

Residential Sales Book

January 1, 2016 to April 1, 2018

For

Market Region # 2



Embrace the Spirit • Vivez l'esprit



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

ASSESSMENT AND TAXATION SALES BOOK

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In this Sales Book, references made to "Time-Adjusted Sale Price" means the sale price of a property adjusted to reflect changes in the real estate market to a market value date of April 1, 2018.

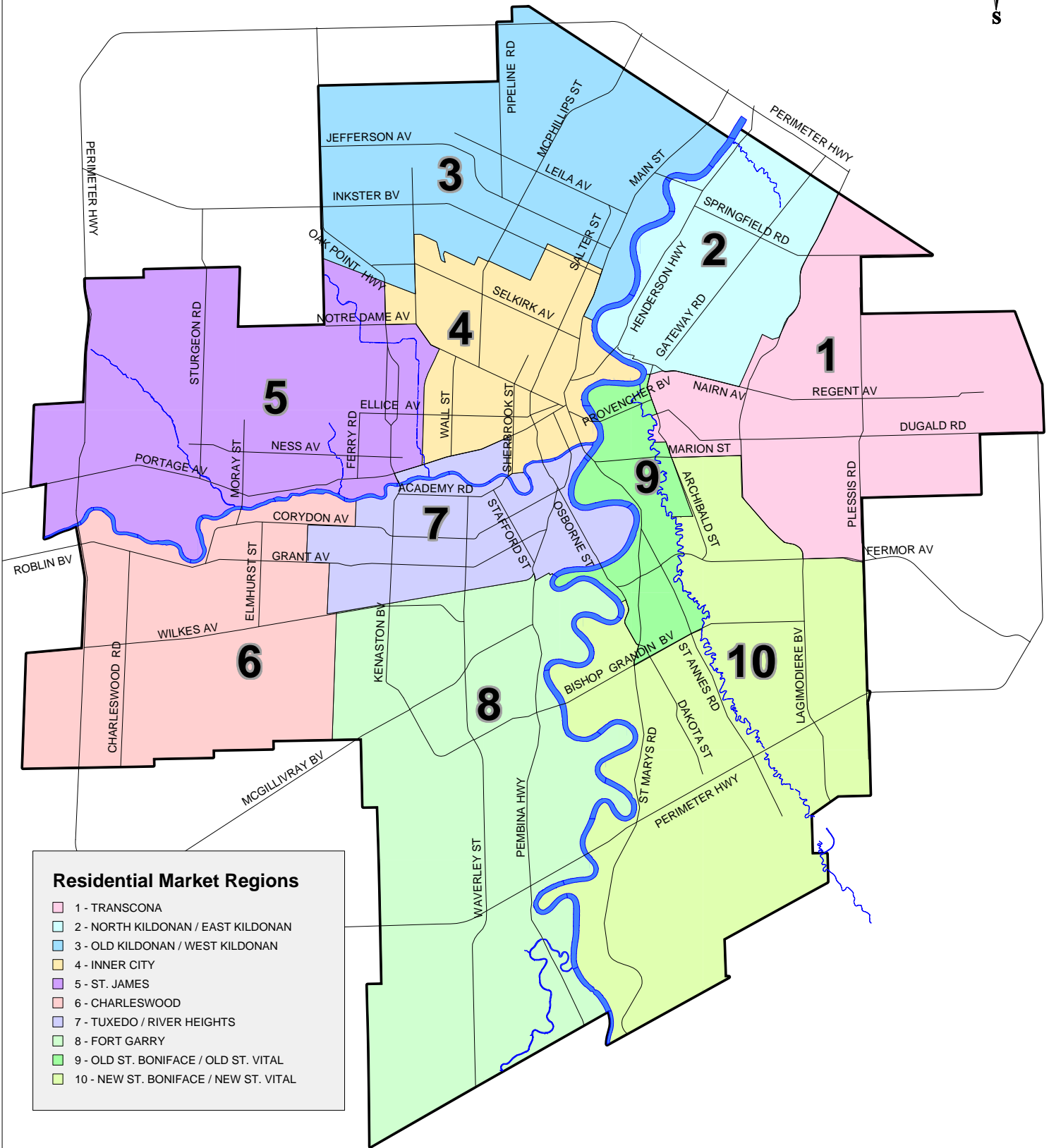
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Residential Market Regions



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

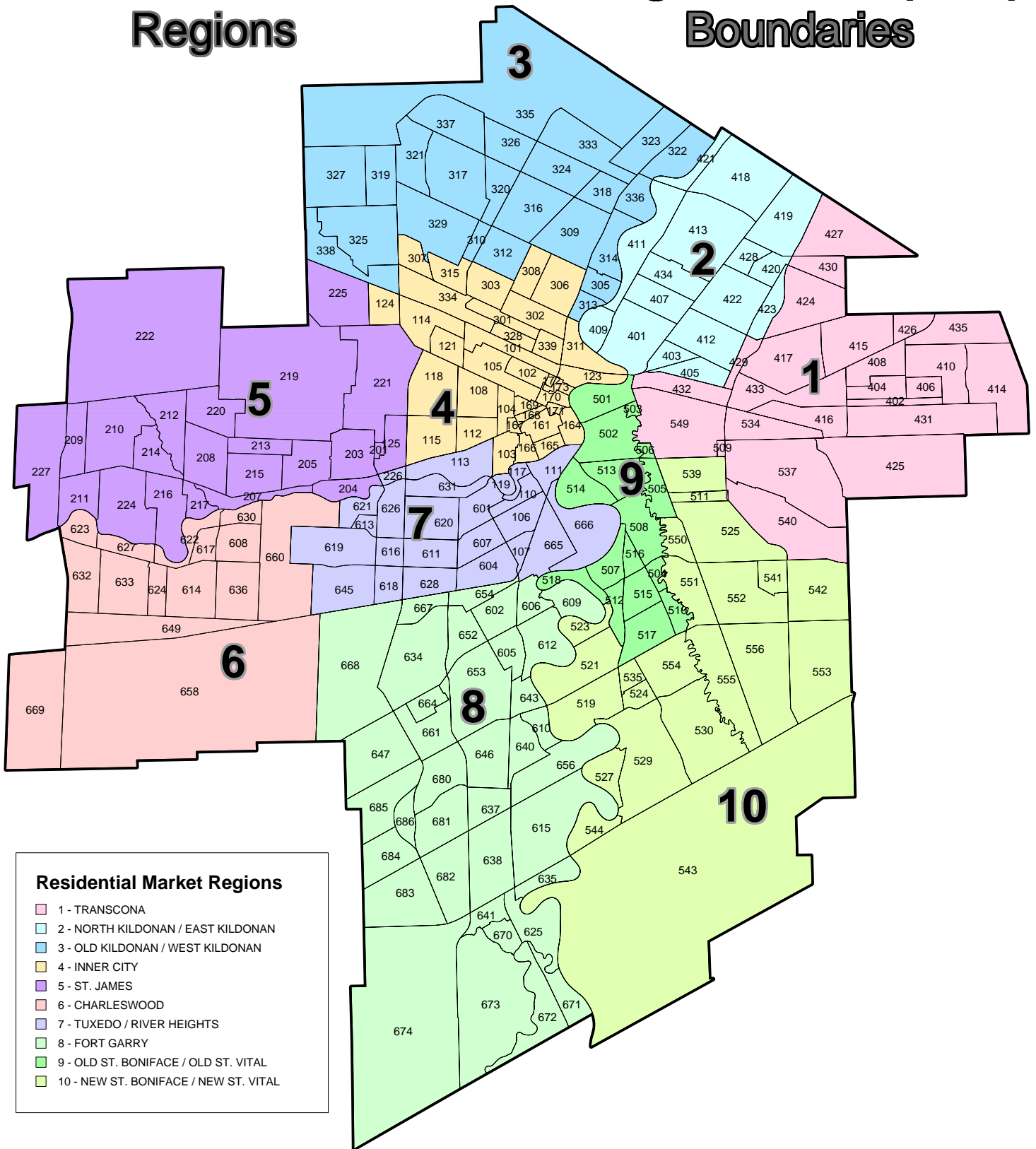


City of Winnipeg
Assessment and Taxation
Department

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	(Blue)
4 - INNER CITY	(Yellow)
5 - ST. JAMES	(Purple)
6 - CHARLESWOOD	(Light Red)
7 - TUXEDO / RIVER HEIGHTS	(Light Blue)
8 - FORT GARRY	(Light Green)
9 - OLD ST. BONIFACE / OLD ST. VITAL	(Green)
10 - NEW ST. BONIFACE / NEW ST. VITAL	(Light Green)



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Assessment and Taxation
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**MARKET REGION: 2
CHALMERS (401)**

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
221 BOWMAN AVE	02000169000	OS-ONE STOREY	2016	06	\$ 155000	\$ 160000
222 BOWMAN AVE	02000250000	OS-ONE STOREY	2017	09	\$ 187000	\$ 188700
233 BOWMAN AVE	02000173000	O3-ONE & 3/4 STOREY	2017	07	\$ 165000	\$ 167000
235 BOWMAN AVE	02000174000	OS-ONE STOREY	2017	08	\$ 165000	\$ 166700
240 BOWMAN AVE	02000246000	OS-ONE STOREY	2016	07	\$ 83000	\$ 85500
260 BOWMAN AVE	02000240000	BL-BI-LEVEL	2017	06	\$ 274000	\$ 277600
274 BOWMAN AVE	02000236000	OS-ONE STOREY	2016	04	\$ 221000	\$ 228700
284 BOWMAN AVE	02000233000	OS-ONE STOREY	2017	05	\$ 175000	\$ 177600
295 BOWMAN AVE	02000191000	OH-ONE & 1/2 STOREY	2016	01	\$ 205000	\$ 213000
296 BOWMAN AVE	02000227500	OH-ONE & 1/2 STOREY	2017	06	\$ 210000	\$ 212700
311 BOWMAN AVE	02000197000	O3-ONE & 3/4 STOREY	2016	01	\$ 177000	\$ 183900
314 BOWMAN AVE	02000223000	OS-ONE STOREY	2017	07	\$ 158000	\$ 159900
331 BOWMAN AVE	02000203000	OH-ONE & 1/2 STOREY	2018	01	\$ 176000	\$ 176500
333 BOWMAN AVE	02062807565	TS-TWO STOREY	2017	05	\$ 293000	\$ 297400
335 BOWMAN AVE	02062807570	TS-TWO STOREY	2016	10	\$ 184000	\$ 188600
339 BOWMAN AVE	02000206000	O3-ONE & 3/4 STOREY	2017	10	\$ 230000	\$ 231600
346 BOWMAN AVE	02000213000	OS-ONE STOREY	2017	03	\$ 155000	\$ 157800
348 BOWMAN AVE	02000212000	OH-ONE & 1/2 STOREY	2016	02	\$ 178000	\$ 184800
367 BOWMAN AVE	02000275000	OS-ONE STOREY	2017	06	\$ 155000	\$ 157000
384 BOWMAN AVE	02000292000	OS-ONE STOREY	2017	03	\$ 162000	\$ 164900
469 BOWMAN AVE	02040157000	OS-ONE STOREY	2017	03	\$ 81000	\$ 82500
469 BOWMAN AVE	02040157000	OS-ONE STOREY	2017	08	\$ 122500	\$ 123700
478 BOWMAN AVE	02040187000	TS-TWO STOREY	2017	06	\$ 222000	\$ 224900
483 BOWMAN AVE	02040163000	BL-BI-LEVEL	2017	06	\$ 294000	\$ 297800
487 BOWMAN AVE	02040164000	OH-ONE & 1/2 STOREY	2017	05	\$ 144000	\$ 146200
504 BOWMAN AVE	02040177000	OH-ONE & 1/2 STOREY	2017	02	\$ 206500	\$ 210400
507 BOWMAN AVE	02040171000	OS-ONE STOREY	2017	05	\$ 111500	\$ 113200
559 BOWMAN AVE	02040225000	OS-ONE STOREY	2017	11	\$ 250000	\$ 251500
565 BOWMAN AVE	02040226000	TS-TWO STOREY	2017	12	\$ 280038.7	\$ 281200
566 BOWMAN AVE	02040234000	TS-TWO STOREY	2016	11	\$ 293000	\$ 300000
138 BRAZIER ST	14090161100	OS-ONE STOREY	2016	11	\$ 170000	\$ 174100
189 CHALMERS AVE	14081937000	OS-ONE STOREY	2017	05	\$ 195000	\$ 197900
198 CHALMERS AVE	14081963000	TH-TWO & 1/2 STOREY	2016	03	\$ 230000	\$ 238300
210 CHALMERS AVE	14081967000	OH-ONE & 1/2 STOREY	2016	06	\$ 142500	\$ 147100
246 CHALMERS AVE	14081972000	OS-ONE STOREY	2017	01	\$ 162500	\$ 165900
247 CHALMERS AVE	14082061000	OH-ONE & 1/2 STOREY	2016	08	\$ 220000	\$ 226200
248 CHALMERS AVE	14081973000	OS-ONE STOREY	2016	07	\$ 180000	\$ 185400
258 CHALMERS AVE	14081977000	OS-ONE STOREY	2016	04	\$ 179000	\$ 185300
259 CHALMERS AVE	14082056000	O3-ONE & 3/4 STOREY	2017	08	\$ 170000	\$ 171700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
292 CHALMERS AVE	14081998000	OH-ONE & 1/2 STOREY	2017	09	\$ 172000	\$ 173500
306 CHALMERS AVE	14082003100	TS-TWO STOREY	2016	04	\$ 300000	\$ 310500
315 CHALMERS AVE	14082038000	BL-BI-LEVEL	2016	05	\$ 305000	\$ 315100
336 CHALMERS AVE	14100075700	TS-TWO STOREY	2017	11	\$ 183350	\$ 184500
338 CHALMERS AVE	14100075800	TS-TWO STOREY	2017	11	\$ 183350	\$ 184500
399 CHALMERS AVE	14082120000	BL-BI-LEVEL	2017	05	\$ 190000	\$ 192900
224 DEARBORN AVE	14090191000	OS-ONE STOREY	2016	05	\$ 135000	\$ 139500
228 DEARBORN AVE	14090189000	TS-TWO STOREY	2016	05	\$ 227713.1	\$ 235200
439 DESALABERRY AVE	14093026100	TS-TWO STOREY	2016	12	\$ 130000	\$ 132900
161 GORDON AVE	14083571100	O3-ONE & 3/4 STOREY	2016	12	\$ 162500	\$ 166100
173 GORDON AVE	14083575000	TS-TWO STOREY	2017	06	\$ 250444	\$ 253700
177 GORDON AVE	14083577000	OH-ONE & 1/2 STOREY	2016	09	\$ 140000	\$ 143800
177 GORDON AVE	14083577000	OH-ONE & 1/2 STOREY	2017	08	\$ 155444	\$ 157000
187 GORDON AVE	14083582000	BL-BI-LEVEL	2018	02	\$ 220000	\$ 220400
227 GORDON AVE	14083600100	TH-TWO & 1/2 STOREY	2016	04	\$ 152000	\$ 157300
234 GORDON AVE	14090176000	OS-ONE STOREY	2016	06	\$ 185000	\$ 190900
234 GORDON AVE	14090176000	OS-ONE STOREY	2017	03	\$ 239000	\$ 243300
245 GORDON AVE	14083605000	OS-ONE STOREY	2016	11	\$ 176000	\$ 180200
248 GORDON AVE	14090183000	BL-BI-LEVEL	2016	06	\$ 258251	\$ 266500
251 GORDON AVE	14083608000	OS-ONE STOREY	2017	10	\$ 81000	\$ 81600
261 GORDON AVE	14083735000	OS-ONE STOREY	2017	02	\$ 138000	\$ 140600
159 HARBISON AVE W	14080242000	TS-TWO STOREY	2017	03	\$ 165000	\$ 168000
168 HARBISON AVE W	14080293000	TH-TWO & 1/2 STOREY	2016	10	\$ 200000	\$ 205000
170 HARBISON AVE W	14080292000	TH-TWO & 1/2 STOREY	2017	09	\$ 225170	\$ 227200
174 HARBISON AVE W	14080290000	OS-ONE STOREY	2016	08	\$ 145000	\$ 149100
178 HARBISON AVE W	14080289000	OH-ONE & 1/2 STOREY	2016	06	\$ 167000	\$ 172300
206 HARBISON AVE W	14080280000	O3-ONE & 3/4 STOREY	2016	01	\$ 177500	\$ 184400
210 HARBISON AVE W	14080278000	OS-ONE STOREY	2016	01	\$ 145000	\$ 150700
214 HARBISON AVE W	14080276000	OH-ONE & 1/2 STOREY	2017	12	\$ 168000	\$ 168700
218 HARBISON AVE W	14080274000	OS-ONE STOREY	2016	02	\$ 189900	\$ 197100
244 HARBISON AVE W	14080447500	OS-ONE STOREY	2017	10	\$ 132000	\$ 132900
252 HARBISON AVE W	14080451000	OS-ONE STOREY	2016	08	\$ 147000	\$ 151100
254 HARBISON AVE W	14080452000	OS-ONE STOREY	2017	10	\$ 147000	\$ 148000
274 HARBISON AVE W	14100116600	BL-BI-LEVEL	2017	07	\$ 230000	\$ 232800
277 HARBISON AVE W	14080421000	OH-ONE & 1/2 STOREY	2016	03	\$ 165000	\$ 170900
281 HARBISON AVE W	14080423000	OS-ONE STOREY	2016	11	\$ 80000	\$ 81900
286 HARBISON AVE W	14080464100	O3-ONE & 3/4 STOREY	2017	11	\$ 160000	\$ 161000
289 HARBISON AVE W	14080426000	TS-TWO STOREY	2016	09	\$ 180500	\$ 185400
295 HARBISON AVE W	14080429000	OS-ONE STOREY	2017	06	\$ 118000	\$ 119500

