

# Residential Sales Information

January 1, 2021 to April 1, 2023

For Market Region # 2





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

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## **ASSESSMENT AND TAXATION RESIDENTIAL SALES INFORMATION**

### **DISCLAIMER AND LIMITATION ON USE**

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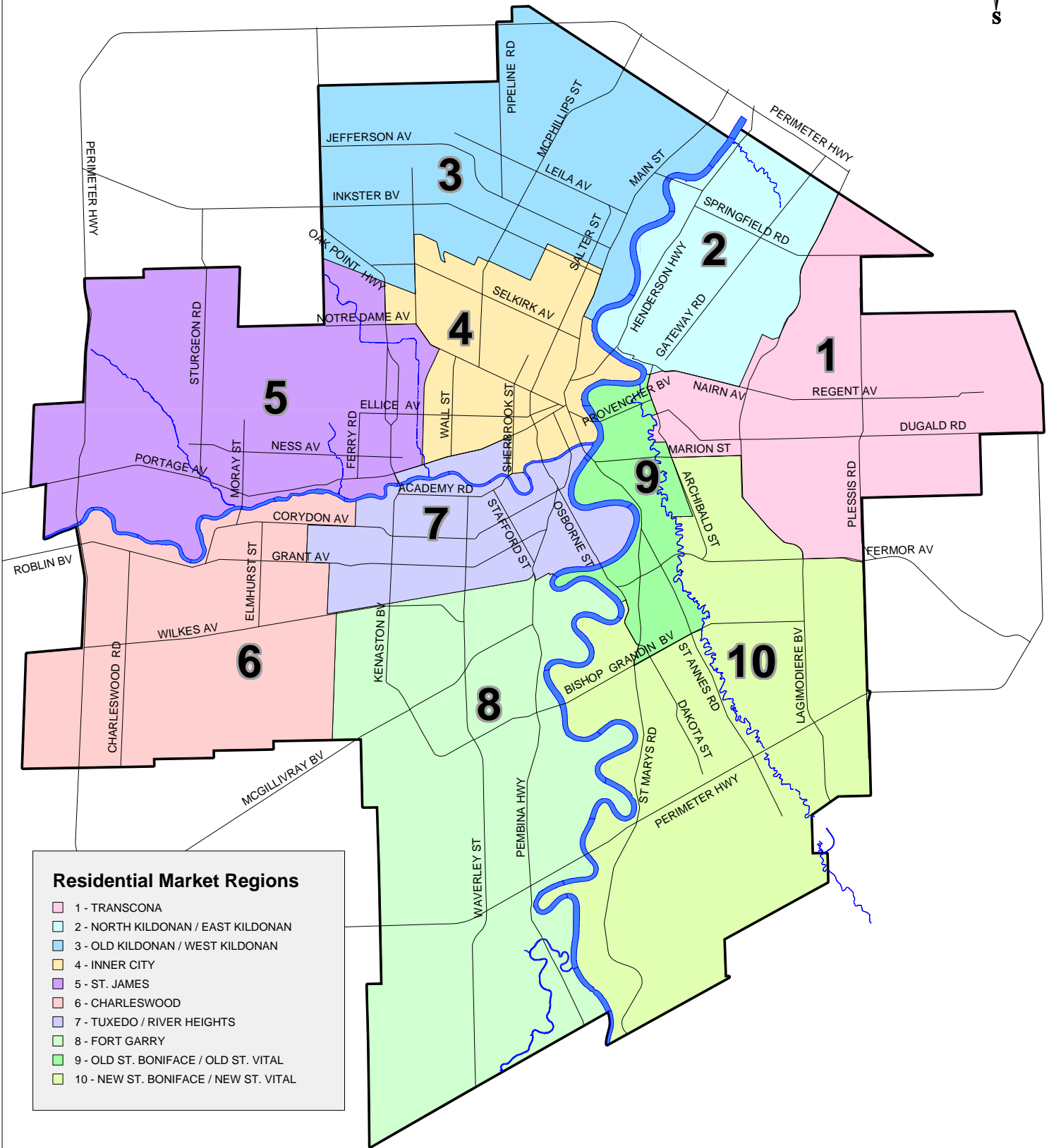
The sales information includes a "Time-Adjusted Sale Price". This is the sale price of a property adjusted to reflect changes in the real estate market from the sale date to a market value date of April 1, 2023.

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# Residential Market Regions

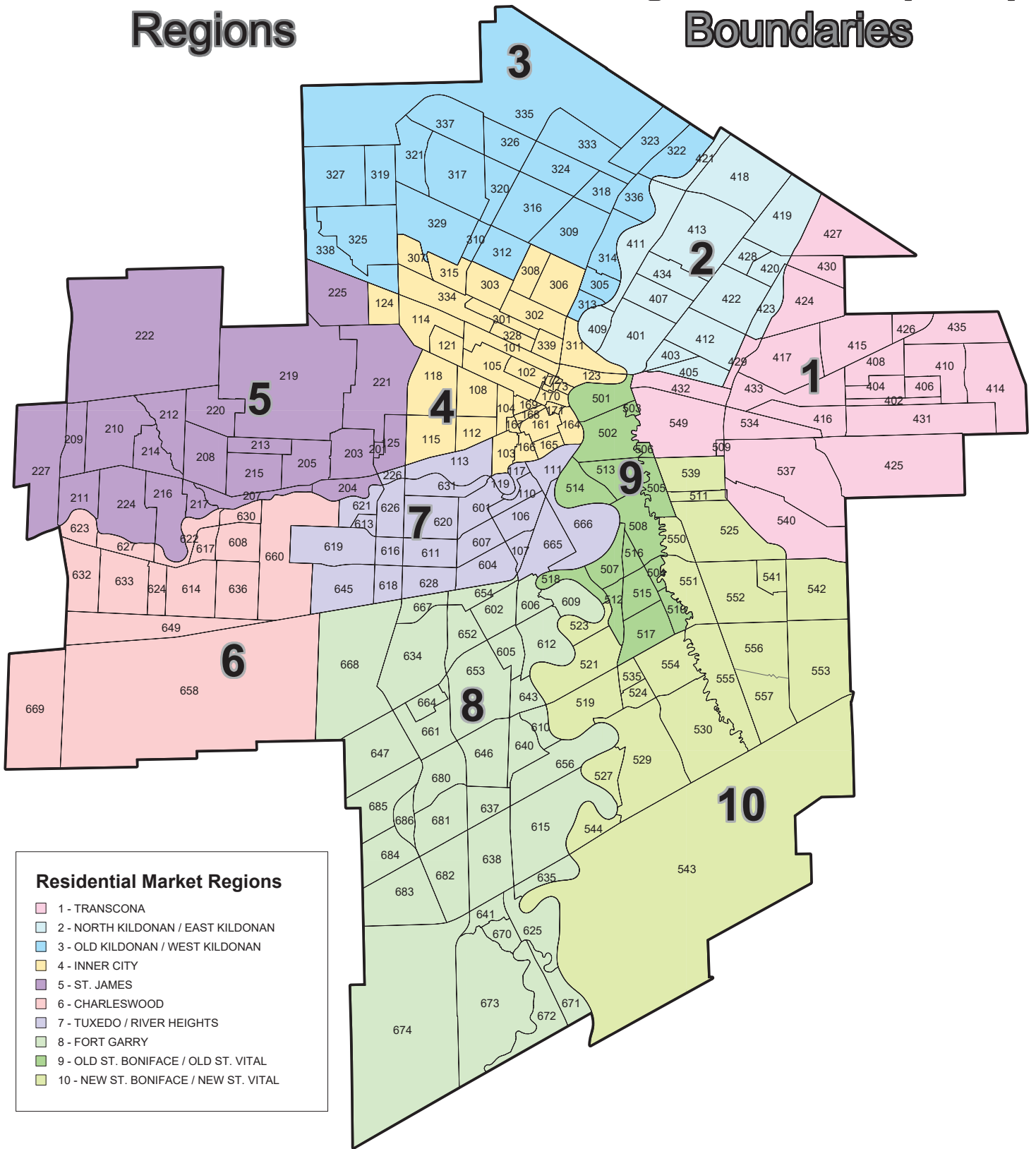


**City of Winnipeg**  
**Assessment and Taxation**  
**Department**

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.
220 BOWMAN AVE	02000251000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,151	2021	04	\$ 185,000	\$ 160.73	\$ 190,200	\$ 165.25
222 BOWMAN AVE	02000250000	RESSD - Detached Single Dwelling	OS-One Storey	1913	860	2022	08	\$ 224,400	\$ 260.93	\$ 205,300	\$ 238.72
241 BOWMAN AVE	02000177100	RESSS - Side By Side	TS-Two Storey	1972	1,176	2022	01	\$ 255,000	\$ 216.84	\$ 239,400	\$ 203.57
262 BOWMAN AVE	02062807975	RESSU - Residential Secondary Unit	OS-One Storey	2022	928	2022	04	\$ 396,541	\$ 427.31	\$ 360,900	\$ 388.90
264 BOWMAN AVE	02062807970	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,187	2021	11	\$ 265,000	\$ 223.25	\$ 253,900	\$ 213.90
265 BOWMAN AVE	02000183400	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	722	2021	10	\$ 205,000	\$ 283.93	\$ 198,400	\$ 274.79
274 BOWMAN AVE	02000236000	RESSD - Detached Single Dwelling	OS-One Storey	1913	1,085	2022	06	\$ 250,000	\$ 230.41	\$ 223,000	\$ 205.53
283 BOWMAN AVE	02000188000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	610	2021	10	\$ 95,000	\$ 155.74	\$ 92,000	\$ 150.82
285 BOWMAN AVE	02000189000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1924	1,188	2021	07	\$ 208,000	\$ 175.08	\$ 207,600	\$ 174.75
290 BOWMAN AVE	02000230000	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	713	2022	11	\$ 256,000	\$ 359.05	\$ 243,500	\$ 341.51
310 BOWMAN AVE	02000224000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	947	2022	10	\$ 265,000	\$ 279.83	\$ 248,800	\$ 262.72
314 BOWMAN AVE	02000223000	RESSD - Detached Single Dwelling	OS-One Storey	1923	590	2021	06	\$ 168,000	\$ 284.75	\$ 169,300	\$ 286.95
318 BOWMAN AVE	02000222000	RESSD - Detached Single Dwelling	OS-One Storey	1947	780	2022	01	\$ 220,000	\$ 282.05	\$ 206,600	\$ 264.87
339 BOWMAN AVE	02062807705	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,256	2021	11	\$ 251,450	\$ 200.20	\$ 240,900	\$ 191.80
359 BOWMAN AVE	02000272000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	932	2021	09	\$ 109,000	\$ 116.95	\$ 106,500	\$ 114.27
367 BOWMAN AVE	02000275000	RESSD - Detached Single Dwelling	OS-One Storey	1913	880	2022	12	\$ 183,000	\$ 207.95	\$ 176,200	\$ 200.23
369 BOWMAN AVE	02000276000	RESSD - Detached Single Dwelling	OS-One Storey	1913	690	2021	12	\$ 135,000	\$ 195.65	\$ 128,000	\$ 185.51
377 BOWMAN AVE	02000279000	RESSD - Detached Single Dwelling	OS-One Storey	1913	721	2022	01	\$ 153,000	\$ 212.21	\$ 143,700	\$ 199.31
381 BOWMAN AVE	02000280000	RESSD - Detached Single Dwelling	OS-One Storey	1913	620	2023	01	\$ 152,500	\$ 245.97	\$ 148,700	\$ 239.84
383 BOWMAN AVE	02000281000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	836	2021	08	\$ 160,000	\$ 191.39	\$ 157,900	\$ 188.88
402 BOWMAN AVE	02040210000	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	760	2022	06	\$ 250,000	\$ 328.95	\$ 223,000	\$ 293.42
409 BOWMAN AVE	02040141000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	963	2022	09	\$ 187,000	\$ 194.18	\$ 173,300	\$ 179.96
429 BOWMAN AVE	02040148000	RESSD - Detached Single Dwelling	BL-Bi-Level	2018	814	2022	11	\$ 288,000	\$ 353.81	\$ 273,900	\$ 336.49
431 BOWMAN AVE	02040149000	RESSD - Detached Single Dwelling	OS-One Storey	1913	960	2022	07	\$ 189,900	\$ 197.81	\$ 171,700	\$ 178.85
442 BOWMAN AVE	02040199000	RESSD - Detached Single Dwelling	OS-One Storey	1913	680	2021	10	\$ 195,000	\$ 286.76	\$ 188,800	\$ 277.65
464 BOWMAN AVE	02040191000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	908	2023	03	\$ 120,000	\$ 132.16	\$ 120,000	\$ 132.16
482 BOWMAN AVE	02040185000	RESSD - Detached Single Dwelling	OS-One Storey	1914	720	2022	09	\$ 205,000	\$ 284.72	\$ 190,000	\$ 263.89
500 BOWMAN AVE	02040178000	RES DU - Duplex	TS-Two Storey	2018	2,136	2021	07	\$ 499,900	\$ 234.04	\$ 498,900	\$ 233.57
506 BOWMAN AVE	02040176000	RESSD - Detached Single Dwelling	OS-One Storey	1914	843	2023	02	\$ 197,000	\$ 233.69	\$ 194,400	\$ 230.60
507 BOWMAN AVE	02040171000	RESSD - Detached Single Dwelling	OS-One Storey	1931	608	2021	03	\$ 189,900	\$ 312.34	\$ 197,300	\$ 324.51
543 BOWMAN AVE	02040220000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,360	2021	04	\$ 264,900	\$ 194.78	\$ 272,300	\$ 200.22
565 BOWMAN AVE	02040226000	RESSD - Detached Single Dwelling	TS-Two Storey	2017	1,288	2023	02	\$ 347,500	\$ 269.80	\$ 343,000	\$ 266.30
570 BOWMAN AVE	02040233000	RESSD - Detached Single Dwelling	OS-One Storey	1913	715	2022	12	\$ 140,000	\$ 195.80	\$ 134,800	\$ 188.53
189 CHALMERS AVE	14081937000	RESSD - Detached Single Dwelling	OS-One Storey	1906	943	2022	05	\$ 205,000	\$ 217.39	\$ 184,700	\$ 195.86
245 CHALMERS AVE	14082062000	RESSD - Detached Single Dwelling	OS-One Storey	1946	888	2021	05	\$ 151,000	\$ 170.05	\$ 153,700	\$ 173.09
263 CHALMERS AVE	14082054000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,160	2022	03	\$ 240,000	\$ 206.90	\$ 220,800	\$ 190.34
288 CHALMERS AVE	14081994000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1930	992	2022	07	\$ 205,000	\$ 206.65	\$ 185,300	\$ 186.79
299 CHALMERS AVE	14082043000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	896	2021	10	\$ 150,000	\$ 167.41	\$ 145,200	\$ 162.05
303 CHALMERS AVE	14082042000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	905	2021	09	\$ 172,500	\$ 190.61	\$ 168,500	\$ 186.19
304 CHALMERS AVE	14082002000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1,048	2022	06	\$ 303,897	\$ 289.98	\$ 271,100	\$ 258.68

**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.
310 CHALMERS AVE	14082004200	RESSS - Side By Side	TS-Two Storey	1972	1,170	2023	03	\$ 285,000	\$ 243.59	\$ 285,000	\$ 243.59
312 CHALMERS AVE	14082004500	RESSS - Side By Side	TS-Two Storey	1972	1,170	2022	07	\$ 269,900	\$ 230.68	\$ 244,000	\$ 208.55
340 CHALMERS AVE 1	14100132210	RESSU - Residential Secondary Unit	BL-Bi-Level	2022	1,012	2022	11	\$ 398,338	\$ 393.61	\$ 378,800	\$ 374.31
386 CHALMERS AVE	14082164300	RESSD - Detached Single Dwelling	OS-One Storey	1958	898	2021	08	\$ 230,000	\$ 256.12	\$ 227,000	\$ 252.78
386 CHALMERS AVE	14082164300	RESSD - Detached Single Dwelling	OS-One Storey	1958	898	2022	08	\$ 250,000	\$ 278.40	\$ 228,800	\$ 254.79
194 DEARBORN AVE	14090201000	RESSD - Detached Single Dwelling	OS-One Storey	1907	494	2021	05	\$ 127,000	\$ 257.09	\$ 129,300	\$ 261.74
196 DEARBORN AVE	14090200000	RESSD - Detached Single Dwelling	OS-One Storey	1914	848	2021	03	\$ 135,000	\$ 159.20	\$ 140,300	\$ 165.45
232 DEARBORN AVE	14090187000	RESSD - Detached Single Dwelling	OS-One Storey	1914	689	2021	04	\$ 140,000	\$ 203.19	\$ 143,900	\$ 208.85
234 DEARBORN AVE	14090186000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1,046	2022	11	\$ 190,000	\$ 181.64	\$ 180,700	\$ 172.75
157 GORDON AVE	14083570100	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	997	2022	06	\$ 365,000	\$ 366.10	\$ 325,600	\$ 326.58
169 GORDON AVE	14083574000	RESSD - Detached Single Dwelling	BL-Bi-Level	2007	934	2021	07	\$ 320,100	\$ 342.72	\$ 319,500	\$ 342.08
177 GORDON AVE	14083577000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1,026	2021	09	\$ 176,333	\$ 171.86	\$ 172,300	\$ 167.93
187 GORDON AVE	14083582000	RESSD - Detached Single Dwelling	BL-Bi-Level	2013	847	2022	03	\$ 284,000	\$ 335.30	\$ 261,300	\$ 308.50
195 GORDON AVE	14083587000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1,008	2021	06	\$ 225,000	\$ 223.21	\$ 226,800	\$ 225.00
197 GORDON AVE	14083588000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	994	2022	10	\$ 192,500	\$ 193.66	\$ 180,800	\$ 181.89
219 GORDON AVE	14083597000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1,308	2022	05	\$ 286,900	\$ 219.34	\$ 258,500	\$ 197.63
221 GORDON AVE	14083598000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	982	2022	08	\$ 210,000	\$ 213.85	\$ 192,200	\$ 195.72
238 GORDON AVE	14090178000	RESSD - Detached Single Dwelling	OS-One Storey	1914	672	2022	11	\$ 185,000	\$ 275.30	\$ 175,900	\$ 261.76
247 GORDON AVE	14083606000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,013	2022	10	\$ 180,000	\$ 177.69	\$ 169,000	\$ 166.83
248 GORDON AVE	14090183000	RESSD - Detached Single Dwelling	BL-Bi-Level	2016	929	2021	10	\$ 278,250	\$ 299.52	\$ 269,300	\$ 289.88
248 GORDON AVE	14090183000	RESSD - Detached Single Dwelling	BL-Bi-Level	2016	929	2022	12	\$ 309,225	\$ 332.86	\$ 297,800	\$ 320.56
181 HARBISON AVE W	14080250000	RESSD - Detached Single Dwelling	OS-One Storey	1915	836	2022	01	\$ 203,000	\$ 242.82	\$ 190,600	\$ 227.99
184 HARBISON AVE W	14080287000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1,312	2022	07	\$ 342,000	\$ 260.67	\$ 309,200	\$ 235.67
189 HARBISON AVE W	14080253000	RESSD - Detached Single Dwelling	OS-One Storey	1940	684	2021	03	\$ 231,000	\$ 337.72	\$ 240,000	\$ 350.88
194 HARBISON AVE W	14080284000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1,264	2023	02	\$ 195,000	\$ 154.27	\$ 192,500	\$ 152.29
200 HARBISON AVE W	14080283000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1,232	2021	05	\$ 175,000	\$ 142.05	\$ 178,200	\$ 144.64
228 HARBISON AVE W	14080269000	RESSD - Detached Single Dwelling	OS-One Storey	1952	624	2022	10	\$ 185,000	\$ 296.47	\$ 173,700	\$ 278.37
247 HARBISON AVE W	14080410000	RESSD - Detached Single Dwelling	OS-One Storey	1912	829	2023	02	\$ 145,000	\$ 174.91	\$ 143,100	\$ 172.62
249 HARBISON AVE W	14080411000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,330	2022	10	\$ 192,000	\$ 144.36	\$ 180,300	\$ 135.56
271 HARBISON AVE W	14080418000	RESSD - Detached Single Dwelling	OS-One Storey	1907	568	2021	08	\$ 110,000	\$ 193.66	\$ 108,600	\$ 191.20
271 HARBISON AVE W	14080418000	RESSD - Detached Single Dwelling	OS-One Storey	1907	568	2022	10	\$ 114,000	\$ 200.70	\$ 107,000	\$ 188.38
278A HARBISON AVE W	14100130670	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,152	2021	09	\$ 315,000	\$ 273.44	\$ 307,800	\$ 267.19
278 HARBISON AVE W	14100130665	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,152	2022	02	\$ 304,000	\$ 263.89	\$ 282,400	\$ 245.14
279 HARBISON AVE W	14080422000	RESSD - Detached Single Dwelling	TS-Two Storey	1910	1,332	2021	03	\$ 185,000	\$ 138.89	\$ 192,200	\$ 144.29
282 HARBISON AVE W	14080463100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1,080	2023	01	\$ 220,000	\$ 203.70	\$ 214,500	\$ 198.61
285 HARBISON AVE W	14080424000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	576	2021	06	\$ 83,000	\$ 144.10	\$ 83,700	\$ 145.31
313 HARBISON AVE W	14080434000	RESSD - Detached Single Dwelling	OS-One Storey	1912	920	2021	09	\$ 95,000	\$ 103.26	\$ 92,800	\$ 100.87
313 HARBISON AVE W	14080434000	RESSD - Detached Single Dwelling	OS-One Storey	1912	920	2022	08	\$ 209,000	\$ 227.17	\$ 191,200	\$ 207.83
315 HARBISON AVE W	14080435000	RESSD - Detached Single Dwelling	OS-One Storey	1912	800	2021	05	\$ 192,500	\$ 240.63	\$ 196,000	\$ 245.00
320 HARBISON AVE W	14080475000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	780	2022	06	\$ 220,000	\$ 282.05	\$ 196,200	\$ 251.54

**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.
324 HARBISON AVE W	14080477000	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1,174	2023	01	\$ 329,457	\$ 280.63	\$ 321,200	\$ 273.59
367 HARBISON AVE W	14080593000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1,021	2022	06	\$ 185,000	\$ 181.19	\$ 165,000	\$ 161.61
368 HARBISON AVE W	14080632000	RESSD - Detached Single Dwelling	OS-One Storey	1910	692	2021	02	\$ 142,500	\$ 205.92	\$ 149,500	\$ 216.04
371 HARBISON AVE W	14080594000	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	700	2022	05	\$ 250,000	\$ 357.14	\$ 225,300	\$ 321.86
387 HARBISON AVE W	14080602000	RESSD - Detached Single Dwelling	OS-One Storey	1959	648	2022	10	\$ 233,000	\$ 359.57	\$ 218,800	\$ 337.65
420 HARBISON AVE W	14080655000	RESSD - Detached Single Dwelling	OS-One Storey	1911	670	2021	07	\$ 170,420	\$ 254.36	\$ 170,100	\$ 253.88
421 HARBISON AVE W	14080617000	RESSD - Detached Single Dwelling	BL-Bi-Level	2015	934	2021	06	\$ 290,000	\$ 310.49	\$ 292,300	\$ 312.96
458 HARBISON AVE W	14100129335	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	998	2022	03	\$ 325,000	\$ 325.65	\$ 299,000	\$ 299.60
464 HARBISON AVE W	14080831000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	890	2022	08	\$ 174,900	\$ 196.52	\$ 160,000	\$ 179.78
468 HARBISON AVE W	14080833000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	930	2022	04	\$ 185,000	\$ 198.92	\$ 168,400	\$ 181.08
469 HARBISON AVE W	14080783000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1,176	2021	12	\$ 195,000	\$ 165.82	\$ 184,900	\$ 157.23
491 HARBISON AVE W	14080792000	RESSD - Detached Single Dwelling	OS-One Storey	1955	980	2021	05	\$ 231,000	\$ 235.71	\$ 235,200	\$ 240.00
496 HARBISON AVE W	14080846100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	974	2021	06	\$ 152,000	\$ 156.06	\$ 153,200	\$ 157.29
520 HARBISON AVE W	14080860200	RESSD - Detached Single Dwelling	OS-One Storey	1959	866	2022	10	\$ 284,000	\$ 327.94	\$ 266,700	\$ 307.97
539 HARBISON AVE W	14080813200	RESSD - Detached Single Dwelling	OS-One Storey	1959	699	2022	10	\$ 252,000	\$ 360.52	\$ 236,600	\$ 338.48
547 HARBISON AVE W	14080815100	RESSD - Detached Single Dwelling	OS-One Storey	1959	648	2022	08	\$ 175,000	\$ 270.06	\$ 160,100	\$ 247.07
487 HENDERSON HWY	02000650000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,000	2022	11	\$ 284,900	\$ 284.90	\$ 270,900	\$ 270.90
254 JAMISON AVE	02000335000	RESSD - Detached Single Dwelling	OS-One Storey	1950	644	2021	07	\$ 238,000	\$ 369.57	\$ 237,500	\$ 368.79
290 JAMISON AVE	02000346000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	845	2021	09	\$ 200,000	\$ 236.69	\$ 195,400	\$ 231.24
290 JAMISON AVE	02000346000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	845	2022	06	\$ 225,000	\$ 266.27	\$ 200,700	\$ 237.51
297 JAMISON AVE	02000318000	RESSU - Residential Secondary Unit	BL-Bi-Level	2020	1,096	2021	03	\$ 371,429	\$ 338.89	\$ 385,900	\$ 352.10
299 JAMISON AVE	02000319000	RESSU - Residential Secondary Unit	OS-One Storey	2023	1,001	2023	01	\$ 411,815	\$ 411.40	\$ 401,500	\$ 401.10
312 JAMISON AVE	02000354000	RESSD - Detached Single Dwelling	OS-One Storey	1946	920	2021	06	\$ 245,000	\$ 266.30	\$ 247,000	\$ 268.48
321 JAMISON AVE	02000326000	RESSD - Detached Single Dwelling	OS-One Storey	1946	780	2022	01	\$ 250,000	\$ 320.51	\$ 234,800	\$ 301.03
341 JAMISON AVE	02000364000	RESSD - Detached Single Dwelling	OS-One Storey	1922	789	2022	08	\$ 180,000	\$ 228.14	\$ 164,700	\$ 208.75
372 JAMISON AVE	02000392000	RESSD - Detached Single Dwelling	OS-One Storey	1914	660	2021	06	\$ 192,327	\$ 291.40	\$ 193,900	\$ 293.79
382 JAMISON AVE	02000396000	RESSD - Detached Single Dwelling	OS-One Storey	1914	640	2022	08	\$ 207,500	\$ 324.22	\$ 189,900	\$ 296.72
385 JAMISON AVE	02000377000	RESSD - Detached Single Dwelling	OS-One Storey	1912	806	2021	07	\$ 251,000	\$ 311.41	\$ 250,500	\$ 310.79
398 JAMISON AVE	02000402000	RESSU - Residential Secondary Unit	BL-Bi-Level	2020	963	2021	05	\$ 369,587	\$ 383.79	\$ 376,200	\$ 390.65
403 JAMISON AVE	02040309000	RESSD - Detached Single Dwelling	OS-One Storey	1914	566	2021	10	\$ 102,000	\$ 180.21	\$ 98,700	\$ 174.38
419 JAMISON AVE	02062782000	RESSD - Detached Single Dwelling	OS-One Storey	1913	640	2023	02	\$ 125,000	\$ 195.31	\$ 123,400	\$ 192.81
484 JAMISON AVE	02040398000	RESSD - Detached Single Dwelling	OS-One Storey	1914	640	2021	04	\$ 139,000	\$ 217.19	\$ 142,900	\$ 223.28
487 JAMISON AVE	02040347000	RESSD - Detached Single Dwelling	BL-Bi-Level	2009	779	2022	07	\$ 305,000	\$ 391.53	\$ 275,700	\$ 353.92
500 JAMISON AVE	02040403000	RESMC - Multi-Family Conversion	OS-One Storey	1914	1,306	2021	05	\$ 232,500	\$ 178.02	\$ 236,700	\$ 181.24
506 JAMISON AVE	02062807490	RESSD - Detached Single Dwelling	OS-One Storey	1914	592	2021	07	\$ 213,500	\$ 360.64	\$ 213,100	\$ 359.97
507 JAMISON AVE	02040352000	RESSD - Detached Single Dwelling	OS-One Storey	1914	748	2021	12	\$ 127,000	\$ 169.79	\$ 120,400	\$ 160.96
508 JAMISON AVE	02040405000	RESSD - Detached Single Dwelling	OS-One Storey	1914	480	2021	06	\$ 90,000	\$ 187.50	\$ 90,700	\$ 188.96
539 JAMISON AVE	02040366000	RESSD - Detached Single Dwelling	OS-One Storey	1959	688	2021	10	\$ 255,000	\$ 370.64	\$ 246,800	\$ 358.72
544 JAMISON AVE	02040418000	RESSD - Detached Single Dwelling	OS-One Storey	1959	731	2021	03	\$ 220,000	\$ 300.96	\$ 228,600	\$ 312.72
556 JAMISON AVE	02062807715	RESSD - Detached Single Dwelling	BL-Bi-Level	2018	810	2022	07	\$ 321,000	\$ 396.30	\$ 290,200	\$ 358.27



**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.
568 JAMISON AVE	02040426000	RESSU - Residential Secondary Unit	BL-Bi-Level	2021	984	2021	09	\$ 371,333	\$ 377.37	\$ 362,800	\$ 368.70
572 JAMISON AVE	02040428000	RESSD - Detached Single Dwelling	OS-One Storey	1914	1,078	2021	09	\$ 265,000	\$ 245.83	\$ 258,900	\$ 240.17
170 JOHNSON AVE W	14082984000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1931	806	2022	06	\$ 120,000	\$ 148.88	\$ 107,000	\$ 132.75
173 JOHNSON AVE W	14082824000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	871	2021	02	\$ 147,500	\$ 169.35	\$ 154,700	\$ 177.61
177 JOHNSON AVE W	14082826000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	944	2022	08	\$ 195,000	\$ 206.57	\$ 178,400	\$ 188.98
179 JOHNSON AVE W	14082827000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	894	2021	09	\$ 138,000	\$ 154.36	\$ 134,800	\$ 150.78
191 JOHNSON AVE W	14100123395	RESSU - Residential Secondary Unit	OS-One Storey	2015	874	2023	01	\$ 325,000	\$ 371.85	\$ 316,900	\$ 362.59
194 JOHNSON AVE W	14082974000	RESSD - Detached Single Dwelling	TS-Two Storey	1908	1,120	2022	12	\$ 195,000	\$ 174.11	\$ 187,800	\$ 167.68
215 JOHNSON AVE W	14082842100	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,368	2022	01	\$ 212,000	\$ 154.97	\$ 199,100	\$ 145.54
222 JOHNSON AVE W	14100043900	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1914	1,666	2022	07	\$ 223,000	\$ 133.85	\$ 201,600	\$ 121.01
224 JOHNSON AVE W	14100044000	RESSD - Detached Single Dwelling	BL-Bi-Level	2009	770	2021	11	\$ 296,500	\$ 385.06	\$ 284,000	\$ 368.83
226 JOHNSON AVE W	14082956000	RESDU - Duplex	TS-Two Storey	1954	2,048	2021	06	\$ 345,000	\$ 168.46	\$ 347,800	\$ 169.82
266 JOHNSON AVE W	14082949000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1927	1,398	2022	06	\$ 277,600	\$ 198.57	\$ 247,600	\$ 177.11
285 JOHNSON AVE W	14082863100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1,065	2021	08	\$ 193,000	\$ 181.22	\$ 190,500	\$ 178.87
288 JOHNSON AVE W	14082938000	RESSD - Detached Single Dwelling	OS-One Storey	1908	572	2021	05	\$ 116,500	\$ 203.67	\$ 118,600	\$ 207.34
289 JOHNSON AVE W	14082865100	RESDU - Duplex	TS-Two Storey	1960	1,880	2021	08	\$ 360,000	\$ 191.49	\$ 355,300	\$ 188.99
301 JOHNSON AVE W	14082869100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1,208	2021	06	\$ 135,000	\$ 111.75	\$ 136,100	\$ 112.67
128 LACY ST	14090175000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,040	2022	04	\$ 235,000	\$ 225.96	\$ 213,900	\$ 205.67
218 LARSEN AVE	02000119000	RESSD - Detached Single Dwelling	OS-One Storey	1925	692	2022	09	\$ 175,000	\$ 252.89	\$ 162,200	\$ 234.39
264 LARSEN AVE	02000104000	RESSU - Residential Secondary Unit	BL-Bi-Level	2021	1,122	2021	09	\$ 371,333	\$ 330.96	\$ 362,800	\$ 323.35
268 LARSEN AVE	02000103000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1917	1,112	2021	01	\$ 158,500	\$ 142.54	\$ 168,000	\$ 151.08
268 LARSEN AVE	02000103000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1917	1,112	2021	06	\$ 252,268	\$ 226.86	\$ 254,300	\$ 228.69
273 LARSEN AVE	02000024000	RESSD - Detached Single Dwelling	OS-One Storey	1920	650	2021	07	\$ 200,100	\$ 307.85	\$ 199,700	\$ 307.23
312 LARSEN AVE	02000089000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	830	2022	12	\$ 219,900	\$ 264.94	\$ 211,800	\$ 255.18
315 LARSEN AVE	02000038000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	794	2022	07	\$ 191,000	\$ 240.55	\$ 172,700	\$ 217.51
325 LARSEN AVE	02000041000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	821	2022	03	\$ 192,000	\$ 233.86	\$ 176,600	\$ 215.10
343 LARSEN AVE	02000046000	RESSD - Detached Single Dwelling	OS-One Storey	1914	607	2022	08	\$ 155,000	\$ 255.35	\$ 141,800	\$ 233.61
358 LARSEN AVE	02000075000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	960	2021	02	\$ 160,000	\$ 166.67	\$ 167,800	\$ 174.79
374 LARSEN AVE	02000070000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,018	2022	12	\$ 200,000	\$ 196.46	\$ 192,600	\$ 189.19
378 LARSEN AVE	02000069000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1,080	2022	08	\$ 270,000	\$ 250.00	\$ 247,100	\$ 228.80
415 LARSEN AVE	02040005100	RESSD - Detached Single Dwelling	BL-Bi-Level	1992	795	2022	12	\$ 291,000	\$ 366.04	\$ 280,200	\$ 352.45
445 LARSEN AVE	02040011000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,180	2021	04	\$ 216,500	\$ 183.47	\$ 222,600	\$ 188.64
457 LARSEN AVE	02040015000	RESSD - Detached Single Dwelling	OS-One Storey	1913	728	2021	09	\$ 160,000	\$ 219.78	\$ 156,300	\$ 214.70
484 LARSEN AVE	02040039000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	898	2023	03	\$ 230,000	\$ 256.12	\$ 230,000	\$ 256.12
508 LARSEN AVE	02040033000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,336	2021	04	\$ 175,000	\$ 130.99	\$ 179,900	\$ 134.66
521 LARSEN AVE	02040067000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,073	2021	02	\$ 194,000	\$ 180.80	\$ 203,500	\$ 189.66
524 LARSEN AVE	02062807900	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,384	2023	03	\$ 310,000	\$ 223.99	\$ 310,000	\$ 223.99
526 LARSEN AVE	02062807895	RESSU - Residential Secondary Unit	TS-Two Storey	2020	1,768	2022	05	\$ 540,000	\$ 305.43	\$ 486,500	\$ 275.17
533 LARSEN AVE	02040071000	RESSD - Detached Single Dwelling	OS-One Storey	1914	760	2022	09	\$ 194,000	\$ 255.26	\$ 179,800	\$ 236.58
539 LARSEN AVE	02062782500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,003	2023	03	\$ 169,000	\$ 168.49	\$ 169,000	\$ 168.49



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

**SALES DATA**

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554 LARSEN AVE	02040085000	RESSD - Detached Single Dwelling	TS-Two Storey	1923	1,127	2022	06	\$ 205,000	\$ 181.90	\$ 182,900	\$ 162.29
166 MARTIN AVE W	14080350000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,208	2021	04	\$ 227,000	\$ 187.91	\$ 233,400	\$ 193.21
172 MARTIN AVE W	14080346000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,194	2021	04	\$ 278,325	\$ 233.10	\$ 286,100	\$ 239.61
177 MARTIN AVE W	14080311000	RESSD - Detached Single Dwelling	OS-One Storey	1924	574	2021	07	\$ 205,100	\$ 357.32	\$ 204,700	\$ 356.62
179 MARTIN AVE W	14080312000	RESSD - Detached Single Dwelling	OS-One Storey	1926	704	2021	10	\$ 250,250	\$ 355.47	\$ 242,200	\$ 344.03
203 MARTIN AVE W	14080314000	RESSD - Detached Single Dwelling	OS-One Storey	1924	704	2021	01	\$ 186,000	\$ 264.20	\$ 197,200	\$ 280.11
205 MARTIN AVE W	14080315000	RESSD - Detached Single Dwelling	OS-One Storey	1924	680	2021	08	\$ 167,000	\$ 245.59	\$ 164,800	\$ 242.35
234 MARTIN AVE W	14080514100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,332	2022	09	\$ 225,000	\$ 168.92	\$ 208,600	\$ 156.61
237 MARTIN AVE W	14080510000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,001	2021	10	\$ 167,000	\$ 166.83	\$ 161,700	\$ 161.54
238 MARTIN AVE W	14080516000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,208	2021	06	\$ 236,000	\$ 195.36	\$ 237,900	\$ 196.94
241 MARTIN AVE W	14080508000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,218	2021	05	\$ 230,000	\$ 188.83	\$ 234,100	\$ 192.20
260 MARTIN AVE W	14080526000	RESSD - Detached Single Dwelling	OS-One Storey	1911	680	2021	06	\$ 157,500	\$ 231.62	\$ 158,800	\$ 233.53
261 MARTIN AVE W	14080500000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,236	2022	01	\$ 269,900	\$ 218.37	\$ 253,400	\$ 205.02
265 MARTIN AVE W	14080499100	RESSD - Detached Single Dwelling	OS-One Storey	1926	866	2021	12	\$ 210,000	\$ 242.49	\$ 199,100	\$ 229.91
266 MARTIN AVE W	14080529000	RESSD - Detached Single Dwelling	OS-One Storey	1913	784	2022	07	\$ 185,000	\$ 235.97	\$ 167,200	\$ 213.27
289 MARTIN AVE W	14080496100	RESSD - Detached Single Dwelling	OS-One Storey	1909	689	2021	11	\$ 116,000	\$ 168.36	\$ 111,100	\$ 161.25
301 MARTIN AVE W	14080491000	RESSD - Detached Single Dwelling	OS-One Storey	1907	661	2022	11	\$ 145,000	\$ 219.36	\$ 137,900	\$ 208.62
346 MARTIN AVE W	14080700000	RESSD - Detached Single Dwelling	OS-One Storey	1914	640	2022	11	\$ 132,500	\$ 207.03	\$ 126,000	\$ 196.88
349 MARTIN AVE W	14080688000	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	713	2021	10	\$ 230,000	\$ 322.58	\$ 222,600	\$ 312.20
354 MARTIN AVE W	14080703000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,135	2021	02	\$ 190,000	\$ 167.40	\$ 199,300	\$ 175.59
362 MARTIN AVE W	14080706000	RESSD - Detached Single Dwelling	BL-Bi-Level	2021	1,004	2022	02	\$ 324,612	\$ 323.32	\$ 301,600	\$ 300.40
374 MARTIN AVE W	14080711000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,026	2022	04	\$ 206,000	\$ 200.78	\$ 187,500	\$ 182.75
382 MARTIN AVE W	14080715000	RESSD - Detached Single Dwelling	OS-One Storey	1913	690	2022	12	\$ 140,000	\$ 202.90	\$ 134,800	\$ 195.36
386 MARTIN AVE W	14080717000	RESSD - Detached Single Dwelling	OS-One Storey	1920	701	2021	10	\$ 145,000	\$ 206.85	\$ 140,400	\$ 200.29
387 MARTIN AVE W	14080675000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	880	2022	01	\$ 164,000	\$ 186.36	\$ 154,000	\$ 175.00
416 MARTIN AVE W	14080728000	RESSU - Residential Secondary Unit	BL-Bi-Level	2020	1,245	2021	02	\$ 366,891	\$ 294.69	\$ 384,900	\$ 309.16
443 MARTIN AVE W	14080892000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	792	2021	08	\$ 115,888	\$ 146.32	\$ 114,400	\$ 144.44
447 MARTIN AVE W	14080890000	RESSD - Detached Single Dwelling	OS-One Storey	1907	680	2021	06	\$ 122,000	\$ 179.41	\$ 123,000	\$ 180.88
448 MARTIN AVE W	14080913000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,072	2022	10	\$ 138,000	\$ 128.73	\$ 129,600	\$ 120.90
456 MARTIN AVE W	14100128120	RESSD - Detached Single Dwelling	BL-Bi-Level	2017	928	2022	03	\$ 320,000	\$ 344.83	\$ 294,400	\$ 317.24
469 MARTIN AVE W	14080879000	RESSD - Detached Single Dwelling	OS-One Storey	1908	520	2021	07	\$ 99,000	\$ 190.38	\$ 98,800	\$ 190.00
471 MARTIN AVE W	14080878000	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	905	2022	06	\$ 360,000	\$ 397.79	\$ 321,100	\$ 354.81
160 MCINTOSH AVE	14083644000	RESSD - Detached Single Dwelling	OS-One Storey	1944	704	2021	06	\$ 256,000	\$ 363.64	\$ 258,000	\$ 366.48
160 MCINTOSH AVE	14083644000	RESSD - Detached Single Dwelling	OS-One Storey	1944	704	2022	08	\$ 260,000	\$ 369.32	\$ 237,900	\$ 337.93
176 MCINTOSH AVE	14083636000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	915	2022	07	\$ 265,420	\$ 290.08	\$ 239,900	\$ 262.19
200 MCINTOSH AVE	14083625100	RESSD - Detached Single Dwelling	TS-Two Storey	1921	1,476	2022	02	\$ 269,900	\$ 182.86	\$ 250,700	\$ 169.85
219 MCINTOSH AVE	14083665000	RESSD - Detached Single Dwelling	OS-One Storey	1910	768	2021	04	\$ 159,000	\$ 207.03	\$ 163,500	\$ 212.89
222 MCINTOSH AVE	14083620000	RESSD - Detached Single Dwelling	TS-Two Storey	1911	1,264	2022	03	\$ 215,000	\$ 170.09	\$ 197,800	\$ 156.49
223 MCINTOSH AVE	14083666000	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1911	1,698	2022	09	\$ 295,000	\$ 173.73	\$ 273,500	\$ 161.07
240 MCINTOSH AVE	14083614000	RESSD - Detached Single Dwelling	BL-Bi-Level	2017	850	2021	10	\$ 300,000	\$ 352.94	\$ 290,400	\$ 341.65

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

**SALES DATA**

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129 MCPHAIL ST	14090127000	RESMC - Multi-Family Conversion	TS-Two Storey	1914	1,920	2022	04	\$ 290,000	\$ 151.04	\$ 263,900	\$ 137.45
132 MCPHAIL ST	14090124000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1,040	2021	06	\$ 192,000	\$ 184.62	\$ 193,500	\$ 186.06
132 MCPHAIL ST	14090124000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1,040	2023	03	\$ 187,000	\$ 179.81	\$ 187,000	\$ 179.81
139 MCPHAIL ST	14090131200	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1,553	2021	09	\$ 405,000	\$ 260.79	\$ 395,700	\$ 254.80
139 MCPHAIL ST	14090131200	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1,553	2023	01	\$ 400,000	\$ 257.57	\$ 390,000	\$ 251.13
152 MCPHAIL ST	14090116000	RESSU - Residential Secondary Unit	OS-One Storey	1977	828	2022	12	\$ 250,000	\$ 301.93	\$ 240,800	\$ 290.82
155 MCPHAIL ST	14090138000	RESSD - Detached Single Dwelling	OS-One Storey	1946	600	2021	12	\$ 125,000	\$ 208.33	\$ 118,500	\$ 197.50
235 MIDWINTER AVE	14091574000	RESSD - Detached Single Dwelling	OS-One Storey	1910	680	2021	01	\$ 135,250	\$ 198.90	\$ 143,400	\$ 210.88
193 MIGHTON AVE	14091137000	RESSD - Detached Single Dwelling	OS-One Storey	1910	752	2022	10	\$ 207,500	\$ 275.93	\$ 194,800	\$ 259.04
222 MUNROE AVE	02000597000	RESSD - Detached Single Dwelling	OS-One Storey	1929	686	2022	04	\$ 245,000	\$ 357.14	\$ 223,000	\$ 325.07
224 MUNROE AVE	02000598000	RESSD - Detached Single Dwelling	OS-One Storey	1931	759	2022	01	\$ 200,000	\$ 263.50	\$ 187,800	\$ 247.43
226 MUNROE AVE	02000599000	RESSD - Detached Single Dwelling	OS-One Storey	1926	740	2021	12	\$ 162,000	\$ 218.92	\$ 153,600	\$ 207.57
262 MUNROE AVE	02000614000	RESSD - Detached Single Dwelling	OS-One Storey	1928	682	2021	07	\$ 220,000	\$ 322.58	\$ 219,600	\$ 321.99
266 MUNROE AVE	02000616000	RESSD - Detached Single Dwelling	OS-One Storey	1930	606	2021	04	\$ 168,000	\$ 277.23	\$ 172,700	\$ 284.98
346 MUNROE AVE	02000712000	RESSD - Detached Single Dwelling	OS-One Storey	1951	911	2021	07	\$ 210,000	\$ 230.52	\$ 209,600	\$ 230.08
346 MUNROE AVE	02000712000	RESSD - Detached Single Dwelling	OS-One Storey	1951	911	2023	01	\$ 281,000	\$ 308.45	\$ 274,000	\$ 300.77
384 MUNROE AVE	02000721000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,066	2023	01	\$ 229,000	\$ 214.82	\$ 223,300	\$ 209.47
387 NAIRN AVE	14092953000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,159	2021	07	\$ 125,000	\$ 107.85	\$ 124,800	\$ 107.68
419 NAIRN AVE	14092944000	RESSU - Residential Secondary Unit	TS-Two Storey	1907	1,440	2021	07	\$ 250,000	\$ 173.61	\$ 249,500	\$ 173.26
430 NAIRN AVE	14093038000	RES DU - Duplex	TS-Two Storey	1949	1,559	2022	09	\$ 397,500	\$ 254.97	\$ 368,500	\$ 236.37
441 NAIRN AVE	14092935000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1,040	2023	03	\$ 165,000	\$ 158.65	\$ 165,000	\$ 158.65
442 NAIRN AVE	14093044000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,032	2021	10	\$ 217,000	\$ 210.27	\$ 210,100	\$ 203.59
221 OTTAWA AVE	02000696000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	918	2021	04	\$ 268,000	\$ 291.94	\$ 275,500	\$ 300.11
235 OTTAWA AVE	02000694000	RESSD - Detached Single Dwelling	OS-One Storey	1930	630	2022	08	\$ 170,000	\$ 269.84	\$ 155,600	\$ 246.98
249 OTTAWA AVE	02000690000	RESSD - Detached Single Dwelling	OS-One Storey	1923	756	2021	05	\$ 210,000	\$ 277.78	\$ 213,800	\$ 282.80
264 OTTAWA AVE	02000444000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,127	2023	03	\$ 285,000	\$ 252.88	\$ 285,000	\$ 252.88
276 OTTAWA AVE	02000448000	RESSD - Detached Single Dwelling	OS-One Storey	1914	615	2021	06	\$ 225,000	\$ 365.85	\$ 226,800	\$ 368.78
334 OTTAWA AVE	02000518000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,279	2021	06	\$ 235,000	\$ 183.74	\$ 236,900	\$ 185.22
352 OTTAWA AVE	02000522000	RESSD - Detached Single Dwelling	OS-One Storey	1930	616	2022	01	\$ 249,000	\$ 404.22	\$ 233,800	\$ 379.55
367 OTTAWA AVE	02000778000	RESSD - Detached Single Dwelling	OS-One Storey	1947	760	2022	09	\$ 331,000	\$ 435.53	\$ 306,800	\$ 403.68
370 OTTAWA AVE	02000527000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1954	1,036	2022	07	\$ 290,000	\$ 279.92	\$ 262,200	\$ 253.09
373 OTTAWA AVE	02000777000	RESSD - Detached Single Dwelling	OS-One Storey	1926	838	2022	10	\$ 206,000	\$ 245.82	\$ 193,400	\$ 230.79
383 OTTAWA AVE	02000775000	RESSD - Detached Single Dwelling	OS-One Storey	1926	864	2021	06	\$ 170,000	\$ 196.76	\$ 171,400	\$ 198.38
402 OTTAWA AVE	02040437000	RESSD - Detached Single Dwelling	OS-One Storey	1924	641	2022	01	\$ 241,500	\$ 376.76	\$ 226,800	\$ 353.82
403 OTTAWA AVE	02040759000	RESSD - Detached Single Dwelling	OS-One Storey	1925	642	2023	03	\$ 135,000	\$ 210.28	\$ 135,000	\$ 210.28
406 OTTAWA AVE	02040438000	RESSD - Detached Single Dwelling	OS-One Storey	1924	794	2022	06	\$ 170,000	\$ 214.11	\$ 151,600	\$ 190.93
413 OTTAWA AVE	02040757000	RESSD - Detached Single Dwelling	OS-One Storey	1923	616	2022	11	\$ 154,000	\$ 250.00	\$ 146,500	\$ 237.82
414 OTTAWA AVE	02040441000	RESSD - Detached Single Dwelling	OS-One Storey	1950	735	2022	08	\$ 223,000	\$ 303.40	\$ 204,000	\$ 277.55
423 OTTAWA AVE	02040752000	RESSD - Detached Single Dwelling	OS-One Storey	1928	880	2021	10	\$ 242,000	\$ 275.00	\$ 234,300	\$ 266.25
444 OTTAWA AVE	02040449000	RESSD - Detached Single Dwelling	OS-One Storey	1950	735	2021	06	\$ 230,000	\$ 312.93	\$ 231,800	\$ 315.37

