

Lily Chan  
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 Ph:



## CMA Summary

Prepared By: Lily Chan

Listings as of 07/02/21 at 11:27 pm

Property Type is 'Residential' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 01/01/2020+ 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 138 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 88 Street Name is like 'waterfront\*' Street Suffix is 'Course' Street Dir Suffix is 'SW' Street Number N is 108 Street Name is like '2\*' Street Suffix is 'Street' 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 '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'

### Residential

#### Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	C4289651	A	108 2 Street #102	1	1	0	2018	605		\$450,000	\$743.80	485
2	A1091762	A	108 2 Street #509	2	2	0	2018	816		\$559,900	\$686.15	86
3	A1024180	A	108 2 Street #902	3	2	0	2018	1,365		\$1,388,888	\$1,017.50	321

#### Active Listings Summary

# LISTINGS: 3	Medians:	2	2	0		816		\$559,900	\$743.80			321
	Minimums:	1	1	0		605.00		\$450,000	\$686.15			86
	Maximums:	3	2	0		1,365		\$1,388,888	\$1,017.50			485
	Averages:	2	2	0		928.67		\$799,596	\$815.82			297

#### 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	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

#### Sold Listings Summary

# LISTINGS: 2	Medians:	2	2	0		1,034	0.00	\$733,700	\$691.25	\$659.76	95.70%	\$695,000			55
	Minimums:	2	2	0		748.00	0.00	\$467,500	\$625.00	\$614.97	93.01%	\$460,000			19
	Maximums:	2	2	0		1,320	0.00	\$999,900	\$757.50	\$704.55	98.40%	\$930,000			91
	Averages:	2	2	0		1,034.00	0.00	\$733,700	\$691.25	\$659.76	95.70%	\$695,000			55

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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<b>Quick Statistics ( 5 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$450,000	\$1,388,888	\$773,238	\$559,900
<b>Sold Price</b>	\$460,000	\$930,000	\$695,000	\$695,000

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108 2 STREET SW #102, CALGARY ALBERTA T2P 4V9



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108 2 STREET SW #509, CALGARY ALBERTA T2P 4R5



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108 2 STREET SW #603, CALGARY ALBERTA T2P 1S1



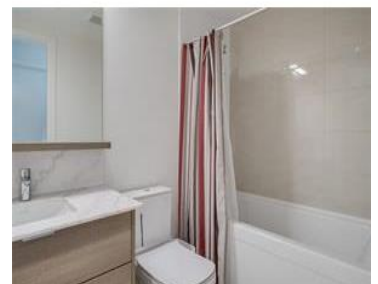
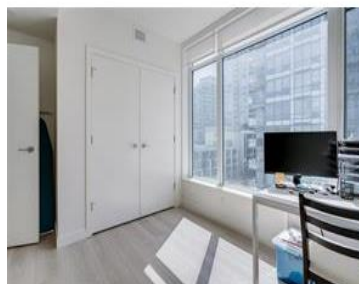
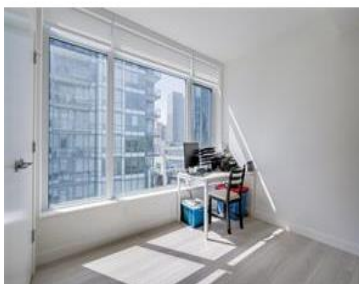
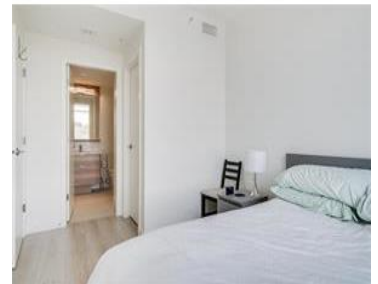
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108 2 STREET SW #607, CALGARY ALBERTA T2P 1P1



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108 2 STREET SW #902, CALGARY ALBERTA T2P 4R5