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
305 HARBISON AVE W	14080430000	OS-ONE STOREY	2017	12	\$ 113000	\$ 113500
325 HARBISON AVE W	14080438000	BL-BI-LEVEL	2018	03	\$ 245000	\$ 245000
348 HARBISON AVE W	14080622000	OH-ONE & 1/2 STOREY	2016	08	\$ 150000	\$ 154200
351 HARBISON AVE W	14080585000	OH-ONE & 1/2 STOREY	2016	03	\$ 140000	\$ 145000
353 HARBISON AVE W	14080586000	OS-ONE STOREY	2017	06	\$ 125000	\$ 126600
364 HARBISON AVE W	14080630000	O3-ONE & 3/4 STOREY	2017	09	\$ 118000	\$ 119100
365 HARBISON AVE W	14080592000	OS-ONE STOREY	2016	03	\$ 86500	\$ 89600
367 HARBISON AVE W	14080593000	OH-ONE & 1/2 STOREY	2017	06	\$ 150000	\$ 152000
371 HARBISON AVE W	14080594000	BL-BI-LEVEL	2017	11	\$ 204000	\$ 205200
373 HARBISON AVE W	14080595000	OH-ONE & 1/2 STOREY	2016	06	\$ 138500	\$ 142900
378 HARBISON AVE W	14080637000	OH-ONE & 1/2 STOREY	2016	04	\$ 125000	\$ 129400
391 HARBISON AVE W	14080604000	OS-ONE STOREY	2016	03	\$ 93000	\$ 96300
413 HARBISON AVE W	14080613000	OS-ONE STOREY	2017	06	\$ 132000	\$ 133700
420 HARBISON AVE W	14080655000	OS-ONE STOREY	2017	03	\$ 132000	\$ 134400
433 HARBISON AVE W	14080772000	OS-ONE STOREY	2016	05	\$ 153000	\$ 158000
434 HARBISON AVE W	14080820000	OS-ONE STOREY	2018	03	\$ 102000	\$ 102000
457 HARBISON AVE W	14100071000	OH-ONE & 1/2 STOREY	2017	03	\$ 195000	\$ 198500
466 HARBISON AVE W	14080832000	OH-ONE & 1/2 STOREY	2016	02	\$ 97000	\$ 100700
476 HARBISON AVE W	14080837000	TS-TWO STOREY	2017	06	\$ 268144.2	\$ 271600
485 HARBISON AVE W	14080790100	BL-BI-LEVEL	2018	02	\$ 237000	\$ 237500
495 HARBISON AVE W	14080794100	OS-ONE STOREY	2017	07	\$ 215000	\$ 217600
513 HARBISON AVE W	14080802200	OS-ONE STOREY	2017	01	\$ 179000	\$ 182800
481 HENDERSON HWY	02000647000	OS-ONE STOREY	2016	03	\$ 218900	\$ 226800
487 HENDERSON HWY	02000650000	OH-ONE & 1/2 STOREY	2017	11	\$ 155000	\$ 155900
223 JAMISON AVE	02000270000	TS-TWO STOREY	2016	05	\$ 460000	\$ 475200
244 JAMISON AVE	02000332000	O3-ONE & 3/4 STOREY	2016	02	\$ 119500	\$ 124000
249 JAMISON AVE	02000303000	OH-ONE & 1/2 STOREY	2016	08	\$ 185000	\$ 190200
281 JAMISON AVE	02000312000	OH-ONE & 1/2 STOREY	2016	02	\$ 160000	\$ 166100
302 JAMISON AVE	02000352000	OH-ONE & 1/2 STOREY	2017	07	\$ 184000	\$ 186200
330 JAMISON AVE	02000360000	OS-ONE STOREY	2017	11	\$ 139900	\$ 140700
335 JAMISON AVE	02000329000	OS-ONE STOREY	2018	03	\$ 160000	\$ 160000
346 JAMISON AVE	02000385000	TS-TWO STOREY	2016	06	\$ 242380.9	\$ 250100
351 JAMISON AVE	02000366000	OS-ONE STOREY	2016	03	\$ 130000	\$ 134700
365 JAMISON AVE	02000372000	TS-TWO STOREY	2016	05	\$ 268000	\$ 276800
372 JAMISON AVE	02000392000	OS-ONE STOREY	2017	12	\$ 95000	\$ 95400
382 JAMISON AVE	02000396000	OS-ONE STOREY	2017	09	\$ 159900	\$ 161300
385 JAMISON AVE	02000377000	OS-ONE STOREY	2016	08	\$ 230000	\$ 236400
409 JAMISON AVE	02040311000	OH-ONE & 1/2 STOREY	2017	08	\$ 135000	\$ 136400
421 JAMISON AVE	02040315000	BL-BI-LEVEL	2016	11	\$ 256500	\$ 262700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
431 JAMISON AVE	02040319000	BL-BI-LEVEL	2017	07	\$ 222500	\$ 225200
443 JAMISON AVE	02040323000	OS-ONE STOREY	2016	07	\$ 140000	\$ 144200
462 JAMISON AVE	02040390000	BL-BI-LEVEL	2016	11	\$ 258000	\$ 264200
484 JAMISON AVE	02040398000	OS-ONE STOREY	2016	12	\$ 20000	\$ 20400
485 JAMISON AVE	02040346000	BL-BI-LEVEL	2017	09	\$ 250000	\$ 252300
506 JAMISON AVE	02062807490	OS-ONE STOREY	2016	08	\$ 169000	\$ 173700
519 JAMISON AVE	02040357000	OS-ONE STOREY	2016	09	\$ 147500	\$ 151500
555 JAMISON AVE	02040371000	OS-ONE STOREY	2017	05	\$ 133000	\$ 135000
570 JAMISON AVE	02040427000	OS-ONE STOREY	2016	07	\$ 195000	\$ 200900
572 JAMISON AVE	02040428000	OS-ONE STOREY	2016	02	\$ 218000	\$ 226300
581 JAMISON AVE	02040380000	OS-ONE STOREY	2016	09	\$ 145000	\$ 148900
594 JAMISON AVE	02040435000	BL-BI-LEVEL	2016	01	\$ 232000	\$ 241000
176 JOHNSON AVE W	14100128085	TS-TWO STOREY	2017	06	\$ 190000	\$ 192500
184 JOHNSON AVE W	14082977000	OS-ONE STOREY	2018	02	\$ 80000	\$ 80200
185 JOHNSON AVE W	14082828000	O3-ONE & 3/4 STOREY	2017	03	\$ 174500	\$ 177600
186 JOHNSON AVE W	14082976000	OS-ONE STOREY	2017	02	\$ 122500	\$ 124800
288 JOHNSON AVE W	14082938000	OS-ONE STOREY	2016	04	\$ 109000	\$ 112800
292 JOHNSON AVE W	14100123565	TS-TWO STOREY	2016	04	\$ 249900	\$ 258600
294 JOHNSON AVE W	14100123570	TS-TWO STOREY	2016	03	\$ 250000	\$ 259000
302 JOHNSON AVE W	14082932000	OS-ONE STOREY	2017	08	\$ 155000	\$ 156600
303 JOHNSON AVE W	14082869300	BL-BI-LEVEL	2016	05	\$ 210000	\$ 216900
304 JOHNSON AVE W	14082931000	OS-ONE STOREY	2016	11	\$ 135000	\$ 138200
319 JOHNSON AVE W	14082875000	OS-ONE STOREY	2017	04	\$ 115500	\$ 117300
339 JOHNSON AVE W	14082885000	TS-TWO STOREY	2017	04	\$ 294000	\$ 298700
239 LARSEN AVE	02000014000	OS-ONE STOREY	2016	11	\$ 158900	\$ 162700
257 LARSEN AVE	02000020000	O3-ONE & 3/4 STOREY	2016	06	\$ 185000	\$ 190900
260 LARSEN AVE	02000105000	OS-ONE STOREY	2016	04	\$ 112500	\$ 116400
260 LARSEN AVE	02000105000	OS-ONE STOREY	2016	09	\$ 180000	\$ 184900
269 LARSEN AVE	02000023000	OH-ONE & 1/2 STOREY	2016	04	\$ 96000	\$ 99400
269 LARSEN AVE	02000023000	OH-ONE & 1/2 STOREY	2017	02	\$ 199900	\$ 203700
355 LARSEN AVE	02000049000	OH-ONE & 1/2 STOREY	2017	07	\$ 173500	\$ 175600
371 LARSEN AVE	02000054000	TS-TWO STOREY	2016	09	\$ 328900	\$ 337800
385 LARSEN AVE	02000058000	OH-ONE & 1/2 STOREY	2017	03	\$ 225000	\$ 229100
415 LARSEN AVE	02040005100	BL-BI-LEVEL	2017	10	\$ 220000	\$ 221500
428 LARSEN AVE	02040057000	O3-ONE & 3/4 STOREY	2016	10	\$ 172000	\$ 176300
477 LARSEN AVE	02040021000	OS-ONE STOREY	2016	03	\$ 183000	\$ 189600
481 LARSEN AVE	02040022000	OH-ONE & 1/2 STOREY	2016	07	\$ 182000	\$ 187500
491 LARSEN AVE	02040025000	OS-ONE STOREY	2018	01	\$ 140000	\$ 140400
517 LARSEN AVE	02040065000	OS-ONE STOREY	2017	05	\$ 127000	\$ 128900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
521 LARSEN AVE	02040067000	OH-ONE & 1/2 STOREY	2018	01	\$ 177900	\$ 178400
525 LARSEN AVE	02040068000	TS-TWO STOREY	2017	02	\$ 190000	\$ 193600
541 LARSEN AVE	02062782600	BL-BI-LEVEL	2016	05	\$ 249900	\$ 258100
550 LARSEN AVE	02040087000	OS-ONE STOREY	2017	10	\$ 160444	\$ 161600
559 LARSEN AVE	02040079000	OS-ONE STOREY	2016	08	\$ 149000	\$ 153200
153 MARTIN AVE W	14080302000	OH-ONE & 1/2 STOREY	2016	10	\$ 171000	\$ 175300
163 MARTIN AVE W	14080304000	OH-ONE & 1/2 STOREY	2016	04	\$ 240000	\$ 248400
165 MARTIN AVE W	14080305000	OS-ONE STOREY	2017	08	\$ 165000	\$ 166700
172 MARTIN AVE W	14080346000	OH-ONE & 1/2 STOREY	2017	07	\$ 230000	\$ 232800
177 MARTIN AVE W	14080311000	OS-ONE STOREY	2016	09	\$ 134900	\$ 138500
188 MARTIN AVE W	14080341000	OH-ONE & 1/2 STOREY	2017	12	\$ 230900	\$ 231800
223 MARTIN AVE W	14080323000	OH-ONE & 1/2 STOREY	2016	07	\$ 219900	\$ 226500
231 MARTIN AVE W	14080513100	OH-ONE & 1/2 STOREY	2017	09	\$ 195000	\$ 196800
237 MARTIN AVE W	14080510000	OH-ONE & 1/2 STOREY	2017	08	\$ 135000	\$ 136400
239 MARTIN AVE W	14080509000	O3-ONE & 3/4 STOREY	2017	05	\$ 175000	\$ 177600
253 MARTIN AVE W	14080504000	OS-ONE STOREY	2016	07	\$ 110000	\$ 113300
258 MARTIN AVE W	14080525000	OH-ONE & 1/2 STOREY	2016	09	\$ 145000	\$ 148900
300 MARTIN AVE W	14080536000	TS-TWO STOREY	2017	08	\$ 215000	\$ 217200
337 MARTIN AVE W	14080693000	OS-ONE STOREY	2017	11	\$ 171000	\$ 172000
367 MARTIN AVE W	14080681000	OS-ONE STOREY	2016	06	\$ 140000	\$ 144500
373 MARTIN AVE W	14080677000	OS-ONE STOREY	2016	06	\$ 172500	\$ 178000
402 MARTIN AVE W	14080721000	OH-ONE & 1/2 STOREY	2016	12	\$ 115000	\$ 117500
405 MARTIN AVE W	14080666000	OS-ONE STOREY	2017	07	\$ 80000	\$ 81000
406 MARTIN AVE W	14080723000	OS-ONE STOREY	2018	02	\$ 145000	\$ 145300
416 MARTIN AVE W	14080728000	OS-ONE STOREY	2017	11	\$ 105000	\$ 105600
417 MARTIN AVE W	14080661000	BL-BI-LEVEL	2016	04	\$ 190000	\$ 196700
419 MARTIN AVE W	14080660000	BL-BI-LEVEL	2017	01	\$ 251938	\$ 257200
429 MARTIN AVE W	14080898100	OH-ONE & 1/2 STOREY	2016	10	\$ 130000	\$ 133300
430 MARTIN AVE W	14080904000	OH-ONE & 1/2 STOREY	2017	10	\$ 165000	\$ 166200
168 MCINTOSH AVE	14083640100	BL-BI-LEVEL	2016	02	\$ 210000	\$ 218000
186 MCINTOSH AVE	14083632000	O3-ONE & 3/4 STOREY	2016	08	\$ 170000	\$ 174800
190 MCINTOSH AVE	14083631000	OS-ONE STOREY	2017	10	\$ 130000	\$ 130900
240 MCINTOSH AVE	14083614000	BL-BI-LEVEL	2017	05	\$ 248900	\$ 252600
151 MCPHAIL ST	14090136000	TS-TWO STOREY	2017	07	\$ 272000	\$ 275300
155 MCPHAIL ST	14090138000	OS-ONE STOREY	2016	06	\$ 122500	\$ 126400
187 MIDWINTER AVE	14091554000	TH-TWO & 1/2 STOREY	2016	02	\$ 265000	\$ 275100
161 MIGHTON AVE	14091127000	OH-ONE & 1/2 STOREY	2017	08	\$ 127000	\$ 128300
199 MIGHTON AVE	14091139000	OS-ONE STOREY	2017	10	\$ 215000	\$ 216500
200 MIGHTON AVE	14091146000	OS-ONE STOREY	2017	07	\$ 169900	\$ 171900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
214 MIGHTON AVE	14091144000	OS-ONE STOREY	2016	11	\$ 180000	\$ 184300
230 MUNROE AVE	02000601000	OH-ONE & 1/2 STOREY	2016	04	\$ 240000	\$ 248400
232 MUNROE AVE	02000602000	OH-ONE & 1/2 STOREY	2016	05	\$ 195000	\$ 201400
270 MUNROE AVE	02000618000	OS-ONE STOREY	2016	03	\$ 175000	\$ 181300
376 MUNROE AVE	02000719000	OH-ONE & 1/2 STOREY	2017	10	\$ 230000	\$ 231600
388 MUNROE AVE	02000722000	OH-ONE & 1/2 STOREY	2018	01	\$ 215000	\$ 215600
406 MUNROE AVE	02040664000	OS-ONE STOREY	2017	10	\$ 217900	\$ 219400
414 MUNROE AVE	02040666000	OS-ONE STOREY	2017	04	\$ 200000	\$ 203200
418 MUNROE AVE	02040667000	OS-ONE STOREY	2017	08	\$ 232000	\$ 234300
436 MUNROE AVE	02040671000	OS-ONE STOREY	2016	03	\$ 220000	\$ 227900
439 NAIRN AVE	14092936000	O3-ONE & 3/4 STOREY	2016	09	\$ 169900	\$ 174500
207 OTTAWA AVE	02000701000	OH-ONE & 1/2 STOREY	2017	08	\$ 210000	\$ 212100
237 OTTAWA AVE	02000693000	OS-ONE STOREY	2017	05	\$ 192000	\$ 194900
240 OTTAWA AVE	02000436000	TS-TWO STOREY	2016	10	\$ 150000	\$ 153800
248 OTTAWA AVE	02000440000	OS-ONE STOREY	2016	05	\$ 223000	\$ 230400
249 OTTAWA AVE	02000690000	OS-ONE STOREY	2016	05	\$ 160000	\$ 165300
268 OTTAWA AVE	02000445000	OS-ONE STOREY	2016	05	\$ 201500	\$ 208100
270 OTTAWA AVE	02000446000	OH-ONE & 1/2 STOREY	2017	10	\$ 168000	\$ 169200
276 OTTAWA AVE	02000448000	OS-ONE STOREY	2018	03	\$ 202000	\$ 202000
279 OTTAWA AVE	02000681000	OH-ONE & 1/2 STOREY	2017	01	\$ 125000	\$ 127600
281 OTTAWA AVE	02000680000	OS-ONE STOREY	2017	02	\$ 139900	\$ 142600
293 OTTAWA AVE	02000677000	OH-ONE & 1/2 STOREY	2016	08	\$ 252000	\$ 259100
339 OTTAWA AVE	02000785000	OS-ONE STOREY	2016	09	\$ 179900	\$ 184800
343 OTTAWA AVE	02000784000	OH-ONE & 1/2 STOREY	2017	01	\$ 162000	\$ 165400
346 OTTAWA AVE	02000520000	OH-ONE & 1/2 STOREY	2016	11	\$ 162500	\$ 166400
363 OTTAWA AVE	02000779000	OH-ONE & 1/2 STOREY	2016	10	\$ 206000	\$ 211200
377 OTTAWA AVE	02000776000	OH-ONE & 1/2 STOREY	2017	08	\$ 249900	\$ 252400
378 OTTAWA AVE	02000529000	OS-ONE STOREY	2018	01	\$ 150000	\$ 150500
388 OTTAWA AVE	02000532000	OH-ONE & 1/2 STOREY	2016	07	\$ 174000	\$ 179200
399 OTTAWA AVE	02000771000	BL-BI-LEVEL	2016	08	\$ 301000	\$ 309400
401 OTTAWA AVE	02040760000	BL-BI-LEVEL	2018	02	\$ 327519.3	\$ 328200
413 OTTAWA AVE	02040757000	OS-ONE STOREY	2017	06	\$ 114000	\$ 115500
423 OTTAWA AVE	02040752000	OS-ONE STOREY	2017	08	\$ 229000	\$ 231300
438 OTTAWA AVE	02040448000	OS-ONE STOREY	2017	05	\$ 225000	\$ 228400
450 OTTAWA AVE	02040450000	OS-ONE STOREY	2018	03	\$ 220000	\$ 220000
466 OTTAWA AVE	02040456000	OS-ONE STOREY	2016	11	\$ 115000	\$ 117800
472 OTTAWA AVE	02040458000	OH-ONE & 1/2 STOREY	2017	07	\$ 198000	\$ 200400
564 OTTAWA AVE	02040543000	OH-ONE & 1/2 STOREY	2017	01	\$ 132500	\$ 135300
183 POPLAR AVE	14082990000	OS-ONE STOREY	2016	08	\$ 145000	\$ 149100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
189 POPLAR AVE	14082994000	OS-ONE STOREY	2017	09	\$ 209900	\$ 211800
220 POPLAR AVE	14083185100	OH-ONE & 1/2 STOREY	2017	11	\$ 235000	\$ 236400
259 POPLAR AVE	14083251000	OS-ONE STOREY	2016	08	\$ 160000	\$ 164500
280 POPLAR AVE	14083202000	OS-ONE STOREY	2016	07	\$ 195000	\$ 200900
281 POPLAR AVE	14083236000	OS-ONE STOREY	2018	02	\$ 169900	\$ 170200
297 POPLAR AVE	14083242000	OS-ONE STOREY	2017	10	\$ 204000	\$ 205400
305 POPLAR AVE	14083244000	BL-BI-LEVEL	2017	10	\$ 275000	\$ 276900
307 POPLAR AVE	14083245000	O3-ONE & 3/4 STOREY	2017	01	\$ 140000	\$ 142900
252 RIVERTON AVE	14091500000	TS-TWO STOREY	2017	12	\$ 160000	\$ 160600
254 RIVERTON AVE	14091502000	O3-ONE & 3/4 STOREY	2017	12	\$ 150000	\$ 150600
315 RIVERTON AVE	14091175200	TS-TWO STOREY	2017	05	\$ 320000	\$ 324800
323 RIVERTON AVE	14091173200	TS-TWO STOREY	2017	04	\$ 326000	\$ 331200
343 RIVERTON AVE	14091168100	TS-TWO STOREY	2017	02	\$ 299000	\$ 304700
358 RIVERTON AVE	14091615000	OH-ONE & 1/2 STOREY	2016	10	\$ 195000	\$ 199900
404 RIVERTON AVE	14091627000	OH-ONE & 1/2 STOREY	2016	06	\$ 220000	\$ 227000
406 RIVERTON AVE	14091628000	OH-ONE & 1/2 STOREY	2017	11	\$ 195000	\$ 196200
424 RIVERTON AVE	14091632000	O3-ONE & 3/4 STOREY	2017	03	\$ 199900	\$ 203500
433 RIVERTON AVE	14091210000	OH-ONE & 1/2 STOREY	2017	11	\$ 214000	\$ 215300
467 RIVERTON AVE	14091217000	OH-ONE & 1/2 STOREY	2016	06	\$ 214000	\$ 220800
468 RIVERTON AVE	14091642000	OS-ONE STOREY	2016	08	\$ 210000	\$ 215900
469 RIVERTON AVE	14091218000	TH-TWO & 1/2 STOREY	2016	05	\$ 180000	\$ 185900
474 RIVERTON AVE	14091645000	OH-ONE & 1/2 STOREY	2017	05	\$ 168000	\$ 170500
479 RIVERTON AVE	14091222000	O3-ONE & 3/4 STOREY	2017	03	\$ 265000	\$ 269800
480 RIVERTON AVE	14091647000	OS-ONE STOREY	2017	07	\$ 152500	\$ 154300
487 RIVERTON AVE	14100122305	TS-TWO STOREY	2016	07	\$ 198000	\$ 203900
491 RIVERTON AVE	14100122310	BL-BI-LEVEL	2016	03	\$ 320000	\$ 331500
503 RIVERTON AVE	14091232000	O3-ONE & 3/4 STOREY	2017	08	\$ 281000	\$ 283800
509 RIVERTON AVE	14091234000	OS-ONE STOREY	2016	04	\$ 160000	\$ 165600
519 RIVERTON AVE	14091239000	O3-ONE & 3/4 STOREY	2017	07	\$ 197500	\$ 199900
525 RIVERTON AVE	14091242000	OH-ONE & 1/2 STOREY	2016	02	\$ 140000	\$ 145300
133 STANIER ST	14090150000	OH-ONE & 1/2 STOREY	2016	10	\$ 130000	\$ 133300
162 TALBOT AVE	14091553000	OS-ONE STOREY	2017	06	\$ 170000	\$ 172200
218 TALBOT AVE	14100049000	OH-ONE & 1/2 STOREY	2016	09	\$ 150000	\$ 154100
263 TALBOT AVE	14091503000	TS-TWO STOREY	2016	04	\$ 306500	\$ 317200
421 TALBOT AVE	14091788000	OS-ONE STOREY	2016	11	\$ 149900	\$ 153500
427 TALBOT AVE	14091785000	O3-ONE & 3/4 STOREY	2017	07	\$ 173000	\$ 175100
431 TALBOT AVE	14091783000	OS-ONE STOREY	2017	05	\$ 245000	\$ 248700
372 THAMES AVE	14090394000	BL-BI-LEVEL	2017	08	\$ 212000	\$ 214100
384 THAMES AVE	14090398300	OS-ONE STOREY	2016	09	\$ 190000	\$ 195100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
390 THAMES AVE	14090403000	OS-ONE STOREY	2017	08	\$ 142000	\$ 143400
452 THAMES AVE	14090426000	OS-ONE STOREY	2017	08	\$ 225000	\$ 227300
328 TWEED AVE	14090270000	OH-ONE & 1/2 STOREY	2016	04	\$ 76000	\$ 78700
328 TWEED AVE	14090270000	OH-ONE & 1/2 STOREY	2016	08	\$ 157000	\$ 161400
334 TWEED AVE	14090273000	O3-ONE & 3/4 STOREY	2016	06	\$ 150000	\$ 154800
367 TWEED AVE	14090392000	O3-ONE & 3/4 STOREY	2018	02	\$ 205000	\$ 205400
375 TWEED AVE	14090388000	O3-ONE & 3/4 STOREY	2016	05	\$ 171000	\$ 176600
384 TWEED AVE	14090293000	OS-ONE STOREY	2017	04	\$ 105000	\$ 106700
437 TWEED AVE	14090362000	OH-ONE & 1/2 STOREY	2018	02	\$ 157000	\$ 157300
438 TWEED AVE	14090315100	OS-ONE STOREY	2018	02	\$ 115000	\$ 115200
439 TWEED AVE	14090360000	OS-ONE STOREY	2018	03	\$ 77000	\$ 77000
440 TWEED AVE	14090316000	OH-ONE & 1/2 STOREY	2016	05	\$ 145000	\$ 149800
441 TWEED AVE	14090359100	OH-ONE & 1/2 STOREY	2017	01	\$ 190000	\$ 194000
450 TWEED AVE	14090321000	OS-ONE STOREY	2017	05	\$ 140000	\$ 142100
461 TWEED AVE	14090349000	OS-ONE STOREY	2016	04	\$ 150000	\$ 155300
462 TWEED AVE	14090325000	OH-ONE & 1/2 STOREY	2017	06	\$ 99000	\$ 100300
475 TWEED AVE	14090345000	OH-ONE & 1/2 STOREY	2016	09	\$ 195000	\$ 200300
484 TWEED AVE	14090334000	OS-ONE STOREY	2016	07	\$ 205000	\$ 211200
297 UNION AVE W	14080559000	O3-ONE & 3/4 STOREY	2016	10	\$ 160000	\$ 164000
314 UNION AVE W	14082032000	OH-ONE & 1/2 STOREY	2017	06	\$ 180000	\$ 182300
365 UNION AVE W	14080755000	OS-ONE STOREY	2016	12	\$ 145800	\$ 149000
374 UNION AVE W	14082078000	OS-ONE STOREY	2017	05	\$ 218000	\$ 221300
377 UNION AVE W	14080749000	OS-ONE STOREY	2017	04	\$ 174000	\$ 176800
381 UNION AVE W	14080747000	BL-BI-LEVEL	2017	10	\$ 235000	\$ 236600
386 UNION AVE W	14082082000	OS-ONE STOREY	2016	05	\$ 192000	\$ 198300
390 UNION AVE W	14082084000	OH-ONE & 1/2 STOREY	2016	01	\$ 140000	\$ 145500
409 UNION AVE W	14080734000	OH-ONE & 1/2 STOREY	2016	07	\$ 150000	\$ 154500
212 WASHINGTON AVE	02000483900	OS-ONE STOREY	2016	07	\$ 245000	\$ 252400
215 WASHINGTON AVE	02000480000	OH-ONE & 1/2 STOREY	2016	08	\$ 124900	\$ 128400
220 WASHINGTON AVE	02000485000	OS-ONE STOREY	2016	05	\$ 143900	\$ 148600
256 WASHINGTON AVE	02000496000	OS-ONE STOREY	2016	11	\$ 215000	\$ 220200
261 WASHINGTON AVE	02000466000	OS-ONE STOREY	2017	07	\$ 167500	\$ 169500
262 WASHINGTON AVE	02000498000	OH-ONE & 1/2 STOREY	2018	03	\$ 172000	\$ 172000
267 WASHINGTON AVE	02062801400	OH-ONE & 1/2 STOREY	2018	01	\$ 213500	\$ 214100
269 WASHINGTON AVE	02062801300	BL-BI-LEVEL	2016	12	\$ 256500	\$ 262100
325 WASHINGTON AVE	02000555000	OS-ONE STOREY	2017	11	\$ 186000	\$ 187100
348 WASHINGTON AVE	02000576000	BL-BI-LEVEL	2017	11	\$ 300897.2	\$ 302700
360 WASHINGTON AVE	02000580000	OS-ONE STOREY	2016	08	\$ 206333	\$ 212100
377 WASHINGTON AVE	02000541000	OH-ONE & 1/2 STOREY	2016	11	\$ 205000	\$ 209900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
405 WASHINGTON AVE	02062806400	BL-BI-LEVEL	2016	10	\$ 250000	\$ 256300
415 WASHINGTON AVE	02040489000	OS-ONE STOREY	2017	04	\$ 204500	\$ 207800
419 WASHINGTON AVE	02040488000	OH-ONE & 1/2 STOREY	2016	05	\$ 212000	\$ 219000
426 WASHINGTON AVE	02040501000	OH-ONE & 1/2 STOREY	2018	01	\$ 235000	\$ 235700
429 WASHINGTON AVE	02040485000	OH-ONE & 1/2 STOREY	2017	05	\$ 210000	\$ 213200
442 WASHINGTON AVE	02040504000	OS-ONE STOREY	2016	03	\$ 147000	\$ 152300
483 WASHINGTON AVE	02040467700	BL-BI-LEVEL	2016	10	\$ 276000	\$ 282900
558 WASHINGTON AVE	02040599000	OS-ONE STOREY	2016	10	\$ 235000	\$ 240900
564 WASHINGTON AVE	02040600000	OS-ONE STOREY	2016	05	\$ 230000	\$ 237600
313 WILLIAM NEWTON AVE	14092772100	OS-ONE STOREY	2017	08	\$ 106000	\$ 107100
405 WILLIAM NEWTON AVE	14092806000	TS-TWO STOREY	2017	09	\$ 200000	\$ 201800
415 WILLIAM NEWTON AVE	14092810000	O3-ONE & 3/4 STOREY	2016	11	\$ 189900	\$ 194500
429 WILLIAM NEWTON AVE	14092816000	OH-ONE & 1/2 STOREY	2017	05	\$ 265000	\$ 269000
435 WILLIAM NEWTON AVE	14092818000	OS-ONE STOREY	2017	01	\$ 180000	\$ 183800
492 WILLIAM NEWTON AVE	14092913000	BL-BI-LEVEL	2017	11	\$ 246000	\$ 247500
209 WINTERTON AVE	02000645000	OS-ONE STOREY	2017	11	\$ 132000	\$ 132800
215 WINTERTON AVE	02000642000	OS-ONE STOREY	2016	09	\$ 148500	\$ 152500
253 WINTERTON AVE	02000635000	TS-TWO STOREY	2016	07	\$ 316860.4	\$ 326400
254 WINTERTON AVE	02000664000	OS-ONE STOREY	2017	04	\$ 156500	\$ 159000
257 WINTERTON AVE	02000633000	OS-ONE STOREY	2017	09	\$ 180000	\$ 181600
291 WINTERTON AVE	02000622000	OS-ONE STOREY	2017	04	\$ 109900	\$ 111700
301 WINTERTON AVE	02000747000	O3-ONE & 3/4 STOREY	2016	08	\$ 219900	\$ 226100
343 WINTERTON AVE	02000737000	OH-ONE & 1/2 STOREY	2017	09	\$ 185500	\$ 187200
356 WINTERTON AVE	02000761000	OH-ONE & 1/2 STOREY	2016	07	\$ 239000	\$ 246200
401 WINTERTON AVE	02040693000	O3-ONE & 3/4 STOREY	2016	10	\$ 230000	\$ 235800
412 WINTERTON AVE	02040710000	OS-ONE STOREY	2017	10	\$ 163000	\$ 164100
434 WINTERTON AVE	02040717000	OH-ONE & 1/2 STOREY	2016	07	\$ 211500	\$ 217800
496 WINTERTON AVE	02062785600	OS-ONE STOREY	2016	06	\$ 138500	\$ 142900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
511 CASTLE AVE	14091035000	OS-ONE STOREY	2016	09	\$ 150000	\$ 154100
515 CASTLE AVE	14091036000	BL-BI-LEVEL	2017	03	\$ 279900	\$ 284900
527 CASTLE AVE	14091041000	O3-ONE & 3/4 STOREY	2017	08	\$ 157500	\$ 159100
548 CASTLE AVE	14090470000	OS-ONE STOREY	2016	09	\$ 156000	\$ 160200
550 CASTLE AVE	14090471000	OS-ONE STOREY	2016	04	\$ 138500	\$ 143300
576 CASTLE AVE	14090491000	OS-ONE STOREY	2016	08	\$ 200000	\$ 205600
579 CASTLE AVE	14091061000	OS-ONE STOREY	2016	01	\$ 149900	\$ 155700
586 CASTLE AVE	14090494000	OH-ONE & 1/2 STOREY	2017	06	\$ 193000	\$ 195500
600 CASTLE AVE	14090500000	OS-ONE STOREY	2017	08	\$ 200000	\$ 202000
609 CASTLE AVE	14091067000	BL-BI-LEVEL	2017	03	\$ 237403.1	\$ 241700
624 CASTLE AVE	14090480000	OS-ONE STOREY	2017	05	\$ 121250	\$ 123100
641 CASTLE AVE	14091077000	O3-ONE & 3/4 STOREY	2017	06	\$ 142500	\$ 144400
709 CHALMERS AVE E	14082572000	OH-ONE & 1/2 STOREY	2017	09	\$ 227000	\$ 229000
717 CHALMERS AVE E	14082569000	OS-ONE STOREY	2016	08	\$ 202000	\$ 207700
725 CHALMERS AVE E	14082566000	OH-ONE & 1/2 STOREY	2016	07	\$ 212000	\$ 218400
741 CHALMERS AVE E	14082561000	OS-ONE STOREY	2017	08	\$ 175500	\$ 177300
547 CHALMERS AVE	14082447000	OS-ONE STOREY	2017	09	\$ 176000	\$ 177600
592 CHALMERS AVE	14082469100	OS-ONE STOREY	2017	01	\$ 162000	\$ 165400
601 CHALMERS AVE	14099967900	BL-BI-LEVEL	2017	01	\$ 231000	\$ 235900
604 CHALMERS AVE	14082471200	OS-ONE STOREY	2016	11	\$ 195000	\$ 199700
631 CHALMERS AVE	14082429000	OH-ONE & 1/2 STOREY	2016	10	\$ 185500	\$ 190100
84 EATON ST	14093178000	OH-ONE & 1/2 STOREY	2017	05	\$ 121000	\$ 122800
85 EATON ST	14093164000	OS-ONE STOREY	2016	12	\$ 150000	\$ 153300
215 GATEWAY RD	14083002000	OS-ONE STOREY	2016	06	\$ 221000	\$ 228100
223 GATEWAY RD	14083004100	OS-ONE STOREY	2017	04	\$ 220000	\$ 223500
229 GATEWAY RD	14083005100	OS-ONE STOREY	2016	11	\$ 223000	\$ 228400
259 GATEWAY RD	14082391100	OS-ONE STOREY	2016	03	\$ 215000	\$ 222700
590 HARBISON AVE E	14081035200	OS-ONE STOREY	2016	05	\$ 146000	\$ 150800
601 HARBISON AVE E	14081014000	OH-ONE & 1/2 STOREY	2016	07	\$ 155433	\$ 160100
609 HARBISON AVE E	14081016000	OH-ONE & 1/2 STOREY	2016	04	\$ 147500	\$ 152700
618 HARBISON AVE E	14081042000	OS-ONE STOREY	2017	04	\$ 157500	\$ 160000
621 HARBISON AVE E	14081020100	OH-ONE & 1/2 STOREY	2017	09	\$ 189900	\$ 191600
625 HARBISON AVE E	14081021200	OH-ONE & 1/2 STOREY	2017	07	\$ 197625	\$ 200000
634 HARBISON AVE E	14081046000	OH-ONE & 1/2 STOREY	2018	03	\$ 235000	\$ 235000
635 HARBISON AVE E	14081024200	OH-ONE & 1/2 STOREY	2016	02	\$ 154000	\$ 159900
639 HARBISON AVE E	14081025200	OH-ONE & 1/2 STOREY	2017	12	\$ 190000	\$ 190800
679 HARBISON AVE E	14081143000	OH-ONE & 1/2 STOREY	2017	03	\$ 219900	\$ 223900
719 HARBISON AVE E	14081153000	OH-ONE & 1/2 STOREY	2017	01	\$ 229900	\$ 234700
746 HARBISON AVE E	14081192100	OS-ONE STOREY	2016	07	\$ 201000	\$ 207000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
756 HARBISON AVE E	14081316000	OS-ONE STOREY	2016	01	\$ 160000	\$ 166200
760 HARBISON AVE E	14081317100	OH-ONE & 1/2 STOREY	2016	12	\$ 205000	\$ 209500
768 HARBISON AVE E	14081319000	OS-ONE STOREY	2017	04	\$ 281000	\$ 285500
774 HARBISON AVE E	14081323100	OH-ONE & 1/2 STOREY	2017	06	\$ 190000	\$ 192500
777 HARBISON AVE E	14081296000	OH-ONE & 1/2 STOREY	2017	10	\$ 212500	\$ 214000
797 HARBISON AVE E	14081304000	OS-ONE STOREY	2017	07	\$ 195500	\$ 197800
537 HERBERT AVE	14092703000	OH-ONE & 1/2 STOREY	2017	07	\$ 219900	\$ 222500
579 HERBERT AVE	14092684000	OH-ONE & 1/2 STOREY	2018	01	\$ 172000	\$ 172500
595 HERBERT AVE	14092679000	OS-ONE STOREY	2018	02	\$ 65000	\$ 65100
599 HERBERT AVE	14092676000	OH-ONE & 1/2 STOREY	2017	05	\$ 82500	\$ 83700
605 HERBERT AVE	14092674000	OS-ONE STOREY	2017	09	\$ 90000	\$ 90800
623 HERBERT AVE	14092667000	TS-TWO STOREY	2017	04	\$ 180000	\$ 182900
639 HERBERT AVE	14092644000	OS-ONE STOREY	2016	07	\$ 250000	\$ 257500
537 JOHNSON AVE E	14083008000	OH-ONE & 1/2 STOREY	2018	02	\$ 108000	\$ 108200
575 JOHNSON AVE E	14083022000	OH-ONE & 1/2 STOREY	2016	11	\$ 175000	\$ 179200
577 JOHNSON AVE E	14083023000	OH-ONE & 1/2 STOREY	2016	06	\$ 145000	\$ 149600
615 JOHNSON AVE E	14083036000	BL-BI-LEVEL	2018	02	\$ 247000	\$ 247500
704 MANHATTAN AVE	14090525000	OS-ONE STOREY	2017	10	\$ 136000	\$ 137000
708 MANHATTAN AVE	14090527000	OS-ONE STOREY	2016	06	\$ 185000	\$ 190900
595 MARTIN AVE E	14081063000	O3-ONE & 3/4 STOREY	2018	02	\$ 201000	\$ 201400
607 MARTIN AVE E	14081067100	OS-ONE STOREY	2017	10	\$ 193500	\$ 194900
679 MARTIN AVE E	14081201000	OS-ONE STOREY	2016	11	\$ 255000	\$ 261100
690 MARTIN AVE E	14100125980	OS-ONE STOREY	2016	09	\$ 162000	\$ 166400
701 MARTIN AVE E	14081208000	OS-ONE STOREY	2017	07	\$ 140000	\$ 141700
702 MARTIN AVE E	14081234000	OS-ONE STOREY	2017	04	\$ 132000	\$ 134100
705 MARTIN AVE E	14081209100	OH-ONE & 1/2 STOREY	2017	09	\$ 125000	\$ 126100
725 MARTIN AVE E	14081214100	OS-ONE STOREY	2016	04	\$ 155000	\$ 160400
743 MARTIN AVE E	14081220000	OH-ONE & 1/2 STOREY	2017	07	\$ 205000	\$ 207500
824 MARTIN AVE E	14100126810	BL-BI-LEVEL	2016	12	\$ 220000	\$ 224800
826 MARTIN AVE E	14100126815	OS-ONE STOREY	2016	04	\$ 125000	\$ 129400
826 MARTIN AVE E	14100126815	OS-ONE STOREY	2016	12	\$ 151500	\$ 154800
851 MARTIN AVE E	14081359000	OH-ONE & 1/2 STOREY	2017	08	\$ 195000	\$ 197000
861 MARTIN AVE E	14081362200	TS-TWO STOREY	2017	09	\$ 317000	\$ 319900
552 RIVERTON AVE	14091840000	BL-BI-LEVEL	2017	03	\$ 242500	\$ 246900
596 RIVERTON AVE	14091855000	OH-ONE & 1/2 STOREY	2016	09	\$ 141000	\$ 144800
598 RIVERTON AVE	14091903000	OH-ONE & 1/2 STOREY	2018	03	\$ 170000	\$ 170000
600 RIVERTON AVE	14091902000	OS-ONE STOREY	2017	12	\$ 164000	\$ 164700
652 SANDHURST AVE	14090970000	OH-ONE & 1/2 STOREY	2016	06	\$ 169000	\$ 174400
574 TALBOT AVE	14092691000	OH-ONE & 1/2 STOREY	2017	05	\$ 125000	\$ 126900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
601 TALBOT AVE	14091866000	OS-ONE STOREY	2016	12	\$ 92500	\$ 94500
605 TALBOT AVE	14091864000	OS-ONE STOREY	2017	06	\$ 112900	\$ 114400
608 TALBOT AVE	14092657000	OH-ONE & 1/2 STOREY	2016	09	\$ 195000	\$ 200300
656 TALBOT AVE	14092626100	BL-BI-LEVEL	2017	12	\$ 277000	\$ 278100
607 UNION AVE E	14081123000	OS-ONE STOREY	2016	08	\$ 137000	\$ 140800
610 UNION AVE E	14082410000	OS-ONE STOREY	2018	03	\$ 130000	\$ 130000
621 UNION AVE E	14081127000	OS-ONE STOREY	2017	09	\$ 220000	\$ 222000
628 UNION AVE E	14082415000	OS-ONE STOREY	2016	06	\$ 175000	\$ 180600
628 UNION AVE E	14082415000	OS-ONE STOREY	2017	04	\$ 250000	\$ 254000
629 UNION AVE E	14081129000	OH-ONE & 1/2 STOREY	2016	11	\$ 187900	\$ 192400
632 UNION AVE E	14082416000	OS-ONE STOREY	2017	06	\$ 195000	\$ 197500
722 UNION AVE E	14082534100	OS-ONE STOREY	2017	10	\$ 167444	\$ 168600
758 UNION AVE E	14082545100	OS-ONE STOREY	2016	11	\$ 194000	\$ 198700
518 WINDSOR AVE	14091031000	OH-ONE & 1/2 STOREY	2017	10	\$ 130000	\$ 130900
530 WINDSOR AVE	14091027000	OH-ONE & 1/2 STOREY	2016	01	\$ 280000	\$ 290900
531 WINDSOR AVE	14091121000	OH-ONE & 1/2 STOREY	2017	06	\$ 147000	\$ 148900
533 WINDSOR AVE	14091122000	OS-ONE STOREY	2016	11	\$ 161000	\$ 164900
538 WINDSOR AVE	14091024000	OS-ONE STOREY	2016	05	\$ 97000	\$ 100200
562 WINDSOR AVE	14091018000	OS-ONE STOREY	2017	12	\$ 107000	\$ 107400
563 WINDSOR AVE	14100106200	OH-ONE & 1/2 STOREY	2018	02	\$ 210000	\$ 210400
573 WINDSOR AVE	14091104000	OH-ONE & 1/2 STOREY	2016	02	\$ 172500	\$ 179100
574 WINDSOR AVE	14091012000	OS-ONE STOREY	2016	07	\$ 172500	\$ 177700
587 WINDSOR AVE	14091099100	TS-TWO STOREY	2017	06	\$ 200000	\$ 202600
611 WINDSOR AVE	14091092000	OS-ONE STOREY	2017	09	\$ 195000	\$ 196800
620 WINDSOR AVE	14090997000	OS-ONE STOREY	2016	05	\$ 206500	\$ 213300
622 WINDSOR AVE	14090996000	OS-ONE STOREY	2016	05	\$ 126000	\$ 130200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
737 BEACH AVE	14090559100	TS-TWO STOREY	2017	12	\$ 265444	\$ 266500
745 BEACH AVE	14090556000	TS-TWO STOREY	2017	07	\$ 278000	\$ 281300
773 BEACH AVE	14100014500	OH-ONE & 1/2 STOREY	2016	10	\$ 150000	\$ 153800
774 BEACH AVE	14091999200	OH-ONE & 1/2 STOREY	2016	08	\$ 229900	\$ 236300
774 BEACH AVE	14091999200	OH-ONE & 1/2 STOREY	2017	10	\$ 230000	\$ 231600
778 BEACH AVE	14092000100	OH-ONE & 1/2 STOREY	2016	01	\$ 210000	\$ 218200
803 BEACH AVE	14090612000	OH-ONE & 1/2 STOREY	2017	09	\$ 210000	\$ 211900
806 BEACH AVE	14092008100	OS-ONE STOREY	2016	02	\$ 195000	\$ 202400
834 BEACH AVE	14092030200	OH-ONE & 1/2 STOREY	2016	05	\$ 222000	\$ 229300
843 BEACH AVE	14090622000	TS-TWO STOREY	2017	09	\$ 279000	\$ 281500
871 BEACH AVE	14090629000	BL-BI-LEVEL	2017	09	\$ 228000	\$ 230100
886 BEACH AVE	14092062000	OS-ONE STOREY	2017	07	\$ 209900	\$ 212400
890 BEACH AVE	14092064000	OS-ONE STOREY	2017	09	\$ 239000	\$ 241200
914 BEACH AVE	14092080000	OH-ONE & 1/2 STOREY	2017	08	\$ 225000	\$ 227300
918 BEACH AVE	14092082000	OS-ONE STOREY	2016	03	\$ 223000	\$ 231000
933 BEACH AVE	14090651000	OH-ONE & 1/2 STOREY	2017	10	\$ 215000	\$ 216500
944 BEACH AVE	14092102000	OS-ONE STOREY	2016	10	\$ 232000	\$ 237800
964 BEACH AVE	14092127000	OS-ONE STOREY	2016	08	\$ 218500	\$ 224600
972 BEACH AVE	14092123000	TS-TWO STOREY	2017	08	\$ 275000	\$ 277800
973 BEACH AVE	14090665000	OS-ONE STOREY	2017	01	\$ 194000	\$ 198100
989 BEACH AVE	14090675000	OS-ONE STOREY	2016	06	\$ 218900	\$ 225900
1004 BEACH AVE	14092140100	OS-ONE STOREY	2016	06	\$ 244000	\$ 251800
74 CAMERON ST	14092561100	TS-TWO STOREY	2018	03	\$ 337500	\$ 337500
816 CHALMERS AVE E	14090916000	OS-ONE STOREY	2016	11	\$ 166500	\$ 170500
841 CHALMERS AVE E	14081405000	OS-ONE STOREY	2016	08	\$ 200000	\$ 205600
849 CHALMERS AVE E	14081407000	OS-ONE STOREY	2016	07	\$ 180000	\$ 185400
872 CHALMERS AVE E	14090882000	OS-ONE STOREY	2016	07	\$ 135000	\$ 139100
118 CLYDE RD	14081556300	TS-TWO STOREY	2017	02	\$ 331000	\$ 337300
137 CLYDE RD	14081573500	TS-TWO STOREY	2016	08	\$ 324900	\$ 334000
156 CLYDE RD	14081559800	OS-ONE STOREY	2017	07	\$ 192000	\$ 194300
157 CLYDE RD	14081571800	TS-TWO STOREY	2017	11	\$ 295000	\$ 296800
174 CLYDE RD	14081577000	TS-TWO STOREY	2017	08	\$ 201000	\$ 203000
202 CLYDE RD	14081579000	TS-TWO STOREY	2016	07	\$ 220000	\$ 226600
306 CULVER ST	14081536900	TS-TWO STOREY	2017	09	\$ 330000	\$ 333000
719 HERBERT AVE	14100128065	BL-BI-LEVEL	2018	01	\$ 243217	\$ 243900
723 HERBERT AVE	14092576100	OS-ONE STOREY	2016	10	\$ 200000	\$ 205000
959 HERBERT AVE	14092424000	OS-ONE STOREY	2016	08	\$ 210000	\$ 215900
985 HERBERT AVE	14092441000	OS-ONE STOREY	2017	01	\$ 250000	\$ 255300
36 KEENLEYSIDE ST	14092476000	TS-TWO STOREY	2016	01	\$ 220000	\$ 228600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
319 KEENLEYSIDE ST	14081622000	OS-ONE STOREY	2017	12	\$ 245000	\$ 246000
331 KEENLEYSIDE ST	14081625000	OS-ONE STOREY	2016	01	\$ 222500	\$ 231200
343 KEENLEYSIDE ST	14081628000	OS-ONE STOREY	2017	11	\$ 236343	\$ 237800
46 KENT RD	14092508000	OS-ONE STOREY	2016	09	\$ 155500	\$ 159700
374 KENT RD	14081421000	OS-ONE STOREY	2016	12	\$ 170000	\$ 173700
427 KENT RD	14081458000	OS-ONE STOREY	2017	06	\$ 166000	\$ 168200
438 KENT RD	14081437000	OS-ONE STOREY	2017	07	\$ 182000	\$ 184200
458 KENT RD	14081442000	OS-ONE STOREY	2017	07	\$ 190000	\$ 192300
459 KENT RD	14081465000	OS-ONE STOREY	2017	07	\$ 187500	\$ 189800
463 KENT RD	14081466000	OS-ONE STOREY	2016	04	\$ 222000	\$ 229800
530 KENT RD	14081518100	OS-ONE STOREY	2017	08	\$ 245000	\$ 247500
546 KENT RD	14081522100	OS-ONE STOREY	2018	02	\$ 250000	\$ 250500
574 KENT RD	14081529100	TS-TWO STOREY	2016	08	\$ 325000	\$ 334100
578 KENT RD	14081552100	TS-TWO STOREY	2016	08	\$ 333000	\$ 342300
639 KENT RD	14081548700	TS-TWO STOREY	2016	06	\$ 382500	\$ 394700
643 KENT RD	14081548500	TS-TWO STOREY	2017	07	\$ 340000	\$ 344100
655 KENT RD	14081547500	TS-TWO STOREY	2017	09	\$ 336000	\$ 339000
658 KENT RD	14083913100	TS-TWO STOREY	2017	07	\$ 342500	\$ 346600
775 MANHATTAN AVE	14090936000	TS-TWO STOREY	2016	07	\$ 195500	\$ 201400
836 MANHATTAN AVE	14090596000	OS-ONE STOREY	2016	06	\$ 217250	\$ 224200
856 MANHATTAN AVE	14090602000	OS-ONE STOREY	2017	07	\$ 200000	\$ 202400
871 MANHATTAN AVE	14090885000	OS-ONE STOREY	2017	05	\$ 225000	\$ 228400
878 MANHATTAN AVE	14090608000	OS-ONE STOREY	2016	08	\$ 180000	\$ 185000
1006 MANHATTAN AVE	14090688100	TS-TWO STOREY	2017	09	\$ 325000	\$ 327900
705 MCCALMAN AVE	14093255000	BL-BI-LEVEL	2016	11	\$ 220000	\$ 225300
721 MCCALMAN AVE	14093260000	OH-ONE & 1/2 STOREY	2018	03	\$ 182500	\$ 182500
725 MCCALMAN AVE	14093261000	BL-BI-LEVEL	2016	03	\$ 215000	\$ 222700
727 MCCALMAN AVE	14093262000	BL-BI-LEVEL	2017	06	\$ 227000	\$ 230000
736 MCCALMAN AVE	14093348000	OH-ONE & 1/2 STOREY	2016	12	\$ 152000	\$ 155300
742 MCCALMAN AVE	14093350200	OH-ONE & 1/2 STOREY	2017	01	\$ 280000	\$ 285900
755 MCCALMAN AVE	14093272000	OS-ONE STOREY	2016	04	\$ 203000	\$ 210100
755 MCCALMAN AVE	14093272000	OS-ONE STOREY	2017	10	\$ 209000	\$ 210500
756 MCCALMAN AVE	14093354000	O3-ONE & 3/4 STOREY	2016	11	\$ 204500	\$ 209400
777 MCCALMAN AVE	14093279000	OH-ONE & 1/2 STOREY	2017	05	\$ 187500	\$ 190300
783 MCCALMAN AVE	14093282000	OS-ONE STOREY	2016	11	\$ 143000	\$ 146400
801 MCCALMAN AVE	14093286000	OS-ONE STOREY	2017	03	\$ 135000	\$ 137400
810 MCCALMAN AVE	14093394000	OS-ONE STOREY	2016	08	\$ 193000	\$ 198400
811 MCCALMAN AVE	14093289000	OH-ONE & 1/2 STOREY	2017	01	\$ 215000	\$ 219500
829 MCCALMAN AVE	14093294000	OS-ONE STOREY	2017	09	\$ 175000	\$ 176600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
843 MCCALMAN AVE	14093300000	OS-ONE STOREY	2016	05	\$ 172500	\$ 178200
848 MCCALMAN AVE	14093407000	OS-ONE STOREY	2017	12	\$ 80000	\$ 80300
866 MCCALMAN AVE	14100122165	BL-BI-LEVEL	2017	04	\$ 269280	\$ 273600
870 MCCALMAN AVE	14100122170	OS-ONE STOREY	2016	03	\$ 264000	\$ 273500
874 MCCALMAN AVE	14100122175	OS-ONE STOREY	2016	06	\$ 264000	\$ 272400
881 MCCALMAN AVE	14093313100	OH-ONE & 1/2 STOREY	2017	08	\$ 131000	\$ 132300
903 MCCALMAN AVE	14093320000	OH-ONE & 1/2 STOREY	2017	10	\$ 155000	\$ 156100
927 MCCALMAN AVE	14093326000	OH-ONE & 1/2 STOREY	2016	09	\$ 116000	\$ 119100
930 MCCALMAN AVE	14093470000	OH-ONE & 1/2 STOREY	2016	08	\$ 191000	\$ 196300
935 MCCALMAN AVE	14093328000	OH-ONE & 1/2 STOREY	2017	06	\$ 148000	\$ 149900
951 MCCALMAN AVE	14093332000	OH-ONE & 1/2 STOREY	2017	03	\$ 177000	\$ 180200
955 MCCALMAN AVE	14093333000	OH-ONE & 1/2 STOREY	2017	10	\$ 163000	\$ 164100
1008 MCCALMAN AVE	14093504000	OS-ONE STOREY	2017	11	\$ 262500	\$ 264100
1028 MCCALMAN AVE	14092461000	TS-TWO STOREY	2017	07	\$ 299900	\$ 303500
1033 MCCALMAN AVE	14092224000	OS-ONE STOREY	2017	12	\$ 250000	\$ 251000
1041 MCCALMAN AVE	14092222000	OS-ONE STOREY	2016	11	\$ 250000	\$ 256000
1049 MCCALMAN AVE	14092220000	OS-ONE STOREY	2016	07	\$ 240000	\$ 247200
1081 MCCALMAN AVE	14092210000	OS-ONE STOREY	2016	04	\$ 245000	\$ 253600
1126 MCCALMAN AVE	14092266000	OS-ONE STOREY	2016	11	\$ 209250	\$ 214300
1135 MCCALMAN AVE	14092196000	OS-ONE STOREY	2017	03	\$ 221000	\$ 225000
1138 MCCALMAN AVE	14092269000	OS-ONE STOREY	2016	11	\$ 222150	\$ 227500
1139 MCCALMAN AVE	14092195000	OS-ONE STOREY	2016	05	\$ 230000	\$ 237600
314 MILFORD ST	14081637100	OS-ONE STOREY	2016	09	\$ 239500	\$ 246000
318 MILFORD ST	14081636100	OS-ONE STOREY	2017	11	\$ 275000	\$ 276700
326 MILFORD ST	14081634100	TS-TWO STOREY	2017	06	\$ 334500	\$ 338800
335 MILFORD ST	14081535500	TS-TWO STOREY	2016	09	\$ 365900	\$ 375800
639 NAIRN AVE	14093366000	BL-BI-LEVEL	2016	12	\$ 270348.8	\$ 276300
667 NAIRN AVE	14093376000	OH-ONE & 1/2 STOREY	2017	10	\$ 216000	\$ 217500
673 NAIRN AVE	14093379500	OS-ONE STOREY	2016	03	\$ 190000	\$ 196800
681 NAIRN AVE	14093414000	OS-ONE STOREY	2017	08	\$ 227000	\$ 229300
685 NAIRN AVE	14093416000	OS-ONE STOREY	2016	04	\$ 270000	\$ 279500
711 NAIRN AVE	14093423000	OS-ONE STOREY	2016	11	\$ 202500	\$ 207400
727 NAIRN AVE	14093427000	OS-ONE STOREY	2017	01	\$ 227000	\$ 231800
731 NAIRN AVE	14093428000	OS-ONE STOREY	2016	07	\$ 201000	\$ 207000
877 NAIRN AVE	14100061900	TS-TWO STOREY	2016	05	\$ 249000	\$ 257200
963 NAIRN AVE	14093512000	OH-ONE & 1/2 STOREY	2016	04	\$ 142000	\$ 147000
995 NAIRN AVE	14093519000	OS-ONE STOREY	2016	04	\$ 200000	\$ 207000
1011 NAIRN AVE	14093523000	OS-ONE STOREY	2016	12	\$ 205000	\$ 209500
1071 NAIRN AVE	14093541000	OS-ONE STOREY	2016	11	\$ 200000	\$ 204800