**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.
447 OTTAWA AVE	02040747000	RESSD - Detached Single Dwelling	OS-One Storey	1964	867	2023	03	\$ 244,000	\$ 281.43	\$ 244,000	\$ 281.43
459 OTTAWA AVE	02040743000	RESSD - Detached Single Dwelling	BL-Bi-Level	2006	908	2022	07	\$ 370,000	\$ 407.49	\$ 334,500	\$ 368.39
461 OTTAWA AVE	02040742000	RESSD - Detached Single Dwelling	OS-One Storey	1928	580	2021	01	\$ 142,000	\$ 244.83	\$ 150,500	\$ 259.48
463 OTTAWA AVE	02040741000	RESSD - Detached Single Dwelling	OS-One Storey	1944	572	2021	05	\$ 157,000	\$ 274.48	\$ 159,800	\$ 279.37
472 OTTAWA AVE	02040458000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,131	2021	07	\$ 244,444	\$ 216.13	\$ 244,000	\$ 215.74
502 OTTAWA AVE	02040520000	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	893	2021	09	\$ 299,900	\$ 335.83	\$ 293,000	\$ 328.11
524 OTTAWA AVE	02040528000	RESSD - Detached Single Dwelling	OS-One Storey	1914	592	2022	07	\$ 90,000	\$ 152.03	\$ 81,400	\$ 137.50
564 OTTAWA AVE	02040543000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1,114	2021	10	\$ 165,000	\$ 148.11	\$ 159,700	\$ 143.36
225 POPLAR AVE	14083259000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1912	1,488	2023	02	\$ 300,000	\$ 201.61	\$ 296,100	\$ 198.99
306 RIVERTON AVE	14091600000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,160	2021	11	\$ 305,000	\$ 262.93	\$ 292,200	\$ 251.90
377 RIVERTON AVE	14100123505	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,296	2023	01	\$ 195,000	\$ 150.46	\$ 190,100	\$ 146.68
381 RIVERTON AVE	14100107200	RESSD - Detached Single Dwelling	TS-Two Storey	2012	1,032	2022	08	\$ 289,900	\$ 280.91	\$ 265,300	\$ 257.07
426 RIVERTON AVE	14091633000	RESSD - Detached Single Dwelling	OS-One Storey	1907	715	2022	04	\$ 130,000	\$ 181.82	\$ 118,300	\$ 165.45
437 RIVERTON AVE	14091211000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	1,246	2023	03	\$ 270,000	\$ 216.69	\$ 270,000	\$ 216.69
467 RIVERTON AVE	14091217000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,080	2021	07	\$ 270,467	\$ 250.43	\$ 269,900	\$ 249.91
468 RIVERTON AVE	14091642000	RESSD - Detached Single Dwelling	OS-One Storey	1949	779	2022	07	\$ 220,000	\$ 282.41	\$ 198,900	\$ 255.33
479 RIVERTON AVE	14091222000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,544	2021	02	\$ 260,000	\$ 168.39	\$ 272,700	\$ 176.62
511 RIVERTON AVE	14091235000	RESSD - Detached Single Dwelling	OS-One Storey	1911	772	2021	02	\$ 190,000	\$ 246.11	\$ 199,300	\$ 258.16
517 RIVERTON AVE	14091238000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,044	2021	07	\$ 220,517	\$ 211.22	\$ 220,100	\$ 210.82
519 RIVERTON AVE	14091239000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,008	2021	06	\$ 241,000	\$ 239.09	\$ 242,900	\$ 240.97
522 RIVERTON AVE	14091662000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1906	828	2021	07	\$ 200,000	\$ 241.55	\$ 199,600	\$ 241.06
146 STANIER ST	14090141000	RESSD - Detached Single Dwelling	BL-Bi-Level	2000	738	2022	11	\$ 255,000	\$ 345.53	\$ 242,500	\$ 328.59
147 STANIER ST	14090157000	RESSD - Detached Single Dwelling	TS-Two Storey	1943	1,320	2021	06	\$ 248,000	\$ 187.88	\$ 250,000	\$ 189.39
216 TALBOT AVE	14091537100	RESSD - Detached Single Dwelling	OS-One Storey	1907	649	2021	01	\$ 121,000	\$ 186.44	\$ 128,300	\$ 197.69
218 TALBOT AVE	14100049000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	988	2021	01	\$ 139,000	\$ 140.69	\$ 147,300	\$ 149.09
341 TALBOT AVE	14091815000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1910	912	2022	09	\$ 135,000	\$ 148.03	\$ 125,100	\$ 137.17
407 TALBOT AVE	14091793000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,209	2022	04	\$ 209,900	\$ 173.61	\$ 191,000	\$ 157.98
421 TALBOT AVE	14091788000	RESSD - Detached Single Dwelling	OS-One Storey	1907	788	2022	09	\$ 153,000	\$ 194.16	\$ 141,800	\$ 179.95
423 TALBOT AVE	14091787000	RESSD - Detached Single Dwelling	OS-One Storey	1907	836	2021	11	\$ 190,000	\$ 227.27	\$ 182,000	\$ 217.70
374 THAMES AVE	14090395000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,304	2021	05	\$ 143,333	\$ 109.92	\$ 145,900	\$ 111.89
388 THAMES AVE	14090402000	RESSD - Detached Single Dwelling	OS-One Storey	1907	884	2022	10	\$ 134,000	\$ 151.58	\$ 125,800	\$ 142.31
400 THAMES AVE	14090408000	RESSD - Detached Single Dwelling	TS-Two Storey	1908	1,260	2021	06	\$ 195,000	\$ 154.76	\$ 196,600	\$ 156.03
402 THAMES AVE	14090409000	RESSD - Detached Single Dwelling	OS-One Storey	1907	649	2023	03	\$ 125,000	\$ 192.60	\$ 125,000	\$ 192.60
426 THAMES AVE	14090417000	RESSD - Detached Single Dwelling	OS-One Storey	1908	790	2021	03	\$ 162,000	\$ 205.06	\$ 168,300	\$ 213.04
476 THAMES AVE	14090435000	RESSD - Detached Single Dwelling	OS-One Storey	1925	874	2021	06	\$ 224,900	\$ 257.32	\$ 226,700	\$ 259.38
348 TWEED AVE	14090275000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1,068	2021	05	\$ 225,000	\$ 210.67	\$ 229,100	\$ 214.51
348 TWEED AVE	14090275000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1,068	2021	10	\$ 300,000	\$ 280.90	\$ 290,400	\$ 271.91
362 TWEED AVE	14100128755	RESSD - Detached Single Dwelling	OS-One Storey	1909	765	2022	01	\$ 159,900	\$ 209.02	\$ 150,100	\$ 196.21
375 TWEED AVE	14090388000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,208	2021	06	\$ 222,000	\$ 183.77	\$ 223,800	\$ 185.26
383 TWEED AVE	14090384000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1,440	2022	08	\$ 174,000	\$ 120.83	\$ 159,200	\$ 110.56

**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.
393 TWEED AVE	14090379100	RESSS - Side By Side	OS-One Storey	1976	720	2022	04	\$ 202,500	\$ 281.25	\$ 184,300	\$ 255.97
438 TWEED AVE	14090315100	RESSD - Detached Single Dwelling	OS-One Storey	1919	558	2023	02	\$ 190,000	\$ 340.50	\$ 187,500	\$ 336.02
449 TWEED AVE	14090355000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	866	2022	05	\$ 115,000	\$ 132.79	\$ 103,600	\$ 119.63
461 TWEED AVE	14090349000	RESSD - Detached Single Dwelling	OS-One Storey	1912	855	2021	09	\$ 150,000	\$ 175.44	\$ 146,600	\$ 171.46
473 TWEED AVE	14090346000	RESSD - Detached Single Dwelling	OS-One Storey	1907	792	2021	09	\$ 126,000	\$ 159.09	\$ 123,100	\$ 155.43
473 TWEED AVE	14090346000	RESSD - Detached Single Dwelling	OS-One Storey	1907	792	2022	04	\$ 245,000	\$ 309.34	\$ 223,000	\$ 281.57
479 TWEED AVE	14090343000	RESSD - Detached Single Dwelling	OS-One Storey	1961	898	2022	05	\$ 300,100	\$ 334.19	\$ 270,400	\$ 301.11
481 TWEED AVE	14090342000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,035	2022	01	\$ 202,000	\$ 195.17	\$ 189,700	\$ 183.29
484 TWEED AVE	14090334000	RESSD - Detached Single Dwelling	OS-One Storey	1951	832	2021	11	\$ 226,000	\$ 271.63	\$ 216,500	\$ 260.22
225 UNION AVE W	14080581000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1,090	2021	12	\$ 195,000	\$ 178.90	\$ 184,900	\$ 169.63
226 UNION AVE W	14082009000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1,382	2022	07	\$ 255,000	\$ 184.52	\$ 230,500	\$ 166.79
231 UNION AVE W	14080578000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1,122	2021	11	\$ 220,000	\$ 196.08	\$ 210,800	\$ 187.88
253 UNION AVE W	14080576000	RESSD - Detached Single Dwelling	OS-One Storey	1912	680	2022	12	\$ 110,000	\$ 161.76	\$ 105,900	\$ 155.74
261 UNION AVE W	14080573000	RESSD - Detached Single Dwelling	OS-One Storey	1912	700	2022	08	\$ 163,000	\$ 232.86	\$ 149,100	\$ 213.00
262 UNION AVE W	14082016000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1,040	2021	08	\$ 201,500	\$ 193.75	\$ 198,900	\$ 191.25
287 UNION AVE W	14080562000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,289	2022	08	\$ 355,000	\$ 275.41	\$ 324,800	\$ 251.98
339 UNION AVE W	14080767000	RESSD - Detached Single Dwelling	OS-One Storey	1907	711	2021	10	\$ 102,500	\$ 144.16	\$ 99,200	\$ 139.52
339 UNION AVE W	14080767000	RESSD - Detached Single Dwelling	OS-One Storey	1907	711	2021	11	\$ 125,000	\$ 175.81	\$ 119,800	\$ 168.50
339 UNION AVE W	14080767000	RESSD - Detached Single Dwelling	OS-One Storey	1907	711	2022	08	\$ 145,000	\$ 203.94	\$ 132,700	\$ 186.64
346 UNION AVE W	14082068000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,272	2021	06	\$ 215,000	\$ 169.03	\$ 216,700	\$ 170.36
354 UNION AVE W	14082071000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1903	1,232	2021	09	\$ 125,000	\$ 101.46	\$ 122,100	\$ 99.11
359 UNION AVE W	14080758000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1919	1,261	2021	01	\$ 212,000	\$ 168.12	\$ 224,700	\$ 178.19
363 UNION AVE W	14080756000	RESSD - Detached Single Dwelling	OS-One Storey	1913	760	2021	11	\$ 130,000	\$ 171.05	\$ 124,500	\$ 163.82
367 UNION AVE W	14080754000	RESSD - Detached Single Dwelling	OS-One Storey	1913	800	2022	10	\$ 160,000	\$ 200.00	\$ 150,200	\$ 187.75
375 UNION AVE W	14080750000	RESSU - Residential Secondary Unit	TS-Two Storey	2022	1,401	2022	07	\$ 471,429	\$ 336.49	\$ 426,200	\$ 304.21
390 UNION AVE W	14082084000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	724	2021	02	\$ 160,000	\$ 220.99	\$ 167,800	\$ 231.77
393 UNION AVE W	14080741000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,185	2021	12	\$ 265,000	\$ 223.63	\$ 251,200	\$ 211.98
396 UNION AVE W	14082087000	RESSD - Detached Single Dwelling	OS-One Storey	1913	480	2021	08	\$ 110,000	\$ 229.17	\$ 108,600	\$ 226.25
401 UNION AVE W	14080737000	RESSD - Detached Single Dwelling	OS-One Storey	1907	576	2022	01	\$ 150,000	\$ 260.42	\$ 140,900	\$ 244.62
403 UNION AVE W	14080735100	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1912	1,376	2021	06	\$ 246,444	\$ 179.10	\$ 248,400	\$ 180.52
409 UNION AVE W	14080734000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1939	680	2021	08	\$ 173,500	\$ 255.15	\$ 171,200	\$ 251.76
437 UNION AVE W	14080951000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1907	2,108	2022	04	\$ 390,000	\$ 185.01	\$ 354,900	\$ 168.36
441 UNION AVE W	14080949200	RESSD - Detached Single Dwelling	OS-One Storey	1917	938	2021	12	\$ 185,000	\$ 197.23	\$ 175,400	\$ 186.99
219 WASHINGTON AVE	02000479000	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1944	1,472	2023	03	\$ 300,000	\$ 203.80	\$ 300,000	\$ 203.80
227 WASHINGTON AVE	02000477000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,292	2021	05	\$ 272,600	\$ 210.99	\$ 277,500	\$ 214.78
237 WASHINGTON AVE	02000474000	RESSD - Detached Single Dwelling	OS-One Storey	1921	755	2021	07	\$ 216,000	\$ 286.09	\$ 215,600	\$ 285.56
244 WASHINGTON AVE	02000492000	RESSD - Detached Single Dwelling	OS-One Storey	1922	600	2023	03	\$ 142,500	\$ 237.50	\$ 142,500	\$ 237.50
249 WASHINGTON AVE	02000470000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	928	2021	04	\$ 186,500	\$ 200.97	\$ 191,700	\$ 206.57
292 WASHINGTON AVE	02000506000	RESSD - Detached Single Dwelling	OS-One Storey	1946	600	2021	07	\$ 202,500	\$ 337.50	\$ 202,100	\$ 336.83
302 WASHINGTON AVE	02000565000	RESMC - Multi-Family Conversion	TO-Two/One Storey	1932	2,114	2021	11	\$ 360,000	\$ 170.29	\$ 344,900	\$ 163.15

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

**SALES DATA**

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316 WASHINGTON AVE	02000568000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1,058	2021	09	\$ 244,000	\$ 230.62	\$ 238,400	\$ 225.33
325 WASHINGTON AVE	02000555000	RESSD - Detached Single Dwelling	OS-One Storey	1922	616	2021	04	\$ 255,000	\$ 413.96	\$ 262,100	\$ 425.49
338 WASHINGTON AVE	02000573000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,280	2022	08	\$ 325,000	\$ 253.91	\$ 297,400	\$ 232.34
360 WASHINGTON AVE	02000580000	RESSD - Detached Single Dwelling	OS-One Storey	1946	676	2021	12	\$ 240,000	\$ 355.03	\$ 227,500	\$ 336.54
366 WASHINGTON AVE	02000581000	RESSD - Detached Single Dwelling	OS-One Storey	1946	572	2022	07	\$ 192,000	\$ 335.66	\$ 173,600	\$ 303.50
374 WASHINGTON AVE	02000582500	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,002	2022	11	\$ 273,500	\$ 272.95	\$ 260,100	\$ 259.58
378 WASHINGTON AVE	02000584000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,045	2022	06	\$ 245,000	\$ 234.45	\$ 218,500	\$ 209.09
382 WASHINGTON AVE	02000585000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,152	2022	04	\$ 251,000	\$ 217.88	\$ 228,400	\$ 198.26
401 WASHINGTON AVE	02062806300	RESMC - Multi-Family Conversion	OS-One Storey	1930	1,544	2022	06	\$ 298,500	\$ 193.33	\$ 266,300	\$ 172.47
429 WASHINGTON AVE	02040485000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,171	2023	01	\$ 230,000	\$ 196.41	\$ 224,300	\$ 191.55
437 WASHINGTON AVE	02040482000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1,188	2022	10	\$ 175,000	\$ 147.31	\$ 164,300	\$ 138.30
442 WASHINGTON AVE	02040504000	RESSD - Detached Single Dwelling	OS-One Storey	1914	845	2022	02	\$ 194,900	\$ 230.65	\$ 181,100	\$ 214.32
448 WASHINGTON AVE	02040506000	RESSD - Detached Single Dwelling	OS-One Storey	1914	637	2022	06	\$ 160,000	\$ 251.18	\$ 142,700	\$ 224.02
449 WASHINGTON AVE	02040478000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,200	2021	07	\$ 192,000	\$ 160.00	\$ 191,600	\$ 159.67
450 WASHINGTON AVE	02040507000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,092	2021	11	\$ 129,000	\$ 118.13	\$ 123,600	\$ 113.19
476 WASHINGTON AVE	02040515000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1,064	2021	03	\$ 160,000	\$ 150.38	\$ 166,200	\$ 156.20
482 WASHINGTON AVE	02040517000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	897	2022	11	\$ 205,000	\$ 228.54	\$ 195,000	\$ 217.39
485 WASHINGTON AVE	02040467000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,130	2021	04	\$ 196,200	\$ 173.63	\$ 201,700	\$ 178.50
505 WASHINGTON AVE	02040581000	RESSD - Detached Single Dwelling	OS-One Storey	1913	583	2022	03	\$ 177,000	\$ 303.60	\$ 162,800	\$ 279.25
530 WASHINGTON AVE	02040592000	RESSD - Detached Single Dwelling	OS-One Storey	1931	550	2022	02	\$ 120,000	\$ 218.18	\$ 111,500	\$ 202.73
533 WASHINGTON AVE	02040571000	RESSD - Detached Single Dwelling	OS-One Storey	1965	996	2022	03	\$ 270,000	\$ 271.08	\$ 248,400	\$ 249.40
355 WILLIAM NEWTON AVE	14092788000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,193	2021	03	\$ 207,000	\$ 173.51	\$ 215,100	\$ 180.30
359 WILLIAM NEWTON AVE	14100132270	RESSU - Residential Secondary Unit	OS-One Storey	2023	857	2023	02	\$ 345,930	\$ 403.65	\$ 341,400	\$ 398.37
361 WILLIAM NEWTON AVE	14100132275	RESSU - Residential Secondary Unit	OS-One Storey	2023	857	2022	11	\$ 355,211	\$ 414.48	\$ 337,800	\$ 394.17
393 WILLIAM NEWTON AVE	14100128110	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1906	916	2021	12	\$ 155,000	\$ 169.21	\$ 146,900	\$ 160.37
395 WILLIAM NEWTON AVE	14100128115	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,323	2021	10	\$ 311,905	\$ 235.76	\$ 301,900	\$ 228.19
399 WILLIAM NEWTON AVE	14092804000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,068	2021	11	\$ 242,000	\$ 226.59	\$ 231,800	\$ 217.04
400 WILLIAM NEWTON AVE	14092995000	RESSD - Detached Single Dwelling	OS-One Storey	1941	672	2021	09	\$ 210,000	\$ 312.50	\$ 205,200	\$ 305.36
425 WILLIAM NEWTON AVE	14092814000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,602	2021	02	\$ 180,000	\$ 112.36	\$ 188,800	\$ 117.85
426 WILLIAM NEWTON AVE	14093006000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1,200	2023	02	\$ 246,900	\$ 205.75	\$ 243,700	\$ 203.08
442 WILLIAM NEWTON AVE	14093014000	RESSD - Detached Single Dwelling	OS-One Storey	1934	312	2021	04	\$ 100,000	\$ 320.51	\$ 102,800	\$ 329.49
488 WILLIAM NEWTON AVE	14092911000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1915	1,009	2022	12	\$ 120,000	\$ 118.93	\$ 115,600	\$ 114.57
509 WILLIAM NEWTON AVE	14099977400	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	896	2021	05	\$ 168,000	\$ 187.50	\$ 171,000	\$ 190.85
212 WINTERTON AVE	02000654000	RESSD - Detached Single Dwelling	OS-One Storey	1959	798	2021	07	\$ 265,000	\$ 332.08	\$ 264,500	\$ 331.45
247 WINTERTON AVE	02000636000	RESSD - Detached Single Dwelling	OS-One Storey	1929	600	2021	08	\$ 155,000	\$ 258.33	\$ 153,000	\$ 255.00
271 WINTERTON AVE	02062807335	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,034	2022	02	\$ 190,000	\$ 183.75	\$ 176,500	\$ 170.70
290 WINTERTON AVE	02000674000	RESSD - Detached Single Dwelling	OS-One Storey	1921	720	2021	04	\$ 182,800	\$ 253.89	\$ 187,900	\$ 260.97
304 WINTERTON AVE	02000750000	RESSD - Detached Single Dwelling	OS-One Storey	1945	732	2021	09	\$ 260,000	\$ 355.19	\$ 254,000	\$ 346.99
306 WINTERTON AVE	02000751000	RESSD - Detached Single Dwelling	OS-One Storey	1945	852	2023	03	\$ 234,000	\$ 274.65	\$ 234,000	\$ 274.65
309 WINTERTON AVE	02000745000	RESSD - Detached Single Dwelling	OS-One Storey	1914	1,012	2022	12	\$ 130,000	\$ 128.46	\$ 125,200	\$ 123.72

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

**SALES DATA**

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326 WINTERTON AVE	02000755000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,091	2022	07	\$ 360,000	\$ 329.97	\$ 325,400	\$ 298.26
344 WINTERTON AVE	02000759000	RESSD - Detached Single Dwelling	OS-One Storey	1950	943	2023	03	\$ 250,000	\$ 265.11	\$ 250,000	\$ 265.11
371 WINTERTON AVE	02000730000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2022	07	\$ 310,000	\$ 372.60	\$ 280,200	\$ 336.78
379 WINTERTON AVE	02000728000	RESSD - Detached Single Dwelling	OS-One Storey	1950	806	2022	01	\$ 273,500	\$ 339.33	\$ 256,800	\$ 318.61
395 WINTERTON AVE	02000724000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,092	2022	08	\$ 265,000	\$ 242.67	\$ 242,500	\$ 222.07
418 WINTERTON AVE	02040713000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1929	954	2021	02	\$ 183,500	\$ 192.35	\$ 192,500	\$ 201.78
426 WINTERTON AVE	02040715000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,417	2022	01	\$ 270,000	\$ 190.54	\$ 253,500	\$ 178.90
434 WINTERTON AVE	02040717000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	918	2022	05	\$ 360,000	\$ 392.16	\$ 324,400	\$ 353.38
435 WINTERTON AVE	02040682200	RESSD - Detached Single Dwelling	BL-Bi-Level	1990	1,194	2022	11	\$ 255,000	\$ 213.57	\$ 242,500	\$ 203.10
438 WINTERTON AVE	02040718000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	918	2021	08	\$ 285,000	\$ 310.46	\$ 281,300	\$ 306.43
439 WINTERTON AVE	02040681000	RESSU - Residential Secondary Unit	BL-Bi-Level	2020	981	2022	09	\$ 420,000	\$ 428.13	\$ 389,300	\$ 396.84
448 WINTERTON AVE	02040719000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	884	2021	03	\$ 153,000	\$ 173.08	\$ 159,000	\$ 179.86
452 WINTERTON AVE	02040720500	RESSD - Detached Single Dwelling	OS-One Storey	1961	844	2022	07	\$ 322,800	\$ 382.46	\$ 291,800	\$ 345.73
453 WINTERTON AVE	02040677000	RESSD - Detached Single Dwelling	OS-One Storey	1926	680	2021	10	\$ 185,000	\$ 272.06	\$ 179,100	\$ 263.38

**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.
525 CASTLE AVE	14091040000	RESSD - Detached Single Dwelling	OS-One Storey	1912	854	2022	08	\$ 237,900	\$ 278.57	\$ 217,700	\$ 254.92
527 CASTLE AVE	14091041000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,072	2021	03	\$ 262,500	\$ 244.87	\$ 272,700	\$ 254.38
529 CASTLE AVE	14091042000	RESSD - Detached Single Dwelling	OS-One Storey	1952	616	2021	06	\$ 240,000	\$ 389.61	\$ 241,900	\$ 392.69
530 CASTLE AVE	14090464000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1908	672	2021	01	\$ 122,287	\$ 181.97	\$ 129,600	\$ 192.86
544 CASTLE AVE	14090469000	RESSD - Detached Single Dwelling	OS-One Storey	1910	594	2022	11	\$ 160,444	\$ 270.11	\$ 152,600	\$ 256.90
565 CASTLE AVE	14091055000	RESSD - Detached Single Dwelling	OS-One Storey	1952	616	2021	09	\$ 220,000	\$ 357.14	\$ 214,900	\$ 348.86
579 CASTLE AVE	14091061000	RESSD - Detached Single Dwelling	OS-One Storey	1932	616	2022	02	\$ 200,200	\$ 325.00	\$ 186,000	\$ 301.95
631 CASTLE AVE	14091074000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1,004	2021	08	\$ 229,900	\$ 228.98	\$ 226,900	\$ 226.00
634 CASTLE AVE	14090484000	RESSD - Detached Single Dwelling	OS-One Storey	1952	886	2022	08	\$ 360,000	\$ 406.32	\$ 329,400	\$ 371.78
638 CASTLE AVE	14090487000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1933	1,072	2022	11	\$ 170,000	\$ 158.58	\$ 161,700	\$ 150.84
638 CASTLE AVE	14090487000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1933	1,072	2023	02	\$ 267,000	\$ 249.07	\$ 263,500	\$ 245.80
588 CHALMERS AVE	14082468200	RESSD - Detached Single Dwelling	OS-One Storey	1945	816	2022	06	\$ 200,000	\$ 245.10	\$ 178,400	\$ 218.63
84 EATON ST	14093178000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,128	2021	04	\$ 190,000	\$ 168.44	\$ 195,300	\$ 173.14
90 EATON ST	14093181000	RESSD - Detached Single Dwelling	OS-One Storey	1959	760	2021	06	\$ 225,000	\$ 296.05	\$ 226,800	\$ 298.42
199 GATEWAY RD	14091115000	RESSD - Detached Single Dwelling	OS-One Storey	1911	703	2022	11	\$ 207,900	\$ 295.73	\$ 197,700	\$ 281.22
201 GATEWAY RD	14082998100	RESDU - Duplex	TS-Two Storey	1957	2,022	2022	05	\$ 476,986	\$ 235.90	\$ 429,800	\$ 212.56
211 GATEWAY RD	14083001000	RESSD - Detached Single Dwelling	OS-One Storey	1955	908	2021	08	\$ 310,000	\$ 341.41	\$ 306,000	\$ 337.00
215 GATEWAY RD	14083002000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,052	2021	09	\$ 293,000	\$ 278.52	\$ 286,300	\$ 272.15
229 GATEWAY RD	14083005100	RESSD - Detached Single Dwelling	OS-One Storey	1958	780	2022	05	\$ 270,000	\$ 346.15	\$ 243,300	\$ 311.92
229 GATEWAY RD	14083005100	RESSD - Detached Single Dwelling	OS-One Storey	1958	780	2022	09	\$ 310,000	\$ 397.44	\$ 287,400	\$ 368.46
237 GATEWAY RD	14082452100	RESSD - Detached Single Dwelling	OS-One Storey	1958	780	2022	06	\$ 320,000	\$ 410.26	\$ 285,400	\$ 365.90
267 GATEWAY RD	14082395100	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,043	2022	12	\$ 303,000	\$ 290.51	\$ 291,800	\$ 279.77
574 HARBISON AVE E	14081031000	RESSD - Detached Single Dwelling	OS-One Storey	1946	803	2022	03	\$ 180,000	\$ 224.16	\$ 165,600	\$ 206.23
577 HARBISON AVE E	14081005100	RESSD - Detached Single Dwelling	OS-One Storey	1922	620	2022	05	\$ 145,000	\$ 233.87	\$ 130,600	\$ 210.65
586 HARBISON AVE E	14081034200	RESSD - Detached Single Dwelling	OS-One Storey	1946	700	2021	08	\$ 245,000	\$ 350.00	\$ 241,800	\$ 345.43
589 HARBISON AVE E	14081010100	RESSD - Detached Single Dwelling	OS-One Storey	1922	604	2022	04	\$ 125,000	\$ 206.95	\$ 113,800	\$ 188.41
602 HARBISON AVE E	14081038000	RESSD - Detached Single Dwelling	OS-One Storey	1945	700	2021	05	\$ 270,000	\$ 385.71	\$ 274,900	\$ 392.71
618 HARBISON AVE E	14081042000	RESSD - Detached Single Dwelling	OS-One Storey	1945	600	2021	09	\$ 184,900	\$ 308.17	\$ 180,600	\$ 301.00
621 HARBISON AVE E	14081020100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	880	2021	05	\$ 240,000	\$ 272.73	\$ 244,300	\$ 277.61
638 HARBISON AVE E	14081048000	RESSD - Detached Single Dwelling	OS-One Storey	1945	983	2022	12	\$ 237,000	\$ 241.10	\$ 228,200	\$ 232.15
646 HARBISON AVE E	14081050100	RESSD - Detached Single Dwelling	OS-One Storey	1955	816	2023	02	\$ 252,000	\$ 308.82	\$ 248,700	\$ 304.78
654 HARBISON AVE E	14081165100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	900	2021	07	\$ 259,000	\$ 287.78	\$ 258,500	\$ 287.22
674 HARBISON AVE E	14081170100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	912	2022	09	\$ 238,900	\$ 261.95	\$ 221,500	\$ 242.87
679 HARBISON AVE E	14081143000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2022	03	\$ 250,000	\$ 277.78	\$ 230,000	\$ 255.56
699 HARBISON AVE E	14081148000	RESSD - Detached Single Dwelling	OS-One Storey	1949	750	2022	10	\$ 185,000	\$ 246.67	\$ 173,700	\$ 231.60
706 HARBISON AVE E	14081178100	RESSD - Detached Single Dwelling	OS-One Storey	1950	750	2022	10	\$ 259,900	\$ 346.53	\$ 244,000	\$ 325.33
707 HARBISON AVE E	14081150000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	08	\$ 257,900	\$ 286.56	\$ 254,500	\$ 282.78
707 HARBISON AVE E	14081150000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2022	12	\$ 245,000	\$ 272.22	\$ 235,900	\$ 262.11
710 HARBISON AVE E	14081179100	RESSD - Detached Single Dwelling	OS-One Storey	1950	750	2022	12	\$ 250,000	\$ 333.33	\$ 240,800	\$ 321.07
711 HARBISON AVE E	14081151000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	957	2021	07	\$ 195,000	\$ 203.76	\$ 194,600	\$ 203.34



**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.
731 HARBISON AVE E	14081156000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	09	\$ 261,000	\$ 290.00	\$ 255,000	\$ 283.33
740 HARBISON AVE E	14081188200	RESSD - Detached Single Dwelling	OS-One Storey	1957	798	2022	09	\$ 270,000	\$ 338.35	\$ 250,300	\$ 313.66
774 HARBISON AVE E	14081323100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	09	\$ 235,000	\$ 261.11	\$ 229,600	\$ 255.11
778 HARBISON AVE E	14081325100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2022	07	\$ 335,000	\$ 372.22	\$ 302,800	\$ 336.44
793 HARBISON AVE E	14081302000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	900	2022	04	\$ 300,000	\$ 333.33	\$ 273,000	\$ 303.33
537 HERBERT AVE	14092703000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	884	2022	07	\$ 275,000	\$ 311.09	\$ 248,600	\$ 281.22
557 HERBERT AVE	14092697000	RESSD - Detached Single Dwelling	OS-One Storey	1909	625	2021	11	\$ 117,000	\$ 187.20	\$ 112,100	\$ 179.36
579 HERBERT AVE	14092684000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,008	2021	06	\$ 189,500	\$ 188.00	\$ 191,000	\$ 189.48
609 HERBERT AVE	14092673000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	1,058	2022	06	\$ 159,000	\$ 150.28	\$ 141,800	\$ 134.03
611 HERBERT AVE	14092672000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	986	2022	04	\$ 155,000	\$ 157.20	\$ 141,100	\$ 143.10
621 HERBERT AVE	14092668000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	900	2022	11	\$ 180,000	\$ 200.00	\$ 171,200	\$ 190.22
633 HERBERT AVE	14092645000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,416	2022	01	\$ 220,000	\$ 155.37	\$ 206,600	\$ 145.90
647 HERBERT AVE	14092641000	RESSD - Detached Single Dwelling	OS-One Storey	1913	584	2021	07	\$ 125,000	\$ 214.04	\$ 124,800	\$ 213.70
544 JOHNSON AVE E	14083051000	RESSD - Detached Single Dwelling	OS-One Storey	1947	884	2021	06	\$ 252,500	\$ 285.63	\$ 254,500	\$ 287.90
568 JOHNSON AVE E	14083043200	RESDU - Duplex	TS-Two Storey	1958	1,570	2022	04	\$ 460,500	\$ 293.31	\$ 419,100	\$ 266.94
572 JOHNSON AVE E	14100078400	RESDU - Duplex	TS-Two Storey	1958	1,570	2021	03	\$ 290,000	\$ 184.71	\$ 301,300	\$ 191.91
572 JOHNSON AVE E	14100078400	RESDU - Duplex	TS-Two Storey	1958	1,570	2022	08	\$ 375,000	\$ 238.85	\$ 343,100	\$ 218.54
576 JOHNSON AVE E	14100078500	RESSU - Residential Secondary Unit	TS-Two Storey	2012	1,200	2022	03	\$ 383,500	\$ 319.58	\$ 352,800	\$ 294.00
597 JOHNSON AVE E	14083031000	RESSD - Detached Single Dwelling	OS-One Storey	1923	744	2022	06	\$ 169,000	\$ 227.15	\$ 150,700	\$ 202.55
666 MANHATTAN AVE	14090516000	RESSD - Detached Single Dwelling	OS-One Storey	1953	624	2021	11	\$ 215,000	\$ 344.55	\$ 206,000	\$ 330.13
712 MANHATTAN AVE	14090537300	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,165	2021	11	\$ 248,000	\$ 212.88	\$ 237,600	\$ 203.95
567 MARTIN AVE E	14081054000	RESSD - Detached Single Dwelling	OS-One Storey	1945	700	2022	05	\$ 199,900	\$ 285.57	\$ 180,100	\$ 257.29
571 MARTIN AVE E	14081055000	RESSD - Detached Single Dwelling	OS-One Storey	1946	768	2022	07	\$ 275,000	\$ 358.07	\$ 248,600	\$ 323.70
574 MARTIN AVE E	14081088000	RESSD - Detached Single Dwelling	OS-One Storey	1946	700	2022	11	\$ 185,000	\$ 264.29	\$ 175,900	\$ 251.29
598 MARTIN AVE E	14081095000	RESSD - Detached Single Dwelling	OS-One Storey	1945	880	2021	08	\$ 245,000	\$ 278.41	\$ 241,800	\$ 274.77
602 MARTIN AVE E	14081096000	RESSD - Detached Single Dwelling	OS-One Storey	1945	918	2022	10	\$ 150,000	\$ 163.40	\$ 140,900	\$ 153.49
606 MARTIN AVE E	14081097000	RESSD - Detached Single Dwelling	OS-One Storey	1945	845	2022	01	\$ 192,150	\$ 227.40	\$ 180,400	\$ 213.49
631 MARTIN AVE E	14081079000	RESSD - Detached Single Dwelling	OS-One Storey	1945	913	2022	06	\$ 320,000	\$ 350.49	\$ 285,400	\$ 312.60
632 MARTIN AVE E	14081104100	RESSD - Detached Single Dwelling	OS-One Storey	1947	700	2022	06	\$ 287,500	\$ 410.71	\$ 256,500	\$ 366.43
645 MARTIN AVE E	14081084000	RESSD - Detached Single Dwelling	TS-Two Storey	1922	1,290	2022	07	\$ 305,000	\$ 236.43	\$ 275,700	\$ 213.72
674 MARTIN AVE E	14081228100	RESSD - Detached Single Dwelling	OS-One Storey	1945	894	2021	08	\$ 220,000	\$ 246.09	\$ 217,100	\$ 242.84
675 MARTIN AVE E	14081200000	RESSD - Detached Single Dwelling	OS-One Storey	1955	961	2021	10	\$ 265,000	\$ 275.75	\$ 256,500	\$ 266.91
689 MARTIN AVE E	14081205100	RESSD - Detached Single Dwelling	OS-One Storey	1945	983	2022	10	\$ 176,000	\$ 179.04	\$ 165,300	\$ 168.16
690 MARTIN AVE E	14100125980	RESSD - Detached Single Dwelling	OS-One Storey	1921	920	2021	03	\$ 164,000	\$ 178.26	\$ 170,400	\$ 185.22
702 MARTIN AVE E	14081234000	RESSD - Detached Single Dwelling	OS-One Storey	1923	520	2022	05	\$ 170,000	\$ 326.92	\$ 153,200	\$ 294.62
733 MARTIN AVE E	14081216100	RESSD - Detached Single Dwelling	OS-One Storey	1945	700	2021	12	\$ 196,107	\$ 280.15	\$ 185,900	\$ 265.57
739 MARTIN AVE E	14081218000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,140	2021	04	\$ 230,000	\$ 201.75	\$ 236,400	\$ 207.37
741 MARTIN AVE E	14081219000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,208	2022	01	\$ 170,000	\$ 140.73	\$ 159,600	\$ 132.12
816 MARTIN AVE E	14081365000	RESSD - Detached Single Dwelling	OS-One Storey	1921	808	2022	10	\$ 180,000	\$ 222.77	\$ 169,000	\$ 209.16
819 MARTIN AVE E	14081347000	RESSD - Detached Single Dwelling	OS-One Storey	1946	700	2021	06	\$ 190,000	\$ 271.43	\$ 191,500	\$ 273.57

**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.
836 MARTIN AVE E	14081374000	RESSD - Detached Single Dwelling	OS-One Storey	1950	750	2021	08	\$ 267,000	\$ 356.00	\$ 263,500	\$ 351.33
840 MARTIN AVE E	14081375000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	960	2022	05	\$ 255,000	\$ 265.63	\$ 229,800	\$ 239.38
542 RIVERTON AVE	14091836000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	791	2022	03	\$ 135,000	\$ 170.67	\$ 124,200	\$ 157.02
572 RIVERTON AVE	14100104000	RESSD - Detached Single Dwelling	OS-One Storey	1907	612	2021	07	\$ 169,900	\$ 277.61	\$ 169,600	\$ 277.12
576 RIVERTON AVE	14091849000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	689	2021	10	\$ 145,900	\$ 211.76	\$ 141,200	\$ 204.93
592 RIVERTON AVE	14091854000	RESSD - Detached Single Dwelling	OS-One Storey	1910	712	2022	05	\$ 155,500	\$ 218.40	\$ 140,100	\$ 196.77
678 SANDHURST AVE	14090978000	RESSD - Detached Single Dwelling	OS-One Storey	1953	576	2021	08	\$ 247,500	\$ 429.69	\$ 244,300	\$ 424.13
569 TALBOT AVE	14100130590	RESSU - Residential Secondary Unit	BL-Bi-Level	2020	996	2021	01	\$ 328,000	\$ 329.32	\$ 347,700	\$ 349.10
573 TALBOT AVE	14100130680	RESSU - Residential Secondary Unit	BL-Bi-Level	2022	1,102	2022	09	\$ 419,901	\$ 381.04	\$ 389,200	\$ 353.18
575 TALBOT AVE	14100130675	RESSU - Residential Secondary Unit	BL-Bi-Level	2021	996	2021	11	\$ 389,900	\$ 391.47	\$ 373,500	\$ 375.00
594 TALBOT AVE	14092651000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,101	2022	03	\$ 250,000	\$ 227.07	\$ 230,000	\$ 208.90
595 TALBOT AVE	14091869000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	952	2022	04	\$ 263,125	\$ 276.39	\$ 239,400	\$ 251.47
601 TALBOT AVE	14091866000	RESSD - Detached Single Dwelling	OS-One Storey	1907	680	2021	02	\$ 127,000	\$ 186.76	\$ 133,200	\$ 195.88
613 TALBOT AVE	14091860000	RESSD - Detached Single Dwelling	OS-One Storey	1949	549	2021	05	\$ 191,000	\$ 347.91	\$ 194,400	\$ 354.10
638 TALBOT AVE	14092638000	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	857	2021	01	\$ 251,000	\$ 292.88	\$ 266,100	\$ 310.50
655 TALBOT AVE	14091889000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,353	2021	07	\$ 209,900	\$ 155.14	\$ 209,500	\$ 154.84
561 UNION AVE E	14081110000	RESSD - Detached Single Dwelling	OS-One Storey	1946	700	2022	08	\$ 212,000	\$ 302.86	\$ 194,000	\$ 277.14
572 UNION AVE E	14082398100	RESDU - Duplex	TS-Two Storey	1958	1,924	2021	05	\$ 395,000	\$ 205.30	\$ 402,100	\$ 208.99
593 UNION AVE E	14081118000	RESSD - Detached Single Dwelling	OS-One Storey	1946	600	2021	09	\$ 151,000	\$ 251.67	\$ 147,500	\$ 245.83
603 UNION AVE E	14081122100	RESSD - Detached Single Dwelling	OS-One Storey	1912	685	2021	09	\$ 159,900	\$ 233.43	\$ 156,200	\$ 228.03
604 UNION AVE E	14082408000	RESSD - Detached Single Dwelling	OS-One Storey	1906	873	2021	07	\$ 162,500	\$ 186.14	\$ 162,200	\$ 185.80
634 UNION AVE E	14082417000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1945	1,104	2022	08	\$ 277,000	\$ 250.91	\$ 253,500	\$ 229.62
661 UNION AVE E	14081257000	RESSD - Detached Single Dwelling	OS-One Storey	1954	923	2021	11	\$ 310,500	\$ 336.40	\$ 297,500	\$ 322.32
714 UNION AVE E	14082532100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	900	2022	04	\$ 315,000	\$ 350.00	\$ 286,700	\$ 318.56
718 UNION AVE E	14082533200	RESSD - Detached Single Dwelling	OS-One Storey	1948	743	2022	01	\$ 290,000	\$ 390.31	\$ 272,300	\$ 366.49
731 UNION AVE E	14081283000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	894	2021	03	\$ 260,000	\$ 290.83	\$ 270,100	\$ 302.13
735 UNION AVE E	14081285000	RESSD - Detached Single Dwelling	OS-One Storey	1949	735	2022	10	\$ 205,000	\$ 278.91	\$ 192,500	\$ 261.90
765 UNION AVE E	14081386000	RESSD - Detached Single Dwelling	OS-One Storey	1950	735	2022	12	\$ 205,000	\$ 278.91	\$ 197,400	\$ 268.57
770 UNION AVE E	14082548100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	900	2021	08	\$ 261,000	\$ 290.00	\$ 257,600	\$ 286.22
778 UNION AVE E	14082550100	RESSD - Detached Single Dwelling	OS-One Storey	1948	747	2021	12	\$ 280,000	\$ 374.83	\$ 265,400	\$ 355.29
782 UNION AVE E	14082551100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	917	2021	12	\$ 237,782	\$ 259.30	\$ 225,400	\$ 245.80
515 WINDSOR AVE	14091119000	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1919	1,390	2021	04	\$ 225,000	\$ 161.87	\$ 231,300	\$ 166.40
522 WINDSOR AVE	14091030000	RESSD - Detached Single Dwelling	TS-Two Storey	1911	1,558	2021	09	\$ 224,900	\$ 144.35	\$ 219,700	\$ 141.01
530 WINDSOR AVE	14091027000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1931	1,234	2022	10	\$ 314,500	\$ 254.86	\$ 295,300	\$ 239.30
535 WINDSOR AVE	14091123000	RESSD - Detached Single Dwelling	OS-One Storey	1951	600	2021	01	\$ 210,000	\$ 350.00	\$ 222,600	\$ 371.00
538 WINDSOR AVE	14091024000	RESSD - Detached Single Dwelling	OS-One Storey	1907	670	2021	04	\$ 155,000	\$ 231.34	\$ 159,300	\$ 237.76
544 WINDSOR AVE	14091021000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	835	2021	02	\$ 121,544	\$ 145.56	\$ 127,500	\$ 152.69
562 WINDSOR AVE	14091018000	RESSD - Detached Single Dwelling	OS-One Storey	1912	883	2022	10	\$ 156,000	\$ 176.67	\$ 146,500	\$ 165.91
567 WINDSOR AVE	14091106000	RESSD - Detached Single Dwelling	OS-One Storey	1953	675	2021	05	\$ 212,000	\$ 314.07	\$ 215,800	\$ 319.70
576 WINDSOR AVE	14091011000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,172	2023	01	\$ 274,000	\$ 233.79	\$ 267,200	\$ 227.99

**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.
592 WINDSOR AVE	14091004000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	994	2021	10	\$ 200,000	\$ 201.21	\$ 193,600	\$ 194.77
607 WINDSOR AVE	14091093000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1,127	2022	07	\$ 221,000	\$ 196.10	\$ 199,800	\$ 177.28
615 WINDSOR AVE	14091091000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	1,083	2022	06	\$ 172,500	\$ 159.28	\$ 153,900	\$ 142.11
627 WINDSOR AVE	14091086000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	1,020	2021	11	\$ 125,000	\$ 122.55	\$ 119,800	\$ 117.45
629 WINDSOR AVE	14091085000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	803	2022	09	\$ 141,500	\$ 176.21	\$ 131,200	\$ 163.39

**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.
714 BEACH AVE	14091940000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1911	720	2022	03	\$ 142,000	\$ 197.22	\$ 130,600	\$ 181.39
745 BEACH AVE	14090556000	RESSD - Detached Single Dwelling	TS-Two Storey	2015	1,256	2021	02	\$ 317,000	\$ 252.39	\$ 332,500	\$ 264.73
787 BEACH AVE	14090585000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1918	992	2021	10	\$ 210,000	\$ 211.69	\$ 203,300	\$ 204.94
799 BEACH AVE	14090611000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	894	2022	09	\$ 331,799	\$ 371.14	\$ 307,600	\$ 344.07
806 BEACH AVE	14092008100	RESSD - Detached Single Dwelling	OS-One Storey	1950	748	2022	09	\$ 285,000	\$ 381.02	\$ 264,200	\$ 353.21
811 BEACH AVE	14090615000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	910	2022	07	\$ 250,000	\$ 274.73	\$ 226,000	\$ 248.35
826 BEACH AVE	14092033200	RESSD - Detached Single Dwelling	OS-One Storey	1949	735	2022	10	\$ 199,300	\$ 271.16	\$ 187,100	\$ 254.56
869 BEACH AVE	14090628100	RESSD - Detached Single Dwelling	OS-One Storey	1958	680	2022	09	\$ 150,000	\$ 220.59	\$ 139,100	\$ 204.56
890 BEACH AVE	14092064000	RESSD - Detached Single Dwelling	OS-One Storey	1951	813	2022	05	\$ 332,000	\$ 408.36	\$ 299,100	\$ 367.90
905 BEACH AVE	14090639000	RESSD - Detached Single Dwelling	OS-One Storey	1945	680	2023	03	\$ 160,000	\$ 235.29	\$ 160,000	\$ 235.29
918 BEACH AVE	14092082000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,025	2021	09	\$ 265,000	\$ 258.54	\$ 258,900	\$ 252.59
933 BEACH AVE	14090651000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1929	1,054	2022	09	\$ 274,000	\$ 259.96	\$ 254,000	\$ 240.99
951 BEACH AVE	14090656000	RESSD - Detached Single Dwelling	OS-One Storey	1953	657	2022	05	\$ 240,000	\$ 365.30	\$ 216,200	\$ 329.07
964 BEACH AVE	14092127000	RESSD - Detached Single Dwelling	OS-One Storey	1954	704	2021	07	\$ 253,000	\$ 359.38	\$ 252,500	\$ 358.66
973 BEACH AVE	14090665000	RESSD - Detached Single Dwelling	OS-One Storey	1953	704	2021	04	\$ 240,000	\$ 340.91	\$ 246,700	\$ 350.43
994 BEACH AVE	14092137000	RESDU - Duplex	TS-Two Storey	1960	2,268	2021	03	\$ 400,000	\$ 176.37	\$ 415,600	\$ 183.25
999 BEACH AVE	14090680000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1,120	2022	10	\$ 240,000	\$ 214.29	\$ 225,400	\$ 201.25
1003 BEACH AVE	14090682000	RESSD - Detached Single Dwelling	OS-One Storey	1955	964	2023	03	\$ 327,000	\$ 339.21	\$ 327,000	\$ 339.21
1004 BEACH AVE	14092140100	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,024	2022	07	\$ 415,229	\$ 405.50	\$ 375,400	\$ 366.60
1008 BEACH AVE	14092141100	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,024	2021	07	\$ 310,000	\$ 302.73	\$ 309,400	\$ 302.15
1011 BEACH AVE	14090694000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,000	2021	04	\$ 265,000	\$ 265.00	\$ 272,400	\$ 272.40
1074 BEACH AVE	14092347200	RESDU - Duplex	TS-Two Storey	1960	2,276	2021	06	\$ 419,900	\$ 184.49	\$ 423,300	\$ 185.98
828 CHALMERS AVE E	14090888000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	852	2021	09	\$ 191,000	\$ 224.18	\$ 186,600	\$ 219.01
833 CHALMERS AVE E	14081402000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2021	08	\$ 265,000	\$ 290.57	\$ 261,600	\$ 286.84
857 CHALMERS AVE E	14081409000	RESSD - Detached Single Dwelling	OS-One Storey	1955	894	2021	11	\$ 220,000	\$ 246.09	\$ 210,800	\$ 235.79
137 CLYDE RD	14081573500	RESDU - Duplex	TS-Two Storey	1960	2,046	2023	03	\$ 383,000	\$ 187.19	\$ 383,000	\$ 187.19
150 CLYDE RD	14081559400	RESSS - Side By Side	OS-One Storey	1961	720	2022	06	\$ 249,900	\$ 347.08	\$ 222,900	\$ 309.58
175 CLYDE RD	14081570500	RESDU - Duplex	TS-Two Storey	1962	2,160	2021	05	\$ 417,000	\$ 193.06	\$ 424,500	\$ 196.53
202 CLYDE RD	14081579000	RESSS - Side By Side	TS-Two Storey	1967	1,152	2021	08	\$ 248,000	\$ 215.28	\$ 244,800	\$ 212.50
202 CLYDE RD	14081579000	RESSS - Side By Side	TS-Two Storey	1967	1,152	2022	07	\$ 260,800	\$ 226.39	\$ 235,800	\$ 204.69
318 CULVER ST	14081537800	RESDU - Duplex	TS-Two Storey	1959	1,924	2022	10	\$ 400,000	\$ 207.90	\$ 375,600	\$ 195.22
334 CULVER ST	14083901100	RESTR - Triplex	TS-Two Storey	1960	1,672	2022	02	\$ 485,000	\$ 290.07	\$ 450,600	\$ 269.50
717 HERBERT AVE	14100128070	RESSD - Detached Single Dwelling	OS-One Storey	1905	603	2023	03	\$ 187,500	\$ 310.95	\$ 187,500	\$ 310.95
949 HERBERT AVE	14092427000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1907	840	2021	06	\$ 164,910	\$ 196.32	\$ 166,200	\$ 197.86
953 HERBERT AVE	14092426100	RESSD - Detached Single Dwelling	OS-One Storey	1956	780	2021	03	\$ 225,000	\$ 288.46	\$ 233,800	\$ 299.74
981 HERBERT AVE	14092440000	RESSD - Detached Single Dwelling	OS-One Storey	1957	838	2022	06	\$ 252,000	\$ 300.72	\$ 224,800	\$ 268.26
45 KEENLEYSIDE ST	14092229100	RESSD - Detached Single Dwelling	OS-One Storey	1956	768	2021	04	\$ 250,000	\$ 325.52	\$ 257,000	\$ 334.64
57 KEENLEYSIDE ST	14092226100	RESSD - Detached Single Dwelling	OS-One Storey	1956	792	2021	07	\$ 320,000	\$ 404.04	\$ 319,400	\$ 403.28
302 KEENLEYSIDE ST	14081484000	RESSD - Detached Single Dwelling	OS-One Storey	1955	833	2021	03	\$ 267,000	\$ 320.53	\$ 277,400	\$ 333.01
322 KEENLEYSIDE ST	14081479000	RESSD - Detached Single Dwelling	OS-One Storey	1955	867	2021	08	\$ 337,322	\$ 389.07	\$ 332,900	\$ 383.97
323 KEENLEYSIDE ST	14081623000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,024	2022	06	\$ 385,000	\$ 375.98	\$ 343,400	\$ 335.35

