

**Neighbourhood Analysis is based on:**

1-416 DALLAS RD

and ROW HOUSING (SINGLE UNIT OWNERSHIP)

**Neighborhood:** JAMES BAY**Jurisdiction:** Victoria, City of

Avg. Assessed Value: \$519,894

Avg. Price (Last 6 months) \$667,013

Avg. Sale Price to Avg.  
Assessed Value Ratio: 1: 1.28

Avg. Built Age Range: 24 - 36 Years

Avg. Effective Age Range: 22 - 33 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 434

No. of the properties of the same type as the subject property's in the jurisdiction: 1413

No. of Demolition Permits in the last 6 months: 0

No. of Non-Demolition Permits in the last 6 months: 0

**Statistical Information For ROW HOUSING (SINGLE UNIT OWNERSHIP)**

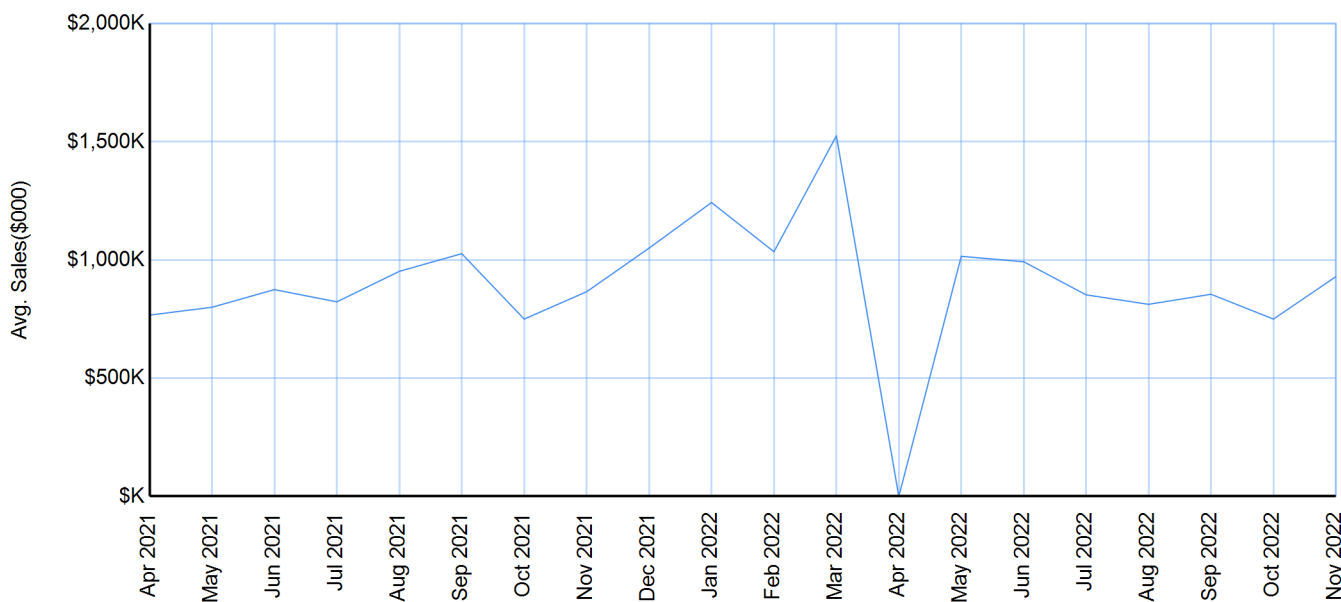
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	1511.00	2264.59	1892.30	1530.00
Improvement Value:	\$34,800	\$374,000	\$120,321	\$100,000
Assessed Value:	\$296,400	\$1,443,000	\$519,895	\$482,400
Sales Value in Last 6 Months:	\$326,000	\$920,000	\$667,014	\$690,000

**10 Most Recent Sales For ROW HOUSING (SINGLE UNIT OWNERSHIP) in JAMES BAY**

Address	Sale Date	Price	Type
5 - 123 LADYSMITH ST	Nov-2022	\$825,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3 - 126 ONTARIO ST	Nov-2022	\$775,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3 - 224 SUPERIOR ST	Nov-2022	\$1,189,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3 - 123 LADYSMITH ST	Oct-2022	\$750,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
6 - 444 MICHIGAN ST	Sep-2022	\$855,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2 - 134 ONTARIO ST	Aug-2022	\$975,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
7 - 147 NIAGARA ST	Aug-2022	\$649,900	IMPROVED SINGLE PROPERTY CASH TRANSACTION
10 - 60 DALLAS RD	Jul-2022	\$1,050,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
7 - 50 MONTREAL ST	Jul-2022	\$655,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
5 - 444 MICHIGAN ST	Jun-2022	\$825,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

**Neighbourhood Sales Graph**

The graph below shows the average monthly sales price over the last 2 years for properties of the same type in the same neighbourhood as the subject property you have selected.



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