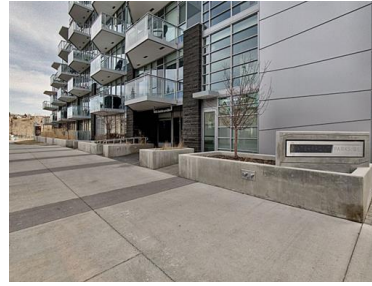


Emailed	#	MLS®#	Prop Type	St	Current Price	SqFtAddress	City	TBD	Baths	DOM	Stat Date
Never	1	<a href="#">A1091762</a>	RESI	A	\$569,900.00	816 108 2 Street SW Unit#509	Calgary	2	2	43	2021-04-07
Never	2	<a href="#">A1095060</a>	RESI	A	\$605,000.00	867 128 2 Street SW Unit#904	Calgary	2	2	32	2021-04-18
05/19/2021	3	<a href="#">A1084870</a>	RESI	A	\$898,000.00	1,300 138 Waterfront Court SW Unit#503	Calgary	2	3	48	2021-04-02
Never	4	<a href="#">A1090102</a>	RESI	S	\$460,000.00	748 108 2 Street SW Unit#607	Calgary	2	2	19	2021-04-23
Never	5	<a href="#">C4281994</a>	RESI	S	\$480,000.00	736 108 Waterfront Court SW Unit#507	Calgary	2	2	20	2020-02-06
Never	6	<a href="#">C4301483</a>	RESI	S	\$490,000.00	865 128 2 Street SW Unit#1002	Calgary	2	2	113	2020-10-02
Never	7	<a href="#">C4287296</a>	RESI	S	\$495,000.00	862 128 2 Street SW Unit#504	Calgary	2	2	10	2020-02-28
Never	8	<a href="#">A1068802</a>	RESI	S	\$530,000.00	867 128 2 Street SW Unit#1304	Calgary	2	2	20	2021-03-03
Never	9	<a href="#">A1052939</a>	RESI	S	\$930,000.00	1,320 108 2 Street SW Unit#603	Calgary	2	2	91	2021-03-03

**Status:** Active  
**MLS#:** A1091762  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** **Above:** 2  
**F/H Baths:** 2/0  
**SqFt:** 816  
**Taxes:** \$3,836.00/2020  
**DOM:** 43  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 5  
**Year Built:** 2018  
**Possession:** 30 Days / Neg



**Lot Size:** SqFt  
**Front Len:**  
**Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:**  
**Parking:** Assigned, Underground **Total:** 1

**Basement:**

**Condo Name:** **Condo Fee:** \$552.35/Monthly

Luxury condo next to Bow River with so many great things to do and see! This 2 bedroom 2 bathroom Corner Unit offers large windows throughout with laminate and beautiful tile flooring. Located on the 5th floor with exceptional balcony views and plenty of natural sunlight. Great size living room and dining room next to stunning kitchen with built in oven & microwave, countertop gas stove, stainless steel appliances and quartz counters. Gorgeous 3pc ensuite in master with walk-in closet along with another 4pc bathroom and nice hidden washer and dryer. Tons of room in the closets for extra storage. Only steps away from Eau Claire Prince's Island Park, Downtown and is perfectly located close pathways, shops, restaurants and much more! Underground parking, storage locker and Concierge for you convenience along with fitness centre and lounge room. MUST SEE!!!



**Directions:** From Chinook Centre Mall, Take Macleod Trail North, continue on Macleod Trail, turn left on Riverfront Ave, Turn right onto 2nd street, building on right hand side end of Cul-de-sac.

**Appliances:** Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

**Goods Inc:**

**Features:** High Ceilings, No Smoking Home, Storage

**Lot Feat:** Cul-De-Sac, Low Maintenance Landscape, Landscaped, Treed, Views

**Flooring:** Ceramic Tile, Laminate

**Other Equip:** Exhaust Fan(s)

Listed By: PURPLEBRICKS

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Active  
**MLS#:** A1095060  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Multi Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 867  
**Taxes:** \$3,798.00/2020  
**DOM:** 32  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 5  
**Year Built:** 2015  
**Possession:** Immediate