**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.
327 KEENLEYSIDE ST	14081624000	RESSD - Detached Single Dwelling	OS-One Storey	1956	869	2021	01	\$ 300,000	\$ 345.22	\$ 318,000	\$ 365.94
331 KEENLEYSIDE ST	14081625000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,024	2022	05	\$ 380,000	\$ 371.09	\$ 342,400	\$ 334.38
343 KEENLEYSIDE ST	14081628000	RESSD - Detached Single Dwelling	OS-One Storey	1954	728	2021	09	\$ 269,000	\$ 369.51	\$ 262,800	\$ 360.99
351 KEENLEYSIDE ST	14081630000	RESSD - Detached Single Dwelling	OS-One Storey	1954	728	2022	11	\$ 260,000	\$ 357.14	\$ 247,300	\$ 339.70
422 KENT RD	14081433000	RESSD - Detached Single Dwelling	OS-One Storey	1955	919	2021	06	\$ 302,000	\$ 328.62	\$ 304,400	\$ 331.23
426 KENT RD	14081434000	RESSD - Detached Single Dwelling	OS-One Storey	1955	796	2022	07	\$ 315,000	\$ 395.73	\$ 284,800	\$ 357.79
427 KENT RD	14081458000	RESSD - Detached Single Dwelling	OS-One Storey	1955	919	2021	05	\$ 203,000	\$ 220.89	\$ 206,700	\$ 224.92
431 KENT RD	14081459000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,244	2021	09	\$ 170,000	\$ 136.66	\$ 166,100	\$ 133.52
442 KENT RD	14081438000	RESSD - Detached Single Dwelling	OS-One Storey	1955	796	2022	05	\$ 242,000	\$ 304.02	\$ 218,000	\$ 273.87
475 KENT RD	14081469000	RESSD - Detached Single Dwelling	OS-One Storey	1955	796	2023	03	\$ 210,000	\$ 263.82	\$ 210,000	\$ 263.82
594 KENT RD	14081553700	RESDU - Duplex	TS-Two Storey	1960	2,340	2021	03	\$ 430,000	\$ 183.76	\$ 446,800	\$ 190.94
594 KENT RD	14081553700	RESDU - Duplex	TS-Two Storey	1960	2,340	2023	01	\$ 538,250	\$ 230.02	\$ 524,800	\$ 224.27
616 KENT RD	14081554700	RESMC - Multi-Family Conversion	TS-Two Storey	1960	1,872	2021	05	\$ 360,000	\$ 192.31	\$ 366,500	\$ 195.78
627 KENT RD	14081549500	RESDU - Duplex	TS-Two Storey	1960	2,332	2021	07	\$ 550,000	\$ 235.85	\$ 548,900	\$ 235.38
631 KENT RD	14081549100	RESDU - Duplex	TS-Two Storey	1960	2,160	2022	09	\$ 480,000	\$ 222.22	\$ 445,000	\$ 206.02
647 KENT RD	14081548300	RESDU - Duplex	TS-Two Storey	1960	1,672	2021	12	\$ 425,000	\$ 254.19	\$ 402,900	\$ 240.97
650 KENT RD	14083911100	RESDU - Duplex	TS-Two Storey	1960	1,712	2022	02	\$ 428,000	\$ 250.00	\$ 397,600	\$ 232.24
655 KENT RD	14081547500	RESDU - Duplex	TS-Two Storey	1960	1,672	2022	01	\$ 393,500	\$ 235.35	\$ 369,500	\$ 220.99
94 MAGNOLIA ST	14092493100	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1,712	2021	04	\$ 276,000	\$ 161.21	\$ 283,700	\$ 165.71
782 MANHATTAN AVE	14090563000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	08	\$ 268,500	\$ 298.33	\$ 265,000	\$ 294.44
808 MANHATTAN AVE	14090588000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	11	\$ 224,000	\$ 248.89	\$ 214,600	\$ 238.44
823 MANHATTAN AVE	14090908000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	917	2022	03	\$ 265,000	\$ 288.99	\$ 243,800	\$ 265.87
839 MANHATTAN AVE	14090904000	RESSD - Detached Single Dwelling	OS-One Storey	1951	748	2022	10	\$ 210,000	\$ 280.75	\$ 197,200	\$ 263.64
856 MANHATTAN AVE	14090602000	RESSD - Detached Single Dwelling	OS-One Storey	1950	735	2021	11	\$ 310,000	\$ 421.77	\$ 297,000	\$ 404.08
1002 MANHATTAN AVE	14090687100	RESDU - Duplex	TS-Two Storey	1960	1,904	2022	09	\$ 410,000	\$ 215.34	\$ 380,100	\$ 199.63
1006 MANHATTAN AVE	14090688100	RESDU - Duplex	TS-Two Storey	1960	1,904	2022	07	\$ 449,000	\$ 235.82	\$ 405,900	\$ 213.18
725 MCCALMAN AVE	14093261000	RESSD - Detached Single Dwelling	BL-Bi-Level	2000	802	2022	08	\$ 340,000	\$ 423.94	\$ 311,100	\$ 387.91
755 MCCALMAN AVE	14093272000	RESSD - Detached Single Dwelling	OS-One Storey	1910	1,147	2022	06	\$ 265,000	\$ 231.04	\$ 236,400	\$ 206.10
756 MCCALMAN AVE	14093354000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1,368	2022	04	\$ 270,000	\$ 197.37	\$ 245,700	\$ 179.61
777 MCCALMAN AVE	14093279000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	886	2021	04	\$ 209,900	\$ 236.91	\$ 215,800	\$ 243.57
814 MCCALMAN AVE	14093396000	RESSD - Detached Single Dwelling	OS-One Storey	1955	660	2022	11	\$ 192,000	\$ 290.91	\$ 182,600	\$ 276.67
844 MCCALMAN AVE	14093405000	RESSD - Detached Single Dwelling	TS-Two Storey	2020	1,580	2021	04	\$ 360,000	\$ 227.85	\$ 370,100	\$ 234.24
849 MCCALMAN AVE	14093303000	RESSD - Detached Single Dwelling	OS-One Storey	1918	516	2022	08	\$ 130,000	\$ 251.94	\$ 119,000	\$ 230.62
853 MCCALMAN AVE	14093305000	RESSD - Detached Single Dwelling	OS-One Storey	1944	756	2021	05	\$ 230,000	\$ 304.23	\$ 234,100	\$ 309.66
881 MCCALMAN AVE	14093313100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	898	2021	08	\$ 134,000	\$ 149.22	\$ 132,300	\$ 147.33
927 MCCALMAN AVE	14093326000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	881	2021	10	\$ 210,000	\$ 238.37	\$ 203,300	\$ 230.76
935 MCCALMAN AVE	14093328000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	881	2021	06	\$ 193,500	\$ 219.64	\$ 195,000	\$ 221.34
946 MCCALMAN AVE	14093475000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1946	912	2021	07	\$ 226,000	\$ 247.81	\$ 225,500	\$ 247.26
951 MCCALMAN AVE	14093332000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	981	2021	11	\$ 228,000	\$ 232.42	\$ 218,400	\$ 222.63
963 MCCALMAN AVE	14093334900	RESSD - Detached Single Dwelling	BL-Bi-Level	1998	981	2021	09	\$ 311,000	\$ 317.02	\$ 303,800	\$ 309.68
992 MCCALMAN AVE	14093498000	RESSD - Detached Single Dwelling	OS-One Storey	1956	882	2021	11	\$ 275,000	\$ 311.79	\$ 263,500	\$ 298.75

**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.
1017 MCCALMAN AVE	14092454000	RESSD - Detached Single Dwelling	OS-One Storey	1957	953	2021	06	\$ 270,000	\$ 283.32	\$ 272,200	\$ 285.62
1040 MCCALMAN AVE	14092464100	RESSD - Detached Single Dwelling	OS-One Storey	1956	912	2021	10	\$ 304,000	\$ 333.33	\$ 294,300	\$ 322.70
1062 MCCALMAN AVE	14092235100	RESSD - Detached Single Dwelling	OS-One Storey	1956	908	2022	01	\$ 250,000	\$ 275.33	\$ 234,800	\$ 258.59
1064 MCCALMAN AVE	14092236100	RESSD - Detached Single Dwelling	OS-One Storey	1956	903	2022	07	\$ 289,000	\$ 320.04	\$ 261,300	\$ 289.37
1096 MCCALMAN AVE	14092245100	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,160	2021	12	\$ 332,000	\$ 286.21	\$ 314,700	\$ 271.29
1130 MCCALMAN AVE	14092267000	RESSD - Detached Single Dwelling	OS-One Storey	1956	769	2022	06	\$ 250,000	\$ 325.10	\$ 223,000	\$ 289.99
326 MILFORD ST	14081634100	RESDU - Duplex	TS-Two Storey	1959	2,294	2021	10	\$ 395,000	\$ 172.19	\$ 382,400	\$ 166.70
341 MILFORD ST	14081535300	RESDU - Duplex	TS-Two Storey	1960	2,304	2021	06	\$ 360,000	\$ 156.25	\$ 362,900	\$ 157.51
643 NAIRN AVE	14093368000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	1,059	2021	12	\$ 190,000	\$ 179.41	\$ 180,100	\$ 170.07
697 NAIRN AVE	14093421000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	874	2022	02	\$ 142,000	\$ 162.47	\$ 131,900	\$ 150.92
735 NAIRN AVE	14093429000	RESSD - Detached Single Dwelling	OS-One Storey	1954	936	2021	05	\$ 230,000	\$ 245.73	\$ 234,100	\$ 250.11
865 NAIRN AVE	14100076600	RESSS - Side By Side	TS-Two Storey	2011	1,236	2022	04	\$ 296,000	\$ 239.48	\$ 269,400	\$ 217.96
891 NAIRN AVE	14100062500	RESSS - Side By Side	TS-Two Storey	2010	1,208	2021	08	\$ 256,900	\$ 212.67	\$ 253,600	\$ 209.93
1115 NAIRN AVE	14093552000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2021	09	\$ 295,000	\$ 333.71	\$ 288,200	\$ 326.02
56 STAPLETON ST	14092257100	RESSD - Detached Single Dwelling	OS-One Storey	1957	793	2022	07	\$ 295,000	\$ 372.01	\$ 266,700	\$ 336.32
702 TALBOT AVE	14092600200	RESSS - Side By Side	TS-Two Storey	1978	1,152	2021	08	\$ 220,000	\$ 190.97	\$ 217,100	\$ 188.45
708 TALBOT AVE	14092598000	RESSD - Detached Single Dwelling	OS-One Storey	1952	960	2022	08	\$ 281,004	\$ 292.71	\$ 257,100	\$ 267.81
744 TALBOT AVE	14092550100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	900	2022	06	\$ 316,000	\$ 351.11	\$ 281,900	\$ 313.22
748 TALBOT AVE	14092552000	RESSD - Detached Single Dwelling	OS-One Storey	1948	735	2022	05	\$ 231,600	\$ 315.10	\$ 208,700	\$ 283.95
753 TALBOT AVE	14091981000	RESSD - Detached Single Dwelling	BL-Bi-Level	1995	998	2022	03	\$ 290,000	\$ 290.58	\$ 266,800	\$ 267.33
759 TALBOT AVE	14091989000	RESSD - Detached Single Dwelling	OS-One Storey	1947	572	2022	07	\$ 220,000	\$ 384.62	\$ 198,900	\$ 347.73
768 TALBOT AVE	14092512000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1907	1,064	2022	09	\$ 158,000	\$ 148.50	\$ 146,500	\$ 137.69
779 TALBOT AVE	14100126085	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	1,268	2022	01	\$ 249,000	\$ 196.37	\$ 233,800	\$ 184.38
800A TALBOT AVE	14100122745	RESSD - Detached Single Dwelling	BL-Bi-Level	2014	926	2022	03	\$ 295,500	\$ 319.11	\$ 271,900	\$ 293.63
836 TALBOT AVE	14092504000	RESSD - Detached Single Dwelling	OS-One Storey	1956	964	2023	01	\$ 265,000	\$ 274.90	\$ 258,400	\$ 268.05
871 TALBOT AVE	14092086100	RESDU - Duplex	TS-Two Storey	1958	1,570	2022	11	\$ 320,000	\$ 203.82	\$ 304,300	\$ 193.82
938 TALBOT AVE	14092390000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	900	2021	12	\$ 242,000	\$ 268.89	\$ 229,400	\$ 254.89
995 TALBOT AVE	14092155000	RESSD - Detached Single Dwelling	OS-One Storey	1907	860	2022	09	\$ 235,000	\$ 273.26	\$ 217,800	\$ 253.26
1000 TALBOT AVE	14092166000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2022	09	\$ 270,000	\$ 305.43	\$ 250,300	\$ 283.14
1004 TALBOT AVE	14092167000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2022	07	\$ 247,500	\$ 322.27	\$ 223,700	\$ 291.28
1007 TALBOT AVE	14092324000	RESSD - Detached Single Dwelling	OS-One Storey	1953	768	2022	07	\$ 350,250	\$ 456.05	\$ 316,600	\$ 412.24
1020 TALBOT AVE	14092170100	RESSS - Side By Side	TS-Two Storey	1955	960	2021	08	\$ 240,000	\$ 250.00	\$ 236,900	\$ 246.77
1021 TALBOT AVE	14092331000	RESSD - Detached Single Dwelling	OS-One Storey	1950	833	2021	03	\$ 277,000	\$ 332.53	\$ 287,800	\$ 345.50
1028 TALBOT AVE	14092173000	RESSS - Side By Side	TS-Two Storey	1955	960	2021	02	\$ 200,000	\$ 208.33	\$ 209,800	\$ 218.54
1039 TALBOT AVE	14092342000	RESSD - Detached Single Dwelling	OS-One Storey	1953	700	2021	07	\$ 252,000	\$ 360.00	\$ 251,500	\$ 359.29
1075 TALBOT AVE	14092359000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,058	2021	07	\$ 287,000	\$ 271.27	\$ 286,400	\$ 270.70
1103 TALBOT AVE	14092365000	RESSD - Detached Single Dwelling	OS-One Storey	1953	672	2022	06	\$ 225,000	\$ 334.82	\$ 200,700	\$ 298.66

**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.
224 BRONX AVE	02010530000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,258	2022	08	\$ 316,000	\$ 251.19	\$ 289,100	\$ 229.81
245 BRONX AVE	02010512000	RESMC - Multi-Family Conversion	TS-Two Storey	1953	3,264	2022	09	\$ 402,000	\$ 123.16	\$ 372,700	\$ 114.19
248 BRONX AVE	02010536000	RESSD - Detached Single Dwelling	OS-One Storey	1952	1,005	2021	04	\$ 315,000	\$ 313.43	\$ 323,800	\$ 322.19
251 BRONX AVE	02010509000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,440	2021	06	\$ 372,100	\$ 258.40	\$ 375,100	\$ 260.49
262 BRONX AVE	02010540000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2022	04	\$ 327,000	\$ 412.88	\$ 297,600	\$ 375.76
282 BRONX AVE	02010547000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1920	1,000	2021	09	\$ 170,000	\$ 170.00	\$ 166,100	\$ 166.10
328 BRONX AVE	02010692000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2022	06	\$ 380,000	\$ 479.80	\$ 339,000	\$ 428.03
336 BRONX AVE	02010694000	RESSD - Detached Single Dwelling	OS-One Storey	1950	800	2021	04	\$ 315,000	\$ 393.75	\$ 323,800	\$ 404.75
337 BRONX AVE	02010678000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2021	07	\$ 350,000	\$ 441.92	\$ 349,300	\$ 441.04
353 BRONX AVE	02010674000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2022	08	\$ 299,900	\$ 378.66	\$ 274,400	\$ 346.46
360 BRONX AVE	02010700000	RESSD - Detached Single Dwelling	OS-One Storey	1950	825	2021	06	\$ 346,500	\$ 420.00	\$ 349,300	\$ 423.39
364 BRONX AVE	02010701000	RESSD - Detached Single Dwelling	OS-One Storey	1950	825	2021	01	\$ 316,000	\$ 383.03	\$ 335,000	\$ 406.06
388 BRONX AVE	02010706000	RESSD - Detached Single Dwelling	OS-One Storey	1950	1,152	2021	11	\$ 390,888	\$ 339.31	\$ 374,500	\$ 325.09
516 BRONX AVE	02010969000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,138	2021	09	\$ 310,000	\$ 272.41	\$ 302,900	\$ 266.17
536 BRONX AVE	02010975000	RESSD - Detached Single Dwelling	OS-One Storey	1955	950	2022	06	\$ 315,000	\$ 331.58	\$ 281,000	\$ 295.79
543 BRONX AVE	02010957000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,006	2021	07	\$ 366,000	\$ 363.82	\$ 365,300	\$ 363.12
556 BRONX AVE	02010980000	RESSD - Detached Single Dwelling	OS-One Storey	1955	918	2022	04	\$ 416,000	\$ 453.16	\$ 378,600	\$ 412.42
583 BRONX AVE	02010948000	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1,166	2021	04	\$ 280,000	\$ 240.14	\$ 287,800	\$ 246.83
591 BRONX AVE	02010946000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,022	2022	10	\$ 270,000	\$ 264.19	\$ 253,500	\$ 248.04
599 BRONX AVE	02010942000	RESSD - Detached Single Dwelling	OS-One Storey	1956	986	2022	09	\$ 284,000	\$ 288.03	\$ 263,300	\$ 267.04
208 CHELSEA AVE	02010580000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2022	07	\$ 311,000	\$ 392.68	\$ 281,100	\$ 354.92
216 CHELSEA AVE	02010582000	RESSD - Detached Single Dwelling	OS-One Storey	1949	768	2022	05	\$ 353,000	\$ 459.64	\$ 318,100	\$ 414.19
240 CHELSEA AVE	02010588000	RESSD - Detached Single Dwelling	OS-One Storey	1925	850	2021	07	\$ 162,500	\$ 191.18	\$ 162,200	\$ 190.82
240 CHELSEA AVE	02010588000	RESSD - Detached Single Dwelling	OS-One Storey	1925	850	2021	09	\$ 162,500	\$ 191.18	\$ 158,800	\$ 186.82
257 CHELSEA AVE	02010560000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2022	06	\$ 383,000	\$ 483.59	\$ 341,600	\$ 431.31
270 CHELSEA AVE	02010605000	RESSD - Detached Single Dwelling	OS-One Storey	1949	800	2022	06	\$ 335,000	\$ 418.75	\$ 298,800	\$ 373.50
277 CHELSEA AVE	02010555000	RESSD - Detached Single Dwelling	OS-One Storey	1949	792	2022	05	\$ 350,000	\$ 441.92	\$ 315,400	\$ 398.23
281 CHELSEA AVE	02010554000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,080	2021	12	\$ 335,000	\$ 310.19	\$ 317,600	\$ 294.07
289 CHELSEA AVE	02010552000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,122	2021	10	\$ 288,000	\$ 256.68	\$ 278,800	\$ 248.48
354 CHELSEA AVE	02010740000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2022	06	\$ 255,000	\$ 306.49	\$ 227,500	\$ 273.44
364 CHELSEA AVE	02010742000	RESSD - Detached Single Dwelling	OS-One Storey	1950	840	2021	10	\$ 315,000	\$ 375.00	\$ 304,900	\$ 362.98
408 CHELSEA AVE	02010867000	RESSD - Detached Single Dwelling	OS-One Storey	1955	854	2022	03	\$ 411,000	\$ 481.26	\$ 378,100	\$ 442.74
444 CHELSEA AVE	02010876000	RESSD - Detached Single Dwelling	OS-One Storey	1955	768	2021	04	\$ 263,500	\$ 343.10	\$ 270,900	\$ 352.73
448 CHELSEA AVE	02010877000	RESSD - Detached Single Dwelling	TL-3 Level Split	1954	962	2021	12	\$ 333,000	\$ 346.15	\$ 315,700	\$ 328.17
464 CHELSEA AVE	02010881000	RESSD - Detached Single Dwelling	OS-One Storey	1954	864	2022	06	\$ 356,464	\$ 412.57	\$ 318,000	\$ 368.06
468 CHELSEA AVE	02010882000	RESSD - Detached Single Dwelling	BL-Bi-Level	1954	1,336	2021	07	\$ 286,000	\$ 214.07	\$ 285,400	\$ 213.62
471 CHELSEA AVE	02010863000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,032	2022	07	\$ 356,471	\$ 345.42	\$ 322,200	\$ 312.21
476 CHELSEA AVE	02010884000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,008	2022	03	\$ 375,000	\$ 372.02	\$ 345,000	\$ 342.26
495 CHELSEA AVE	02010860000	RESSD - Detached Single Dwelling	FL-4 Level Split	1990	1,373	2021	08	\$ 330,000	\$ 240.35	\$ 325,700	\$ 237.22
495 CHELSEA AVE	02010860000	RESSD - Detached Single Dwelling	FL-4 Level Split	1990	1,373	2022	06	\$ 330,000	\$ 240.35	\$ 294,400	\$ 214.42
497 CHELSEA AVE	02010859000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	770	2021	09	\$ 240,734	\$ 312.64	\$ 235,200	\$ 305.45



**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.
510 CHELSEA AVE	02011018000	RESSD - Detached Single Dwelling	OS-One Storey	1954	864	2021	06	\$ 285,000	\$ 329.86	\$ 287,300	\$ 332.52
549 CHELSEA AVE	02011001000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2022	02	\$ 355,000	\$ 389.25	\$ 329,800	\$ 361.62
224 DONALDA AVE	02000894000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,336	2021	07	\$ 312,224	\$ 233.70	\$ 311,600	\$ 233.23
247 DONALDA AVE	02000869000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,122	2021	02	\$ 292,000	\$ 260.25	\$ 306,300	\$ 272.99
255 DONALDA AVE	02000871000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,200	2021	10	\$ 228,830	\$ 190.69	\$ 221,500	\$ 184.58
264 DONALDA AVE	02000904000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,200	2021	08	\$ 315,000	\$ 262.50	\$ 310,900	\$ 259.08
271 DONALDA AVE	02000875000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,340	2022	06	\$ 376,271	\$ 280.80	\$ 335,600	\$ 250.45
351 DONALDA AVE	02000913000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1,438	2023	02	\$ 255,000	\$ 177.33	\$ 251,700	\$ 175.03
555 HENDERSON HWY	02000884000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,290	2021	06	\$ 290,000	\$ 224.81	\$ 292,300	\$ 226.59
713 HENDERSON HWY	02010519000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,181	2021	12	\$ 266,000	\$ 225.23	\$ 252,200	\$ 213.55
719 HENDERSON HWY	02010522000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,320	2022	11	\$ 285,000	\$ 215.91	\$ 271,000	\$ 205.30
216 KIMBERLY AVE	02010480000	RESSD - Detached Single Dwelling	OS-One Storey	1920	748	2021	03	\$ 161,500	\$ 215.91	\$ 167,800	\$ 224.33
216 KIMBERLY AVE	02010480000	RESSD - Detached Single Dwelling	OS-One Storey	1920	748	2021	11	\$ 210,000	\$ 280.75	\$ 201,200	\$ 268.98
218 KIMBERLY AVE	02062807595	RESSD - Detached Single Dwelling	TS-Two Storey	2017	1,308	2021	07	\$ 390,000	\$ 298.17	\$ 389,200	\$ 297.55
228 KIMBERLY AVE	02010486000	RESSD - Detached Single Dwelling	OS-One Storey	1937	616	2021	05	\$ 160,000	\$ 259.74	\$ 162,900	\$ 264.45
230 KIMBERLY AVE	02010487000	RESSD - Detached Single Dwelling	OS-One Storey	1953	801	2022	07	\$ 351,000	\$ 438.20	\$ 317,300	\$ 396.13
344 KIMBERLY AVE	02010653000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1,144	2023	03	\$ 245,000	\$ 214.16	\$ 245,000	\$ 214.16
348 KIMBERLY AVE	02010654000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,080	2023	03	\$ 305,000	\$ 282.41	\$ 305,000	\$ 282.41
532 KIMBERLY AVE	02010926000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,006	2021	07	\$ 302,000	\$ 300.20	\$ 301,400	\$ 299.60
536 KIMBERLY AVE	02010927000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1,022	2022	11	\$ 245,000	\$ 239.73	\$ 233,000	\$ 227.98
552 KIMBERLY AVE	02010931000	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1,166	2021	11	\$ 280,000	\$ 240.14	\$ 268,200	\$ 230.02
576 KIMBERLY AVE	02010937000	RESSD - Detached Single Dwelling	OS-One Storey	1955	986	2021	05	\$ 291,000	\$ 295.13	\$ 296,200	\$ 300.41
213 MELBOURNE AVE	02010642000	RESSD - Detached Single Dwelling	OS-One Storey	1923	864	2022	06	\$ 184,800	\$ 213.89	\$ 164,800	\$ 190.74
221 MELBOURNE AVE	02010639000	RESSD - Detached Single Dwelling	OS-One Storey	1955	774	2022	05	\$ 226,000	\$ 291.99	\$ 203,600	\$ 263.05
229 MELBOURNE AVE	02010635000	RESSD - Detached Single Dwelling	OS-One Storey	1924	665	2022	10	\$ 200,000	\$ 300.75	\$ 187,800	\$ 282.41
230 MELBOURNE AVE	02010038100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	948	2022	03	\$ 320,000	\$ 337.55	\$ 294,400	\$ 310.55
240 MELBOURNE AVE	02010039100	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1935	2,037	2021	07	\$ 297,500	\$ 146.05	\$ 296,900	\$ 145.75
262 MELBOURNE AVE	02010046000	RESSD - Detached Single Dwelling	OS-One Storey	1929	720	2021	11	\$ 212,500	\$ 295.14	\$ 203,600	\$ 282.78
285 MELBOURNE AVE	02010616000	RESSD - Detached Single Dwelling	OS-One Storey	1931	810	2021	12	\$ 230,000	\$ 283.95	\$ 218,000	\$ 269.14
290 MELBOURNE AVE	02010052000	RESSD - Detached Single Dwelling	OS-One Storey	1931	741	2021	08	\$ 270,100	\$ 364.51	\$ 266,600	\$ 359.78
303 MELBOURNE AVE	02010773000	RESSD - Detached Single Dwelling	OS-One Storey	1928	885	2022	07	\$ 245,000	\$ 276.84	\$ 221,500	\$ 250.28
306 MELBOURNE AVE	02010126000	RESSD - Detached Single Dwelling	OS-One Storey	1955	816	2021	07	\$ 249,000	\$ 305.15	\$ 248,500	\$ 304.53
342 MELBOURNE AVE	02010134000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	960	2021	12	\$ 212,000	\$ 220.83	\$ 201,000	\$ 209.38
350 MELBOURNE AVE	02010137000	RESSD - Detached Single Dwelling	OS-One Storey	1954	840	2021	10	\$ 210,000	\$ 250.00	\$ 203,300	\$ 242.02
355 MELBOURNE AVE	02010760000	RESSD - Detached Single Dwelling	OS-One Storey	1914	605	2021	07	\$ 216,000	\$ 357.02	\$ 215,600	\$ 356.36
367 MELBOURNE AVE	02010758000	RESSD - Detached Single Dwelling	OS-One Storey	1961	964	2022	05	\$ 355,000	\$ 368.26	\$ 319,900	\$ 331.85
381 MELBOURNE AVE	02010754000	RESSD - Detached Single Dwelling	OS-One Storey	1956	660	2021	04	\$ 270,000	\$ 409.09	\$ 277,600	\$ 420.61
415 MELBOURNE AVE	02010914500	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	972	2021	09	\$ 350,000	\$ 360.08	\$ 342,000	\$ 351.85
421 MELBOURNE AVE	02010912000	RESSD - Detached Single Dwelling	OS-One Storey	1946	682	2021	07	\$ 220,000	\$ 322.58	\$ 219,600	\$ 321.99
449 MELBOURNE AVE	02010904000	RESSD - Detached Single Dwelling	OS-One Storey	1952	750	2021	09	\$ 331,100	\$ 441.47	\$ 323,500	\$ 431.33
450 MELBOURNE AVE	02010207000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	937	2022	10	\$ 240,000	\$ 256.14	\$ 225,400	\$ 240.55

**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.
481 MELBOURNE AVE	02010893000	RESSD - Detached Single Dwelling	OS-One Storey	1945	784	2022	03	\$ 370,500	\$ 472.58	\$ 340,900	\$ 434.82
489 MELBOURNE AVE	02010890000	RESSD - Detached Single Dwelling	OS-One Storey	1946	720	2022	07	\$ 252,000	\$ 350.00	\$ 227,800	\$ 316.39
531 MELBOURNE AVE	02011058000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1,006	2022	11	\$ 218,000	\$ 216.70	\$ 207,300	\$ 206.06
547 MELBOURNE AVE	02011052000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,030	2022	08	\$ 426,000	\$ 413.59	\$ 389,800	\$ 378.45
554 MELBOURNE AVE	02010291000	RESSD - Detached Single Dwelling	OS-One Storey	1955	924	2021	03	\$ 240,000	\$ 259.74	\$ 249,400	\$ 269.91
562 MELBOURNE AVE	02010293000	RESSD - Detached Single Dwelling	OS-One Storey	1955	848	2023	01	\$ 274,000	\$ 323.11	\$ 267,200	\$ 315.09
566 MELBOURNE AVE	02010294000	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	842	2021	01	\$ 282,000	\$ 334.92	\$ 298,900	\$ 354.99
235 MUNROE AVE	02000801000	RESSD - Detached Single Dwelling	OS-One Storey	1923	867	2022	12	\$ 145,000	\$ 167.24	\$ 139,600	\$ 161.01
265 MUNROE AVE	02000812000	RESSD - Detached Single Dwelling	OS-One Storey	1926	1,026	2022	11	\$ 272,500	\$ 265.59	\$ 259,100	\$ 252.53
215 NEIL AVE	02001111000	RESSD - Detached Single Dwelling	OS-One Storey	1925	883	2021	08	\$ 250,000	\$ 283.13	\$ 246,800	\$ 279.50
219 NEIL AVE	02001109000	RESSD - Detached Single Dwelling	OS-One Storey	1926	912	2021	10	\$ 305,000	\$ 334.43	\$ 295,200	\$ 323.68
232 NEIL AVE	02001135000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1,144	2021	08	\$ 380,000	\$ 332.17	\$ 375,100	\$ 327.88
235 NEIL AVE	02001117000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,194	2021	11	\$ 275,000	\$ 230.32	\$ 263,500	\$ 220.69
236 NEIL AVE	02001136000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,194	2022	08	\$ 373,000	\$ 312.40	\$ 341,300	\$ 285.85
248 NEIL AVE	02001139000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1,144	2022	02	\$ 355,000	\$ 310.31	\$ 329,800	\$ 288.29
268 NEIL AVE	02001144000	RESSD - Detached Single Dwelling	OS-One Storey	1949	1,253	2021	08	\$ 315,000	\$ 251.40	\$ 310,900	\$ 248.12
450 NEIL AVE	02041142000	RESSD - Detached Single Dwelling	OS-One Storey	1954	1,072	2022	07	\$ 340,000	\$ 317.16	\$ 307,400	\$ 286.75
468 NEIL AVE	02041145000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,057	2022	02	\$ 395,000	\$ 373.70	\$ 367,000	\$ 347.21
474 NEIL AVE	02041146000	RESSD - Detached Single Dwelling	OS-One Storey	1954	944	2022	01	\$ 364,000	\$ 385.59	\$ 341,800	\$ 362.08
502 NEIL AVE	02041166000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,077	2021	09	\$ 301,500	\$ 279.94	\$ 294,600	\$ 273.54
208 SYDNEY AVE	02010095000	RESSD - Detached Single Dwelling	OS-One Storey	1926	764	2021	11	\$ 264,000	\$ 345.55	\$ 252,900	\$ 331.02
236 SYDNEY AVE	02010105000	RESSD - Detached Single Dwelling	OS-One Storey	1929	674	2021	07	\$ 169,900	\$ 252.08	\$ 169,600	\$ 251.63
240 SYDNEY AVE	02010106000	RESSD - Detached Single Dwelling	OS-One Storey	1944	924	2022	12	\$ 295,000	\$ 319.26	\$ 284,100	\$ 307.47
253 SYDNEY AVE	02010070000	RESSD - Detached Single Dwelling	OS-One Storey	1924	704	2022	07	\$ 281,000	\$ 399.15	\$ 254,000	\$ 360.80
259 SYDNEY AVE	02010068000	RESSD - Detached Single Dwelling	OS-One Storey	1946	872	2021	07	\$ 230,000	\$ 263.76	\$ 229,500	\$ 263.19
270 SYDNEY AVE	02010115000	RESSD - Detached Single Dwelling	OS-One Storey	1923	829	2021	04	\$ 209,900	\$ 253.20	\$ 215,800	\$ 260.31
279 SYDNEY AVE	02010062000	RESSD - Detached Single Dwelling	OS-One Storey	1927	646	2022	07	\$ 240,000	\$ 371.52	\$ 217,000	\$ 335.91
294 SYDNEY AVE	02010121000	RESSD - Detached Single Dwelling	OS-One Storey	1946	600	2021	06	\$ 246,294	\$ 410.49	\$ 248,300	\$ 413.83
312 SYDNEY AVE	02010173000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,414	2021	08	\$ 289,900	\$ 205.02	\$ 286,100	\$ 202.33
324 SYDNEY AVE	02010175500	RESSD - Detached Single Dwelling	OS-One Storey	1922	870	2021	10	\$ 259,000	\$ 297.70	\$ 250,700	\$ 288.16
335 SYDNEY AVE	02010161000	RESSD - Detached Single Dwelling	OS-One Storey	1922	856	2022	10	\$ 251,000	\$ 293.22	\$ 235,700	\$ 275.35
343 SYDNEY AVE	02010158000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	918	2021	11	\$ 216,000	\$ 235.29	\$ 206,900	\$ 225.38
351 SYDNEY AVE	02010155000	RESSD - Detached Single Dwelling	OS-One Storey	1930	686	2021	08	\$ 183,000	\$ 266.76	\$ 180,600	\$ 263.27
354 SYDNEY AVE	02010183000	RESSD - Detached Single Dwelling	OS-One Storey	1946	817	2021	05	\$ 301,354	\$ 368.85	\$ 306,800	\$ 375.52
383 SYDNEY AVE	02010147000	RESSD - Detached Single Dwelling	OS-One Storey	1914	1,100	2022	09	\$ 230,000	\$ 209.09	\$ 213,200	\$ 193.82
407 SYDNEY AVE	02010245000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	918	2021	08	\$ 225,000	\$ 245.10	\$ 222,100	\$ 241.94
419 SYDNEY AVE	02010241000	RESSD - Detached Single Dwelling	OS-One Storey	1959	881	2023	03	\$ 275,000	\$ 312.15	\$ 275,000	\$ 312.15
457 SYDNEY AVE	02010230000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	918	2021	11	\$ 281,000	\$ 306.10	\$ 269,200	\$ 293.25
458 SYDNEY AVE	02010265000	RESSD - Detached Single Dwelling	OS-One Storey	1954	660	2022	01	\$ 259,900	\$ 393.79	\$ 244,000	\$ 369.70
465 SYDNEY AVE	02010228000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	900	2021	11	\$ 290,000	\$ 322.22	\$ 277,800	\$ 308.67
484 SYDNEY AVE	02010272000	RESSD - Detached Single Dwelling	OS-One Storey	1922	618	2021	03	\$ 160,000	\$ 258.90	\$ 166,200	\$ 268.93

**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.
495 SYDNEY AVE	02010221000	RESSD - Detached Single Dwelling	OS-One Storey	1956	936	2021	02	\$ 267,000	\$ 285.26	\$ 280,100	\$ 299.25
220 TRENT AVE	02000956000	RESSD - Detached Single Dwelling	OS-One Storey	1922	660	2021	01	\$ 165,000	\$ 250.00	\$ 174,900	\$ 265.00
237 TRENT AVE	02000930000	RESSD - Detached Single Dwelling	OS-One Storey	1914	747	2021	11	\$ 150,000	\$ 200.80	\$ 143,700	\$ 192.37
246 TRENT AVE	02000964000	RESSD - Detached Single Dwelling	OS-One Storey	1946	528	2021	09	\$ 206,000	\$ 390.15	\$ 201,300	\$ 381.25
252 TRENT AVE	02000966500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	1,370	2023	02	\$ 260,000	\$ 189.78	\$ 256,600	\$ 187.30
253 TRENT AVE	02000934500	RESSD - Detached Single Dwelling	OS-One Storey	1964	882	2022	10	\$ 260,000	\$ 294.78	\$ 244,100	\$ 276.76
301 TRENT AVE	02000981000	RESSD - Detached Single Dwelling	BL-Bi-Level	2003	906	2021	04	\$ 320,000	\$ 353.20	\$ 329,000	\$ 363.13
309 TRENT AVE	02000982000	RESSD - Detached Single Dwelling	OS-One Storey	1953	882	2021	09	\$ 305,000	\$ 345.80	\$ 298,000	\$ 337.87
322 TRENT AVE	02001001000	RESSD - Detached Single Dwelling	OS-One Storey	1914	778	2022	05	\$ 167,500	\$ 215.30	\$ 150,900	\$ 193.96
357 TRENT AVE	02000996000	RESSD - Detached Single Dwelling	OS-One Storey	1952	740	2022	06	\$ 347,800	\$ 470.00	\$ 310,200	\$ 419.19
423 TRENT AVE	02041034000	RESSD - Detached Single Dwelling	BL-Bi-Level	1978	720	2022	03	\$ 306,000	\$ 425.00	\$ 281,500	\$ 390.97
434 TRENT AVE	02041061000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1913	1,094	2021	03	\$ 179,000	\$ 163.62	\$ 186,000	\$ 170.02
439 TRENT AVE	02041038000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1914	1,080	2021	04	\$ 230,000	\$ 212.96	\$ 236,400	\$ 218.89
456 TRENT AVE	02041067000	RESSD - Detached Single Dwelling	BL-Bi-Level	2013	842	2021	10	\$ 307,000	\$ 364.61	\$ 297,200	\$ 352.97
477 TRENT AVE	02041049000	RESSU - Residential Secondary Unit	BL-Bi-Level	2021	940	2021	07	\$ 375,876	\$ 399.87	\$ 375,100	\$ 399.04
490 TRENT AVE	02041076000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1930	800	2021	07	\$ 310,000	\$ 387.50	\$ 309,400	\$ 386.75
502 TRENT AVE	02041094000	RESSD - Detached Single Dwelling	OS-One Storey	1924	758	2022	09	\$ 255,000	\$ 336.41	\$ 236,400	\$ 311.87
507 TRENT AVE	02041080000	RESSD - Detached Single Dwelling	OS-One Storey	1925	564	2023	01	\$ 154,900	\$ 274.65	\$ 151,000	\$ 267.73
511 TRENT AVE	02041081000	RESSU - Residential Secondary Unit	BL-Bi-Level	2022	1,001	2022	11	\$ 447,664	\$ 447.22	\$ 425,700	\$ 425.27
525 TRENT AVE	02041083000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1921	1,180	2022	06	\$ 295,000	\$ 250.00	\$ 263,100	\$ 222.97

**MARKET REGION: 2  
GLENELM (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.
56 CARMEN AVE	14081699000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1941	1,154	2021	08	\$ 348,500	\$ 301.99	\$ 344,000	\$ 298.09
79 CARMEN AVE	14081755000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,216	2021	03	\$ 240,000	\$ 197.37	\$ 249,400	\$ 205.10
83 CARMEN AVE	14081757000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1931	1,202	2022	08	\$ 340,000	\$ 282.86	\$ 311,100	\$ 258.82
105 CARMEN AVE	14081767000	RESSD - Detached Single Dwelling	OS-One Storey	1928	844	2021	07	\$ 286,666	\$ 339.65	\$ 286,100	\$ 338.98
111 CARMEN AVE	14081770000	RESSD - Detached Single Dwelling	OS-One Storey	1928	672	2022	08	\$ 257,000	\$ 382.44	\$ 235,200	\$ 350.00
118 CARMEN AVE	14081807000	RESSD - Detached Single Dwelling	OS-One Storey	1929	730	2022	11	\$ 244,000	\$ 334.25	\$ 232,000	\$ 317.81
121 CARMEN AVE	14081775000	RESSD - Detached Single Dwelling	OS-One Storey	1924	724	2021	12	\$ 205,000	\$ 283.15	\$ 194,300	\$ 268.37
122 CARMEN AVE	14081809000	RESSD - Detached Single Dwelling	OS-One Storey	1929	730	2021	01	\$ 220,900	\$ 302.60	\$ 234,200	\$ 320.82
128 CARMEN AVE	14081812000	RESSD - Detached Single Dwelling	OS-One Storey	1933	921	2021	11	\$ 260,000	\$ 282.30	\$ 249,100	\$ 270.47
23 COBOURG AVE	14081702000	RESMC - Multi-Family Conversion	TS-Two Storey	1913	2,184	2021	06	\$ 300,000	\$ 137.36	\$ 302,400	\$ 138.46
29 COBOURG AVE	14081705000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1,680	2022	07	\$ 303,000	\$ 180.36	\$ 273,900	\$ 163.04
42 COBOURG AVE	14081738000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1,424	2022	07	\$ 320,000	\$ 224.72	\$ 289,300	\$ 203.16
73 COBOURG AVE	14081823000	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1936	1,362	2022	12	\$ 275,000	\$ 201.91	\$ 264,800	\$ 194.42
78 COBOURG AVE	14081871000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	1,098	2022	09	\$ 285,000	\$ 259.56	\$ 264,200	\$ 240.62
79 COBOURG AVE	14081826000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,198	2021	10	\$ 195,000	\$ 162.77	\$ 188,800	\$ 157.60
82 COBOURG AVE	14081873000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1931	1,072	2022	07	\$ 286,000	\$ 266.79	\$ 258,500	\$ 241.14
84 COBOURG AVE	14081874000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1911	1,096	2021	02	\$ 310,178	\$ 283.01	\$ 325,400	\$ 296.90
111 COBOURG AVE	14081842000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1924	1,422	2021	01	\$ 331,000	\$ 232.77	\$ 350,900	\$ 246.77
154 GLENWOOD CRES	14090002000	RESSD - Detached Single Dwelling	OS-One Storey	1928	944	2021	11	\$ 346,000	\$ 366.53	\$ 331,500	\$ 351.17
157 GLENWOOD CRES	14090020000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1,342	2022	08	\$ 339,900	\$ 253.28	\$ 311,000	\$ 231.74
158 GLENWOOD CRES	14090000000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1940	946	2021	04	\$ 312,000	\$ 329.81	\$ 320,700	\$ 339.01
237 GLENWOOD CRES	14082622000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1939	1,419	2021	03	\$ 350,000	\$ 246.65	\$ 363,700	\$ 256.31
298 GLENWOOD CRES	14080057000	RESSD - Detached Single Dwelling	TS-Two Storey	1922	2,020	2022	05	\$ 450,000	\$ 222.77	\$ 405,500	\$ 200.74
302 GLENWOOD CRES	14080055000	RESSD - Detached Single Dwelling	TS-Two Storey	1926	1,440	2021	11	\$ 445,000	\$ 309.03	\$ 426,300	\$ 296.04
74 HARBISON AVE W	14080112000	RESSD - Detached Single Dwelling	OS-One Storey	1928	816	2022	09	\$ 329,900	\$ 404.29	\$ 305,800	\$ 374.75
91 HARBISON AVE W	14080078000	RESSD - Detached Single Dwelling	OS-One Storey	1912	750	2021	10	\$ 149,900	\$ 199.87	\$ 145,100	\$ 193.47
91 HARBISON AVE W	14080078000	RESSD - Detached Single Dwelling	OS-One Storey	1912	750	2021	11	\$ 195,000	\$ 260.00	\$ 186,800	\$ 249.07
107 HARBISON AVE W	14080086000	RESSD - Detached Single Dwelling	OS-One Storey	1909	832	2022	02	\$ 202,000	\$ 242.79	\$ 187,700	\$ 225.60
113 HARBISON AVE W	14080089000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1,152	2021	05	\$ 290,000	\$ 251.74	\$ 295,200	\$ 256.25
38 HART AVE	14083380000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1913	1,472	2022	06	\$ 239,900	\$ 162.98	\$ 214,000	\$ 145.38
49 HART AVE	14082684000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	916	2022	10	\$ 288,500	\$ 314.96	\$ 270,900	\$ 295.74
68 HART AVE	14083557000	RESSD - Detached Single Dwelling	OS-One Storey	1911	714	2022	08	\$ 206,200	\$ 288.80	\$ 188,700	\$ 264.29
70 HART AVE	14083556000	RESSD - Detached Single Dwelling	OS-One Storey	1911	892	2022	07	\$ 180,000	\$ 201.79	\$ 162,700	\$ 182.40
90 HART AVE	14083546000	RESSD - Detached Single Dwelling	OS-One Storey	1911	857	2021	08	\$ 235,000	\$ 274.21	\$ 231,900	\$ 270.60
91 HART AVE	14082780000	RESSD - Detached Single Dwelling	OS-One Storey	1911	928	2021	11	\$ 212,100	\$ 228.56	\$ 203,200	\$ 218.97
99 HART AVE	14082784000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1940	1,518	2022	08	\$ 318,900	\$ 210.08	\$ 291,800	\$ 192.23
104 HART AVE	14083539000	RESSD - Detached Single Dwelling	OS-One Storey	1912	826	2022	09	\$ 240,000	\$ 290.56	\$ 222,500	\$ 269.37
111 HART AVE	14082790000	RESSD - Detached Single Dwelling	TS-Two Storey	1911	1,080	2021	12	\$ 254,900	\$ 236.02	\$ 241,600	\$ 223.70
1141/2 HART AVE	14083533000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	744	2022	07	\$ 190,000	\$ 255.38	\$ 171,800	\$ 230.91
336 HENDERSON HWY	14080177000	RESSD - Detached Single Dwelling	OS-One Storey	1945	688	2021	07	\$ 205,000	\$ 297.97	\$ 204,600	\$ 297.38

**MARKET REGION: 2  
GLENELM (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.
12 HESPELER AVE	14083424000	RESSD - Detached Single Dwelling	OS-One Storey	1926	740	2022	05	\$ 295,000	\$ 398.65	\$ 265,800	\$ 359.19
37 HESPELER AVE	14083400000	RESMC - Multi-Family Conversion	TS-Two Storey	1946	1,708	2021	09	\$ 325,000	\$ 190.28	\$ 317,500	\$ 185.89
105 HESPELER AVE	14083495000	RESSD - Detached Single Dwelling	OS-One Storey	1922	792	2021	07	\$ 150,000	\$ 189.39	\$ 149,700	\$ 189.02
111 HESPELER AVE	14083497000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1,516	2022	07	\$ 235,000	\$ 155.01	\$ 212,400	\$ 140.11
120 HESPELER AVE	14083481000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1910	796	2021	11	\$ 165,000	\$ 207.29	\$ 158,100	\$ 198.62
121 HESPELER AVE	14083500000	RESSD - Detached Single Dwelling	OS-One Storey	1909	920	2021	11	\$ 161,000	\$ 175.00	\$ 154,200	\$ 167.61
123 HESPELER AVE	14083501000	RESDU - Duplex	TS-Two Storey	1971	2,200	2022	10	\$ 449,000	\$ 204.09	\$ 421,600	\$ 191.64
131 HESPELER AVE	14083503000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1908	1,090	2022	08	\$ 222,500	\$ 204.13	\$ 203,600	\$ 186.79
150 HESPELER AVE	14083472100	RESSD - Detached Single Dwelling	TS-Two Storey	1910	972	2022	02	\$ 199,900	\$ 205.66	\$ 185,700	\$ 191.05
152 HESPELER AVE	14083471000	RESSD - Detached Single Dwelling	OS-One Storey	1907	810	2021	07	\$ 156,000	\$ 192.59	\$ 155,700	\$ 192.22
180 HESPELER AVE	14083463000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1909	1,280	2021	12	\$ 159,900	\$ 124.92	\$ 151,600	\$ 118.44
183 HESPELER AVE	14083518000	RESSD - Detached Single Dwelling	TS-Two Storey	1907	1,192	2022	03	\$ 185,000	\$ 155.20	\$ 170,200	\$ 142.79
11 LESLIE AVE	14090025000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1913	1,300	2021	07	\$ 309,000	\$ 237.69	\$ 308,400	\$ 237.23
39 MARTIN AVE W	14080136000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	1,598	2021	07	\$ 275,000	\$ 172.09	\$ 274,500	\$ 171.78
41 MARTIN AVE W	14080137100	RESSD - Detached Single Dwelling	OS-One Storey	1927	829	2021	05	\$ 240,000	\$ 289.51	\$ 244,300	\$ 294.69
511/2 MARTIN AVE W	14100019900	RESRH - Row Housing	TS-Two Storey	1914	748	2021	06	\$ 175,000	\$ 233.96	\$ 176,400	\$ 235.83
53 MARTIN AVE W	14100020000	RESRH - Row Housing	TS-Two Storey	1914	748	2022	12	\$ 183,000	\$ 244.65	\$ 176,200	\$ 235.56
58 MARTIN AVE W	14080198000	RESSD - Detached Single Dwelling	OS-One Storey	1942	720	2021	05	\$ 275,100	\$ 382.08	\$ 280,100	\$ 389.03
63 MARTIN AVE W	14080146000	RESSD - Detached Single Dwelling	OS-One Storey	1929	798	2021	01	\$ 182,000	\$ 228.07	\$ 192,900	\$ 241.73
63 MARTIN AVE W	14080146000	RESSD - Detached Single Dwelling	OS-One Storey	1929	798	2021	07	\$ 273,000	\$ 342.11	\$ 272,500	\$ 341.48
81 MARTIN AVE W	14080154000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1,040	2022	03	\$ 295,000	\$ 283.65	\$ 271,400	\$ 260.96
107 MARTIN AVE W	14080166000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,022	2022	07	\$ 260,000	\$ 254.40	\$ 235,000	\$ 229.94
111 MARTIN AVE W	14080168000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1936	800	2021	07	\$ 245,000	\$ 306.25	\$ 244,500	\$ 305.63
118 MARTIN AVE W	14080228000	RESSD - Detached Single Dwelling	OS-One Storey	1913	759	2023	01	\$ 270,000	\$ 355.73	\$ 263,300	\$ 346.90
128 MARTIN AVE W	14080231100	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1913	2,147	2021	09	\$ 455,000	\$ 211.92	\$ 444,500	\$ 207.03
17 NOBLE AVE	14082624000	RESSD - Detached Single Dwelling	OS-One Storey	1922	1,096	2021	06	\$ 299,900	\$ 273.63	\$ 302,300	\$ 275.82
20 NOBLE AVE	14082651000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1924	1,100	2021	07	\$ 320,000	\$ 290.91	\$ 319,400	\$ 290.36
34 NOBLE AVE	14082657000	RESSD - Detached Single Dwelling	OS-One Storey	1925	936	2022	01	\$ 360,000	\$ 384.62	\$ 338,000	\$ 361.11
62 NOBLE AVE	14082728000	RESSD - Detached Single Dwelling	TS-Two Storey	1928	1,327	2021	10	\$ 310,000	\$ 233.61	\$ 300,100	\$ 226.15
86 NOBLE AVE	14082741000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1913	1,300	2021	08	\$ 299,900	\$ 230.69	\$ 296,000	\$ 227.69
92 NOBLE AVE	14082744000	RESSD - Detached Single Dwelling	TS-Two Storey	1913	1,144	2021	06	\$ 195,000	\$ 170.45	\$ 196,600	\$ 171.85
99 NOBLE AVE	14082709000	RESMC - Multi-Family Conversion	TS-Two Storey	1918	1,576	2021	09	\$ 375,000	\$ 237.94	\$ 366,400	\$ 232.49
101 NOBLE AVE	14082710000	RESSD - Detached Single Dwelling	OS-One Storey	1911	792	2022	09	\$ 217,500	\$ 274.62	\$ 201,600	\$ 254.55
112 NOBLE AVE	14082754000	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1915	1,612	2022	08	\$ 320,112	\$ 198.58	\$ 292,900	\$ 181.70
115 NOBLE AVE	14082717000	RESSD - Detached Single Dwelling	OS-One Storey	1923	880	2022	07	\$ 175,000	\$ 198.86	\$ 158,200	\$ 179.77
128 NOBLE AVE	14082762000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,000	2022	07	\$ 207,500	\$ 207.50	\$ 187,600	\$ 187.60
131 NOBLE AVE	14082724000	RESSD - Detached Single Dwelling	OS-One Storey	1922	905	2023	03	\$ 181,400	\$ 200.44	\$ 181,400	\$ 200.44
57 RIVERTON AVE	14091304000	RESSD - Detached Single Dwelling	OS-One Storey	1906	525	2021	02	\$ 75,000	\$ 142.86	\$ 78,700	\$ 149.90
99 RIVERTON AVE	14091285100	RESSS - Side By Side	OS-One Storey	1986	890	2021	09	\$ 260,000	\$ 292.13	\$ 254,000	\$ 285.39
115 RIVERTON AVE	14091278000	RESSD - Detached Single Dwelling	BL-Bi-Level	2019	985	2022	01	\$ 310,000	\$ 314.72	\$ 291,100	\$ 295.53

**MARKET REGION: 2  
GLENELM (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.
119 RIVERTON AVE	14091276000	RESSD - Detached Single Dwelling	OS-One Storey	1912	680	2023	03	\$ 166,500	\$ 244.85	\$ 166,500	\$ 244.85
122 RIVERTON AVE	14091320000	RESSD - Detached Single Dwelling	TS-Two Storey	2006	1,208	2021	02	\$ 435,000	\$ 360.10	\$ 456,300	\$ 377.73
43 SILVIA ST	14100027500	RESSD - Detached Single Dwelling	TS-Two Storey	1944	1,560	2022	07	\$ 379,900	\$ 243.53	\$ 343,400	\$ 220.13
40 TALBOT AVE	14091393100	RESSD - Detached Single Dwelling	OS-One Storey	1952	852	2021	07	\$ 295,000	\$ 346.24	\$ 294,400	\$ 345.54
52 TALBOT AVE	14091385200	RESDU - Duplex	TS-Two Storey	1962	2,196	2022	05	\$ 462,000	\$ 210.38	\$ 416,300	\$ 189.57
70 TALBOT AVE	14091379100	RESSD - Detached Single Dwelling	OS-One Storey	1954	956	2022	12	\$ 268,000	\$ 280.33	\$ 258,100	\$ 269.98