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
1087 NAIRN AVE	14093545000	OS-ONE STOREY	2016	06	\$ 202500	\$ 209000
1099 NAIRN AVE	14093548000	OS-ONE STOREY	2017	04	\$ 212000	\$ 215400
720 TALBOT AVE	14092584000	O3-ONE & 3/4 STOREY	2017	03	\$ 250000	\$ 254500
747 TALBOT AVE	14091975000	OS-ONE STOREY	2017	07	\$ 287900	\$ 291400
769 TALBOT AVE	14092019000	OS-ONE STOREY	2017	08	\$ 202500	\$ 204500
775A TALBOT AVE	14100079800	BL-BI-LEVEL	2018	03	\$ 264900	\$ 264900
776 TALBOT AVE	14092516100	OH-ONE & 1/2 STOREY	2018	01	\$ 147000	\$ 147400
778 TALBOT AVE	14092517100	OS-ONE STOREY	2016	12	\$ 224000	\$ 228900
781 TALBOT AVE	14100126080	BL-BI-LEVEL	2017	05	\$ 274709.3	\$ 278800
819 TALBOT AVE	14092051000	OH-ONE & 1/2 STOREY	2017	04	\$ 245000	\$ 248900
844 TALBOT AVE	14092403100	TS-TWO STOREY	2017	05	\$ 237000	\$ 240600
853 TALBOT AVE	14092073000	OS-ONE STOREY	2017	12	\$ 168000	\$ 168700
905 TALBOT AVE	14092101000	OH-ONE & 1/2 STOREY	2016	04	\$ 150000	\$ 155300
938 TALBOT AVE	14092390000	OH-ONE & 1/2 STOREY	2018	02	\$ 205000	\$ 205400
950 TALBOT AVE	14092394000	OS-ONE STOREY	2017	03	\$ 227500	\$ 231600
981 TALBOT AVE	14092150000	OH-ONE & 1/2 STOREY	2017	07	\$ 195000	\$ 197300
1007 TALBOT AVE	14092324000	OS-ONE STOREY	2017	07	\$ 227000	\$ 229700
1036 TALBOT AVE	14092175000	OS-ONE STOREY	2017	08	\$ 215500	\$ 217700
1040 TALBOT AVE	14092176000	OS-ONE STOREY	2017	05	\$ 228000	\$ 231400
1043 TALBOT AVE	14092343000	OH-ONE & 1/2 STOREY	2018	03	\$ 200000	\$ 200000
1052 TALBOT AVE	14092179000	OS-ONE STOREY	2017	03	\$ 215000	\$ 218900
1056 TALBOT AVE	14092180000	OS-ONE STOREY	2016	06	\$ 205000	\$ 211600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
216 BRONX AVE	02010528000	OH-ONE & 1/2 STOREY	2016	08	\$ 230000	\$ 236400
236 BRONX AVE	02010533000	OH-ONE & 1/2 STOREY	2017	04	\$ 251000	\$ 255000
239 BRONX AVE	02010515000	OH-ONE & 1/2 STOREY	2016	07	\$ 229900	\$ 236800
252 BRONX AVE	02010537000	OS-ONE STOREY	2017	02	\$ 210000	\$ 214000
312 BRONX AVE	02010688000	OH-ONE & 1/2 STOREY	2016	02	\$ 239000	\$ 248100
321 BRONX AVE	02010680000	OH-ONE & 1/2 STOREY	2016	12	\$ 244000	\$ 249400
353 BRONX AVE	02010674000	OS-ONE STOREY	2016	12	\$ 250000	\$ 255500
359 BRONX AVE	02010672000	OS-ONE STOREY	2018	02	\$ 200000	\$ 200400
381 BRONX AVE	02010666000	OS-ONE STOREY	2016	06	\$ 246000	\$ 253900
532 BRONX AVE	02010974000	OS-ONE STOREY	2017	07	\$ 247000	\$ 250000
537 BRONX AVE	02010958000	OS-ONE STOREY	2016	09	\$ 243500	\$ 250100
555 BRONX AVE	02010955000	OS-ONE STOREY	2016	12	\$ 244000	\$ 249400
579 BRONX AVE	02010949000	OS-ONE STOREY	2017	05	\$ 264000	\$ 268000
587 BRONX AVE	02010947000	OS-ONE STOREY	2017	05	\$ 280000	\$ 284200
595 BRONX AVE	02010944000	OS-ONE STOREY	2016	11	\$ 275000	\$ 281600
597 BRONX AVE	02010943000	TS-TWO STOREY	2016	01	\$ 367500	\$ 381800
233 CHELSEA AVE	02010568000	OS-ONE STOREY	2017	04	\$ 255900	\$ 260000
235 CHELSEA AVE	02010567000	OS-ONE STOREY	2018	03	\$ 254500	\$ 254500
273 CHELSEA AVE	02010556000	OH-ONE & 1/2 STOREY	2016	06	\$ 213500	\$ 220300
273 CHELSEA AVE	02010556000	OH-ONE & 1/2 STOREY	2017	07	\$ 259000	\$ 262100
281 CHELSEA AVE	02010554000	OH-ONE & 1/2 STOREY	2017	09	\$ 190000	\$ 191700
286 CHELSEA AVE	02010609000	OS-ONE STOREY	2016	05	\$ 220000	\$ 227300
290 CHELSEA AVE	02010610000	OH-ONE & 1/2 STOREY	2016	08	\$ 244000	\$ 250800
297 CHELSEA AVE	02010551000	OS-ONE STOREY	2016	10	\$ 110000	\$ 112800
297 CHELSEA AVE	02010551000	OS-ONE STOREY	2017	05	\$ 180000	\$ 182700
311 CHELSEA AVE	02010726000	OS-ONE STOREY	2016	11	\$ 262500	\$ 268800
315 CHELSEA AVE	02010725000	OS-ONE STOREY	2016	12	\$ 260000	\$ 265700
326 CHELSEA AVE	02010735000	OS-ONE STOREY	2018	01	\$ 196200	\$ 196800
400 CHELSEA AVE	02010865000	OS-ONE STOREY	2016	07	\$ 250000	\$ 257500
416 CHELSEA AVE	02010869000	OS-ONE STOREY	2017	09	\$ 200000	\$ 201800
432 CHELSEA AVE	02010873000	OS-ONE STOREY	2017	03	\$ 300000	\$ 305400
495 CHELSEA AVE	02010860000	FL-4 LEVEL SPLIT	2016	10	\$ 240000	\$ 246000
509 CHELSEA AVE	02011011000	OH-ONE & 1/2 STOREY	2016	11	\$ 246000	\$ 251900
522 CHELSEA AVE	02011021000	OS-ONE STOREY	2017	06	\$ 219900	\$ 222800
546 CHELSEA AVE	02011027000	OS-ONE STOREY	2017	04	\$ 265000	\$ 269200
214 DONALDA AVE	02000890000	OS-ONE STOREY	2017	02	\$ 211000	\$ 215000
215 DONALDA AVE	02000859000	OS-ONE STOREY	2016	06	\$ 209000	\$ 215700
232 DONALDA AVE	02000896000	OH-ONE & 1/2 STOREY	2016	05	\$ 286000	\$ 295400
248 DONALDA AVE	02000900000	OH-ONE & 1/2 STOREY	2016	07	\$ 263500	\$ 271400

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
264 DONALDA AVE	02000904000	OH-ONE & 1/2 STOREY	2017	07	\$ 255000	\$ 258100
268 DONALDA AVE	02000905000	OH-ONE & 1/2 STOREY	2016	03	\$ 218000	\$ 225800
295 DONALDA AVE	02000881000	OS-ONE STOREY	2017	11	\$ 232500	\$ 233900
375 DONALDA AVE	02000916000	OH-ONE & 1/2 STOREY	2017	08	\$ 285000	\$ 287900
555 HENDERSON HWY	02000884000	OH-ONE & 1/2 STOREY	2017	05	\$ 247500	\$ 251200
631 HENDERSON HWY	02001097000	OS-ONE STOREY	2016	03	\$ 219000	\$ 226900
635 HENDERSON HWY	02001096000	OS-ONE STOREY	2018	02	\$ 210000	\$ 210400
705 HENDERSON HWY	02010576000	OH-ONE & 1/2 STOREY	2016	01	\$ 200000	\$ 207800
216 KIMBERLY AVE	02010480000	OS-ONE STOREY	2017	03	\$ 146000	\$ 148600
218 KIMBERLY AVE	02062807595	TS-TWO STOREY	2017	05	\$ 319000	\$ 323800
220 KIMBERLY AVE	02062807600	OS-ONE STOREY	2017	04	\$ 237500	\$ 241300
236 KIMBERLY AVE	02010489000	OS-ONE STOREY	2016	08	\$ 231000	\$ 237500
316 KIMBERLY AVE	02010646000	OS-ONE STOREY	2017	11	\$ 247500	\$ 249000
328 KIMBERLY AVE	02010649000	OS-ONE STOREY	2016	07	\$ 250000	\$ 257500
332 KIMBERLY AVE	02010650000	OH-ONE & 1/2 STOREY	2017	06	\$ 240000	\$ 243100
364 KIMBERLY AVE	02010658000	OS-ONE STOREY	2016	01	\$ 213000	\$ 221300
368 KIMBERLY AVE	02010659000	OH-ONE & 1/2 STOREY	2016	06	\$ 244900	\$ 252700
520 KIMBERLY AVE	02010923000	OH-ONE & 1/2 STOREY	2017	07	\$ 255000	\$ 258100
540 KIMBERLY AVE	02010928000	OS-ONE STOREY	2017	05	\$ 282000	\$ 286200
568 KIMBERLY AVE	02010935000	OS-ONE STOREY	2017	10	\$ 260000	\$ 261800
580 KIMBERLY AVE	02010938000	OS-ONE STOREY	2017	09	\$ 263000	\$ 265400
215 MELBOURNE AVE	02010641000	O3-ONE & 3/4 STOREY	2016	08	\$ 260000	\$ 267300
222 MELBOURNE AVE	02010035100	OS-ONE STOREY	2017	09	\$ 249900	\$ 252100
270 MELBOURNE AVE	02010048000	OS-ONE STOREY	2017	03	\$ 224000	\$ 228000
292 MELBOURNE AVE	02010053000	OH-ONE & 1/2 STOREY	2016	11	\$ 229000	\$ 234500
293 MELBOURNE AVE	02010613000	OS-ONE STOREY	2017	11	\$ 222000	\$ 223300
300 MELBOURNE AVE	02010124000	OH-ONE & 1/2 STOREY	2017	11	\$ 227000	\$ 228400
301 MELBOURNE AVE	02010774000	OS-ONE STOREY	2017	12	\$ 135000	\$ 135500
317 MELBOURNE AVE	02010768000	OH-ONE & 1/2 STOREY	2016	06	\$ 240000	\$ 247700
334 MELBOURNE AVE	02010132000	OH-ONE & 1/2 STOREY	2017	11	\$ 245000	\$ 246500
336 MELBOURNE AVE	02010133000	OS-ONE STOREY	2017	09	\$ 225000	\$ 227000
355 MELBOURNE AVE	02010760000	OS-ONE STOREY	2017	07	\$ 173000	\$ 175100
381 MELBOURNE AVE	02010754000	OS-ONE STOREY	2017	05	\$ 221000	\$ 224300
404 MELBOURNE AVE	02010195000	OH-ONE & 1/2 STOREY	2017	08	\$ 257800	\$ 260400
409 MELBOURNE AVE	02010916000	OS-ONE STOREY	2017	01	\$ 238500	\$ 243500
418 MELBOURNE AVE	02010199000	OH-ONE & 1/2 STOREY	2017	10	\$ 215000	\$ 216500
421 MELBOURNE AVE	02010912000	OS-ONE STOREY	2016	11	\$ 210000	\$ 215000
465 MELBOURNE AVE	02010897500	BL-BI-LEVEL	2017	03	\$ 261000	\$ 265700
470 MELBOURNE AVE	02010212000	OH-ONE & 1/2 STOREY	2017	05	\$ 214900	\$ 218100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
504 MELBOURNE AVE	02010278000	OS-ONE STOREY	2016	09	\$ 260000	\$ 267000
508 MELBOURNE AVE	02010279000	OS-ONE STOREY	2017	08	\$ 214900	\$ 217000
512 MELBOURNE AVE	02010280000	OS-ONE STOREY	2016	04	\$ 225000	\$ 232900
533 MELBOURNE AVE	02011057000	OS-ONE STOREY	2017	11	\$ 170000	\$ 171000
535 MELBOURNE AVE	02011056000	OH-ONE & 1/2 STOREY	2016	08	\$ 152500	\$ 156800
551 MELBOURNE AVE	02011051000	OS-ONE STOREY	2017	01	\$ 244000	\$ 249100
235 MUNROE AVE	02000801000	OS-ONE STOREY	2017	10	\$ 145000	\$ 146000
245 MUNROE AVE	02000804000	OS-ONE STOREY	2017	04	\$ 204900	\$ 208200
263 MUNROE AVE	02000811000	OS-ONE STOREY	2016	06	\$ 200000	\$ 206400
271 MUNROE AVE	02000815000	OS-ONE STOREY	2016	04	\$ 218000	\$ 225600
214 NEIL AVE	02001102000	OS-ONE STOREY	2017	09	\$ 220000	\$ 222000
222 NEIL AVE	02001105000	OS-ONE STOREY	2017	02	\$ 228000	\$ 232300
224 NEIL AVE	02001106000	TS-TWO STOREY	2017	01	\$ 304000	\$ 310400
248 NEIL AVE	02001139000	TS-TWO STOREY	2017	05	\$ 273000	\$ 277100
256 NEIL AVE	02001141000	OH-ONE & 1/2 STOREY	2017	09	\$ 280000	\$ 282500
263 NEIL AVE	02001124000	OS-ONE STOREY	2017	05	\$ 215000	\$ 218200
267 NEIL AVE	02001125000	OS-ONE STOREY	2016	11	\$ 240000	\$ 245800
288 NEIL AVE	02001149000	OS-ONE STOREY	2016	06	\$ 220000	\$ 227000
463 NEIL AVE	02041118000	OS-ONE STOREY	2016	06	\$ 263500	\$ 271900
486 NEIL AVE	02041148000	OS-ONE STOREY	2016	10	\$ 265000	\$ 271600
487 NEIL AVE	02041122000	OS-ONE STOREY	2018	03	\$ 242000	\$ 242000
497 NEIL AVE	02041125000	OS-ONE STOREY	2016	06	\$ 275000	\$ 283800
647 ROCH ST	02041108000	TS-TWO STOREY	2017	11	\$ 421000	\$ 423500
228 SYDNEY AVE	02010101000	OS-ONE STOREY	2017	10	\$ 190000	\$ 191300
234 SYDNEY AVE	02010104000	TS-TWO STOREY	2016	04	\$ 269000	\$ 278400
245 SYDNEY AVE	02010073000	OH-ONE & 1/2 STOREY	2017	11	\$ 254900	\$ 256400
253 SYDNEY AVE	02010070000	OS-ONE STOREY	2017	06	\$ 200000	\$ 202600
256 SYDNEY AVE	02010111000	OS-ONE STOREY	2017	12	\$ 220000	\$ 220900
294 SYDNEY AVE	02010121000	OS-ONE STOREY	2017	11	\$ 196000	\$ 197200
301 SYDNEY AVE	02010169000	OS-ONE STOREY	2016	03	\$ 227500	\$ 235700
335 SYDNEY AVE	02010161000	OS-ONE STOREY	2016	12	\$ 208500	\$ 213100
338 SYDNEY AVE	02010179000	OH-ONE & 1/2 STOREY	2016	01	\$ 186000	\$ 193300
341 SYDNEY AVE	02010159000	OS-ONE STOREY	2016	09	\$ 193000	\$ 198200
351 SYDNEY AVE	02010155000	OS-ONE STOREY	2016	05	\$ 145000	\$ 149800
362 SYDNEY AVE	02010185000	OS-ONE STOREY	2017	06	\$ 200000	\$ 202600
373 SYDNEY AVE	02010150000	OS-ONE STOREY	2016	04	\$ 180000	\$ 186300
377 SYDNEY AVE	02010149000	OH-ONE & 1/2 STOREY	2018	03	\$ 170000	\$ 170000
404 SYDNEY AVE	02010249000	OS-ONE STOREY	2017	11	\$ 229000	\$ 230400
428 SYDNEY AVE	02010256000	OS-ONE STOREY	2017	08	\$ 210000	\$ 212100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
433 SYDNEY AVE	02010237000	OS-ONE STOREY	2016	06	\$ 190000	\$ 196100
442 SYDNEY AVE	02010260000	OS-ONE STOREY	2016	09	\$ 233000	\$ 239300
482 SYDNEY AVE	02010271000	OS-ONE STOREY	2016	11	\$ 153000	\$ 156700
489 SYDNEY AVE	02010224000	OH-ONE & 1/2 STOREY	2016	08	\$ 219900	\$ 226100
513 SYDNEY AVE	02010308000	OS-ONE STOREY	2017	06	\$ 265000	\$ 268400
525 SYDNEY AVE	02010303000	OS-ONE STOREY	2017	10	\$ 195000	\$ 196400
230 TRENT AVE	02000960000	O3-ONE & 3/4 STOREY	2016	07	\$ 172500	\$ 177700
234 TRENT AVE	02000961000	OH-ONE & 1/2 STOREY	2017	11	\$ 189900	\$ 191000
234 TRENT AVE	02000961000	OH-ONE & 1/2 STOREY	2018	03	\$ 281500	\$ 281500
237 TRENT AVE	02000930000	OS-ONE STOREY	2017	08	\$ 133000	\$ 134300
238 TRENT AVE	02000962000	OS-ONE STOREY	2016	09	\$ 154000	\$ 158200
252 TRENT AVE	02000966500	OH-ONE & 1/2 STOREY	2017	06	\$ 223000	\$ 225900
282 TRENT AVE	02000976000	OH-ONE & 1/2 STOREY	2016	05	\$ 223000	\$ 230400
287 TRENT AVE	02062807475	BL-BI-LEVEL	2016	09	\$ 295542.6	\$ 303500
290 TRENT AVE	02000978000	OH-ONE & 1/2 STOREY	2016	06	\$ 200000	\$ 206400
310 TRENT AVE	02000999000	TS-TWO STOREY	2017	07	\$ 221000	\$ 223700
326 TRENT AVE	02001003000	OS-ONE STOREY	2016	07	\$ 227000	\$ 233800
350 TRENT AVE	02001009100	BL-BI-LEVEL	2016	05	\$ 267000	\$ 275800
463 TRENT AVE	02041044000	OS-ONE STOREY	2016	08	\$ 225000	\$ 231300
466 TRENT AVE	02041070000	OH-ONE & 1/2 STOREY	2016	11	\$ 165000	\$ 169000
490 TRENT AVE	02041076000	OH-ONE & 1/2 STOREY	2016	10	\$ 225500	\$ 231100
525 TRENT AVE	02041083000	OH-ONE & 1/2 STOREY	2017	05	\$ 195000	\$ 197900
529 TRENT AVE	02041084500	TS-TWO STOREY	2016	02	\$ 290000	\$ 301000
540 TRENT AVE	02041102000	BL-BI-LEVEL	2016	03	\$ 264000	\$ 273500

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
47 CARMEN AVE	14081671000	OS-ONE STOREY	2017	07	\$ 214900	\$ 217500
50 CARMEN AVE	14081697000	TS-TWO STOREY	2016	12	\$ 195000	\$ 199300
55 CARMEN AVE	14081675000	OS-ONE STOREY	2016	07	\$ 199000	\$ 205000
60 CARMEN AVE	14081701000	OH-ONE & 1/2 STOREY	2017	07	\$ 222500	\$ 225200
80 CARMEN AVE	14081790000	OS-ONE STOREY	2016	08	\$ 242000	\$ 248800
87 CARMEN AVE	14081759000	OS-ONE STOREY	2016	02	\$ 219900	\$ 228300
87 CARMEN AVE	14081759000	OS-ONE STOREY	2017	04	\$ 230000	\$ 233700
103 CARMEN AVE	14081766000	OS-ONE STOREY	2016	08	\$ 190000	\$ 195300
117 CARMEN AVE	14081773000	OS-ONE STOREY	2017	07	\$ 240000	\$ 242900
122 CARMEN AVE	14081809000	OS-ONE STOREY	2017	05	\$ 210000	\$ 213200
128 CARMEN AVE	14081812000	OS-ONE STOREY	2016	07	\$ 235000	\$ 242100
25 COBOURG AVE	14081703000	TS-TWO STOREY	2018	01	\$ 191500	\$ 192100
33 COBOURG AVE	14081707000	TS-TWO STOREY	2016	05	\$ 225000	\$ 232400
39 COBOURG AVE	14081710000	O3-ONE & 3/4 STOREY	2017	12	\$ 187500	\$ 188300
45 COBOURG AVE	14081713000	TS-TWO STOREY	2016	07	\$ 165000	\$ 170000
45 COBOURG AVE	14081713000	TS-TWO STOREY	2017	12	\$ 215000	\$ 215900
46 COBOURG AVE	14081740000	TH-TWO & 1/2 STOREY	2016	07	\$ 245000	\$ 252400
64 COBOURG AVE	14081864000	TH-TWO & 1/2 STOREY	2017	12	\$ 295000	\$ 296200
69 COBOURG AVE	14081821000	O3-ONE & 3/4 STOREY	2017	05	\$ 223000	\$ 226300
70 COBOURG AVE	14081867000	OS-ONE STOREY	2016	04	\$ 203000	\$ 210100
78 COBOURG AVE	14081871000	OH-ONE & 1/2 STOREY	2017	10	\$ 190000	\$ 191300
79 COBOURG AVE	14081826000	OH-ONE & 1/2 STOREY	2018	03	\$ 160500	\$ 160500
82 COBOURG AVE	14081873000	OH-ONE & 1/2 STOREY	2017	08	\$ 190000	\$ 191900
84 COBOURG AVE	14081874000	O3-ONE & 3/4 STOREY	2017	07	\$ 240000	\$ 242900
87 COBOURG AVE	14081830000	TS-TWO STOREY	2017	07	\$ 244900	\$ 247800
92 COBOURG AVE	14081878000	TH-TWO & 1/2 STOREY	2017	08	\$ 326000	\$ 329300
122 COBOURG AVE	14081892000	OH-ONE & 1/2 STOREY	2017	02	\$ 251500	\$ 256300
154 GLENWOOD CRES	14090002000	OS-ONE STOREY	2016	10	\$ 293000	\$ 300300
186 GLENWOOD CRES	14082617000	OH-ONE & 1/2 STOREY	2017	07	\$ 345000	\$ 349100
237 GLENWOOD CRES	14082622000	OH-ONE & 1/2 STOREY	2016	10	\$ 250000	\$ 256300
291 GLENWOOD CRES	14080184000	OS-ONE STOREY	2017	09	\$ 149900	\$ 151200
296 GLENWOOD CRES	14080059000	TS-TWO STOREY	2017	06	\$ 355000	\$ 359600
304 GLENWOOD CRES	14080053000	TS-TWO STOREY	2017	10	\$ 355000	\$ 357500
334 GLENWOOD CRES	14080042000	TS-TWO STOREY	2017	08	\$ 389900	\$ 393800
65 HARBISON AVE W	14080069000	OS-ONE STOREY	2017	11	\$ 186500	\$ 187600
69 HARBISON AVE W	14080071000	OS-ONE STOREY	2017	07	\$ 141000	\$ 142700
70 HARBISON AVE W	14080111000	OS-ONE STOREY	2016	07	\$ 185000	\$ 190600
86 HARBISON AVE W	14080116000	OS-ONE STOREY	2017	02	\$ 243000	\$ 247600
99 HARBISON AVE W	14080082000	OS-ONE STOREY	2016	11	\$ 170000	\$ 174100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
113 HARBISON AVE W	14080089000	O3-ONE & 3/4 STOREY	2016	08	\$ 134000	\$ 137800
34 HART AVE	14083378000	TS-TWO STOREY	2017	07	\$ 207000	\$ 209500
36 HART AVE	14083379000	TS-TWO STOREY	2016	12	\$ 299900	\$ 306500
50 HART AVE	14083386000	TS-TWO STOREY	2017	03	\$ 227500	\$ 231600
55 HART AVE	14082687000	O3-ONE & 3/4 STOREY	2017	09	\$ 225000	\$ 227000
57 HART AVE	14082688000	OH-ONE & 1/2 STOREY	2017	10	\$ 239000	\$ 240700
60 HART AVE	14083391000	OS-ONE STOREY	2017	06	\$ 134000	\$ 135700
65 HART AVE	14082767100	TS-TWO STOREY	2018	01	\$ 240000	\$ 240700
70 HART AVE	14083556000	OS-ONE STOREY	2017	08	\$ 162000	\$ 163600
72 HART AVE	14083555000	TS-TWO STOREY	2016	11	\$ 181380	\$ 185700
79 HART AVE	14082774000	O3-ONE & 3/4 STOREY	2017	08	\$ 232000	\$ 234300
80 HART AVE	14083551000	O3-ONE & 3/4 STOREY	2016	03	\$ 266500	\$ 276100
100 HART AVE	14083541000	OS-ONE STOREY	2017	05	\$ 155000	\$ 157300
105 HART AVE	14082787000	TS-TWO STOREY	2016	11	\$ 237000	\$ 242700
111 HART AVE	14082790000	TS-TWO STOREY	2016	04	\$ 199900	\$ 206900
115 HART AVE	14082792000	OS-ONE STOREY	2017	11	\$ 206000	\$ 207200
116 HART AVE	14083532000	OH-ONE & 1/2 STOREY	2018	01	\$ 186000	\$ 186600
122 HART AVE	14083528000	OS-ONE STOREY	2017	05	\$ 110000	\$ 111700
38 HESPELER AVE	14083431000	OS-ONE STOREY	2016	05	\$ 150000	\$ 155000
65 HESPELER AVE	14083407000	OS-ONE STOREY	2016	06	\$ 171000	\$ 176500
65 HESPELER AVE	14083407000	OS-ONE STOREY	2017	05	\$ 290000	\$ 294400
83 HESPELER AVE	14100128290	OH-ONE & 1/2 STOREY	2017	11	\$ 218000	\$ 219300
103 HESPELER AVE	14083494000	BL-BI-LEVEL	2017	07	\$ 237403.1	\$ 240300
122 HESPELER AVE	14083480000	OS-ONE STOREY	2016	10	\$ 80000	\$ 82000
130 HESPELER AVE	14083478000	TS-TWO STOREY	2017	09	\$ 285000	\$ 287600
131 HESPELER AVE	14083503000	OH-ONE & 1/2 STOREY	2016	02	\$ 166000	\$ 172300
139 HESPELER AVE	14083505000	OS-ONE STOREY	2017	02	\$ 120000	\$ 122300
164 HESPELER AVE	14083467100	TS-TWO STOREY	2017	08	\$ 334500	\$ 337800
172 HESPELER AVE	14083465000	OS-ONE STOREY	2016	07	\$ 199900	\$ 205900
178 HESPELER AVE	14083464000	OH-ONE & 1/2 STOREY	2017	10	\$ 150000	\$ 151100
182 HESPELER AVE	14083462000	OS-ONE STOREY	2016	03	\$ 166000	\$ 172000
183 HESPELER AVE	14083518000	TS-TWO STOREY	2017	04	\$ 95000	\$ 96500
183 HESPELER AVE	14083518000	TS-TWO STOREY	2018	01	\$ 145000	\$ 145400
199 HESPELER AVE	14083522000	OH-ONE & 1/2 STOREY	2016	04	\$ 95000	\$ 98300
11 LESLIE AVE	14090025000	TH-TWO & 1/2 STOREY	2016	04	\$ 235000	\$ 243200
491/2 MARTIN AVE W	14100019700	TS-TWO STOREY	2016	05	\$ 154500	\$ 159600
51 MARTIN AVE W	14100019800	TS-TWO STOREY	2016	05	\$ 145000	\$ 149800
60 MARTIN AVE W	14080199000	OS-ONE STOREY	2016	05	\$ 218500	\$ 225700
71 MARTIN AVE W	14080150000	OH-ONE & 1/2 STOREY	2017	10	\$ 208000	\$ 209500

