

Neighbourhood Analysis is based on:

3429 148 ST

and SINGLE FAMILY DWELLING

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

Avg. Assessed Value: \$1,988,485

Avg. Price (Last 6 months) \$2,279,391

Avg. Sale Price to Avg.
Assessed Value Ratio: 1: 1.15

Avg. Built Age Range: 27 - 40 Years

Avg. Effective Age Range: 24 - 36 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 7355

No. of the properties of the same type as the subject property's in the jurisdiction: 53015

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

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

Statistical Information For SINGLE FAMILY DWELLING

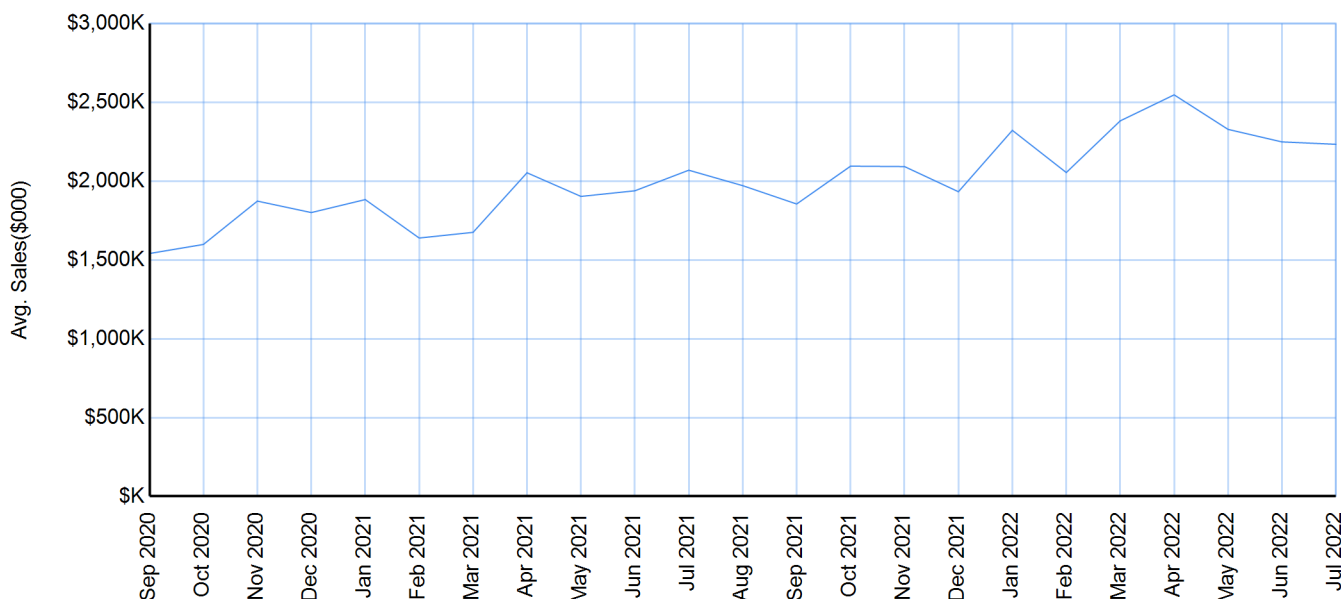
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	2235.00	103237.20	12890.63	8583.00
Improvement Value:	\$5,700	\$5,452,000	\$410,858	\$300,000
Assessed Value:	\$881,800	\$11,872,000	\$1,988,486	\$1,727,000
Sales Value in Last 6 Months:	\$1,150,000	\$7,200,000	\$2,279,392	\$2,060,000

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

Address	Sale Date	Price	Type
2450 140 ST	Jul-2022	\$1,589,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2810 MCBRIDE AVE	Jul-2022	\$1,855,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12191 GARDINER ST	Jul-2022	\$1,467,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1515 133B ST	Jul-2022	\$1,538,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12939 19A AVE	Jul-2022	\$1,725,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13568 17 AVE	Jul-2022	\$2,530,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14415 33A AVE	Jul-2022	\$2,558,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13771 26 AVE	Jul-2022	\$4,100,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13523 28 AVE	Jul-2022	\$2,888,800	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2473 123A ST	Jul-2022	\$2,088,000	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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