

Neighbourhood Analysis is based on:

3429 148 ST

and SINGLE FAMILY DWELLING

Neighborhood: OCEAN PARK/W. SUNNYSIDE**Jurisdiction:** Surrey, City of

Avg. Assessed Value: \$1,777,470

Avg. Price (Last 6 months) \$1,702,064

Avg. Sale Price to Avg.
Assessed Value Ratio: 1: 0.96

Avg. Built Age Range: 24 - 36 Years

Avg. Effective Age Range: 20 - 31 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 7503

No. of the properties of the same type as the subject property's in the jurisdiction: 56191

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

No. of Non-Demolition Permits in the last 6 months: 36

Statistical Information For SINGLE FAMILY DWELLING

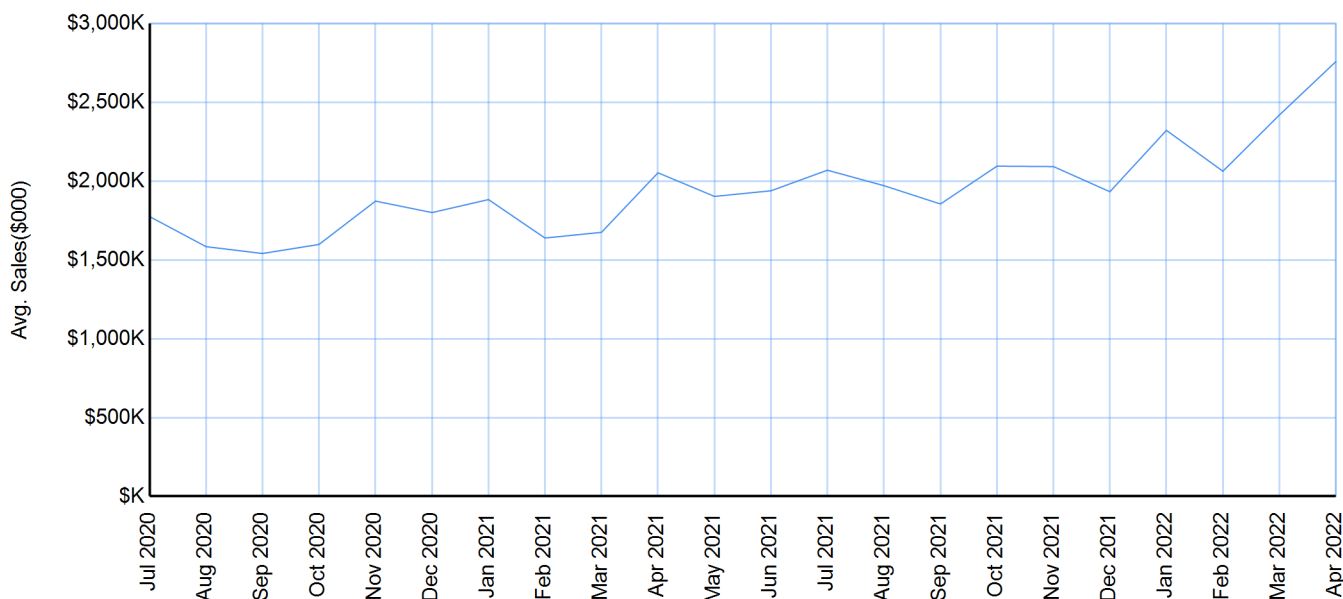
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	2235.00	87120.00	12947.98	8587.00
Improvement Value:	\$0	\$3,939,000	\$361,422	\$279,000
Assessed Value:	\$608,000	\$9,447,000	\$1,777,470	\$1,522,000
Sales Value in Last 6 Months:	\$800,000	\$5,700,000	\$1,702,065	\$1,505,000

10 Most Recent Sales For SINGLE FAMILY DWELLING in OCEAN PARK/W. SUNNYSIDE

Address	Sale Date	Price	Type
13295 12B AVE	Apr-2022	\$4,050,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12606 OCEAN CLIFF DR	Apr-2022	\$1,700,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1920 128 ST	Apr-2022	\$1,700,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13505 13A AVE	Apr-2022	\$3,585,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
3367 145A ST	Mar-2022	\$1,990,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1619 127 ST	Mar-2022	\$1,900,376	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12696 24A AVE	Mar-2022	\$1,658,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13790 33 AVE	Mar-2022	\$3,260,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1721 145A ST	Mar-2022	\$1,780,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13578 CRESCENT RD	Mar-2022	\$1,975,000	VACANT 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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