**Lot Size:** SqFt  
**Front Len:** Lot Dim:

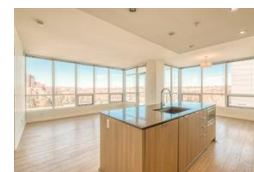
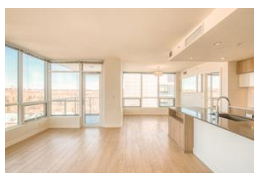
**Fireplace:** 0  
**Garage Dim:**

**Parking:** Assigned, Covered, Enclosed, Gated, Guest, Heated Garage, Secured, Side By Side, Underground **Total:** 2

**Basement:** None

**Condo Name:** **Condo Fee:** \$637.62/Monthly

Just like new condition! Experience the convenience and culture of living in the heart of Eau Claire, right next to the Prince's Island Park. This gorgeous 2-bedroom, 2-bathroom corner unit on the 9th floor boasts great views of the Bow river, the mountains, the parks and of course the downtown skyline. Amazing open floor plan with huge windows that lets in an abundance of natural light. Significant features of this home include: Quartz countertop, stainless steel appliances, built-in fridge and dishwasher, all in just like new condition. Building amenities includes: a party lounge, gym, hot tub and spa, car wash, theater, bike room, courtyard, hotel for visitors, underground guest parking and full time security. There are TWO underground large parking stalls included next to the elevator. Walking distance to Eau Claire market, parks, bike/walk paths, shops, restaurants and downtown offices.



**Directions:** Property is located on the 9th floor of the Waterfront Outlook Building (128 2 Street SW). Parking access is across from Eau Claire market on the West side of the block.

**Appliances:** Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Washer/Dryer

**Goods Inc:**

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Sauna, Storage

**Lot Feat:**

**Flooring:** Laminate, Tile

**Other Equip:** Garage Door Opener

Listed By: HOMECARE REALTY LTD.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Active  
**MLS#:** A1084870  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** **Above:** 2      **Total:** 2  
**F/H Baths:** 3/0      **Rooms Abv:** 4  
**SqFt:** 1,300      **Year Built:** 2018  
**Taxes:** \$7,678.00/2020      **Possession:** Immediate



**Lot Size:** SqFt      **Front Len:**      **Lot Dim:**  
**Fireplace:** 1/Gas      **Garage Dim:**  
**Parking:** Heated Garage, Underground **Total:** 2

#### Basement:

**Condo Name:**      **Condo Fee:** \$914/Monthly

ABSOLUTELY STUNNING CONDO in EAU CLAIRE area. This LUXURIOUS unit in Waterfront Parkside presents a rare 800 sq' PRIVATE TERRACE with Fabulous VIEWS overlooking Prince's Island Park and the Bow River! Summer entertaining will be a delight here. Perfect for a single, couple & empty nesters who want a "Lock & Leave" lifestyle without giving up outdoor space! This sophisticated residence presents a warm, contemporary style with an Open Plan. Floor to Ceiling windows connect to City & River Views bestowing the Living space with natural light. High End Kitchen features Quartz counters + back splash, large Sub Zero fridge, 6 burner Wolfe stove with Double ovens + 1200 CFM Professional Hood fan. Each of the 2 Bedrooms is En-suited with Customized Closets. Additional Full Bath, Laundry room with great Storage & a small Den/Office/Hobby room complete the space. NUMEROUS CUSTOM UPGRADES include paneling & art lights in hallways, feature art walls & sconces, custom Built-Ins in ALL closets, Full-Size washer + Dryer & Hunter Douglas Automated Window coverings in Master including Black-Outs blinds. 2 car side by side parking stalls located near the elevator as are the Bike and Additional storage rooms. Diverse Amenities include: Car wash, Guest suite, Fitness, Sauna, Hot Tub, Social Room + Concierge services. 2 pets allowed with Board approval. SUPERB LOCATION proximate to shops, restaurants, downtown & River bike/walking pathways. Live in world class comfort & make this "nature encased residence on the waters edge" your home today!