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
76 MARTIN AVE W	14080208100	TS-TWO STOREY	2016	07	\$ 290000	\$ 298700
77 MARTIN AVE W	14080152000	TS-TWO STOREY	2017	07	\$ 240000	\$ 242900
93 MARTIN AVE W	14080160000	OS-ONE STOREY	2016	07	\$ 250000	\$ 257500
96 MARTIN AVE W	14080218000	O3-ONE & 3/4 STOREY	2016	07	\$ 242000	\$ 249300
98 MARTIN AVE W	14080219000	O3-ONE & 3/4 STOREY	2017	04	\$ 172500	\$ 175300
18 NOBLE AVE	14082650000	OH-ONE & 1/2 STOREY	2017	04	\$ 209910	\$ 213300
47 NOBLE AVE	14082636000	TS-TWO STOREY	2017	09	\$ 197900	\$ 199700
49 NOBLE AVE	14082637000	TS-TWO STOREY	2017	07	\$ 241000	\$ 243900
52 NOBLE AVE	14082664000	OS-ONE STOREY	2017	08	\$ 208000	\$ 210100
56 NOBLE AVE	14082666000	OS-ONE STOREY	2017	12	\$ 229900	\$ 230800
58 NOBLE AVE	14082667000	OH-ONE & 1/2 STOREY	2017	08	\$ 260000	\$ 262600
59 NOBLE AVE	14082641000	OS-ONE STOREY	2016	06	\$ 199000	\$ 205400
63 NOBLE AVE	14082691000	OS-ONE STOREY	2017	07	\$ 242760	\$ 245700
66 NOBLE AVE	14082730000	OH-ONE & 1/2 STOREY	2016	05	\$ 194000	\$ 200400
68 NOBLE AVE	14082731000	OS-ONE STOREY	2016	05	\$ 200000	\$ 206600
70 NOBLE AVE	14082732000	OS-ONE STOREY	2016	03	\$ 154000	\$ 159500
85 NOBLE AVE	14082702000	TS-TWO STOREY	2017	02	\$ 207900	\$ 211900
97 NOBLE AVE	14082708000	OH-ONE & 1/2 STOREY	2017	10	\$ 275000	\$ 276900
110 NOBLE AVE	14082753000	TS-TWO STOREY	2018	01	\$ 259900	\$ 260700
119 NOBLE AVE	14082719000	OS-ONE STOREY	2016	06	\$ 245000	\$ 252800
127 NOBLE AVE	14082722000	OS-ONE STOREY	2017	11	\$ 183000	\$ 184100
63 RIVERTON AVE	14091302000	O3-ONE & 3/4 STOREY	2018	02	\$ 182000	\$ 182400
73 RIVERTON AVE	14099955700	OS-ONE STOREY	2017	03	\$ 214900	\$ 218800
79 RIVERTON AVE	14091293000	OH-ONE & 1/2 STOREY	2017	06	\$ 210000	\$ 212700
102 RIVERTON AVE	14091331000	OH-ONE & 1/2 STOREY	2016	08	\$ 137000	\$ 140800
103 RIVERTON AVE	14091283100	OH-ONE & 1/2 STOREY	2016	06	\$ 110000	\$ 113500
117 RIVERTON AVE	14091277000	OH-ONE & 1/2 STOREY	2017	07	\$ 150500	\$ 152300
121 RIVERTON AVE	14091275000	OS-ONE STOREY	2017	01	\$ 153000	\$ 156200
3 SILVIA ST	14090066100	OH-ONE & 1/2 STOREY	2017	07	\$ 310000	\$ 313700
43 SILVIA ST	14100027500	TS-TWO STOREY	2016	10	\$ 299900	\$ 307400
23 TALBOT AVE	14091311000	O3-ONE & 3/4 STOREY	2016	01	\$ 200900	\$ 208700
29 TALBOT AVE	14091309000	TS-TWO STOREY	2016	01	\$ 320000	\$ 332500
60 TALBOT AVE	14091383300	FL-4 LEVEL SPLIT	2016	08	\$ 343000	\$ 352600
73 TALBOT AVE	14091342000	TS-TWO STOREY	2017	09	\$ 330000	\$ 333000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
61 APPLETON ST	04001713000	BL-BI-LEVEL	2016	11	\$ 320000	\$ 327700
240 BREDIN DR	02000133000	OS-ONE STOREY	2016	06	\$ 285000	\$ 294100
400 BREDIN DR	02000122000	OS-ONE STOREY	2017	11	\$ 455000	\$ 457700
444 BREDIN DR	02000421000	TS-TWO STOREY	2016	05	\$ 417000	\$ 430800
450 BREDIN DR	02000418000	TS-TWO STOREY	2017	05	\$ 361250	\$ 366700
462 BREDIN DR	02000416000	TS-TWO STOREY	2017	09	\$ 750000	\$ 756800
161 BRONX PL	02010410000	OS-ONE STOREY	2016	08	\$ 265000	\$ 272400
183 BRONX PL	02010402000	OS-ONE STOREY	2016	09	\$ 230000	\$ 236200
187 BRONX PL	02010401000	OS-ONE STOREY	2017	08	\$ 150000	\$ 151500
174 CANTERBURY PL	02010360000	OS-ONE STOREY	2018	01	\$ 224900	\$ 225600
175 CHERITON AVE	04000078500	OS-ONE STOREY	2016	05	\$ 360000	\$ 371900
190 CHERITON AVE	04000429000	OS-ONE STOREY	2016	02	\$ 277000	\$ 287500
14 CLAUS BAY	04001725500	TS-TWO STOREY	2017	01	\$ 375000	\$ 382900
18 DEL RIO PL	04000444500	OS-ONE STOREY	2017	11	\$ 306500	\$ 308300
104 DUNROBIN AVE	02011462000	OH-ONE & 1/2 STOREY	2017	08	\$ 309500	\$ 312600
105 DUNROBIN AVE	02020017000	TS-TWO STOREY	2016	11	\$ 322000	\$ 329700
148 DUNROBIN AVE	02011473000	OH-ONE & 1/2 STOREY	2017	07	\$ 254000	\$ 257000
148 DUNROBIN AVE	02011473000	OH-ONE & 1/2 STOREY	2017	11	\$ 324000	\$ 325900
156 DUNROBIN AVE	02011475000	TS-TWO STOREY	2017	08	\$ 300000	\$ 303000
103 ESSAR AVE	04000923100	OS-ONE STOREY	2017	07	\$ 230000	\$ 232800
127 ESSAR AVE	04000938000	OS-ONE STOREY	2016	11	\$ 305000	\$ 312300
141 ESSAR AVE	04000939500	TS-TWO STOREY	2017	06	\$ 435000	\$ 440700
156 ESSAR AVE	04000949500	OS-ONE STOREY	2016	04	\$ 220000	\$ 227700
161 ESSAR AVE	04000941600	OS-ONE STOREY	2016	10	\$ 298500	\$ 306000
140 FRASERS GROVE	02031346000	OS-ONE STOREY	2017	12	\$ 330000	\$ 331300
144 FRASERS GROVE	02031347000	OS-ONE STOREY	2016	06	\$ 320000	\$ 330200
13 GLENCOE AVE	02030099000	OS-ONE STOREY	2017	08	\$ 299900	\$ 302900
14 GLENCOE AVE	02030032000	OS-ONE STOREY	2016	11	\$ 340000	\$ 348200
69 GLENCOE AVE	02030020000	OS-ONE STOREY	2018	03	\$ 310000	\$ 310000
95 GLENCOE AVE	02030016000	OS-ONE STOREY	2017	08	\$ 356000	\$ 359600
148 GRANDVIEW ST	04000310500	OS-ONE STOREY	2016	10	\$ 265000	\$ 271600
30 GREENE AVE	02020912000	OS-ONE STOREY	2017	10	\$ 255300	\$ 257100
80 GREENE AVE	02020904000	OH-ONE & 1/2 STOREY	2016	09	\$ 301000	\$ 309100
155 GREENE AVE	02020804000	OS-ONE STOREY	2016	08	\$ 255000	\$ 262100
159 GREENE AVE	02020806000	OS-ONE STOREY	2016	04	\$ 295000	\$ 305300
181 GREENE AVE	02020815000	OS-ONE STOREY	2016	08	\$ 180000	\$ 185000
151 HAWTHORNE AVE	04000138500	OS-ONE STOREY	2016	09	\$ 406000	\$ 417000
156 HAWTHORNE AVE	04000150000	OS-ONE STOREY	2016	11	\$ 275000	\$ 281600
48 HAZEL DELL AVE	02020157000	OH-ONE & 1/2 STOREY	2017	09	\$ 338000	\$ 341000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
55 HAZEL DELL AVE	02020589000	TS-TWO STOREY	2017	11	\$ 361100	\$ 363300
166 HAZEL DELL AVE	02020198000	OH-ONE & 1/2 STOREY	2016	10	\$ 265000	\$ 271600
891/2 HELMSDALE AVE	02011319000	TS-TWO STOREY	2017	07	\$ 385500	\$ 390100
91 HELMSDALE AVE	02011318000	OS-ONE STOREY	2017	10	\$ 263500	\$ 265300
101 HELMSDALE AVE	02011314000	OH-ONE & 1/2 STOREY	2017	02	\$ 278500	\$ 283800
161 HELMSDALE AVE	02011302000	TS-TWO STOREY	2017	09	\$ 175000	\$ 176600
448 HENDERSON HWY	02000407000	OS-ONE STOREY	2016	08	\$ 216500	\$ 222600
606 HENDERSON HWY	02001057100	OS-ONE STOREY	2016	01	\$ 684000	\$ 710700
658 HENDERSON HWY	02010024000	OS-ONE STOREY	2016	09	\$ 242000	\$ 248500
710 HENDERSON HWY	02010346000	OS-ONE STOREY	2016	12	\$ 232500	\$ 237600
830 HENDERSON HWY	02020218000	OS-ONE STOREY	2016	01	\$ 185000	\$ 192200
888 HENDERSON HWY	02021414000	OS-ONE STOREY	2016	11	\$ 257000	\$ 263200
1172 HENDERSON HWY	04000073000	OS-ONE STOREY	2017	09	\$ 236500	\$ 238600
130 IRVING PL	04000306500	FL-4 LEVEL SPLIT	2016	05	\$ 270000	\$ 278900
150 IRVING PL	04000125500	OH-ONE & 1/2 STOREY	2017	08	\$ 256000	\$ 258600
152 IRVING PL	04000126000	OS-ONE STOREY	2016	11	\$ 290000	\$ 297000
165 IRVING PL	04000111000	OS-ONE STOREY	2017	08	\$ 260000	\$ 262600
659 KILDONAN DR	02010010000	OS-ONE STOREY	2016	12	\$ 249000	\$ 254500
662 KILDONAN DR	02010001000	TO-TWO/ONE STOREY	2016	09	\$ 550000	\$ 564900
663 KILDONAN DR	02010008000	OS-ONE STOREY	2016	08	\$ 275000	\$ 282700
665 KILDONAN DR	02010355000	OS-ONE STOREY	2017	07	\$ 259000	\$ 262100
668 KILDONAN DR	02010007000	TS-TWO STOREY	2017	10	\$ 490000	\$ 493400
780 KILDONAN DR	02020034000	TS-TWO STOREY	2017	11	\$ 672500	\$ 676500
838 KILDONAN DR	02020143000	TS-TWO STOREY	2016	02	\$ 415000	\$ 430800
845 KILDONAN DR	02020149000	TS-TWO STOREY	2016	09	\$ 372000	\$ 382000
853 KILDONAN DR	02020581000	TS-TWO STOREY	2016	06	\$ 355000	\$ 366400
862 KILDONAN DR	02020938000	OH-ONE & 1/2 STOREY	2016	08	\$ 465000	\$ 478000
864 KILDONAN DR	02020937000	OH-ONE & 1/2 STOREY	2017	08	\$ 437000	\$ 441400
900 KILDONAN DR	02030106000	TS-TWO STOREY	2017	06	\$ 635000	\$ 643300
1191 KILDONAN DR	04000141000	OS-ONE STOREY	2017	07	\$ 310000	\$ 313700
1214 KILDONAN DR	04000466000	OS-ONE STOREY	2016	09	\$ 500000	\$ 513500
1393 KILDONAN DR	04000916500	OS-ONE STOREY	2016	10	\$ 261000	\$ 267500
1397 KILDONAN DR	04000916000	OS-ONE STOREY	2017	10	\$ 256500	\$ 258300
187 KIMBERLY AVE	02062782800	O3-ONE & 3/4 STOREY	2018	03	\$ 292000	\$ 292000
128 LARCHDALE CRES	02031323000	OS-ONE STOREY	2017	08	\$ 337000	\$ 340400
147 LARCHDALE CRES	02031371000	TS-TWO STOREY	2016	11	\$ 315000	\$ 322600
150 LARCHDALE CRES	02031291000	OS-ONE STOREY	2016	11	\$ 310000	\$ 317400
151 LARCHDALE CRES	02031372000	OS-ONE STOREY	2016	11	\$ 395000	\$ 404500
195 LARCHDALE CRES	04000404000	TS-TWO STOREY	2017	07	\$ 375000	\$ 379500

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
204 LARCHDALE CRES	04000418000	OS-ONE STOREY	2017	02	\$ 283000	\$ 288400
61 LEIGHTON AVE	02021565000	OH-ONE & 1/2 STOREY	2016	08	\$ 301061	\$ 309500
153 LEIGHTON AVE	02021608000	O3-ONE & 3/4 STOREY	2016	11	\$ 285000	\$ 291800
182 LEIGHTON AVE	02021638000	OH-ONE & 1/2 STOREY	2018	03	\$ 309900	\$ 309900
191 LEIGHTON AVE	02021617100	OH-ONE & 1/2 STOREY	2016	07	\$ 386500	\$ 398100
196 LEIGHTON AVE	02021641000	OH-ONE & 1/2 STOREY	2017	10	\$ 320000	\$ 322200
199 LEIGHTON AVE	02021618000	OS-ONE STOREY	2016	09	\$ 171000	\$ 175600
27 LINDEN AVE	02020926000	OH-ONE & 1/2 STOREY	2017	08	\$ 315000	\$ 318200
31 LINDEN AVE	02020927000	OH-ONE & 1/2 STOREY	2016	07	\$ 350000	\$ 360500
50 LINDEN AVE	02020828000	OS-ONE STOREY	2017	08	\$ 248000	\$ 250500
56 LINDEN AVE	02020829000	OH-ONE & 1/2 STOREY	2017	07	\$ 215000	\$ 217600
86 LINDEN AVE	02020834000	OH-ONE & 1/2 STOREY	2017	02	\$ 282500	\$ 287900
101 LINDEN AVE	02020882000	OS-ONE STOREY	2017	07	\$ 345000	\$ 349100
153 LINDEN AVE	02020892000	OH-ONE & 1/2 STOREY	2016	06	\$ 250000	\$ 258000
18 LITZ PL	04001618100	OS-ONE STOREY	2018	01	\$ 345000	\$ 346000
24 MOSSDALE AVE	02030073000	OS-ONE STOREY	2017	05	\$ 278332	\$ 282500
42 MOSSDALE AVE	02030076000	OS-ONE STOREY	2017	07	\$ 310000	\$ 313700
116 MOSSDALE AVE	02030063000	OS-ONE STOREY	2017	07	\$ 337500	\$ 341600
127 MOSSDALE AVE	02030048000	OS-ONE STOREY	2016	09	\$ 286650	\$ 294400
157 MOSSDALE AVE	02030152000	OS-ONE STOREY	2018	02	\$ 289000	\$ 289600
3 NEIL PL	02001079000	TS-TWO STOREY	2016	11	\$ 372500	\$ 381400
33 OAKVIEW AVE	02020171000	OH-ONE & 1/2 STOREY	2017	06	\$ 275000	\$ 278600
100 OAKVIEW AVE	02020223000	OS-ONE STOREY	2016	10	\$ 205000	\$ 210100
151 OAKVIEW AVE	02020206000	TS-TWO STOREY	2016	09	\$ 325000	\$ 333800
153 OAKVIEW AVE	02020207000	OH-ONE & 1/2 STOREY	2016	10	\$ 215000	\$ 220400
169 OAKVIEW AVE	02020213000	OS-ONE STOREY	2017	06	\$ 281000	\$ 284700
183 OAKVIEW AVE	02020217000	OS-ONE STOREY	2016	02	\$ 230000	\$ 238700
109 ROBERTA AVE	02021370000	OH-ONE & 1/2 STOREY	2017	10	\$ 340000	\$ 342400
130 ROBERTA AVE	02021399000	OS-ONE STOREY	2017	06	\$ 242500	\$ 245700
178 ROBERTA AVE	02021411000	OS-ONE STOREY	2017	08	\$ 283500	\$ 286300
150 ROOSEVELT PL	02000149000	TS-TWO STOREY	2017	12	\$ 429900	\$ 431600
20 ROSSMERE CRES	02030002000	OS-ONE STOREY	2017	10	\$ 409020	\$ 411900
193 ROSSMERE CRES	02030206000	OS-ONE STOREY	2017	07	\$ 255000	\$ 258100
205 ROSSMERE CRES	02030209000	OH-ONE & 1/2 STOREY	2017	11	\$ 245000	\$ 246500
93 ROWANDALE CRES	02031272000	OS-ONE STOREY	2016	03	\$ 285000	\$ 295300
101 ROWANDALE CRES	02031270000	OS-ONE STOREY	2016	10	\$ 285000	\$ 292100
136 ROWANDALE CRES	02031287000	OS-ONE STOREY	2016	03	\$ 383000	\$ 396800
141 ROWANDALE CRES	02031469000	OS-ONE STOREY	2016	07	\$ 348000	\$ 358400
160 ROWANDALE CRES	02031261000	OS-ONE STOREY	2017	08	\$ 375000	\$ 378800

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
151 SLATER AVE	04000448500	OS-ONE STOREY	2016	10	\$ 255000	\$ 261400
157 SLATER AVE	04000450000	OS-ONE STOREY	2017	10	\$ 302000	\$ 304100
158 SLATER AVE	04000459000	OS-ONE STOREY	2016	06	\$ 272000	\$ 280700
22 TAMARIND DR	04001677500	OS-ONE STOREY	2017	02	\$ 386000	\$ 393300
34 TAMARIND DR	04001678200	FL-4 LEVEL SPLIT	2017	09	\$ 380000	\$ 383400
50 TAMARIND DR	04001679200	OS-ONE STOREY	2017	12	\$ 320000	\$ 321300
86 TAMARIND DR	04001681500	TL-3 LEVEL SPLIT	2017	01	\$ 310000	\$ 316500
121 WILLOWDALE PL	04000413000	FL-4 LEVEL SPLIT	2017	09	\$ 410000	\$ 413700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
749 ADAMDELL CRES	02050281000	OS-ONE STOREY	2016	09	\$ 252000	\$ 258800
787 ADAMDELL CRES	02050270000	OS-ONE STOREY	2017	07	\$ 275000	\$ 278300
97 BATTERSHILL ST	02061029000	TL-3 LEVEL SPLIT	2016	06	\$ 265000	\$ 273500
101 BATTERSHILL ST	02061030000	BL-BI-LEVEL	2016	02	\$ 244000	\$ 253300
475 BESANT ST	02050774000	OS-ONE STOREY	2017	11	\$ 255000	\$ 256500
476 BESANT ST	02050744000	OS-ONE STOREY	2017	07	\$ 255000	\$ 258100
487 BESANT ST	02050792000	OS-ONE STOREY	2017	11	\$ 185000	\$ 186100
496 BESANT ST	02050655000	OS-ONE STOREY	2016	07	\$ 262500	\$ 270400
74 BREWER CRES	02061178800	TS-TWO STOREY	2016	07	\$ 220000	\$ 226600
78 BYARS BAY	02050843000	TL-3 LEVEL SPLIT	2016	08	\$ 272000	\$ 279600
912 CONNERY AVE	02050786100	TS-TWO STOREY	2017	11	\$ 175000	\$ 176100
913 CONNERY AVE	02050795000	OS-ONE STOREY	2016	09	\$ 209000	\$ 214600
914 CONNERY AVE	02050786300	TS-TWO STOREY	2018	02	\$ 172500	\$ 172800
916 CONNERY AVE	02050785000	OS-ONE STOREY	2017	08	\$ 263000	\$ 265600
618 CONSOL AVE	02060391000	OS-ONE STOREY	2017	05	\$ 255000	\$ 258800
641 CONSOL AVE	02060381000	OS-ONE STOREY	2016	09	\$ 210000	\$ 215700
739 CONSOL AVE	02060436000	OS-ONE STOREY	2016	06	\$ 222000	\$ 229100
756 CONSOL AVE	02060460000	OS-ONE STOREY	2016	05	\$ 247000	\$ 255200
771 CONSOL AVE	02060427000	OS-ONE STOREY	2017	05	\$ 250000	\$ 253800
776 CONSOL AVE	02060465000	OS-ONE STOREY	2016	10	\$ 270000	\$ 276800
832 CONSOL AVE	02060518000	OS-ONE STOREY	2016	09	\$ 262000	\$ 269100
853 CONSOL AVE	02060496000	OS-ONE STOREY	2016	10	\$ 290000	\$ 297300
893 CONSOL AVE	02060489000	OH-ONE & 1/2 STOREY	2017	09	\$ 165000	\$ 166500
925 CONSOL AVE	02060557000	OS-ONE STOREY	2016	08	\$ 200000	\$ 205600
956 CONSOL AVE	02060585000	OS-ONE STOREY	2017	09	\$ 262500	\$ 264900
980 CONSOL AVE	02060589000	OS-ONE STOREY	2017	08	\$ 224900	\$ 227100
1047 CONSOL AVE	02060948000	OS-ONE STOREY	2017	12	\$ 340000	\$ 341400
1071 CONSOL AVE	02060942000	OS-ONE STOREY	2016	11	\$ 244900	\$ 250800
1085 CONSOL AVE	02061134000	BL-BI-LEVEL	2017	06	\$ 280000	\$ 283600
1088 CONSOL AVE	02061138000	OS-ONE STOREY	2016	06	\$ 236500	\$ 244100
633 DALLEMLEA AVE	02050377000	OS-ONE STOREY	2017	11	\$ 255000	\$ 256500
651 DALLEMLEA AVE	02050380000	OS-ONE STOREY	2017	08	\$ 269000	\$ 271700
663 DALLEMLEA AVE	02050382000	OS-ONE STOREY	2016	11	\$ 255000	\$ 261100
7 DONEGAL BAY	02050696000	OS-ONE STOREY	2016	09	\$ 240000	\$ 246500
15 DONEGAL BAY	02050694000	OS-ONE STOREY	2016	09	\$ 252000	\$ 258800
34 DONEGAL BAY	02050709000	OS-ONE STOREY	2017	10	\$ 250000	\$ 251800
35 DONEGAL BAY	02050689000	OS-ONE STOREY	2018	02	\$ 248000	\$ 248500
50 DONEGAL BAY	02050705000	OS-ONE STOREY	2016	03	\$ 256000	\$ 265200
63 DONEGAL BAY	02050701000	OS-ONE STOREY	2017	10	\$ 249000	\$ 250700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
127 DONEGAL BAY	02050626000	OS-ONE STOREY	2017	05	\$ 267500	\$ 271500
132 DONEGAL BAY	02050670000	OS-ONE STOREY	2016	06	\$ 280500	\$ 289500
626 FLEMING AVE	02060027000	OS-ONE STOREY	2017	08	\$ 225000	\$ 227300
639 FLEMING AVE	02060010000	OS-ONE STOREY	2016	11	\$ 272000	\$ 278500
650 FLEMING AVE	02060031000	OS-ONE STOREY	2017	12	\$ 249900	\$ 250900
713 FLEMING AVE	02060056000	OS-ONE STOREY	2016	11	\$ 227000	\$ 232400
720 FLEMING AVE	02060077000	OS-ONE STOREY	2016	09	\$ 310600	\$ 319000
725 FLEMING AVE	02060059000	OS-ONE STOREY	2017	06	\$ 240000	\$ 243100
756 FLEMING AVE	02060084000	OS-ONE STOREY	2017	06	\$ 247500	\$ 250700
769 FLEMING AVE	02060067000	OS-ONE STOREY	2016	05	\$ 270000	\$ 278900
787 FLEMING AVE	02060070000	OS-ONE STOREY	2017	05	\$ 280000	\$ 284200
905 FLEMING AVE	02060176000	OS-ONE STOREY	2017	01	\$ 235000	\$ 239900
925 FLEMING AVE	02060181000	OS-ONE STOREY	2016	03	\$ 240000	\$ 248600
1006 FLEMING AVE	02060987000	OS-ONE STOREY	2016	03	\$ 240000	\$ 248600
1018 FLEMING AVE	02060990000	TL-3 LEVEL SPLIT	2016	03	\$ 270000	\$ 279700
1039 FLEMING AVE	02060993000	BL-BI-LEVEL	2017	11	\$ 212000	\$ 213300
49 GARVIE WALK	02061189600	TS-TWO STOREY	2016	12	\$ 189900	\$ 194100
57 GARVIE WALK	02061189800	TS-TWO STOREY	2016	10	\$ 194900	\$ 199800
513 GATEWAY RD	02062766600	BL-BI-LEVEL	2017	06	\$ 258000	\$ 261400
579 GATEWAY RD	02051516000	OS-ONE STOREY	2017	11	\$ 210000	\$ 211300
601 GATEWAY RD	02051482100	TS-TWO STOREY	2016	07	\$ 182500	\$ 188000
6 GEORGE SUTTIE BAY	02051096000	OS-ONE STOREY	2017	04	\$ 280000	\$ 284500
11 GEORGE SUTTIE BAY	02051026000	OS-ONE STOREY	2017	09	\$ 260000	\$ 262300
43 GEORGE SUTTIE BAY	02051018000	OS-ONE STOREY	2016	09	\$ 230000	\$ 236200
61 GEORGE SUTTIE BAY	02051015000	BL-BI-LEVEL	2016	06	\$ 200000	\$ 206400
97 GEORGE SUTTIE BAY	02051009000	BL-BI-LEVEL	2017	09	\$ 197000	\$ 198800
119 GEORGE SUTTIE BAY	02051005500	BL-BI-LEVEL	2017	05	\$ 213000	\$ 216200
161 GEORGE SUTTIE BAY	02050995000	OS-ONE STOREY	2016	12	\$ 243000	\$ 248300
164 GEORGE SUTTIE BAY	02051054500	OS-ONE STOREY	2017	11	\$ 268000	\$ 269600
14 GIRDWOOD CRES	02051164000	TS-TWO STOREY	2017	08	\$ 195000	\$ 197000
32 GIRDWOOD CRES	02051171000	TS-TWO STOREY	2017	03	\$ 171000	\$ 174100
65 GIRDWOOD CRES	02051204000	BL-BI-LEVEL	2017	07	\$ 195000	\$ 197300
76 GIRDWOOD CRES	02051189000	TS-TWO STOREY	2016	02	\$ 187000	\$ 194100
654 GOVERNMENT AVE	02051529000	OH-ONE & 1/2 STOREY	2017	10	\$ 200000	\$ 201400
698 GOVERNMENT AVE	02051646000	TO-TWO/ONE STOREY	2016	03	\$ 220000	\$ 227900
713 GOVERNMENT AVE	02051635000	OS-ONE STOREY	2017	11	\$ 270900	\$ 272500
740 GOVERNMENT AVE	02051658000	OS-ONE STOREY	2016	03	\$ 223000	\$ 231000
745 GOVERNMENT AVE	02051626000	OS-ONE STOREY	2016	08	\$ 237500	\$ 244200
786 GOVERNMENT AVE	02051782000	OS-ONE STOREY	2016	09	\$ 250000	\$ 256800

