

December 21, 2023

To: City Council

Copy: Executive Leadership Team

Aileen Giesbrecht, City Clerk

From: Cate Watt, Branch Manager, Assessment and Taxation

Subject: Residential Sales in Developing Neighbourhoods (10-years)

A request was received from a member of Council requesting a summary of home sales in newly built neighbourhoods over the past 10 years, including a column that showed 10% of the total sale value.

Methodology

Property sales are registered at Land Titles Office and downloaded into the City's Taxation Assessment and Collection System (TACS) database. Sales are subsequently reviewed by assessors and those considered valid sales were used in this analysis. Excluded from valid sales are items like non-arms length transfers of property, sales under duress and foreclosures. Sales are also grouped to be considered by different assessment valuation groups. Improved residential properties (properties with buildings) are one such category and were the focus of this analysis. Importantly, this means that sales of vacant (properties with no buildings) residential parcels that were subsequently developed, but not sold, would not be captured under this methodology. Sales of vacant residential parcels that remain vacant would also not be captured.

The analysis in attachment 1 uses the first sale that takes place once the property has been identified as an improved residential property. The specific seller or purchaser was not isolated given the size of the dataset. In a typical community's lifecycle, developers often prepare land with subdivision and servicing and then sell parcels to builders. Those builders may subsequently sell improved or vacant parcels to third parties. The report only captures the first sale of an improved parcel, whatever that might be.

The report is also limited to sales that took place within the last 10 years to help support a focus on newly built neighbourhoods. Neighbourhoods with fewer than 200 sales are filtered out to focus on those areas with the most development. Given the size of the dataset and methodology used, the attachment analysis will not represent a complete list of all residential sales. For example, close to 300 sales that did not have an associated neighbourhood in TACS at the time of sale, and so have been omitted. With the above caveats noted, the attached list should provide an order of magnitude as well as a sense of the average sale price by neighbourhood.

CW/as

Attachment 1: Residential Sales in Developing Neighbourhoods Data Summary

<u>Attachment 1 - Residential Sales in Developing Neighbourhoods Data Summary</u>