#### Directions:

**Appliances:** Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

**Goods Inc:** patio table

**Features:** Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters

#### Lot Feat:

**Flooring:** Ceramic Tile

**Other Equip:** Other

Listed By: RE/MAX REALTY PROFESSIONALS

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** A1090102  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 748  
**Taxes:** \$3,855.00/2020  
**Sold Date:** 04/23/2021

**DOM:** 19  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 4  
**Year Built:** 2018  
**Possession:** Negotiable



**Lot Size:** 0 SqFt  
**Fireplace:** 0  
**Parking:** Assigned, Indoor  
**Basement:**  
**Condo Name:**  
**Condo Fee:** \$591.01/Monthly

Imagine the perfect condo...It would have fantastic river views. It would be in the best location in Calgary close to great restaurants, bars, shopping and be steps from the river pathway. It would also have a cool, modern aesthetic. Imagine no more because this is REAL! Your amazing downtown lifestyle is here at 607, 108 2 ST SW. This incredible end unit condo offers 2 beds, 2 full baths, in suite laundry and a host of amazing upgrades! The kitchen is a smart design featuring a chef's dream gas stove and highlighted with beautiful counters and ample cupboards. The entire condo is enveloped by banks of windows flooding this home with natural light. Views are everywhere as you look at the gorgeous downtown skyline and the gorgeous unobstructed river views. The unit is housed in one of the premier buildings in the city. A private gym is on the second floor for the use of the residents. This unit even has underground parking but with this location, you will hardly ever need your car! A few short steps takes you onto the gorgeous river pathway which winds it's way through Eau Claire and to the gorgeous Prince's Island Park. What's even better? The price! Book a showing and visit your dream home today!



**Directions:**

**Appliances:** Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

**Goods Inc:**

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Views

**Flooring:** Laminate

**Other Equip:** Other

Listed By: COLDWELL BANKER MOUNTAIN CENTRAL

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

**Status:** Sold  
**MLS#:** C4281994  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 736  
**Taxes:** \$2,900.00/2019  
**Sold Date:** 02/06/2020  
**DOM:** 20  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 4  
**Year Built:** 2019  
**Possession:** /NA 02/10/2020



**Lot Size:** SqFt  
**Front Len:**  
**Lot Dim:**  
**Fireplace:**  
**Garage Dim:**  
**Parking:** Assigned, Indoor **Total:** 1  
**Basement:**  
**Condo Name:**  
**Condo Fee:** \$450/Monthly



Location Location Location! Be the first to live in this spectacular 2 bedroom 2 bathroom newly built condo along the banks of the Bow River and Prince's Island. Open concept layout with modern streamlined quality finishings throughout. The views are breathtaking. You will not find better value for under \$500,000. This building is packed with all the amenities you could ask for. Concierge, owners lounge, gym, steam rooms, hot tub, yoga studio and even a guest suite. One under ground parking stall and one storage locker is included. Do not miss this opportunity to own a piece of Waterfront.



**Directions:**

**Appliances:** Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer

**Goods Inc:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer

**Features:** Elevator, High Ceilings, No Smoking Home

**Lot Feat:** Cul-De-Sac, Views

**Flooring:** Ceramic Tile, Laminate

**Other Equip:**



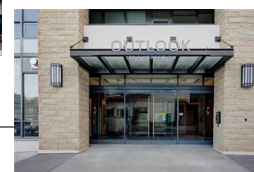
Listed By: CENTURY 21 BAMBER REALTY LTD.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



**Status:** Sold  
**MLS#:** C4287296  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 862  
**Taxes:** \$3,483.00/2019  
**Sold Date:** 02/28/2020

**DOM:** 10  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 5  
**Year Built:** 2015  
**Possession:** /Negotiable



**Lot Size:** SqFt  
**Front Len:**  
**Lot Dim:**  
**Fireplace:**  
**Garage Dim:**  
**Parking:** Assigned, Parkade, Underground **Total: 2**  
**Basement:**  
**Condo Name:**  
**Condo Fee:** \$626/Monthly



Welcome home to this gorgeous 2 bedroom, 2 bath condo in the popular Waterfront complex! This perfect location allows you to walk to work, great restaurants, coffee shops & pubs & your morning run along the Bow River pathways is just steps from your door! The open plan along with full walls of floor to ceiling windows helps to fill your home with natural light. Prepare meals & entertain in the chef's kitchen with huge island, quartz counters, tons of cabinets & drawers, pantry & upscale appliances including a wall oven & gas cook-top. 2 bedrooms (both with large closets) are situated on opposite sides of the suite. The spacious NW balcony, where you can sit and watch the Canada Day fireworks, features an open view towards the Bow River & Eau Claire Market & boasts a gas BBQ line. You'll love using the amenities here: social room, theatre, gym, pool, steam room, guest suite & more! Call now!