**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.
220 BREDIN DR	02000135000	RESSD - Detached Single Dwelling	OS-One Storey	1950	997	2021	08	\$ 298,000	\$ 298.90	\$ 294,100	\$ 294.98
280 BREDIN DR	02000130000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,162	2022	11	\$ 460,000	\$ 395.87	\$ 437,500	\$ 376.51
400 BREDIN DR	02000122000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,639	2021	06	\$ 520,000	\$ 317.27	\$ 524,200	\$ 319.83
444 BREDIN DR	02000421000	RESSD - Detached Single Dwelling	TS-Two Storey	1948	1,427	2021	08	\$ 444,000	\$ 311.14	\$ 438,200	\$ 307.08
448 BREDIN DR	02000419000	RESSD - Detached Single Dwelling	TS-Two Storey	1930	2,344	2021	08	\$ 615,448	\$ 262.56	\$ 607,400	\$ 259.13
115 CANTERBURY PL	02062765000	RESSD - Detached Single Dwelling	OS-One Storey	1931	748	2022	10	\$ 335,000	\$ 447.86	\$ 314,600	\$ 420.59
126 CHELSEA PL	02062804700	RESSD - Detached Single Dwelling	TS-Two Storey	2013	1,202	2021	03	\$ 340,000	\$ 282.86	\$ 353,300	\$ 293.93
18 CLAUS BAY	04001726000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,737	2022	08	\$ 497,500	\$ 286.41	\$ 455,200	\$ 262.06
31 CLAUS BAY	04001722500	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,621	2022	03	\$ 515,000	\$ 317.71	\$ 473,800	\$ 292.29
50 CLAUS BAY	04001730000	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,121	2022	07	\$ 525,000	\$ 468.33	\$ 474,600	\$ 423.37
18 CORNE ST	04000462000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,042	2022	07	\$ 427,500	\$ 410.27	\$ 386,500	\$ 370.92
20 DEL RIO PL	04000445000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,084	2022	12	\$ 380,000	\$ 350.55	\$ 365,900	\$ 337.55
21 DEL RIO PL	04000443500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,248	2022	04	\$ 417,900	\$ 334.86	\$ 380,300	\$ 304.73
72 DUNROBIN AVE	02011460000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,232	2022	07	\$ 290,000	\$ 235.39	\$ 262,200	\$ 212.82
113 DUNROBIN AVE	02020015000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,266	2021	06	\$ 280,000	\$ 221.17	\$ 282,200	\$ 222.91
156 DUNROBIN AVE	02011475000	RESSD - Detached Single Dwelling	TS-Two Storey	1948	1,144	2021	02	\$ 335,000	\$ 292.83	\$ 351,400	\$ 307.17
156 DUNROBIN AVE	02011475000	RESSD - Detached Single Dwelling	TS-Two Storey	1948	1,144	2022	08	\$ 350,000	\$ 305.94	\$ 320,300	\$ 279.98
122 ESSAR AVE	04000946000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	934	2022	09	\$ 235,000	\$ 251.61	\$ 217,800	\$ 233.19
149 ESSAR AVE	04000940500	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	902	2021	10	\$ 425,000	\$ 471.18	\$ 411,400	\$ 456.10
162 ESSAR AVE	04000950500	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1940	960	2021	10	\$ 250,000	\$ 260.42	\$ 242,000	\$ 252.08
100 FRASER'S GROVE	02031336000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,018	2021	03	\$ 381,444	\$ 374.70	\$ 396,300	\$ 389.29
171 FRASER'S GROVE	02031360000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,036	2022	12	\$ 322,000	\$ 310.81	\$ 310,100	\$ 299.32
86 GLENCOE AVE	02030044000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,081	2022	09	\$ 542,000	\$ 501.39	\$ 502,400	\$ 464.75
171 GRANDVIEW ST	04000122000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,036	2022	12	\$ 350,000	\$ 337.84	\$ 337,100	\$ 325.39
18 GREENE AVE	02020915500	RESSD - Detached Single Dwelling	OS-One Storey	1949	1,056	2023	01	\$ 320,000	\$ 303.03	\$ 312,000	\$ 295.45
46 GREENE AVE	02020908000	RESSD - Detached Single Dwelling	OS-One Storey	1946	929	2022	05	\$ 371,000	\$ 399.35	\$ 334,300	\$ 359.85
68 GREENE AVE	02020905000	RESSD - Detached Single Dwelling	OS-One Storey	1946	762	2021	07	\$ 340,100	\$ 446.33	\$ 339,400	\$ 445.41
139 GREENE AVE	02020799000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,004	2022	10	\$ 210,000	\$ 209.16	\$ 197,200	\$ 196.41
166 GREENE AVE	02020868000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,050	2022	08	\$ 323,000	\$ 307.62	\$ 295,500	\$ 281.43
177 GREENE AVE	02020813000	RESSD - Detached Single Dwelling	OS-One Storey	1925	768	2021	09	\$ 350,000	\$ 455.73	\$ 342,000	\$ 445.31
181 GREENE AVE	02020815000	RESSD - Detached Single Dwelling	OS-One Storey	1925	1,110	2021	07	\$ 310,000	\$ 279.28	\$ 309,400	\$ 278.74
151 HAWTHORNE AVE	04000138500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,384	2022	11	\$ 545,000	\$ 393.79	\$ 518,300	\$ 374.49
175 HAWTHORNE AVE	04000136000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,122	2022	11	\$ 350,000	\$ 311.94	\$ 332,900	\$ 296.70
27 HAZEL DELL AVE	02020586000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,258	2021	11	\$ 330,000	\$ 262.32	\$ 316,100	\$ 251.27
28 HAZEL DELL AVE	02020155000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1,144	2022	06	\$ 495,000	\$ 432.69	\$ 441,500	\$ 385.93
91 HAZEL DELL AVE	02020593000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,342	2022	01	\$ 345,000	\$ 257.08	\$ 324,000	\$ 241.43
100 HAZEL DELL AVE	02020183000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,335	2021	10	\$ 365,700	\$ 273.93	\$ 354,000	\$ 265.17
126 HAZEL DELL AVE	02020188000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,098	2021	12	\$ 315,000	\$ 286.89	\$ 298,600	\$ 271.95
149 HAZEL DELL AVE	02020604000	RESSD - Detached Single Dwelling	TS-Two Storey	1945	1,498	2022	04	\$ 395,000	\$ 263.68	\$ 359,500	\$ 239.99
166 HAZEL DELL AVE	02020198000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1930	1,294	2022	09	\$ 382,000	\$ 295.21	\$ 354,100	\$ 273.65
173 HAZEL DELL AVE	02020613000	RESSD - Detached Single Dwelling	OS-One Storey	1924	846	2022	05	\$ 300,000	\$ 354.61	\$ 270,300	\$ 319.50



**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.
446 HENDERSON HWY	02000408000	RESSD - Detached Single Dwelling	OS-One Storey	1929	912	2023	03	\$ 250,000	\$ 274.12	\$ 250,000	\$ 274.12
468 HENDERSON HWY	02000406000	RESSD - Detached Single Dwelling	OS-One Storey	1929	816	2021	05	\$ 260,000	\$ 318.63	\$ 264,700	\$ 324.39
526 HENDERSON HWY	02001023500	RESSD - Detached Single Dwelling	TO-Two/One Storey	1951	2,293	2021	09	\$ 585,000	\$ 255.12	\$ 571,500	\$ 249.24
542 HENDERSON HWY	02001044100	RESSD - Detached Single Dwelling	TH-Two & 1/2 Storey	1905	4,197	2021	06	\$ 1,010,000	\$ 240.65	\$ 1,018,100	\$ 242.58
560 HENDERSON HWY	02001048100	RESSD - Detached Single Dwelling	OS-One Storey	1950	1,180	2022	11	\$ 450,000	\$ 381.36	\$ 428,000	\$ 362.71
670 HENDERSON HWY	02010017000	RESSD - Detached Single Dwelling	TS-Two Storey	1946	1,127	2021	05	\$ 280,000	\$ 248.45	\$ 285,000	\$ 252.88
704 HENDERSON HWY	02010363000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1,487	2021	10	\$ 361,000	\$ 242.77	\$ 349,400	\$ 234.97
752 HENDERSON HWY	02011326000	RESSD - Detached Single Dwelling	OS-One Storey	1949	936	2022	02	\$ 315,000	\$ 336.54	\$ 292,600	\$ 312.61
764 HENDERSON HWY	02011328000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,237	2021	11	\$ 340,000	\$ 274.86	\$ 325,700	\$ 263.30
1330 HENDERSON HWY	04000455000	RESSD - Detached Single Dwelling	OS-One Storey	1951	974	2022	09	\$ 335,000	\$ 343.94	\$ 310,500	\$ 318.79
1340 HENDERSON HWY	04000454500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,406	2022	09	\$ 402,000	\$ 285.92	\$ 372,700	\$ 265.08
163 IRVING PL	04000110500	RESSD - Detached Single Dwelling	OS-One Storey	1952	1,119	2021	08	\$ 360,000	\$ 321.72	\$ 355,300	\$ 317.52
663 KILDONAN DR	02010008000	RESSD - Detached Single Dwelling	OS-One Storey	1950	772	2021	06	\$ 299,000	\$ 387.31	\$ 301,400	\$ 390.41
667A KILDONAN DR A	02062807805	RESSD - Detached Single Dwelling	BL-Bi-Level	2020	1,060	2021	01	\$ 342,762	\$ 323.36	\$ 363,300	\$ 342.74
678 KILDONAN DR	02010326000	RESSD - Detached Single Dwelling	OS-One Storey	1952	1,672	2021	02	\$ 518,000	\$ 309.81	\$ 543,400	\$ 325.00
735 KILDONAN DR	02011348000	RESSD - Detached Single Dwelling	OS-One Storey	1950	990	2022	07	\$ 373,000	\$ 376.77	\$ 337,200	\$ 340.61
838 KILDONAN DR	02020143000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1,530	2022	02	\$ 595,000	\$ 388.89	\$ 552,800	\$ 361.31
854 KILDONAN DR	02020819000	RESSD - Detached Single Dwelling	OS-One Storey	1946	3,693	2021	06	\$ 849,900	\$ 230.14	\$ 856,700	\$ 231.98
861 KILDONAN DR	02020919000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,358	2021	08	\$ 335,861	\$ 247.32	\$ 331,500	\$ 244.11
862 KILDONAN DR	02020938000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1946	1,734	2022	09	\$ 750,000	\$ 432.53	\$ 695,300	\$ 400.98
1172 KILDONAN DR	04000081000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,673	2021	07	\$ 595,000	\$ 355.65	\$ 593,800	\$ 354.93
1181 KILDONAN DR	04000143000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,313	2022	11	\$ 470,000	\$ 357.96	\$ 447,000	\$ 340.44
1197 KILDONAN DR	04000438000	RESSD - Detached Single Dwelling	TS-Two Storey	1945	1,362	2021	01	\$ 279,000	\$ 204.85	\$ 295,700	\$ 217.11
1197 KILDONAN DR	04000438000	RESSD - Detached Single Dwelling	TS-Two Storey	1945	1,362	2021	05	\$ 425,000	\$ 312.04	\$ 432,700	\$ 317.69
1216 KILDONAN DR	04000467000	RESSD - Detached Single Dwelling	FL-4 Level Split	1960	2,569	2022	09	\$ 500,000	\$ 194.63	\$ 463,500	\$ 180.42
1223 KILDONAN DR	04000464300	RESSD - Detached Single Dwelling	TS-Two Storey	1962	1,310	2022	07	\$ 525,000	\$ 400.76	\$ 474,600	\$ 362.29
1392 KILDONAN DR	04000914600	RESSD - Detached Single Dwelling	TS-Two Storey	1998	2,008	2022	10	\$ 700,000	\$ 348.61	\$ 657,300	\$ 327.34
83 LARCHDALE CRES	02031305000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,052	2022	09	\$ 450,000	\$ 427.76	\$ 417,200	\$ 396.58
146 LARCHDALE CRES	02031292000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,380	2021	11	\$ 461,000	\$ 334.06	\$ 441,600	\$ 320.00
158 LARCHDALE CRES	02031289000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,266	2021	02	\$ 318,000	\$ 251.18	\$ 333,600	\$ 263.51
158 LARCHDALE CRES	02031289000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,266	2021	06	\$ 430,000	\$ 339.65	\$ 433,400	\$ 342.34
197 LARCHDALE CRES	04000403500	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,206	2021	06	\$ 390,000	\$ 323.38	\$ 393,100	\$ 325.95
83 LEIGHTON AVE	02021570000	RESSD - Detached Single Dwelling	OS-One Storey	1926	730	2022	08	\$ 391,000	\$ 535.62	\$ 357,800	\$ 490.14
104 LEIGHTON AVE	02021621000	RESSD - Detached Single Dwelling	OS-One Storey	1948	832	2022	08	\$ 350,000	\$ 420.67	\$ 320,300	\$ 384.98
111 LEIGHTON AVE	02021600000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,187	2021	07	\$ 331,500	\$ 279.28	\$ 330,800	\$ 278.69
119 LEIGHTON AVE	02021601000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,276	2022	05	\$ 437,500	\$ 342.87	\$ 394,200	\$ 308.93
196 LEIGHTON AVE	02021641000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1928	1,700	2022	07	\$ 370,000	\$ 217.65	\$ 334,500	\$ 196.76
199 LEIGHTON AVE	02021618000	RESSD - Detached Single Dwelling	OS-One Storey	1927	808	2022	10	\$ 267,100	\$ 330.57	\$ 250,800	\$ 310.40
19 LINDEN AVE	02020924000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,025	2022	08	\$ 280,000	\$ 273.17	\$ 256,200	\$ 249.95
56 LINDEN AVE	02020829000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,375	2021	07	\$ 315,000	\$ 229.09	\$ 314,400	\$ 228.65
65 LINDEN AVE	02020932000	RES DU - Duplex	OH-One & 1/2 Storey	1946	1,739	2022	04	\$ 380,000	\$ 218.52	\$ 345,800	\$ 198.85

**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.
124 LINDEN AVE	02020839000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,060	2021	04	\$ 320,000	\$ 301.89	\$ 329,000	\$ 310.38
146 LINDEN AVE	02020843000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	1,681	2021	07	\$ 310,500	\$ 184.71	\$ 309,900	\$ 184.35
160 LINDEN AVE	02020849000	RESSD - Detached Single Dwelling	OS-One Storey	1928	942	2021	04	\$ 295,000	\$ 313.16	\$ 303,300	\$ 321.97
163 LINDEN AVE	02020897000	RESSD - Detached Single Dwelling	TS-Two Storey	1945	1,488	2022	12	\$ 450,000	\$ 302.42	\$ 433,400	\$ 291.26
185 LINDEN AVE	02020900000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1945	1,023	2022	03	\$ 372,185	\$ 363.82	\$ 342,400	\$ 334.70
197 LINDEN AVE	02020859000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,016	2022	07	\$ 240,000	\$ 236.22	\$ 217,000	\$ 213.58
7 LITZ PL	04001613900	RESSD - Detached Single Dwelling	FL-4 Level Split	1969	1,549	2022	08	\$ 431,007	\$ 278.25	\$ 394,400	\$ 254.62
49 MOSSDALE AVE	02030061000	RESSD - Detached Single Dwelling	OS-One Storey	1955	971	2021	10	\$ 390,000	\$ 401.65	\$ 377,500	\$ 388.77
54 MOSSDALE AVE	02030078000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,204	2021	06	\$ 403,000	\$ 334.72	\$ 406,200	\$ 337.38
97 MOSSDALE AVE	02030053000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,100	2022	05	\$ 421,555	\$ 383.23	\$ 379,800	\$ 345.27
178 MOSSDALE AVE	02030127000	RESSD - Detached Single Dwelling	TS-Two Storey	1952	1,988	2021	07	\$ 381,000	\$ 191.65	\$ 380,200	\$ 191.25
179 MOSSDALE AVE	02030216000	RESSD - Detached Single Dwelling	OS-One Storey	1952	1,461	2022	06	\$ 323,000	\$ 221.08	\$ 288,100	\$ 197.19
6 NEIL PL	02001086000	RESSD - Detached Single Dwelling	TS-Two Storey	1959	2,790	2021	06	\$ 756,000	\$ 270.97	\$ 762,000	\$ 273.12
25 OAKVIEW AVE	02020168000	RESSD - Detached Single Dwelling	OS-One Storey	1927	860	2021	07	\$ 322,000	\$ 374.42	\$ 321,400	\$ 373.72
112 OAKVIEW AVE	02020225000	RESSD - Detached Single Dwelling	OS-One Storey	1924	720	2021	06	\$ 250,000	\$ 347.22	\$ 252,000	\$ 350.00
130 OAKVIEW AVE	02020228000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	1,297	2021	02	\$ 320,000	\$ 246.72	\$ 335,700	\$ 258.83
151 OAKVIEW AVE	02020206000	RESSD - Detached Single Dwelling	TS-Two Storey	1914	1,749	2021	08	\$ 350,000	\$ 200.11	\$ 345,500	\$ 197.54
169 OAKVIEW AVE	02020213000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,071	2021	01	\$ 328,500	\$ 306.72	\$ 348,200	\$ 325.12
183 OAKVIEW AVE	02020217000	RESSD - Detached Single Dwelling	OS-One Storey	1925	932	2023	02	\$ 278,600	\$ 298.93	\$ 275,000	\$ 295.06
184 OAKVIEW AVE	02020239000	RESSD - Detached Single Dwelling	OS-One Storey	1926	885	2022	04	\$ 346,000	\$ 390.96	\$ 314,900	\$ 355.82
112 ROBERTA AVE	02021396000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,224	2021	07	\$ 363,000	\$ 296.57	\$ 362,300	\$ 296.00
126 ROBERTA AVE	02021398000	RESSD - Detached Single Dwelling	TS-Two Storey	1892	2,250	2021	06	\$ 351,000	\$ 156.00	\$ 353,800	\$ 157.24
134 ROBERTA AVE	02021400000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,152	2021	09	\$ 290,000	\$ 251.74	\$ 283,300	\$ 245.92
169 ROSSMERE CRES	02030199000	RESSD - Detached Single Dwelling	TS-Two Storey	1952	1,561	2021	09	\$ 542,500	\$ 347.53	\$ 530,000	\$ 339.53
205 ROSSMERE CRES	02030209000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1953	1,718	2021	05	\$ 407,788	\$ 237.36	\$ 415,100	\$ 241.62
217 ROSSMERE CRES	02030212000	RESSD - Detached Single Dwelling	OS-One Storey	1952	990	2021	02	\$ 350,000	\$ 353.54	\$ 367,200	\$ 370.91
121 ROWANDALE CRES	02031265000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,205	2022	10	\$ 400,000	\$ 331.95	\$ 375,600	\$ 311.70
176 ROWANDALE CRES	02031257000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,052	2022	09	\$ 395,000	\$ 375.48	\$ 366,200	\$ 348.10
148 SLATER AVE	04000461000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,578	2021	06	\$ 439,900	\$ 278.77	\$ 443,400	\$ 280.99
158 SLATER AVE	04000459000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,044	2022	07	\$ 421,000	\$ 403.26	\$ 380,600	\$ 364.56
160 SLATER AVE	04000458500	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,650	2023	01	\$ 395,000	\$ 239.39	\$ 385,100	\$ 233.39
184 WHELLAMS LANE	04001718500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,359	2021	08	\$ 420,000	\$ 309.05	\$ 414,500	\$ 305.00
134 WILLOWDALE PL	04000409000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,067	2022	05	\$ 476,000	\$ 446.11	\$ 428,900	\$ 401.97
941 WOODVALE ST	02030132000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,365	2021	10	\$ 351,000	\$ 257.14	\$ 339,800	\$ 248.94

**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.
72 BATTERSHILL ST	02060979000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,091	2022	02	\$ 415,000	\$ 380.39	\$ 385,500	\$ 353.35
475 BESANT ST	02050774000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,038	2022	12	\$ 350,000	\$ 337.19	\$ 337,100	\$ 324.76
497 BESANT ST	02050787000	RESSD - Detached Single Dwelling	OS-One Storey	1914	988	2021	06	\$ 330,000	\$ 334.01	\$ 332,600	\$ 336.64
502 BESANT ST	02050658000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,052	2021	05	\$ 276,000	\$ 262.36	\$ 281,000	\$ 267.11
23 BREWER CRES	02061186800	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2022	07	\$ 316,000	\$ 331.93	\$ 285,700	\$ 300.11
39 BREWER CRES	02061187600	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2022	12	\$ 270,000	\$ 283.61	\$ 260,000	\$ 273.11
3 BYARS BAY	02050858000	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2021	05	\$ 330,000	\$ 334.01	\$ 335,900	\$ 339.98
19 BYARS BAY	02050862000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,075	2021	05	\$ 345,000	\$ 320.93	\$ 351,200	\$ 326.70
34 BYARS BAY	02050833000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,131	2022	05	\$ 419,000	\$ 370.47	\$ 377,500	\$ 333.78
70 BYARS BAY	02050842000	RESSD - Detached Single Dwelling	OS-One Storey	1971	956	2021	05	\$ 332,000	\$ 347.28	\$ 338,000	\$ 353.56
929 CONNERY AVE	02050799000	RESSD - Detached Single Dwelling	OS-One Storey	1960	891	2021	11	\$ 340,000	\$ 381.59	\$ 325,700	\$ 365.54
800 CONSOL AVE	02060510000	RESSD - Detached Single Dwelling	OS-One Storey	1958	958	2021	01	\$ 280,000	\$ 292.28	\$ 296,800	\$ 309.81
817 CONSOL AVE	02060505000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2022	07	\$ 350,000	\$ 335.89	\$ 316,400	\$ 303.65
856 CONSOL AVE	02060522000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,047	2021	06	\$ 280,000	\$ 267.43	\$ 282,200	\$ 269.53
874 CONSOL AVE	02060525000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,023	2022	06	\$ 402,000	\$ 392.96	\$ 358,600	\$ 350.54
909 CONSOL AVE	02060553000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,065	2022	04	\$ 217,000	\$ 203.76	\$ 197,500	\$ 185.45
932 CONSOL AVE	02060580000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,025	2022	06	\$ 342,000	\$ 333.66	\$ 305,100	\$ 297.66
945 CONSOL AVE	02060562000	RESSD - Detached Single Dwelling	TS-Two Storey	1958	1,652	2021	10	\$ 269,900	\$ 163.38	\$ 261,300	\$ 158.17
1018 CONSOL AVE	02061005000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,040	2021	07	\$ 320,000	\$ 307.69	\$ 319,400	\$ 307.12
1063 CONSOL AVE	02060944000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,360	2022	08	\$ 400,000	\$ 294.12	\$ 366,000	\$ 269.12
1089 CONSOL AVE	02061133000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,120	2022	01	\$ 355,000	\$ 316.96	\$ 333,300	\$ 297.59
645 DALLEMLEA AVE	02050379000	RESSD - Detached Single Dwelling	BL-Bi-Level	2012	1,344	2022	07	\$ 411,000	\$ 305.80	\$ 371,500	\$ 276.41
3 DONEGAL BAY	02050697000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2021	05	\$ 305,000	\$ 373.77	\$ 310,500	\$ 380.51
14 DONEGAL BAY	02050714000	RESSD - Detached Single Dwelling	OS-One Storey	1959	816	2022	06	\$ 340,514	\$ 417.30	\$ 303,700	\$ 372.18
23 DONEGAL BAY	02050692000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,051	2021	09	\$ 353,000	\$ 335.87	\$ 344,900	\$ 328.16
30 DONEGAL BAY	02050710000	RESSD - Detached Single Dwelling	OS-One Storey	1915	680	2021	06	\$ 280,000	\$ 411.76	\$ 282,200	\$ 415.00
30 DONEGAL BAY	02050710000	RESSD - Detached Single Dwelling	OS-One Storey	1915	680	2022	04	\$ 290,000	\$ 426.47	\$ 263,900	\$ 388.09
42 DONEGAL BAY	02050707000	RESSD - Detached Single Dwelling	OS-One Storey	1959	816	2022	05	\$ 280,000	\$ 343.14	\$ 252,300	\$ 309.19
51 DONEGAL BAY	02050686000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,053	2022	03	\$ 380,000	\$ 360.87	\$ 349,600	\$ 332.00
65 DONEGAL BAY	02050700000	RESSD - Detached Single Dwelling	OS-One Storey	1959	912	2021	07	\$ 314,900	\$ 345.29	\$ 314,300	\$ 344.63
84 DONEGAL BAY	02050682000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,245	2022	09	\$ 369,900	\$ 297.11	\$ 342,900	\$ 275.42
603 FLEMING AVE	02060004000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,035	2021	08	\$ 391,000	\$ 377.78	\$ 385,900	\$ 372.85
668 FLEMING AVE	02060034000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,062	2022	08	\$ 355,000	\$ 334.27	\$ 324,800	\$ 305.84
674 FLEMING AVE	02060035000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,052	2022	07	\$ 305,000	\$ 289.92	\$ 275,700	\$ 262.07
680 FLEMING AVE	02060036000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,062	2021	03	\$ 330,000	\$ 310.73	\$ 342,900	\$ 322.88
701 FLEMING AVE	02060053000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,022	2021	10	\$ 365,000	\$ 357.14	\$ 353,300	\$ 345.69
720 FLEMING AVE	02060077000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,022	2023	03	\$ 300,000	\$ 293.54	\$ 300,000	\$ 293.54
754 FLEMING AVE	02060083000	RESSD - Detached Single Dwelling	OS-One Storey	1956	898	2023	02	\$ 262,149	\$ 291.93	\$ 258,700	\$ 288.08
759 FLEMING AVE	02060065000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2021	11	\$ 295,000	\$ 283.11	\$ 282,600	\$ 271.21
759 FLEMING AVE	02060065000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2022	07	\$ 425,000	\$ 407.87	\$ 384,200	\$ 368.71

**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.
909 FLEMING AVE	02060177000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2021	12	\$ 318,938	\$ 306.08	\$ 302,400	\$ 290.21
920 FLEMING AVE	02060200000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,059	2023	02	\$ 314,500	\$ 296.98	\$ 310,400	\$ 293.11
998 FLEMING AVE	02060214000	RESSD - Detached Single Dwelling	OS-One Storey	1959	916	2021	03	\$ 180,000	\$ 196.51	\$ 187,000	\$ 204.15
1006 FLEMING AVE	02060987000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,073	2021	08	\$ 280,000	\$ 260.95	\$ 276,400	\$ 257.60
1019 FLEMING AVE	02060998000	RESSD - Detached Single Dwelling	OS-One Storey	1968	935	2022	10	\$ 387,500	\$ 414.44	\$ 363,900	\$ 389.20
27 GARVIE BAY	02061184400	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1,080	2021	12	\$ 265,000	\$ 245.37	\$ 251,200	\$ 232.59
469 GATEWAY RD	02050075500	RESSS - Side By Side	BL-Bi-Level	1969	696	2021	07	\$ 266,500	\$ 382.90	\$ 266,000	\$ 382.18
481 GATEWAY RD	02050370500	RESSS - Side By Side	TS-Two Storey	1966	1,152	2021	05	\$ 280,000	\$ 243.06	\$ 285,000	\$ 247.40
503 GATEWAY RD	02050390000	RESSD - Detached Single Dwelling	OS-One Storey	1949	891	2022	01	\$ 275,000	\$ 308.64	\$ 258,200	\$ 289.79
515 GATEWAY RD	02050418000	RESSD - Detached Single Dwelling	OS-One Storey	1914	834	2022	10	\$ 210,000	\$ 251.80	\$ 197,200	\$ 236.45
601 GATEWAY RD	02051482100	RESSS - Side By Side	TS-Two Storey	1967	1,152	2023	03	\$ 224,900	\$ 195.23	\$ 224,900	\$ 195.23
633 GATEWAY RD	02060388000	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1,169	2021	03	\$ 333,000	\$ 284.86	\$ 346,000	\$ 295.98
30 GEORGE SUTTIE BAY	02051090000	RESSD - Detached Single Dwelling	OS-One Storey	1971	942	2021	11	\$ 310,000	\$ 329.09	\$ 297,000	\$ 315.29
42 GEORGE SUTTIE BAY	02051087000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,158	2022	12	\$ 310,000	\$ 267.70	\$ 298,500	\$ 257.77
67 GEORGE SUTTIE BAY	02051014000	RESSS - Side By Side	BL-Bi-Level	1969	696	2022	07	\$ 261,000	\$ 375.00	\$ 235,900	\$ 338.94
101 GEORGE SUTTIE BAY	02051008500	RESSS - Side By Side	BL-Bi-Level	1969	696	2021	12	\$ 219,900	\$ 315.95	\$ 208,500	\$ 299.57
133 GEORGE SUTTIE BAY	02051002000	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2021	10	\$ 320,000	\$ 323.89	\$ 309,800	\$ 313.56
145 GEORGE SUTTIE BAY	02050999000	RESSD - Detached Single Dwelling	OS-One Storey	1970	840	2022	05	\$ 316,000	\$ 376.19	\$ 284,700	\$ 338.93
149 GEORGE SUTTIE BAY	02050998000	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2022	07	\$ 341,700	\$ 345.85	\$ 308,900	\$ 312.65
152 GEORGE SUTTIE BAY	02051057000	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2021	09	\$ 318,000	\$ 321.86	\$ 310,700	\$ 314.47
156 GEORGE SUTTIE BAY	02051056000	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2021	08	\$ 355,000	\$ 359.31	\$ 350,400	\$ 354.66
160 GEORGE SUTTIE BAY	02051055000	RESSD - Detached Single Dwelling	OS-One Storey	1970	840	2021	08	\$ 315,100	\$ 375.12	\$ 311,000	\$ 370.24
4 GIRDWOOD CRES	02051160000	RESRH - Row Housing	TS-Two Storey	1975	1,089	2021	02	\$ 205,000	\$ 188.25	\$ 215,000	\$ 197.43
8 GIRDWOOD CRES	02051162000	RESRH - Row Housing	TS-Two Storey	1975	1,089	2021	10	\$ 190,000	\$ 174.47	\$ 183,900	\$ 168.87
48 GIRDWOOD CRES	02051178000	RESRH - Row Housing	TS-Two Storey	1975	1,089	2022	06	\$ 247,000	\$ 226.81	\$ 220,300	\$ 202.30
65 GIRDWOOD CRES	02051204000	RESRH - Row Housing	BL-Bi-Level	1975	812	2022	03	\$ 226,100	\$ 278.45	\$ 208,000	\$ 256.16
79 GIRDWOOD CRES	02051208000	RESRH - Row Housing	TS-Two Storey	1975	1,125	2021	06	\$ 260,000	\$ 231.11	\$ 262,100	\$ 232.98
84 GIRDWOOD CRES	02051192000	RESRH - Row Housing	TS-Two Storey	1975	1,089	2021	07	\$ 225,000	\$ 206.61	\$ 224,600	\$ 206.24
629 GOVERNMENT AVE	02051512000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1909	1,260	2021	04	\$ 250,000	\$ 198.41	\$ 257,000	\$ 203.97
636 GOVERNMENT AVE	02051524000	RESSD - Detached Single Dwelling	OS-One Storey	1959	814	2022	06	\$ 335,000	\$ 411.55	\$ 298,800	\$ 367.08
669 GOVERNMENT AVE	02051503000	RESSD - Detached Single Dwelling	OS-One Storey	1949	747	2021	06	\$ 295,000	\$ 394.91	\$ 297,400	\$ 398.13
676 GOVERNMENT AVE	02051643000	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,051	2022	07	\$ 305,000	\$ 290.20	\$ 275,700	\$ 262.32
716 GOVERNMENT AVE	02051651000	RESSD - Detached Single Dwelling	OS-One Storey	1958	865	2022	06	\$ 350,000	\$ 404.62	\$ 312,200	\$ 360.92
718 GOVERNMENT AVE	02051652000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,015	2022	04	\$ 425,786	\$ 419.49	\$ 387,500	\$ 381.77
750 GOVERNMENT AVE	02051661000	RESSD - Detached Single Dwelling	BL-Bi-Level	1981	910	2022	07	\$ 369,900	\$ 406.48	\$ 334,400	\$ 367.47
792 GOVERNMENT AVE	02051784000	RESSD - Detached Single Dwelling	OS-One Storey	2012	1,190	2021	04	\$ 356,000	\$ 299.16	\$ 366,000	\$ 307.56
797 GOVERNMENT AVE	02051769000	RESSD - Detached Single Dwelling	OS-One Storey	1955	882	2021	03	\$ 234,000	\$ 265.31	\$ 243,100	\$ 275.62
819 GOVERNMENT AVE	02051763000	RESSD - Detached Single Dwelling	OS-One Storey	1955	957	2022	11	\$ 350,100	\$ 365.83	\$ 332,900	\$ 347.86
824 GOVERNMENT AVE	02051791000	RESSD - Detached Single Dwelling	OS-One Storey	1913	766	2021	01	\$ 175,000	\$ 228.46	\$ 185,500	\$ 242.17
945 GOVERNMENT AVE	02051895000	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1,029	2021	06	\$ 330,000	\$ 320.70	\$ 332,600	\$ 323.23

**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.
969 GOVERNMENT AVE	02051891000	RESSD - Detached Single Dwelling	OS-One Storey	1958	916	2021	08	\$ 308,000	\$ 336.24	\$ 304,000	\$ 331.88
969 GOVERNMENT AVE	02051891000	RESSD - Detached Single Dwelling	OS-One Storey	1958	916	2022	05	\$ 420,000	\$ 458.52	\$ 378,400	\$ 413.10
974 GOVERNMENT AVE	02051923000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,020	2021	09	\$ 340,000	\$ 333.33	\$ 332,200	\$ 325.69
975 GOVERNMENT AVE	02051890000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,020	2021	09	\$ 415,000	\$ 406.86	\$ 405,500	\$ 397.55
980 GOVERNMENT AVE	02051924000	RESSD - Detached Single Dwelling	OS-One Storey	1959	920	2021	09	\$ 300,000	\$ 326.09	\$ 293,100	\$ 318.59
999 GOVERNMENT AVE	02051886000	RESSD - Detached Single Dwelling	OS-One Storey	1959	933	2022	12	\$ 300,000	\$ 321.54	\$ 288,900	\$ 309.65
467 GREY ST	02050139000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,052	2021	04	\$ 265,000	\$ 251.90	\$ 272,400	\$ 258.94
603 HOSKIN AVE	02050498000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,095	2022	05	\$ 373,000	\$ 340.64	\$ 336,100	\$ 306.94
611 HOSKIN AVE	02050496000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,036	2021	08	\$ 310,000	\$ 299.23	\$ 306,000	\$ 295.37
720 HOSKIN AVE	02050233000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2022	09	\$ 391,600	\$ 413.08	\$ 363,000	\$ 382.91
733 HOSKIN AVE	02050299000	RESSD - Detached Single Dwelling	OS-One Storey	1957	946	2021	04	\$ 285,000	\$ 301.27	\$ 293,000	\$ 309.73
733 HOSKIN AVE	02050299000	RESSD - Detached Single Dwelling	OS-One Storey	1957	946	2021	07	\$ 364,000	\$ 384.78	\$ 363,300	\$ 384.04
757 HOSKIN AVE	02050303000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,002	2021	09	\$ 305,000	\$ 304.39	\$ 298,000	\$ 297.41
789 HOSKIN AVE	02050311000	RESSD - Detached Single Dwelling	OS-One Storey	1957	920	2021	08	\$ 300,000	\$ 326.09	\$ 296,100	\$ 321.85
407 KEENLEYSIDE ST	02051125500	RESSS - Side By Side	TS-Two Storey	1970	1,111	2022	12	\$ 172,000	\$ 154.82	\$ 165,600	\$ 149.05
423 KEENLEYSIDE ST	02051128000	RESSS - Side By Side	FL-4 Level Split	1970	1,320	2021	10	\$ 264,900	\$ 200.68	\$ 256,400	\$ 194.24
425 KEENLEYSIDE ST	02051128500	RESSS - Side By Side	FL-4 Level Split	1970	1,320	2021	12	\$ 249,900	\$ 189.32	\$ 236,900	\$ 179.47
437 KEENLEYSIDE ST	02051130500	RESSS - Side By Side	OS-One Storey	1970	1,056	2021	04	\$ 215,000	\$ 203.60	\$ 221,000	\$ 209.28
447 KEENLEYSIDE ST	02051132100	RESSS - Side By Side	TS-Two Storey	1970	1,056	2022	08	\$ 230,000	\$ 217.80	\$ 210,500	\$ 199.34
223 KISIL BAY	02050965100	RESSS - Side By Side	TS-Two Storey	1970	1,056	2022	06	\$ 232,000	\$ 219.70	\$ 206,900	\$ 195.93
225 KISIL BAY	02050965300	RESSS - Side By Side	TS-Two Storey	1970	1,056	2022	06	\$ 232,000	\$ 219.70	\$ 206,900	\$ 195.93
241 KISIL BAY	02050967500	RESSS - Side By Side	TS-Two Storey	1970	1,056	2021	12	\$ 260,000	\$ 246.21	\$ 246,500	\$ 233.43
607 LINDHURST AVE	02050442000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,048	2021	08	\$ 360,000	\$ 343.51	\$ 355,300	\$ 339.03
630 LINDHURST AVE	02050470000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,050	2021	09	\$ 347,000	\$ 330.48	\$ 339,000	\$ 322.86
643 LINDHURST AVE	02050448000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,048	2022	06	\$ 361,000	\$ 344.47	\$ 322,000	\$ 307.25
648 LINDHURST AVE	02050473000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,030	2021	12	\$ 376,000	\$ 365.05	\$ 356,400	\$ 346.02
462 LOCKSLEY BAY	02050088000	RESSD - Detached Single Dwelling	OS-One Storey	1956	862	2022	10	\$ 325,000	\$ 377.03	\$ 305,200	\$ 354.06
469 LOCKSLEY BAY	02050122000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,070	2021	06	\$ 334,500	\$ 312.62	\$ 337,200	\$ 315.14
475 LOCKSLEY BAY	02050119000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,002	2021	07	\$ 324,750	\$ 324.10	\$ 324,100	\$ 323.45
470 LONDON ST	02050262000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2021	10	\$ 310,000	\$ 327.00	\$ 300,100	\$ 316.56
474 LONDON ST	02050260000	RESSD - Detached Single Dwelling	OS-One Storey	1959	912	2022	08	\$ 385,000	\$ 422.15	\$ 352,300	\$ 386.29
488 LONDON ST	02050253000	RESSD - Detached Single Dwelling	OS-One Storey	1959	912	2022	08	\$ 295,000	\$ 323.46	\$ 269,900	\$ 295.94
22 LOWERY BAY	02051117000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,262	2021	11	\$ 375,000	\$ 297.15	\$ 359,300	\$ 284.71
30 LOWERY BAY	02051115000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,184	2021	07	\$ 320,000	\$ 270.27	\$ 319,400	\$ 269.76
517 MARSDEN ST	02050574000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2021	03	\$ 270,000	\$ 284.81	\$ 280,500	\$ 295.89
640 MONCTON AVE	02051570000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,092	2022	07	\$ 240,000	\$ 219.78	\$ 217,000	\$ 198.72
645 MONCTON AVE	02051544000	RESSD - Detached Single Dwelling	OS-One Storey	1947	600	2021	11	\$ 215,000	\$ 358.33	\$ 206,000	\$ 343.33
674 MONCTON AVE	02051579000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	1,092	2021	01	\$ 277,000	\$ 253.66	\$ 293,600	\$ 268.86
680 MONCTON AVE	02062807875	RESSD - Detached Single Dwelling	OS-One Storey	2021	766	2021	02	\$ 305,000	\$ 398.17	\$ 319,900	\$ 417.62
681 MONCTON AVE	02051683000	RESSD - Detached Single Dwelling	OS-One Storey	1947	700	2022	04	\$ 266,300	\$ 380.43	\$ 242,300	\$ 346.14

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

**SALES DATA**

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693 MONCTON AVE	02051680000	RESSD - Detached Single Dwelling	OS-One Storey	1947	992	2022	07	\$ 244,900	\$ 246.88	\$ 221,400	\$ 223.19
713 MONCTON AVE	02062807955	RESSD - Detached Single Dwelling	OS-One Storey	1911	720	2021	07	\$ 159,000	\$ 220.83	\$ 158,700	\$ 220.42
721 MONCTON AVE	02051675000	RESSD - Detached Single Dwelling	OS-One Storey	1959	914	2021	06	\$ 337,500	\$ 369.26	\$ 340,200	\$ 372.21
740 MONCTON AVE	02051700000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	896	2022	08	\$ 200,000	\$ 223.21	\$ 183,000	\$ 204.24
750 MONCTON AVE	02062807590	RESSD - Detached Single Dwelling	OS-One Storey	1922	900	2022	06	\$ 173,000	\$ 192.22	\$ 154,300	\$ 171.44
778 MONCTON AVE	02051823000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1947	899	2022	05	\$ 277,500	\$ 308.68	\$ 250,000	\$ 278.09
785 MONCTON AVE	02051815100	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	912	2022	06	\$ 357,000	\$ 391.45	\$ 318,400	\$ 349.12
832 MONCTON AVE	02051839000	RESSD - Detached Single Dwelling	OS-One Storey	1947	700	2022	10	\$ 252,000	\$ 360.00	\$ 236,600	\$ 338.00
928 MONCTON AVE	02051957000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,044	2021	06	\$ 370,000	\$ 354.41	\$ 373,000	\$ 357.28
945 MONCTON AVE	02051937000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,089	2021	07	\$ 285,500	\$ 262.17	\$ 284,900	\$ 261.62
981 MONCTON AVE	02051931000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,089	2022	04	\$ 202,000	\$ 185.49	\$ 183,800	\$ 168.78
1015 MONCTON AVE	02060908000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,219	2021	09	\$ 340,000	\$ 278.92	\$ 332,200	\$ 272.52
1093 MONCTON AVE	02061046000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,255	2021	10	\$ 353,000	\$ 281.27	\$ 341,700	\$ 272.27
1096 MONCTON AVE	02061053000	RESSS - Side By Side	TS-Two Storey	1967	1,080	2023	01	\$ 245,000	\$ 226.85	\$ 238,900	\$ 221.20
1097 MONCTON AVE	02061045000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,166	2021	11	\$ 350,000	\$ 300.17	\$ 335,300	\$ 287.56
1130 MONCTON AVE	02061060000	RESSS - Side By Side	BL-Bi-Level	1969	696	2022	05	\$ 280,000	\$ 402.30	\$ 252,300	\$ 362.50
1133 MONCTON AVE	02061037000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,235	2022	06	\$ 370,444	\$ 299.95	\$ 330,400	\$ 267.53
1142 MONCTON AVE	02061062500	RESSS - Side By Side	BL-Bi-Level	1968	696	2021	02	\$ 210,000	\$ 301.72	\$ 220,300	\$ 316.52
624 MUNROE AVE	02050431000	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,056	2021	07	\$ 290,000	\$ 274.62	\$ 289,400	\$ 274.05
626 MUNROE AVE	02050432000	RESMC - Multi-Family Conversion	OS-One Storey	1921	1,205	2021	06	\$ 185,000	\$ 153.53	\$ 186,500	\$ 154.77
631 MUNROE AVE	02062807820	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	848	2022	03	\$ 185,000	\$ 218.16	\$ 170,200	\$ 200.71
656 MUNROE AVE	02050504000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	937	2021	11	\$ 247,500	\$ 264.14	\$ 237,100	\$ 253.04
658 MUNROE AVE	02050507000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	937	2021	05	\$ 250,000	\$ 266.81	\$ 254,500	\$ 271.61
693 MUNROE AVE	02051727000	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1,373	2023	02	\$ 380,000	\$ 276.77	\$ 375,100	\$ 273.20
775 MUNROE AVE	02051710000	RESSD - Detached Single Dwelling	OS-One Storey	1958	999	2021	07	\$ 302,000	\$ 302.30	\$ 301,400	\$ 301.70
875 MUNROE AVE	02051847000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,009	2022	03	\$ 373,000	\$ 369.67	\$ 343,200	\$ 340.14
913 MUNROE AVE	02051989000	RESSD - Detached Single Dwelling	OS-One Storey	1959	975	2021	03	\$ 285,000	\$ 292.31	\$ 296,100	\$ 303.69
951 MUNROE AVE	02051980000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,043	2022	08	\$ 355,000	\$ 340.36	\$ 324,800	\$ 311.41
963 MUNROE AVE	02051978000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,048	2022	07	\$ 290,000	\$ 276.72	\$ 262,200	\$ 250.19
975 MUNROE AVE	02051976000	RESSD - Detached Single Dwelling	OS-One Storey	1959	934	2022	04	\$ 370,000	\$ 396.15	\$ 336,700	\$ 360.49
925 NORWICH AVE	02050780000	RESSS - Side By Side	TS-Two Storey	1977	870	2021	07	\$ 195,000	\$ 224.14	\$ 194,600	\$ 223.68
635 NOTTINGHAM AVE	02050010000	RESSD - Detached Single Dwelling	BL-Bi-Level	1991	892	2021	04	\$ 270,000	\$ 302.69	\$ 277,600	\$ 311.21
635 NOTTINGHAM AVE	02050010000	RESSD - Detached Single Dwelling	BL-Bi-Level	1991	892	2021	10	\$ 305,000	\$ 341.93	\$ 295,200	\$ 330.94
672 NOTTINGHAM AVE	02050041000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,172	2022	12	\$ 225,000	\$ 191.98	\$ 216,700	\$ 184.90
678 NOTTINGHAM AVE	02050042000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,216	2022	02	\$ 350,500	\$ 288.24	\$ 325,600	\$ 267.76
705 NOTTINGHAM AVE	02050145000	RESSD - Detached Single Dwelling	OS-One Storey	1956	816	2021	09	\$ 298,000	\$ 365.20	\$ 291,100	\$ 356.74
716 NOTTINGHAM AVE	02050048000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2022	09	\$ 350,000	\$ 369.20	\$ 324,500	\$ 342.30
721 NOTTINGHAM AVE	02050149000	RESSD - Detached Single Dwelling	OS-One Storey	1956	834	2022	08	\$ 365,600	\$ 438.37	\$ 334,500	\$ 401.08
768 NOTTINGHAM AVE	02050061000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2022	09	\$ 325,000	\$ 342.83	\$ 301,300	\$ 317.83
777 NOTTINGHAM AVE	02050265000	RESSD - Detached Single Dwelling	OS-One Storey	1958	948	2021	12	\$ 300,000	\$ 316.46	\$ 284,400	\$ 300.00

**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.
814 NOTTINGHAM AVE	02050748000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,020	2021	10	\$ 345,000	\$ 338.24	\$ 334,000	\$ 327.45
825 NOTTINGHAM AVE	02050724000	RESSD - Detached Single Dwelling	OS-One Storey	1959	816	2021	06	\$ 305,100	\$ 373.90	\$ 307,500	\$ 376.84
833 NOTTINGHAM AVE	02050726000	RESSD - Detached Single Dwelling	OS-One Storey	1959	816	2021	06	\$ 315,000	\$ 386.03	\$ 317,500	\$ 389.09
862 NOTTINGHAM AVE	02050758000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2022	07	\$ 358,000	\$ 377.64	\$ 323,600	\$ 341.35
909 NOTTINGHAM AVE	02050769000	RESSU - Residential Secondary Unit	T3-Three Storey	2018	3,677	2021	04	\$ 537,000	\$ 146.04	\$ 552,000	\$ 150.12
64 PIKE CRES	02051100000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,076	2021	12	\$ 285,590	\$ 265.42	\$ 270,700	\$ 251.58
64 PIKE CRES	02051100000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,076	2022	03	\$ 445,000	\$ 413.57	\$ 409,400	\$ 380.48
93 PIKE CRES	02051039000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,076	2021	06	\$ 333,000	\$ 309.48	\$ 335,700	\$ 311.99
105 PIKE CRES	02051036000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,076	2021	07	\$ 306,500	\$ 284.85	\$ 305,900	\$ 284.29
117 PIKE CRES	02051033000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,023	2022	05	\$ 387,000	\$ 378.30	\$ 348,700	\$ 340.86
11 PREVETTE ST	02051067000	RESSD - Detached Single Dwelling	OS-One Storey	1969	840	2021	08	\$ 255,000	\$ 303.57	\$ 251,700	\$ 299.64
3 PRICE DR	02061177400	RESSS - Side By Side	TS-Two Storey	1978	952	2022	11	\$ 229,900	\$ 241.49	\$ 218,600	\$ 229.62
30 PRICE DR	02061175400	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1,080	2022	10	\$ 275,000	\$ 254.63	\$ 258,200	\$ 239.07
50 PRICE DR	02061176400	RESSD - Detached Single Dwelling	TS-Two Storey	1978	952	2021	07	\$ 300,000	\$ 315.13	\$ 299,400	\$ 314.50
664 PRINCE RUPERT AVE	02051496100	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,016	2021	07	\$ 350,000	\$ 344.49	\$ 349,300	\$ 343.80
696 PRINCE RUPERT AVE	02062807500	RESSD - Detached Single Dwelling	TS-Two Storey	2016	1,368	2021	05	\$ 349,000	\$ 255.12	\$ 355,300	\$ 259.72
698 PRINCE RUPERT AVE	02051605000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,012	2021	07	\$ 410,000	\$ 405.14	\$ 409,200	\$ 404.35
699 PRINCE RUPERT AVE	02060108000	RESSD - Detached Single Dwelling	OS-One Storey	2013	1,254	2022	07	\$ 390,000	\$ 311.00	\$ 352,600	\$ 281.18
703 PRINCE RUPERT AVE	02060106000	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1,367	2021	08	\$ 337,900	\$ 247.18	\$ 333,500	\$ 243.96
704 PRINCE RUPERT AVE	02062800100	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	845	2022	09	\$ 297,000	\$ 351.48	\$ 275,300	\$ 325.80
708 PRINCE RUPERT AVE	02062800000	RESSD - Detached Single Dwelling	OS-One Storey	2011	1,037	2022	07	\$ 390,000	\$ 376.08	\$ 352,600	\$ 340.02
724 PRINCE RUPERT AVE	02051611000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,074	2021	12	\$ 380,000	\$ 353.82	\$ 360,200	\$ 335.38
729 PRINCE RUPERT AVE	02060100000	RESSD - Detached Single Dwelling	OS-One Storey	1955	879	2021	08	\$ 307,000	\$ 349.26	\$ 303,000	\$ 344.71
732 PRINCE RUPERT AVE	02062807845	RESSD - Detached Single Dwelling	OS-One Storey	1913	673	2022	07	\$ 200,000	\$ 297.18	\$ 180,800	\$ 268.65
756 PRINCE RUPERT AVE	02051619000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	980	2021	06	\$ 262,500	\$ 267.86	\$ 264,600	\$ 270.00
757 PRINCE RUPERT AVE	02060093000	RESSD - Detached Single Dwelling	OS-One Storey	1955	965	2021	08	\$ 293,500	\$ 304.15	\$ 289,700	\$ 300.21
790 PRINCE RUPERT AVE	02051737000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2021	05	\$ 337,000	\$ 369.52	\$ 343,100	\$ 376.21
830 PRINCE RUPERT AVE	02051748000	RESSD - Detached Single Dwelling	OS-One Storey	1913	594	2022	02	\$ 261,750	\$ 440.66	\$ 243,200	\$ 409.43
945 PRINCE RUPERT AVE	02060225000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,032	2021	12	\$ 290,000	\$ 281.01	\$ 274,900	\$ 266.38
945 PRINCE RUPERT AVE	02060225000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,032	2022	01	\$ 390,000	\$ 377.91	\$ 366,200	\$ 354.84
1047 PRINCE RUPERT AVE	02060991000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,232	2021	11	\$ 379,900	\$ 308.36	\$ 363,900	\$ 295.37
729 ROBIN HOOD CRES	02050213000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,100	2022	09	\$ 335,000	\$ 304.55	\$ 310,500	\$ 282.27
745 ROBIN HOOD CRES	02050209000	RESSD - Detached Single Dwelling	OS-One Storey	1956	948	2022	05	\$ 391,700	\$ 413.19	\$ 352,900	\$ 372.26
634 SIMPSON AVE	02060365000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,043	2022	12	\$ 290,000	\$ 278.04	\$ 279,300	\$ 267.79
649 SIMPSON AVE	02060728000	RESSD - Detached Single Dwelling	OS-One Storey	1957	988	2022	03	\$ 275,000	\$ 278.34	\$ 253,000	\$ 256.07
707 SIMPSON AVE	02060734000	RESSD - Detached Single Dwelling	OS-One Storey	1957	963	2021	06	\$ 337,500	\$ 350.47	\$ 340,200	\$ 353.27
716 SIMPSON AVE	02060406000	RESSD - Detached Single Dwelling	OS-One Storey	1958	996	2021	07	\$ 335,000	\$ 336.35	\$ 334,300	\$ 335.64
723 SIMPSON AVE	02060736000	RESSD - Detached Single Dwelling	OS-One Storey	1957	963	2021	03	\$ 283,000	\$ 293.87	\$ 294,000	\$ 305.30
764 SIMPSON AVE	02060417000	RESSD - Detached Single Dwelling	OS-One Storey	1956	970	2022	11	\$ 320,000	\$ 329.90	\$ 304,300	\$ 313.71
785 SIMPSON AVE	02060751000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2021	05	\$ 340,000	\$ 326.30	\$ 346,100	\$ 332.15