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
835 GOVERNMENT AVE	02051759000	OS-ONE STOREY	2016	10	\$ 160000	\$ 164000
900 GOVERNMENT AVE	02051907000	OS-ONE STOREY	2017	09	\$ 258000	\$ 260300
917 GOVERNMENT AVE	02051902000	OS-ONE STOREY	2016	11	\$ 250000	\$ 256000
937 GOVERNMENT AVE	02051897000	OS-ONE STOREY	2017	06	\$ 260000	\$ 263400
950 GOVERNMENT AVE	02051919000	OS-ONE STOREY	2016	08	\$ 254900	\$ 262000
956 GOVERNMENT AVE	02051920000	OS-ONE STOREY	2016	07	\$ 240000	\$ 247200
963 GOVERNMENT AVE	02051892000	TL-3 LEVEL SPLIT	2016	09	\$ 237500	\$ 243900
969 GOVERNMENT AVE	02051891000	OS-ONE STOREY	2016	08	\$ 231500	\$ 238000
975 GOVERNMENT AVE	02051890000	OS-ONE STOREY	2017	12	\$ 203000	\$ 203800
628 HOSKIN AVE	02050400000	OS-ONE STOREY	2018	03	\$ 247000	\$ 247000
647 HOSKIN AVE	02050490000	OS-ONE STOREY	2017	09	\$ 270000	\$ 272400
701 HOSKIN AVE	02050291000	OS-ONE STOREY	2016	09	\$ 235000	\$ 241300
712 HOSKIN AVE	02062788200	TS-TWO STOREY	2017	06	\$ 190000	\$ 192500
714 HOSKIN AVE	02062788300	TS-TWO STOREY	2017	06	\$ 190000	\$ 192500
760 HOSKIN AVE	02050240000	OS-ONE STOREY	2017	09	\$ 266705	\$ 269100
777 HOSKIN AVE	02050307000	OS-ONE STOREY	2016	12	\$ 245000	\$ 250400
411 KEENLEYSIDE ST	02051126000	OS-ONE STOREY	2016	02	\$ 186900	\$ 194000
413 KEENLEYSIDE ST	02051126500	OS-ONE STOREY	2017	10	\$ 186900	\$ 188200
417 KEENLEYSIDE ST	02051127000	TS-TWO STOREY	2017	11	\$ 200000	\$ 201200
447 KEENLEYSIDE ST	02051132100	TS-TWO STOREY	2017	07	\$ 205900	\$ 208400
186 KISIL BAY	02050983000	TS-TWO STOREY	2017	08	\$ 285000	\$ 287900
207 KISIL BAY	02050962000	TS-TWO STOREY	2017	10	\$ 185900	\$ 187200
211 KISIL BAY	02050963000	TS-TWO STOREY	2016	12	\$ 160000	\$ 163500
229 KISIL BAY	02050965500	TS-TWO STOREY	2018	01	\$ 180000	\$ 180500
243 KISIL BAY	02050968000	TS-TWO STOREY	2018	03	\$ 168500	\$ 168500
673 LINDHURST AVE	02050453000	OS-ONE STOREY	2017	11	\$ 230000	\$ 231400
470 LOCKSLEY BAY	02050084000	OS-ONE STOREY	2017	11	\$ 205000	\$ 206200
473 LOCKSLEY BAY	02050120000	OS-ONE STOREY	2017	12	\$ 265000	\$ 266100
480 LONDON ST	02050257000	OS-ONE STOREY	2016	01	\$ 218000	\$ 226500
484 LONDON ST	02050255000	OS-ONE STOREY	2016	08	\$ 261000	\$ 268300
518 MARSDEN ST	02050532000	OS-ONE STOREY	2016	06	\$ 202500	\$ 209000
529 MARSDEN ST	02050571000	OS-ONE STOREY	2016	06	\$ 255000	\$ 263200
647 MONCTON AVE	02051543000	OS-ONE STOREY	2017	05	\$ 220000	\$ 223300
649 MONCTON AVE	02051542000	OS-ONE STOREY	2016	05	\$ 150000	\$ 155000
655 MONCTON AVE	02051541000	OH-ONE & 1/2 STOREY	2017	06	\$ 190000	\$ 192500
666 MONCTON AVE	02051577000	OS-ONE STOREY	2016	10	\$ 210000	\$ 215300
685 MONCTON AVE	02051682000	OS-ONE STOREY	2016	05	\$ 179000	\$ 184900
701 MONCTON AVE	02051678000	OH-ONE & 1/2 STOREY	2017	09	\$ 170000	\$ 171500
704 MONCTON AVE	02051690000	OH-ONE & 1/2 STOREY	2017	05	\$ 275000	\$ 279100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
713 MONCTON AVE	02051677000	OS-ONE STOREY	2017	08	\$ 165000	\$ 166700
721 MONCTON AVE	02051675000	OS-ONE STOREY	2017	11	\$ 234900	\$ 236300
741 MONCTON AVE	02051671000	OH-ONE & 1/2 STOREY	2016	09	\$ 185000	\$ 190000
778 MONCTON AVE	02051823000	OH-ONE & 1/2 STOREY	2016	09	\$ 229900	\$ 236100
785 MONCTON AVE	02051815100	BL-BI-LEVEL	2017	08	\$ 265000	\$ 267700
802 MONCTON AVE	02051829000	OS-ONE STOREY	2017	06	\$ 212500	\$ 215300
807 MONCTON AVE	02051809000	OS-ONE STOREY	2017	11	\$ 167500	\$ 168500
815 MONCTON AVE	02051807000	OS-ONE STOREY	2016	04	\$ 168000	\$ 173900
820 MONCTON AVE	02051835000	OH-ONE & 1/2 STOREY	2017	06	\$ 275000	\$ 278600
828 MONCTON AVE	02051838000	OS-ONE STOREY	2016	02	\$ 135000	\$ 140100
940 MONCTON AVE	02051960000	OS-ONE STOREY	2016	08	\$ 136150	\$ 140000
950 MONCTON AVE	02051963000	OS-ONE STOREY	2017	02	\$ 221000	\$ 225200
951 MONCTON AVE	02051936000	OS-ONE STOREY	2016	11	\$ 175000	\$ 179200
992 MONCTON AVE	02051970000	OS-ONE STOREY	2016	06	\$ 203100	\$ 209600
992 MONCTON AVE	02051970000	OS-ONE STOREY	2017	12	\$ 255000	\$ 256000
1015 MONCTON AVE	02060908000	OS-ONE STOREY	2016	07	\$ 271500	\$ 279600
1031 MONCTON AVE	02060912000	OS-ONE STOREY	2017	01	\$ 197500	\$ 201600
1053 MONCTON AVE	02060917000	OS-ONE STOREY	2017	09	\$ 269000	\$ 271400
1108 MONCTON AVE	02061056000	TS-TWO STOREY	2016	06	\$ 210000	\$ 216700
1115 MONCTON AVE	02061041000	OS-ONE STOREY	2016	09	\$ 259900	\$ 266900
1125 MONCTON AVE	02061039000	OS-ONE STOREY	2016	07	\$ 265000	\$ 273000
1133 MONCTON AVE	02061037000	OS-ONE STOREY	2017	06	\$ 285444	\$ 289200
1138 MONCTON AVE	02061061500	BL-BI-LEVEL	2016	08	\$ 155000	\$ 159300
631 MUNROE AVE	02051592000	OH-ONE & 1/2 STOREY	2017	09	\$ 160000	\$ 161400
631 MUNROE AVE	02051592000	OH-ONE & 1/2 STOREY	2017	11	\$ 150000	\$ 150900
642 MUNROE AVE	02050436000	OH-ONE & 1/2 STOREY	2016	09	\$ 225000	\$ 231100
650 MUNROE AVE	02050501000	OS-ONE STOREY	2017	09	\$ 130000	\$ 131200
669 MUNROE AVE	02051581000	OH-ONE & 1/2 STOREY	2016	08	\$ 195000	\$ 200500
689 MUNROE AVE	02051728000	OS-ONE STOREY	2016	10	\$ 190000	\$ 194800
901 MUNROE AVE	02051993000	OS-ONE STOREY	2016	07	\$ 257000	\$ 264700
937 MUNROE AVE	02051983000	OS-ONE STOREY	2017	05	\$ 244900	\$ 248600
1012 MUNROE AVE	02050857000	OS-ONE STOREY	2017	08	\$ 258000	\$ 260600
921 NORWICH AVE	02050779000	TS-TWO STOREY	2017	03	\$ 180000	\$ 183200
923 NORWICH AVE	02050779200	TS-TWO STOREY	2016	02	\$ 178000	\$ 184800
923 NORWICH AVE	02050779200	TS-TWO STOREY	2017	03	\$ 180000	\$ 183200
925 NORWICH AVE	02050780000	TS-TWO STOREY	2017	02	\$ 160000	\$ 163000
925 NORWICH AVE	02050780000	TS-TWO STOREY	2018	02	\$ 173500	\$ 173800
639 NOTTINGHAM AVE	02050011000	BL-BI-LEVEL	2018	01	\$ 285000	\$ 285900
684 NOTTINGHAM AVE	02050043000	OS-ONE STOREY	2017	03	\$ 225000	\$ 229100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
705 NOTTINGHAM AVE	02050145000	OS-ONE STOREY	2017	09	\$ 239900	\$ 242100
740 NOTTINGHAM AVE	02050054000	OS-ONE STOREY	2018	01	\$ 227000	\$ 227700
768 NOTTINGHAM AVE	02050061000	OS-ONE STOREY	2016	08	\$ 202000	\$ 207700
768 NOTTINGHAM AVE	02050061000	OS-ONE STOREY	2017	06	\$ 255000	\$ 258300
785 NOTTINGHAM AVE	02050263000	OS-ONE STOREY	2016	06	\$ 218000	\$ 225000
802 NOTTINGHAM AVE	02050745000	OS-ONE STOREY	2016	02	\$ 259900	\$ 269800
814 NOTTINGHAM AVE	02050748000	OS-ONE STOREY	2017	07	\$ 266000	\$ 269200
825 NOTTINGHAM AVE	02050724000	OS-ONE STOREY	2017	09	\$ 243000	\$ 245200
850 NOTTINGHAM AVE	02050756000	OS-ONE STOREY	2016	05	\$ 260000	\$ 268600
892 NOTTINGHAM AVE	02050763000	OS-ONE STOREY	2017	05	\$ 250000	\$ 253800
11 PIKE CRES	02051053000	BL-BI-LEVEL	2017	10	\$ 155000	\$ 156100
11 PIKE CRES	02051053000	BL-BI-LEVEL	2017	12	\$ 214900	\$ 215800
17 PIKE CRES	02051052000	BL-BI-LEVEL	2017	08	\$ 203500	\$ 205500
81 PIKE CRES	02051041000	BL-BI-LEVEL	2017	06	\$ 205000	\$ 207700
51 PREVETTE ST	02050979000	OS-ONE STOREY	2017	06	\$ 204900	\$ 207600
51 PREVETTE ST	02050979000	OS-ONE STOREY	2017	12	\$ 225000	\$ 225900
6 PRICE DR	02061174200	TS-TWO STOREY	2016	11	\$ 190000	\$ 194600
42 PRICE DR	02061176000	TS-TWO STOREY	2016	08	\$ 242000	\$ 248800
50 PRICE DR	02061176400	TS-TWO STOREY	2017	02	\$ 211555	\$ 215600
651 PRINCE RUPERT AVE	02060042000	OS-ONE STOREY	2016	05	\$ 245000	\$ 253100
657 PRINCE RUPERT AVE	02060041000	OS-ONE STOREY	2017	11	\$ 220000	\$ 221300
689 PRINCE RUPERT AVE	02060111000	OS-ONE STOREY	2016	11	\$ 284000	\$ 290800
698 PRINCE RUPERT AVE	02051605000	OS-ONE STOREY	2017	09	\$ 293900	\$ 296500
703 PRINCE RUPERT AVE	02060106000	TS-TWO STOREY	2017	08	\$ 285000	\$ 287900
708 PRINCE RUPERT AVE	02062800000	OS-ONE STOREY	2016	06	\$ 275000	\$ 283800
718 PRINCE RUPERT AVE	02051610000	OS-ONE STOREY	2017	05	\$ 290000	\$ 294400
724 PRINCE RUPERT AVE	02051611000	OS-ONE STOREY	2017	04	\$ 300000	\$ 304800
744 PRINCE RUPERT AVE	02051616000	OS-ONE STOREY	2017	01	\$ 232500	\$ 237400
756 PRINCE RUPERT AVE	02051619000	OH-ONE & 1/2 STOREY	2016	07	\$ 163000	\$ 167900
772 PRINCE RUPERT AVE	02051731000	OS-ONE STOREY	2017	11	\$ 280000	\$ 281700
784 PRINCE RUPERT AVE	02051735000	OS-ONE STOREY	2016	09	\$ 138000	\$ 141700
798 PRINCE RUPERT AVE	02051738500	OS-ONE STOREY	2016	12	\$ 239000	\$ 244300
812 PRINCE RUPERT AVE	02051744000	OS-ONE STOREY	2016	11	\$ 235000	\$ 240600
838 PRINCE RUPERT AVE	02051751000	OS-ONE STOREY	2017	10	\$ 265000	\$ 266900
932 PRINCE RUPERT AVE	02051874000	OS-ONE STOREY	2016	10	\$ 275000	\$ 281900
944 PRINCE RUPERT AVE	02051876000	OS-ONE STOREY	2016	09	\$ 247100	\$ 253800
1034 PRINCE RUPERT AVE	02060936000	OS-ONE STOREY	2018	03	\$ 310000	\$ 310000
1042 PRINCE RUPERT AVE	02060938000	OS-ONE STOREY	2016	11	\$ 270000	\$ 276500
1047 PRINCE RUPERT AVE	02060991000	OS-ONE STOREY	2017	10	\$ 320000	\$ 322200

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

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
470 ROBIN HOOD CRES	02050180000	OS-ONE STOREY	2018	01	\$ 254000	\$ 254800
725 ROBIN HOOD CRES	02050214000	OS-ONE STOREY	2016	09	\$ 255000	\$ 261900
733 ROBIN HOOD CRES	02050212000	OS-ONE STOREY	2016	10	\$ 240000	\$ 246000
740 ROBIN HOOD CRES	02050167000	OS-ONE STOREY	2017	05	\$ 265000	\$ 269000
745 ROBIN HOOD CRES	02050209000	OS-ONE STOREY	2017	07	\$ 244900	\$ 247800
640 SIMPSON AVE	02060367000	OS-ONE STOREY	2016	05	\$ 280000	\$ 289200
730 SIMPSON AVE	02060409000	OS-ONE STOREY	2016	04	\$ 158000	\$ 163500
790 SIMPSON AVE	02060421000	OS-ONE STOREY	2016	07	\$ 300000	\$ 309000
812 SIMPSON AVE	02060471000	OS-ONE STOREY	2016	01	\$ 200000	\$ 207800
869 SIMPSON AVE	02060767000	OS-ONE STOREY	2016	07	\$ 235500	\$ 242600
886 SIMPSON AVE	02060485000	OS-ONE STOREY	2017	06	\$ 270000	\$ 273500
901 SIMPSON AVE	02060773000	OS-ONE STOREY	2016	10	\$ 246000	\$ 252200
905 SIMPSON AVE	02060774000	OS-ONE STOREY	2016	06	\$ 248000	\$ 255900
921 SIMPSON AVE	02060778000	OS-ONE STOREY	2016	10	\$ 282000	\$ 289100
968 SIMPSON AVE	02060545000	OS-ONE STOREY	2017	08	\$ 249900	\$ 252400
1022 SIMPSON AVE	02060963000	OS-ONE STOREY	2016	08	\$ 267576	\$ 275100
58 TUDOR CRES	02050609000	OS-ONE STOREY	2016	10	\$ 260000	\$ 266500
71 TUDOR CRES	02050604000	OS-ONE STOREY	2016	08	\$ 300000	\$ 308400
91 TUDOR CRES	02050599000	OS-ONE STOREY	2017	11	\$ 253500	\$ 255000
99 TUDOR CRES	02050597000	OS-ONE STOREY	2016	05	\$ 273000	\$ 282000
514 WEEDON ST	02050819400	OS-ONE STOREY	2017	09	\$ 356200	\$ 359400
6 WYNTEN CRES	02050110000	OS-ONE STOREY	2016	11	\$ 258000	\$ 264200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
265 ARBY BAY	04000468700	TL-3 LEVEL SPLIT	2016	08	\$ 240000	\$ 246700
583 BARDAL BAY	04000750500	OS-ONE STOREY	2016	08	\$ 300000	\$ 308400
623 BARDAL BAY	04000755500	OS-ONE STOREY	2017	07	\$ 289900	\$ 293400
657 BARDAL BAY	04000718500	OS-ONE STOREY	2016	09	\$ 260000	\$ 267000
685 BARDAL BAY	04000715000	OS-ONE STOREY	2017	12	\$ 257000	\$ 258000
688 BARDAL BAY	04000737500	OS-ONE STOREY	2017	01	\$ 240000	\$ 245000
693 BARDAL BAY	04000714000	OS-ONE STOREY	2017	01	\$ 315000	\$ 321600
23 BRET BAY	04001803300	TS-TWO STOREY	2016	06	\$ 219900	\$ 226900
34 BRET BAY	04001799100	TS-TWO STOREY	2017	10	\$ 210000	\$ 211500
46 BRET BAY	04001798600	TS-TWO STOREY	2016	07	\$ 210000	\$ 216300
117 BRET BAY	04001801200	BL-BI-LEVEL	2016	03	\$ 229500	\$ 237800
63 BRIAN ST	04001853000	OS-ONE STOREY	2017	07	\$ 307500	\$ 311200
68 BRIAN ST	04001758800	OS-ONE STOREY	2016	11	\$ 300000	\$ 307200
75 BRIAN ST	04001856000	OS-ONE STOREY	2017	07	\$ 293000	\$ 296500
14 BRIDGEWATER CRES	04001820000	FL-4 LEVEL SPLIT	2017	07	\$ 329000	\$ 332900
15 BRIDGEWATER CRES	04001838000	OS-ONE STOREY	2017	12	\$ 285000	\$ 286100
27 BRIDGEWATER CRES	04001841000	OS-ONE STOREY	2018	02	\$ 300000	\$ 300600
108 BROAD BAY	04000822000	OS-ONE STOREY	2016	06	\$ 277500	\$ 286400
121 BROAD BAY	04000826000	OS-ONE STOREY	2018	01	\$ 250000	\$ 250800
129 BROAD BAY	04000827000	OS-ONE STOREY	2017	07	\$ 317000	\$ 320800
133 BROAD BAY	04000827500	OS-ONE STOREY	2017	12	\$ 314900	\$ 316200
136 BROAD BAY	04000818500	OS-ONE STOREY	2018	01	\$ 287000	\$ 287900
137 BROAD BAY	04000828000	OS-ONE STOREY	2016	09	\$ 250000	\$ 256800
148 BROAD BAY	04000784000	OS-ONE STOREY	2017	02	\$ 260000	\$ 264900
164 BROAD BAY	04000786000	OS-ONE STOREY	2017	08	\$ 308000	\$ 311100
180 BROAD BAY	04000839000	OS-ONE STOREY	2016	08	\$ 257000	\$ 264200
183 BROAD BAY	04000830000	OS-ONE STOREY	2017	07	\$ 245000	\$ 247900
2 CALLUM CRES	04007254605	OS-ONE STOREY	2016	03	\$ 264900	\$ 274400
4 CALLUM CRES	04007254610	BL-BI-LEVEL	2016	06	\$ 264050.3	\$ 272500
21 CALLUM CRES	04001803900	TS-TWO STOREY	2016	07	\$ 217500	\$ 224000
76 CALLUM CRES	04001809400	OS-ONE STOREY	2017	04	\$ 225000	\$ 228600
86 CALLUM CRES	04001809100	BL-BI-LEVEL	2016	10	\$ 229500	\$ 235200
5 CAMEO CRES	02031213500	OS-ONE STOREY	2017	05	\$ 278000	\$ 282200
22 CAMEO CRES	02031168000	OS-ONE STOREY	2016	03	\$ 279000	\$ 289000
118 CAMEO CRES	02031153000	OS-ONE STOREY	2017	12	\$ 331000	\$ 332300
533 CEDARCREST DR	04000675000	OS-ONE STOREY	2016	12	\$ 296000	\$ 302500
546 CEDARCREST DR	04000677000	OS-ONE STOREY	2016	06	\$ 266100	\$ 274600
569 CEDARCREST DR	04000670500	OS-ONE STOREY	2018	03	\$ 281500	\$ 281500
594 CEDARCREST DR	04000693000	OS-ONE STOREY	2016	06	\$ 285000	\$ 294100

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ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
601 CEDARCREST DR	04000710000	OS-ONE STOREY	2016	03	\$ 255000	\$ 264200
618 CEDARCREST DR	04000690000	OS-ONE STOREY	2016	06	\$ 263350	\$ 271800
215 CHERITON AVE	04000065900	BL-BI-LEVEL	2018	02	\$ 290000	\$ 290600
218 CHERITON AVE	04000022000	OH-ONE & 1/2 STOREY	2016	02	\$ 288000	\$ 298900
219 CHERITON AVE	04000066300	BL-BI-LEVEL	2016	02	\$ 250000	\$ 259500
226 CHERITON AVE	04000023000	OH-ONE & 1/2 STOREY	2016	08	\$ 132000	\$ 135700
229 CHERITON AVE	04000067500	OH-ONE & 1/2 STOREY	2016	07	\$ 245000	\$ 252400
233 CHERITON AVE	04000068000	OH-ONE & 1/2 STOREY	2016	02	\$ 244900	\$ 254200
248 CHERITON AVE	04000034000	OS-ONE STOREY	2017	07	\$ 355000	\$ 359300
279 CHERITON AVE	04000055500	OH-ONE & 1/2 STOREY	2016	06	\$ 243000	\$ 250800
280 CHERITON AVE	04000060500	OS-ONE STOREY	2016	09	\$ 201000	\$ 206400
287 CHERITON AVE	04000056500	OS-ONE STOREY	2016	08	\$ 272000	\$ 279600
287 CHERITON AVE	04000056500	OS-ONE STOREY	2017	11	\$ 285000	\$ 286700
292 CHERITON AVE	04000062500	OH-ONE & 1/2 STOREY	2016	01	\$ 236500	\$ 245700
295 CHERITON AVE	04000057500	OS-ONE STOREY	2016	06	\$ 252400	\$ 260500
296 CHERITON AVE	04000063000	OH-ONE & 1/2 STOREY	2018	03	\$ 282296	\$ 282300
303 CHERITON AVE	04000058500	OS-ONE STOREY	2017	05	\$ 227500	\$ 230900
384 COLVIN AVE	02030387000	OS-ONE STOREY	2017	08	\$ 255000	\$ 257600
1127 DE FEHR ST	04000526500	OS-ONE STOREY	2016	05	\$ 281260	\$ 290500
158 DE GRAFF BAY	04000840500	OS-ONE STOREY	2017	11	\$ 305500	\$ 307300
1162 DE GRAFF PL	04000651500	OS-ONE STOREY	2017	01	\$ 269000	\$ 274600
1178 DE GRAFF PL	04000649000	OS-ONE STOREY	2016	12	\$ 244900	\$ 250300
1208 DE GRAFF PL	04000858500	OS-ONE STOREY	2017	06	\$ 267500	\$ 271000
286 DEVON AVE	04000050500	OS-ONE STOREY	2016	08	\$ 195000	\$ 200500
305 DEVON AVE	04000037500	OH-ONE & 1/2 STOREY	2017	09	\$ 185000	\$ 186700
329 DEVON AVE	04000230000	OS-ONE STOREY	2016	07	\$ 255900	\$ 263600
337 DEVON AVE	04000228000	OS-ONE STOREY	2016	08	\$ 262500	\$ 269900
350 DEVON AVE	04000242000	OS-ONE STOREY	2017	08	\$ 295400	\$ 298400
351 DEVON AVE	04000224500	OS-ONE STOREY	2017	09	\$ 315000	\$ 317800
194 DONWOOD DR	04001899600	OS-ONE STOREY	2017	09	\$ 249900	\$ 252100
214 DONWOOD DR	04001901100	OS-ONE STOREY	2017	07	\$ 267500	\$ 270700
301 DONWOOD DR	04001874500	TL-3 LEVEL SPLIT	2018	02	\$ 296000	\$ 296600
325 DONWOOD DR	04001874200	TL-3 LEVEL SPLIT	2017	04	\$ 277000	\$ 281400
399 DONWOOD DR	04001960400	OS-ONE STOREY	2016	08	\$ 255000	\$ 262100
447 DONWOOD DR	04001962800	OS-ONE STOREY	2016	10	\$ 275000	\$ 281900
451 DONWOOD DR	04001963000	OS-ONE STOREY	2016	08	\$ 305000	\$ 313500
541 DONWOOD DR	04001804900	TS-TWO STOREY	2017	02	\$ 215000	\$ 219100
4 DOUNREAY BAY	02031763000	OS-ONE STOREY	2016	10	\$ 280000	\$ 287000
312 DUNBEATH AVE	02030314000	OS-ONE STOREY	2017	12	\$ 315000	\$ 316300

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
343 DUNBEATH AVE	02030304000	OS-ONE STOREY	2017	12	\$ 265000	\$ 266100
384 DUNBEATH AVE	02030326000	OS-ONE STOREY	2016	08	\$ 250000	\$ 257000
8 DURNESS BAY	02031748000	OS-ONE STOREY	2017	03	\$ 326000	\$ 331900
156 EADE CRES	04000797100	OS-ONE STOREY	2017	03	\$ 269000	\$ 273800
168 EADE CRES	04007193000	OS-ONE STOREY	2016	05	\$ 286500	\$ 296000
10 EDELWEISS CRES	04001961800	OS-ONE STOREY	2016	09	\$ 258000	\$ 265000
15 EDELWEISS CRES	04001949000	OS-ONE STOREY	2016	04	\$ 283000	\$ 292900
34 EDELWEISS CRES	04001960600	OS-ONE STOREY	2017	04	\$ 261000	\$ 265200
275 EDELWEISS CRES	04002075700	TS-TWO STOREY	2016	09	\$ 227000	\$ 233100
284 EDELWEISS CRES	04001971400	TS-TWO STOREY	2018	03	\$ 208000	\$ 208000
286 EDELWEISS CRES	04001971500	TS-TWO STOREY	2017	06	\$ 186900	\$ 189300
299 EDELWEISS CRES	04002074700	TS-TWO STOREY	2017	02	\$ 228000	\$ 232300
245 EDISON AVE	04000318000	OS-ONE STOREY	2016	06	\$ 255000	\$ 263200
259 EDISON AVE	04000320000	TS-TWO STOREY	2017	05	\$ 509000	\$ 516600
268 EDISON AVE	04000269500	OH-ONE & 1/2 STOREY	2016	07	\$ 232500	\$ 239500
278 EDISON AVE	04000272000	OS-ONE STOREY	2016	08	\$ 280000	\$ 287800
310 EDISON AVE	04000279500	OS-ONE STOREY	2017	07	\$ 240000	\$ 242900
334 EDISON AVE	04000288000	TS-TWO STOREY	2016	10	\$ 328000	\$ 336200
354 EDISON AVE	04000291000	OS-ONE STOREY	2016	03	\$ 184900	\$ 191600
378 EDISON AVE	04000298000	OH-ONE & 1/2 STOREY	2016	04	\$ 185000	\$ 191500
378 EDISON AVE	04000298000	OH-ONE & 1/2 STOREY	2017	09	\$ 196000	\$ 197800
384 EDISON AVE	04000300000	OS-ONE STOREY	2017	09	\$ 227900	\$ 230000
470 EDISON AVE	04000604000	OS-ONE STOREY	2016	04	\$ 260000	\$ 269100
478 EDISON AVE	04000605000	OS-ONE STOREY	2017	02	\$ 265000	\$ 270000
490 EDISON AVE	04000606500	OS-ONE STOREY	2017	09	\$ 292000	\$ 294600
498 EDISON AVE	04000607500	OS-ONE STOREY	2017	05	\$ 255000	\$ 258800
554 EDISON AVE	04000622500	OS-ONE STOREY	2016	10	\$ 299000	\$ 306500
555 EDISON AVE	04000851500	OS-ONE STOREY	2016	11	\$ 241000	\$ 246800
562 EDISON AVE	04000623500	OS-ONE STOREY	2017	07	\$ 312000	\$ 315700
563 EDISON AVE	04000850500	OS-ONE STOREY	2016	11	\$ 279900	\$ 286600
574 EDISON AVE	04000625000	OS-ONE STOREY	2017	10	\$ 315000	\$ 317200
589 EDISON AVE	04000899000	OS-ONE STOREY	2016	08	\$ 249900	\$ 256900
2 ELAINE PL	04001990000	OS-ONE STOREY	2016	03	\$ 275000	\$ 284900
15 EUSTON ST	04000015000	OH-ONE & 1/2 STOREY	2016	06	\$ 235000	\$ 242500
300 FEARN AVE	02030342000	OS-ONE STOREY	2016	03	\$ 255900	\$ 265100
336 FEARN AVE	02030348000	OS-ONE STOREY	2018	03	\$ 320000	\$ 320000
372 FEARN AVE	02030354000	OS-ONE STOREY	2016	04	\$ 286000	\$ 296000
56 GEMINI AVE	04001668500	OS-ONE STOREY	2018	02	\$ 302000	\$ 302600
64 GEMINI AVE	04001669500	OS-ONE STOREY	2016	06	\$ 285000	\$ 294100

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ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
76 GEMINI AVE	04001670500	OS-ONE STOREY	2017	01	\$ 328000	\$ 334900
96 GEMINI AVE	04001974000	OS-ONE STOREY	2016	05	\$ 332500	\$ 343500
135 GEMINI AVE	04001978800	OS-ONE STOREY	2016	02	\$ 280000	\$ 290600
233 HAWTHORNE AVE	04000105500	TS-TWO STOREY	2016	03	\$ 240000	\$ 248600
233 HAWTHORNE AVE	04000105500	TS-TWO STOREY	2018	03	\$ 265000	\$ 265000
241 HAWTHORNE AVE	04000104500	OH-ONE & 1/2 STOREY	2016	06	\$ 215000	\$ 221900
260 HAWTHORNE AVE	04000165000	OH-ONE & 1/2 STOREY	2017	07	\$ 270000	\$ 273200
288 HAWTHORNE AVE	04000168500	OH-ONE & 1/2 STOREY	2016	07	\$ 239000	\$ 246200
335 HAWTHORNE AVE	04000177900	OS-ONE STOREY	2016	05	\$ 226500	\$ 234000
342 HAWTHORNE AVE	04000193500	OS-ONE STOREY	2017	10	\$ 295000	\$ 297100
15 HONEYWOOD ST	04001884100	OS-ONE STOREY	2017	08	\$ 270000	\$ 272700
593 IAN PL	04000768500	OS-ONE STOREY	2017	01	\$ 270000	\$ 275700
630 IAN PL	04000741500	OS-ONE STOREY	2017	09	\$ 332500	\$ 335500
2 KAREN ST	04001656000	TS-TWO STOREY	2016	09	\$ 217500	\$ 223400
37 KAREN ST	04001651900	OS-ONE STOREY	2016	08	\$ 317500	\$ 326400
84 KAREN ST	04001988800	OS-ONE STOREY	2016	04	\$ 270500	\$ 280000
5 KINBRACE BAY	02031776000	OS-ONE STOREY	2017	07	\$ 310250	\$ 314000
224 KINGSFORD AVE	04000098000	OH-ONE & 1/2 STOREY	2017	02	\$ 187000	\$ 190600
238 KINGSFORD AVE	04000100000	OS-ONE STOREY	2016	08	\$ 290000	\$ 298100
255 KINGSFORD AVE	04000268500	OS-ONE STOREY	2017	09	\$ 311500	\$ 314300
270 KINGSFORD AVE	04000155000	OS-ONE STOREY	2017	01	\$ 305000	\$ 311400
286 KINGSFORD AVE	04000156500	OS-ONE STOREY	2017	10	\$ 270000	\$ 271900
319 KINGSFORD AVE	04000284000	OS-ONE STOREY	2017	05	\$ 231100	\$ 234600
339 KINGSFORD AVE	04000289500	OH-ONE & 1/2 STOREY	2017	06	\$ 231500	\$ 234500
343 KINGSFORD AVE	04000289000	OS-ONE STOREY	2017	11	\$ 259900	\$ 261500
375 KINGSFORD AVE	04000295600	OS-ONE STOREY	2017	08	\$ 259900	\$ 262500
391 KINGSFORD AVE	04000300500	OS-ONE STOREY	2017	09	\$ 245000	\$ 247200
461 KINGSFORD AVE	04000614500	OS-ONE STOREY	2016	06	\$ 264900	\$ 273400
485 KINGSFORD AVE	04000611500	OS-ONE STOREY	2017	06	\$ 260500	\$ 263900
497 KINGSFORD AVE	04000610000	OS-ONE STOREY	2017	11	\$ 295000	\$ 296800
537 KINGSFORD AVE	04000631000	OS-ONE STOREY	2016	10	\$ 290000	\$ 297300
538 KINGSFORD AVE	04000638500	OS-ONE STOREY	2017	11	\$ 272900	\$ 274500
1146 KINGSFORD PL	04000662500	OS-ONE STOREY	2018	02	\$ 255000	\$ 255500
1154 KINGSFORD PL	04000663500	OS-ONE STOREY	2018	01	\$ 265000	\$ 265800
1157 KINGSFORD PL	04000654000	OS-ONE STOREY	2016	07	\$ 264900	\$ 272800
1178 KINGSFORD PL	04000641500	OS-ONE STOREY	2017	11	\$ 255000	\$ 256500
1181 KINGSFORD PL	04000646500	OS-ONE STOREY	2016	03	\$ 293000	\$ 303500
39 KIRKWALL CRES	02031206000	OS-ONE STOREY	2017	07	\$ 310000	\$ 313700
67 KIRKWALL CRES	02031201000	OS-ONE STOREY	2017	07	\$ 326387	\$ 330300

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ROSSMERE-A (413)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
20 LAUDER AVE	02031178000	TL-3 LEVEL SPLIT	2017	06	\$ 280000	\$ 283600
4 LERWICK BAY	02031784000	OS-ONE STOREY	2017	04	\$ 360000	\$ 365800
13 MACAULAY PL	04000802500	OS-ONE STOREY	2017	10	\$ 317000	\$ 319200
103 MACAULAY CRES	04000477100	OS-ONE STOREY	2016	06	\$ 253000	\$ 261100
188 MACAULAY CRES	04000816000	OS-ONE STOREY	2017	06	\$ 286580	\$ 290300
200 MACAULAY CRES	04000814500	OS-ONE STOREY	2016	11	\$ 285000	\$ 291800
470 MARK PEARCE AVE	04000540500	OS-ONE STOREY	2017	07	\$ 320000	\$ 323800
477 MARK PEARCE AVE	04000570000	OS-ONE STOREY	2016	09	\$ 292500	\$ 300400
478 MARK PEARCE AVE	04000541500	OS-ONE STOREY	2017	07	\$ 328500	\$ 332400
546 MARK PEARCE AVE	04000666000	OS-ONE STOREY	2016	10	\$ 250000	\$ 256300
554 MARK PEARCE AVE	04000667000	OS-ONE STOREY	2016	11	\$ 275000	\$ 281600
570 MARK PEARCE AVE	04000669000	OS-ONE STOREY	2017	10	\$ 298500	\$ 300600
602 MARK PEARCE AVE	04000705000	OS-ONE STOREY	2016	04	\$ 281000	\$ 290800
605 MARK PEARCE AVE	04000722500	OS-ONE STOREY	2016	06	\$ 252000	\$ 260100
618 MARK PEARCE AVE	04000707000	OS-ONE STOREY	2017	04	\$ 319300	\$ 324400
22 MATTINEE BAY	04001954400	OS-ONE STOREY	2016	09	\$ 255000	\$ 261900
30 MATTINEE BAY	04001954800	OS-ONE STOREY	2016	08	\$ 344000	\$ 353600
31 MATTINEE BAY	04001939400	FL-4 LEVEL SPLIT	2017	11	\$ 317000	\$ 318900
58 MATTINEE BAY	04001955200	OS-ONE STOREY	2016	11	\$ 348000	\$ 356400
88 MATTINEE BAY	04001956000	OS-ONE STOREY	2017	09	\$ 327500	\$ 330400
224 MCKAY AVE	04000353500	OS-ONE STOREY	2016	11	\$ 163700	\$ 167600
228 MCKAY AVE	04000354200	OH-ONE & 1/2 STOREY	2016	03	\$ 209000	\$ 216500
238 MCKAY AVE	04000366000	OS-ONE STOREY	2016	05	\$ 292000	\$ 301600
252 MCKAY AVE	04000367800	OS-ONE STOREY	2016	02	\$ 226000	\$ 234600
271 MCKAY AVE	04000360000	OS-ONE STOREY	2017	03	\$ 268000	\$ 272800
284 MCKAY AVE	04000371500	TS-TWO STOREY	2016	08	\$ 234000	\$ 240600
308 MCKAY AVE	04000386300	TS-TWO STOREY	2017	05	\$ 200000	\$ 203000
371 MCKAY AVE	04000382000	OH-ONE & 1/2 STOREY	2017	03	\$ 185000	\$ 188300
382 MCKAY AVE	04007201000	TS-TWO STOREY	2017	01	\$ 197000	\$ 201100
384 MCKAY AVE	04007201100	TS-TWO STOREY	2016	05	\$ 224000	\$ 231400
395 MCKAY AVE	04000385100	TS-TWO STOREY	2017	06	\$ 315000	\$ 319100
300 MCLEOD AVE	02031635000	OS-ONE STOREY	2018	01	\$ 280000	\$ 280800
308 MCLEOD AVE	02031633000	TS-TWO STOREY	2017	06	\$ 386000	\$ 391000
334 MCLEOD AVE	02031641000	TS-TWO STOREY	2016	05	\$ 282000	\$ 291300
397 MCLEOD AVE	02031854000	OH-ONE & 1/2 STOREY	2017	11	\$ 235000	\$ 236400
405 MCLEOD AVE	02031913000	OH-ONE & 1/2 STOREY	2017	04	\$ 260000	\$ 264200
473 MCLEOD AVE	02031898000	OS-ONE STOREY	2017	11	\$ 292000	\$ 293800
645 MCLEOD AVE	02031988000	OS-ONE STOREY	2016	09	\$ 292000	\$ 299900
657 MCLEOD AVE	02031986000	OS-ONE STOREY	2017	11	\$ 275000	\$ 276700