**Directions:**

**Appliances:** Dryer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings

**Goods Inc:** Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All

**Features:** No Animal Home, No Smoking Home

**Lot Feat:** Near Shopping Center, Near Public Transit, Views

**Flooring:** Ceramic Tile, Laminate

**Other Equip:**

Listed By: RE/MAX REAL ESTATE (CENTRAL)

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



**Status:** Sold  
**MLS#:** A1068802  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 867  
**Taxes:** \$3,885.00/2020  
**Sold Date:** 03/03/2021

**DOM:** 20  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 5  
**Year Built:** 2015  
**Possession:** 60 Days / Neg/Possession Date is Negotiable.



**Lot Size:** SqFt  
**Front Len:**  
**Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:**  
**Parking:** Assigned, Covered, Enclosed, Garage Door Opener, Guest, Heated Garage, Secured, Underground **Total:** 2

**Basement:**

**Condo Name:** **Condo Fee:** \$637.62/Monthly

JUST LISTED!! Experience the convenience and culture of living in the heart of Eau Claire! This 2-bedroom, 2-bathroom corner unit on the 13th floor boasts unobstructed sweeping views of the Bow River and the Mountains. The floor plan is open, with a desirable split bedroom layout, filled with an abundance of natural light. This pet free, smoke free unit also includes 2 underground parking stalls located most conveniently next to the entrance! Additional significant features of this home include: --- UPGRADES: Quartz Countertops. Stainless Steel Appliances. Custom Built-in Closets. Upgraded Vinyl Plank Flooring. Open Balcony with Gas Line. Built-in Microwave. Floor to Ceiling Windows. Two parking stalls! --- LOCATION: Easy Walking distance/access to Bow River Bike/Walk Pathways, East Village Superstore, Chinatown, Stephen Avenue, Eau Claire Market, Prince's Island Park, Plus 15 Network and all the entertainment and dining within! --- AMENITIES: Concierge Service. Steam Room. Theatre. Yoga Studio + Full Gym. Carwash. Hot Tub. Full-Time Security. Entertainment/Amenities room. Private Lobby. Extensive underground guest parking.



**Directions:** Property is located on the 13th floor of the Waterfront Outlook Building (128 2 Street SW). Parking access is across from Eau Claire market on the West side of the block.

**Appliances:** Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

**Goods Inc:**

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Stone Counters, Storage, Walk-In Closet(s)

**Lot Feat:**

**Flooring:** Tile, Vinyl

**Other Equip:** None

Listed By: GRAND REALTY

**Status:** Sold  
**MLS#:** A1052939  
**Subdivision:** Chinatown  
**Type:** Apartment  
**Style:** Single Level Unit  
**Beds:** Above: 2  
**F/H Baths:** 2/0  
**SqFt:** 1,320  
**Taxes:** \$7,500.00/2020  
**Sold Date:** 03/03/2021

**DOM:** 91  
**Condo:** Yes  
**Total:** 2  
**Rooms Abv:** 5  
**Year Built:** 2018  
**Possession:** 45 days / Neg, Negotiable/negotiable  
 01/04/2021



**Lot Size:** SqFt  
**Front Len:**  
**Lot Dim:**  
**Fireplace:** 0  
**Garage Dim:**  
**Parking:** Parkade, Underground **Total:** 2  
**Basement:**  
**Condo Name:**  
**Condo Fee:** \$936/Monthly

Location! Location! Location! Welcome to Parkside at Waterfront from Anthem Properties. Be the first to live in this spectacular executive condo nestled right along the pathways of Eau Claire, Prince's Island and the Bow River! This open and modern interior opens up to over 800 sq ft of outdoor patio space. The view from this one of a kind home is unparalleled in the city. Only the best was selected in designing this suite. Subzero and Wolf appliances adorn the European kitchen with a massive island of quartz counters to provide ample space for even the most discerning chefs. This 2 bedroom + den shows smartly and beautifully. There are TWO underground parking stalls included! Must be seen to truly appreciate this location and unbelievable views from every room. The wow factor is truly amazing.