**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.
800 SIMPSON AVE	02060468000	RESSD - Detached Single Dwelling	OS-One Storey	1959	924	2022	12	\$ 336,500	\$ 364.18	\$ 324,000	\$ 350.65
816 SIMPSON AVE	02060472000	RESSD - Detached Single Dwelling	OS-One Storey	1959	912	2022	11	\$ 300,000	\$ 328.95	\$ 285,300	\$ 312.83
835 SIMPSON AVE	02060761000	RESSD - Detached Single Dwelling	OS-One Storey	1959	999	2022	09	\$ 297,000	\$ 297.30	\$ 275,300	\$ 275.58
857 SIMPSON AVE	02060765000	RESSD - Detached Single Dwelling	OS-One Storey	1958	964	2022	11	\$ 310,000	\$ 321.58	\$ 294,800	\$ 305.81
869 SIMPSON AVE	02060767000	RESSD - Detached Single Dwelling	OS-One Storey	1958	964	2022	08	\$ 320,000	\$ 331.95	\$ 292,800	\$ 303.73
886 SIMPSON AVE	02060485000	RESSD - Detached Single Dwelling	OS-One Storey	1958	918	2021	11	\$ 320,000	\$ 348.58	\$ 306,600	\$ 333.99
905 SIMPSON AVE	02060774000	RESSD - Detached Single Dwelling	OS-One Storey	1958	918	2021	05	\$ 344,000	\$ 374.73	\$ 350,200	\$ 381.48
950 SIMPSON AVE	02060542000	RESSD - Detached Single Dwelling	OS-One Storey	1958	918	2022	07	\$ 330,000	\$ 359.48	\$ 298,300	\$ 324.95
962 SIMPSON AVE	02060544000	RESSD - Detached Single Dwelling	OS-One Storey	1959	931	2022	06	\$ 350,350	\$ 376.32	\$ 312,500	\$ 335.66
974 SIMPSON AVE	02060546000	RESSD - Detached Single Dwelling	OS-One Storey	1958	918	2022	07	\$ 305,000	\$ 332.24	\$ 275,700	\$ 300.33
993 SIMPSON AVE	02060791000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2021	11	\$ 260,000	\$ 274.26	\$ 249,100	\$ 262.76
993 SIMPSON AVE	02060791000	RESSD - Detached Single Dwelling	OS-One Storey	1959	948	2022	11	\$ 372,500	\$ 392.93	\$ 354,200	\$ 373.63
1026 SIMPSON AVE	02060964000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,170	2021	04	\$ 340,000	\$ 290.60	\$ 349,500	\$ 298.72
30 TUDOR CRES	02050616000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,058	2021	06	\$ 348,100	\$ 329.02	\$ 350,900	\$ 331.66
38 TUDOR CRES	02050614000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,048	2022	05	\$ 420,000	\$ 400.76	\$ 378,400	\$ 361.07
46 TUDOR CRES	02050612000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,058	2021	08	\$ 383,000	\$ 362.00	\$ 378,000	\$ 357.28
79 TUDOR CRES	02050602000	RESSD - Detached Single Dwelling	OS-One Storey	1959	995	2021	11	\$ 295,900	\$ 297.39	\$ 283,500	\$ 284.92
99 TUDOR CRES	02050597000	RESSD - Detached Single Dwelling	OS-One Storey	1960	995	2022	11	\$ 390,000	\$ 391.96	\$ 370,900	\$ 372.76
107 TUDOR CRES	02050595000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,003	2022	08	\$ 375,000	\$ 373.88	\$ 343,100	\$ 342.07
1 WYNTEN CRES	02050115000	RESSD - Detached Single Dwelling	OS-One Storey	1956	911	2022	10	\$ 289,000	\$ 317.23	\$ 271,400	\$ 297.91
7 WYNTEN CRES	02050109000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,116	2022	10	\$ 319,500	\$ 286.29	\$ 300,000	\$ 268.82

**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.
59 ASPENWOOD PL	04000911300	RESSD - Detached Single Dwelling	OS-One Storey	1987	1,674	2021	05	\$ 461,000	\$ 275.39	\$ 469,300	\$ 280.35
571 BARDAL BAY	04000749000	RESSD - Detached Single Dwelling	OS-One Storey	1960	936	2021	05	\$ 324,500	\$ 346.69	\$ 330,300	\$ 352.88
583 BARDAL BAY	04000750500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,044	2022	06	\$ 428,000	\$ 409.96	\$ 381,800	\$ 365.71
612 BARDAL BAY	04000731000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,084	2022	01	\$ 302,000	\$ 278.60	\$ 283,600	\$ 261.62
619 BARDAL BAY	04000755000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,044	2021	07	\$ 335,000	\$ 320.88	\$ 334,300	\$ 320.21
631 BARDAL BAY	04000756500	RESSD - Detached Single Dwelling	OS-One Storey	1959	936	2021	08	\$ 372,000	\$ 397.44	\$ 367,200	\$ 392.31
657 BARDAL BAY	04000718500	RESSD - Detached Single Dwelling	OS-One Storey	1960	960	2022	06	\$ 376,000	\$ 391.67	\$ 335,400	\$ 349.38
685 BARDAL BAY	04000715000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,056	2022	11	\$ 328,000	\$ 310.61	\$ 311,900	\$ 295.36
689 BARDAL BAY	04000714500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,048	2021	09	\$ 330,000	\$ 314.89	\$ 322,400	\$ 307.63
1071 BRAZIER ST	02031636000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,097	2022	07	\$ 438,500	\$ 399.73	\$ 396,400	\$ 361.35
1114 BRAZIER ST	04000006500	RESMC - Multi-Family Conversion	OH-One & 1/2 Storey	1938	1,458	2021	09	\$ 329,703	\$ 226.13	\$ 322,100	\$ 220.92
2 BRET BAY	04001800200	RESSS - Side By Side	OS-One Storey	1974	864	2022	07	\$ 310,000	\$ 358.80	\$ 280,200	\$ 324.31
14 BRET BAY	04001799800	RESSS - Side By Side	OS-One Storey	1975	928	2022	06	\$ 350,000	\$ 377.16	\$ 312,200	\$ 336.42
32 BRET BAY	04001799200	RESSS - Side By Side	TS-Two Storey	1974	1,200	2021	01	\$ 260,000	\$ 216.67	\$ 275,600	\$ 229.67
64 BRET BAY	04001798000	RESSS - Side By Side	TS-Two Storey	1975	1,168	2021	05	\$ 240,000	\$ 205.48	\$ 244,300	\$ 209.16
70 BRET BAY	04001797800	RESSS - Side By Side	BL-Bi-Level	1975	760	2022	08	\$ 290,000	\$ 381.58	\$ 265,400	\$ 349.21
86 BRET BAY	04001797300	RESSS - Side By Side	OS-One Storey	1974	864	2022	02	\$ 259,900	\$ 300.81	\$ 241,400	\$ 279.40
92 BRET BAY	04001797100	RESSS - Side By Side	TS-Two Storey	1974	1,200	2022	04	\$ 340,000	\$ 283.33	\$ 309,400	\$ 257.83
98 BRET BAY	04001796800	RESSS - Side By Side	OS-One Storey	1974	928	2021	05	\$ 276,000	\$ 297.41	\$ 281,000	\$ 302.80
105 BRET BAY	04001800700	RESSS - Side By Side	BL-Bi-Level	1974	760	2021	04	\$ 220,000	\$ 289.47	\$ 226,200	\$ 297.63
125 BRET BAY	04001801500	RESSS - Side By Side	OS-One Storey	1974	928	2022	07	\$ 280,125	\$ 301.86	\$ 253,200	\$ 272.84
129 BRET BAY	04001801600	RESSS - Side By Side	TS-Two Storey	1974	1,200	2021	07	\$ 284,000	\$ 236.67	\$ 283,400	\$ 236.17
131 BRET BAY	04001801700	RESSS - Side By Side	BL-Bi-Level	1974	864	2022	11	\$ 280,000	\$ 324.07	\$ 266,300	\$ 308.22
14 BRIDGEWATER CRES	04001820000	RESSD - Detached Single Dwelling	FL-4 Level Split	1971	1,528	2022	05	\$ 501,014	\$ 327.89	\$ 451,400	\$ 295.42
141 BROAD BAY	04000828500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,220	2022	04	\$ 356,500	\$ 292.21	\$ 324,400	\$ 265.90
148 BROAD BAY	04000784000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,099	2021	07	\$ 353,000	\$ 321.20	\$ 352,300	\$ 320.56
168 BROAD BAY	04000786500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,000	2021	08	\$ 290,000	\$ 290.00	\$ 286,200	\$ 286.20
183 BROAD BAY	04000830000	RESSD - Detached Single Dwelling	OS-One Storey	1961	966	2021	07	\$ 337,000	\$ 348.86	\$ 336,300	\$ 348.14
199 BROAD BAY	04000832000	RESSD - Detached Single Dwelling	FL-4 Level Split	1961	1,540	2022	08	\$ 455,000	\$ 295.45	\$ 416,300	\$ 270.32
212 BROAD BAY	04000835000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,143	2022	02	\$ 339,000	\$ 296.59	\$ 314,900	\$ 275.50
6 CALLUM CRES	04007254615	RESSD - Detached Single Dwelling	OS-One Storey	2017	1,132	2021	05	\$ 375,000	\$ 331.27	\$ 381,800	\$ 337.28
46 CALLUM CRES	04001810400	RESSS - Side By Side	BL-Bi-Level	1975	760	2022	08	\$ 252,500	\$ 332.24	\$ 231,000	\$ 303.95
73 CALLUM CRES	04001806700	RESSS - Side By Side	BL-Bi-Level	1974	760	2023	02	\$ 264,000	\$ 347.37	\$ 260,600	\$ 342.89
131 CALLUM CRES	04001805600	RESSS - Side By Side	TS-Two Storey	1975	1,168	2022	07	\$ 361,131	\$ 309.19	\$ 326,500	\$ 279.54
18 CAMEO CRES	02031168500	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,060	2021	05	\$ 400,000	\$ 377.36	\$ 407,200	\$ 384.15
27 CAMEO CRES	02031187500	RESSD - Detached Single Dwelling	OS-One Storey	1965	1,203	2022	07	\$ 445,000	\$ 369.91	\$ 402,300	\$ 334.41
38 CAMEO CRES	02031165500	RESSD - Detached Single Dwelling	OS-One Storey	1965	1,124	2021	06	\$ 422,000	\$ 375.44	\$ 425,400	\$ 378.47
63 CAMEO CRES	02031175500	RESSD - Detached Single Dwelling	OS-One Storey	1963	1,183	2021	04	\$ 420,100	\$ 355.11	\$ 431,900	\$ 365.09
78 CAMEO CRES	02031160000	RESSD - Detached Single Dwelling	TS-Two Storey	1964	1,580	2023	03	\$ 450,000	\$ 284.81	\$ 450,000	\$ 284.81
102 CAMEO CRES	02031155000	RESSD - Detached Single Dwelling	OS-One Storey	1963	1,142	2022	07	\$ 420,200	\$ 367.95	\$ 379,900	\$ 332.66

**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.
126 CAMEO CRES	02031152000	RESSD - Detached Single Dwelling	OS-One Storey	1966	1,092	2022	05	\$ 330,000	\$ 302.20	\$ 297,300	\$ 272.25
557 CEDARCREST DR	04000672000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,078	2022	07	\$ 368,000	\$ 341.37	\$ 332,700	\$ 308.63
566 CEDARCREST DR	04000679500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,140	2022	10	\$ 416,000	\$ 364.91	\$ 390,600	\$ 342.63
585 CEDARCREST DR	04000712000	RESSD - Detached Single Dwelling	OS-One Storey	1959	996	2022	07	\$ 455,314	\$ 457.14	\$ 411,600	\$ 413.25
597 CEDARCREST DR	04000710500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,006	2022	12	\$ 395,000	\$ 392.64	\$ 380,400	\$ 378.13
605 CEDARCREST DR	04000709500	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1,017	2021	01	\$ 340,000	\$ 334.32	\$ 360,400	\$ 354.38
614 CEDARCREST DR	04000690500	RESSD - Detached Single Dwelling	OS-One Storey	1960	996	2021	12	\$ 367,000	\$ 368.47	\$ 347,900	\$ 349.30
618 CEDARCREST DR	04000690000	RESSD - Detached Single Dwelling	OS-One Storey	1959	996	2022	08	\$ 358,000	\$ 359.44	\$ 327,600	\$ 328.92
630 CEDARCREST DR	04000688500	RESSD - Detached Single Dwelling	OS-One Storey	1960	996	2022	06	\$ 340,000	\$ 341.37	\$ 303,300	\$ 304.52
209 CHERITON AVE	04000064500	RESDU - Duplex	TS-Two Storey	1961	1,820	2021	04	\$ 385,000	\$ 211.54	\$ 395,800	\$ 217.47
215 CHERITON AVE	04000065900	RESSD - Detached Single Dwelling	BL-Bi-Level	1998	978	2021	05	\$ 353,500	\$ 361.45	\$ 359,900	\$ 368.00
221 CHERITON AVE	04000066500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1943	1,020	2021	08	\$ 281,000	\$ 275.49	\$ 277,300	\$ 271.86
221 CHERITON AVE	04000066500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1943	1,020	2022	06	\$ 320,000	\$ 313.73	\$ 285,400	\$ 279.80
233 CHERITON AVE	04000068000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1943	1,467	2022	09	\$ 311,000	\$ 212.00	\$ 288,300	\$ 196.52
254 CHERITON AVE	04000034500	RESSD - Detached Single Dwelling	OS-One Storey	2016	630	2021	10	\$ 321,254	\$ 509.93	\$ 311,000	\$ 493.65
288 CHERITON AVE	04000061500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	1,002	2021	07	\$ 290,000	\$ 289.42	\$ 289,400	\$ 288.82
293 CHERITON AVE	04000057000	RESSD - Detached Single Dwelling	OS-One Storey	1937	758	2022	08	\$ 277,500	\$ 366.09	\$ 253,900	\$ 334.96
295 CHERITON AVE	04000057500	RESSD - Detached Single Dwelling	OS-One Storey	1959	924	2021	07	\$ 310,000	\$ 335.50	\$ 309,400	\$ 334.85
335 CHERITON AVE	04000208500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	1,374	2021	03	\$ 335,000	\$ 243.81	\$ 348,100	\$ 253.35
336 CHERITON AVE	04000215500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1954	1,018	2022	08	\$ 376,336	\$ 369.68	\$ 344,300	\$ 338.21
8 CLAUDIA PL	04001986800	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,232	2021	05	\$ 432,500	\$ 351.06	\$ 440,300	\$ 357.39
325 COLVIN AVE	02030361000	RESSD - Detached Single Dwelling	OS-One Storey	1954	987	2021	01	\$ 352,500	\$ 357.14	\$ 373,700	\$ 378.62
360 COLVIN AVE	02030383000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,084	2022	12	\$ 330,000	\$ 304.43	\$ 317,800	\$ 293.17
361 COLVIN AVE	02030367000	RESSD - Detached Single Dwelling	OS-One Storey	1955	986	2022	12	\$ 501,361	\$ 508.48	\$ 482,800	\$ 489.66
384 COLVIN AVE	02030387000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,024	2022	08	\$ 471,500	\$ 460.45	\$ 431,400	\$ 421.29
1221 DE FEHR ST	04000601000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,014	2022	06	\$ 430,000	\$ 424.06	\$ 383,600	\$ 378.30
146 DE GRAFF BAY	04000842000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,080	2022	10	\$ 375,000	\$ 347.22	\$ 352,100	\$ 326.02
190 DE GRAFF BAY	04007197100	RESSD - Detached Single Dwelling	OS-One Storey	1960	960	2021	01	\$ 295,000	\$ 307.29	\$ 312,700	\$ 325.73
1162 DE GRAFF PL	04000651500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,094	2023	02	\$ 385,000	\$ 351.92	\$ 380,000	\$ 347.35
1213 DE GRAFF PL	04000864000	RESSD - Detached Single Dwelling	FL-4 Level Split	1962	1,457	2022	06	\$ 420,000	\$ 288.26	\$ 374,600	\$ 257.10
1220 DE GRAFF PL	04000857000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,089	2021	12	\$ 390,000	\$ 358.13	\$ 369,700	\$ 339.49
212 DEVON AVE	04000029100	RESSS - Side By Side	BL-Bi-Level	1976	1,008	2023	01	\$ 290,000	\$ 287.70	\$ 282,800	\$ 280.56
217 DEVON AVE	04000026800	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1940	768	2022	06	\$ 225,000	\$ 292.97	\$ 200,700	\$ 261.33
255 DEVON AVE	04000043400	RESSS - Side By Side	TS-Two Storey	1985	1,200	2021	10	\$ 300,000	\$ 250.00	\$ 290,400	\$ 242.00
259 DEVON AVE	04000043000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1937	740	2022	06	\$ 195,000	\$ 263.51	\$ 173,900	\$ 235.00
274 DEVON AVE	04007265205	RESSD - Detached Single Dwelling	BL-Bi-Level	2018	875	2021	04	\$ 280,000	\$ 320.00	\$ 287,800	\$ 328.91
275 DEVON AVE	04000041000	RESSD - Detached Single Dwelling	OS-One Storey	1950	891	2022	06	\$ 277,000	\$ 310.89	\$ 247,100	\$ 277.33
292 DEVON AVE	04000051500	RESSD - Detached Single Dwelling	OS-One Storey	1961	980	2021	12	\$ 276,000	\$ 281.63	\$ 261,600	\$ 266.94
305 DEVON AVE	04007264810	RESSD - Detached Single Dwelling	BL-Bi-Level	2020	1,033	2021	09	\$ 335,000	\$ 324.30	\$ 327,300	\$ 316.84
322 DEVON AVE	04000235000	RESSD - Detached Single Dwelling	OS-One Storey	1953	648	2021	09	\$ 283,000	\$ 436.73	\$ 276,500	\$ 426.70

**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.
337 DEVON AVE	04000228000	RESSD - Detached Single Dwelling	OS-One Storey	1953	904	2021	09	\$ 350,000	\$ 387.17	\$ 342,000	\$ 378.32
340 DEVON AVE	04000239500	RESSD - Detached Single Dwelling	TS-Two Storey	1954	2,086	2021	04	\$ 411,500	\$ 197.27	\$ 423,000	\$ 202.78
343 DEVON AVE	04000226500	RESSD - Detached Single Dwelling	OS-One Storey	1954	798	2021	08	\$ 331,000	\$ 414.79	\$ 326,700	\$ 409.40
351 DEVON AVE	04000224500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,243	2023	02	\$ 445,000	\$ 358.00	\$ 439,200	\$ 353.34
187 DONWOOD DR	04001898400	RESSD - Detached Single Dwelling	OS-One Storey	1966	1,125	2021	09	\$ 412,000	\$ 366.22	\$ 402,500	\$ 357.78
199 DONWOOD DR	04001897500	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,225	2022	11	\$ 355,500	\$ 290.20	\$ 338,100	\$ 276.00
206 DONWOOD DR	04001900500	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,346	2023	03	\$ 385,000	\$ 286.03	\$ 385,000	\$ 286.03
301 DONWOOD DR	04001874500	RESSD - Detached Single Dwelling	TL-3 Level Split	1967	1,157	2022	05	\$ 401,000	\$ 346.59	\$ 361,300	\$ 312.27
375 DONWOOD DR	04001943200	RESSD - Detached Single Dwelling	TL-3 Level Split	1968	1,130	2021	06	\$ 350,000	\$ 309.73	\$ 352,800	\$ 312.21
389 DONWOOD DR	04001957000	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,120	2022	12	\$ 350,000	\$ 312.50	\$ 337,100	\$ 300.98
447 DONWOOD DR	04001962800	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2022	11	\$ 358,500	\$ 362.85	\$ 340,900	\$ 345.04
448 DONWOOD DR	04001969800	RESSD - Detached Single Dwelling	TL-3 Level Split	1969	932	2021	11	\$ 325,000	\$ 348.71	\$ 311,400	\$ 334.12
534 DONWOOD DR	04001802000	RESSS - Side By Side	OS-One Storey	1974	928	2022	07	\$ 281,999	\$ 303.88	\$ 254,900	\$ 274.68
8 DOUNREAY BAY	02031767000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,223	2022	05	\$ 442,000	\$ 361.41	\$ 398,200	\$ 325.59
301 DUNBEATH AVE	02030297000	RESSD - Detached Single Dwelling	OS-One Storey	1953	1,172	2022	07	\$ 490,000	\$ 418.09	\$ 443,000	\$ 377.99
337 DUNBEATH AVE	02030303000	RESSD - Detached Single Dwelling	OS-One Storey	1953	932	2022	08	\$ 472,000	\$ 506.44	\$ 431,900	\$ 463.41
1 DURNESS BAY	02031742000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,073	2022	03	\$ 335,000	\$ 312.21	\$ 308,200	\$ 287.23
7 DURNESS BAY	02031747000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,157	2022	08	\$ 395,000	\$ 341.40	\$ 361,400	\$ 312.36
100 EADE CRES	04000869500	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,058	2022	10	\$ 416,000	\$ 393.19	\$ 390,600	\$ 369.19
125 EADE CRES	04000873000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,052	2021	11	\$ 330,000	\$ 313.69	\$ 316,100	\$ 300.48
152 EADE CRES	04000796600	RESSD - Detached Single Dwelling	TL-3 Level Split	1961	1,106	2022	05	\$ 355,000	\$ 320.98	\$ 319,900	\$ 289.24
164 EADE CRES	04000798100	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,083	2021	08	\$ 345,000	\$ 318.56	\$ 340,500	\$ 314.40
147 EDELWEISS CRES	04002014100	RESSS - Side By Side	OS-One Storey	1979	1,083	2021	01	\$ 291,750	\$ 269.39	\$ 309,300	\$ 285.60
291 EDELWEISS CRES	04002075000	RESSS - Side By Side	TS-Two Storey	1972	960	2022	02	\$ 260,000	\$ 270.83	\$ 241,500	\$ 251.56
301 EDELWEISS CRES	04002074600	RESSS - Side By Side	TS-Two Storey	1972	960	2022	10	\$ 200,000	\$ 208.33	\$ 187,800	\$ 195.63
314 EDELWEISS CRES	04001972900	RESSS - Side By Side	BL-Bi-Level	1971	525	2021	10	\$ 196,000	\$ 373.33	\$ 189,700	\$ 361.33
337 EDELWEISS CRES	04001998100	RESSS - Side By Side	TS-Two Storey	1978	1,092	2021	07	\$ 296,670	\$ 271.68	\$ 296,100	\$ 271.15
258 EDISON AVE	04000267500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1930	898	2021	08	\$ 247,000	\$ 275.06	\$ 243,800	\$ 271.49
270 EDISON AVE	04000271500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,090	2021	04	\$ 305,000	\$ 279.82	\$ 313,500	\$ 287.61
311 EDISON AVE	04000327000	RESSD - Detached Single Dwelling	OS-One Storey	1951	548	2022	08	\$ 320,000	\$ 583.94	\$ 292,800	\$ 534.31
344 EDISON AVE	04000287000	RESSD - Detached Single Dwelling	OS-One Storey	1950	715	2021	10	\$ 275,000	\$ 384.62	\$ 266,200	\$ 372.31
360 EDISON AVE	04000293000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	854	2022	07	\$ 225,000	\$ 263.47	\$ 203,400	\$ 238.17
368 EDISON AVE	04000294500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,085	2021	09	\$ 300,000	\$ 276.50	\$ 293,100	\$ 270.14
498 EDISON AVE	04000607500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,040	2022	08	\$ 360,000	\$ 346.15	\$ 329,400	\$ 316.73
546 EDISON AVE	04000621500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,143	2021	06	\$ 354,900	\$ 310.50	\$ 357,700	\$ 312.95
551 EDISON AVE	04000852000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,044	2022	04	\$ 350,000	\$ 335.25	\$ 318,500	\$ 305.08
567 EDISON AVE	04000850000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,153	2021	11	\$ 386,000	\$ 334.78	\$ 369,800	\$ 320.73
605 EDISON AVE	04000901000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,000	2021	10	\$ 335,605	\$ 335.61	\$ 324,900	\$ 324.90
610 EDISON AVE	04000762500	RESSD - Detached Single Dwelling	OS-One Storey	1961	912	2022	03	\$ 371,000	\$ 406.80	\$ 341,300	\$ 374.23
614 EDISON AVE	04000763000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,110	2021	12	\$ 393,614	\$ 354.61	\$ 373,100	\$ 336.13

**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.
629 EDISON AVE	04000904000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,044	2021	11	\$ 365,001	\$ 349.62	\$ 349,700	\$ 334.96
3 ELAINE PL	04001990200	RESSD - Detached Single Dwelling	TS-Two Storey	1971	2,049	2021	05	\$ 390,000	\$ 190.34	\$ 397,000	\$ 193.75
3 ELAINE PL	04001990200	RESSD - Detached Single Dwelling	TS-Two Storey	1971	2,049	2022	01	\$ 599,900	\$ 292.78	\$ 563,300	\$ 274.91
5 ELAINE PL	04001990600	RESSD - Detached Single Dwelling	TS-Two Storey	1968	2,110	2022	02	\$ 560,000	\$ 265.40	\$ 520,200	\$ 246.54
301 FEARN AVE	02030327000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,012	2021	08	\$ 305,000	\$ 301.38	\$ 301,000	\$ 297.43
336 FEARN AVE	02030348000	RESSD - Detached Single Dwelling	OS-One Storey	1953	928	2022	05	\$ 420,336	\$ 452.95	\$ 378,700	\$ 408.08
56 GEMINI AVE	04001668500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,289	2022	08	\$ 450,000	\$ 349.11	\$ 411,800	\$ 319.47
64 GEMINI AVE	04001669500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,272	2021	01	\$ 340,000	\$ 267.30	\$ 360,400	\$ 283.33
80 GEMINI AVE	04001671000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,570	2021	03	\$ 359,900	\$ 229.24	\$ 373,900	\$ 238.15
88 GEMINI AVE	04001976000	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,310	2021	05	\$ 390,000	\$ 297.71	\$ 397,000	\$ 303.05
95 GEMINI AVE	04001976800	RESSD - Detached Single Dwelling	BL-Bi-Level	1970	786	2023	01	\$ 290,000	\$ 368.96	\$ 282,800	\$ 359.80
135 GEMINI AVE	04001978800	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2021	09	\$ 326,000	\$ 329.96	\$ 318,500	\$ 322.37
139 GEMINI AVE	04001979000	RESSD - Detached Single Dwelling	BL-Bi-Level	1970	1,089	2023	03	\$ 317,000	\$ 291.09	\$ 317,000	\$ 291.09
8 HALKIRK BAY	02031759000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,141	2021	09	\$ 370,000	\$ 324.28	\$ 361,500	\$ 316.83
209 HAWTHORNE AVE	04000093000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1912	1,711	2022	07	\$ 330,000	\$ 192.87	\$ 298,300	\$ 174.34
237 HAWTHORNE AVE	04000105000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1941	932	2021	07	\$ 275,800	\$ 295.92	\$ 275,200	\$ 295.28
283 HAWTHORNE AVE	04000161500	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1,568	2022	07	\$ 450,000	\$ 286.99	\$ 406,800	\$ 259.44
292 HAWTHORNE AVE	04000169000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	988	2022	07	\$ 343,000	\$ 347.17	\$ 310,100	\$ 313.87
326 HAWTHORNE AVE	04000191500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,058	2022	07	\$ 385,000	\$ 363.89	\$ 348,000	\$ 328.92
378 HAWTHORNE AVE	04000198000	RESSD - Detached Single Dwelling	OS-One Storey	1954	964	2021	07	\$ 361,000	\$ 374.48	\$ 360,300	\$ 373.76
382 HAWTHORNE AVE	04000198500	RESSD - Detached Single Dwelling	OS-One Storey	1958	968	2022	06	\$ 428,000	\$ 442.15	\$ 381,800	\$ 394.42
14 HONEYWOOD ST	04001875400	RESSD - Detached Single Dwelling	OS-One Storey	1966	1,216	2022	02	\$ 380,000	\$ 312.50	\$ 353,000	\$ 290.30
14 HONEYWOOD ST	04001875400	RESSD - Detached Single Dwelling	OS-One Storey	1966	1,216	2022	08	\$ 415,000	\$ 341.28	\$ 379,700	\$ 312.25
582 IAN PL	04000747500	RESSD - Detached Single Dwelling	OS-One Storey	1960	920	2021	09	\$ 385,000	\$ 418.48	\$ 376,100	\$ 408.80
586 IAN PL	04000747000	RESSD - Detached Single Dwelling	OS-One Storey	1960	920	2022	08	\$ 405,000	\$ 440.22	\$ 370,600	\$ 402.83
606 IAN PL	04000744500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,076	2021	06	\$ 337,500	\$ 313.66	\$ 340,200	\$ 316.17
14 KAREN ST	04001655300	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,162	2021	08	\$ 390,500	\$ 336.06	\$ 385,400	\$ 331.67
33 KAREN ST	04001652100	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,099	2021	07	\$ 375,000	\$ 341.22	\$ 374,300	\$ 340.58
83 KAREN ST	04001988200	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,361	2022	11	\$ 360,000	\$ 264.51	\$ 342,400	\$ 251.58
88 KAREN ST	04001989000	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,302	2021	09	\$ 375,000	\$ 288.02	\$ 366,400	\$ 281.41
91 KAREN ST	04001987800	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,115	2021	08	\$ 437,500	\$ 392.38	\$ 431,800	\$ 387.26
96 KAREN ST	04001989400	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,071	2022	07	\$ 385,000	\$ 359.48	\$ 348,000	\$ 324.93
8 KINBRACE BAY	02031779000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,105	2021	08	\$ 360,000	\$ 325.79	\$ 355,300	\$ 321.54
229 KINGSFORD AVE	04000260000	RESSD - Detached Single Dwelling	OS-One Storey	1954	780	2021	05	\$ 357,229	\$ 457.99	\$ 363,700	\$ 466.28
249 KINGSFORD AVE	04000266000	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,330	2022	10	\$ 510,000	\$ 383.46	\$ 478,900	\$ 360.08
254 KINGSFORD AVE	04000102000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,156	2021	09	\$ 407,000	\$ 352.08	\$ 397,600	\$ 343.94
281 KINGSFORD AVE	04000273000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1956	1,212	2021	12	\$ 340,000	\$ 280.53	\$ 322,300	\$ 265.92
289 KINGSFORD AVE	04000276000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	778	2021	09	\$ 257,000	\$ 330.33	\$ 251,100	\$ 322.75
293 KINGSFORD AVE	04000275500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,152	2022	02	\$ 355,575	\$ 308.66	\$ 330,300	\$ 286.72
303 KINGSFORD AVE	04000278500	RESSD - Detached Single Dwelling	OS-One Storey	1940	714	2022	08	\$ 263,000	\$ 368.35	\$ 240,600	\$ 336.97

**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.
307 KINGSFORD AVE	04000280000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,020	2022	08	\$ 282,000	\$ 276.47	\$ 258,000	\$ 252.94
338 KINGSFORD AVE	04000185100	RESSS - Side By Side	TS-Two Storey	1967	1,152	2022	09	\$ 306,700	\$ 266.23	\$ 284,300	\$ 246.79
340 KINGSFORD AVE	04000185300	RESSS - Side By Side	TS-Two Storey	1967	1,152	2022	10	\$ 291,000	\$ 252.60	\$ 273,200	\$ 237.15
371 KINGSFORD AVE	04000295100	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,025	2022	03	\$ 365,100	\$ 356.20	\$ 335,900	\$ 327.71
393 KINGSFORD AVE	04000299500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1940	1,210	2022	05	\$ 349,900	\$ 289.17	\$ 315,300	\$ 260.58
421 KINGSFORD AVE	04000483300	RESSS - Side By Side	TS-Two Storey	1960	1,160	2022	05	\$ 335,000	\$ 288.79	\$ 301,800	\$ 260.17
474 KINGSFORD AVE	04000590000	RESSD - Detached Single Dwelling	OS-One Storey	1960	954	2021	03	\$ 250,000	\$ 262.05	\$ 259,800	\$ 272.33
474 KINGSFORD AVE	04000590000	RESSD - Detached Single Dwelling	OS-One Storey	1960	954	2021	12	\$ 359,900	\$ 377.25	\$ 341,200	\$ 357.65
481 KINGSFORD AVE	04000612000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2022	01	\$ 320,900	\$ 393.26	\$ 301,300	\$ 369.24
489 KINGSFORD AVE	04000611000	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2022	06	\$ 412,430	\$ 435.05	\$ 367,900	\$ 388.08
513 KINGSFORD AVE	04000634000	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2022	06	\$ 300,000	\$ 316.46	\$ 267,600	\$ 282.28
517 KINGSFORD AVE	04000633500	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2022	08	\$ 345,000	\$ 422.79	\$ 315,700	\$ 386.89
525 KINGSFORD AVE	04000632500	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2021	01	\$ 321,525	\$ 394.03	\$ 340,800	\$ 417.65
534 KINGSFORD AVE	04000638000	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2021	09	\$ 345,000	\$ 363.92	\$ 337,100	\$ 355.59
541 KINGSFORD AVE	04000630500	RESSD - Detached Single Dwelling	OS-One Storey	1960	948	2021	05	\$ 380,100	\$ 400.95	\$ 386,900	\$ 408.12
1166 KINGSFORD PL	04000643000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2021	12	\$ 270,000	\$ 330.88	\$ 256,000	\$ 313.73
1166 KINGSFORD PL	04000643000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2022	07	\$ 361,000	\$ 442.40	\$ 326,300	\$ 399.88
1177 KINGSFORD PL	04000646000	RESSD - Detached Single Dwelling	OS-One Storey	1960	816	2023	01	\$ 325,000	\$ 398.28	\$ 316,900	\$ 388.36
1181 KINGSFORD PL	04000646500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,040	2022	11	\$ 376,500	\$ 362.02	\$ 358,100	\$ 344.33
31 KIRKWALL CRES	02031207500	RESSD - Detached Single Dwelling	OS-One Storey	1966	1,048	2022	12	\$ 360,000	\$ 343.51	\$ 346,700	\$ 330.82
74 KIRKWALL CRES	02031180000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,456	2022	01	\$ 390,000	\$ 267.86	\$ 366,200	\$ 251.51
90 KIRKWALL CRES	02031182500	RESSD - Detached Single Dwelling	FL-4 Level Split	1964	1,590	2022	06	\$ 520,000	\$ 327.04	\$ 463,800	\$ 291.70
27 LAUDER AVE	02031191500	RESSD - Detached Single Dwelling	FL-4 Level Split	1964	1,759	2022	11	\$ 420,000	\$ 238.77	\$ 399,400	\$ 227.06
301 LEIGHTON AVE	02021685000	RESSD - Detached Single Dwelling	OS-One Storey	1950	884	2022	09	\$ 250,000	\$ 282.81	\$ 231,800	\$ 262.22
337 LEIGHTON AVE	02021692000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	890	2021	04	\$ 225,000	\$ 252.81	\$ 231,300	\$ 259.89
375 LEIGHTON AVE	02021702000	RESSD - Detached Single Dwelling	OS-One Storey	1953	932	2022	08	\$ 355,000	\$ 380.90	\$ 324,800	\$ 348.50
7 LERWICK BAY	02031788000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,280	2021	07	\$ 395,000	\$ 308.59	\$ 394,200	\$ 307.97
17 MACAULAY PL	04000803000	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,002	2021	11	\$ 291,000	\$ 290.42	\$ 278,800	\$ 278.24
33 MACAULAY PL	04000805000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,094	2022	04	\$ 418,000	\$ 382.08	\$ 380,400	\$ 347.71
96 MACAULAY CRES	04000474600	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,083	2022	12	\$ 367,000	\$ 338.87	\$ 353,400	\$ 326.32
116 MACAULAY CRES	04000475100	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,047	2021	08	\$ 323,000	\$ 308.50	\$ 318,800	\$ 304.49
192 MACAULAY CRES	04000815500	RESSD - Detached Single Dwelling	OS-One Storey	1961	1,072	2022	04	\$ 300,000	\$ 279.85	\$ 273,000	\$ 254.66
449 MARK PEARCE AVE	04000573500	RESSD - Detached Single Dwelling	OS-One Storey	1959	934	2021	11	\$ 310,000	\$ 331.91	\$ 297,000	\$ 317.99
473 MARK PEARCE AVE	04000570500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,090	2023	03	\$ 290,000	\$ 266.06	\$ 290,000	\$ 266.06
474 MARK PEARCE AVE	04000541000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,040	2021	01	\$ 310,000	\$ 298.08	\$ 328,600	\$ 315.96
477 MARK PEARCE AVE	04000570000	RESSD - Detached Single Dwelling	OS-One Storey	1960	972	2021	09	\$ 365,000	\$ 375.51	\$ 356,600	\$ 366.87
534 MARK PEARCE AVE	04000664500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,139	2022	01	\$ 320,000	\$ 280.95	\$ 300,500	\$ 263.83
537 MARK PEARCE AVE	04000660500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,060	2022	04	\$ 357,500	\$ 337.26	\$ 325,300	\$ 306.89
546 MARK PEARCE AVE	04000666000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,036	2021	09	\$ 351,546	\$ 339.33	\$ 343,500	\$ 331.56
570 MARK PEARCE AVE	04000669000	RESSD - Detached Single Dwelling	OS-One Storey	1959	896	2022	08	\$ 435,500	\$ 486.05	\$ 398,500	\$ 444.75

**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.
582 MARK PEARCE AVE	04000702500	RESSD - Detached Single Dwelling	OS-One Storey	1960	966	2021	08	\$ 342,000	\$ 354.04	\$ 337,600	\$ 349.48
625 MARK PEARCE AVE	04000720000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,048	2021	11	\$ 311,000	\$ 296.76	\$ 297,900	\$ 284.26
30 MATTINEE BAY	04001954800	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,146	2023	03	\$ 420,000	\$ 366.49	\$ 420,000	\$ 366.49
55 MATTINEE BAY	04001940600	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,385	2023	01	\$ 430,000	\$ 310.47	\$ 419,300	\$ 302.74
71 MATTINEE BAY	04001941400	RESSD - Detached Single Dwelling	TL-3 Level Split	1968	1,258	2022	12	\$ 300,000	\$ 238.47	\$ 288,900	\$ 229.65
80 MATTINEE BAY	04001955600	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,107	2022	10	\$ 365,000	\$ 329.72	\$ 342,700	\$ 309.58
212 MCKAY AVE	04007179900	RESSD - Detached Single Dwelling	BL-Bi-Level	2009	801	2021	06	\$ 324,000	\$ 404.49	\$ 326,600	\$ 407.74
264 MCKAY AVE	04000369000	RESSD - Detached Single Dwelling	OS-One Storey	1957	914	2022	08	\$ 335,000	\$ 366.52	\$ 306,500	\$ 335.34
278 MCKAY AVE	04000370500	RESSD - Detached Single Dwelling	OS-One Storey	1956	846	2022	08	\$ 279,900	\$ 330.85	\$ 256,100	\$ 302.72
282 MCKAY AVE	04000371000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	1,008	2021	10	\$ 280,000	\$ 277.78	\$ 271,000	\$ 268.85
285 MCKAY AVE	04000362000	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	1,040	2021	08	\$ 345,000	\$ 331.73	\$ 340,500	\$ 327.40
287 MCKAY AVE	04000362500	RESSD - Detached Single Dwelling	OS-One Storey	1960	939	2021	12	\$ 299,900	\$ 319.38	\$ 284,300	\$ 302.77
294 MCKAY AVE	04000372800	RESSS - Side By Side	OS-One Storey	1973	880	2022	10	\$ 262,500	\$ 298.30	\$ 246,500	\$ 280.11
295A MCKAY AVE	04007184300	RESSS - Side By Side	TS-Two Storey	2005	1,214	2021	01	\$ 269,900	\$ 222.32	\$ 286,100	\$ 235.67
304 MCKAY AVE	04000385500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	1,132	2021	08	\$ 371,000	\$ 327.74	\$ 366,200	\$ 323.50
308 MCKAY AVE	04000386300	RESSS - Side By Side	TS-Two Storey	1961	1,312	2022	03	\$ 265,000	\$ 201.98	\$ 243,800	\$ 185.82
351 MCKAY AVE	04000379500	RESSD - Detached Single Dwelling	OS-One Storey	1945	720	2021	04	\$ 297,000	\$ 412.50	\$ 305,300	\$ 424.03
371 MCKAY AVE	04000382000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1944	940	2021	06	\$ 275,000	\$ 292.55	\$ 277,200	\$ 294.89
373 MCKAY AVE	04000382600	RESSS - Side By Side	TS-Two Storey	1977	1,220	2021	12	\$ 274,950	\$ 225.37	\$ 260,700	\$ 213.69
384 MCKAY AVE	04007201100	RESSS - Side By Side	TS-Two Storey	1967	1,200	2021	12	\$ 272,500	\$ 227.08	\$ 258,300	\$ 215.25
304 MCLEOD AVE	02031637000	RESSD - Detached Single Dwelling	OS-One Storey	1958	830	2022	06	\$ 400,000	\$ 481.93	\$ 356,800	\$ 429.88
329 MCLEOD AVE	02031867000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,014	2022	08	\$ 344,000	\$ 339.25	\$ 314,800	\$ 310.45
383 MCLEOD AVE	02031859000	RESSD - Detached Single Dwelling	OS-One Storey	1945	768	2022	07	\$ 290,000	\$ 377.60	\$ 262,200	\$ 341.41
432 MCLEOD AVE	02031683000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,042	2022	08	\$ 320,000	\$ 307.10	\$ 292,800	\$ 281.00
519 MCLEOD AVE	02031954000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,043	2021	10	\$ 325,000	\$ 311.60	\$ 314,600	\$ 301.63
583 MCLEOD AVE	02031941000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,036	2021	04	\$ 350,000	\$ 337.84	\$ 359,800	\$ 347.30
629 MCLEOD AVE	02031992000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,056	2022	01	\$ 320,000	\$ 303.03	\$ 300,500	\$ 284.56
651 MCLEOD AVE	02031987000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,053	2021	09	\$ 397,900	\$ 377.87	\$ 388,700	\$ 369.14
693 MCLEOD AVE	02031980000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,046	2021	10	\$ 299,900	\$ 286.71	\$ 290,300	\$ 277.53
750 MCLEOD AVE	02031216500	RESSD - Detached Single Dwelling	OS-One Storey	1963	1,014	2022	01	\$ 315,000	\$ 310.65	\$ 295,800	\$ 291.72
11 MELMAR PL	04000472600	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,099	2021	09	\$ 440,000	\$ 400.36	\$ 429,900	\$ 391.17
12 MELMAR PL	04000472700	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,063	2022	06	\$ 508,700	\$ 478.55	\$ 453,800	\$ 426.90
2 MELNESS BAY	02031717000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,309	2022	11	\$ 345,000	\$ 263.56	\$ 328,100	\$ 250.65
267 OAKLAND AVE	04000016500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	944	2022	07	\$ 249,900	\$ 264.72	\$ 225,900	\$ 239.30
283 OAKLAND AVE	04000182500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1922	1,121	2021	05	\$ 219,000	\$ 195.36	\$ 222,900	\$ 198.84
308 OAKLAND AVE	02031835000	RESSD - Detached Single Dwelling	OS-One Storey	1949	624	2021	03	\$ 230,000	\$ 368.59	\$ 239,000	\$ 383.01
344 OAKLAND AVE	02031845000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,016	2022	03	\$ 365,000	\$ 359.25	\$ 335,800	\$ 330.51
345 OAKLAND AVE	04000248500	RESSD - Detached Single Dwelling	OS-One Storey	1954	862	2021	06	\$ 380,900	\$ 441.88	\$ 383,900	\$ 445.36
362 OAKLAND AVE	02031850000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1950	1,024	2021	05	\$ 259,900	\$ 253.81	\$ 264,600	\$ 258.40
365 OAKLAND AVE	04000245500	RESSD - Detached Single Dwelling	OS-One Storey	1955	862	2022	04	\$ 338,000	\$ 392.11	\$ 307,600	\$ 356.84



**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.
412 OAKLAND AVE	02031875000	RESSD - Detached Single Dwelling	OS-One Storey	1957	970	2021	09	\$ 280,000	\$ 288.66	\$ 273,600	\$ 282.06
412 OAKLAND AVE	02031875000	RESSD - Detached Single Dwelling	OS-One Storey	1957	970	2022	01	\$ 430,100	\$ 443.40	\$ 403,900	\$ 416.39
554 OAKLAND AVE	02031925000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,073	2021	09	\$ 365,000	\$ 340.17	\$ 356,600	\$ 332.34
570 OAKLAND AVE	02031929000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,048	2023	03	\$ 370,000	\$ 353.05	\$ 370,000	\$ 353.05
574 OAKLAND AVE	02031930000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,073	2021	06	\$ 406,888	\$ 379.21	\$ 410,100	\$ 382.20
582 OAKLAND AVE	02031932000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,073	2022	09	\$ 344,900	\$ 321.44	\$ 319,700	\$ 297.95
593 OAKLAND AVE	04000534500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,051	2022	01	\$ 365,000	\$ 347.29	\$ 342,700	\$ 326.07
624 OAKLAND AVE	02031964000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,056	2021	12	\$ 342,500	\$ 324.34	\$ 324,700	\$ 307.48
645 OAKLAND AVE	04000685500	RESSD - Detached Single Dwelling	OS-One Storey	1959	936	2021	06	\$ 411,000	\$ 439.10	\$ 414,300	\$ 442.63
668 OAKLAND AVE	02031973000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,042	2021	04	\$ 315,000	\$ 302.30	\$ 323,800	\$ 310.75
705 OAKLAND AVE	04000696000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,040	2023	03	\$ 282,000	\$ 271.15	\$ 282,000	\$ 271.15
388 PAUFELD DR	04007252000	RESSS - Side By Side	TS-Two Storey	1972	1,170	2022	11	\$ 275,000	\$ 235.04	\$ 261,500	\$ 223.50
436 PAUFELD DR	04001656200	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,259	2021	09	\$ 340,000	\$ 270.06	\$ 332,200	\$ 263.86
542 PAUFELD DR	04001741700	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	900	2023	01	\$ 355,000	\$ 394.44	\$ 346,100	\$ 384.56
27 PINECREST BAY	04001887100	RESSD - Detached Single Dwelling	TS-Two Storey	1970	2,015	2021	04	\$ 400,000	\$ 198.51	\$ 411,200	\$ 204.07
10 QUIRING BAY	04001957400	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,040	2022	10	\$ 360,000	\$ 346.15	\$ 338,000	\$ 325.00
11 QUIRING BAY	04001943600	RESSD - Detached Single Dwelling	TL-3 Level Split	1969	1,130	2021	04	\$ 320,000	\$ 283.19	\$ 329,000	\$ 291.15
47 QUIRING BAY	04001945400	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,131	2021	09	\$ 395,000	\$ 349.25	\$ 385,900	\$ 341.20
50 QUIRING BAY	04001958600	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,040	2022	03	\$ 442,500	\$ 425.48	\$ 407,100	\$ 391.44
83 QUIRING BAY	04001947200	RESSD - Detached Single Dwelling	OS-One Storey	1969	988	2022	06	\$ 340,000	\$ 344.13	\$ 303,300	\$ 306.98
1 REINHARD PL	04001991800	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,234	2023	02	\$ 350,000	\$ 283.63	\$ 345,500	\$ 279.98
1020 ROCH ST	02031598000	RESSD - Detached Single Dwelling	TL-3 Level Split	1964	1,254	2022	11	\$ 417,500	\$ 332.93	\$ 397,000	\$ 316.59
1069 ROCH ST	02031677000	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,177	2021	11	\$ 381,500	\$ 324.13	\$ 365,500	\$ 310.54
1119 ROCH ST	04000234000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1952	978	2022	12	\$ 275,000	\$ 281.19	\$ 264,800	\$ 270.76
56 ROSELAWN BAY	04001882600	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,238	2022	07	\$ 430,000	\$ 347.33	\$ 388,700	\$ 313.97
92 ROSELAWN BAY	04001877200	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,376	2021	11	\$ 425,500	\$ 309.23	\$ 407,600	\$ 296.22
104 ROSELAWN BAY	04001878100	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,120	2021	09	\$ 310,000	\$ 276.79	\$ 302,900	\$ 270.45
112 ROSELAWN BAY	04001878700	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,309	2022	06	\$ 300,000	\$ 229.18	\$ 267,600	\$ 204.43
1104 ROSEWELL PL	04000500000	RESSD - Detached Single Dwelling	TL-3 Level Split	1958	974	2022	12	\$ 307,000	\$ 315.20	\$ 295,600	\$ 303.49
1120 ROSEWELL PL	04000502500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,241	2021	08	\$ 437,000	\$ 352.14	\$ 431,300	\$ 347.54
1127 ROSEWELL PL	04000510000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,110	2021	08	\$ 421,127	\$ 379.39	\$ 415,700	\$ 374.50
1145 ROSEWELL PL	04000507500	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,216	2022	08	\$ 359,900	\$ 295.97	\$ 329,300	\$ 270.81
1110 ROTHESAY ST	04000244000	RESSD - Detached Single Dwelling	OS-One Storey	1956	914	2022	08	\$ 285,000	\$ 311.82	\$ 260,800	\$ 285.34
1482 ROTHESAY ST	04001893000	RESSS - Side By Side	TS-Two Storey	1968	1,152	2021	11	\$ 210,000	\$ 182.29	\$ 201,200	\$ 174.65
1484 ROTHESAY ST	04001893100	RESSS - Side By Side	TS-Two Storey	1968	1,152	2021	09	\$ 222,000	\$ 192.71	\$ 216,900	\$ 188.28
1493 ROTHESAY ST	04001863200	RESSS - Side By Side	TS-Two Storey	1968	1,080	2021	07	\$ 290,000	\$ 268.52	\$ 289,400	\$ 267.96
1496 ROTHESAY ST	04001893800	RESSS - Side By Side	OS-One Storey	1968	990	2022	02	\$ 277,300	\$ 280.10	\$ 257,600	\$ 260.20
1503 ROTHESAY ST	04001862500	RESSS - Side By Side	TS-Two Storey	1969	1,205	2021	03	\$ 237,750	\$ 197.30	\$ 247,000	\$ 204.98
1511 ROTHESAY ST	04007136800	RESSS - Side By Side	TS-Two Storey	1968	1,198	2022	08	\$ 270,000	\$ 225.38	\$ 247,100	\$ 206.26
1513 ROTHESAY ST	04007136700	RESSS - Side By Side	TS-Two Storey	1968	1,198	2022	11	\$ 256,000	\$ 213.69	\$ 243,500	\$ 203.26



