

Neighbourhood Analysis is based on:

3429 148 ST

and SINGLE FAMILY DWELLING

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

Avg. Assessed Value: \$1,590,322

Avg. Price (Last 6 months) \$1,705,346

Avg. Sale Price to Avg.
Assessed Value Ratio: 1: 1.07

Avg. Built Age Range: 26 - 39 Years

Avg. Effective Age Range: 23 - 34 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 7408

No. of the properties of the same type as the subject property's in the jurisdiction: 53715

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

No. of Non-Demolition Permits in the last 6 months: 22

Statistical Information For SINGLE FAMILY DWELLING

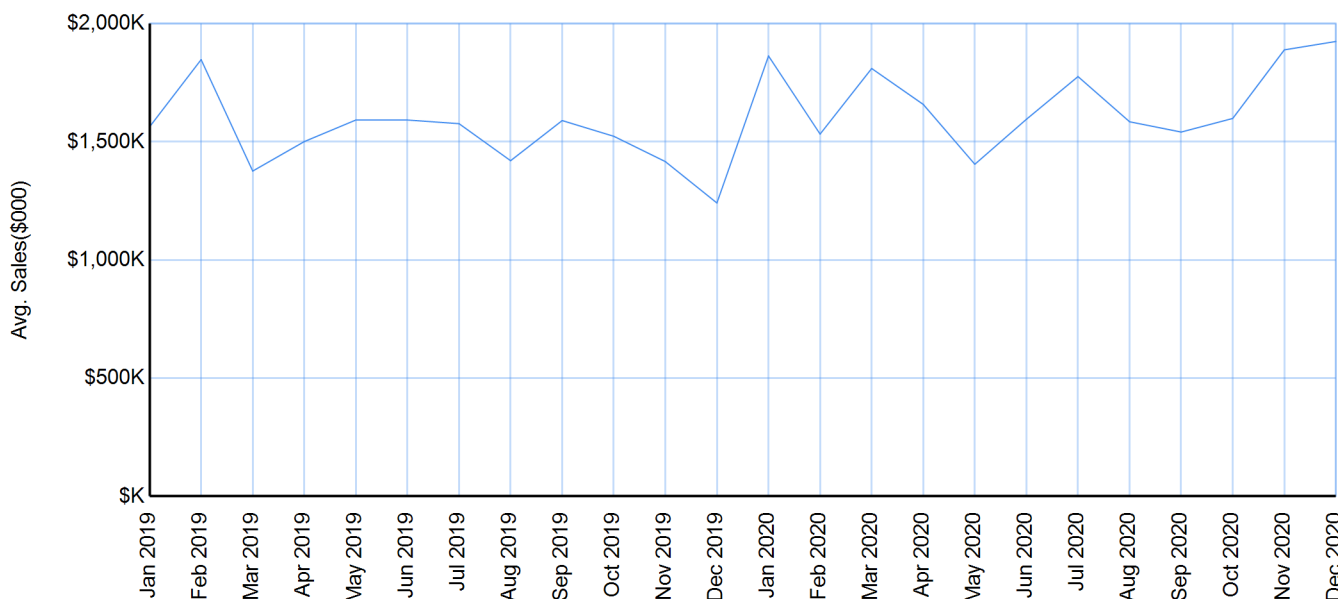
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	2235.00	87120.00	12894.00	8587.00
Improvement Value:	\$4,500	\$5,193,000	\$371,714	\$269,000
Assessed Value:	\$649,700	\$9,526,000	\$1,590,323	\$1,382,000
Sales Value in Last 6 Months:	\$900,000	\$8,050,000	\$1,705,346	\$1,475,000

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

Address	Sale Date	Price	Type
1309 132B ST	Dec-2020	\$4,729,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14145 25A AVE	Dec-2020	\$1,850,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14270 33 AVE	Dec-2020	\$1,890,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14775 34A AVE	Dec-2020	\$1,099,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
1929 140 ST	Dec-2020	\$1,255,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
13590 20 AVE	Dec-2020	\$1,200,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2880 140 ST	Dec-2020	\$1,653,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2525 138A ST	Dec-2020	\$2,185,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
2936 145 ST	Dec-2020	\$1,650,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
14721 34A AVE	Dec-2020	\$1,149,000	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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