**Directions:**

**Appliances:** Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Wine Refrigerator

**Goods Inc:**

**Features:** Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)

**Lot Feat:**

**Flooring:** Hardwood, Laminate, Marble

**Other Equip:** None

Listed By: CENTURY 21 BAMBER REALTY LTD.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Lily Chan  
 lily\_chan@lve.ca  
 Ph:



### CMA Summary

Prepared By: Lily Chan

Listings as of 05/20/21 at 3:36 pm

Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/01/2020+ Property Type is 'Residential' Street Number N is 108 Street Name is like '2\*' Street Suffix is 'Street' Street Dir Suffix is 'SW' Street Number N is 128 Street Name is like '2\*' Street Suffix is 'Street' Street Dir Suffix is 'SW' Street Number N is 222 Street Name is like 'Riverfront\*' Street Suffix is 'Avenue' Street Dir Suffix is 'SW' Street Number N is 51 Street Name is like 'Waterfront\*' Street Suffix is 'Mews' Street Dir Suffix is 'SW' Street Number N is 108 Street Name is like 'Waterfront\*' Street Suffix is 'Court' Street Dir Suffix is 'SW' Street Number N is 118 Street Name is like 'Waterfront\*' Street Suffix is 'Court' Street Dir Suffix is 'SW' Street Number N is 128 Street Name is like 'Waterfront\*' Street Suffix is 'Court' Street Dir Suffix is 'SW' Street Number N is 138 Street Name is like 'Waterfront\*' Street Suffix is 'Court' Street Dir Suffix is 'SW' Street Number N is 88 Street Name is like 'landmark\*' Street Dir Suffix is 'SW' Street Number N is 128 Street Name is like 'landmark\*' Bedrms Above Grade is 2

#### Residential

##### Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1091762	A	108 2 Street #509	2	2	0	2018	816		\$569,900	\$698.41	43
2	A1095060	A	128 2 Street #904	2	2	0	2015	867		\$605,000	\$697.81	32
3	A1084870	A	138 Waterfront Court #503	2	3	0	2018	1,300		\$898,000	\$690.77	48

##### Active Listings Summary

# LISTINGS: 3	Medians:	2	2	0		867		\$605,000	\$697.81	43
	Minimums:	2	2	0		816.00		\$569,900	\$690.77	32
	Maximums:	2	3	0		1,300		\$898,000	\$698.41	48
	Averages:	2	2	0		994.33		\$690,967	\$695.66	41

##### Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
1	A1090102	S	108 2 Street #607	2	2	0	2018	748	0.00	\$467,500	\$625.00	\$614.97	98.40%	\$460,000	4/23/21	19
2	C4281994	S	108 Waterfront Court #507	2	2	0	2019	736		\$491,900	\$668.34	\$652.17	97.58%	\$480,000	2/6/20	20
3	C4301483	S	128 2 Street #1002	2	2	0	2015	865	0.00	\$516,000	\$596.53	\$566.47	94.96%	\$490,000	10/2/20	113
4	C4287296	S	128 2 Street #504	2	2	0	2015	862		\$512,000	\$593.97	\$574.25	96.68%	\$495,000	2/28/20	10
5	A1068802	S	128 2 Street #1304	2	2	0	2015	867	0.00	\$565,000	\$651.67	\$611.30	93.81%	\$530,000	3/3/21	20
6	A1052939	S	108 2 Street #603	2	2	0	2018	1,320	0.00	\$999,900	\$757.50	\$704.55	93.01%	\$930,000	3/3/21	91

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Lily Chan

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Ph:



### CMA Summary

Prepared By: Lily Chan

Listings as of 05/20/21 at 3:36 pm

**Residential**

**Sold Listings Summary**

# LISTINGS: 6

<b>Medians:</b>	2	2	0	864	0.00	\$514,000	\$638.34	\$613.14	95.82%	\$492,500	20
<b>Minimums:</b>	2	2	0	736.00	0.00	\$467,500	\$593.97	\$566.47	93.01%	\$460,000	10
<b>Maximums:</b>	2	2	0	1,320	0.00	\$999,900	\$757.50	\$704.55	98.40%	\$930,000	113
<b>Averages:</b>	2	2	0	899.67	0.00	\$592,050	\$648.84	\$620.62	95.74%	\$564,167	46

#### Quick Statistics ( 9 Listings Total )

	Min	Max	Average	Median
<b>List Price</b>	\$467,500	\$999,900	\$625,022	\$565,000
<b>Sold Price</b>	\$460,000	\$930,000	\$564,167	\$492,500