**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.
14 ROWE ST	0400015800	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,115	2022	09	\$ 325,000	\$ 291.48	\$ 301,300	\$ 270.22
16 ROWE ST	0400015500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1932	1,135	2022	07	\$ 245,000	\$ 215.86	\$ 221,500	\$ 195.15
452 SHARRON BAY	04000575500	RESSD - Detached Single Dwelling	OS-One Storey	1960	936	2022	06	\$ 398,000	\$ 425.21	\$ 355,000	\$ 379.27
485 SHARRON BAY	04000599500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,031	2022	07	\$ 347,000	\$ 336.57	\$ 313,700	\$ 304.27
488 SHARRON BAY	04000580000	RESSD - Detached Single Dwelling	TS-Two Storey	1960	1,344	2021	09	\$ 400,000	\$ 297.62	\$ 390,800	\$ 290.77
493 SHARRON BAY	04000600500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,189	2022	06	\$ 461,500	\$ 388.14	\$ 411,700	\$ 346.26
515 SHARRON BAY	04000566000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,036	2022	07	\$ 517,000	\$ 499.03	\$ 467,400	\$ 451.16
518 SHARRON BAY	04000580500	RESSD - Detached Single Dwelling	TL-3 Level Split	1959	1,038	2022	05	\$ 378,000	\$ 364.16	\$ 340,600	\$ 328.13
531 SHARRON BAY	04000564000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,014	2022	06	\$ 375,000	\$ 369.82	\$ 334,500	\$ 329.88
2 SHELUGH CRES	04001967800	RESSD - Detached Single Dwelling	BL-Bi-Level	1970	755	2021	07	\$ 310,000	\$ 410.60	\$ 309,400	\$ 409.80
223 SPRINGFIELD RD	04007183800	RESRH - Row Housing	TS-Two Storey	1970	1,152	2022	06	\$ 205,000	\$ 177.95	\$ 182,900	\$ 158.77
225 SPRINGFIELD RD	04007183900	RESRH - Row Housing	TS-Two Storey	1970	1,152	2022	06	\$ 205,000	\$ 177.95	\$ 182,900	\$ 158.77
227 SPRINGFIELD RD	04007184000	RESRH - Row Housing	TS-Two Storey	1970	1,152	2022	06	\$ 205,000	\$ 177.95	\$ 182,900	\$ 158.77
229 SPRINGFIELD RD	04007184100	RESRH - Row Housing	TS-Two Storey	1970	1,152	2022	06	\$ 205,000	\$ 177.95	\$ 182,900	\$ 158.77
236 SPRINGFIELD RD	04000338800	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	910	2022	05	\$ 401,000	\$ 440.66	\$ 361,300	\$ 397.03
239 SPRINGFIELD RD	04000975500	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,000	2021	04	\$ 275,000	\$ 275.00	\$ 282,700	\$ 282.70
243 SPRINGFIELD RD	04000976000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,303	2022	10	\$ 265,000	\$ 203.38	\$ 248,800	\$ 190.94
251 SPRINGFIELD RD	04007244500	RESRH - Row Housing	TS-Two Storey	1971	1,152	2022	07	\$ 301,000	\$ 261.28	\$ 272,100	\$ 236.20
275 SPRINGFIELD RD	04007265190	RESSD - Detached Single Dwelling	BL-Bi-Level	2021	941	2021	02	\$ 311,500	\$ 331.03	\$ 326,800	\$ 347.29
280 SPRINGFIELD RD	04000340200	RESSD - Detached Single Dwelling	BL-Bi-Level	1987	691	2021	03	\$ 307,500	\$ 445.01	\$ 319,500	\$ 462.37
292 SPRINGFIELD RD	04000340600	RESSD - Detached Single Dwelling	OS-One Storey	1987	1,040	2022	09	\$ 392,000	\$ 376.92	\$ 363,400	\$ 349.42
299 SPRINGFIELD RD	04001007600	RESSD - Detached Single Dwelling	BL-Bi-Level	1988	840	2022	10	\$ 295,000	\$ 351.19	\$ 277,000	\$ 329.76
332 SPRINGFIELD RD	04000556500	RESSD - Detached Single Dwelling	BL-Bi-Level	1988	1,040	2022	01	\$ 385,700	\$ 370.87	\$ 362,200	\$ 348.27
414 SPRINGFIELD RD	04001640600	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	841	2022	05	\$ 400,000	\$ 475.62	\$ 360,400	\$ 428.54
433 SPRINGFIELD RD	04001649800	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,081	2021	07	\$ 325,000	\$ 300.65	\$ 324,400	\$ 300.09
459 SPRINGFIELD RD	04001675500	RESSS - Side By Side	TS-Two Storey	1971	1,215	2022	07	\$ 320,000	\$ 263.37	\$ 289,300	\$ 238.11
465 SPRINGFIELD RD	04001675800	RESSS - Side By Side	TS-Two Storey	1971	1,214	2022	06	\$ 317,000	\$ 261.12	\$ 282,800	\$ 232.95
471 SPRINGFIELD RD	04001661500	RESSS - Side By Side	OS-One Storey	1972	856	2021	10	\$ 256,000	\$ 299.07	\$ 247,800	\$ 289.49
472 SPRINGFIELD RD	04001642000	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	680	2021	06	\$ 292,000	\$ 429.41	\$ 294,300	\$ 432.79
512 SPRINGFIELD RD	04002574600	RESSD - Detached Single Dwelling	OS-One Storey	1989	1,009	2022	05	\$ 393,500	\$ 389.99	\$ 354,500	\$ 351.34
528 SPRINGFIELD RD	04002576200	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	1,080	2022	09	\$ 415,000	\$ 384.26	\$ 384,700	\$ 356.20
534 SPRINGFIELD RD	04002576800	RESSD - Detached Single Dwelling	OS-One Storey	1991	1,080	2021	10	\$ 332,000	\$ 307.41	\$ 321,400	\$ 297.59
553 SPRINGFIELD RD	04001663500	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,072	2021	07	\$ 411,000	\$ 383.40	\$ 410,200	\$ 382.65
594 SPRINGFIELD RD	04002582200	RESSD - Detached Single Dwelling	OS-One Storey	1989	1,040	2021	11	\$ 295,000	\$ 283.65	\$ 282,600	\$ 271.73
601 SPRINGFIELD RD	04001981600	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2022	08	\$ 350,000	\$ 354.25	\$ 320,300	\$ 324.19
602 SPRINGFIELD RD	04002583000	RESSD - Detached Single Dwelling	OS-One Storey	1989	1,040	2021	06	\$ 350,000	\$ 336.54	\$ 352,800	\$ 339.23
609 SPRINGFIELD RD	04001981200	RESSD - Detached Single Dwelling	OS-One Storey	1970	988	2022	04	\$ 361,500	\$ 365.89	\$ 329,000	\$ 333.00
610 SPRINGFIELD RD	04002583800	RESSD - Detached Single Dwelling	OS-One Storey	1990	1,040	2021	08	\$ 370,000	\$ 355.77	\$ 365,200	\$ 351.15
620 SPRINGFIELD RD	04002584800	RESSD - Detached Single Dwelling	BL-Bi-Level	1991	720	2021	05	\$ 322,000	\$ 447.22	\$ 327,800	\$ 455.28
454 STALKER BAY	04000523500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,296	2023	02	\$ 400,000	\$ 308.64	\$ 394,800	\$ 304.63

**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.
506 STALKER BAY	04000517000	RESSD - Detached Single Dwelling	TL-3 Level Split	1960	1,064	2021	02	\$ 331,000	\$ 311.09	\$ 347,200	\$ 326.32
278 SUTTON AVE	04000967700	RESSD - Detached Single Dwelling	OS-One Storey	1957	946	2022	02	\$ 345,000	\$ 364.69	\$ 320,500	\$ 338.79
290 SUTTON AVE	04000969000	RESSD - Detached Single Dwelling	OS-One Storey	1940	528	2022	07	\$ 279,900	\$ 530.11	\$ 253,000	\$ 479.17
346 SUTTON AVE	04000983000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,156	2022	08	\$ 380,000	\$ 328.72	\$ 347,700	\$ 300.78
406 SUTTON AVE	04001650200	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,160	2022	01	\$ 355,100	\$ 306.12	\$ 333,400	\$ 287.41
455 SUTTON AVE	04001645500	RESSD - Detached Single Dwelling	OS-One Storey	1968	1,359	2021	12	\$ 400,000	\$ 294.33	\$ 379,200	\$ 279.03
467 SUTTON AVE	04001646900	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,441	2022	06	\$ 455,000	\$ 315.75	\$ 405,900	\$ 281.68
168 VRYENHOEK CRES	04000888500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,002	2022	08	\$ 337,000	\$ 336.33	\$ 308,400	\$ 307.78
176 VRYENHOEK CRES	04000887500	RESSD - Detached Single Dwelling	OS-One Storey	1960	988	2022	12	\$ 372,500	\$ 377.02	\$ 358,700	\$ 363.06
177 VRYENHOEK CRES	04000878500	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,065	2022	12	\$ 348,000	\$ 326.76	\$ 335,100	\$ 314.65

**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.
21 ALGONQUIN AVE	04002372900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,432	2022	08	\$ 550,000	\$ 384.08	\$ 503,300	\$ 351.47
21 ALGONQUIN AVE	04002372900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,432	2022	10	\$ 534,000	\$ 372.91	\$ 501,400	\$ 350.14
28 ALGONQUIN AVE	04002374300	RESSD - Detached Single Dwelling	TS-Two Storey	1975	3,376	2021	02	\$ 610,028	\$ 180.70	\$ 639,900	\$ 189.54
89 ALGONQUIN AVE	04002187800	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,344	2022	09	\$ 465,000	\$ 345.98	\$ 431,100	\$ 320.76
100 ALGONQUIN AVE	04002194100	RESSD - Detached Single Dwelling	FL-4 Level Split	1975	1,898	2022	09	\$ 600,000	\$ 316.12	\$ 556,200	\$ 293.05
104 ALGONQUIN AVE	04002194500	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,600	2021	12	\$ 550,000	\$ 343.75	\$ 521,400	\$ 325.88
108 ALGONQUIN AVE	04002194800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,454	2022	08	\$ 450,000	\$ 309.49	\$ 411,800	\$ 283.22
18 ARBROATH DR	04001258800	RESSD - Detached Single Dwelling	TO-Two/One Storey	1983	1,710	2021	08	\$ 547,547	\$ 320.20	\$ 540,400	\$ 316.02
261 BONNER AVE	04001251600	RESSD - Detached Single Dwelling	TS-Two Storey	1984	3,466	2021	07	\$ 725,000	\$ 209.17	\$ 723,600	\$ 208.77
303 BONNER AVE	04002454500	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,530	2023	01	\$ 420,000	\$ 274.51	\$ 409,500	\$ 267.65
319 BONNER AVE	04001282300	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,395	2022	05	\$ 480,000	\$ 344.09	\$ 432,500	\$ 310.04
331 BONNER AVE	04001282900	RESSD - Detached Single Dwelling	OS-One Storey	1975	2,432	2021	10	\$ 650,000	\$ 267.27	\$ 629,200	\$ 258.72
340 BONNER AVE	04001268800	RESSD - Detached Single Dwelling	OS-One Storey	1997	2,253	2022	12	\$ 665,000	\$ 295.16	\$ 640,400	\$ 284.24
342 BONNER AVE	04001268600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1994	2,935	2022	06	\$ 750,000	\$ 255.54	\$ 669,000	\$ 227.94
359 BONNER AVE	04001289100	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,440	2022	07	\$ 449,900	\$ 312.43	\$ 406,700	\$ 282.43
367 BONNER AVE	04001289700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,674	2022	08	\$ 499,900	\$ 298.63	\$ 457,400	\$ 273.24
417 BONNER AVE	04001166200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,447	2021	06	\$ 440,000	\$ 304.08	\$ 443,500	\$ 306.50
49 BRAHMS BAY	04001186700	RESSD - Detached Single Dwelling	TS-Two Storey	1985	2,807	2022	10	\$ 560,000	\$ 199.50	\$ 525,800	\$ 187.32
69 BRAHMS BAY	04001859600	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,752	2022	06	\$ 646,069	\$ 368.76	\$ 576,300	\$ 328.94
11 CARRIE COVE	04001105400	RESSD - Detached Single Dwelling	OS-One Storey	1980	1,501	2021	07	\$ 475,000	\$ 316.46	\$ 474,100	\$ 315.86
8 CHARLES HAWKINS BAY	04001774000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,113	2021	09	\$ 435,000	\$ 390.84	\$ 425,000	\$ 381.85
8 CHARLES HAWKINS BAY	04001774000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,113	2022	08	\$ 447,500	\$ 402.07	\$ 409,500	\$ 367.92
27 CHERNICHAN DR	04002133000	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,293	2021	08	\$ 485,000	\$ 375.10	\$ 478,700	\$ 370.22
28 CHOPIN BLVD	04002396200	RESSD - Detached Single Dwelling	TS-Two Storey	1975	2,084	2022	05	\$ 350,000	\$ 167.95	\$ 315,400	\$ 151.34
7 CHORNICK DR	04002090200	RESSD - Detached Single Dwelling	OS-One Storey	1975	977	2021	09	\$ 375,000	\$ 383.83	\$ 366,400	\$ 375.03
7 CONTINENTAL AVE	04002148400	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1,528	2021	08	\$ 456,000	\$ 298.43	\$ 450,100	\$ 294.57
85 CONTINENTAL AVE	04002145400	RESSD - Detached Single Dwelling	OS-One Storey	1976	912	2021	03	\$ 275,000	\$ 301.54	\$ 285,700	\$ 313.27
2 CRANLEA PATH	04002230200	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,076	2022	02	\$ 381,000	\$ 354.09	\$ 353,900	\$ 328.90
2 CRANLEA PATH	04002230200	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,076	2022	03	\$ 403,000	\$ 374.54	\$ 370,800	\$ 344.61
15 CRANLEA PATH	04002228400	RESSD - Detached Single Dwelling	OS-One Storey	1974	840	2022	05	\$ 430,000	\$ 511.90	\$ 387,400	\$ 461.19
43 DALGLEISH BAY	04001922600	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,276	2021	09	\$ 400,000	\$ 313.48	\$ 390,800	\$ 306.27
11 DEBORAH PL	04002423700	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,781	2022	12	\$ 486,000	\$ 272.88	\$ 468,000	\$ 262.77
6 DIAMOND ST	04001709600	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,024	2022	04	\$ 375,200	\$ 366.41	\$ 341,400	\$ 333.40
30 DIAMOND ST	04001709400	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,200	2022	08	\$ 361,000	\$ 300.83	\$ 330,300	\$ 275.25
38 DIAMOND ST	04001709000	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,271	2022	10	\$ 350,000	\$ 275.37	\$ 328,700	\$ 258.62
94 DIAMOND ST	04001705900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,200	2021	08	\$ 315,000	\$ 262.50	\$ 310,900	\$ 259.08
94 DIAMOND ST	04001705900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,200	2022	01	\$ 480,000	\$ 400.00	\$ 450,700	\$ 375.58
221 DOUGLAS AVE	04001056500	RESSD - Detached Single Dwelling	OS-One Storey	1960	975	2022	09	\$ 375,000	\$ 384.62	\$ 347,600	\$ 356.51
239 DOUGLAS AVE	04001052500	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1948	864	2021	04	\$ 235,000	\$ 271.99	\$ 241,600	\$ 279.63

**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.
34 DOUGLAS LAWRENCE BAY	04001777400	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1,790	2022	09	\$ 485,000	\$ 270.95	\$ 449,600	\$ 251.17
7 EDITH BAY	04002140800	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,024	2021	10	\$ 313,000	\$ 305.66	\$ 303,000	\$ 295.90
71 EDKAR CRES	04002441700	RESSS - Side By Side	OS-One Storey	1979	920	2021	12	\$ 268,700	\$ 292.07	\$ 254,700	\$ 276.85
77 EDKAR CRES	04002442100	RESSS - Side By Side	OS-One Storey	1979	968	2021	08	\$ 259,000	\$ 267.56	\$ 255,600	\$ 264.05
180 EMERSON AVE	04001499500	RESSD - Detached Single Dwelling	OS-One Storey	1959	884	2022	06	\$ 475,000	\$ 537.33	\$ 423,700	\$ 479.30
243 EMERSON AVE	04001415000	RESSD - Detached Single Dwelling	OS-One Storey	1958	666	2022	10	\$ 329,000	\$ 493.99	\$ 308,900	\$ 463.81
255 EMERSON AVE	04001415900	RESSD - Detached Single Dwelling	OS-One Storey	1954	802	2021	10	\$ 315,000	\$ 392.77	\$ 304,900	\$ 380.17
340 EMERSON AVE	04001546600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1981	1,584	2021	10	\$ 500,340	\$ 315.87	\$ 484,300	\$ 305.74
376 EMERSON AVE	04001560900	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,522	2022	06	\$ 583,555	\$ 383.41	\$ 520,500	\$ 341.98
379 EMERSON AVE	04001564300	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1,681	2021	09	\$ 386,000	\$ 229.63	\$ 377,100	\$ 224.33
407 EMERSON AVE	04001566400	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,121	2022	08	\$ 376,000	\$ 335.41	\$ 344,000	\$ 306.87
450 EMERSON AVE	04001572400	RESSD - Detached Single Dwelling	OS-One Storey	1976	950	2022	06	\$ 317,000	\$ 333.68	\$ 282,800	\$ 297.68
472 EMERSON AVE	04001585500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,083	2022	10	\$ 475,000	\$ 438.60	\$ 446,000	\$ 411.82
478 EMERSON AVE	04001586500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,034	2022	06	\$ 415,000	\$ 401.35	\$ 370,200	\$ 358.03
506 EMERSON AVE	04001592500	RESSD - Detached Single Dwelling	TL-3 Level Split	1978	1,300	2021	07	\$ 375,000	\$ 288.46	\$ 374,300	\$ 287.92
19 EVENLEA WALK	04001091900	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,322	2022	02	\$ 379,900	\$ 287.37	\$ 352,900	\$ 266.94
50 EVENLEA WALK	04001098900	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,194	2022	06	\$ 375,000	\$ 314.07	\$ 334,500	\$ 280.15
54 EVENLEA WALK	04001098700	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,300	2022	09	\$ 355,000	\$ 273.08	\$ 329,100	\$ 253.15
86 EVENLEA WALK	04001096300	RESSD - Detached Single Dwelling	OS-One Storey	1976	988	2022	10	\$ 344,800	\$ 348.99	\$ 323,800	\$ 327.73
114 EVENLEA WALK	04001094400	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1,096	2021	04	\$ 359,000	\$ 327.55	\$ 369,100	\$ 336.77
224 FORTIER AVE	04001143700	RESSD - Detached Single Dwelling	BL-Bi-Level	1984	1,204	2022	08	\$ 455,000	\$ 377.91	\$ 416,300	\$ 345.76
261 FORTIER AVE	04001139500	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,126	2021	03	\$ 390,000	\$ 346.36	\$ 405,200	\$ 359.86
266 FORTIER AVE	04007262340	RESSD - Detached Single Dwelling	TS-Two Storey	2019	1,750	2021	02	\$ 486,000	\$ 277.71	\$ 509,800	\$ 291.31
223 GILMORE AVE	04007200800	RESSD - Detached Single Dwelling	OS-One Storey	1935	1,364	2022	09	\$ 360,000	\$ 263.93	\$ 333,700	\$ 244.65
248 GILMORE AVE	04001023500	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,040	2021	05	\$ 288,260	\$ 277.17	\$ 293,400	\$ 282.12
255 GILMORE AVE	04001033000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,037	2021	11	\$ 415,000	\$ 400.19	\$ 397,600	\$ 383.41
263 GILMORE AVE	04001034000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,045	2022	12	\$ 330,000	\$ 315.79	\$ 317,800	\$ 304.11
264 GILMORE AVE	04001022000	RESSD - Detached Single Dwelling	OS-One Storey	1970	1,104	2023	02	\$ 370,000	\$ 335.14	\$ 365,200	\$ 330.80
310 GILMORE AVE	04001606000	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,081	2021	06	\$ 385,310	\$ 356.44	\$ 388,400	\$ 359.30
339 GILMORE AVE	04002069000	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2022	03	\$ 350,000	\$ 416.67	\$ 322,000	\$ 383.33
379 GILMORE AVE	04002262000	RESSD - Detached Single Dwelling	FL-4 Level Split	1974	1,076	2021	05	\$ 324,000	\$ 301.12	\$ 329,800	\$ 306.51
403 GILMORE AVE	04002266500	RESSD - Detached Single Dwelling	TL-3 Level Split	1976	1,120	2021	12	\$ 346,000	\$ 308.93	\$ 328,000	\$ 292.86
470 GILMORE AVE	04002123400	RESSD - Detached Single Dwelling	OS-One Storey	1975	988	2022	07	\$ 270,000	\$ 273.28	\$ 244,100	\$ 247.06
470 GILMORE AVE	04002123400	RESSD - Detached Single Dwelling	OS-One Storey	1975	988	2023	03	\$ 375,000	\$ 379.55	\$ 375,000	\$ 379.55
218 GLENWAY AVE	04001388100	RESSD - Detached Single Dwelling	OS-One Storey	1992	1,524	2022	10	\$ 399,900	\$ 262.40	\$ 375,500	\$ 246.39
234 GLENWAY AVE	04001391000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,160	2021	09	\$ 440,000	\$ 379.31	\$ 429,900	\$ 370.60
234 GLENWAY AVE	04001391000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,160	2022	09	\$ 455,000	\$ 392.24	\$ 421,800	\$ 363.62
258 GLENWAY AVE	04001401500	RESSD - Detached Single Dwelling	TS-Two Storey	1978	2,106	2022	07	\$ 400,000	\$ 189.93	\$ 361,600	\$ 171.70
354 GLENWAY AVE	04001420000	RESSD - Detached Single Dwelling	OS-One Storey	1965	1,483	2021	10	\$ 425,000	\$ 286.58	\$ 411,400	\$ 277.41

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

**SALES DATA**

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362 GLENWAY AVE	04001421400	RESSD - Detached Single Dwelling	FL-4 Level Split	1969	1,302	2021	11	\$ 398,000	\$ 305.68	\$ 381,300	\$ 292.86
374 GLENWAY AVE	04007264585	RESSD - Detached Single Dwelling	TS-Two Storey	2020	1,593	2021	04	\$ 465,000	\$ 291.90	\$ 478,000	\$ 300.06
386 GLENWAY AVE	04001424100	RESSD - Detached Single Dwelling	OS-One Storey	1965	1,172	2021	07	\$ 456,000	\$ 389.08	\$ 455,100	\$ 388.31
546 GLENWAY AVE	04001382400	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,000	2022	07	\$ 376,000	\$ 376.00	\$ 339,900	\$ 339.90
604 GLENWAY AVE	04001467400	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1,665	2021	11	\$ 451,000	\$ 270.87	\$ 432,100	\$ 259.52
626 GLENWAY AVE	04001468900	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,196	2021	05	\$ 427,000	\$ 357.02	\$ 434,700	\$ 363.46
630 GLENWAY AVE	04001469100	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,196	2022	04	\$ 452,680	\$ 378.49	\$ 411,900	\$ 344.40
31 GREENLEA COVE	04002087300	RESSD - Detached Single Dwelling	FL-4 Level Split	1974	1,076	2022	12	\$ 450,000	\$ 418.22	\$ 433,400	\$ 402.79
4 HATHWAY RD	04002169900	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	920	2022	10	\$ 387,000	\$ 420.65	\$ 363,400	\$ 395.00
20 HATHWAY RD	04002171100	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,262	2021	09	\$ 442,500	\$ 350.63	\$ 432,300	\$ 342.55
53 HATHWAY RD	04002255700	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,453	2021	11	\$ 507,000	\$ 348.93	\$ 485,700	\$ 334.27
80 HATHWAY RD	04002175600	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1976	1,832	2021	11	\$ 465,000	\$ 253.82	\$ 445,500	\$ 243.18
275 HEADMASTER ROW	04001347400	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,573	2023	03	\$ 521,000	\$ 331.21	\$ 521,000	\$ 331.21
399 HEADMASTER ROW	04001786800	RESSD - Detached Single Dwelling	TS-Two Storey	1979	1,718	2022	10	\$ 520,000	\$ 302.68	\$ 488,300	\$ 284.23
399 HEADMASTER ROW	04001786800	RESSD - Detached Single Dwelling	TS-Two Storey	1979	1,718	2023	03	\$ 520,000	\$ 302.68	\$ 520,000	\$ 302.68
2 HOOPER PL	04002029300	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1,958	2022	07	\$ 516,200	\$ 263.64	\$ 466,600	\$ 238.30
30 JODONNDRA BAY	04001237200	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,255	2023	01	\$ 392,500	\$ 312.75	\$ 382,700	\$ 304.94
9 KAYHANS DR	04002349300	RESSS - Side By Side	OS-One Storey	1978	817	2022	10	\$ 256,522	\$ 313.98	\$ 240,900	\$ 294.86
11 KAYHANS DR	04002349400	RESSS - Side By Side	OS-One Storey	1978	817	2022	11	\$ 256,522	\$ 313.98	\$ 244,000	\$ 298.65
31 KAYHANS DR	04002348300	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,288	2021	08	\$ 475,000	\$ 368.79	\$ 468,800	\$ 363.98
32 KAYHANS DR	04002368400	RESSS - Side By Side	TS-Two Storey	1978	1,120	2022	04	\$ 300,000	\$ 267.86	\$ 273,000	\$ 243.75
22 KEITH BLACK BAY	04001782400	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,412	2023	03	\$ 480,000	\$ 339.94	\$ 480,000	\$ 339.94
26 KEITH BLACK BAY	04001782600	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1,887	2022	12	\$ 490,000	\$ 259.67	\$ 471,900	\$ 250.08
30 KEITH BLACK BAY	04001782800	RESSD - Detached Single Dwelling	FL-4 Level Split	1982	1,522	2021	06	\$ 399,000	\$ 262.16	\$ 402,200	\$ 264.26
38 KEITH BLACK BAY	04001783200	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,268	2023	03	\$ 440,800	\$ 347.63	\$ 440,800	\$ 347.63
100 KELLAS ST	04001610200	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,224	2022	10	\$ 318,000	\$ 259.80	\$ 298,600	\$ 243.95
231 KNOWLES AVE	04001504000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2022	09	\$ 325,000	\$ 367.65	\$ 301,300	\$ 340.84
232 KNOWLES AVE	04001338700	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,248	2022	03	\$ 325,000	\$ 260.42	\$ 299,000	\$ 239.58
237 KNOWLES AVE	04001511600	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,307	2021	09	\$ 440,000	\$ 336.65	\$ 429,900	\$ 328.92
253 KNOWLES AVE	04001512400	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1,687	2022	12	\$ 418,500	\$ 248.07	\$ 403,000	\$ 238.89
275 KNOWLES AVE	04001517000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1976	1,976	2022	08	\$ 492,000	\$ 248.99	\$ 450,200	\$ 227.83
310 KNOWLES AVE	04001355500	RESSD - Detached Single Dwelling	TL-3 Level Split	1971	1,101	2021	07	\$ 401,000	\$ 364.21	\$ 400,200	\$ 363.49
318 KNOWLES AVE	04001356900	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,602	2022	07	\$ 570,000	\$ 355.81	\$ 515,300	\$ 321.66
344 KNOWLES AVE	04001360500	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1,858	2022	02	\$ 553,000	\$ 297.63	\$ 513,700	\$ 276.48
347 KNOWLES AVE	04001556800	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1,656	2021	07	\$ 487,000	\$ 294.08	\$ 486,000	\$ 293.48
356 KNOWLES AVE	04001363800	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,374	2021	08	\$ 536,600	\$ 390.54	\$ 529,600	\$ 385.44
408 KNOWLES AVE	04001374200	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	1,120	2022	11	\$ 425,000	\$ 379.46	\$ 404,200	\$ 360.89
417 KNOWLES AVE	04001585000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,051	2021	08	\$ 400,000	\$ 380.59	\$ 394,800	\$ 375.64
53 LEATHERWOOD CRES	04001177600	RESSD - Detached Single Dwelling	OS-One Storey	1981	850	2021	06	\$ 330,000	\$ 388.24	\$ 332,600	\$ 391.29

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

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65 LEATHERWOOD CRES	04001240000	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1,253	2022	10	\$ 349,900	\$ 279.25	\$ 328,600	\$ 262.25
74 LEATHERWOOD CRES	04001168000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,247	2022	05	\$ 522,074	\$ 418.66	\$ 470,400	\$ 377.23
81 LEATHERWOOD CRES	04001240800	RESSD - Detached Single Dwelling	OS-One Storey	1983	916	2022	08	\$ 340,000	\$ 371.18	\$ 311,100	\$ 339.63
89 LEATHERWOOD CRES	04001241200	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1,314	2021	09	\$ 350,000	\$ 266.36	\$ 342,000	\$ 260.27
117 LEATHERWOOD CRES	04001241900	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1,314	2021	04	\$ 363,000	\$ 276.26	\$ 373,200	\$ 284.02
169 MALCANA ST	04002278400	RESSD - Detached Single Dwelling	TS-Two Storey	1983	2,415	2021	09	\$ 675,000	\$ 279.50	\$ 659,500	\$ 273.08
32 MARCIE ST	04001083900	RESSD - Detached Single Dwelling	BL-Bi-Level	1984	1,267	2021	09	\$ 421,199	\$ 332.44	\$ 411,500	\$ 324.78
177 MCIVOR AVE	04002367100	RESSS - Side By Side	OS-One Storey	1978	1,115	2022	05	\$ 305,000	\$ 273.54	\$ 274,800	\$ 246.46
228 MCIVOR AVE	04002445200	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,295	2021	08	\$ 410,000	\$ 316.60	\$ 404,700	\$ 312.51
245 MCIVOR AVE	04002286200	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,064	2021	06	\$ 355,000	\$ 333.65	\$ 357,800	\$ 336.28
288 MCIVOR AVE	04002238800	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,236	2021	06	\$ 425,000	\$ 343.85	\$ 428,400	\$ 346.60
336 MCIVOR AVE	04002351500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,216	2021	06	\$ 350,000	\$ 287.83	\$ 352,800	\$ 290.13
354 MCIVOR AVE	04002354500	RESSD - Detached Single Dwelling	TS-Two Storey	1957	1,440	2021	10	\$ 401,000	\$ 278.47	\$ 388,200	\$ 269.58
433 MCIVOR AVE	04002356100	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,493	2022	08	\$ 469,900	\$ 314.74	\$ 430,000	\$ 288.01
560 MCIVOR AVE	04002256200	RESSD - Detached Single Dwelling	OS-One Storey	1963	936	2021	12	\$ 435,000	\$ 464.74	\$ 412,400	\$ 440.60
626 MCIVOR AVE	04002257900	RESSD - Detached Single Dwelling	BL-Bi-Level	1968	1,757	2022	01	\$ 375,000	\$ 213.43	\$ 352,100	\$ 200.40
662 MCIVOR AVE	04002259000	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1,836	2021	10	\$ 605,662	\$ 329.88	\$ 586,300	\$ 319.34
710 MCIVOR AVE	04002270300	RESSD - Detached Single Dwelling	OS-One Storey	1971	1,232	2021	10	\$ 407,000	\$ 330.36	\$ 394,000	\$ 319.81
62 MELLOWMEAD COVE	04002105700	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1,899	2023	01	\$ 465,000	\$ 244.87	\$ 453,400	\$ 238.76
77 MELLOWMEAD COVE	04002122600	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,109	2021	03	\$ 340,000	\$ 306.58	\$ 353,300	\$ 318.58
86 MELLOWMEAD COVE	04002107300	RESSD - Detached Single Dwelling	OS-One Storey	1976	964	2022	07	\$ 310,000	\$ 321.58	\$ 280,200	\$ 290.66
7 MELONLEA COVE	04002119100	RESSS - Side By Side	OS-One Storey	1975	928	2022	07	\$ 265,000	\$ 285.56	\$ 239,600	\$ 258.19
26 MELONLEA COVE	04002108900	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1,590	2022	08	\$ 402,000	\$ 252.83	\$ 367,800	\$ 231.32
30 MELONLEA COVE	04002109100	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1,756	2021	06	\$ 450,000	\$ 256.26	\$ 453,600	\$ 258.31
66 MELONLEA COVE	04002110900	RESSS - Side By Side	TS-Two Storey	1975	1,200	2021	11	\$ 310,000	\$ 258.33	\$ 297,000	\$ 247.50
68 MELONLEA COVE	04002111000	RESSS - Side By Side	TS-Two Storey	1975	1,200	2022	01	\$ 315,000	\$ 262.50	\$ 295,800	\$ 246.50
69 MELONLEA COVE	04002120400	RESSS - Side By Side	TS-Two Storey	1975	1,200	2022	08	\$ 335,550	\$ 279.63	\$ 307,000	\$ 255.83
23 MORNEFORTUNE CRES	04002271300	RESSD - Detached Single Dwelling	OS-One Storey	1975	936	2021	11	\$ 306,000	\$ 326.92	\$ 293,100	\$ 313.14
26 MORNEFORTUNE CRES	04002273000	RESSD - Detached Single Dwelling	OS-One Storey	1975	936	2022	05	\$ 390,000	\$ 416.67	\$ 351,400	\$ 375.43
19 MORNINGMEAD WALK	04002209200	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2021	10	\$ 365,000	\$ 434.52	\$ 353,300	\$ 420.60
43 MORNINGMEAD WALK	04002210400	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2021	04	\$ 327,500	\$ 389.88	\$ 336,700	\$ 400.83
94 MORNINGMEAD WALK	04002218000	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,076	2021	07	\$ 345,000	\$ 320.63	\$ 344,300	\$ 319.98
106 MORNINGMEAD WALK	04002218600	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2022	07	\$ 400,106	\$ 404.97	\$ 361,700	\$ 366.09
5 NATALIE BAY	04001081500	RESSD - Detached Single Dwelling	TL-3 Level Split	1970	1,215	2022	07	\$ 378,000	\$ 311.11	\$ 341,700	\$ 281.23
3 NORTHCOTE BAY	04001917600	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,538	2022	09	\$ 577,987	\$ 375.80	\$ 535,800	\$ 348.37
35 NORTHCOTE BAY	04001919000	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,211	2021	07	\$ 455,000	\$ 375.72	\$ 454,100	\$ 374.98
11 PARKWAY PL	04002449400	RESSD - Detached Single Dwelling	TS-Two Storey	1983	2,382	2022	11	\$ 575,000	\$ 241.39	\$ 546,800	\$ 229.55
135 PENTLAND ST	04006983500	RESSD - Detached Single Dwelling	BL-Bi-Level	2001	801	2022	01	\$ 319,135	\$ 398.42	\$ 299,700	\$ 374.16
135 PENTLAND ST	04006983500	RESSD - Detached Single Dwelling	BL-Bi-Level	2001	801	2022	09	\$ 345,000	\$ 430.71	\$ 319,800	\$ 399.25

**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.
151 PENTLAND ST	04006983900	RESSD - Detached Single Dwelling	BL-Bi-Level	2001	803	2021	11	\$ 335,000	\$ 417.19	\$ 320,900	\$ 399.63
159 PENTLAND ST	04002165200	RESSS - Side By Side	TS-Two Storey	1984	1,170	2023	03	\$ 235,000	\$ 200.85	\$ 235,000	\$ 200.85
182 PENTLAND ST	04002296500	RESSS - Side By Side	TS-Two Storey	1975	1,084	2022	01	\$ 245,000	\$ 226.01	\$ 230,100	\$ 212.27
198 PENTLAND ST	04002297500	RESSS - Side By Side	OS-One Storey	1975	963	2021	07	\$ 275,000	\$ 285.57	\$ 274,500	\$ 285.05
4 PUFFIN PL	04002034500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,076	2022	06	\$ 377,500	\$ 350.84	\$ 336,700	\$ 312.92
20 PUFFIN PL	04002034900	RESSD - Detached Single Dwelling	OS-One Storey	1976	840	2022	05	\$ 349,500	\$ 416.07	\$ 314,900	\$ 374.88
19 RACHEL ST	04002149200	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,024	2022	09	\$ 341,500	\$ 333.50	\$ 316,600	\$ 309.18
26 RACHEL ST	04002380800	RESSD - Detached Single Dwelling	OS-One Storey	1980	1,088	2021	07	\$ 431,000	\$ 396.14	\$ 430,100	\$ 395.31
43 RADIUM COVE	04002458100	RESSD - Detached Single Dwelling	TS-Two Storey	1996	2,442	2021	08	\$ 562,500	\$ 230.34	\$ 555,200	\$ 227.35
50 RADIUM COVE	04002460600	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,613	2022	08	\$ 635,000	\$ 393.68	\$ 581,000	\$ 360.20
26 REGULA PL	04001359500	RESSD - Detached Single Dwelling	TO-Two/One Storey	1978	2,048	2022	06	\$ 649,900	\$ 317.33	\$ 579,700	\$ 283.06
20 REICHERT ST	04002028200	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,689	2021	09	\$ 405,000	\$ 239.79	\$ 395,700	\$ 234.28
2 REINY DR	04002349900	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,048	2022	08	\$ 335,000	\$ 319.66	\$ 306,500	\$ 292.46
35 REINY DR	04002422300	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1,670	2021	04	\$ 420,000	\$ 251.50	\$ 431,800	\$ 258.56
54 REINY DR	04002418500	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,570	2022	10	\$ 431,000	\$ 274.52	\$ 404,700	\$ 257.77
66 REINY DR	04002417900	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,332	2022	11	\$ 465,000	\$ 349.10	\$ 442,200	\$ 331.98
113 REINY DR	04002425500	RESSD - Detached Single Dwelling	FL-4 Level Split	1975	1,968	2022	10	\$ 450,332	\$ 228.83	\$ 422,900	\$ 214.89
136 REINY DR	04002290600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1984	1,559	2021	06	\$ 445,000	\$ 285.44	\$ 448,600	\$ 287.75
141 REINY DR	04002427300	RESSD - Detached Single Dwelling	TS-Two Storey	1976	1,814	2022	08	\$ 490,000	\$ 270.12	\$ 448,400	\$ 247.19
1551 ROTHESAY ST	04002205200	RESSS - Side By Side	TS-Two Storey	1974	1,414	2021	08	\$ 254,000	\$ 179.63	\$ 250,700	\$ 177.30
1552 ROTHESAY ST	04002040000	RESSS - Side By Side	BL-Bi-Level	1974	864	2021	12	\$ 280,000	\$ 324.07	\$ 265,400	\$ 307.18
1574 ROTHESAY ST	04002038900	RESSS - Side By Side	OS-One Storey	1974	864	2021	12	\$ 255,000	\$ 295.14	\$ 241,700	\$ 279.75
1588 ROTHESAY ST	04002038100	RESSS - Side By Side	TS-Two Storey	1974	1,200	2021	11	\$ 278,700	\$ 232.25	\$ 267,000	\$ 222.50
1594 ROTHESAY ST	04002037900	RESSS - Side By Side	BL-Bi-Level	1974	864	2022	11	\$ 310,000	\$ 358.80	\$ 294,800	\$ 341.20
1611 ROTHESAY ST	04002207200	RESSS - Side By Side	TS-Two Storey	1974	1,168	2021	01	\$ 245,000	\$ 209.76	\$ 259,700	\$ 222.35
1613 ROTHESAY ST	04002207300	RESSS - Side By Side	OS-One Storey	1974	928	2022	03	\$ 257,500	\$ 277.48	\$ 236,900	\$ 255.28
1656 ROTHESAY ST	04002240200	RESSS - Side By Side	OS-One Storey	1976	1,056	2021	09	\$ 290,000	\$ 274.62	\$ 283,300	\$ 268.28
1660 ROTHESAY ST	04002239900	RESSS - Side By Side	TS-Two Storey	1976	1,152	2021	09	\$ 250,000	\$ 217.01	\$ 244,300	\$ 212.07
1662 ROTHESAY ST	04002239800	RESSS - Side By Side	OS-One Storey	1976	1,092	2022	12	\$ 300,000	\$ 274.73	\$ 288,900	\$ 264.56
1881 ROTHESAY ST	04002302200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,676	2022	07	\$ 390,000	\$ 232.70	\$ 352,600	\$ 210.38
1921 ROTHESAY ST	04007004000	RESSD - Detached Single Dwelling	TS-Two Storey	1947	1,700	2021	09	\$ 389,900	\$ 229.35	\$ 380,900	\$ 224.06
2029 ROTHESAY ST	04001769200	RESSD - Detached Single Dwelling	TS-Two Storey	1983	1,320	2022	07	\$ 510,800	\$ 386.97	\$ 461,800	\$ 349.85
42 SERENITY COVE	04002114000	RESSD - Detached Single Dwelling	TS-Two Storey	1976	2,178	2021	06	\$ 443,000	\$ 203.40	\$ 446,500	\$ 205.00
14 SPRINGLEA PATH	04002226000	RESSD - Detached Single Dwelling	OS-One Storey	1974	988	2021	10	\$ 350,000	\$ 354.25	\$ 338,800	\$ 342.91
58 STONEHAM CRES	04001111200	RESSD - Detached Single Dwelling	OS-One Storey	1980	1,324	2022	12	\$ 449,900	\$ 339.80	\$ 433,300	\$ 327.27
79 STONEHAM CRES	04001110400	RESSD - Detached Single Dwelling	TS-Two Storey	1981	1,848	2022	08	\$ 470,000	\$ 254.33	\$ 430,100	\$ 232.74
87 STONEHAM CRES	04001238000	RESSD - Detached Single Dwelling	TS-Two Storey	1980	1,510	2022	08	\$ 449,000	\$ 297.35	\$ 410,800	\$ 272.05
103 STONEHAM CRES	04001238800	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,747	2021	08	\$ 490,000	\$ 280.48	\$ 483,600	\$ 276.82
230 STROOD AVE	04002340000	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,345	2022	04	\$ 460,000	\$ 342.01	\$ 418,600	\$ 311.23

**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.
250 STROOD AVE	04002416500	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	1,009	2021	03	\$ 363,000	\$ 359.76	\$ 377,200	\$ 373.84
260 STROOD AVE	04002420300	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,669	2021	12	\$ 445,000	\$ 266.63	\$ 421,900	\$ 252.79
295 STROOD AVE	04001211500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,319	2022	09	\$ 511,000	\$ 387.41	\$ 473,700	\$ 359.14
328 STROOD AVE	04001065500	RESSD - Detached Single Dwelling	OS-One Storey	1981	1,065	2022	06	\$ 517,500	\$ 485.92	\$ 461,600	\$ 433.43
332 STROOD AVE	04001066000	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	1,167	2021	06	\$ 475,000	\$ 407.03	\$ 478,800	\$ 410.28
237 STUART AVE	04001018800	RESSD - Detached Single Dwelling	OS-One Storey	1957	895	2022	09	\$ 300,000	\$ 335.20	\$ 278,100	\$ 310.73
243 STUART AVE	04001019800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,246	2022	07	\$ 370,000	\$ 296.95	\$ 334,500	\$ 268.46
257 STUART AVE	04001021000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,129	2021	07	\$ 365,000	\$ 323.29	\$ 364,300	\$ 322.67
269 STUART AVE	04001058200	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1922	1,280	2023	03	\$ 320,000	\$ 250.00	\$ 320,000	\$ 250.00
274 STUART AVE	04001069000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,020	2021	04	\$ 265,000	\$ 259.80	\$ 272,400	\$ 267.06
277 STUART AVE	04001609200	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,031	2021	11	\$ 317,000	\$ 307.47	\$ 303,700	\$ 294.57
310 STUART AVE	04001074800	RESSD - Detached Single Dwelling	TS-Two Storey	1969	1,828	2021	08	\$ 440,750	\$ 241.11	\$ 435,000	\$ 237.96
337 STUART AVE	04001610000	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,057	2022	08	\$ 363,000	\$ 343.42	\$ 332,100	\$ 314.19
10 SUMMERFIELD WAY	04002056400	RESSD - Detached Single Dwelling	OS-One Storey	1972	988	2021	12	\$ 290,000	\$ 293.52	\$ 274,900	\$ 278.24
49 SUMMERFIELD WAY	04002049800	RESSD - Detached Single Dwelling	OS-One Storey	1972	840	2023	01	\$ 282,000	\$ 335.71	\$ 275,000	\$ 327.38
141 SUMMERFIELD WAY	04002043300	RESSS - Side By Side	TS-Two Storey	1973	1,200	2021	03	\$ 255,000	\$ 212.50	\$ 264,900	\$ 220.75
162 SUMMERFIELD WAY	04002070600	RESSS - Side By Side	TS-Two Storey	1973	1,246	2022	12	\$ 240,000	\$ 192.62	\$ 231,100	\$ 185.47
170 SUMMERFIELD WAY	04002070200	RESSS - Side By Side	BL-Bi-Level	1973	720	2021	09	\$ 224,000	\$ 311.11	\$ 218,800	\$ 303.89
170 SUMMERFIELD WAY	04002070200	RESSS - Side By Side	BL-Bi-Level	1973	720	2022	10	\$ 245,000	\$ 340.28	\$ 230,100	\$ 319.58
185 SUMMERFIELD WAY	04002041000	RESSS - Side By Side	BL-Bi-Level	1972	720	2022	04	\$ 335,000	\$ 465.28	\$ 304,900	\$ 423.47
56 SWISS BAY	04002241200	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	2,128	2021	08	\$ 575,239	\$ 270.32	\$ 567,800	\$ 266.82
75 TRANQUILITY COVE	04002062700	RESSD - Detached Single Dwelling	OS-One Storey	1972	988	2021	12	\$ 321,000	\$ 324.90	\$ 304,300	\$ 308.00
66 UXBRIDGE RD N	04001299000	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,634	2022	10	\$ 450,000	\$ 275.40	\$ 422,600	\$ 258.63
44 WIEBE'S DR	04007255925	RESSD - Detached Single Dwelling	TS-Two Storey	1975	1,721	2021	10	\$ 450,000	\$ 261.48	\$ 435,600	\$ 253.11
80 WIEBE'S DR	04001306800	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,318	2022	02	\$ 430,000	\$ 326.25	\$ 399,500	\$ 303.11
34 WILFRED KNOWLES BAY	04001773400	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1,536	2022	01	\$ 350,000	\$ 227.86	\$ 328,700	\$ 214.00
7 WILLART PL	04002443400	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,332	2021	07	\$ 441,000	\$ 331.08	\$ 440,100	\$ 330.41
35 WILLART PL	04002444700	RESSS - Side By Side	TS-Two Storey	1978	1,320	2022	11	\$ 275,000	\$ 208.33	\$ 261,500	\$ 198.11
20 WINTERS WAY	04002035600	RESSD - Detached Single Dwelling	FL-4 Level Split	1976	1,643	2021	08	\$ 345,000	\$ 209.98	\$ 340,500	\$ 207.24
7 ZACHARIAS PL	04001309800	RESSD - Detached Single Dwelling	TO-Two/One Storey	1979	1,834	2021	05	\$ 475,300	\$ 259.16	\$ 483,900	\$ 263.85
11 ZACHARIAS PL	04001309600	RESSD - Detached Single Dwelling	TS-Two Storey	1980	2,123	2022	07	\$ 585,000	\$ 275.55	\$ 528,800	\$ 249.08
83 ZEGLINSKI CRES	04001113000	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,668	2022	06	\$ 596,000	\$ 357.31	\$ 531,600	\$ 318.71



**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.
43 ALBERHILL CRES	04003050600	RESSD - Detached Single Dwelling	FL-4 Level Split	1987	1,795	2021	10	\$ 438,500	\$ 244.29	\$ 424,500	\$ 236.49
51 ALBERHILL CRES	04003050200	RESSD - Detached Single Dwelling	FL-4 Level Split	1987	1,817	2021	10	\$ 375,000	\$ 206.38	\$ 363,000	\$ 199.78
119 ALBERHILL CRES	04003045000	RESSD - Detached Single Dwelling	FL-4 Level Split	1988	1,858	2023	03	\$ 465,000	\$ 250.27	\$ 465,000	\$ 250.27
122 ALBERHILL CRES	04003053600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1988	1,707	2022	08	\$ 526,000	\$ 308.14	\$ 481,300	\$ 281.96
147 ALBERHILL CRES	04003046400	RESSD - Detached Single Dwelling	OS-One Storey	1989	1,180	2021	07	\$ 405,000	\$ 343.22	\$ 404,200	\$ 342.54
171 ALBERHILL CRES	04003062800	RESSD - Detached Single Dwelling	BL-Bi-Level	1989	1,224	2021	07	\$ 427,500	\$ 349.26	\$ 426,600	\$ 348.53
175 ALBERHILL CRES	04003063000	RESSD - Detached Single Dwelling	OS-One Storey	1989	1,456	2021	09	\$ 417,000	\$ 286.40	\$ 407,400	\$ 279.81
207 ALBERHILL CRES	04003064600	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1,470	2022	07	\$ 445,000	\$ 302.72	\$ 402,300	\$ 273.67
35 ALFRED PENNER BAY	04003290800	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,566	2021	02	\$ 452,000	\$ 288.63	\$ 474,100	\$ 302.75
7 ALLAN ROUSE COVE	04003632400	RESSD - Detached Single Dwelling	TS-Two Storey	1991	2,260	2023	02	\$ 610,000	\$ 269.91	\$ 602,100	\$ 266.42
26 ARBOR GROVE	04003220100	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1,618	2022	10	\$ 410,000	\$ 253.40	\$ 385,000	\$ 237.95
70 ARBOR GROVE	04003217800	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,120	2021	06	\$ 380,000	\$ 339.29	\$ 383,000	\$ 341.96
39 BANFF PL	04006758600	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1,724	2021	04	\$ 430,100	\$ 249.48	\$ 442,100	\$ 256.44
603 BONNER AVE	04003415500	RESSD - Detached Single Dwelling	FL-4 Level Split	1993	1,698	2022	05	\$ 539,900	\$ 317.96	\$ 486,400	\$ 286.45
625 BONNER AVE	04003414000	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,434	2022	12	\$ 479,900	\$ 334.66	\$ 462,100	\$ 322.25
685 BONNER AVE	04007047600	RESSD - Detached Single Dwelling	OS-One Storey	2007	1,960	2021	11	\$ 655,000	\$ 334.18	\$ 627,500	\$ 320.15
717 BONNER AVE	04007089000	RESSD - Detached Single Dwelling	OS-One Storey	2000	1,395	2022	10	\$ 497,000	\$ 356.27	\$ 466,700	\$ 334.55
728 BONNER AVE	04007032700	RESSD - Detached Single Dwelling	TS-Two Storey	2007	2,285	2021	11	\$ 630,728	\$ 276.03	\$ 604,200	\$ 264.42
738 BONNER AVE	04007033300	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,054	2022	03	\$ 470,000	\$ 445.92	\$ 432,400	\$ 410.25
769 BONNER AVE	04007183300	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,317	2022	11	\$ 515,000	\$ 391.04	\$ 489,800	\$ 371.91
775 BONNER AVE	04007131400	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,311	2022	09	\$ 449,900	\$ 343.17	\$ 417,100	\$ 318.15
19 CINDY KLASSEN WAY	04007267810	RESSD - Detached Single Dwelling	CO-Cabover	2023	1,678	2023	03	\$ 480,857	\$ 286.57	\$ 480,900	\$ 286.59
35 CINDY KLASSEN WAY	04007267830	RESSD - Detached Single Dwelling	OS-One Storey	2022	1,405	2022	11	\$ 528,571	\$ 376.21	\$ 502,700	\$ 357.79
39 CINDY KLASSEN WAY	04007267835	RESSD - Detached Single Dwelling	OS-One Storey	2023	1,375	2023	02	\$ 487,619	\$ 354.63	\$ 481,300	\$ 350.04
43 CINDY KLASSEN WAY	04007267840	RESSD - Detached Single Dwelling	OS-One Storey	2022	1,375	2022	08	\$ 528,571	\$ 384.42	\$ 483,600	\$ 351.71
47 CINDY KLASSEN WAY	04007267845	RESSD - Detached Single Dwelling	OS-One Storey	2023	1,375	2023	03	\$ 522,857	\$ 380.26	\$ 522,900	\$ 380.29
67 CINDY KLASSEN WAY	04007267870	RESSD - Detached Single Dwelling	TS-Two Storey	2022	1,866	2022	08	\$ 609,524	\$ 326.65	\$ 557,700	\$ 298.87
71 CINDY KLASSEN WAY	04007267875	RESSD - Detached Single Dwelling	OS-One Storey	2023	1,405	2023	02	\$ 499,090	\$ 355.22	\$ 492,600	\$ 350.60
75 CINDY KLASSEN WAY	04007267880	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1,942	2023	02	\$ 571,429	\$ 294.25	\$ 564,000	\$ 290.42
79 CINDY KLASSEN WAY	04007267885	RESSD - Detached Single Dwelling	TS-Two Storey	2023	1,801	2023	03	\$ 490,857	\$ 272.55	\$ 490,900	\$ 272.57
87 CINDY KLASSEN WAY	04007267895	RESSD - Detached Single Dwelling	TS-Two Storey	2022	2,342	2023	01	\$ 690,000	\$ 294.62	\$ 672,800	\$ 287.28
31 DESERT PARK COVE	04007040500	RESSD - Detached Single Dwelling	TS-Two Storey	2007	2,285	2021	07	\$ 611,000	\$ 267.40	\$ 609,800	\$ 266.87
54 DROBOT PL	04006997600	RESSD - Detached Single Dwelling	OS-One Storey	2003	1,588	2022	02	\$ 625,000	\$ 393.58	\$ 580,600	\$ 365.62
86 DROBOT PL	04006996800	RESSD - Detached Single Dwelling	TS-Two Storey	2003	1,948	2022	07	\$ 495,000	\$ 254.11	\$ 447,500	\$ 229.72
86 DROBOT PL	04006996800	RESSD - Detached Single Dwelling	TS-Two Storey	2003	1,948	2022	12	\$ 565,000	\$ 290.04	\$ 544,100	\$ 279.31
90 DUNITS DR	04002989100	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	870	2022	11	\$ 300,000	\$ 344.83	\$ 285,300	\$ 327.93
103 DUNITS DR	04002987000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	866	2022	06	\$ 395,000	\$ 456.12	\$ 352,300	\$ 406.81
110 DUNITS DR	04002965100	RESSD - Detached Single Dwelling	OS-One Storey	1985	968	2022	08	\$ 349,200	\$ 360.74	\$ 319,500	\$ 330.06
115 DUNITS DR	04002992200	RESSD - Detached Single Dwelling	OS-One Storey	1985	948	2022	07	\$ 372,500	\$ 392.93	\$ 336,700	\$ 355.17
31 EAST SPRINGS COVE	04003607800	RESSD - Detached Single Dwelling	TS-Two Storey	1987	2,169	2022	12	\$ 706,000	\$ 325.50	\$ 679,900	\$ 313.46
39 GREEN MEADOWS AVE	04003627800	RESSD - Detached Single Dwelling	TO-Two/One Storey	1987	1,659	2021	03	\$ 400,000	\$ 241.11	\$ 415,600	\$ 250.51