CARLTON \$130,440,233 \$13,044,023 \$486,717 268 CRYSTALLINA NERA WEST \$186,630,532 \$18,663,053 \$451,890 413 CY BECKER \$303,256,863 \$30,325,686 \$425,325 713 EBBERS \$96,070,815 \$9,607,082 \$392,126 245 GRIESBACH \$272,194,353 \$27,219,435 \$555,499 4490 MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$5555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 AMBLESIDE \$63,036,339 \$26,030,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$333,300,86 \$33,330,009 \$444,993 749 CAVANAGH \$335,359,535 \$35,335,953 \$463,119 763 CAVANAGH \$335,359,535 \$35,335,953 \$463,119 763 CAVANAGH \$335,359,535 \$35,335,953 \$463,119 763 CAVANAGH \$333,300,009 \$344,993 749 CAVANAGH \$333,300,009 \$444,993 749 CAVANAGH \$334,476 \$45,0386 \$440,616 623 CAVANAGH \$335,359,535 \$35,335,953 \$450,353 \$448,738 717 CAVANAGH \$350,425,331 \$35,042,533 \$488,738 717 CA			10% of Total Sale	Average Sale	Sale
CARLTON \$130,440,233 \$13,044,023 \$486,717 268 CRYSTALLINA NERA WEST \$186,630,532 \$18,663,053 \$451,890 413 CY BECKER \$303,256,863 \$30,325,686 \$425,325 713 EBBERS \$96,070,815 \$9,607,082 \$392,126 245 GRIESBACH \$272,194,353 \$27,219,435 \$555,499 4490. MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$5555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 AMBLESIDE \$63,036,339 \$26,036,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$333,300,886 \$33,330,009 \$444,993 749 CAVANAGH \$335,359,535 \$35,335,953 \$463,119 763 CAVANAGH \$335,359,535 \$35,335,953 \$463,119 763 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CAVANAGH \$335,359,535 \$35,335,953 \$440,616 623 CAVANAGH \$335,359,535 \$35,335,953 \$440,616 623 CAVANAGH \$335,359,535 \$35,335,953 \$440,616 623 CAVANAGH \$33	Neighbourhood	Sum of Sales		Value	Count
CRYSTALLINA NERA WEST \$186,630,532 \$18,663,053 \$451,890 413 CY BECKER \$303,256,863 \$30,325,686 \$425,325 713 EBBERS \$96,070,815 \$9,607,082 \$392,126 245 GRIESBACH \$272,194,353 \$27,219,435 \$555,499 490 MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 KESHERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 SOUTH EAST \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,799 \$25,074,798 \$5555,882 451 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 SOUTH West \$33,739,723,805 \$373,972,380 \$494,476 7,563 ALBESIDE \$63,036,339 \$26,033,634 \$531,387 495 CAVANAGH \$333,300,086 \$333,300,09 \$444,993 749 CAVANAGH \$333,300,086 \$333,300,09 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	North East	\$2,212,669,802	\$221,266,980	\$456,597	4,846
WEST \$186,630,532 \$18,663,053 \$451,890 413 CY BECKER \$303,256,863 \$30,325,686 \$425,325 713 EBBERS \$96,070,815 \$9,607,082 \$392,126 245 GRIESBACH \$272,194,353 \$27,219,435 \$555,499 490 MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,08	CARLTON	\$130,440,233	\$13,044,023	\$486,717	268
CY BECKER \$303,256,863 \$303,325,686 \$425,325 713 EBBERS \$96,070,815 \$9,607,082 \$392,126 245 GRIESBACH \$272,194,353 \$27,219,435 \$555,499 490 MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSUIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$4447,729 1,505 GLENRIDDING RAYINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	CRYSTALLINA NERA				
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GRIESBACH \$272,194,353 \$27,219,435 \$555,499 490 MCCONACHIE AREA \$569,194,626 \$56,919,463 \$440,553 1,292 RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$33,399,723,805 \$373,972,380 \$494,476 7,563 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING RAEA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAEA \$582,100,024 \$58,210,002 \$553,853 1,051	CY BECKER	\$303,256,863	\$30,325,686	\$425,325	713
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RAPPERSWIL \$281,186,169 \$28,118,617 \$421,568 667 SCHONSEE \$204,822,813 \$20,482,281 \$471,942 434 5TARLING \$168,873,398 \$16,887,340 \$521,214 324 \$50uth East \$2,723,729,981 \$272,372,998 \$451,622 6,031 \$140,000 \$164,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 \$10,000 \$128,000 \$	GRIESBACH	\$272,194,353	\$27,219,435	\$555,499	490
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STARLING \$168,873,398 \$16,887,340 \$521,214 324 South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,1815,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673	RAPPERSWIL	\$281,186,169	\$28,118,617	\$421,568	667
South East \$2,723,729,981 \$272,372,998 \$451,622 6,031 CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA <td>SCHONSEE</td> <td>\$204,822,813</td> <td>\$20,482,281</td> <td>\$471,942</td> <td>434</td>	SCHONSEE	\$204,822,813	\$20,482,281	\$471,942	434
CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	STARLING	\$168,873,398	\$16,887,340	\$521,214	324
CHARLESWORTH \$251,933,389 \$25,193,339 \$488,243 516 LAUREL \$641,815,273 \$64,181,527 \$440,505 1,457 MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051					
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MAPLE \$374,581,523 \$37,458,152 \$422,778 886 SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING RAEA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	CHARLESWORTH	\$251,933,389	\$25,193,339	\$488,243	516
SUMMERSIDE \$250,747,979 \$25,074,798 \$555,982 451 TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING \$459,387 408 GLENRIDDING \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002	LAUREL	\$641,815,273	\$64,181,527	\$440,505	1,457
TAMARACK \$128,087,108 \$12,808,711 \$402,790 318 THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,002 \$553,853 1,051	MAPLE	\$374,581,523	\$37,458,152	\$422,778	886
THE ORCHARDS AT ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516	SUMMERSIDE	\$250,747,979	\$25,074,798	\$555,982	451
ELLERSLIE \$410,812,677 \$41,081,268 \$463,148 887 WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	TAMARACK	\$128,087,108	\$12,808,711	\$402,790	318
WALKER \$665,752,032 \$66,575,203 \$439,150 1,516 South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	THE ORCHARDS AT				
South West \$3,739,723,805 \$373,972,380 \$494,476 7,563 ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	ELLERSLIE	\$410,812,677	\$41,081,268	\$463,148	887
ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	WALKER	\$665,752,032	\$66,575,203	\$439,150	1,516
ALLARD \$353,359,535 \$35,335,953 \$463,119 763 AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051					
AMBLESIDE \$263,036,339 \$26,303,634 \$531,387 495 CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	South West	\$3,739,723,805	\$373,972,380	\$494,476	7,563
CAVANAGH \$333,300,086 \$33,330,009 \$444,993 749 CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	ALLARD	\$353,359,535	\$35,335,953	\$463,119	763
CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	AMBLESIDE	\$263,036,339	\$26,303,634	\$531,387	495
CHAPPELLE AREA \$673,831,980 \$67,383,198 \$447,729 1,505 DESROCHERS AREA \$274,503,861 \$27,450,386 \$440,616 623 GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	CAVANAGH	\$333,300,086	\$33,330,009	\$444,993	749
GLENRIDDING AREA \$187,429,752 \$18,742,975 \$459,387 408 GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	CHAPPELLE AREA				1,505
GLENRIDDING RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	DESROCHERS AREA	\$274,503,861	\$27,450,386	\$440,616	623
RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	GLENRIDDING AREA	\$187,429,752	\$18,742,975	\$459,387	408
RAVINE \$350,425,331 \$35,042,533 \$488,738 717 GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051					
GRAYDON HILL \$121,070,254 \$12,107,025 \$432,394 280 KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	RAVINE	\$350,425,331	\$35,042,533	\$488,738	717
KESWICK AREA \$582,100,024 \$58,210,002 \$553,853 1,051	GRAYDON HILL	\$121,070,254		\$432,394	280
	KESWICK AREA			· ·	1,051
	WINDERMERE	\$600,666,644	\$60,066,664	\$617,970	972

		10% of Total Sale	Average Sale	Sale
Neighbourhood	Sum of Sales	Value	Value	Count
West	\$2,292,596,102	\$229,259,610	\$461,194	4,971
EDGEMONT	\$488,669,625	\$48,866,962	\$485,273	1,007
GRANVILLE	\$143,069,179	\$14,306,918	\$556,689	257
HAWKS RIDGE	\$163,086,162	\$16,308,616	\$483,935	337
ROSENTHAL	\$452,646,455	\$45,264,645	\$449,500	1,007
SECORD	\$574,826,309	\$57,482,631	\$441,495	1,302
STEWART GREENS	\$135,133,957	\$13,513,396	\$420,978	321
THE UPLANDS	\$186,053,391	\$18,605,339	\$438,805	424
TRUMPETER AREA	\$149,111,024	\$14,911,102	\$471,870	316
Grand Total	\$10,968,719,690	\$1,096,871,969	\$468,454	23,684