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SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
681 MCLEOD AVE	02031982000	OS-ONE STOREY	2017	06	\$ 275000	\$ 278600
698 MCLEOD AVE	02031171000	OS-ONE STOREY	2017	04	\$ 300000	\$ 304800
730 MCLEOD AVE	02031214500	OS-ONE STOREY	2016	09	\$ 288000	\$ 295800
749 MCLEOD AVE	02032012000	OS-ONE STOREY	2017	12	\$ 275000	\$ 276100
1 MELMAR PL	04000471600	OS-ONE STOREY	2016	12	\$ 278000	\$ 284100
6 MELMAR PL	04000472100	OS-ONE STOREY	2017	08	\$ 330000	\$ 333300
13 MELMAR PL	04000472800	OS-ONE STOREY	2017	06	\$ 333000	\$ 337300
15 MELMAR PL	04000473000	OS-ONE STOREY	2017	05	\$ 300000	\$ 304500
219 OAKLAND AVE	04000009000	OH-ONE & 1/2 STOREY	2018	01	\$ 239000	\$ 239700
245 OAKLAND AVE	04000012500	OS-ONE STOREY	2016	08	\$ 225000	\$ 231300
269 OAKLAND AVE	04000017000	OS-ONE STOREY	2017	05	\$ 235000	\$ 238500
300 OAKLAND AVE	02031833000	OS-ONE STOREY	2017	04	\$ 202000	\$ 205200
304 OAKLAND AVE	02031834000	OS-ONE STOREY	2017	10	\$ 275000	\$ 276900
319 OAKLAND AVE	04000252000	OS-ONE STOREY	2017	01	\$ 250000	\$ 255300
319 OAKLAND AVE	04000252000	OS-ONE STOREY	2018	01	\$ 253000	\$ 253800
320 OAKLAND AVE	02031839000	OS-ONE STOREY	2016	07	\$ 230000	\$ 236900
341 OAKLAND AVE	04000249000	OS-ONE STOREY	2016	09	\$ 272000	\$ 279300
428 OAKLAND AVE	02031879000	OS-ONE STOREY	2016	05	\$ 295000	\$ 304700
450 OAKLAND AVE	02031884000	OS-ONE STOREY	2016	12	\$ 254000	\$ 259600
474 OAKLAND AVE	02031888000	OS-ONE STOREY	2016	09	\$ 240000	\$ 246500
500 OAKLAND AVE	02031916000	OS-ONE STOREY	2016	09	\$ 257000	\$ 263900
501 OAKLAND AVE	04000495000	OS-ONE STOREY	2016	09	\$ 257000	\$ 263900
548 OAKLAND AVE	02031924000	OS-ONE STOREY	2017	09	\$ 332500	\$ 335500
554 OAKLAND AVE	02031925000	OS-ONE STOREY	2016	08	\$ 275000	\$ 282700
574 OAKLAND AVE	02031930000	OS-ONE STOREY	2017	06	\$ 301000	\$ 304900
706 OAKLAND AVE	02032001000	OS-ONE STOREY	2016	06	\$ 252000	\$ 260100
724 OAKLAND AVE	02032004000	OS-ONE STOREY	2016	07	\$ 245000	\$ 252400
742 OAKLAND AVE	02032007000	OS-ONE STOREY	2017	08	\$ 299900	\$ 302900
765 OAKLAND AVE	04000701000	OS-ONE STOREY	2018	03	\$ 225000	\$ 225000
394 PAUFELD DR	04007256995	TS-TWO STOREY	2016	07	\$ 226000	\$ 232800
396 PAUFELD DR	04007257000	TS-TWO STOREY	2016	07	\$ 210000	\$ 216300
441 PAUFELD DR	04001737600	OS-ONE STOREY	2016	07	\$ 315000	\$ 324500
476 PAUFELD DR	04001690000	OS-ONE STOREY	2016	10	\$ 300000	\$ 307500
481 PAUFELD DR	04001827000	TS-TWO STOREY	2016	07	\$ 390000	\$ 401700
542 PAUFELD DR	04001741700	BL-BI-LEVEL	2016	09	\$ 282000	\$ 289600
11 PINECREST BAY	04001885900	TS-TWO STOREY	2018	01	\$ 330000	\$ 331000
35 PINECREST BAY	04001887700	OS-ONE STOREY	2016	05	\$ 300000	\$ 309900
59 PINECREST BAY	04001889500	OS-ONE STOREY	2017	04	\$ 345000	\$ 350500
75 PINECREST BAY	04001890900	OS-ONE STOREY	2016	06	\$ 310000	\$ 319900

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SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
49 PLEASANT BAY	02031550000	TS-TWO STOREY	2017	08	\$ 400000	\$ 404000
55 PLEASANT BAY	02031547000	OS-ONE STOREY	2017	09	\$ 342000	\$ 345100
15 QUIRING BAY	04001943800	BL-BI-LEVEL	2016	12	\$ 350000	\$ 357700
19 QUIRING BAY	04001944000	OS-ONE STOREY	2016	06	\$ 349000	\$ 360200
22 QUIRING BAY	04001958000	OS-ONE STOREY	2017	01	\$ 257000	\$ 262400
39 QUIRING BAY	04001945000	BL-BI-LEVEL	2016	07	\$ 345000	\$ 355400
1292 ROCH ST	04000325300	OS-ONE STOREY	2016	07	\$ 225000	\$ 231800
47 ROSELAWN BAY	04001868300	OS-ONE STOREY	2017	11	\$ 275000	\$ 276700
108 ROSELAWN BAY	04001878400	OS-ONE STOREY	2017	08	\$ 310000	\$ 313100
115 ROSELAWN BAY	04001873600	OS-ONE STOREY	2017	09	\$ 315000	\$ 317800
1138 ROTHESAY ST	04000222000	OS-ONE STOREY	2016	04	\$ 290000	\$ 300200
1152 ROTHESAY ST	04000200500	OS-ONE STOREY	2017	10	\$ 255000	\$ 256800
1480 ROTHESAY ST	04001892700	OS-ONE STOREY	2016	09	\$ 205000	\$ 210500
1491 ROTHESAY ST	04001863300	TS-TWO STOREY	2016	07	\$ 217000	\$ 223500
9 ROWE ST	04000181500	OS-ONE STOREY	2016	01	\$ 270000	\$ 280500
10 ROWE ST	04000160000	OH-ONE & 1/2 STOREY	2016	07	\$ 170000	\$ 175100
16 ROWE ST	04000015500	OH-ONE & 1/2 STOREY	2016	02	\$ 207000	\$ 214900
445 SHARRON BAY	04000594500	OS-ONE STOREY	2017	11	\$ 283500	\$ 285200
452 SHARRON BAY	04000575500	OS-ONE STOREY	2017	06	\$ 284800	\$ 288500
522 SHARRON BAY	04000581000	OS-ONE STOREY	2017	06	\$ 300000	\$ 303900
523 SHARRON BAY	04000565000	OS-ONE STOREY	2016	02	\$ 250000	\$ 259500
530 SHARRON BAY	04000582000	OS-ONE STOREY	2016	12	\$ 272500	\$ 278500
531 SHARRON BAY	04000564000	OS-ONE STOREY	2017	07	\$ 268000	\$ 271200
538 SHARRON BAY	04000583000	OS-ONE STOREY	2018	01	\$ 281000	\$ 281800
539 SHARRON BAY	04000563000	OS-ONE STOREY	2017	07	\$ 298500	\$ 302100
563 SHARRON BAY	04000560000	TL-3 LEVEL SPLIT	2016	08	\$ 280000	\$ 287800
3 SHELAGH CRES	04001964000	OS-ONE STOREY	2016	10	\$ 252000	\$ 258300
39 SHELAGH CRES	04001965800	TL-3 LEVEL SPLIT	2018	03	\$ 325000	\$ 325000
43 SHELAGH CRES	04001966000	OS-ONE STOREY	2018	03	\$ 290000	\$ 290000
231 SPRINGFIELD RD	04000974500	OS-ONE STOREY	2017	08	\$ 283000	\$ 285800
247 SPRINGFIELD RD	04007244300	TS-TWO STOREY	2016	10	\$ 230000	\$ 235800
254 SPRINGFIELD RD	04000339400	BL-BI-LEVEL	2016	11	\$ 248000	\$ 254000
260 SPRINGFIELD RD	04000339500	BL-BI-LEVEL	2017	08	\$ 285000	\$ 287900
315 SPRINGFIELD RD	04001004500	OS-ONE STOREY	2016	07	\$ 177000	\$ 182300
334 SPRINGFIELD RD	04000556600	BL-BI-LEVEL	2017	05	\$ 265500	\$ 269500
342 SPRINGFIELD RD	04000557000	OS-ONE STOREY	2016	08	\$ 240000	\$ 246700
342 SPRINGFIELD RD	04000557000	OS-ONE STOREY	2017	06	\$ 248000	\$ 251200
362 SPRINGFIELD RD	04000558000	BL-BI-LEVEL	2016	03	\$ 238500	\$ 247100
367 SPRINGFIELD RD	04007183600	TS-TWO STOREY	2016	07	\$ 230000	\$ 236900

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SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
398 SPRINGFIELD RD	04001640200	BL-BI-LEVEL	2017	10	\$ 259000	\$ 260800
446 SPRINGFIELD RD	04001641400	OS-ONE STOREY	2016	11	\$ 257000	\$ 263200
450 SPRINGFIELD RD	04001641500	BL-BI-LEVEL	2017	09	\$ 286000	\$ 288600
453 SPRINGFIELD RD	04001675200	TS-TWO STOREY	2017	05	\$ 207700	\$ 210800
455 SPRINGFIELD RD	04001675400	TS-TWO STOREY	2016	05	\$ 226500	\$ 234000
472 SPRINGFIELD RD	04001642000	BL-BI-LEVEL	2016	05	\$ 240000	\$ 247900
500 SPRINGFIELD RD	04002573400	OS-ONE STOREY	2017	04	\$ 260000	\$ 264200
506 SPRINGFIELD RD	04002574000	OS-ONE STOREY	2017	07	\$ 272000	\$ 275300
517 SPRINGFIELD RD	04001701600	TS-TWO STOREY	2017	05	\$ 226000	\$ 229400
522 SPRINGFIELD RD	04002575600	BL-BI-LEVEL	2016	07	\$ 260000	\$ 267800
546 SPRINGFIELD RD	04002577800	OS-ONE STOREY	2016	09	\$ 300000	\$ 308100
549 SPRINGFIELD RD	04001663000	OS-ONE STOREY	2017	05	\$ 308500	\$ 313100
560 SPRINGFIELD RD	04002579200	BL-BI-LEVEL	2017	11	\$ 268000	\$ 269600
573 SPRINGFIELD RD	04001983000	OS-ONE STOREY	2016	07	\$ 267500	\$ 275500
585 SPRINGFIELD RD	04001982400	OS-ONE STOREY	2016	09	\$ 231000	\$ 237200
596 SPRINGFIELD RD	04002582400	OS-ONE STOREY	2017	07	\$ 255000	\$ 258100
602 SPRINGFIELD RD	04002583000	OS-ONE STOREY	2016	11	\$ 266000	\$ 272400
618 SPRINGFIELD RD	04002584600	BL-BI-LEVEL	2017	02	\$ 225000	\$ 229300
629 SPRINGFIELD RD	04001980200	TL-3 LEVEL SPLIT	2016	09	\$ 232000	\$ 238300
208 SUTTON AVE	04000958000	OS-ONE STOREY	2017	05	\$ 175000	\$ 177600
332 SUTTON AVE	04000995500	OS-ONE STOREY	2017	04	\$ 253000	\$ 257000
352 SUTTON AVE	04000984500	OS-ONE STOREY	2017	06	\$ 174000	\$ 176300
448 SUTTON AVE	04001648900	OS-ONE STOREY	2016	06	\$ 336000	\$ 346800
462 SUTTON AVE	04001648600	BL-BI-LEVEL	2016	06	\$ 300000	\$ 309600
5 TAIN BAY	02031728000	OS-ONE STOREY	2017	05	\$ 285000	\$ 289300
100 VRYENHOEK CRES	04000897000	OS-ONE STOREY	2016	09	\$ 295100	\$ 303100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
78 ALGONQUIN AVE	04002191800	OS-ONE STOREY	2016	08	\$ 340000	\$ 349500
89 ALGONQUIN AVE	04002187800	OS-ONE STOREY	2016	05	\$ 365000	\$ 377000
7 BAIRD PL	04002382000	OS-ONE STOREY	2017	01	\$ 343500	\$ 350700
315 BONNER AVE	04001279900	OS-ONE STOREY	2016	08	\$ 276000	\$ 283700
355 BONNER AVE	04001287400	OS-ONE STOREY	2016	09	\$ 382000	\$ 392300
371 BONNER AVE	04001290200	TL-3 LEVEL SPLIT	2016	06	\$ 345000	\$ 356000
409 BONNER AVE	04001323100	O3-ONE & 3/4 STOREY	2016	10	\$ 310000	\$ 317800
421 BONNER AVE	04001323500	OS-ONE STOREY	2016	01	\$ 346000	\$ 359500
422 BONNER AVE	04001303200	OS-ONE STOREY	2016	01	\$ 330000	\$ 342900
495 BONNER AVE	04001333100	OS-ONE STOREY	2016	08	\$ 254000	\$ 261100
88 BRAHMS BAY	04001298300	TO-TWO/ONE STOREY	2016	09	\$ 375000	\$ 385100
93 BRAHMS BAY	04001297300	TO-TWO/ONE STOREY	2017	05	\$ 441500	\$ 448100
2 BRUNLEA KEY	04002221200	OS-ONE STOREY	2016	09	\$ 295000	\$ 303000
10 BRUNLEA KEY	04002221600	OS-ONE STOREY	2018	03	\$ 280500	\$ 280500
3 BUNN'S GROVE	04001266000	OS-ONE STOREY	2016	08	\$ 446000	\$ 458500
67 BUNN'S GROVE	04001260900	OS-ONE STOREY	2016	08	\$ 435000	\$ 447200
70 BUNN'S GROVE	04001278000	TS-TWO STOREY	2017	12	\$ 389900	\$ 391500
71 BUNN'S GROVE	04001260600	TS-TWO STOREY	2016	04	\$ 390000	\$ 403700
50 CHOPIN BLVD	04002397500	FL-4 LEVEL SPLIT	2016	09	\$ 475000	\$ 487800
50 CHOPIN BLVD	04002397500	FL-4 LEVEL SPLIT	2016	10	\$ 485000	\$ 497100
63 CHOPIN BLVD	04002395200	FL-4 LEVEL SPLIT	2016	06	\$ 370000	\$ 381800
14 CHORNICK DR	04002095800	FL-4 LEVEL SPLIT	2016	06	\$ 293000	\$ 302400
62 CHORNICK DR	04002180500	OS-ONE STOREY	2017	04	\$ 399900	\$ 406300
22 CONTINENTAL AVE	04002150700	OS-ONE STOREY	2016	02	\$ 300000	\$ 311400
22 CONTINENTAL AVE	04002150700	OS-ONE STOREY	2017	05	\$ 322000	\$ 326800
34 CRANLEA PATH	04002229400	OS-ONE STOREY	2016	07	\$ 269000	\$ 277100
54 CRANLEA PATH	04002178100	OS-ONE STOREY	2017	10	\$ 311500	\$ 313700
78 CRANLEA PATH	04002354900	OS-ONE STOREY	2016	09	\$ 304000	\$ 312200
40 DAN H. YOUNG BAY	04001767200	TS-TWO STOREY	2016	12	\$ 340000	\$ 347500
7 DIAMOND ST	04001705100	FL-4 LEVEL SPLIT	2017	05	\$ 300000	\$ 304500
109 DIAMOND ST	04002315700	OS-ONE STOREY	2016	07	\$ 300000	\$ 309000
12 DONALD MCCLINTOCK BAY	04001783800	TS-TWO STOREY	2016	08	\$ 399900	\$ 411100
36 DONALD MCCLINTOCK BAY	04001785000	FL-4 LEVEL SPLIT	2016	08	\$ 291000	\$ 299100
271 DOUGLAS AVE	04001047500	OS-ONE STOREY	2017	05	\$ 265000	\$ 269000
305 DOUGLAS AVE	04001076400	OS-ONE STOREY	2017	08	\$ 280000	\$ 282800
353 DOUGLAS AVE	04001078800	OS-ONE STOREY	2016	02	\$ 265000	\$ 275100
18 DOUGLAS LAWRENCE BAY	04001776600	TS-TWO STOREY	2016	01	\$ 330000	\$ 342900
18 DOUGLAS LAWRENCE BAY	04001776600	TS-TWO STOREY	2016	08	\$ 415000	\$ 426600
3 EDITH BAY	04002140600	FL-4 LEVEL SPLIT	2016	08	\$ 342700	\$ 352300

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
11 EDITH BAY	04002141000	OS-ONE STOREY	2017	12	\$ 339000	\$ 340400
31 EDITH BAY	04002142000	OS-ONE STOREY	2017	09	\$ 349900	\$ 353000
80 EDKAR CRES	04002163300	OS-ONE STOREY	2016	03	\$ 265000	\$ 274500
91 EDKAR CRES	04002442900	BL-BI-LEVEL	2016	07	\$ 225000	\$ 231800
152 EMERSON AVE	04001496500	BL-BI-LEVEL	2017	10	\$ 270000	\$ 271900
160 EMERSON AVE	04001497600	OS-ONE STOREY	2016	05	\$ 290000	\$ 299600
243 EMERSON AVE	04001415000	OS-ONE STOREY	2017	09	\$ 250000	\$ 252300
271 EMERSON AVE	04001419000	OS-ONE STOREY	2018	01	\$ 271500	\$ 272300
275 EMERSON AVE	04001419400	OS-ONE STOREY	2017	01	\$ 262000	\$ 267500
283 EMERSON AVE	04001431700	BL-BI-LEVEL	2017	12	\$ 385000	\$ 386500
316 EMERSON AVE	04001525000	OS-ONE STOREY	2016	07	\$ 434000	\$ 447000
348 EMERSON AVE	04001545000	TL-3 LEVEL SPLIT	2016	06	\$ 280000	\$ 289000
439 EMERSON AVE	04001568800	BL-BI-LEVEL	2016	11	\$ 374900	\$ 383900
453 EMERSON AVE	04001569900	BL-BI-LEVEL	2016	11	\$ 292500	\$ 299500
491 EMERSON AVE	04001489300	OS-ONE STOREY	2016	07	\$ 317500	\$ 327000
10 EVENLEA WALK	04001101400	TS-TWO STOREY	2016	07	\$ 355000	\$ 365700
19 EVENLEA WALK	04001091900	OS-ONE STOREY	2016	05	\$ 324000	\$ 334700
54 EVENLEA WALK	04001098700	OS-ONE STOREY	2016	10	\$ 295000	\$ 302400
61 EVENLEA WALK	04001090400	OS-ONE STOREY	2016	07	\$ 278000	\$ 286300
106 EVENLEA WALK	04001094800	FL-4 LEVEL SPLIT	2017	03	\$ 324106	\$ 329900
215 FORTIER AVE	04001130900	OS-ONE STOREY	2017	01	\$ 212500	\$ 217000
236 FORTIER AVE	04001145400	OS-ONE STOREY	2016	02	\$ 252000	\$ 261600
236 FORTIER AVE	04001145400	OS-ONE STOREY	2017	10	\$ 290000	\$ 292000
240 FORTIER AVE	04001146100	OS-ONE STOREY	2018	03	\$ 270000	\$ 270000
261 FORTIER AVE	04001139500	OS-ONE STOREY	2017	07	\$ 330000	\$ 334000
335 FOXDALE AVE	04001150700	OS-ONE STOREY	2018	02	\$ 330000	\$ 330700
353 FOXDALE AVE	04001153800	TO-TWO/ONE STOREY	2016	04	\$ 355000	\$ 367400
378 FOXDALE AVE	04001181500	OS-ONE STOREY	2017	11	\$ 507000	\$ 510000
388 FOXDALE AVE	04001180100	OS-ONE STOREY	2016	06	\$ 459900	\$ 474600
222 GILMORE AVE	04001026500	OS-ONE STOREY	2017	05	\$ 318000	\$ 322800
241 GILMORE AVE	04001031500	OS-ONE STOREY	2017	04	\$ 310000	\$ 315000
245 GILMORE AVE	04001032000	OS-ONE STOREY	2017	03	\$ 287000	\$ 292200
319 GILMORE AVE	04002067600	BL-BI-LEVEL	2017	08	\$ 317500	\$ 320700
323 GILMORE AVE	04002067800	OS-ONE STOREY	2016	08	\$ 283000	\$ 290900
619 GILMORE AVE	04002100200	OS-ONE STOREY	2017	06	\$ 317000	\$ 321100
634 GILMORE AVE	04002116000	OS-ONE STOREY	2016	02	\$ 260000	\$ 269900
638 GILMORE AVE	04002116200	OS-ONE STOREY	2017	06	\$ 275000	\$ 278600
214 GLENWAY AVE	04001385300	BL-BI-LEVEL	2016	05	\$ 236000	\$ 243800
256 GLENWAY AVE	04001401000	TS-TWO STOREY	2016	03	\$ 340000	\$ 352200

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RIVER EAST (418)**

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
362 GLENWAY AVE	04001421400	FL-4 LEVEL SPLIT	2017	06	\$ 307500	\$ 311500
524 GLENWAY AVE	04007255835	OS-ONE STOREY	2017	10	\$ 405000	\$ 407800
15 GREENLEA COVE	04002086500	BL-BI-LEVEL	2017	04	\$ 320000	\$ 325100
50 GREENLEA COVE	04002092800	OS-ONE STOREY	2017	05	\$ 289900	\$ 294200
3 HATHWAY RD	04002253900	OS-ONE STOREY	2016	08	\$ 315000	\$ 323800
4 HATHWAY RD	04002169900	BL-BI-LEVEL	2016	10	\$ 300000	\$ 307500
53 HATHWAY RD	04002255700	OS-ONE STOREY	2017	10	\$ 406000	\$ 408800
367 HEADMASTER ROW	04001356700	OS-ONE STOREY	2016	08	\$ 331500	\$ 340800
483 HEADMASTER ROW	04001357900	OS-ONE STOREY	2016	07	\$ 420000	\$ 432600
483 HEADMASTER ROW	04001357900	OS-ONE STOREY	2017	12	\$ 410000	\$ 411600
8 HEIDELBERG BAY	04001061400	OS-ONE STOREY	2016	08	\$ 375000	\$ 385500
8 HEIDELBERG BAY	04001061400	OS-ONE STOREY	2017	07	\$ 380000	\$ 384600
30 JODONNDRA BAY	04001237200	OS-ONE STOREY	2016	06	\$ 325000	\$ 335400
8 KAYHANS DR	04002367800	OS-ONE STOREY	2016	08	\$ 230000	\$ 236400
15 KAYHANS DR	04002349200	BL-BI-LEVEL	2017	12	\$ 215000	\$ 215900
38 KAYHANS DR	04002347400	TS-TWO STOREY	2016	03	\$ 218000	\$ 225800
233 KNOWLES AVE	04007252745	OS-ONE STOREY	2016	09	\$ 446000	\$ 458000
240 KNOWLES AVE	04001342000	OS-ONE STOREY	2017	07	\$ 375000	\$ 379500
243 KNOWLES AVE	04001511900	FL-4 LEVEL SPLIT	2016	07	\$ 360000	\$ 370800
247 KNOWLES AVE	04001512100	OS-ONE STOREY	2017	08	\$ 370000	\$ 373700
269 KNOWLES AVE	04001516100	OS-ONE STOREY	2016	06	\$ 284900	\$ 294000
281 KNOWLES AVE	04001518000	TS-TWO STOREY	2016	02	\$ 337000	\$ 349800
293 KNOWLES AVE	04001532100	OS-ONE STOREY	2017	07	\$ 300000	\$ 303600
307 KNOWLES AVE	04001534500	OS-ONE STOREY	2016	09	\$ 260000	\$ 267000
333 KNOWLES AVE	04001553700	OS-ONE STOREY	2017	11	\$ 295000	\$ 296800
347 KNOWLES AVE	04001556800	TS-TWO STOREY	2017	01	\$ 315000	\$ 321600
358 KNOWLES AVE	04001364000	OS-ONE STOREY	2017	09	\$ 387500	\$ 391000
389 KNOWLES AVE	04001577600	OS-ONE STOREY	2018	03	\$ 315000	\$ 315000
395 KNOWLES AVE	04001579200	OS-ONE STOREY	2017	01	\$ 279000	\$ 284900
415A KNOWLES AVE	04001584600	OS-ONE STOREY	2016	07	\$ 345000	\$ 355400
417 KNOWLES AVE	04001585000	OS-ONE STOREY	2016	06	\$ 297000	\$ 306500
451 KNOWLES AVE	04001602000	OS-ONE STOREY	2017	06	\$ 350000	\$ 354600
462 KNOWLES AVE	04001175000	OS-ONE STOREY	2016	10	\$ 317000	\$ 324900
466 KNOWLES AVE	04001381000	BL-BI-LEVEL	2017	08	\$ 285000	\$ 287900
10 LEATHERWOOD CRES	04001916400	TL-3 LEVEL SPLIT	2016	06	\$ 341000	\$ 351900
53 LEATHERWOOD CRES	04001177600	OS-ONE STOREY	2016	07	\$ 279900	\$ 288300
69 LEATHERWOOD CRES	04001240200	FL-4 LEVEL SPLIT	2016	09	\$ 280000	\$ 287600
89 LEATHERWOOD CRES	04001241200	FL-4 LEVEL SPLIT	2016	06	\$ 290000	\$ 299300
97 LEATHERWOOD CRES	04001241400	OS-ONE STOREY	2016	08	\$ 300000	\$ 308400