**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.
56 HAROLD PIERCY PL	04002982600	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	1,058	2021	10	\$ 375,000	\$ 354.44	\$ 363,000	\$ 343.10
761 HEADMASTER ROW	04007043600	RESSD - Detached Single Dwelling	TS-Two Storey	2007	2,017	2021	07	\$ 549,900	\$ 272.63	\$ 548,800	\$ 272.09
823 HEADMASTER ROW	04007050300	RESSD - Detached Single Dwelling	OS-One Storey	2008	1,314	2021	05	\$ 461,000	\$ 350.84	\$ 469,300	\$ 357.15
853 HEADMASTER ROW	04007233200	RESSD - Detached Single Dwelling	OS-One Storey	2012	1,230	2021	06	\$ 511,800	\$ 416.10	\$ 515,900	\$ 419.43
11 HIGH POINT DR	04003209000	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,003	2022	01	\$ 360,000	\$ 358.92	\$ 338,000	\$ 336.99
39 HIGH POINT DR	04003207600	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	992	2021	09	\$ 445,000	\$ 448.59	\$ 434,800	\$ 438.31
76 HIGH POINT DR	04003200600	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	991	2021	10	\$ 370,000	\$ 373.36	\$ 358,200	\$ 361.45
76 HIGH POINT DR	04003200600	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	991	2022	07	\$ 389,900	\$ 393.44	\$ 352,500	\$ 355.70
88 HIGH POINT DR	04003201200	RESSD - Detached Single Dwelling	FL-4 Level Split	1983	1,620	2021	01	\$ 384,000	\$ 237.04	\$ 407,000	\$ 251.23
19 JASPER PL	04006705100	RESSD - Detached Single Dwelling	BL-Bi-Level	1979	960	2022	06	\$ 401,000	\$ 417.71	\$ 357,700	\$ 372.60
3 JIM SMITH DR	04002947000	RESSD - Detached Single Dwelling	OS-One Storey	1985	913	2022	10	\$ 325,000	\$ 355.97	\$ 305,200	\$ 334.28
27 JIM SMITH DR	04002948200	RESSD - Detached Single Dwelling	OS-One Storey	1985	970	2022	07	\$ 356,700	\$ 367.73	\$ 322,500	\$ 332.47
67 JIM SMITH DR	04003020900	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,040	2021	10	\$ 336,000	\$ 323.08	\$ 325,200	\$ 312.69
87 JIM SMITH DR	04003022000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	888	2021	06	\$ 280,500	\$ 315.88	\$ 282,700	\$ 318.36
127 JIM SMITH DR	04003031400	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1,268	2022	11	\$ 350,000	\$ 276.03	\$ 332,900	\$ 262.54
31 JOHN HUYDA DR	04007007700	RESSD - Detached Single Dwelling	TO-Two/One Storey	2005	1,977	2021	09	\$ 601,000	\$ 304.00	\$ 587,200	\$ 297.02
47 JOHN HUYDA DR	04007005900	RESSD - Detached Single Dwelling	CO-Cabover	2004	1,573	2021	01	\$ 405,000	\$ 257.47	\$ 429,300	\$ 272.92
54 JOHN HUYDA DR	04007005200	RESSD - Detached Single Dwelling	CO-Cabover	2004	1,833	2022	08	\$ 591,531	\$ 322.71	\$ 541,300	\$ 295.31
66 JOHN HUYDA DR	04007004900	RESSD - Detached Single Dwelling	TO-Two/One Storey	2004	1,862	2021	07	\$ 502,000	\$ 269.60	\$ 501,000	\$ 269.07
71 KILLINGTON BAY	04006916500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,536	2022	03	\$ 454,800	\$ 296.09	\$ 418,400	\$ 272.40
638 KNOWLES AVE	04007196400	RESSD - Detached Single Dwelling	OS-One Storey	1967	1,275	2021	07	\$ 390,000	\$ 305.88	\$ 389,200	\$ 305.25
756 KNOWLES AVE	04007265180	RESSD - Detached Single Dwelling	TS-Two Storey	2022	2,187	2022	06	\$ 747,619	\$ 341.85	\$ 666,900	\$ 304.94
760 KNOWLES AVE	04007265185	RESSD - Detached Single Dwelling	TS-Two Storey	1975	2,179	2021	01	\$ 425,000	\$ 195.04	\$ 450,500	\$ 206.75
63 MANTHORNE AVE	04006813400	RESSD - Detached Single Dwelling	OS-One Storey	1978	933	2022	12	\$ 367,000	\$ 393.35	\$ 353,400	\$ 378.78
67 MANTHORNE AVE	04006813600	RESSD - Detached Single Dwelling	BL-Bi-Level	1979	915	2021	10	\$ 375,000	\$ 409.84	\$ 363,000	\$ 396.72
850 MCIVOR AVE	04003270100	RESSD - Detached Single Dwelling	OS-One Storey	1969	1,400	2021	01	\$ 407,000	\$ 290.71	\$ 431,400	\$ 308.14
958 MCIVOR AVE	04003290500	RESSD - Detached Single Dwelling	FL-4 Level Split	1988	2,108	2022	08	\$ 517,000	\$ 245.26	\$ 473,100	\$ 224.43
973 MCIVOR AVE	04003306000	RESSD - Detached Single Dwelling	OS-One Storey	1999	1,525	2021	08	\$ 515,100	\$ 337.77	\$ 508,400	\$ 333.38
980 MCIVOR AVE	04007001600	RESSD - Detached Single Dwelling	OS-One Storey	2003	1,394	2021	09	\$ 477,000	\$ 342.18	\$ 466,000	\$ 334.29
26 MICHAEL RUTA PL	04003178600	RESSD - Detached Single Dwelling	BL-Bi-Level	1983	1,159	2022	03	\$ 430,000	\$ 371.01	\$ 395,600	\$ 341.33
38 MICHAEL RUTA PL	04003178000	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,157	2022	09	\$ 405,000	\$ 350.04	\$ 375,400	\$ 324.46
38 MIDDLEHURST CRES	04003615600	RESSD - Detached Single Dwelling	TO-Two/One Storey	1986	2,090	2021	04	\$ 665,500	\$ 318.42	\$ 684,100	\$ 327.32
23 MIRAMONTE COVE	04007195400	RESSD - Detached Single Dwelling	TS-Two Storey	2011	1,864	2021	01	\$ 470,000	\$ 252.15	\$ 498,200	\$ 267.27
51 MIRAMONTE COVE	04007196100	RESSD - Detached Single Dwelling	OS-One Storey	2012	1,496	2022	09	\$ 528,800	\$ 353.48	\$ 490,200	\$ 327.67
55 MIRAMONTE COVE	04007196200	RESSD - Detached Single Dwelling	TO-Two/One Storey	2012	1,992	2021	06	\$ 549,000	\$ 275.60	\$ 553,400	\$ 277.81
45 MITCHELSON WAY	04007003200	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2,215	2021	08	\$ 580,000	\$ 261.85	\$ 572,500	\$ 258.47
102 MITCHELSON WAY	04007088700	RESSD - Detached Single Dwelling	OS-One Storey	2007	1,513	2021	10	\$ 458,000	\$ 302.71	\$ 443,300	\$ 292.99
133 MITCHELSON WAY	04007048900	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1,740	2022	08	\$ 600,000	\$ 344.83	\$ 549,000	\$ 315.52
141 MITCHELSON WAY	04007049100	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1,870	2022	09	\$ 667,500	\$ 356.95	\$ 618,800	\$ 330.91
58 POPKO CRES	04007204500	RESSD - Detached Single Dwelling	OS-One Storey	2013	1,381	2021	04	\$ 495,000	\$ 358.44	\$ 508,900	\$ 368.50
74 POPKO CRES	04007204900	RESSD - Detached Single Dwelling	OS-One Storey	2013	1,203	2021	06	\$ 461,700	\$ 383.79	\$ 465,400	\$ 386.87

**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.
78 POPKO CRES	04007205000	RESSD - Detached Single Dwelling	CO-Cabover	2013	1,707	2021	07	\$ 565,000	\$ 330.99	\$ 563,900	\$ 330.35
12 RAGSDILL RD	04003297400	RESSD - Detached Single Dwelling	OS-One Storey	1998	1,255	2021	11	\$ 430,000	\$ 342.63	\$ 411,900	\$ 328.21
56 RAGSDILL RD	04003300100	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,453	2022	05	\$ 580,000	\$ 399.17	\$ 522,600	\$ 359.67
125 RAGSDILL RD	04003609800	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1,825	2021	05	\$ 545,000	\$ 298.63	\$ 554,800	\$ 304.00
141 RAGSDILL RD	04003610600	RESSD - Detached Single Dwelling	TS-Two Storey	1990	2,127	2022	09	\$ 610,000	\$ 286.79	\$ 565,500	\$ 265.87
7 REGATTA RD	04006887500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,384	2022	08	\$ 455,000	\$ 328.76	\$ 416,300	\$ 300.79
60 REGATTA RD	04006876000	RESSD - Detached Single Dwelling	OS-One Storey	1980	1,241	2021	05	\$ 490,000	\$ 394.84	\$ 498,800	\$ 401.93
79 REGATTA RD	04006894500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,144	2022	09	\$ 461,000	\$ 402.97	\$ 427,300	\$ 373.51
148 REGATTA RD	04006886500	RESSD - Detached Single Dwelling	TL-3 Level Split	1978	1,245	2022	11	\$ 385,000	\$ 309.24	\$ 366,100	\$ 294.06
10 ROBERT CARTWRIGHT PL	04002945400	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,048	2023	03	\$ 350,000	\$ 333.97	\$ 350,000	\$ 333.97
14 ROBERT CARTWRIGHT PL	04002945600	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	691	2021	06	\$ 333,000	\$ 481.91	\$ 335,700	\$ 485.82
22 ROBERT CARTWRIGHT PL	04002946000	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	688	2021	04	\$ 308,500	\$ 448.40	\$ 317,100	\$ 460.90
6 RUSHMORE RD	04003225900	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,040	2022	04	\$ 390,000	\$ 375.00	\$ 354,900	\$ 341.25
18 RUSHMORE RD	04003226500	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,040	2022	10	\$ 372,500	\$ 358.17	\$ 349,800	\$ 336.35
23 RUSHMORE RD	04003275500	RESSD - Detached Single Dwelling	OS-One Storey	1983	850	2021	02	\$ 315,000	\$ 370.59	\$ 330,400	\$ 388.71
42 RUSHMORE RD	04006723000	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1,296	2022	06	\$ 486,000	\$ 375.00	\$ 433,500	\$ 334.49
69 RUSHMORE RD	04003241400	RESSD - Detached Single Dwelling	OS-One Storey	1983	920	2021	07	\$ 340,000	\$ 369.57	\$ 339,300	\$ 368.80
98 RUSHMORE RD	04006724400	RESSD - Detached Single Dwelling	FL-4 Level Split	1982	1,780	2021	04	\$ 370,000	\$ 207.87	\$ 380,400	\$ 213.71
109 RUSHMORE RD	04006720400	RESSD - Detached Single Dwelling	OS-One Storey	1981	850	2022	03	\$ 417,200	\$ 490.82	\$ 383,800	\$ 451.53
174 RUSHMORE RD	04006702100	RESSD - Detached Single Dwelling	OS-One Storey	1980	849	2021	05	\$ 319,100	\$ 375.85	\$ 324,800	\$ 382.57
227 RUSHMORE RD	04003256200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,040	2021	09	\$ 310,000	\$ 298.08	\$ 302,900	\$ 291.25
227 RUSHMORE RD	04003256200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,040	2022	05	\$ 425,000	\$ 408.65	\$ 382,900	\$ 368.17
35 SAGE WOOD AVE	04006778100	RESSS - Side By Side	OS-One Storey	1977	880	2022	03	\$ 233,000	\$ 264.77	\$ 214,400	\$ 243.64
45 SAGE WOOD AVE	04006778800	RESSS - Side By Side	OS-One Storey	1977	924	2021	04	\$ 280,000	\$ 303.03	\$ 287,800	\$ 311.47
59 SAGE WOOD AVE	04006780100	RESSS - Side By Side	OS-One Storey	1977	880	2021	09	\$ 265,000	\$ 301.14	\$ 258,900	\$ 294.20
65 SAGE WOOD AVE	04006780600	RESSS - Side By Side	OS-One Storey	1977	880	2021	03	\$ 262,000	\$ 297.73	\$ 272,200	\$ 309.32
70 SAGE WOOD AVE	04006792600	RESSD - Detached Single Dwelling	OS-One Storey	1981	952	2021	07	\$ 305,000	\$ 320.38	\$ 304,400	\$ 319.75
78 SAGE WOOD AVE	04006793100	RESSD - Detached Single Dwelling	OS-One Storey	1981	978	2022	12	\$ 340,000	\$ 347.65	\$ 327,400	\$ 334.76
87 SAGE WOOD AVE	04006765100	RESSS - Side By Side	OS-One Storey	1978	924	2021	10	\$ 285,000	\$ 308.44	\$ 275,900	\$ 298.59
94 SAGE WOOD AVE	04006794600	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,040	2021	09	\$ 327,500	\$ 314.90	\$ 320,000	\$ 307.69
126 SAGE WOOD AVE	04006797200	RESSD - Detached Single Dwelling	OS-One Storey	1978	918	2021	07	\$ 340,000	\$ 370.37	\$ 339,300	\$ 369.61
6 SHADOW HILLS COVE	04007050900	RESSD - Detached Single Dwelling	CO-Cabover	2007	1,916	2021	07	\$ 536,000	\$ 279.75	\$ 534,900	\$ 279.18
31 SOUTHWELL RD	04006826600	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1,474	2021	06	\$ 384,000	\$ 260.52	\$ 387,100	\$ 262.62
41 SOUTHWELL RD	04006827600	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1,749	2022	05	\$ 350,000	\$ 200.11	\$ 315,400	\$ 180.33
92 SOUTHWELL RD	04006819600	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,082	2021	05	\$ 355,000	\$ 328.10	\$ 361,400	\$ 334.01
99 SOUTHWELL RD	04006858600	RESSD - Detached Single Dwelling	TS-Two Storey	1982	1,745	2022	08	\$ 560,000	\$ 320.92	\$ 512,400	\$ 293.64
112 SOUTHWELL RD	04006818300	RESSD - Detached Single Dwelling	FL-4 Level Split	1979	1,276	2021	10	\$ 406,000	\$ 318.18	\$ 393,000	\$ 307.99
116 SOUTHWELL RD	04006818100	RESSD - Detached Single Dwelling	OS-One Storey	1979	1,036	2022	05	\$ 442,100	\$ 426.74	\$ 398,300	\$ 384.46
59 ST MORITZ RD	04002529800	RESSD - Detached Single Dwelling	BL-Bi-Level	1984	1,053	2021	07	\$ 319,500	\$ 303.42	\$ 318,900	\$ 302.85
114 ST MORITZ RD	04007019700	RESSD - Detached Single Dwelling	CO-Cabover	2005	1,857	2021	04	\$ 505,000	\$ 271.94	\$ 519,100	\$ 279.54
150 ST MORITZ RD	04007140200	RESSD - Detached Single Dwelling	TS-Two Storey	2011	1,822	2022	11	\$ 537,900	\$ 295.23	\$ 511,500	\$ 280.74

**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.
158 ST MORITZ RD	04007140000	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1,925	2021	04	\$ 410,000	\$ 212.99	\$ 421,500	\$ 218.96
55 STRONGBERG DR	04003627600	RESSD - Detached Single Dwelling	FL-4 Level Split	1989	1,824	2022	10	\$ 530,000	\$ 290.57	\$ 497,700	\$ 272.86
74 STRONGBERG DR	04006995500	RESSD - Detached Single Dwelling	CO-Cabover	2002	1,878	2022	08	\$ 628,000	\$ 334.40	\$ 574,600	\$ 305.96
102 STRONGBERG DR	04006994200	RESSD - Detached Single Dwelling	OS-One Storey	2003	1,170	2021	09	\$ 448,780	\$ 383.57	\$ 438,500	\$ 374.79
30 STRONSAY PL	04006845500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,240	2021	07	\$ 392,000	\$ 316.13	\$ 391,200	\$ 315.48
120 SUN VALLEY DR	04006769600	RESSS - Side By Side	OS-One Storey	1977	924	2022	01	\$ 278,000	\$ 300.87	\$ 261,000	\$ 282.47
122 SUN VALLEY DR	04006769800	RESSS - Side By Side	OS-One Storey	1977	924	2021	07	\$ 265,000	\$ 286.80	\$ 264,500	\$ 286.26
132 SUN VALLEY DR	04006770600	RESSS - Side By Side	OS-One Storey	1977	880	2021	10	\$ 286,000	\$ 325.00	\$ 276,800	\$ 314.55
152 SUN VALLEY DR	04006772100	RESSS - Side By Side	OS-One Storey	1977	880	2021	03	\$ 265,152	\$ 301.31	\$ 275,500	\$ 313.07
182 SUN VALLEY DR	04006774600	RESSS - Side By Side	OS-One Storey	1977	880	2022	09	\$ 255,000	\$ 289.77	\$ 236,400	\$ 268.64
205 SUN VALLEY DR	04006751100	RESSS - Side By Side	OS-One Storey	1982	930	2022	03	\$ 312,000	\$ 335.48	\$ 287,000	\$ 308.60
212 SUN VALLEY DR	04006760200	RESSS - Side By Side	OS-One Storey	1978	880	2021	07	\$ 249,000	\$ 282.95	\$ 248,500	\$ 282.39
213 SUN VALLEY DR	04006751800	RESSS - Side By Side	TS-Two Storey	1982	1,220	2021	10	\$ 332,500	\$ 272.54	\$ 321,900	\$ 263.85
236 SUN VALLEY DR	04006761800	RESSS - Side By Side	OS-One Storey	1978	880	2021	09	\$ 270,100	\$ 306.93	\$ 263,900	\$ 299.89
258 SUN VALLEY DR	04006763200	RESSS - Side By Side	TS-Two Storey	1978	1,200	2023	01	\$ 287,000	\$ 239.17	\$ 279,800	\$ 233.17
2 SUNKIST COVE	04007132300	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2,136	2022	08	\$ 620,000	\$ 290.26	\$ 567,300	\$ 265.59
26 SUNKIST COVE	04007132900	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2,244	2022	07	\$ 710,000	\$ 316.40	\$ 641,800	\$ 286.01
75 SUNNY HILLS RD	04006862000	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1,640	2022	07	\$ 450,000	\$ 274.39	\$ 406,800	\$ 248.05
118 SUNNY HILLS RD	04006851000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,144	2022	05	\$ 485,118	\$ 424.05	\$ 437,100	\$ 382.08
158 SUNNY HILLS RD	04006784000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,274	2022	11	\$ 385,000	\$ 302.20	\$ 366,100	\$ 287.36
15 SUNNY MORNING RD	04007139100	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1,955	2021	07	\$ 530,000	\$ 271.10	\$ 528,900	\$ 270.54
10 SUNRISE COVE	04003062400	RESSD - Detached Single Dwelling	TS-Two Storey	1987	1,981	2022	09	\$ 517,250	\$ 261.11	\$ 479,500	\$ 242.05
11 TAMARISK COVE	04007093500	RESSD - Detached Single Dwelling	TS-Two Storey	2010	1,857	2021	11	\$ 575,600	\$ 309.96	\$ 551,400	\$ 296.93
35 TAMARISK COVE	04007206200	RESSD - Detached Single Dwelling	TS-Two Storey	2014	2,262	2021	07	\$ 590,000	\$ 260.83	\$ 588,800	\$ 260.30
18 TAUNUS DR	04003035800	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,040	2022	02	\$ 333,333	\$ 320.51	\$ 309,700	\$ 297.79
23 TAUNUS DR	04003039600	RESSD - Detached Single Dwelling	BL-Bi-Level	1985	680	2021	09	\$ 360,000	\$ 529.41	\$ 351,700	\$ 517.21
31 TAUNUS DR	04003040000	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,065	2021	04	\$ 319,900	\$ 300.38	\$ 328,900	\$ 308.83
42 TAUNUS DR	04003037000	RESSD - Detached Single Dwelling	OS-One Storey	1986	880	2021	11	\$ 345,000	\$ 392.05	\$ 330,500	\$ 375.57
59 TAUNUS DR	04003041400	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,019	2021	01	\$ 328,000	\$ 321.88	\$ 347,700	\$ 341.22
79 TAUNUS DR	04003042400	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,040	2022	10	\$ 350,000	\$ 336.54	\$ 328,700	\$ 316.06
87 TAUNUS DR	04003042800	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	1,040	2022	06	\$ 520,000	\$ 500.00	\$ 463,800	\$ 445.96
94 TAUNUS DR	04003025900	RESSD - Detached Single Dwelling	TS-Two Storey	1985	1,308	2021	02	\$ 285,100	\$ 217.97	\$ 299,100	\$ 228.67
2 THURLBY RD	04003313000	RESSD - Detached Single Dwelling	FL-4 Level Split	1980	1,621	2022	02	\$ 458,000	\$ 282.54	\$ 425,500	\$ 262.49
62 THURLBY RD	04003315200	RESSD - Detached Single Dwelling	TS-Two Storey	1981	1,620	2021	10	\$ 458,000	\$ 282.72	\$ 443,300	\$ 273.64
103 THURLBY RD	04003247600	RESSD - Detached Single Dwelling	TS-Two Storey	1981	1,620	2022	01	\$ 519,000	\$ 320.37	\$ 487,300	\$ 300.80
131 THURLBY RD	04003249000	RESSD - Detached Single Dwelling	FL-4 Level Split	1982	1,620	2022	11	\$ 415,000	\$ 256.17	\$ 394,700	\$ 243.64
215 THURLBY RD	04003321400	RESSD - Detached Single Dwelling	BL-Bi-Level	1980	1,000	2023	01	\$ 377,500	\$ 377.50	\$ 368,100	\$ 368.10
14 TOMKINS BAY	04003259400	RESSD - Detached Single Dwelling	OS-One Storey	1987	1,040	2022	08	\$ 370,000	\$ 355.77	\$ 338,600	\$ 325.58
98 TOMKINS BAY	04007018900	RESSD - Detached Single Dwelling	TS-Two Storey	2011	2,048	2022	06	\$ 680,000	\$ 332.03	\$ 606,600	\$ 296.19
90 VINTAGE HILLS CRT	04007047500	RESSD - Detached Single Dwelling	TS-Two Storey	2009	2,057	2021	08	\$ 675,000	\$ 328.15	\$ 666,200	\$ 323.87
70 WYNYARD BAY	04006802300	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,012	2022	07	\$ 468,402	\$ 462.85	\$ 423,400	\$ 418.38

**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.
3 ASHLEY COVE	04005399000	RESSD - Detached Single Dwelling	TS-Two Storey	1978	1,808	2022	07	\$ 442,500	\$ 244.75	\$ 400,000	\$ 221.24
1129 BRUNSWICK ST	04002848800	RESSD - Detached Single Dwelling	BL-Bi-Level	1996	817	2022	06	\$ 395,300	\$ 483.84	\$ 352,600	\$ 431.58
1133 BRUNSWICK ST	04002848600	RESSD - Detached Single Dwelling	BL-Bi-Level	1995	817	2021	10	\$ 321,100	\$ 393.02	\$ 310,800	\$ 380.42
1161 BRUNSWICK ST	04007015500	RESSD - Detached Single Dwelling	BL-Bi-Level	2004	800	2022	07	\$ 383,000	\$ 478.75	\$ 346,200	\$ 432.75
1193 BRUNSWICK ST	04007016300	RESSD - Detached Single Dwelling	OS-One Storey	2004	1,009	2021	05	\$ 399,000	\$ 395.44	\$ 406,200	\$ 402.58
23 KIRLYSTONE WAY	04002893200	RESSD - Detached Single Dwelling	TL-3 Level Split	1978	1,124	2021	07	\$ 367,500	\$ 326.96	\$ 366,800	\$ 326.33
104 KIRLYSTONE WAY	04002834200	RESSD - Detached Single Dwelling	OS-One Storey	1982	1,538	2021	08	\$ 420,000	\$ 273.08	\$ 414,500	\$ 269.51
163 KIRLYSTONE WAY	04005357000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,294	2021	04	\$ 365,000	\$ 282.07	\$ 375,200	\$ 289.95
187 KIRLYSTONE WAY	04005357500	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,397	2022	08	\$ 447,500	\$ 320.33	\$ 409,500	\$ 293.13
191 KIRLYSTONE WAY	04005358000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,030	2022	05	\$ 411,700	\$ 399.71	\$ 370,900	\$ 360.10
194 KIRLYSTONE WAY	04005362000	RESSD - Detached Single Dwelling	BL-Bi-Level	1978	1,029	2021	07	\$ 345,000	\$ 335.28	\$ 344,300	\$ 334.60
58 MAHONEE DR	04003591000	RESSD - Detached Single Dwelling	TO-Two/One Storey	1988	1,797	2021	08	\$ 525,000	\$ 292.15	\$ 518,200	\$ 288.37
61 MAHONEE DR	04003596900	RESSD - Detached Single Dwelling	TS-Two Storey	1990	1,808	2021	03	\$ 420,000	\$ 232.30	\$ 436,400	\$ 241.37
77 MAHONEE DR	04003597600	RESSD - Detached Single Dwelling	OS-One Storey	1990	1,586	2021	11	\$ 431,100	\$ 271.82	\$ 413,000	\$ 260.40
142 MAHONEE DR	04003595200	RESSD - Detached Single Dwelling	OS-One Storey	1988	1,533	2022	09	\$ 550,000	\$ 358.77	\$ 509,900	\$ 332.62
262 MAHONEE DR	04005404500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,064	2021	06	\$ 359,900	\$ 338.25	\$ 362,800	\$ 340.98
1069 MCLEOD AVE	04002815500	RESSD - Detached Single Dwelling	OS-One Storey	1963	1,040	2022	08	\$ 470,000	\$ 451.92	\$ 430,100	\$ 413.56
1141 MCLEOD AVE	04002837700	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,184	2021	07	\$ 377,900	\$ 319.17	\$ 377,100	\$ 318.50
1514 MOLSON ST	04002912500	RESSD - Detached Single Dwelling	TS-Two Storey	1989	2,393	2021	06	\$ 650,000	\$ 271.63	\$ 655,200	\$ 273.80
34 RED OAK DR	04005327400	RESSS - Side By Side	OS-One Storey	1977	921	2022	06	\$ 268,000	\$ 290.99	\$ 239,100	\$ 259.61
39 RED OAK DR	04005302600	RESSS - Side By Side	TS-Two Storey	1978	1,156	2022	10	\$ 325,000	\$ 281.14	\$ 305,200	\$ 264.01
45 RED OAK DR	04005301700	RESSS - Side By Side	OS-One Storey	1978	920	2022	06	\$ 265,000	\$ 288.04	\$ 236,400	\$ 256.96
51 RED OAK DR	04005297900	RESSS - Side By Side	OS-One Storey	1977	957	2021	03	\$ 220,000	\$ 229.89	\$ 228,600	\$ 238.87
51 RED OAK DR	04005297900	RESSS - Side By Side	OS-One Storey	1977	957	2021	04	\$ 237,000	\$ 247.65	\$ 243,600	\$ 254.55
57 RED OAK DR	04005298300	RESSS - Side By Side	OS-One Storey	1977	946	2021	08	\$ 275,000	\$ 290.70	\$ 271,400	\$ 286.89
111 RED OAK DR	04005296400	RESSS - Side By Side	FL-4 Level Split	1978	1,152	2022	03	\$ 286,000	\$ 248.26	\$ 263,100	\$ 228.39
120 RED OAK DR	04005312100	RESSS - Side By Side	TS-Two Storey	1978	1,080	2022	06	\$ 355,120	\$ 328.81	\$ 316,800	\$ 293.33
161 RED OAK DR	04005294700	RESSS - Side By Side	TS-Two Storey	1977	1,214	2021	07	\$ 280,000	\$ 230.64	\$ 279,400	\$ 230.15
191 RED OAK DR	04005371600	RESSS - Side By Side	TS-Two Storey	1979	1,216	2023	02	\$ 274,500	\$ 225.74	\$ 270,900	\$ 222.78
18 TANYA CRES	04005305000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,000	2021	09	\$ 350,000	\$ 350.00	\$ 342,000	\$ 342.00
19 TANYA CRES	04005283500	RESSD - Detached Single Dwelling	BL-Bi-Level	1978	1,018	2022	05	\$ 410,000	\$ 402.75	\$ 369,400	\$ 362.87
54 TANYA CRES	04005309500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,164	2021	04	\$ 389,000	\$ 334.19	\$ 399,900	\$ 343.56
124 TANYA CRES	04005378700	RESSS - Side By Side	TS-Two Storey	1978	1,214	2021	12	\$ 301,700	\$ 248.52	\$ 286,000	\$ 235.58
136 TANYA CRES	04005378200	RESSS - Side By Side	FL-4 Level Split	1979	1,152	2021	08	\$ 294,900	\$ 255.99	\$ 291,100	\$ 252.69
30 THORNBURY CRES	04005334000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,315	2021	06	\$ 486,000	\$ 369.58	\$ 489,900	\$ 372.55

**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.
5 EASTWOOD DR	04002436500	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,373	2022	12	\$ 380,000	\$ 276.77	\$ 365,900	\$ 266.50
10 EASTWOOD DR	04002435600	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,555	2022	02	\$ 550,000	\$ 353.70	\$ 511,000	\$ 328.62

**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.
8 AMELIA CRES	04006521100	RESSS - Side By Side	BL-Bi-Level	1976	828	2021	05	\$ 250,000	\$ 301.93	\$ 254,500	\$ 307.37
15 AMELIA CRES	04006503100	RESSS - Side By Side	OS-One Storey	1976	880	2021	11	\$ 275,000	\$ 312.50	\$ 263,500	\$ 299.43
27 AMELIA CRES	04006505900	RESSS - Side By Side	OS-One Storey	1976	880	2021	04	\$ 240,000	\$ 272.73	\$ 246,700	\$ 280.34
42 AMELIA CRES	04006526500	RESSS - Side By Side	BL-Bi-Level	1977	810	2021	06	\$ 265,000	\$ 327.16	\$ 267,100	\$ 329.75
37 ANTRIM RD	04005120300	RESSD - Detached Single Dwelling	OS-One Storey	1973	936	2023	03	\$ 380,000	\$ 405.98	\$ 380,000	\$ 405.98
105 ANTRIM RD	04005125400	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2021	10	\$ 335,000	\$ 339.07	\$ 324,300	\$ 328.24
173 ANTRIM RD	04005071900	RESSS - Side By Side	BL-Bi-Level	1973	859	2021	07	\$ 311,000	\$ 362.05	\$ 310,400	\$ 361.35
250 ANTRIM RD	04005216100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,092	2021	11	\$ 376,000	\$ 344.32	\$ 360,200	\$ 329.85
314 ANTRIM RD	04005193500	RESSD - Detached Single Dwelling	OS-One Storey	1973	816	2021	03	\$ 299,000	\$ 366.42	\$ 310,700	\$ 380.76
18 AVACO DR	04005081900	RESSD - Detached Single Dwelling	OS-One Storey	1973	960	2023	01	\$ 340,000	\$ 354.17	\$ 331,500	\$ 345.31
38 AVACO DR	04005083400	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1,080	2021	12	\$ 410,000	\$ 379.63	\$ 388,700	\$ 359.91
114 AVACO DR	04005088500	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	826	2022	10	\$ 330,000	\$ 399.52	\$ 309,900	\$ 375.18
171 AVACO DR	04005113200	RESSS - Side By Side	TS-Two Storey	1973	1,140	2022	01	\$ 283,000	\$ 248.25	\$ 265,700	\$ 233.07
173 AVACO DR	04005113000	RESSS - Side By Side	TS-Two Storey	1973	1,196	2022	02	\$ 290,500	\$ 242.89	\$ 269,900	\$ 225.67
11 BAYNE CRES	04006543000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,120	2021	12	\$ 337,500	\$ 301.34	\$ 320,000	\$ 285.71
14 BAYNE CRES	04006549000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,317	2021	06	\$ 370,000	\$ 280.94	\$ 373,000	\$ 283.22
3 BONNYDOON PL	04002490800	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	1,204	2021	10	\$ 357,000	\$ 296.51	\$ 345,600	\$ 287.04
14 BONNYDOON PL	04002487700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,047	2022	08	\$ 358,000	\$ 341.93	\$ 327,600	\$ 312.89
19 BONNYDOON PL	04002489900	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	854	2022	07	\$ 350,000	\$ 409.84	\$ 316,400	\$ 370.49
778 BRONX AVE	02060846000	RESSD - Detached Single Dwelling	BL-Bi-Level	1986	1,138	2022	08	\$ 400,000	\$ 351.49	\$ 366,000	\$ 321.62
30 BUDDEN DR	04002766400	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,027	2021	12	\$ 413,030	\$ 402.17	\$ 391,600	\$ 381.30
95 BUDDEN DR	04002752400	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,336	2021	10	\$ 450,000	\$ 336.83	\$ 435,600	\$ 326.05
99 BUDDEN DR	04002752200	RESSD - Detached Single Dwelling	TL-3 Level Split	1986	1,105	2022	01	\$ 411,000	\$ 371.95	\$ 385,900	\$ 349.23
107 BUDDEN DR	04002751800	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,477	2022	09	\$ 450,000	\$ 304.67	\$ 417,200	\$ 282.46
2 DAMPSY CRES	04002497200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,268	2021	10	\$ 390,000	\$ 307.57	\$ 377,500	\$ 297.71
23 DAMPSY CRES	04002498500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,154	2022	08	\$ 375,000	\$ 324.96	\$ 343,100	\$ 297.31
30 DAMPSY CRES	04002495800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,288	2022	03	\$ 435,000	\$ 337.73	\$ 400,200	\$ 310.71
42 DE JONG CRES	04002477700	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,432	2021	07	\$ 375,000	\$ 261.87	\$ 374,300	\$ 261.38
45 DE JONG CRES	04002486700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,132	2021	01	\$ 375,000	\$ 331.27	\$ 397,500	\$ 351.15
58 DE JONG CRES	04002478300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,269	2021	09	\$ 390,655	\$ 307.84	\$ 381,700	\$ 300.79
106 DE JONG CRES	04002481000	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,234	2021	06	\$ 392,900	\$ 318.40	\$ 396,000	\$ 320.91
19 DOWHAN CRES	02061441200	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1989	1,318	2021	07	\$ 410,000	\$ 311.08	\$ 409,200	\$ 310.47
23 DOWHAN CRES	02061441400	RESSD - Detached Single Dwelling	OS-One Storey	1988	1,452	2021	06	\$ 410,000	\$ 282.37	\$ 413,300	\$ 284.64
43 FLETT AVE	04005236100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,287	2023	01	\$ 402,300	\$ 312.59	\$ 392,200	\$ 304.74
819 GATEWAY RD	04005197200	RESSS - Side By Side	OS-One Storey	1974	960	2022	07	\$ 360,000	\$ 375.00	\$ 325,400	\$ 338.96
823 GATEWAY RD	04005197500	RESSS - Side By Side	OS-One Storey	1974	960	2021	11	\$ 212,100	\$ 220.94	\$ 203,200	\$ 211.67
132 GRASSIE BLVD	04006489000	RESSD - Detached Single Dwelling	OS-One Storey	1985	1,029	2021	08	\$ 361,000	\$ 350.83	\$ 356,300	\$ 346.26
185 GRASSIE BLVD	04007034700	RESSD - Detached Single Dwelling	BL-Bi-Level	2008	1,108	2021	08	\$ 436,500	\$ 393.95	\$ 430,800	\$ 388.81
27 GREEN VALLEY BAY	02061608000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,136	2021	06	\$ 345,000	\$ 303.70	\$ 347,800	\$ 306.16
35 GREEN VALLEY BAY	02061606000	RESSD - Detached Single Dwelling	TS-Two Storey	1974	1,917	2022	09	\$ 446,000	\$ 232.66	\$ 413,400	\$ 215.65
23 HENRIETTA ST	04005111100	RESSS - Side By Side	BL-Bi-Level	1973	859	2021	11	\$ 225,000	\$ 261.93	\$ 215,600	\$ 250.99

**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.
27 HENRIETTA ST	04005110800	RESSS - Side By Side	TS-Two Storey	1973	1,156	2021	08	\$ 265,000	\$ 229.24	\$ 261,600	\$ 226.30
31 HENRIETTA ST	04005110300	RESSS - Side By Side	TS-Two Storey	1974	1,348	2021	10	\$ 290,000	\$ 215.13	\$ 280,700	\$ 208.23
55 HERSHEY ST	02061111600	RESSD - Detached Single Dwelling	TL-3 Level Split	1977	1,084	2022	10	\$ 377,500	\$ 348.25	\$ 354,500	\$ 327.03
67 HERSHEY ST	02061112200	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,216	2021	05	\$ 300,000	\$ 246.71	\$ 305,400	\$ 251.15
85 HERSHEY ST	02061113000	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,240	2021	10	\$ 330,000	\$ 266.13	\$ 319,400	\$ 257.58
97 HERSHEY ST	02061113300	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,298	2022	10	\$ 330,000	\$ 254.24	\$ 309,900	\$ 238.75
15 HOBBS CRES	04005261700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2021	01	\$ 341,500	\$ 270.60	\$ 362,000	\$ 286.85
37 HOBBS CRES	04002569300	RESSD - Detached Single Dwelling	OS-One Storey	1974	980	2022	07	\$ 410,000	\$ 418.37	\$ 370,600	\$ 378.16
61 HOBBS CRES	04002570500	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,256	2022	11	\$ 306,000	\$ 243.63	\$ 291,000	\$ 231.69
62 HOBBS CRES	04005249900	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1,096	2022	07	\$ 430,000	\$ 392.34	\$ 388,700	\$ 354.65
10 JEFFREY CRES	04002758400	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,035	2022	11	\$ 392,000	\$ 378.74	\$ 372,800	\$ 360.19
19 JEFFREY CRES	04002764000	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,667	2022	04	\$ 506,000	\$ 303.54	\$ 460,500	\$ 276.24
35 JEFFREY CRES	04002763200	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,441	2022	11	\$ 465,400	\$ 322.97	\$ 442,600	\$ 307.15
46 JEFFREY CRES	04002759800	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,220	2021	07	\$ 378,000	\$ 309.84	\$ 377,200	\$ 309.18
58 JEFFREY CRES	04002760200	RESSD - Detached Single Dwelling	OS-One Storey	1983	1,147	2021	10	\$ 362,500	\$ 316.04	\$ 350,900	\$ 305.93
62 JEFFREY CRES	04002760400	RESSD - Detached Single Dwelling	OS-One Storey	1984	1,378	2022	07	\$ 490,000	\$ 355.59	\$ 443,000	\$ 321.48
15 JOHN TAYLOR PL	04006440500	RESSD - Detached Single Dwelling	FL-4 Level Split	1977	1,974	2021	06	\$ 415,000	\$ 210.23	\$ 418,300	\$ 211.90
22 JOHN TAYLOR PL	04006467000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,356	2022	04	\$ 456,000	\$ 336.28	\$ 415,000	\$ 306.05
23 JOHN TAYLOR PL	04006439500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,367	2022	08	\$ 478,500	\$ 350.04	\$ 437,800	\$ 320.26
35 JOHN TAYLOR PL	04006438000	RESSD - Detached Single Dwelling	TS-Two Storey	1976	2,053	2021	03	\$ 390,000	\$ 189.97	\$ 405,200	\$ 197.37
798 KIMBERLY AVE	02061107800	RESSS - Side By Side	TS-Two Storey	1978	1,080	2022	03	\$ 223,000	\$ 206.48	\$ 205,200	\$ 190.00
983 KIMBERLY AVE	02061631100	RESSS - Side By Side	TS-Two Storey	1975	1,084	2022	03	\$ 250,000	\$ 230.63	\$ 230,000	\$ 212.18
1105 KIMBERLY AVE	02062575500	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	05	\$ 235,000	\$ 349.70	\$ 239,200	\$ 355.95
62 LEMMEN DR	04005139000	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1,076	2021	05	\$ 362,062	\$ 336.49	\$ 368,600	\$ 342.57
106 LEMMEN DR	04005135500	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,007	2022	07	\$ 432,000	\$ 429.00	\$ 390,500	\$ 387.79
846 LONDON ST	04005204900	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	842	2022	07	\$ 330,000	\$ 391.92	\$ 298,300	\$ 354.28
881 LONDON ST	04005228700	RESSD - Detached Single Dwelling	OS-One Storey	1973	946	2022	09	\$ 345,000	\$ 364.69	\$ 319,800	\$ 338.05
889 LONDON ST	04005229300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2021	05	\$ 318,000	\$ 251.98	\$ 323,700	\$ 256.50
889 LONDON ST	04005229300	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2021	10	\$ 375,000	\$ 297.15	\$ 363,000	\$ 287.64
909 LONDON ST	04005230800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,272	2022	01	\$ 450,500	\$ 354.17	\$ 423,000	\$ 332.55
913 LONDON ST	04005231100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,451	2021	05	\$ 340,000	\$ 234.32	\$ 346,100	\$ 238.53
916 LONDON ST	04005257200	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2022	08	\$ 439,000	\$ 347.86	\$ 401,700	\$ 318.30
924 LONDON ST	04005257800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,080	2021	08	\$ 376,000	\$ 348.15	\$ 371,100	\$ 343.61
960 LONDON ST	04002474400	RESSS - Side By Side	OS-One Storey	1974	924	2022	10	\$ 266,000	\$ 287.88	\$ 249,800	\$ 270.35
964 LONDON ST	04002474100	RESSS - Side By Side	OS-One Storey	1974	960	2021	10	\$ 252,000	\$ 262.50	\$ 243,900	\$ 254.06
759 LOUELDA ST	02062685100	RESSS - Side By Side	OS-One Storey	1977	936	2021	08	\$ 240,000	\$ 256.41	\$ 236,900	\$ 253.10
782 LOUELDA ST	02061639500	RESSS - Side By Side	TS-Two Storey	1975	1,200	2022	10	\$ 237,000	\$ 197.50	\$ 222,500	\$ 185.42
837 LOUELDA ST	04005078000	RESSD - Detached Single Dwelling	OS-One Storey	1972	1,040	2022	07	\$ 425,000	\$ 408.65	\$ 384,200	\$ 369.42
899 LOUELDA ST	04005126700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,076	2021	03	\$ 340,000	\$ 315.99	\$ 353,300	\$ 328.35
903 LOUELDA ST	04005127000	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2022	10	\$ 338,000	\$ 402.38	\$ 317,400	\$ 377.86
919 LOUELDA ST	04005128100	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2021	12	\$ 340,000	\$ 404.76	\$ 322,300	\$ 383.69



**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.
943 LOUELDA ST	04005129800	RESSD - Detached Single Dwelling	TS-Two Storey	1973	1,456	2021	07	\$ 370,000	\$ 254.12	\$ 369,300	\$ 253.64
1050 LOUELDA ST	04006637000	RESSD - Detached Single Dwelling	BL-Bi-Level	1977	1,204	2022	04	\$ 511,000	\$ 424.42	\$ 465,000	\$ 386.21
7 MARCHANT CRES	04005243600	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,066	2021	07	\$ 400,000	\$ 375.23	\$ 399,200	\$ 374.48
10 MARCHANT CRES	04005249300	RESSD - Detached Single Dwelling	OS-One Storey	1973	988	2021	03	\$ 315,000	\$ 318.83	\$ 327,300	\$ 331.28
18 MARCHANT CRES	04005249000	RESSD - Detached Single Dwelling	FL-4 Level Split	1973	1,110	2021	07	\$ 343,100	\$ 309.10	\$ 342,400	\$ 308.47
19 MCCREEDY RD	04006584000	RESSD - Detached Single Dwelling	BL-Bi-Level	1975	842	2021	10	\$ 380,000	\$ 451.31	\$ 367,800	\$ 436.82
27 MCCREEDY RD	04006582000	RESSD - Detached Single Dwelling	BL-Bi-Level	1976	842	2021	09	\$ 345,000	\$ 409.74	\$ 337,100	\$ 400.36
50 MCCREEDY RD	04006641000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,034	2021	04	\$ 315,000	\$ 304.64	\$ 323,800	\$ 313.15
51 MCCREEDY RD	04006576000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,050	2021	10	\$ 340,000	\$ 323.81	\$ 329,100	\$ 313.43
1032 MCLEOD AVE	04006455900	RESSS - Side By Side	OS-One Storey	1978	970	2022	12	\$ 235,000	\$ 242.27	\$ 226,300	\$ 233.30
1056 MCLEOD AVE	04006457900	RESSS - Side By Side	OS-One Storey	1978	970	2022	04	\$ 274,500	\$ 282.99	\$ 249,800	\$ 257.53
1062 MCLEOD AVE	04006458400	RESSS - Side By Side	OS-One Storey	1978	970	2021	06	\$ 268,500	\$ 276.80	\$ 270,600	\$ 278.97
1062 MCLEOD AVE	04006458400	RESSS - Side By Side	OS-One Storey	1978	970	2021	09	\$ 285,000	\$ 293.81	\$ 278,400	\$ 287.01
1154 MCLEOD AVE	04007034100	RESSD - Detached Single Dwelling	OS-One Storey	2005	1,565	2022	12	\$ 480,000	\$ 306.71	\$ 462,200	\$ 295.34
2 MEIGHEN BAY	04002511100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,120	2021	10	\$ 360,000	\$ 321.43	\$ 348,500	\$ 311.16
70 MEIGHEN BAY	04002507200	RESSD - Detached Single Dwelling	OS-One Storey	1973	998	2022	06	\$ 406,270	\$ 407.08	\$ 362,400	\$ 363.13
31 MENNO BAY	04005201900	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,200	2021	09	\$ 392,500	\$ 327.08	\$ 383,500	\$ 319.58
34 MERRILL CRES	04005101100	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	924	2022	08	\$ 315,000	\$ 340.91	\$ 288,200	\$ 311.90
1230E MOLSON ST	04005183300	RESRH - Row Housing	TS-Two Storey	1977	1,139	2021	10	\$ 230,000	\$ 201.93	\$ 222,600	\$ 195.43
1230D MOLSON ST	04005183100	RESRH - Row Housing	TS-Two Storey	1977	1,139	2022	02	\$ 247,000	\$ 216.86	\$ 229,500	\$ 201.49
1240D MOLSON ST	04005179300	RESRH - Row Housing	TS-Two Storey	1977	1,139	2021	04	\$ 205,000	\$ 179.98	\$ 210,700	\$ 184.99
1260E MOLSON ST	04005181300	RESRH - Row Housing	TS-Two Storey	1977	1,139	2021	03	\$ 217,500	\$ 190.96	\$ 226,000	\$ 198.42
1300C MOLSON ST	04005187600	RESRH - Row Housing	TS-Two Storey	1976	1,053	2022	07	\$ 256,000	\$ 243.11	\$ 231,400	\$ 219.75
1306D MOLSON ST	04005184100	RESRH - Row Housing	TS-Two Storey	1976	1,295	2021	07	\$ 200,000	\$ 154.44	\$ 199,600	\$ 154.13
1312B MOLSON ST	04005184500	RESRH - Row Housing	TS-Two Storey	1976	1,053	2021	02	\$ 195,000	\$ 185.19	\$ 204,600	\$ 194.30
1318E MOLSON ST	04005185400	RESRH - Row Housing	TS-Two Storey	1976	1,053	2022	02	\$ 210,000	\$ 199.43	\$ 195,100	\$ 185.28
1324C MOLSON ST	04005186700	RESRH - Row Housing	TS-Two Storey	1976	1,053	2022	06	\$ 235,000	\$ 223.17	\$ 209,600	\$ 199.05
22 MUTCHMOR CLOSE	04002464200	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,040	2022	09	\$ 400,000	\$ 384.62	\$ 370,800	\$ 356.54
30 MUTCHMOR CLOSE	04002463800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,120	2023	01	\$ 310,000	\$ 276.79	\$ 302,300	\$ 269.91
34 MUTCHMOR CLOSE	04002463600	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	842	2022	03	\$ 300,000	\$ 356.29	\$ 276,000	\$ 327.79
39 MUTCHMOR CLOSE	04002469800	RESSD - Detached Single Dwelling	OS-One Storey	1973	967	2022	05	\$ 398,500	\$ 412.10	\$ 359,000	\$ 371.25
59 MUTCHMOR CLOSE	04002468800	RESSD - Detached Single Dwelling	BL-Bi-Level	1973	842	2021	08	\$ 370,000	\$ 439.43	\$ 365,200	\$ 433.73
75 MUTCHMOR CLOSE	04002468000	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,059	2022	07	\$ 427,700	\$ 403.87	\$ 386,600	\$ 365.06
83 MUTCHMOR CLOSE	04002467600	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,072	2022	09	\$ 426,000	\$ 397.39	\$ 394,900	\$ 368.38
90 MUTCHMOR CLOSE	04002462800	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,240	2022	05	\$ 471,600	\$ 380.32	\$ 424,900	\$ 342.66
7 NATHAN LANE	02061446400	RESSD - Detached Single Dwelling	OS-One Storey	1990	1,470	2021	12	\$ 443,000	\$ 301.36	\$ 420,000	\$ 285.71
31 NORILYN BAY	04005060100	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,130	2023	03	\$ 360,000	\$ 318.58	\$ 360,000	\$ 318.58
26 RAVENHILL RD	04005272300	RESSS - Side By Side	BL-Bi-Level	1973	826	2022	10	\$ 280,000	\$ 338.98	\$ 262,900	\$ 318.28
40 RAVENHILL RD	04005274400	RESSS - Side By Side	BL-Bi-Level	1973	826	2022	01	\$ 239,900	\$ 290.44	\$ 225,300	\$ 272.76
44 RAVENHILL RD	04005275000	RESSS - Side By Side	OS-One Storey	1973	960	2021	07	\$ 244,000	\$ 254.17	\$ 243,500	\$ 253.65
47 RAVENHILL RD	04005170700	RESSS - Side By Side	TS-Two Storey	1973	928	2021	07	\$ 239,900	\$ 258.51	\$ 239,400	\$ 257.97

