



Active Market Report Summary

ACTIVE LISTINGS

The following are comparable properties which are currently for sale on the market. These listings show us who the competition is and what prices sellers are hoping for this type of home in this area at this time.

	Address	List Price	Orig Price	Bdr	Bth	Sqft	\$/Sqft	Built	Lot(sf)	MLS#	Active
A	56 W 61ST AV	\$1,199,000	\$1,288,888	6	5	2437	492	2000	0	V802979	1-Jun-09
A	8208 FREMLIN ST	\$1,300,000	\$1,380,000	5	5	2315	562	1994	4026	V804755	18-Jan-10
A	8043 SELKIRK ST	\$1,398,000	\$1,398,000	5	5	2412	580	2005	4010	V805820	22-Jan-10
A	8031 YUKON ST	\$1,488,000	\$1,488,000	5	5	3210	464	2004	5375	V809335	2-Aug-09
A	8131 OSLER ST	\$1,498,000	\$1,498,000	5	5	2817	532	2010	4026	V804482	15-Jan-10
		\$1,376,600	\$1,410,578	5.2	5.0	2638	526	2003	3487		

EXPIRED, CANCELLED & TERMINATED

The following are comparable listings which have recently expired or have been cancelled/terminated by the seller. These illustrate the problems of over-pricing and indicate what prices buyers are not willing to pay for this type of home in this area at this time.

	Address	List Price	Orig Price	Bdr	Bth	Sqft	\$/Sqft	Built	Lot(sf)	MLS#	Expired
X	8028 FRENCH ST	\$1,368,000	\$1,368,000	5	5	3198	428	1990	4526	V766083	29-Nov-2009
X	788 W 64TH AV	\$1,530,000	\$1,560,000	5	5	3209	477	1993	5108	V794467	31-Jan-2010
X	1628 SW MARINE DR	\$1,990,000	\$1,990,000	6	6	6429	310	1989	11700	V776302	6-Jan-2010
		\$1,629,333	\$1,639,333	5.3	5.3	4279	405	1991	7111		

SOLD LISTINGS

The following are comparable recently sold properties. These listings are extremely important as they truly indicate what prices buyers are actually willing to pay for this type of home in this area at this time.

	Address	Sold price	List Price	Bdr	Bth	Sqft	\$/Sqft	Built	Lot(sf)	MLS#	Sold
S	7964 MONTCALM ST	\$1,035,000	\$1,090,000	4	4	2409	430	1990	4019	V779549	19-Dec-2009
S	807 W 68TH AV	\$990,000	\$1,099,000	4	5	2163	458	1995	3560	V798728	5-Jan-2010
S	7898 HUDSON ST	\$1,150,000	\$1,280,000	4	3	2378	484	1990	3983	V796322	27-Nov-2009
S	8168 SELKIRK ST	\$1,363,800	\$1,388,000	5	5	3408	400	1993	5186	V770836	12-Nov-2009
S	7843 OSLER ST	\$1,400,000	\$1,449,000	5	6	2792	501	2010	4026	V797411	19-Nov-2009
		\$1,187,760	\$1,261,200	4.4	4.6	2630	455	1996	4155		

REPORT SUMMARY

- On average, the properties sold for... \$1,187,760 with an average time to sell of... 82 days on market.
- The average price difference was... -\$73,440 between list and sold price, or... -5.8 % as percent difference.



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