

Lily Chan
 lily_chan@lve.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 02/03/22 at 10:48 am

Street Number N is 77 Street Name is 'SPRUCE' Street Suffix is 'Place'

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1153747	A	77 Spruce Place #306	2	2	0	2008	902		\$289,900	\$321.40	114
2	A1177355	A	77 Spruce Place #702	2	2	0	2008	891		\$299,900	\$336.59	1
3	A1174905	A	77 Spruce Place #2007	2	2	0	2008	1,024		\$329,900	\$322.17	9

Active Listings Summary

# LISTINGS: 3	Medians:	2	2	0		902		\$299,900	\$322.17		9
	Minimums:	2	2	0		891.00		\$289,900	\$321.40		1
	Maximums:	2	2	0		1,024		\$329,900	\$336.59		114
	Averages:	2	2	0		939.00		\$306,567	\$326.72		41

Pending Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1137570	P	77 SPRUCE Place #303	2	2	0	2008	857	0.00	\$249,000	\$290.57	168
2	A1157555	P	77 Spruce Place #1103	2	2	0	2008	845	0.00	\$299,000	\$353.85	95

Pending Listings Summary

# LISTINGS: 2	Medians:	2	2	0		851	0.00	\$274,000	\$322.21		132
	Minimums:	2	2	0		845.00	0.00	\$249,000	\$290.57		95
	Maximums:	2	2	0		857	0.00	\$299,000	\$353.85		168
	Averages:	2	2	0		850.97	0.00	\$274,000	\$322.21		132

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	A1118480	S	77 SPRUCE Place #407	2	2	0	2008	1,027	0.00	\$277,000	\$269.72	\$254.14	94.22%	\$261,000	10/28/21	141

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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
2	A1101339	S	77 SPRUCE Place #402	2	2	0	2008	889	0.00	\$275,000	\$309.34	\$300.34	97.09%	\$267,000	5/16/21	17
3	A1095793	S	77 SPRUCE Place #1804	2	2	0	2006	798	0.00	\$289,000	\$362.30	\$341.61	94.29%	\$272,500	5/14/21	25
4	A1009549	S	77 SPRUCE Place #806	2	2	0	2008	901	0.00	\$299,900	\$332.85	\$305.22	91.70%	\$275,000	9/30/20	78
5	A1062924	S	77 SPRUCE Place #502	2	2	0	2008	904	0.00	\$285,000	\$315.27	\$309.73	98.25%	\$280,000	5/15/21	112
6	A1082775	S	77 SPRUCE Place #506	2	2	0	2008	900	0.00	\$290,000	\$322.11	\$316.56	98.28%	\$285,000	4/16/21	29
7	A1104367	S	77 Spruce Place #901	2	2	0	2008	979	0.00	\$309,000	\$315.60	\$291.08	92.23%	\$285,000	6/2/21	23
8	A1171454	S	77 Spruce Place #1506	2	2	0	2008	904	0.00	\$299,900	\$331.89	\$315.41	95.03%	\$285,000	1/23/22	10
9	A1125845	S	77 Spruce Place #902	2	2	0	2008	895	0.00	\$299,900	\$335.08	\$321.79	96.03%	\$288,000	1/9/22	186
10	A1100796	S	77 SPRUCE Place #UNIT 806	2	2	0	2008	901	0.00	\$299,900	\$332.85	\$321.86	96.70%	\$290,000	5/22/21	23
11	C4300240	S	77 Spruce Place #2005	2	2	0	2008	991	0.00	\$319,000	\$321.90	\$292.63	90.91%	\$290,000	11/30/20	175
12	A1160645	S	77 Spruce Place #607	2	2	0	2008	1,015	0.00	\$329,900	\$325.02	\$297.54	91.54%	\$302,000	12/1/21	22
13	A1056300	S	77 SPRUCE Place #2101	2	2	0	2008	951	0.00	\$313,000	\$329.13	\$323.34	98.24%	\$307,500	1/20/21	23
14	A1061552	S	77 SPRUCE Place #807	2	2	0	2008	1,027	0.00	\$319,900	\$311.49	\$311.49	100.00%	\$319,900	3/1/21	42
15	A1058333	S	77 SPRUCE Place #2603	2	2	0	2013	1,147	0.00	\$399,000	\$347.86	\$335.66	96.49%	\$385,000	2/26/21	50
16	A1089448	S	77 SPRUCE Place #2407	2	2	0	2008	1,112	0.00	\$399,999	\$359.71	\$353.42	98.25%	\$393,000	5/28/21	57
17	C4306119	S	77 SPRUCE Place #2406	3	3	0	2008	1,854	0.00	\$449,000	\$242.18	\$226.54	93.54%	\$420,000	11/27/20	147

Sold Listings Summary

LISTINGS: 17

Medians:	2	2	0	951	0.00	\$299,900	\$325.02	\$311.49	96.03%	\$288,000	42
Minimums:	2	2	0	797.69	0.00	\$275,000	\$242.18	\$226.54	90.91%	\$261,000	10
Maximums:	3	3	0	1,854	0.00	\$449,000	\$362.30	\$353.42	100.00%	\$420,000	186
Averages:	2	2	0	1,011.45	0.00	\$320,847	\$321.43	\$306.96	95.46%	\$306,229	68

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Quick Statistics (22 Listings Total)				
	Min	Max	Average	Median
List Price	\$249,000	\$449,000	\$314,641	\$299,900
Sold Price	\$261,000	\$420,000	\$306,229	\$288,000

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