**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.
52 RAVENHILL RD	04005276200	RESSS - Side By Side	BL-Bi-Level	1973	826	2021	03	\$ 225,000	\$ 272.40	\$ 233,800	\$ 283.05
54 RAVENHILL RD	04005276500	RESSS - Side By Side	BL-Bi-Level	1973	826	2021	11	\$ 291,000	\$ 352.30	\$ 278,800	\$ 337.53
61 RAVENHILL RD	04005169600	RESSS - Side By Side	TS-Two Storey	1973	928	2021	05	\$ 246,000	\$ 265.09	\$ 250,400	\$ 269.83
79 RAVENHILL RD	04005168300	RESSS - Side By Side	OS-One Storey	1974	966	2021	07	\$ 247,500	\$ 256.21	\$ 247,000	\$ 255.69
134 RAVENHILL RD	04005133800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2021	08	\$ 363,000	\$ 287.64	\$ 358,300	\$ 283.91
138 RAVENHILL RD	04005133500	RESSD - Detached Single Dwelling	OS-One Storey	1973	816	2022	06	\$ 350,138	\$ 429.09	\$ 312,300	\$ 382.72
146 RAVENHILL RD	04005132900	RESSD - Detached Single Dwelling	TS-Two Storey	1973	1,472	2022	06	\$ 426,000	\$ 289.40	\$ 380,000	\$ 258.15
162 RAVENHILL RD	04005131700	RESSD - Detached Single Dwelling	OS-One Storey	1973	946	2021	11	\$ 325,000	\$ 343.55	\$ 311,400	\$ 329.18
20 REAY CRES	04005224000	RESSS - Side By Side	OS-One Storey	1973	924	2022	06	\$ 295,820	\$ 320.15	\$ 263,900	\$ 285.61
22 REAY CRES	04005224100	RESSS - Side By Side	OS-One Storey	1973	924	2022	10	\$ 277,500	\$ 300.32	\$ 260,600	\$ 282.03
32 REAY CRES	04005233600	RESSS - Side By Side	TS-Two Storey	1977	1,208	2021	09	\$ 249,900	\$ 206.87	\$ 244,200	\$ 202.15
34 REAY CRES	04005233500	RESSS - Side By Side	TS-Two Storey	1977	1,208	2021	09	\$ 255,000	\$ 211.09	\$ 249,100	\$ 206.21
52 REAY CRES	04005232600	RESSS - Side By Side	TS-Two Storey	1974	1,225	2022	09	\$ 287,500	\$ 234.69	\$ 266,500	\$ 217.55
83 REAY CRES	04002514100	RESSD - Detached Single Dwelling	OS-One Storey	1987	1,095	2022	09	\$ 340,000	\$ 310.50	\$ 315,200	\$ 287.85
130 REAY CRES	04005264700	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,262	2021	08	\$ 321,000	\$ 254.36	\$ 316,800	\$ 251.03
134 REAY CRES	04005265000	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1,289	2021	09	\$ 315,000	\$ 244.38	\$ 307,800	\$ 238.79
167 REAY CRES	04002566900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,180	2021	11	\$ 349,900	\$ 296.53	\$ 335,200	\$ 284.07
62 RIZER CRES	02061166500	RESSD - Detached Single Dwelling	OS-One Storey	1975	816	2021	10	\$ 380,000	\$ 465.69	\$ 367,800	\$ 450.74
27 ROCKSPUR ST	04002494700	RESSD - Detached Single Dwelling	FL-4 Level Split	1973	1,580	2021	08	\$ 323,000	\$ 204.43	\$ 318,800	\$ 201.77
54 ROCKSPUR ST	04002492800	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,030	2022	07	\$ 390,000	\$ 378.64	\$ 352,600	\$ 342.33
100 ROCKSPUR ST	04002536000	RESSD - Detached Single Dwelling	OS-One Storey	1987	1,040	2021	09	\$ 347,500	\$ 334.13	\$ 339,500	\$ 326.44
9 RUDOLPH BAY	02062712000	RESSS - Side By Side	BL-Bi-Level	1972	867	2021	06	\$ 239,900	\$ 276.70	\$ 241,800	\$ 278.89
26 RUDOLPH BAY	02062747000	RESSS - Side By Side	OS-One Storey	1972	1,012	2022	07	\$ 275,000	\$ 271.74	\$ 248,600	\$ 245.65
45 RUDOLPH BAY	02062724000	RESSS - Side By Side	TS-Two Storey	1972	1,105	2022	03	\$ 305,000	\$ 276.02	\$ 280,600	\$ 253.94
51 RUDOLPH BAY	02062726000	RESSS - Side By Side	BL-Bi-Level	1972	867	2022	11	\$ 284,000	\$ 327.57	\$ 270,100	\$ 311.53
3 SAWCHUK BAY	04005214900	RESSD - Detached Single Dwelling	OS-One Storey	1974	1,285	2021	07	\$ 345,000	\$ 268.48	\$ 344,300	\$ 267.94
42 SAWCHUK BAY	04005217900	RESSD - Detached Single Dwelling	OS-One Storey	1973	935	2022	12	\$ 330,000	\$ 352.94	\$ 317,800	\$ 339.89
65 SIDDALL CRES	04006395000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,385	2022	08	\$ 355,000	\$ 256.32	\$ 324,800	\$ 234.51
2 SNOWDON AVE	02062591500	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	01	\$ 185,000	\$ 275.30	\$ 196,100	\$ 291.82
2 SNOWDON AVE	02062591500	RESSS - Side By Side	BL-Bi-Level	1972	672	2022	02	\$ 250,000	\$ 372.02	\$ 232,300	\$ 345.68
26 SNOWDON AVE	02062587500	RESSS - Side By Side	BL-Bi-Level	1972	672	2022	05	\$ 301,000	\$ 447.92	\$ 271,200	\$ 403.57
32 SNOWDON AVE	02062586500	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	11	\$ 249,000	\$ 370.54	\$ 238,500	\$ 354.91
118 SNOWDON AVE	02062561600	RESSD - Detached Single Dwelling	BL-Bi-Level	1972	880	2021	09	\$ 346,500	\$ 393.75	\$ 338,500	\$ 384.66
142 SNOWDON AVE	02062555500	RESSS - Side By Side	TS-Two Storey	1979	952	2021	01	\$ 240,100	\$ 252.21	\$ 254,500	\$ 267.33
7 STACEY BAY	04006455000	RESSD - Detached Single Dwelling	OS-One Storey	1977	1,120	2021	06	\$ 349,900	\$ 312.41	\$ 352,700	\$ 314.91
58 STACEY BAY	04006422000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,509	2022	06	\$ 515,008	\$ 341.29	\$ 459,400	\$ 304.44
62 STACEY BAY	04006422500	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,264	2021	04	\$ 332,000	\$ 262.66	\$ 341,300	\$ 270.02
105 STACEY BAY	04006447000	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,180	2021	10	\$ 395,000	\$ 334.75	\$ 382,400	\$ 324.07
3 TOMLINSON AVE	04005145400	RESSD - Detached Single Dwelling	OS-One Storey	1973	1,120	2022	09	\$ 352,500	\$ 314.73	\$ 326,800	\$ 291.79
34 TOMLINSON AVE	04005117600	RESSD - Detached Single Dwelling	TL-3 Level Split	1973	1,156	2023	02	\$ 355,000	\$ 307.09	\$ 350,400	\$ 303.11
56 TOMLINSON AVE	04005116100	RESSD - Detached Single Dwelling	OS-One Storey	1973	840	2022	04	\$ 325,000	\$ 386.90	\$ 295,800	\$ 352.14

**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.
23 TREGER BAY	02062701500	RESSS - Side By Side	BL-Bi-Level	1972	672	2022	07	\$ 240,000	\$ 357.14	\$ 217,000	\$ 322.92
27 TREGER BAY	02062702100	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	11	\$ 215,000	\$ 319.94	\$ 206,000	\$ 306.55
29 TREGER BAY	02062702500	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	05	\$ 220,000	\$ 327.38	\$ 224,000	\$ 333.33
29 TREGER BAY	02062702500	RESSS - Side By Side	BL-Bi-Level	1972	672	2021	12	\$ 305,000	\$ 453.87	\$ 289,100	\$ 430.21
120 TU-PELO AVE	04006386500	RESSD - Detached Single Dwelling	TS-Two Storey	1976	1,512	2021	11	\$ 384,000	\$ 253.97	\$ 367,900	\$ 243.32
129 TU-PELO AVE	04006405000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,301	2021	01	\$ 356,900	\$ 274.33	\$ 378,300	\$ 290.78
168 TU-PELO AVE	04002506400	RESSD - Detached Single Dwelling	BL-Bi-Level	1974	842	2022	09	\$ 350,000	\$ 415.68	\$ 324,500	\$ 385.39
173 TU-PELO AVE	04006628000	RESSD - Detached Single Dwelling	OS-One Storey	1975	1,050	2022	07	\$ 481,111	\$ 458.20	\$ 434,900	\$ 414.19
193 TU-PELO AVE	04006623000	RESSD - Detached Single Dwelling	OS-One Storey	1975	980	2022	08	\$ 385,000	\$ 392.86	\$ 352,300	\$ 359.49
200 TU-PELO AVE	04002504900	RESSS - Side By Side	BL-Bi-Level	1975	867	2022	07	\$ 288,000	\$ 332.18	\$ 260,400	\$ 300.35
201 TU-PELO AVE	04006661100	RESSS - Side By Side	BL-Bi-Level	1975	842	2022	07	\$ 313,000	\$ 371.73	\$ 283,000	\$ 336.10
210 TU-PELO AVE	04002504400	RESSS - Side By Side	OS-One Storey	1974	1,012	2021	04	\$ 281,750	\$ 278.41	\$ 289,600	\$ 286.17
227 TU-PELO AVE	04006666100	RESSS - Side By Side	TS-Two Storey	1976	1,160	2021	05	\$ 255,000	\$ 219.83	\$ 259,600	\$ 223.79
276 TU-PELO AVE	04002542800	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,040	2023	03	\$ 380,000	\$ 365.38	\$ 380,000	\$ 365.38
7 WALTER COPP CRES	04002539400	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,601	2021	03	\$ 430,000	\$ 268.58	\$ 446,800	\$ 279.08
7 WALTER COPP CRES	04002539400	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,601	2022	11	\$ 450,000	\$ 281.07	\$ 428,000	\$ 267.33
18 WALTER COPP CRES	04002532400	RESSD - Detached Single Dwelling	TS-Two Storey	1986	1,904	2022	08	\$ 525,000	\$ 275.74	\$ 480,400	\$ 252.31
47 WALTER COPP CRES	04002538200	RESSD - Detached Single Dwelling	OS-One Storey	1986	1,498	2021	07	\$ 450,000	\$ 300.40	\$ 449,100	\$ 299.80
54 WALTER COPP CRES	04002534200	RESSD - Detached Single Dwelling	OS-One Storey	1988	1,261	2022	07	\$ 410,000	\$ 325.14	\$ 370,600	\$ 293.89
61 WALTER COPP CRES	04002537600	RESSD - Detached Single Dwelling	TL-3 Level Split	1986	1,140	2022	08	\$ 425,500	\$ 373.25	\$ 389,300	\$ 341.49
28 WERRELL CRES	04006476600	RESSS - Side By Side	BL-Bi-Level	1977	862	2022	11	\$ 285,000	\$ 330.63	\$ 271,000	\$ 314.39
54 WERRELL CRES	04006480500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,158	2022	12	\$ 340,000	\$ 293.61	\$ 327,400	\$ 282.73
62 WERRELL CRES	04006481500	RESSD - Detached Single Dwelling	OS-One Storey	1976	1,110	2021	07	\$ 365,300	\$ 329.10	\$ 364,600	\$ 328.47
117 WERRELL CRES	04006432000	RESSD - Detached Single Dwelling	OS-One Storey	1978	920	2021	07	\$ 378,000	\$ 410.87	\$ 377,200	\$ 410.00
118 WERRELL CRES	04006461500	RESSD - Detached Single Dwelling	OS-One Storey	1978	1,166	2021	10	\$ 320,000	\$ 274.44	\$ 309,800	\$ 265.69

**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.
35 DEERING CLOSE	04005454400	RESSD - Detached Single Dwelling	TS-Two Storey	1993	1,748	2022	05	\$ 555,550	\$ 317.82	\$ 500,600	\$ 286.38
91 DEERING CLOSE	04005457200	RESSD - Detached Single Dwelling	TS-Two Storey	1994	1,751	2021	03	\$ 460,000	\$ 262.71	\$ 477,900	\$ 272.93
95 DEERING CLOSE	04005457400	RESSD - Detached Single Dwelling	OS-One Storey	1992	1,630	2021	02	\$ 466,900	\$ 286.44	\$ 489,800	\$ 300.49
99 DEERING CLOSE	04005457600	RESSD - Detached Single Dwelling	TS-Two Storey	1993	2,066	2022	08	\$ 618,000	\$ 299.13	\$ 565,500	\$ 273.72
3 EAGLEMERE DR	04005439800	RESSD - Detached Single Dwelling	OS-One Storey	1992	1,369	2023	01	\$ 435,000	\$ 317.75	\$ 424,100	\$ 309.79
4 EAGLEMERE DR	04005442400	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,232	2022	09	\$ 505,000	\$ 409.90	\$ 468,100	\$ 379.95
12 EAGLEMERE DR	04005442800	RESSD - Detached Single Dwelling	OS-One Storey	1994	1,378	2021	05	\$ 365,000	\$ 264.88	\$ 371,600	\$ 269.67
27 EAGLEMERE DR	04005441000	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,264	2021	02	\$ 382,000	\$ 302.22	\$ 400,700	\$ 317.01
44 EAGLEMERE DR	04005444400	RESSD - Detached Single Dwelling	TS-Two Storey	1992	1,462	2022	06	\$ 500,000	\$ 342.00	\$ 446,000	\$ 305.06
92 EAGLEMERE DR	04005446800	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,464	2021	09	\$ 440,000	\$ 300.55	\$ 429,900	\$ 293.65
144 EAGLEMERE DR	04005466000	RESSD - Detached Single Dwelling	TS-Two Storey	1995	1,823	2021	10	\$ 491,200	\$ 269.45	\$ 475,500	\$ 260.83
168 EAGLEMERE DR	04005467200	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,248	2022	04	\$ 475,300	\$ 380.85	\$ 432,500	\$ 346.55
172 EAGLEMERE DR	04005467400	RESSD - Detached Single Dwelling	TS-Two Storey	1996	1,777	2022	04	\$ 555,000	\$ 312.32	\$ 505,100	\$ 284.24
175 EAGLEMERE DR	04005463200	RESSD - Detached Single Dwelling	TL-3 Level Split	1994	1,638	2022	09	\$ 482,500	\$ 294.57	\$ 447,300	\$ 273.08
179 EAGLEMERE DR	04005463400	RESSD - Detached Single Dwelling	TS-Two Storey	1994	1,668	2022	06	\$ 442,000	\$ 264.99	\$ 394,300	\$ 236.39
203 EAGLEMERE DR	04005464600	RESSD - Detached Single Dwelling	OS-One Storey	1994	1,419	2021	07	\$ 421,000	\$ 296.69	\$ 420,200	\$ 296.12
211 EAGLEMERE DR	04005465000	RESSD - Detached Single Dwelling	OS-One Storey	1995	1,470	2021	09	\$ 456,500	\$ 310.54	\$ 446,000	\$ 303.40
263 EAGLEMERE DR	04005471400	RESSD - Detached Single Dwelling	TS-Two Storey	1997	1,868	2022	04	\$ 590,000	\$ 315.85	\$ 536,900	\$ 287.42
295 EAGLEMERE DR	04005473900	RESSD - Detached Single Dwelling	OS-One Storey	2000	1,272	2021	08	\$ 450,000	\$ 353.77	\$ 444,200	\$ 349.21
3 GOLDEN EAGLE DR	04005432100	RESSD - Detached Single Dwelling	OS-One Storey	1999	1,252	2021	07	\$ 510,000	\$ 407.35	\$ 509,000	\$ 406.55
80 GOLDEN EAGLE DR	04007010600	RESSD - Detached Single Dwelling	CO-Cabover	2004	1,513	2021	05	\$ 465,000	\$ 307.34	\$ 473,400	\$ 312.89
88 GOLDEN EAGLE DR	04007010800	RESSD - Detached Single Dwelling	OS-One Storey	2004	1,171	2021	11	\$ 425,000	\$ 362.94	\$ 407,200	\$ 347.74
93 GOLDEN EAGLE DR	04007013300	RESSD - Detached Single Dwelling	TS-Two Storey	2005	1,410	2022	01	\$ 400,000	\$ 283.69	\$ 375,600	\$ 266.38
102 GOLDEN EAGLE DR	04007011000	RESSD - Detached Single Dwelling	OS-One Storey	2004	1,401	2021	10	\$ 482,000	\$ 344.04	\$ 466,600	\$ 333.05
195 GOLDEN EAGLE DR	04007029500	RESSD - Detached Single Dwelling	TS-Two Storey	2005	2,000	2022	08	\$ 575,000	\$ 287.50	\$ 526,100	\$ 263.05
222 GOLDEN EAGLE DR	04007025600	RESSD - Detached Single Dwelling	OS-One Storey	2005	1,256	2022	08	\$ 552,000	\$ 439.49	\$ 505,100	\$ 402.15
250 GOLDEN EAGLE DR	04007024900	RESSD - Detached Single Dwelling	TS-Two Storey	2006	2,079	2022	09	\$ 610,000	\$ 293.41	\$ 565,500	\$ 272.01
258 GOLDEN EAGLE DR	04007255870	RESSD - Detached Single Dwelling	TS-Two Storey	2016	1,566	2021	07	\$ 450,000	\$ 287.36	\$ 449,100	\$ 286.78
299 GOLDEN EAGLE DR	04007028200	RESSD - Detached Single Dwelling	CO-Cabover	2005	1,604	2022	04	\$ 550,000	\$ 342.89	\$ 500,500	\$ 312.03
235 GRASSIE BLVD	04007132000	RESSD - Detached Single Dwelling	OS-One Storey	2009	1,260	2022	06	\$ 565,000	\$ 448.41	\$ 504,000	\$ 400.00
258 GRASSIE BLVD	04007255860	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,134	2021	07	\$ 370,000	\$ 326.28	\$ 369,300	\$ 325.66
259 GRASSIE BLVD	04004546500	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,656	2021	09	\$ 450,000	\$ 271.74	\$ 439,700	\$ 265.52
264 GRASSIE BLVD	04007261865	RESSU - Residential Secondary Unit	TS-Two Storey	2021	1,696	2021	10	\$ 461,905	\$ 272.35	\$ 447,100	\$ 263.62
264 GRASSIE BLVD	04007261865	RESSU - Residential Secondary Unit	TS-Two Storey	2021	1,696	2022	08	\$ 610,000	\$ 359.67	\$ 558,200	\$ 329.13
265 GRASSIE BLVD	04004548000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,072	2022	01	\$ 425,000	\$ 396.46	\$ 399,100	\$ 372.29
4 ROUTLY RD	04007009000	RESSD - Detached Single Dwelling	TS-Two Storey	2004	1,781	2022	01	\$ 562,500	\$ 315.83	\$ 528,200	\$ 296.57
72 SILVER SPRINGS BAY	04005480100	RESSD - Detached Single Dwelling	OS-One Storey	1999	1,583	2021	03	\$ 475,000	\$ 300.06	\$ 493,500	\$ 311.75
103 SILVER SPRINGS BAY	04005487400	RESSD - Detached Single Dwelling	OS-One Storey	1998	1,484	2021	06	\$ 460,000	\$ 309.97	\$ 463,700	\$ 312.47
15 TIMBERLINE DR	04005449200	RESSD - Detached Single Dwelling	OS-One Storey	1992	1,204	2022	07	\$ 500,000	\$ 415.28	\$ 452,000	\$ 375.42
19 TIMBERLINE DR	04005449400	RESSD - Detached Single Dwelling	TS-Two Storey	1992	1,620	2021	04	\$ 422,000	\$ 260.49	\$ 433,800	\$ 267.78

**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.
39 TIMBERLINE DR	04005450400	RESSD - Detached Single Dwelling	OS-One Storey	1993	1,245	2021	08	\$ 390,000	\$ 313.25	\$ 384,900	\$ 309.16
51 TIMBERLINE DR	04005451000	RESSD - Detached Single Dwelling	OS-One Storey	1997	1,167	2022	06	\$ 528,000	\$ 452.44	\$ 471,000	\$ 403.60
83 TIMBERLINE DR	04007267520	RESSD - Detached Single Dwelling	OS-One Storey	2009	1,327	2022	10	\$ 450,000	\$ 339.11	\$ 422,600	\$ 318.46
3 WALTER PIPER GROVE	04006982600	RESSD - Detached Single Dwelling	OS-One Storey	2001	1,491	2022	05	\$ 540,500	\$ 362.51	\$ 487,000	\$ 326.63
31 WALTER PIPER GROVE	04006981900	RESSD - Detached Single Dwelling	CO-Cabover	2002	1,616	2021	08	\$ 495,000	\$ 306.31	\$ 488,600	\$ 302.35
91 WALTER PIPER GROVE	04006980400	RESSD - Detached Single Dwelling	TS-Two Storey	2003	1,890	2021	05	\$ 481,000	\$ 254.50	\$ 489,700	\$ 259.10

**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.
760 BRAZIER ST	02011393000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1954	1,072	2022	08	\$ 290,000	\$ 270.52	\$ 265,400	\$ 247.57
776 BRAZIER ST	02011428000	RESSD - Detached Single Dwelling	OS-One Storey	2021	1,343	2021	09	\$ 440,179	\$ 327.76	\$ 430,100	\$ 320.25
211 DUNROBIN AVE	02020038000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,083	2021	07	\$ 290,500	\$ 268.24	\$ 289,900	\$ 267.68
217 DUNROBIN AVE	02020039000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	814	2022	08	\$ 305,000	\$ 374.69	\$ 279,100	\$ 342.87
235 DUNROBIN AVE	02020042000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	919	2021	12	\$ 305,000	\$ 331.88	\$ 289,100	\$ 314.58
255 DUNROBIN AVE	02020044000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	927	2022	05	\$ 250,000	\$ 269.69	\$ 225,300	\$ 243.04
274 DUNROBIN AVE	02011424000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	925	2021	04	\$ 240,000	\$ 259.46	\$ 246,700	\$ 266.70
299 DUNROBIN AVE	02020053000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	918	2021	08	\$ 310,000	\$ 337.69	\$ 306,000	\$ 333.33
309 DUNROBIN AVE	02020056000	RESSD - Detached Single Dwelling	OS-One Storey	1950	895	2021	03	\$ 310,000	\$ 346.37	\$ 322,100	\$ 359.89
353 DUNROBIN AVE	02020067000	RESSD - Detached Single Dwelling	OS-One Storey	1950	882	2021	10	\$ 320,500	\$ 363.38	\$ 310,200	\$ 351.70
362 DUNROBIN AVE	02011493000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,070	2023	01	\$ 379,900	\$ 355.05	\$ 370,400	\$ 346.17
408 DUNROBIN AVE	02011556000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,020	2022	01	\$ 352,000	\$ 345.10	\$ 330,500	\$ 324.02
452 DUNROBIN AVE	02011566000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,120	2022	05	\$ 421,000	\$ 375.89	\$ 379,300	\$ 338.66
456 DUNROBIN AVE	02011567000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,272	2022	04	\$ 410,000	\$ 322.33	\$ 373,100	\$ 293.32
464 DUNROBIN AVE	02011569000	RESSD - Detached Single Dwelling	TS-Two Storey	1956	1,640	2022	02	\$ 410,000	\$ 250.00	\$ 380,900	\$ 232.26
465 DUNROBIN AVE	02020091000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,020	2022	11	\$ 285,000	\$ 279.41	\$ 271,000	\$ 265.69
537 DUNROBIN AVE	02020107000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,020	2022	01	\$ 275,000	\$ 269.61	\$ 258,200	\$ 253.14
584 DUNROBIN AVE	02011679000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,120	2022	05	\$ 435,000	\$ 388.39	\$ 391,900	\$ 349.91
588 DUNROBIN AVE	02011680000	RESSD - Detached Single Dwelling	OS-One Storey	1956	996	2022	08	\$ 365,100	\$ 366.57	\$ 334,100	\$ 335.44
625 DUNROBIN AVE	02020127000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,048	2022	11	\$ 345,000	\$ 329.20	\$ 328,100	\$ 313.07
634 DUNROBIN AVE	02011760000	RESSD - Detached Single Dwelling	OS-One Storey	1960	870	2023	01	\$ 325,000	\$ 373.56	\$ 316,900	\$ 364.25
642 DUNROBIN AVE	02011762000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,299	2021	08	\$ 310,000	\$ 238.65	\$ 306,000	\$ 235.57
215 GREENE AVE	02020946000	RESSD - Detached Single Dwelling	OS-One Storey	1922	774	2021	01	\$ 188,000	\$ 242.89	\$ 199,300	\$ 257.49
218 GREENE AVE	02021165000	RESSD - Detached Single Dwelling	OS-One Storey	1946	720	2021	07	\$ 315,400	\$ 438.06	\$ 314,800	\$ 437.22
239 GREENE AVE	02020953100	RESSS - Side By Side	OS-One Storey	1978	940	2021	09	\$ 225,000	\$ 239.36	\$ 219,800	\$ 233.83
245 GREENE AVE	02062779900	RESSD - Detached Single Dwelling	BL-Bi-Level	2005	806	2021	01	\$ 330,000	\$ 409.43	\$ 349,800	\$ 434.00
338 GREENE AVE	02021205000	RESSD - Detached Single Dwelling	OS-One Storey	1953	886	2021	06	\$ 315,000	\$ 355.53	\$ 317,500	\$ 358.35
350 GREENE AVE	02021207000	RESSD - Detached Single Dwelling	OS-One Storey	1953	886	2022	12	\$ 310,000	\$ 349.89	\$ 298,500	\$ 336.91
375 GREENE AVE	02021004000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1946	636	2021	09	\$ 245,000	\$ 385.22	\$ 239,400	\$ 376.42
421 GREENE AVE	02021032000	RESSD - Detached Single Dwelling	OS-One Storey	1914	932	2021	07	\$ 326,000	\$ 349.79	\$ 325,300	\$ 349.03
447 GREENE AVE	02021039000	RESSD - Detached Single Dwelling	OS-One Storey	1955	888	2021	10	\$ 323,500	\$ 364.30	\$ 313,100	\$ 352.59
456 GREENE AVE	02021248000	RESSD - Detached Single Dwelling	OS-One Storey	1955	884	2021	11	\$ 300,000	\$ 339.37	\$ 287,400	\$ 325.11
465 GREENE AVE	02021044000	RESSD - Detached Single Dwelling	OS-One Storey	1955	820	2021	11	\$ 316,465	\$ 385.93	\$ 303,200	\$ 369.76
479 GREENE AVE	02021048000	RESSD - Detached Single Dwelling	OS-One Storey	1960	887	2021	10	\$ 335,000	\$ 377.68	\$ 324,300	\$ 365.61
485 GREENE AVE	02021050000	RESSD - Detached Single Dwelling	OS-One Storey	1944	806	2022	05	\$ 310,000	\$ 384.62	\$ 279,300	\$ 346.53
516 GREENE AVE	02021283000	RESSD - Detached Single Dwelling	OS-One Storey	1955	816	2022	05	\$ 280,000	\$ 343.14	\$ 252,300	\$ 309.19
535 GREENE AVE	02021086000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,096	2021	01	\$ 360,000	\$ 328.47	\$ 381,600	\$ 348.18
536 GREENE AVE	02021288000	RESSD - Detached Single Dwelling	OS-One Storey	1956	947	2022	05	\$ 340,000	\$ 359.03	\$ 306,300	\$ 323.44
544 GREENE AVE	02021290000	RESSD - Detached Single Dwelling	OS-One Storey	1955	948	2022	10	\$ 330,000	\$ 348.10	\$ 309,900	\$ 326.90
547 GREENE AVE	02021090000	RESSD - Detached Single Dwelling	OS-One Storey	1955	912	2021	11	\$ 368,000	\$ 403.51	\$ 352,500	\$ 386.51

**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.
592 GREENE AVE	02021302000	RESSD - Detached Single Dwelling	OS-One Storey	1955	998	2021	12	\$ 310,000	\$ 310.62	\$ 293,900	\$ 294.49
618 GREENE AVE	02022055000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,143	2021	11	\$ 366,000	\$ 320.21	\$ 350,600	\$ 306.74
622 GREENE AVE	02022056000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,143	2022	08	\$ 375,000	\$ 328.08	\$ 343,100	\$ 300.17
638 GREENE AVE	02022060000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,057	2021	08	\$ 431,500	\$ 408.23	\$ 425,900	\$ 402.93
212 HAZEL DELL AVE	02020249000	RESSD - Detached Single Dwelling	OS-One Storey	1921	746	2021	12	\$ 272,500	\$ 365.28	\$ 258,300	\$ 346.25
224 HAZEL DELL AVE	02020253000	RESSD - Detached Single Dwelling	TS-Two Storey	1977	1,116	2021	08	\$ 330,000	\$ 295.70	\$ 325,700	\$ 291.85
233 HAZEL DELL AVE	02020624000	RESSD - Detached Single Dwelling	OS-One Storey	1951	936	2022	08	\$ 315,000	\$ 336.54	\$ 288,200	\$ 307.91
247 HAZEL DELL AVE	02020625000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1,144	2022	10	\$ 330,000	\$ 288.46	\$ 309,900	\$ 270.89
251 HAZEL DELL AVE	02020626000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,021	2022	03	\$ 290,000	\$ 284.04	\$ 266,800	\$ 261.31
272 HAZEL DELL AVE	02020261100	RESSD - Detached Single Dwelling	TS-Two Storey	2015	1,200	2022	03	\$ 415,272	\$ 346.06	\$ 382,100	\$ 318.42
275 HAZEL DELL AVE	02020632000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1,144	2022	11	\$ 352,500	\$ 308.13	\$ 335,200	\$ 293.01
276 HAZEL DELL AVE	02020262000	RESSD - Detached Single Dwelling	OS-One Storey	1952	936	2023	03	\$ 315,000	\$ 336.54	\$ 315,000	\$ 336.54
321 HAZEL DELL AVE	02020646000	RESSD - Detached Single Dwelling	OS-One Storey	1950	890	2021	09	\$ 250,000	\$ 280.90	\$ 244,300	\$ 274.49
344 HAZEL DELL AVE	02020319000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,114	2022	01	\$ 410,000	\$ 368.04	\$ 385,000	\$ 345.60
352 HAZEL DELL AVE	02020321000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,216	2022	10	\$ 349,900	\$ 287.75	\$ 328,600	\$ 270.23
355 HAZEL DELL AVE	02062807990	RESSU - Residential Secondary Unit	TS-Two Storey	2021	1,228	2021	06	\$ 423,500	\$ 344.87	\$ 426,900	\$ 347.64
355 HAZEL DELL AVE	02062807990	RESSU - Residential Secondary Unit	TS-Two Storey	2021	1,228	2022	07	\$ 510,000	\$ 415.31	\$ 461,000	\$ 375.41
381 HAZEL DELL AVE	02020658000	RESSD - Detached Single Dwelling	OS-One Storey	1950	800	2022	03	\$ 300,000	\$ 375.00	\$ 276,000	\$ 345.00
416 HAZEL DELL AVE	02020355000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,076	2022	06	\$ 380,000	\$ 353.16	\$ 339,000	\$ 315.06
427 HAZEL DELL AVE	02020666000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,016	2021	12	\$ 375,000	\$ 369.09	\$ 355,500	\$ 349.90
459 HAZEL DELL AVE	02020673000	RESSD - Detached Single Dwelling	OS-One Storey	1956	937	2021	10	\$ 295,000	\$ 314.83	\$ 285,600	\$ 304.80
463 HAZEL DELL AVE	02020674000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,016	2022	05	\$ 470,000	\$ 462.60	\$ 423,500	\$ 416.83
468 HAZEL DELL AVE	02020367000	RESSD - Detached Single Dwelling	OS-One Storey	1956	864	2021	05	\$ 341,962	\$ 395.79	\$ 348,100	\$ 402.89
471 HAZEL DELL AVE	02020676000	RESSD - Detached Single Dwelling	TL-3 Level Split	1956	962	2021	11	\$ 326,000	\$ 338.88	\$ 312,300	\$ 324.64
476 HAZEL DELL AVE	02020369000	RESSD - Detached Single Dwelling	OS-One Storey	1956	937	2021	07	\$ 385,320	\$ 411.23	\$ 384,500	\$ 410.35
492 HAZEL DELL AVE	02020373000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,109	2021	08	\$ 340,000	\$ 306.58	\$ 335,600	\$ 302.61
520 HAZEL DELL AVE	02020429000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,072	2021	08	\$ 305,000	\$ 284.51	\$ 301,000	\$ 280.78
549 HAZEL DELL AVE	02020695000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,180	2021	11	\$ 415,000	\$ 351.69	\$ 397,600	\$ 336.95
565 HAZEL DELL AVE	02020699000	RESSD - Detached Single Dwelling	OS-One Storey	1958	1,072	2021	01	\$ 310,000	\$ 289.18	\$ 328,600	\$ 306.53
260 HELMSDALE AVE	02011381000	RESSD - Detached Single Dwelling	OS-One Storey	1950	792	2022	09	\$ 350,000	\$ 441.92	\$ 324,500	\$ 409.72
263 HELMSDALE AVE	02011440000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,188	2022	11	\$ 285,000	\$ 239.90	\$ 271,000	\$ 228.11
269 HELMSDALE AVE	02011439000	RESSD - Detached Single Dwelling	TS-Two Storey	1949	1,264	2021	06	\$ 279,000	\$ 220.73	\$ 281,200	\$ 222.47
273 HELMSDALE AVE	02011437000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,328	2022	02	\$ 367,273	\$ 276.56	\$ 341,200	\$ 256.93
283 HELMSDALE AVE	02011432000	RESSU - Residential Secondary Unit	OS-One Storey	1949	792	2021	03	\$ 349,000	\$ 440.66	\$ 362,600	\$ 457.83
300 HELMSDALE AVE	02011516000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,058	2021	12	\$ 385,000	\$ 363.89	\$ 365,000	\$ 344.99
301 HELMSDALE AVE	02011498000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	1,236	2022	10	\$ 335,000	\$ 271.04	\$ 314,600	\$ 254.53
311 HELMSDALE AVE	02011500000	RESSD - Detached Single Dwelling	OS-One Storey	1952	935	2021	10	\$ 340,000	\$ 363.64	\$ 329,100	\$ 351.98
367 HELMSDALE AVE	02011511000	RESSD - Detached Single Dwelling	TS-Two Storey	1952	1,183	2022	08	\$ 358,000	\$ 302.62	\$ 327,600	\$ 276.92
400 HELMSDALE AVE	02011605000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,040	2021	03	\$ 316,000	\$ 303.85	\$ 328,300	\$ 315.67
417 HELMSDALE AVE	02011600000	RESSD - Detached Single Dwelling	OS-One Storey	1955	950	2022	05	\$ 337,500	\$ 355.26	\$ 304,100	\$ 320.11



**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.
421 HELMSDALE AVE	02011599000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,039	2022	08	\$ 290,000	\$ 279.11	\$ 265,400	\$ 255.44
444 HELMSDALE AVE	02011616000	RESSD - Detached Single Dwelling	OS-One Storey	1955	890	2021	06	\$ 310,000	\$ 348.31	\$ 312,500	\$ 351.12
444 HELMSDALE AVE	02011616000	RESSD - Detached Single Dwelling	OS-One Storey	1955	890	2022	09	\$ 449,900	\$ 505.51	\$ 417,100	\$ 468.65
525 HELMSDALE AVE	02011695000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,017	2022	01	\$ 333,000	\$ 327.43	\$ 312,700	\$ 307.47
569 HELMSDALE AVE	02011684000	RESSD - Detached Single Dwelling	OS-One Storey	1955	917	2021	07	\$ 327,500	\$ 357.14	\$ 326,800	\$ 356.38
617 HELMSDALE AVE	02011788000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,112	2022	11	\$ 421,500	\$ 379.05	\$ 400,800	\$ 360.43
630 HELMSDALE AVE	02011800000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,262	2021	05	\$ 325,000	\$ 257.53	\$ 330,900	\$ 262.20
655 HELMSDALE AVE	02011780000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,045	2022	02	\$ 380,000	\$ 363.64	\$ 353,000	\$ 337.80
690 HELMSDALE AVE	02011811000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,050	2021	06	\$ 299,900	\$ 285.62	\$ 302,300	\$ 287.90
251 KIMBERLY AVE	02011399500	RESSS - Side By Side	TS-Two Storey	1975	1,510	2022	06	\$ 350,000	\$ 231.79	\$ 312,200	\$ 206.75
279 KIMBERLY AVE	02011396000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1923	754	2021	08	\$ 205,000	\$ 271.88	\$ 202,300	\$ 268.30
363 KIMBERLY AVE	02011547000	RESSD - Detached Single Dwelling	OS-One Storey	1950	832	2021	11	\$ 240,000	\$ 288.46	\$ 229,900	\$ 276.32
405 KIMBERLY AVE	02011652000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,071	2021	11	\$ 330,000	\$ 308.12	\$ 316,100	\$ 295.14
417 KIMBERLY AVE	02011649000	RESSD - Detached Single Dwelling	OS-One Storey	1955	957	2021	12	\$ 371,000	\$ 387.67	\$ 351,700	\$ 367.50
421 KIMBERLY AVE	02011648000	RESSD - Detached Single Dwelling	OS-One Storey	1955	999	2021	04	\$ 273,000	\$ 273.27	\$ 280,600	\$ 280.88
425 KIMBERLY AVE	02011647000	RESSD - Detached Single Dwelling	TS-Two Storey	1955	1,144	2022	07	\$ 482,800	\$ 422.03	\$ 436,500	\$ 381.56
457 KIMBERLY AVE	02011639000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,022	2021	09	\$ 273,000	\$ 267.12	\$ 266,700	\$ 260.96
457 KIMBERLY AVE	02011639000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,022	2022	03	\$ 385,000	\$ 376.71	\$ 354,200	\$ 346.58
523 KIMBERLY AVE	02011746000	RESSD - Detached Single Dwelling	OS-One Storey	1955	968	2023	03	\$ 267,000	\$ 275.83	\$ 267,000	\$ 275.83
673 KIMBERLY AVE	02011814000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,056	2023	01	\$ 302,000	\$ 285.98	\$ 294,500	\$ 278.88
679 KIMBERLY AVE	02011813000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,024	2022	04	\$ 395,000	\$ 385.74	\$ 359,500	\$ 351.07
246 LEIGHTON AVE	02021718000	RESSD - Detached Single Dwelling	OS-One Storey	1959	763	2021	07	\$ 280,100	\$ 367.10	\$ 279,500	\$ 366.32
250 LEIGHTON AVE	02021720000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	912	2021	08	\$ 265,000	\$ 290.57	\$ 261,600	\$ 286.84
300 LEIGHTON AVE	02021729000	RESSD - Detached Single Dwelling	TS-Two Storey	1951	1,232	2021	11	\$ 285,000	\$ 231.33	\$ 273,000	\$ 221.59
390 LEIGHTON AVE	02021747000	RESSD - Detached Single Dwelling	OS-One Storey	1921	977	2021	11	\$ 265,000	\$ 271.24	\$ 253,900	\$ 259.88
394 LEIGHTON AVE	02021748000	RESSD - Detached Single Dwelling	OS-One Storey	1953	970	2021	10	\$ 357,000	\$ 368.04	\$ 345,600	\$ 356.29
443 LEIGHTON AVE	02021777000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,030	2022	07	\$ 360,000	\$ 349.51	\$ 325,400	\$ 315.92
481 LEIGHTON AVE	02021785000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,003	2021	02	\$ 351,500	\$ 350.45	\$ 368,700	\$ 367.60
223 LINDEN AVE	02021191000	RESSD - Detached Single Dwelling	OS-One Storey	1946	645	2021	09	\$ 244,800	\$ 379.53	\$ 239,200	\$ 370.85
233 LINDEN AVE	02021189000	RESSD - Detached Single Dwelling	OS-One Storey	1951	828	2021	02	\$ 300,000	\$ 362.32	\$ 314,700	\$ 380.07
255 LINDEN AVE	02021184000	RESSD - Detached Single Dwelling	OS-One Storey	1929	683	2021	05	\$ 225,000	\$ 329.43	\$ 229,100	\$ 335.43
256 LINDEN AVE	02020979000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,068	2021	01	\$ 250,000	\$ 234.08	\$ 265,000	\$ 248.13
263 LINDEN AVE	02021182000	RESSD - Detached Single Dwelling	OS-One Storey	1957	1,120	2021	05	\$ 344,000	\$ 307.14	\$ 350,200	\$ 312.68
266A LINDEN AVE	02020985500	RESSD - Detached Single Dwelling	TS-Two Storey	2012	1,140	2021	11	\$ 320,000	\$ 280.70	\$ 306,600	\$ 268.95
269 LINDEN AVE	02021180000	RESSD - Detached Single Dwelling	O3-One & 3/4 Storey	1920	1,080	2021	12	\$ 281,000	\$ 260.19	\$ 266,400	\$ 246.67
310 LINDEN AVE	02021013000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	954	2021	09	\$ 315,000	\$ 330.19	\$ 307,800	\$ 322.64
314 LINDEN AVE	02062807545	RESSD - Detached Single Dwelling	TS-Two Storey	2016	1,168	2022	11	\$ 350,000	\$ 299.66	\$ 332,900	\$ 285.02
320 LINDEN AVE	02021018000	RESSD - Detached Single Dwelling	OS-One Storey	1951	926	2021	06	\$ 370,320	\$ 399.91	\$ 373,300	\$ 403.13
326 LINDEN AVE	02021020000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1913	937	2022	07	\$ 260,000	\$ 277.48	\$ 235,000	\$ 250.80
395 LINDEN AVE	02021216000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1951	1,290	2022	09	\$ 215,000	\$ 166.67	\$ 199,300	\$ 154.50

**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.
420 LINDEN AVE	02021058000	RESSD - Detached Single Dwelling	OS-One Storey	1956	862	2021	05	\$ 290,000	\$ 336.43	\$ 295,200	\$ 342.46
442 LINDEN AVE	02021064000	RESSD - Detached Single Dwelling	OS-One Storey	1921	816	2021	12	\$ 235,300	\$ 288.36	\$ 223,100	\$ 273.41
450 LINDEN AVE	02021068000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,040	2021	11	\$ 362,000	\$ 348.08	\$ 346,800	\$ 333.46
452 LINDEN AVE	02021069000	RESSD - Detached Single Dwelling	OS-One Storey	1913	968	2021	05	\$ 230,000	\$ 237.60	\$ 234,100	\$ 241.84
452 LINDEN AVE	02021069000	RESSD - Detached Single Dwelling	OS-One Storey	1913	968	2023	03	\$ 240,000	\$ 247.93	\$ 240,000	\$ 247.93
484 LINDEN AVE	02021076000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,024	2022	03	\$ 332,000	\$ 324.22	\$ 305,400	\$ 298.24
500 LINDEN AVE	02021103000	RESSD - Detached Single Dwelling	OS-One Storey	1956	962	2021	07	\$ 372,500	\$ 387.21	\$ 371,800	\$ 386.49
509 LINDEN AVE	02021323000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,069	2021	07	\$ 400,000	\$ 374.18	\$ 399,200	\$ 373.43
510 LINDEN AVE	02021105000	RESSD - Detached Single Dwelling	OS-One Storey	1955	863	2022	09	\$ 275,000	\$ 318.66	\$ 254,900	\$ 295.37
514 LINDEN AVE	02021106000	RESSD - Detached Single Dwelling	OS-One Storey	1955	886	2022	11	\$ 330,000	\$ 372.46	\$ 313,800	\$ 354.18
517 LINDEN AVE	02021321000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,065	2021	06	\$ 275,000	\$ 258.22	\$ 277,200	\$ 260.28
528 LINDEN AVE	02021110000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,054	2022	08	\$ 420,000	\$ 398.48	\$ 384,300	\$ 364.61
532 LINDEN AVE	02021111000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,096	2022	06	\$ 425,000	\$ 387.77	\$ 379,100	\$ 345.89
642 LINDEN AVE	02021136000	RESSD - Detached Single Dwelling	OS-One Storey	1960	1,094	2021	04	\$ 367,500	\$ 335.92	\$ 377,800	\$ 345.34
645 LINDEN AVE	02022093000	RESSD - Detached Single Dwelling	TS-Two Storey	1959	1,540	2021	07	\$ 475,101	\$ 308.51	\$ 474,200	\$ 307.92
658 LINDEN AVE	02062807850	RESSD - Detached Single Dwelling	TS-Two Storey	2020	1,381	2021	03	\$ 325,714	\$ 235.85	\$ 338,400	\$ 245.04
660 LINDEN AVE	02062807855	RESSD - Detached Single Dwelling	TS-Two Storey	2020	1,381	2021	04	\$ 333,333	\$ 241.37	\$ 342,700	\$ 248.15
661 LINDEN AVE	02022089000	RESSD - Detached Single Dwelling	OS-One Storey	1959	1,016	2021	06	\$ 327,500	\$ 322.34	\$ 330,100	\$ 324.90
674 LINDEN AVE	02062804100	RESSD - Detached Single Dwelling	BL-Bi-Level	2011	827	2021	12	\$ 391,674	\$ 473.61	\$ 371,300	\$ 448.97
209 OAKVIEW AVE	02020287000	RESSD - Detached Single Dwelling	OS-One Storey	1921	712	2022	05	\$ 320,222	\$ 449.75	\$ 288,500	\$ 405.20
224 OAKVIEW AVE	02062807905	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,332	2021	06	\$ 325,900	\$ 244.67	\$ 328,500	\$ 246.62
226 OAKVIEW AVE	02062807910	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,332	2021	05	\$ 325,900	\$ 244.67	\$ 331,800	\$ 249.10
230 OAKVIEW AVE	02020297000	RESSD - Detached Single Dwelling	OS-One Storey	1946	647	2021	10	\$ 291,000	\$ 449.77	\$ 281,700	\$ 435.39
231 OAKVIEW AVE	02062807880	RESSD - Detached Single Dwelling	TS-Two Storey	2021	1,400	2022	04	\$ 466,667	\$ 333.33	\$ 424,700	\$ 303.36
274 OAKVIEW AVE	02020306000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1949	901	2023	02	\$ 277,500	\$ 307.99	\$ 273,900	\$ 304.00
293 OAKVIEW AVE	02020270000	RESSD - Detached Single Dwelling	BL-Bi-Level	2012	928	2022	06	\$ 370,000	\$ 398.71	\$ 330,000	\$ 355.60
322 OAKVIEW AVE	02020346500	RESSD - Detached Single Dwelling	OS-One Storey	1952	779	2021	07	\$ 295,322	\$ 379.10	\$ 294,700	\$ 378.31
350 OAKVIEW AVE	02020349000	RESSD - Detached Single Dwelling	OS-One Storey	1951	1,078	2021	01	\$ 289,900	\$ 268.92	\$ 307,300	\$ 285.06
374 OAKVIEW AVE	02020351500	RESSD - Detached Single Dwelling	OS-One Storey	1951	912	2021	07	\$ 280,000	\$ 307.02	\$ 279,400	\$ 306.36
401 OAKVIEW AVE	02020398000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,040	2021	06	\$ 356,000	\$ 342.31	\$ 358,800	\$ 345.00
413 OAKVIEW AVE	02020396000	RESSD - Detached Single Dwelling	OS-One Storey	1955	1,025	2022	10	\$ 315,000	\$ 307.32	\$ 295,800	\$ 288.59
448 OAKVIEW AVE	02020410000	RESSD - Detached Single Dwelling	OS-One Storey	1956	994	2022	01	\$ 400,000	\$ 402.41	\$ 375,600	\$ 377.87
469 OAKVIEW AVE	02020386000	RESSD - Detached Single Dwelling	OS-One Storey	1956	862	2021	10	\$ 312,000	\$ 361.95	\$ 302,000	\$ 350.35
495 OAKVIEW AVE	02020377000	RESSD - Detached Single Dwelling	OS-One Storey	1922	594	2022	12	\$ 150,000	\$ 252.53	\$ 144,500	\$ 243.27
542 OAKVIEW AVE	02020467000	RESSD - Detached Single Dwelling	OS-One Storey	1955	936	2022	08	\$ 367,542	\$ 392.67	\$ 336,300	\$ 359.29
546 OAKVIEW AVE	02020468000	RESSD - Detached Single Dwelling	OS-One Storey	1955	936	2022	05	\$ 341,000	\$ 364.32	\$ 307,200	\$ 328.21
555 OAKVIEW AVE	02020449500	RESSD - Detached Single Dwelling	OS-One Storey	1923	702	2021	02	\$ 294,000	\$ 418.80	\$ 308,400	\$ 439.32
565 OAKVIEW AVE	02020448500	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,000	2022	08	\$ 285,555	\$ 285.56	\$ 261,300	\$ 261.30
208 ROBERTA AVE	02021443000	RESSD - Detached Single Dwelling	OS-One Storey	1952	1,088	2022	07	\$ 340,500	\$ 312.96	\$ 307,800	\$ 282.90
243 ROBERTA AVE	02021431000	RESSD - Detached Single Dwelling	OS-One Storey	1952	780	2021	03	\$ 295,000	\$ 378.21	\$ 306,500	\$ 392.95

**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.
251 ROBERTA AVE	02021433000	RESSD - Detached Single Dwelling	OS-One Storey	1952	770	2022	11	\$ 327,700	\$ 425.58	\$ 311,600	\$ 404.68
270 ROBERTA AVE	02021456400	RESSS - Side By Side	OS-One Storey	1980	828	2021	04	\$ 290,900	\$ 351.33	\$ 299,000	\$ 361.11
299 ROBERTA AVE	02021438300	RESSD - Detached Single Dwelling	OS-One Storey	1951	852	2022	06	\$ 357,000	\$ 419.01	\$ 318,400	\$ 373.71
316 ROBERTA AVE	02021461000	RESSD - Detached Single Dwelling	OH-One & 1/2 Storey	1914	1,138	2021	09	\$ 239,000	\$ 210.02	\$ 233,500	\$ 205.18
346 ROBERTA AVE	02021467000	RESTR - Triplex	TS-Two Storey	1953	2,294	2021	03	\$ 510,000	\$ 222.32	\$ 529,900	\$ 230.99
350 ROBERTA AVE	02021468000	RESTR - Triplex	TS-Two Storey	1954	2,294	2021	10	\$ 470,000	\$ 204.88	\$ 455,000	\$ 198.34
379 ROBERTA AVE	02021491000	RESSD - Detached Single Dwelling	OS-One Storey	1953	936	2021	01	\$ 282,900	\$ 302.24	\$ 299,900	\$ 320.41
385 ROBERTA AVE	02021492000	RESSD - Detached Single Dwelling	OS-One Storey	1952	884	2022	08	\$ 335,000	\$ 378.96	\$ 306,500	\$ 346.72
438 ROBERTA AVE	02021532000	RESSD - Detached Single Dwelling	OS-One Storey	1964	1,078	2021	12	\$ 340,000	\$ 315.40	\$ 322,300	\$ 298.98
454 ROBERTA AVE	02021538000	RESSD - Detached Single Dwelling	OS-One Storey	1956	1,030	2022	11	\$ 320,000	\$ 310.68	\$ 304,300	\$ 295.44
462 ROBERTA AVE	02021540000	RESSD - Detached Single Dwelling	OS-One Storey	1955	968	2022	07	\$ 370,000	\$ 382.23	\$ 334,500	\$ 345.56
465 ROBERTA AVE	02021513000	RESSD - Detached Single Dwelling	OS-One Storey	1956	936	2022	01	\$ 325,000	\$ 347.22	\$ 305,200	\$ 326.07
470 ROBERTA AVE	02021542000	RESSD - Detached Single Dwelling	OS-One Storey	1955	923	2021	03	\$ 329,000	\$ 356.45	\$ 341,800	\$ 370.31
489 ROBERTA AVE	02021519000	RESSD - Detached Single Dwelling	OS-One Storey	1956	965	2022	11	\$ 320,000	\$ 331.61	\$ 304,300	\$ 315.34
601 ROBERTA AVE	02021812000	RESSD - Detached Single Dwelling	TS-Two Storey	1965	2,239	2021	11	\$ 485,000	\$ 216.61	\$ 464,600	\$ 207.50
602 ROBERTA AVE	02022002000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,142	2022	04	\$ 358,000	\$ 313.49	\$ 325,800	\$ 285.29
655 ROBERTA AVE	02021798000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,578	2022	10	\$ 375,000	\$ 237.64	\$ 352,100	\$ 223.13
655 ROBERTA AVE	02021798000	RESSD - Detached Single Dwelling	OS-One Storey	1962	1,578	2023	02	\$ 355,000	\$ 224.97	\$ 350,400	\$ 222.05