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
134 LEATHERWOOD CRES	04001170800	OS-ONE STOREY	2017	04	\$ 295000	\$ 299700
239 LEATHERWOOD COVE	04001173400	OS-ONE STOREY	2018	03	\$ 320000	\$ 320000
73 MALCANA ST	04002384200	TO-TWO/ONE STOREY	2016	01	\$ 356500	\$ 370400
89 MALCANA ST	04002383400	OS-ONE STOREY	2016	08	\$ 400000	\$ 411200
124 MALCANA ST	04002385600	OS-ONE STOREY	2017	06	\$ 318000	\$ 322100
136 MALCANA ST	04002385100	OS-ONE STOREY	2017	09	\$ 345900	\$ 349000
140 MALCANA ST	04007252855	OS-ONE STOREY	2017	10	\$ 449900	\$ 453000
6 MARCIE ST	04001063500	OS-ONE STOREY	2017	07	\$ 298900	\$ 302500
11 MATTHEW BAY	04001919800	OS-ONE STOREY	2017	08	\$ 393000	\$ 396900
260 MCIVOR AVE	04002275800	OS-ONE STOREY	2017	12	\$ 288000	\$ 289200
283 MCIVOR AVE	04002360000	TS-TWO STOREY	2016	04	\$ 360000	\$ 372600
328 MCIVOR AVE	04002248000	BL-BI-LEVEL	2017	07	\$ 332000	\$ 336000
377 MCIVOR AVE	04002325600	OS-ONE STOREY	2017	04	\$ 270000	\$ 274300
405 MCIVOR AVE	04002330100	OS-ONE STOREY	2016	06	\$ 350000	\$ 361200
582 MCIVOR AVE	04002256700	TS-TWO STOREY	2017	06	\$ 381000	\$ 386000
6 MELLOWMEAD COVE	04002102200	OS-ONE STOREY	2017	06	\$ 260000	\$ 263400
14 MELLOWMEAD COVE	04002102600	OS-ONE STOREY	2017	11	\$ 308000	\$ 309800
78 MELLOWMEAD COVE	04002106900	OS-ONE STOREY	2017	08	\$ 253000	\$ 255500
22 MELONLEA COVE	04002108700	OS-ONE STOREY	2016	03	\$ 285000	\$ 295300
30 MELONLEA COVE	04002109100	TS-TWO STOREY	2017	01	\$ 382000	\$ 390000
38 MELONLEA COVE	04002109600	OS-ONE STOREY	2016	11	\$ 322000	\$ 329700
65 MELONLEA COVE	04002120200	OS-ONE STOREY	2017	03	\$ 219000	\$ 222900
67 MELONLEA COVE	04002120300	TS-TWO STOREY	2017	10	\$ 232000	\$ 233600
78 MELONLEA COVE	04002111600	TS-TWO STOREY	2016	11	\$ 210000	\$ 215000
67 MORNEFORTUNE CRES	04002309400	OS-ONE STOREY	2018	01	\$ 326000	\$ 327000
55 MORNINGMEAD WALK	04002211000	BL-BI-LEVEL	2017	12	\$ 346000	\$ 347400
95 MORNINGMEAD WALK	04002213000	OS-ONE STOREY	2017	09	\$ 290500	\$ 293100
131 MORNINGMEAD WALK	04002214800	OS-ONE STOREY	2017	04	\$ 225000	\$ 228600
74 PENNEFATHER ST	04001781000	TS-TWO STOREY	2016	09	\$ 450000	\$ 462200
135 PENTLAND ST	04006983500	BL-BI-LEVEL	2016	12	\$ 258000	\$ 263700
173 PENTLAND ST	04002165600	OS-ONE STOREY	2017	10	\$ 210000	\$ 211500
186 PENTLAND ST	04002296700	OS-ONE STOREY	2016	06	\$ 225000	\$ 232200
194 PENTLAND ST	04002297300	TS-TWO STOREY	2016	09	\$ 200000	\$ 205400
198 PENTLAND ST	04002297500	OS-ONE STOREY	2017	09	\$ 224900	\$ 226900
202 PENTLAND ST	04002297800	TS-TWO STOREY	2016	08	\$ 214000	\$ 220000
24 PETERS BAY	04001915200	BL-BI-LEVEL	2017	10	\$ 345000	\$ 347400
36 PETERS BAY	04001915800	OS-ONE STOREY	2017	06	\$ 360000	\$ 364700
6 PLACID COVE	04001102000	OS-ONE STOREY	2017	09	\$ 435000	\$ 438900
14 PRINCIPAL BAY	04001786000	TO-TWO/ONE STOREY	2017	06	\$ 451100	\$ 457000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
12 PUFFIN PL	04002034700	BL-BI-LEVEL	2016	08	\$ 330000	\$ 339200
2 RACHEL ST	04002140400	OS-ONE STOREY	2018	01	\$ 314900	\$ 315800
10 RACHEL ST	04002140000	OS-ONE STOREY	2017	06	\$ 285000	\$ 288700
19 RADIUM COVE	04002447000	OS-ONE STOREY	2016	06	\$ 490000	\$ 505700
3 RANCH RD	04002305800	TO-TWO/ONE STOREY	2017	08	\$ 375000	\$ 378800
11 RANCH RD	04002306400	TS-TWO STOREY	2017	10	\$ 429000	\$ 432000
62 RANCH PL	04002307800	TS-TWO STOREY	2017	10	\$ 495000	\$ 498500
22 REGULA PL	04001359300	TS-TWO STOREY	2017	04	\$ 367000	\$ 372900
24 REINY DR	04002351000	OS-ONE STOREY	2016	12	\$ 315000	\$ 321900
165 REINY DR	04002426100	TS-TWO STOREY	2017	05	\$ 325000	\$ 329900
1564 ROTHESAY ST	04002039400	OS-ONE STOREY	2017	02	\$ 235000	\$ 239500
1629 ROTHESAY ST	04002207800	TS-TWO STOREY	2017	12	\$ 227000	\$ 227900
1634 ROTHESAY ST	04002035900	BL-BI-LEVEL	2017	07	\$ 228000	\$ 230700
1656 ROTHESAY ST	04002240200	OS-ONE STOREY	2016	01	\$ 229000	\$ 237900
15 SERENITY COVE	04002117400	OS-ONE STOREY	2017	04	\$ 282100	\$ 286600
23 SPRINGLEA PATH	04002220000	OS-ONE STOREY	2017	09	\$ 302000	\$ 304700
34 SPRINGLEA PATH	04002227000	OS-ONE STOREY	2016	04	\$ 265000	\$ 274300
42 STONEHAM CRES	04001330400	TL-3 LEVEL SPLIT	2017	07	\$ 340000	\$ 344100
62 STONEHAM CRES	04001111400	OS-ONE STOREY	2017	09	\$ 395000	\$ 398600
78 STONEHAM CRES	04001112200	TS-TWO STOREY	2017	08	\$ 450000	\$ 454500
90 STONEHAM CRES	04001239600	FL-4 LEVEL SPLIT	2016	05	\$ 363000	\$ 375000
264 STROOD AVE	04002420100	FL-4 LEVEL SPLIT	2017	03	\$ 315000	\$ 320700
276 STROOD AVE	04001199500	OS-ONE STOREY	2016	06	\$ 328500	\$ 339000
225 STUART AVE	04001017600	OS-ONE STOREY	2017	07	\$ 274900	\$ 278200
237 STUART AVE	04001018800	OS-ONE STOREY	2016	11	\$ 225000	\$ 230400
245 STUART AVE	04001020100	OS-ONE STOREY	2016	11	\$ 258704	\$ 264900
246 STUART AVE	04001044500	OS-ONE STOREY	2016	06	\$ 426000	\$ 439600
254 STUART AVE	04001045500	OS-ONE STOREY	2017	05	\$ 308000	\$ 312600
261 STUART AVE	04001021700	OS-ONE STOREY	2017	06	\$ 317500	\$ 321600
274 STUART AVE	04001069000	OS-ONE STOREY	2017	12	\$ 218900	\$ 219800
281 STUART AVE	04001609000	OS-ONE STOREY	2016	01	\$ 290500	\$ 301800
330 STUART AVE	04001077400	OS-ONE STOREY	2016	07	\$ 325000	\$ 334800
2 SUMMERFIELD WAY	04002057100	OS-ONE STOREY	2017	06	\$ 360000	\$ 364700
26 SUMMERFIELD WAY	04002055200	OS-ONE STOREY	2016	11	\$ 236500	\$ 242200
85 SUMMERFIELD WAY	04002047100	OS-ONE STOREY	2016	05	\$ 294900	\$ 304600
105 SUMMERFIELD WAY	04002045600	OS-ONE STOREY	2016	10	\$ 269000	\$ 275700
109 SUMMERFIELD WAY	04002045300	OS-ONE STOREY	2016	09	\$ 331000	\$ 339900
143 SUMMERFIELD WAY	04002043100	TS-TWO STOREY	2017	09	\$ 212000	\$ 213900
168 SUMMERFIELD WAY	04002070300	BL-BI-LEVEL	2016	03	\$ 200000	\$ 207200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
174 SUMMERFIELD WAY	04002070000	TS-TWO STOREY	2017	06	\$ 222000	\$ 224900
176 SUMMERFIELD WAY	04002069800	TS-TWO STOREY	2016	06	\$ 215000	\$ 221900
183 SUMMERFIELD WAY	04002041200	BL-BI-LEVEL	2017	09	\$ 198000	\$ 199800
185 SUMMERFIELD WAY	04002041000	BL-BI-LEVEL	2018	01	\$ 222000	\$ 222700
7 TRANQUILITY COVE	04002057600	OS-ONE STOREY	2016	06	\$ 239900	\$ 247600
19 TRANQUILITY COVE	04002058500	OS-ONE STOREY	2017	11	\$ 300000	\$ 301800
22 TRANQUILITY COVE	04002066000	BL-BI-LEVEL	2016	09	\$ 262500	\$ 269600
64 TRANQUILITY COVE	04002071400	OS-ONE STOREY	2016	10	\$ 260000	\$ 266500
71 TRANQUILITY COVE	04002062400	OS-ONE STOREY	2016	01	\$ 253000	\$ 262900
16 UXBRIDGE RD S	04002327800	TS-TWO STOREY	2017	08	\$ 500000	\$ 505000
98 WIEBE'S DR	04007000800	TO-TWO/ONE STOREY	2016	07	\$ 362000	\$ 372900
7 WILLART PL	04002443400	OS-ONE STOREY	2016	07	\$ 342000	\$ 352300
37 WILLART PL	04002444900	OS-ONE STOREY	2017	08	\$ 242000	\$ 244400
8 WINTERS WAY	04002035200	OS-ONE STOREY	2016	10	\$ 285000	\$ 292100
19 ZACHARIAS PL	04001309200	TS-TWO STOREY	2016	08	\$ 475000	\$ 488300
23 ZACHARIAS PL	04001309000	OS-ONE STOREY	2017	07	\$ 400000	\$ 404800
38 ZEGLINSKI CRES	04001115200	TS-TWO STOREY	2016	08	\$ 440000	\$ 452300
51 ZEGLINSKI CRES	04001114600	TO-TWO/ONE STOREY	2016	07	\$ 439900	\$ 453100
67 ZEGLINSKI CRES	04001113800	TS-TWO STOREY	2017	05	\$ 414000	\$ 420200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
55 ALBERHILL CRES	04003050000	BL-BI-LEVEL	2017	07	\$ 345500	\$ 349600
62 ALBERHILL CRES	04003054800	FL-4 LEVEL SPLIT	2016	06	\$ 335000	\$ 345700
87 ALBERHILL CRES	04003048400	OS-ONE STOREY	2017	11	\$ 362000	\$ 364200
188 ALBERHILL CRES	04003058200	OS-ONE STOREY	2016	08	\$ 321000	\$ 330000
200 ALBERHILL CRES	04003057800	TS-TWO STOREY	2016	12	\$ 357500	\$ 365400
212 ALBERHILL CRES	04003057400	BL-BI-LEVEL	2017	12	\$ 355000	\$ 356400
219 ALBERHILL CRES	04003065200	OS-ONE STOREY	2016	06	\$ 314900	\$ 325000
227 ALBERHILL CRES	04003065600	BL-BI-LEVEL	2017	10	\$ 372000	\$ 374600
254 ALBERHILL CRES	04003056400	OS-ONE STOREY	2017	08	\$ 360000	\$ 363600
255 ALBERHILL CRES	04003067000	OS-ONE STOREY	2016	03	\$ 335500	\$ 347600
19 ALFRED PENNER BAY	04003291600	OS-ONE STOREY	2016	09	\$ 460000	\$ 472400
47 ALLAN ROUSE COVE	04003634800	OS-ONE STOREY	2017	08	\$ 350000	\$ 353500
2 ARBOR GROVE	04003221300	FL-4 LEVEL SPLIT	2018	03	\$ 359900	\$ 359900
11 ARBOR GROVE	04003223600	OS-ONE STOREY	2018	01	\$ 287000	\$ 287900
34 ARBOR GROVE	04003219600	OS-ONE STOREY	2017	07	\$ 357000	\$ 361300
50 ARBOR GROVE	04003218800	TS-TWO STOREY	2016	09	\$ 350000	\$ 359500
70 ARBOR GROVE	04003217800	OS-ONE STOREY	2017	09	\$ 305000	\$ 307700
74 ARBOR GROVE	04003217600	FL-4 LEVEL SPLIT	2016	10	\$ 271000	\$ 277800
55 BODIE BAY	04003226700	OS-ONE STOREY	2016	10	\$ 233500	\$ 239300
752 BONNER AVE	04003437500	OS-ONE STOREY	2017	10	\$ 259000	\$ 260800
23 CAPRICORN PL	04006749000	OS-ONE STOREY	2016	08	\$ 321000	\$ 330000
47 CAPRICORN PL	04006746000	OS-ONE STOREY	2017	05	\$ 293000	\$ 297400
159 CINDY KLASSEN WAY	04007133900	TS-TWO STOREY	2018	03	\$ 415000	\$ 415000
174 CINDY KLASSEN WAY	04007180700	BL-BI-LEVEL	2016	08	\$ 377000	\$ 387600
26 CLEARVIEW DR	04003224300	OS-ONE STOREY	2017	05	\$ 307000	\$ 311600
74 CLEARVIEW DR	04003203400	TS-TWO STOREY	2017	08	\$ 385500	\$ 389400
118 CLEARVIEW DR	04003296000	TL-3 LEVEL SPLIT	2016	06	\$ 352000	\$ 363300
3 DESERT PARK COVE	04007039800	OS-ONE STOREY	2017	09	\$ 466500	\$ 470700
30 DROBOT PL	04003338600	TS-TWO STOREY	2016	07	\$ 440000	\$ 453200
59 DROBOT PL	04006996400	TS-TWO STOREY	2017	07	\$ 435000	\$ 440200
3 DUNITS DR	04002988500	TS-TWO STOREY	2017	11	\$ 312800	\$ 314700
95 DUNITS DR	04002986400	TS-TWO STOREY	2016	07	\$ 261500	\$ 269300
135 DUNITS DR	04002993200	BL-BI-LEVEL	2016	11	\$ 298000	\$ 305200
146 DUNITS DR	04002967300	OS-ONE STOREY	2016	05	\$ 277000	\$ 286100
166 DUNITS DR	04002968500	OS-ONE STOREY	2016	05	\$ 252166	\$ 260500
43 EAST SPRINGS COVE	04003608400	TS-TWO STOREY	2017	07	\$ 520000	\$ 526200
55 EAST SPRINGS COVE	04003609000	TS-TWO STOREY	2016	11	\$ 500000	\$ 512000
59 EAST SPRINGS COVE	04003609200	OS-ONE STOREY	2017	08	\$ 432000	\$ 436300
4 HAROLD PIERCY PL	04002980000	OS-ONE STOREY	2016	07	\$ 271500	\$ 279600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
40 HAROLD PIERCY PL	04002981800	TS-TWO STOREY	2017	05	\$ 285000	\$ 289300
644 HEADMASTER ROW	04007041200	TS-TWO STOREY	2017	09	\$ 442500	\$ 446500
823 HEADMASTER ROW	04007050300	OS-ONE STOREY	2017	10	\$ 398000	\$ 400800
857 HEADMASTER ROW	04007233100	BL-BI-LEVEL	2016	07	\$ 435000	\$ 448100
15 JASPER PL	04006704800	TS-TWO STOREY	2016	09	\$ 351000	\$ 360500
31 JASPER PL	04006705800	OS-ONE STOREY	2017	07	\$ 331000	\$ 335000
63 JIM SMITH DR	04003020700	BL-BI-LEVEL	2016	05	\$ 250000	\$ 258300
75 JIM SMITH DR	04003021300	OS-ONE STOREY	2016	07	\$ 271000	\$ 279100
79 JIM SMITH DR	04003021500	OS-ONE STOREY	2016	10	\$ 290000	\$ 297300
116 JIM SMITH DR	04002994600	OS-ONE STOREY	2017	11	\$ 293000	\$ 294800
131 JIM SMITH DR	04003031600	BL-BI-LEVEL	2016	09	\$ 253500	\$ 260300
23 JOHN HUYDA DR	04007254480	TS-TWO STOREY	2017	03	\$ 420848.2	\$ 428400
42 JOHN HUYDA DR	04007005500	BL-BI-LEVEL	2017	12	\$ 450000	\$ 451800
50 JOHN HUYDA DR	04007005300	TO-TWO/ONE STOREY	2016	04	\$ 397000	\$ 410900
77 JOHN HUYDA DR	04007004400	BL-BI-LEVEL	2016	11	\$ 402000	\$ 411600
34 JOROWSKI COVE	04003068000	TS-TWO STOREY	2017	07	\$ 345000	\$ 349100
22 KILLINGTON BAY	04006910000	TS-TWO STOREY	2016	10	\$ 393500	\$ 403300
46 KILLINGTON BAY	04006907000	TS-TWO STOREY	2017	10	\$ 350000	\$ 352500
683 KNOWLES AVE	04007203000	TO-TWO/ONE STOREY	2016	06	\$ 649900	\$ 670700
777 KNOWLES AVE	04007257620	OS-ONE STOREY	2017	05	\$ 471428.5	\$ 478500
821 MCIVOR AVE	04003283900	TS-TWO STOREY	2017	11	\$ 330000	\$ 332000
880 MCIVOR AVE	04003271400	OS-ONE STOREY	2017	07	\$ 350000	\$ 354200
931 MCIVOR AVE	04003293600	OS-ONE STOREY	2016	10	\$ 369500	\$ 378700
956 MCIVOR AVE	04003290200	OS-ONE STOREY	2016	03	\$ 335000	\$ 347100
1002 MCIVOR AVE	04003282600	OS-ONE STOREY	2018	02	\$ 392000	\$ 392800
1036 MCIVOR AVE	04003308000	TS-TWO STOREY	2018	01	\$ 304900	\$ 305800
1075 MCIVOR AVE	04003327900	BL-BI-LEVEL	2016	09	\$ 420000	\$ 431300
18 MIDDLEHURST CRES	04003614600	OS-ONE STOREY	2018	02	\$ 345000	\$ 345700
7 MIRAMONTE COVE	04007195000	TS-TWO STOREY	2016	09	\$ 481000	\$ 494000
18 MITCHELSON WAY	04003623000	TS-TWO STOREY	2016	09	\$ 409000	\$ 420000
90 MITCHELSON WAY	04007257710	BL-BI-LEVEL	2017	05	\$ 469000	\$ 476000
133 MITCHELSON WAY	04007048900	TS-TWO STOREY	2016	06	\$ 425000	\$ 438600
18 POPKO CRES	04007203500	TS-TWO STOREY	2016	07	\$ 435000	\$ 448100
27 POPKO CRES	04007205400	TO-TWO/ONE STOREY	2017	11	\$ 433000	\$ 435600
54 POPKO CRES	04007204400	TS-TWO STOREY	2017	10	\$ 500000	\$ 503500
32 RAGSDILL RD	04003298700	TS-TWO STOREY	2016	08	\$ 425000	\$ 436900
38 RAGSDILL RD	04003299700	OS-ONE STOREY	2016	10	\$ 373000	\$ 382300
76 RAGSDILL RD	04003334000	OS-ONE STOREY	2017	06	\$ 405000	\$ 410300
88 RAGSDILL RD	04003302100	TS-TWO STOREY	2016	08	\$ 445000	\$ 457500

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
118 RAGSDILL RD	04003331200	OS-ONE STOREY	2016	11	\$ 395000	\$ 404500
129 RAGSDILL RD	04003610000	OS-ONE STOREY	2017	12	\$ 419000	\$ 420700
193 RAGSDILL RD	04003630400	OS-ONE STOREY	2018	03	\$ 399900	\$ 399900
14 REGATTA RD	04006870500	OS-ONE STOREY	2016	09	\$ 280000	\$ 287600
73 REGATTA RD	04006894000	OS-ONE STOREY	2017	04	\$ 335000	\$ 340400
80 REGATTA RD	04006878500	OS-ONE STOREY	2016	04	\$ 358000	\$ 370500
148 REGATTA RD	04006886500	TL-3 LEVEL SPLIT	2017	11	\$ 315000	\$ 316900
10 ROBERT CARTWRIGHT PL	04002945400	OS-ONE STOREY	2017	11	\$ 280000	\$ 281700
10 RUSHMORE RD	04003226100	OS-ONE STOREY	2016	03	\$ 275000	\$ 284900
38 RUSHMORE RD	04006722800	OS-ONE STOREY	2016	10	\$ 341500	\$ 350000
45 RUSHMORE RD	04003240200	TS-TWO STOREY	2016	10	\$ 365000	\$ 374100
53 RUSHMORE RD	04003240600	TS-TWO STOREY	2017	12	\$ 364000	\$ 365500
94 RUSHMORE RD	04006724200	BL-BI-LEVEL	2017	06	\$ 295000	\$ 298800
187 RUSHMORE RD	04002525000	TS-TWO STOREY	2017	07	\$ 325000	\$ 328900
5 SAGE WOOD AVE	04006775800	TS-TWO STOREY	2016	02	\$ 215000	\$ 223200
35 SAGE WOOD AVE	04006778100	OS-ONE STOREY	2017	04	\$ 221500	\$ 225000
69 SAGE WOOD AVE	04006780800	OS-ONE STOREY	2017	12	\$ 247000	\$ 248000
70 SAGE WOOD AVE	04006792600	OS-ONE STOREY	2017	08	\$ 278500	\$ 281300
98 SAGE WOOD AVE	04006794900	OS-ONE STOREY	2018	02	\$ 291000	\$ 291600
105 SAGE WOOD AVE	04006765800	OS-ONE STOREY	2017	08	\$ 224000	\$ 226200
113 SAGE WOOD AVE	04006766200	OS-ONE STOREY	2016	04	\$ 218000	\$ 225600
119 SAGE WOOD AVE	04006766400	OS-ONE STOREY	2016	09	\$ 226500	\$ 232600
125 SAGE WOOD AVE	04006766700	OS-ONE STOREY	2017	06	\$ 197000	\$ 199600
126 SAGE WOOD AVE	04006797200	OS-ONE STOREY	2016	05	\$ 297000	\$ 306800
14 SHADOW HILLS COVE	04007051100	TS-TWO STOREY	2017	01	\$ 460000	\$ 469700
3 SOUTHWELL RD	04006824100	BL-BI-LEVEL	2017	11	\$ 284000	\$ 285700
5 SOUTHWELL RD	04006824300	OS-ONE STOREY	2017	03	\$ 267000	\$ 271800
33 SOUTHWELL RD	04006826800	BL-BI-LEVEL	2016	07	\$ 320000	\$ 329600
35 SOUTHWELL RD	04006827100	OS-ONE STOREY	2016	07	\$ 321000	\$ 330600
71 SOUTHWELL RD	04006832000	BL-BI-LEVEL	2017	10	\$ 280000	\$ 282000
112 SOUTHWELL RD	04006818300	FL-4 LEVEL SPLIT	2016	10	\$ 310000	\$ 317800
119 SOUTHWELL RD	04006856500	OS-ONE STOREY	2017	10	\$ 455000	\$ 458200
143 SOUTHWELL RD	04006853500	OS-ONE STOREY	2016	05	\$ 300000	\$ 309900
35 ST MORITZ RD	04002528000	OS-ONE STOREY	2016	10	\$ 260000	\$ 266500
43 ST MORITZ RD	04002528600	BL-BI-LEVEL	2017	04	\$ 248000	\$ 252000
129 ST MORITZ RD	04007020600	TS-TWO STOREY	2017	11	\$ 395000	\$ 397400
137 ST MORITZ RD	04007020800	OS-ONE STOREY	2016	08	\$ 339000	\$ 348500
151 ST MORITZ RD	04007139600	TS-TWO STOREY	2017	06	\$ 492000	\$ 498400
155 ST MORITZ RD	04007139700	OS-ONE STOREY	2018	03	\$ 295000	\$ 295000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
163 ST MORITZ RD	04007139800	TS-TWO STOREY	2018	02	\$ 419000	\$ 419800
62 STRONGBERG DR	04003325100	TS-TWO STOREY	2017	10	\$ 415000	\$ 417900
133 STRONGBERG DR	04006986400	BL-BI-LEVEL	2017	09	\$ 432500	\$ 436400
145 STRONGBERG DR	04006986700	TS-TWO STOREY	2017	12	\$ 415000	\$ 416700
149 STRONGBERG DR	04006986800	BL-BI-LEVEL	2016	02	\$ 410000	\$ 425600
153 STRONGBERG DR	04006985400	BL-BI-LEVEL	2016	04	\$ 385000	\$ 398500
18 STRONSAY PL	04006844000	TS-TWO STOREY	2016	10	\$ 670000	\$ 686800
37 SUN VALLEY DR	04003230100	TS-TWO STOREY	2016	08	\$ 334500	\$ 343900
57 SUN VALLEY DR	04003231100	OS-ONE STOREY	2016	12	\$ 305000	\$ 311700
69 SUN VALLEY DR	04003231700	BL-BI-LEVEL	2016	04	\$ 295000	\$ 305300
158 SUN VALLEY DR	04006772600	OS-ONE STOREY	2017	09	\$ 239000	\$ 241200
160 SUN VALLEY DR	04006772800	OS-ONE STOREY	2016	07	\$ 220000	\$ 226600
200 SUN VALLEY DR	04006759400	OS-ONE STOREY	2017	10	\$ 232100	\$ 233700
207 SUN VALLEY DR	04006751300	OS-ONE STOREY	2016	08	\$ 240000	\$ 246700
228 SUN VALLEY DR	04006761200	OS-ONE STOREY	2017	05	\$ 230000	\$ 233500
246 SUN VALLEY DR	04006762400	OS-ONE STOREY	2017	09	\$ 225000	\$ 227000
46 SUNKIST COVE	04007133400	TS-TWO STOREY	2016	08	\$ 490000	\$ 503700
55 SUNNY HILLS RD	04006859600	OS-ONE STOREY	2016	03	\$ 330000	\$ 341900
19 SUNNY MORNING RD	04007139000	TS-TWO STOREY	2016	05	\$ 395000	\$ 408000
14 SUNRISE COVE	04003062200	OS-ONE STOREY	2017	07	\$ 380000	\$ 384600
18 SUNRISE COVE	04003062000	FL-4 LEVEL SPLIT	2018	02	\$ 375000	\$ 375800
43 TAMARISK COVE	04007094300	TS-TWO STOREY	2017	08	\$ 432000	\$ 436300
47 TAUNUS DR	04003040800	FL-4 LEVEL SPLIT	2017	07	\$ 285000	\$ 288400
50 TAUNUS DR	04003037400	BL-BI-LEVEL	2016	10	\$ 289900	\$ 297100
91 TAUNUS DR	04003043000	OS-ONE STOREY	2017	01	\$ 289900	\$ 296000
114 TAUNUS DR	04003024900	OS-ONE STOREY	2017	03	\$ 286000	\$ 291100
2 THURLBY RD	04003313000	FL-4 LEVEL SPLIT	2016	04	\$ 325000	\$ 336400
27 THURLBY RD	04003243800	TS-TWO STOREY	2017	09	\$ 349900	\$ 353000
35 THURLBY RD	04003244200	FL-4 LEVEL SPLIT	2017	10	\$ 309900	\$ 312100
51 THURLBY RD	04003245000	OS-ONE STOREY	2016	07	\$ 310000	\$ 319300
63 THURLBY RD	04003245600	FL-4 LEVEL SPLIT	2018	02	\$ 314000	\$ 314600
83 THURLBY RD	04003246600	FL-4 LEVEL SPLIT	2017	12	\$ 322000	\$ 323300
175 THURLBY RD	04003323800	OS-ONE STOREY	2017	11	\$ 300000	\$ 301800
178 THURLBY RD	04003319000	OS-ONE STOREY	2017	10	\$ 296500	\$ 298600
183 THURLBY RD	04003323400	FL-4 LEVEL SPLIT	2016	11	\$ 335000	\$ 343000
211 THURLBY RD	04003321700	OS-ONE STOREY	2016	07	\$ 314900	\$ 324300
82 TOMKINS BAY	04007018500	TS-TWO STOREY	2017	08	\$ 429900	\$ 434200
46 VINTAGE HILLS CRT	04007046400	TO-TWO/ONE STOREY	2016	02	\$ 410000	\$ 425600
90 VINTAGE HILLS CRT	04007047500	TS-TWO STOREY	2016	01	\$ 580000	\$ 602600

MARKET REGION: 2
SPRINGFIELD NORTH (419)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
7 WEST SPRINGS COVE	04003602400	TS-TWO STOREY	2016	03	\$ 510000	\$ 528400
15 WEST SPRINGS COVE	04003602800	TS-TWO STOREY	2017	12	\$ 472500	\$ 474400
15 WYNYARD BAY	04006809100	OS-ONE STOREY	2016	10	\$ 325000	\$ 333100
70 WYNYARD BAY	04006802300	OS-ONE STOREY	2016	10	\$ 325000	\$ 333100

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
3 ASHLEY COVE	04005399000	TS-TWO STOREY	2017	08	\$ 335000	\$ 338400
1145 BRUNSWICK ST	04002896000	OS-ONE STOREY	2016	07	\$ 250000	\$ 257500
2 KIRLYSTONE WAY	04002894200	OS-ONE STOREY	2017	07	\$ 337000	\$ 341000
47 KIRLYSTONE WAY	04005344000	OS-ONE STOREY	2017	10	\$ 375000	\$ 377600
151 KIRLYSTONE WAY	04005355500	OS-ONE STOREY	2016	12	\$ 335000	\$ 342400
152 KIRLYSTONE WAY	04002819300	FL-4 LEVEL SPLIT	2016	07	\$ 290000	\$ 298700
160 KIRLYSTONE WAY	04002852000	BL-BI-LEVEL	2017	07	\$ 397000	\$ 401800
172 KIRLYSTONE WAY	04002852600	TS-TWO STOREY	2017	08	\$ 340000	\$ 343400
46 MAHONEE DR	04003590400	OS-ONE STOREY	2016	07	\$ 355000	\$ 365700
50 MAHONEE DR	04003590600	OS-ONE STOREY	2016	05	\$ 354000	\$ 365700
166 MAHONEE DR	04003586000	OS-ONE STOREY	2016	03	\$ 334000	\$ 346000
194 MAHONEE DR	04005413000	FL-4 LEVEL SPLIT	2017	07	\$ 344000	\$ 348100
233 MAHONEE DR	04005392000	OS-ONE STOREY	2018	02	\$ 367500	\$ 368200
1141 MCLEOD AVE	04002837700	OS-ONE STOREY	2016	07	\$ 310000	\$ 319300
7 MEGHAN COVE	04005320000	OS-ONE STOREY	2017	05	\$ 300000	\$ 304500
4 MELANIE COVE	04005291000	FL-4 LEVEL SPLIT	2018	01	\$ 365000	\$ 366100
6 MELANIE COVE	04005290500	TS-TWO STOREY	2016	12	\$ 465000	\$ 475200
16 MELANIE COVE	04005288000	OS-ONE STOREY	2017	12	\$ 365000	\$ 366500
1496 MOLSON ST	04002912000	OS-ONE STOREY	2017	11	\$ 199900	\$ 201100
1514 MOLSON ST	04002912500	TS-TWO STOREY	2016	08	\$ 478000	\$ 491400
38 RED OAK DR	04005327600	OS-ONE STOREY	2017	06	\$ 239900	\$ 243000
39 RED OAK DR	04005302600	TS-TWO STOREY	2016	09	\$ 222000	\$ 228000
46 RED OAK DR	04005328300	TS-TWO STOREY	2017	08	\$ 229900	\$ 232200
57 RED OAK DR	04005298300	OS-ONE STOREY	2016	10	\$ 221000	\$ 226500
75 RED OAK DR	04005299800	OS-ONE STOREY	2016	01	\$ 220000	\$ 228600
93 RED OAK DR	04005297500	FL-4 LEVEL SPLIT	2017	09	\$ 215000	\$ 216900
121 RED OAK DR	04005295800	OS-ONE STOREY	2017	10	\$ 242000	\$ 243700
199 RED OAK DR	04005371200	OS-ONE STOREY	2016	10	\$ 224000	\$ 229600
278 RED OAK DR	04005366200	OS-ONE STOREY	2016	08	\$ 355000	\$ 364900
51 STEFANIE DR	04005349500	OS-ONE STOREY	2016	11	\$ 270000	\$ 276500
112 TANYA CRES	04005380400	FL-4 LEVEL SPLIT	2017	07	\$ 255100	\$ 258200
120 TANYA CRES	04005380100	TS-TWO STOREY	2017	09	\$ 225000	\$ 227000
133 TANYA CRES	04005387500	OS-ONE STOREY	2017	07	\$ 254900	\$ 258000
148 TANYA CRES	04005377300	OS-ONE STOREY	2016	08	\$ 200000	\$ 205600
158 TANYA CRES	04005376600	BL-BI-LEVEL	2017	09	\$ 230000	\$ 232100
22 THORNBURY CRES	04005335000	BL-BI-LEVEL	2016	11	\$ 345900	\$ 354200
54 THORNBURY CRES	04005331000	BL-BI-LEVEL	2016	11	\$ 291000	\$ 298000

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
5 EASTWOOD DR	04002436500	OS-ONE STOREY	2016	06	\$ 312500	\$ 322500
22 EASTWOOD DR	04002434900	TS-TWO STOREY	2017	06	\$ 487000	\$ 493300
2098 HENDERSON HWY	04002429500	OS-ONE STOREY	2018	02	\$ 450000	\$ 450900
2102 HENDERSON HWY	04002429300	OS-ONE STOREY	2016	08	\$ 900000	\$ 925200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
11 AMELIA CRES	04006502800	TS-TWO STOREY	2016	09	\$ 196500	\$ 201800
25 AMELIA CRES	04006505500	OS-ONE STOREY	2016	12	\$ 192500	\$ 196700
39 AMELIA CRES	04006509100	OS-ONE STOREY	2016	06	\$ 300000	\$ 309600
39 AMELIA CRES	04006509100	OS-ONE STOREY	2017	12	\$ 310000	\$ 311200
127 AMELIA CRES	04006601000	OS-ONE STOREY	2017	04	\$ 305000	\$ 309900
151 AMELIA CRES	04006607000	OS-ONE STOREY	2017	03	\$ 312000	\$ 317600
175 ANTRIM RD	04005071700	OS-ONE STOREY	2017	01	\$ 244500	\$ 249600
227 ANTRIM RD	04005222100	OS-ONE STOREY	2016	10	\$ 268000	\$ 274700
246 ANTRIM RD	04005216400	BL-BI-LEVEL	2017	03	\$ 286000	\$ 291100
330 ANTRIM RD	04005192300	OS-ONE STOREY	2018	02	\$ 299900	\$ 300500
10 AVACO DR	04005081300	OS-ONE STOREY	2017	08	\$ 250500	\$ 253000
50 AVACO DR	04005084300	OS-ONE STOREY	2017	08	\$ 292500	\$ 295400
126 AVACO DR	04005089400	BL-BI-LEVEL	2016	02	\$ 240000	\$ 249100
153 AVACO DR	04005114500	TS-TWO STOREY	2017	06	\$ 217500	\$ 220300
159 AVACO DR	04005114100	TS-TWO STOREY	2016	08	\$ 212000	\$ 217900
161 AVACO DR	04005113900	TS-TWO STOREY	2017	08	\$ 218000	\$ 220200
2 BAYNE CRES	04006546000	OS-ONE STOREY	2016	04	\$ 315000	\$ 326000
7 BAYNE CRES	04006544000	BL-BI-LEVEL	2017	05	\$ 310000	\$ 314700
10 BAYNE CRES	04006548000	OS-ONE STOREY	2016	07	\$ 285000	\$ 293600
27 BONNYDOON PL	04002489500	OS-ONE STOREY	2017	10	\$ 255000	\$ 256800
771 BRONX AVE	02060832000	BL-BI-LEVEL	2016	08	\$ 225000	\$ 231300
774 BRONX AVE	02060846200	OS-ONE STOREY	2017	10	\$ 315000	\$ 317200
11 BUDDEN DR	04002768000	OS-ONE STOREY	2016	07	\$ 264000	\$ 271900
103 BUDDEN DR	04002752000	OS-ONE STOREY	2017	10	\$ 347000	\$ 349400
30 COLLEY CRES	04006619000	BL-BI-LEVEL	2016	08	\$ 272000	\$ 279600
51 COLLEY CRES	04006654000	BL-BI-LEVEL	2017	12	\$ 270000	\$ 271100
6 DAMPSY CRES	04002497000	OS-ONE STOREY	2016	05	\$ 280000	\$ 289200
22 DAMPSY CRES	04002496200	TO-TWO/ONE STOREY	2016	05	\$ 341250	\$ 352500
43 DAMPSY CRES	04002499600	OS-ONE STOREY	2017	08	\$ 280000	\$ 282800
50 DAMPSY CRES	04002495500	OS-ONE STOREY	2017	08	\$ 315000	\$ 318200
51 DAMPSY CRES	04002500100	OS-ONE STOREY	2016	09	\$ 279000	\$ 286500
55 DAMPSY CRES	04002500300	OS-ONE STOREY	2017	12	\$ 295000	\$ 296200
69 DE JONG CRES	04002485400	BL-BI-LEVEL	2016	10	\$ 280000	\$ 287000
94 DE JONG CRES	04002480300	OS-ONE STOREY	2017	08	\$ 305000	\$ 308100
16 DOWHAN CRES	02061445400	OS-ONE STOREY	2017	12	\$ 300000	\$ 301200
87 DOWHAN CRES	02061444600	OS-ONE STOREY	2017	08	\$ 364000	\$ 367600
90 DOWHAN CRES	02061448200	OS-ONE STOREY	2016	05	\$ 353000	\$ 364600
35 FLETT AVE	04005235500	OS-ONE STOREY	2017	12	\$ 333000	\$ 334300
51 FLETT AVE	04005236700	OS-ONE STOREY	2017	08	\$ 289000	\$ 291900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
59 FLETT AVE	04005237300	OS-ONE STOREY	2018	02	\$ 310000	\$ 310600
797 GATEWAY RD	02061981500	TS-TWO STOREY	2016	11	\$ 204000	\$ 208900
813 GATEWAY RD	04005196900	OS-ONE STOREY	2016	11	\$ 217000	\$ 222200
819 GATEWAY RD	04005197200	OS-ONE STOREY	2016	04	\$ 247000	\$ 255600
156 GRASSIE BLVD	04006492000	BL-BI-LEVEL	2016	01	\$ 265000	\$ 275300
59 GREEN VALLEY BAY	02061646000	OS-ONE STOREY	2017	07	\$ 305500	\$ 309200
75 GREEN VALLEY BAY	02061642000	BL-BI-LEVEL	2017	09	\$ 295000	\$ 297700
701 GREY ST	02060824800	TS-TWO STOREY	2017	05	\$ 245000	\$ 248700
19 HOBBS CRES	04002568100	OS-ONE STOREY	2018	02	\$ 304000	\$ 304600
83 HOBBS CRES	04005254500	OS-ONE STOREY	2017	11	\$ 255000	\$ 256500
91 HOBBS CRES	04005253900	OS-ONE STOREY	2018	01	\$ 330500	\$ 331500
30 JEFFREY CRES	04002759400	OS-ONE STOREY	2016	11	\$ 345000	\$ 353300
46 JEFFREY CRES	04002759800	OS-ONE STOREY	2016	11	\$ 320000	\$ 327700
62 JEFFREY CRES	04002760400	OS-ONE STOREY	2017	09	\$ 335000	\$ 338000
63 JEFFREY CRES	04002761800	OS-ONE STOREY	2017	02	\$ 322500	\$ 328600
26 JOHN TAYLOR PL	04006467500	OS-ONE STOREY	2017	07	\$ 280000	\$ 283400
30 JOHN TAYLOR PL	04006468000	OS-ONE STOREY	2016	10	\$ 280000	\$ 287000
968 KIMBERLY AVE	02061168000	OS-ONE STOREY	2016	06	\$ 282000	\$ 291000
981 KIMBERLY AVE	02061630500	BL-BI-LEVEL	2017	01	\$ 185000	\$ 188900
1097 KIMBERLY AVE	02062574100	OS-ONE STOREY	2018	02	\$ 225000	\$ 225500
1099 KIMBERLY AVE	02062574500	OS-ONE STOREY	2018	03	\$ 225000	\$ 225000
1105 KIMBERLY AVE	02062575500	BL-BI-LEVEL	2017	11	\$ 185000	\$ 186100
1109 KIMBERLY AVE	02062576100	TS-TWO STOREY	2017	11	\$ 205000	\$ 206200
11 KULLMAN ST	02062572100	BL-BI-LEVEL	2016	06	\$ 247000	\$ 254900
22 KULLMAN ST	02062691100	TS-TWO STOREY	2017	05	\$ 220000	\$ 223300
75 LEMMEN DR	04005153200	OS-ONE STOREY	2016	09	\$ 282000	\$ 289600
846 LONDON ST	04005204900	BL-BI-LEVEL	2017	08	\$ 269000	\$ 271700
878 LONDON ST	04005242500	OS-ONE STOREY	2016	08	\$ 295000	\$ 303300
928 LONDON ST	04005258100	OS-ONE STOREY	2017	04	\$ 320000	\$ 325100
944 LONDON ST	04002514500	BL-BI-LEVEL	2017	08	\$ 263000	\$ 265600
956 LONDON ST	04002474700	OS-ONE STOREY	2016	02	\$ 245000	\$ 254300
988 LONDON ST	04002472300	OS-ONE STOREY	2017	10	\$ 244500	\$ 246200
990 LONDON ST	04002472200	OS-ONE STOREY	2017	05	\$ 225000	\$ 228400
1011 LONDON ST	04006561000	OS-ONE STOREY	2016	05	\$ 257000	\$ 265500
769 LOUELDA ST	02062684300	TS-TWO STOREY	2016	06	\$ 190000	\$ 196100
825 LOUELDA ST	04005077100	OS-ONE STOREY	2017	10	\$ 257500	\$ 259300
841 LOUELDA ST	04005078300	OS-ONE STOREY	2017	05	\$ 233900	\$ 237400
891 LOUELDA ST	04005126200	OS-ONE STOREY	2016	09	\$ 220000	\$ 225900
904 LOUELDA ST	04005033300	OS-ONE STOREY	2017	07	\$ 232900	\$ 235700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
927 LOUELDA ST	04005128700	OS-ONE STOREY	2017	01	\$ 254000	\$ 259300
11 MARCHANT CRES	04005243900	OS-ONE STOREY	2017	05	\$ 226000	\$ 229400
18 MARCHANT CRES	04005249000	FL-4 LEVEL SPLIT	2017	05	\$ 283000	\$ 287200
19 MARCHANT CRES	04005244500	OS-ONE STOREY	2017	06	\$ 254000	\$ 257300
23 MARCHANT CRES	04005244800	OS-ONE STOREY	2016	07	\$ 277000	\$ 285300
30 MARCHANT CRES	04005248100	BL-BI-LEVEL	2016	12	\$ 300000	\$ 306600
51 MCCREEDY RD	04006576000	OS-ONE STOREY	2017	07	\$ 283000	\$ 286400
62 MCCREEDY RD	04006644000	BL-BI-LEVEL	2017	09	\$ 262000	\$ 264400
938 MCLEOD AVE	04002783300	OS-ONE STOREY	2017	07	\$ 289000	\$ 292500
1000 MCLEOD AVE	04002790000	OS-ONE STOREY	2016	10	\$ 330000	\$ 338300
1136 MCLEOD AVE	04007033500	OS-ONE STOREY	2016	08	\$ 347500	\$ 357200
1174 MCLEOD AVE	04007034600	OS-ONE STOREY	2016	04	\$ 379000	\$ 392300
11 MENNO BAY	04005203400	OS-ONE STOREY	2016	02	\$ 297500	\$ 308800
31 MENNO BAY	04005201900	OS-ONE STOREY	2017	01	\$ 282000	\$ 287900
70 MENNO BAY	04005195900	TS-TWO STOREY	2017	09	\$ 360000	\$ 363200
42 MERRILL CRES	04005100500	OS-ONE STOREY	2017	08	\$ 325000	\$ 328300
1230B MOLSON ST	04005182700	TS-TWO STOREY	2016	06	\$ 203500	\$ 210000
1230C MOLSON ST	04005182900	TS-TWO STOREY	2017	08	\$ 207000	\$ 209100
1240C MOLSON ST	04005179100	TS-TWO STOREY	2017	03	\$ 205000	\$ 208700
1240E MOLSON ST	04005179500	TS-TWO STOREY	2017	10	\$ 195000	\$ 196400
1260E MOLSON ST	04005181300	TS-TWO STOREY	2017	09	\$ 190000	\$ 191700
1270A MOLSON ST	04005181500	TS-TWO STOREY	2016	08	\$ 203000	\$ 208700
1318A MOLSON ST	04005185000	TS-TWO STOREY	2016	11	\$ 200000	\$ 204800
1324E MOLSON ST	04005187100	TS-TWO STOREY	2017	05	\$ 199900	\$ 202900
3 MUTCHMOR CLOSE	04002471600	BL-BI-LEVEL	2017	05	\$ 265000	\$ 269000
7 MUTCHMOR CLOSE	04002471400	OS-ONE STOREY	2017	10	\$ 252000	\$ 253800
27 MUTCHMOR CLOSE	04002470400	OS-ONE STOREY	2017	06	\$ 239000	\$ 242100
110 MUTCHMOR CLOSE	04002461800	BL-BI-LEVEL	2016	06	\$ 285000	\$ 294100
18 NATHAN LANE	02061447200	OS-ONE STOREY	2017	12	\$ 310000	\$ 311200
15 NORILYN BAY	04005061300	OS-ONE STOREY	2016	12	\$ 300000	\$ 306600
19 NORILYN BAY	04005061000	OS-ONE STOREY	2017	08	\$ 325000	\$ 328300
55 NORILYN BAY	04005058300	OS-ONE STOREY	2016	11	\$ 282000	\$ 288800
75 NORILYN BAY	04005056800	TS-TWO STOREY	2016	06	\$ 322500	\$ 332800
26 RAVENHILL RD	04005272300	BL-BI-LEVEL	2017	02	\$ 202000	\$ 205800
31 RAVENHILL RD	04005171900	TS-TWO STOREY	2016	11	\$ 174000	\$ 178200
40 RAVENHILL RD	04005274400	BL-BI-LEVEL	2016	06	\$ 199900	\$ 206300
41 RAVENHILL RD	04005171100	TS-TWO STOREY	2017	09	\$ 199000	\$ 200800
43 RAVENHILL RD	04005171000	TS-TWO STOREY	2016	12	\$ 222000	\$ 226900
52 RAVENHILL RD	04005276200	BL-BI-LEVEL	2016	07	\$ 230000	\$ 236900

