

Comparative Market Analysis

Table Summary of Comparable Solds

March 20, 2008

This page summarizes the comparable sold listings in this market analysis.

SOLD Listings			\$ Change	% Change		
Address	List Price	Sale Price	List Price to Sold Price	List Price to Sold Price	Sold Date	DOM
Adilman Drive	\$249,900	\$250,000	\$100	0.04	11/15/2007	16
Perreault Way	\$359,900	\$350,000	\$-9,900	-2.75	01/12/2008	10
Wakabayashi Cres	\$289,000	\$280,000	\$-9,000	-3.11	10/31/2007	6
Kootenay Drive	\$264,900	\$276,600	\$11,700	4.42	11/05/2007	3
Cypress Court	\$259,000	\$259,000	\$0	0.00	02/10/2008	9
Redberry Road	\$279,900	\$300,000	\$20,100	7.18	03/02/2008	12
Average	\$283,767	\$285,933	\$2,167	0.96		9
Median	\$272,400	\$278,300	\$50	0.02		10
Minimum	\$249,900	\$250,000	\$-9,900	-3.11		3
Maximum	\$359,900	\$350,000	\$20,100	7.18		16

MICHAEL GUSTUS

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Listing Details

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123 ADILMAN

Status:	SOLD	Bedrooms:	2
List Date:	10/30/2007	Bathrooms:	1
Area:	S3 Area 03	Sqft:	969
LP:	\$(107)	SP:	\$250,000
Listed:	10/30/2007	Built:	1985
DOM:	16		

Beautifully upgraded w hardwood in LV and FA. Porcelain tile in entrances, main bath and kitchen. New carpets elsewhere. Fresh paint on most interior walls. Lots of new baseboard. Room for garage. Please call Norm at 241-6676 to show. Please leave offers open until 9:00 PM.



526 PERREAU

Status:	SOLD	Bedrooms:	3
List Date:	01/02/2008	Bathrooms:	2
Area:	S3 Area 03	Sqft:	1,360
LP:	\$(107)	SP:	\$350,000
Listed:	01/02/2008	Built:	1981
DOM:	10		

Great home in Silverwood Heights for a large or growing family. 5 BDs & den, 2 baths upstrs & RI 3pc dwnstrs. Lrg recrm in bsmt w/gas FP & another gas FP upstrs, insul grg has dir entry. Home is close to schools & well maint w/deck & garden shed in backyard.



479 WAKABAYASHI

Status:	SOLD	Bedrooms:	3
List Date:	10/25/2007	Bathrooms:	2
Area:	S3 Area 03	Sqft:	1,018
LP:	\$(107)	SP:	\$280,000
Listed:	10/25/2007	Built:	1984
DOM:	6		

Silverwood Heights attractive bung w/det dbl grg loc closeschools, parks & amenities. Recent upgrds w/HW, laminate flrs, jetted tub, bsmt 3pc bath, c/a, BD & KI wndws, patio dr, shingles, furnace & wtr htr. Great family neighbourhood!

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59 KOOTENAY

Status:	SOLD	Bedrooms:	3
List Date:	11/02/2007	Bathrooms:	2
Area:	S3 Area 03	Sqft:	1,040
LP:	\$(107)	SP:	\$276,600
Listed:	11/02/2007	Built:	1972
DOM:	3		

Prime location in River Hieghts. Attractive, comfortable & well planned 3+1 BD bung w/side drive to oversized htd grg. Nwr bath tubs & surrounds on main & lwr lvl. Exc yrd dev. Close to schls, parks & amenities. Pref R1 zoning. Nwr hi effurn & shingles. FP in bsmt. Home requires flrg & paint.



155 CYPRESS

Status:	SOLD	Bedrooms:	2
List Date:	02/01/2008	Bathrooms:	2
Area:	S3 Area 03	Sqft:	828
LP:	\$(107)	SP:	\$259,000
Listed:	02/01/2008	Built:	1979
DOM:	9		



215 REDBERRY

Status:	SOLD	Bedrooms:	3
List Date:	02/19/2008	Bathrooms:	2
Area:	S3 Area 03	Sqft:	1,078
LP:	\$(107)	SP:	\$300,000
Listed:	02/19/2008	Built:	1979
DOM:	12		

1078 3 BD bung, WBFP, B2 enste, 1 BD+DE down w/B3 dwn. 50' lot w/ front driveway & access to bk yd. Poss subject to probate being completed. Vacant call LA for appts. Offers presented Feb 24 @ 6pm.