	\$ 450.32	\$ 421,500	\$ 450.32
669 GREENE AVE	2022033000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1047	2024	7	\$ 444,808	\$ 424.84	\$ 480,400	\$ 458.83
625 GREENE AVE	2022044000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1013	2024	3	\$ 281,500	\$ 277.89	\$ 308,500	\$ 304.54
618 GREENE AVE	2022055000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1143	2024	6	\$ 399,900	\$ 349.87	\$ 436,300	\$ 381.71
563 GREENE AVE	2021094000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1052	2024	7	\$ 380,000	\$ 361.22	\$ 410,400	\$ 390.11
552 GREENE AVE	2021292000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2023	7	\$ 385,100	\$ 422.26	\$ 428,200	\$ 469.52
504 GREENE AVE	2021280000	RESSD - Detached Single Dwelling	OS-One Storey	1955	948	2024	10	\$ 396,750	\$ 418.51	\$ 416,200	\$ 439.03
452 GREENE AVE	2021247000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1142	2024	1	\$ 335,000	\$ 293.35	\$ 368,500	\$ 322.68
433 GREENE AVE	2021036000	RESSD - Detached Single Dwelling	OS-One Storey	1955	820	2023	11	\$ 295,000	\$ 359.76	\$ 325,700	\$ 397.20
425 GREENE AVE	2021033000	RESSD - Detached Single Dwelling	OS-One Storey	1956	918	2023	8	\$ 392,500	\$ 427.56	\$ 435,700	\$ 474.62
334 GREENE AVE	2021204000	RESSD - Detached Single Dwelling	OS-One Storey	1952	886	2025	2	\$ 406,000	\$ 458.24	\$ 410,100	\$ 462.87
334 GREENE AVE	2021204000	RESSD - Detached Single Dwelling	OS-One Storey	1952	886	2024	5	\$ 330,334	\$ 372.84	\$ 361,100	\$ 407.56
290 GREENE AVE	2021178000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1488	2024	1	\$ 335,000	\$ 225.13	\$ 368,500	\$ 247.65
232 GREENE AVE	2021169000	RESSD - Detached Single Dwelling	OS-One Storey	1950	944	2023	6	\$ 332,000	\$ 351.69	\$ 369,800	\$ 391.74
663 DUNROBIN AVE	2020137000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1045	2025	3	\$ 406,000	\$ 388.52	\$ 406,000	\$ 388.52

MARKET REGION: 2
ROSSMERE-B (434)

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637 DUNROBIN AVE	2020130000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1120	2024	10	\$ 460,000	\$ 410.71	\$ 482,500	\$ 430.80
637 DUNROBIN AVE	2020130000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1120	2024	4	\$ 325,000	\$ 290.18	\$ 355,600	\$ 317.50
634 DUNROBIN AVE	2011760000	RESSD - Detached Single Dwelling	OS-One Storey	1960	870	2023	1	\$ 325,000	\$ 373.56	\$ 365,300	\$ 419.89
605 DUNROBIN AVE	2020122000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1115	2024	10	\$ 345,000	\$ 309.42	\$ 361,900	\$ 324.57
573 DUNROBIN AVE	2020116000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1120	2023	7	\$ 365,000	\$ 325.89	\$ 405,900	\$ 362.41
529 DUNROBIN AVE	2020105000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1020	2024	7	\$ 337,200	\$ 330.59	\$ 364,200	\$ 357.06
505 DUNROBIN AVE	2020099000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1020	2024	7	\$ 333,000	\$ 326.47	\$ 359,600	\$ 352.55
457 DUNROBIN AVE	2020089000	RESSD - Detached Single Dwelling	OS-One Storey	1956	968	2024	7	\$ 308,000	\$ 318.18	\$ 332,600	\$ 343.60
362 DUNROBIN AVE	2011493000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1070	2023	1	\$ 379,900	\$ 355.05	\$ 427,000	\$ 399.07
309 DUNROBIN AVE	2020056000	RESSD - Detached Single Dwelling	OS-One Storey	1950	895	2025	2	\$ 339,900	\$ 379.78	\$ 343,300	\$ 383.58
260 DUNROBIN AVE	2011419000	RESSD - Detached Single Dwelling	OS-One Storey	1924	980	2024	4	\$ 250,000	\$ 255.10	\$ 273,500	\$ 279.08
220 DUNROBIN AVE	2011412000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	943	2024	1	\$ 340,000	\$ 360.55	\$ 374,000	\$ 396.61
905 BRAZIER ST	2021479000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1644	2024	12	\$ 320,000	\$ 194.65	\$ 329,300	\$ 200.30