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
67 RAVENHILL RD	04005169200	TS-TWO STOREY	2017	06	\$ 207000	\$ 209700
83 RAVENHILL RD	04005167900	BL-BI-LEVEL	2017	06	\$ 266500	\$ 270000
91 RAVENHILL RD	04005167300	OS-ONE STOREY	2016	10	\$ 265000	\$ 271600
94 RAVENHILL RD	04005149100	TS-TWO STOREY	2017	08	\$ 210000	\$ 212100
111 RAVENHILL RD	04005165700	OS-ONE STOREY	2016	04	\$ 286000	\$ 296000
162 RAVENHILL RD	04005131700	OS-ONE STOREY	2017	07	\$ 274000	\$ 277300
14 REAY CRES	04005223700	BL-BI-LEVEL	2017	07	\$ 196000	\$ 198400
115 REAY CRES	04005267700	BL-BI-LEVEL	2017	09	\$ 300000	\$ 302700
171 REAY CRES	04002567200	OS-ONE STOREY	2017	11	\$ 259500	\$ 261100
187 REAY CRES	04005261400	OS-ONE STOREY	2016	03	\$ 289900	\$ 300300
11 RIZER CRES	02061170700	OS-ONE STOREY	2017	08	\$ 292500	\$ 295400
31 RIZER CRES	02061172000	BL-BI-LEVEL	2016	07	\$ 286000	\$ 294600
54 ROCKSPUR ST	04002492800	OS-ONE STOREY	2016	05	\$ 275000	\$ 284100
15 RUDOLPH BAY	02062714000	FL-4 LEVEL SPLIT	2016	01	\$ 235000	\$ 244200
17 RUDOLPH BAY	02062715000	TS-TWO STOREY	2016	05	\$ 227500	\$ 235000
26 RUDOLPH BAY	02062747000	OS-ONE STOREY	2017	08	\$ 235000	\$ 237400
41 RUDOLPH BAY	02062723000	OS-ONE STOREY	2016	07	\$ 222500	\$ 229200
45 RUDOLPH BAY	02062724000	TS-TWO STOREY	2016	10	\$ 212500	\$ 217800
57 RUDOLPH BAY	02062728000	OS-ONE STOREY	2016	09	\$ 246000	\$ 252600
106 RUDOLPH BAY	02062738000	BL-BI-LEVEL	2017	02	\$ 188000	\$ 191600
111 RUDOLPH BAY	02062406100	OS-ONE STOREY	2016	12	\$ 280000	\$ 286200
7 SAWCHUK BAY	04005214600	OS-ONE STOREY	2017	06	\$ 288000	\$ 291700
10 SIDDALL CRES	04006443500	OS-ONE STOREY	2017	05	\$ 258000	\$ 261900
14 SIDDALL CRES	04006444000	OS-ONE STOREY	2017	09	\$ 420000	\$ 423800
30 SIDDALL CRES	04006408000	OS-ONE STOREY	2017	10	\$ 325001	\$ 327300
33 SIDDALL CRES	04006399000	OS-ONE STOREY	2016	11	\$ 250000	\$ 256000
81 SIDDALL CRES	04006393000	OS-ONE STOREY	2017	09	\$ 313500	\$ 316300
118 SNOWDON AVE	02062561600	BL-BI-LEVEL	2016	03	\$ 249000	\$ 258000
62 STACEY BAY	04006422500	OS-ONE STOREY	2016	11	\$ 305000	\$ 312300
90 STACEY BAY	04006426000	TS-TWO STOREY	2017	07	\$ 350000	\$ 354200
7 TOMLINSON AVE	04005145100	OS-ONE STOREY	2017	04	\$ 290500	\$ 295100
14 TOMLINSON AVE	04005119100	OS-ONE STOREY	2016	04	\$ 305000	\$ 315700
9 TREGER BAY	02062699100	BL-BI-LEVEL	2016	11	\$ 189900	\$ 194500
80 TU-PELO AVE	04006381900	BL-BI-LEVEL	2016	10	\$ 300000	\$ 307500
113 TU-PELO AVE	04006403000	OS-ONE STOREY	2017	02	\$ 285000	\$ 290400
189 TU-PELO AVE	04006624000	BL-BI-LEVEL	2016	03	\$ 268000	\$ 277600
200 TU-PELO AVE	04002504900	BL-BI-LEVEL	2017	01	\$ 219900	\$ 224500
209 TU-PELO AVE	04006663100	BL-BI-LEVEL	2016	02	\$ 208000	\$ 215900
210 TU-PELO AVE	04002504400	OS-ONE STOREY	2017	10	\$ 240500	\$ 242200

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
227 TU-PELO AVE	04006666100	TS-TWO STOREY	2016	08	\$ 198000	\$ 203500
28 WERRELL CRES	04006476600	BL-BI-LEVEL	2016	09	\$ 180000	\$ 184900
28 WERRELL CRES	04006476600	BL-BI-LEVEL	2017	07	\$ 245000	\$ 247900
82 WERRELL CRES	04006484000	OS-ONE STOREY	2017	09	\$ 318000	\$ 320900
121 WERRELL CRES	04006431500	OS-ONE STOREY	2017	08	\$ 345000	\$ 348500
137 WERRELL CRES	04006429500	OS-ONE STOREY	2016	10	\$ 305000	\$ 312600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
43 DEERING CLOSE	04005454800	TS-TWO STOREY	2016	08	\$ 300000	\$ 308400
55 DEERING CLOSE	04005455400	OS-ONE STOREY	2017	02	\$ 347000	\$ 353600
15 EAGLEMERE DR	04005440400	OS-ONE STOREY	2017	05	\$ 385000	\$ 390800
19 EAGLEMERE DR	04005440600	TS-TWO STOREY	2017	09	\$ 400000	\$ 403600
48 EAGLEMERE DR	04005444600	OS-ONE STOREY	2016	11	\$ 325000	\$ 332800
88 EAGLEMERE DR	04005446600	TS-TWO STOREY	2017	11	\$ 365900	\$ 368100
91 EAGLEMERE DR	04005438400	TS-TWO STOREY	2016	01	\$ 355000	\$ 368800
116 EAGLEMERE DR	04005448000	OS-ONE STOREY	2017	06	\$ 343000	\$ 347500
196 EAGLEMERE DR	04005468600	TS-TWO STOREY	2017	12	\$ 380000	\$ 381500
291 EAGLEMERE DR	04005473700	OS-ONE STOREY	2016	10	\$ 391000	\$ 400800
304 EAGLEMERE DR	04007010000	TS-TWO STOREY	2016	06	\$ 396000	\$ 408700
2 GOLDEN EAGLE DR	04005429600	OS-ONE STOREY	2017	06	\$ 390000	\$ 395100
34 GOLDEN EAGLE DR	04005431600	OS-ONE STOREY	2018	01	\$ 360000	\$ 361100
51 GOLDEN EAGLE DR	04007008800	TS-TWO STOREY	2017	08	\$ 372000	\$ 375700
154 GOLDEN EAGLE DR	04007012300	BL-BI-LEVEL	2017	10	\$ 390000	\$ 392700
226 GOLDEN EAGLE DR	04007025500	OS-ONE STOREY	2017	09	\$ 346500	\$ 349600
230 GOLDEN EAGLE DR	04007025400	TS-TWO STOREY	2017	06	\$ 406500	\$ 411800
231 GOLDEN EAGLE DR	04007028600	BL-BI-LEVEL	2017	05	\$ 395000	\$ 400900
234 GOLDEN EAGLE DR	04007025300	OS-ONE STOREY	2016	08	\$ 385000	\$ 395800
258 GOLDEN EAGLE DR	04007255870	TS-TWO STOREY	2016	07	\$ 373000	\$ 384200
262 GOLDEN EAGLE DR	04007255865	TS-TWO STOREY	2016	07	\$ 393845.4	\$ 405700
266 GOLDEN EAGLE DR	04007024600	TS-TWO STOREY	2017	09	\$ 370000	\$ 373300
291 GOLDEN EAGLE DR	04007028400	TS-TWO STOREY	2017	09	\$ 386000	\$ 389500
331 GOLDEN EAGLE DR	04007027400	OS-ONE STOREY	2017	07	\$ 382500	\$ 387100
254 GRASSIE BLVD	04007255890	TS-TWO STOREY	2016	04	\$ 335500	\$ 347200
262 GRASSIE BLVD	04004589500	TL-3 LEVEL SPLIT	2017	10	\$ 286000	\$ 288000
21 KIRKLAND RD	04007014900	TS-TWO STOREY	2016	06	\$ 370000	\$ 381800
56 SILVER SPRINGS BAY	04005479300	TS-TWO STOREY	2017	10	\$ 465000	\$ 468300
120 SILVER SPRINGS BAY	04005482300	OS-ONE STOREY	2017	09	\$ 373000	\$ 376400
43 TIMBERLINE DR	04005450600	TS-TWO STOREY	2016	10	\$ 360000	\$ 369000
63 TIMBERLINE DR	04005451600	OS-ONE STOREY	2016	01	\$ 314000	\$ 326200
79 TIMBERLINE DR	04005452400	OS-ONE STOREY	2017	10	\$ 347500	\$ 349900
55 WALTER PIPER GROVE	04006981300	BL-BI-LEVEL	2017	03	\$ 363000	\$ 369500
79 WALTER PIPER GROVE	04006980700	TO-TWO/ONE STOREY	2017	12	\$ 395000	\$ 396600

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
766 BRAZIER ST	02011391000	OS-ONE STOREY	2018	03	\$ 290000	\$ 290000
889 BRAZIER ST	02062781400	O3-ONE & 3/4 STOREY	2017	07	\$ 222250	\$ 224900
317 DUNROBIN AVE	02020058000	OS-ONE STOREY	2017	12	\$ 257000	\$ 258000
345 DUNROBIN AVE	02020065000	OS-ONE STOREY	2017	01	\$ 240000	\$ 245000
353 DUNROBIN AVE	02020067000	OS-ONE STOREY	2017	10	\$ 230000	\$ 231600
357 DUNROBIN AVE	02020068000	OS-ONE STOREY	2017	10	\$ 245000	\$ 246700
377 DUNROBIN AVE	02020073000	OS-ONE STOREY	2016	08	\$ 297000	\$ 305300
417 DUNROBIN AVE	02020079000	OS-ONE STOREY	2016	01	\$ 298900	\$ 310600
453 DUNROBIN AVE	02020088000	OS-ONE STOREY	2017	11	\$ 280000	\$ 281700
489 DUNROBIN AVE	02020097000	OS-ONE STOREY	2016	11	\$ 270000	\$ 276500
545 DUNROBIN AVE	02020109000	OS-ONE STOREY	2016	03	\$ 248000	\$ 256900
552 DUNROBIN AVE	02011671000	OS-ONE STOREY	2016	09	\$ 267900	\$ 275100
609 DUNROBIN AVE	02020123000	OS-ONE STOREY	2016	10	\$ 282109	\$ 289200
642 DUNROBIN AVE	02011762000	OS-ONE STOREY	2016	07	\$ 252000	\$ 259600
238 GREENE AVE	02021170000	OS-ONE STOREY	2016	11	\$ 215000	\$ 220200
290 GREENE AVE	02021178000	OH-ONE & 1/2 STOREY	2016	06	\$ 280000	\$ 289000
305 GREENE AVE	02020988000	TS-TWO STOREY	2017	11	\$ 520000	\$ 523100
320 GREENE AVE	02021202000	OH-ONE & 1/2 STOREY	2017	11	\$ 259900	\$ 261500
404 GREENE AVE	02021235000	OS-ONE STOREY	2016	01	\$ 223000	\$ 231700
421 GREENE AVE	02021032000	OS-ONE STOREY	2017	09	\$ 212000	\$ 213900
428 GREENE AVE	02021241000	OS-ONE STOREY	2017	05	\$ 260000	\$ 263900
439 GREENE AVE	02021037000	OS-ONE STOREY	2016	10	\$ 260000	\$ 266500
465 GREENE AVE	02021044000	OS-ONE STOREY	2017	05	\$ 255000	\$ 258800
484 GREENE AVE	02021254000	OS-ONE STOREY	2017	06	\$ 250000	\$ 253300
520 GREENE AVE	02021284000	OS-ONE STOREY	2016	06	\$ 305000	\$ 314800
547 GREENE AVE	02021090000	OS-ONE STOREY	2016	05	\$ 245000	\$ 253100
567 GREENE AVE	02021095000	OS-ONE STOREY	2018	02	\$ 232000	\$ 232500
591 GREENE AVE	02021101000	OS-ONE STOREY	2016	10	\$ 265000	\$ 271600
609 GREENE AVE	02022048000	OS-ONE STOREY	2017	02	\$ 245000	\$ 249700
629 GREENE AVE	02022043000	OS-ONE STOREY	2017	12	\$ 315000	\$ 316300
630 GREENE AVE	02022058000	OS-ONE STOREY	2016	09	\$ 230000	\$ 236200
638 GREENE AVE	02022060000	OS-ONE STOREY	2017	07	\$ 270000	\$ 273200
646 GREENE AVE	02022062000	OS-ONE STOREY	2017	09	\$ 337500	\$ 340500
682 GREENE AVE	02022071000	OS-ONE STOREY	2016	08	\$ 281000	\$ 288900
690 GREENE AVE	02022073000	OS-ONE STOREY	2016	01	\$ 291350	\$ 302700
221 HAZEL DELL AVE	02020622000	OS-ONE STOREY	2016	06	\$ 256000	\$ 264200
224 HAZEL DELL AVE	02020253000	TS-TWO STOREY	2016	08	\$ 271500	\$ 279100
228 HAZEL DELL AVE	02020255000	OS-ONE STOREY	2017	04	\$ 199000	\$ 202200
267 HAZEL DELL AVE	02020630000	OH-ONE & 1/2 STOREY	2017	08	\$ 267000	\$ 269700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
275 HAZEL DELL AVE	02020632000	TS-TWO STOREY	2017	11	\$ 310000	\$ 311900
280 HAZEL DELL AVE	02020263000	OH-ONE & 1/2 STOREY	2017	07	\$ 277000	\$ 280300
314 HAZEL DELL AVE	02020312000	OS-ONE STOREY	2016	08	\$ 228000	\$ 234400
329 HAZEL DELL AVE	02020648000	OS-ONE STOREY	2017	10	\$ 289900	\$ 291900
352 HAZEL DELL AVE	02020321000	OH-ONE & 1/2 STOREY	2018	02	\$ 247700	\$ 248200
361 HAZEL DELL AVE	02020653000	OS-ONE STOREY	2017	07	\$ 183500	\$ 185700
400 HAZEL DELL AVE	02020353500	OS-ONE STOREY	2016	10	\$ 290000	\$ 297300
424 HAZEL DELL AVE	02020357000	OS-ONE STOREY	2017	07	\$ 250000	\$ 253000
428 HAZEL DELL AVE	02020358000	OS-ONE STOREY	2016	11	\$ 263500	\$ 269800
468 HAZEL DELL AVE	02020367000	OS-ONE STOREY	2017	08	\$ 247900	\$ 250400
475 HAZEL DELL AVE	02020677000	OS-ONE STOREY	2017	11	\$ 264500	\$ 266100
524 HAZEL DELL AVE	02020430000	OS-ONE STOREY	2016	11	\$ 258000	\$ 264200
540 HAZEL DELL AVE	02020434000	OS-ONE STOREY	2016	11	\$ 269500	\$ 276000
588 HAZEL DELL AVE	02020444000	OS-ONE STOREY	2017	01	\$ 247500	\$ 252700
221 HELMSDALE AVE	02011447000	OS-ONE STOREY	2017	07	\$ 260027	\$ 263100
251 HELMSDALE AVE	02011442000	OS-ONE STOREY	2016	07	\$ 205000	\$ 211200
269 HELMSDALE AVE	02011439000	TS-TWO STOREY	2016	11	\$ 296000	\$ 303100
305 HELMSDALE AVE	02011499000	OS-ONE STOREY	2016	09	\$ 278000	\$ 285500
329 HELMSDALE AVE	02011503000	OS-ONE STOREY	2017	02	\$ 260000	\$ 264900
360 HELMSDALE AVE	02011528000	TS-TWO STOREY	2017	10	\$ 275000	\$ 276900
364 HELMSDALE AVE	02011529000	OS-ONE STOREY	2016	05	\$ 268000	\$ 276800
373 HELMSDALE AVE	02011512000	OS-ONE STOREY	2017	07	\$ 252000	\$ 255000
400 HELMSDALE AVE	02011605000	OS-ONE STOREY	2016	12	\$ 250000	\$ 255500
408 HELMSDALE AVE	02011607000	OS-ONE STOREY	2016	01	\$ 245000	\$ 254600
429 HELMSDALE AVE	02011597000	OS-ONE STOREY	2017	08	\$ 253750	\$ 256300
444 HELMSDALE AVE	02011616000	OS-ONE STOREY	2017	07	\$ 285000	\$ 288400
508 HELMSDALE AVE	02011712000	OS-ONE STOREY	2016	06	\$ 260000	\$ 268300
529 HELMSDALE AVE	02011694000	OS-ONE STOREY	2017	09	\$ 225500	\$ 227500
533 HELMSDALE AVE	02011693000	OS-ONE STOREY	2017	07	\$ 278000	\$ 281300
536 HELMSDALE AVE	02011719000	OS-ONE STOREY	2016	03	\$ 230000	\$ 238300
537 HELMSDALE AVE	02011692000	OS-ONE STOREY	2016	08	\$ 225000	\$ 231300
552 HELMSDALE AVE	02011723000	OS-ONE STOREY	2016	06	\$ 242000	\$ 249700
610 HELMSDALE AVE	02011795000	OS-ONE STOREY	2017	07	\$ 245000	\$ 247900
225 KIMBERLY AVE	02011403000	OH-ONE & 1/2 STOREY	2016	10	\$ 240000	\$ 246000
251 KIMBERLY AVE	02011399500	TS-TWO STOREY	2017	06	\$ 255000	\$ 258300
331 KIMBERLY AVE	02011539000	OS-ONE STOREY	2016	04	\$ 292500	\$ 302700
359 KIMBERLY AVE	02011546000	OH-ONE & 1/2 STOREY	2017	11	\$ 210000	\$ 211300
381 KIMBERLY AVE	02011552000	OS-ONE STOREY	2017	08	\$ 255000	\$ 257600
473 KIMBERLY AVE	02011635000	OS-ONE STOREY	2017	08	\$ 268000	\$ 270700

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

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
481 KIMBERLY AVE	02011633000	OS-ONE STOREY	2017	07	\$ 210000	\$ 212500
501 KIMBERLY AVE	02011751000	OS-ONE STOREY	2016	05	\$ 225000	\$ 232400
559 KIMBERLY AVE	02011738000	OS-ONE STOREY	2017	02	\$ 270000	\$ 275100
569 KIMBERLY AVE	02011736000	OS-ONE STOREY	2017	07	\$ 294900	\$ 298400
651 KIMBERLY AVE	02062805700	BL-BI-LEVEL	2016	03	\$ 280000	\$ 290100
252 LEIGHTON AVE	02021721000	OS-ONE STOREY	2016	10	\$ 170000	\$ 174300
272 LEIGHTON AVE	02021725000	OS-ONE STOREY	2016	01	\$ 246000	\$ 255600
300 LEIGHTON AVE	02021729000	TS-TWO STOREY	2016	07	\$ 242500	\$ 249800
362 LEIGHTON AVE	02062807355	TS-TWO STOREY	2016	11	\$ 352500	\$ 361000
394 LEIGHTON AVE	02021748000	OS-ONE STOREY	2016	06	\$ 253000	\$ 261100
453 LEIGHTON AVE	02021779000	OS-ONE STOREY	2017	12	\$ 320000	\$ 321300
461 LEIGHTON AVE	02021781000	OS-ONE STOREY	2016	11	\$ 275500	\$ 282100
471 LEIGHTON AVE	02021783000	OS-ONE STOREY	2016	08	\$ 262500	\$ 269900
223 LINDEN AVE	02021191000	OS-ONE STOREY	2016	10	\$ 190000	\$ 194800
231 LINDEN AVE	02021190000	OH-ONE & 1/2 STOREY	2017	10	\$ 226000	\$ 227600
243 LINDEN AVE	02021187000	OS-ONE STOREY	2016	04	\$ 224000	\$ 231800
255 LINDEN AVE	02021184000	OS-ONE STOREY	2018	01	\$ 210000	\$ 210600
256 LINDEN AVE	02020979000	OH-ONE & 1/2 STOREY	2016	03	\$ 190000	\$ 196800
264 LINDEN AVE	02020983000	OS-ONE STOREY	2017	12	\$ 222000	\$ 222900
265 LINDEN AVE	02021181000	OS-ONE STOREY	2016	09	\$ 174500	\$ 179200
301 LINDEN AVE	02021233000	OS-ONE STOREY	2017	11	\$ 262900	\$ 264500
314 LINDEN AVE	02062807545	TS-TWO STOREY	2016	02	\$ 290000	\$ 301000
314A LINDEN AVE	02062807550	TS-TWO STOREY	2016	11	\$ 286000	\$ 292900
316 LINDEN AVE	02021016000	OS-ONE STOREY	2016	02	\$ 231000	\$ 239800
320 LINDEN AVE	02021018000	OS-ONE STOREY	2016	11	\$ 270320	\$ 276800
325 LINDEN AVE	02021223000	OS-ONE STOREY	2017	12	\$ 200000	\$ 200800
326 LINDEN AVE	02021020000	OH-ONE & 1/2 STOREY	2017	06	\$ 240000	\$ 243100
336 LINDEN AVE	02021022500	TS-TWO STOREY	2016	09	\$ 335000	\$ 344000
338 LINDEN AVE	02021023000	OS-ONE STOREY	2017	11	\$ 234000	\$ 235400
405 LINDEN AVE	02021277000	OS-ONE STOREY	2017	11	\$ 259000	\$ 260600
408 LINDEN AVE	02021054000	OS-ONE STOREY	2016	11	\$ 241500	\$ 247300
417 LINDEN AVE	02021273000	OS-ONE STOREY	2016	12	\$ 234500	\$ 239700
468 LINDEN AVE	02021074000	OS-ONE STOREY	2017	07	\$ 230000	\$ 232800
471 LINDEN AVE	02021261000	OS-ONE STOREY	2018	01	\$ 252000	\$ 252800
510 LINDEN AVE	02021105000	OS-ONE STOREY	2016	07	\$ 250250	\$ 257800
533 LINDEN AVE	02021317000	OS-ONE STOREY	2016	11	\$ 192500	\$ 197100
552 LINDEN AVE	02021116000	OS-ONE STOREY	2017	10	\$ 270000	\$ 271900
569 LINDEN AVE	02021308000	OS-ONE STOREY	2016	10	\$ 288000	\$ 295200
573 LINDEN AVE	02021307000	OS-ONE STOREY	2016	08	\$ 285000	\$ 293000

MARKET REGION: 2
ROSSMERE-B (434)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
604 LINDEN AVE	02021126100	TS-TWO STOREY	2016	10	\$ 235100	\$ 241000
630 LINDEN AVE	02021131000	OS-ONE STOREY	2017	08	\$ 275900	\$ 278700
685 LINDEN AVE	02022083000	OS-ONE STOREY	2016	09	\$ 326000	\$ 334800
250 OAKVIEW AVE	02020303000	OS-ONE STOREY	2018	03	\$ 195000	\$ 195000
311 OAKVIEW AVE	02020342500	OH-ONE & 1/2 STOREY	2017	10	\$ 277000	\$ 278900
335 OAKVIEW AVE	02020339500	OS-ONE STOREY	2016	02	\$ 268000	\$ 278200
436 OAKVIEW AVE	02020408000	OS-ONE STOREY	2017	10	\$ 259000	\$ 260800
456 OAKVIEW AVE	02020411000	OS-ONE STOREY	2016	09	\$ 267500	\$ 274700
499 OAKVIEW AVE	02020375000	OS-ONE STOREY	2016	08	\$ 235000	\$ 241600
502 OAKVIEW AVE	02020457000	OS-ONE STOREY	2017	09	\$ 185000	\$ 186700
507 OAKVIEW AVE	02020455000	OS-ONE STOREY	2016	11	\$ 260000	\$ 266200
510 OAKVIEW AVE	02020459000	OS-ONE STOREY	2016	06	\$ 340000	\$ 350900
518 OAKVIEW AVE	02020461000	OS-ONE STOREY	2017	06	\$ 240000	\$ 243100
529 OAKVIEW AVE	02020452000	OS-ONE STOREY	2016	10	\$ 265500	\$ 272100
545 OAKVIEW AVE	02020451000	OS-ONE STOREY	2017	05	\$ 288500	\$ 292800
554 OAKVIEW AVE	02020470000	OS-ONE STOREY	2017	12	\$ 206900	\$ 207700
555 OAKVIEW AVE	02020449500	OS-ONE STOREY	2016	04	\$ 250000	\$ 258800
573 OAKVIEW AVE	02020447500	OS-ONE STOREY	2017	08	\$ 248000	\$ 250500
577 OAKVIEW AVE	02020447000	OS-ONE STOREY	2018	01	\$ 273000	\$ 273800
585 OAKVIEW AVE	02020446000	OS-ONE STOREY	2017	12	\$ 217000	\$ 217900
222 ROBERTA AVE	02021446000	OS-ONE STOREY	2017	08	\$ 280000	\$ 282800
230 ROBERTA AVE	02062807605	TS-TWO STOREY	2018	02	\$ 297480.6	\$ 298100
232 ROBERTA AVE	02062807610	TS-TWO STOREY	2018	01	\$ 301240.3	\$ 302100
239 ROBERTA AVE	02021430000	OH-ONE & 1/2 STOREY	2017	08	\$ 262500	\$ 265100
242 ROBERTA AVE	02021452000	OH-ONE & 1/2 STOREY	2016	03	\$ 250000	\$ 259000
255 ROBERTA AVE	02021434000	OS-ONE STOREY	2016	07	\$ 234000	\$ 241000
289 ROBERTA AVE	02021438100	BL-BI-LEVEL	2017	01	\$ 275000	\$ 280800
300 ROBERTA AVE	02021460000	OS-ONE STOREY	2016	06	\$ 140000	\$ 144500
361 ROBERTA AVE	02021488000	OS-ONE STOREY	2016	10	\$ 247900	\$ 254100
366 ROBERTA AVE	02062807615	BL-BI-LEVEL	2018	01	\$ 375000	\$ 376100
368 ROBERTA AVE	02062807620	BL-BI-LEVEL	2018	01	\$ 375000	\$ 376100
390 ROBERTA AVE	02021477000	OS-ONE STOREY	2016	10	\$ 262500	\$ 269100
426 ROBERTA AVE	02021529000	OS-ONE STOREY	2017	10	\$ 240000	\$ 241700
440 ROBERTA AVE	02021533000	OS-ONE STOREY	2016	02	\$ 150000	\$ 155700
448 ROBERTA AVE	02062767200	BL-BI-LEVEL	2017	12	\$ 285000	\$ 286100
458 ROBERTA AVE	02021539000	OS-ONE STOREY	2016	07	\$ 255000	\$ 262700
473 ROBERTA AVE	02021515000	OS-ONE STOREY	2017	08	\$ 265100	\$ 267800
478 ROBERTA AVE	02021544000	OS-ONE STOREY	2016	10	\$ 283500	\$ 290600
482 ROBERTA AVE	02021545000	OS-ONE STOREY	2016	03	\$ 236000	\$ 244500

MARKET REGION: 2
ROSSMERE-B (434)

SALES DATA

Property Address	Roll Number	Building Type	Sale Year	Sale Month	Sale Price	Time Adjust Sale Price
499 ROBERTA AVE	02021522000	OS-ONE STOREY	2017	07	\$ 275000	\$ 278300
546 ROBERTA AVE	02021992000	OS-ONE STOREY	2017	12	\$ 300900	\$ 302100
598 ROBERTA AVE	02022001000	OS-ONE STOREY	2016	12	\$ 310000	\$ 316800
606 ROBERTA AVE	02022003000	FL-4 LEVEL SPLIT	2017	02	\$ 300000	\$ 305700
607 ROBERTA AVE	02021810000	OS-ONE STOREY	2016	10	\$ 350000	\$ 358800
619 ROBERTA AVE	02021807000	OS-ONE STOREY	2017	10	\$ 284000	\$ 286000
622 ROBERTA AVE	02022007000	OS-ONE STOREY	2016	08	\$ 290000	\$ 298100
664 ROBERTA AVE	02022018000	TL-3 LEVEL SPLIT	2016	07	\$ 271000	\$ 279100
674 ROBERTA AVE	02022020000	OS-ONE STOREY	2017	05	\$ 260000	\$ 263900