



Listings Analysis* Summary

Summary of candidates for follow-up discussion and/or viewing:

This is an analysis of 24 'ACTIVE' Listings meeting Territory Profile's search criteria as follows:

Neighbourhood & Floor Area searched: 1st Shaughnessy WE 3912-15060 SqFt

Min BedRms Req'd: 1

Listings area surveyed actual #BedRms: 4-10

Building Age (yrs)<= vary

Listings area surveyed actual #BathRms: 1-8

The 'Selling Price' of Listings surveyed ranges from \$1,550,000 To \$16,990,000 at a 'Price per Sq.Ft' from \$233 To \$1157

Data Input Date: 4-Feb-09

The Active listings 'Days on the Market' range from 11 To 284 days with an Average 'active' period of 139 days

14 listings active for 120 days or more

4 listings active for 90-119 days

0 listings active for 60-89 days

3 listings active for 30-59 days

3 listings active for 1-29 days

Regarding Price stability, the 'pricing reduction' distribution follows:

15 of 24 listings have maintained their price

9 of the listings have changed prices: 9 Decreasing prices

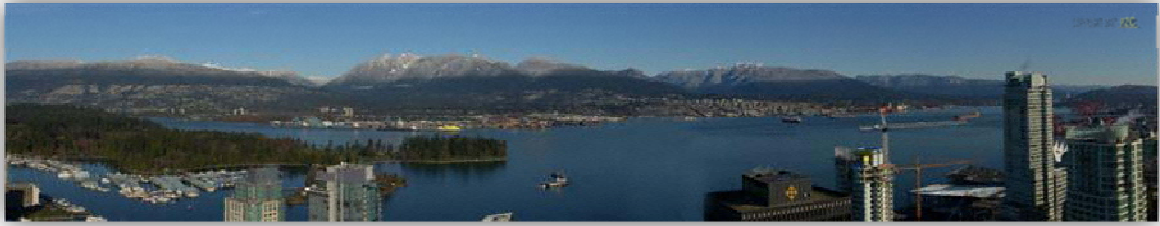
4 listing(s) reduced between 1% and 9%

2 listing(s) reduced between 9.00% and 14.00%

3 listing(s) reduced between 14.00% and 26.14%

Number of 'Viewing Candidates' proposed (yellow highlight): 4 Strong

**Based on data input from the REBGV. The analysis is assumed to be accurate but not guaranteed.*



Introduction

This analysis has ten (8) pages, inclusive of the Summary and Introduction.

Each of the data pages shows the same parameters:

- Address, Floor Area, Selling Price, Price/ft², Days On Market (DOM), Price changes \$, percent (%) change.
- The data presented is for all the properties reported as 'Active Listings' and having floor area, building age, and neighbourhood as identified in the header of each page.

All pages report the same information. They are, however, sorted seven different ways as follows:

<u>Page #</u>	<u>Sort#</u>	<u>Description of Sorting Criteria</u>
1	-	Summary
2	-	Introduction
3	1	<i>Sorted by Address</i>
4	2	<i>Sorted by Size (Floor area in Sq. Ft.)</i>
5	3	<i>Sorted by Selling Price</i>
6	4	<i>Sorted by Price per Sq. Ft.</i>
7	5	<i>Sorted by days-on-market (DOM) the property has been listed</i>
8	6	<i>Sorted by Percent Change in Price</i>

Short list of properties meriting further discussion/possible visit
(*identified with a "y" in the 'Visit' Column and highlighted in yellow on all data pages*)

The 'sort criterion' used for a given page is identified just to right of the 'Input Date'

My intent in using the yellow highlight bar is to focus on the relative position of the 'short listed' viewing candidates in the context of all the other active listings for each of the sorted pages.



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

3

1st Shaughnessy WE 3912-15060 SqFt

Input Date
4-Feb-09

Sort #1 by
ADDRESS

13-Feb-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range		
Minimum	3912	\$1,550,000	\$232	2	-\$2,300,000	26.14%	Price Decrease
Maximum	15060	\$16,990,000	\$1,157	275	-\$220,000	5.77%	Price Decrease
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	Visit
1833 W 17TH AV	4217	\$4,398,000	\$1,043	34			
1426 ANGUS DR	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.14%	y
1638 ANGUS DR	15060	\$16,990,000	\$1,128	198			
3988 ANGUS DR	5975	\$5,680,000	\$951	214			
1533 BALFOUR AV	11398	\$7,980,000	\$700	28			
1712 CEDAR CR	6654	\$6,380,000	\$959	22			
3589 GRANVILLE ST	8895	\$5,388,000	\$606	90	(\$492,000)	-8.37%	y
1917 HOSMER AV	3912	\$2,750,000	\$703	99	(\$230,000)	-7.72%	
3689 HUDSON ST	12616	\$8,660,000	\$686	146			
1182 W KING EDWARD AV	5160	\$2,680,000	\$519	97			
1313 W KING EDWARD AV	8913	\$5,680,000	\$637	135			
1430 W KING EDWARD AV	4094	\$1,880,000	\$459	170	(\$220,000)	-10.48%	
1933 W KING EDWARD AV	6379	\$3,688,000	\$578	15			
1947 W KING EDWARD AV	6680	\$1,550,000	\$232	2			
1426 LAURIER AV	5427	\$3,880,000	\$715	141			
1498 LAURIER AV	10689	\$4,900,000	\$458	207	(\$300,000)	-5.77%	y
1518 LAURIER AV	5005	\$3,800,000	\$759	126			
3237 MAPLE ST	5148	\$2,550,000	\$495	243	(\$839,000)	-24.76%	
3590 OSLER ST	9768	\$10,870,000	\$1,113	237	(\$1,930,000)	-15.08%	
3688 OSLER ST	13226	\$15,300,000	\$1,157	14			
3998 OSLER ST	6300	\$5,580,000	\$886	275			
1020 WOLFE AV	6555	\$3,980,000	\$607	86			
1088 WOLFE AV	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.37%	
1188 WOLFE AV	9280	\$5,480,000	\$591	239	(\$400,000)	-6.80%	y



Listings Comparison

Input Sheet # 3

Data: **1st Shaughnessy WE 3912-15060 SqFt**

TODAY

13-Feb-09

Input Date

4-Feb-09

Building Age (yrs) <= vary

Sort #2 by
Sq. Feet

Prepared for:

Territory Profile

Prepared by:

Peter Z. Colak

		Price/sq. ft.				Price Reduction or Increase R		
	Minimum	3912	\$1,550,000	\$232	2	-\$2,300,000	26.14%	
	Maximum	15060	\$16,990,000	\$1,157	275	-\$220,000	5.77%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
	1917	HOSMER	3912	\$2,750,000	\$703	99	(\$230,000)	-7.7%
	1430	KING EDWARD	4094	\$1,880,000	\$459	170	(\$220,000)	-10.5%
	1833	17TH	4217	\$4,398,000	\$1,043	34		
	1088	WOLFE	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.4%
	1518	LAURIER	5005	\$3,800,000	\$759	126		
	3237	MAPLE	5148	\$2,550,000	\$495	243	(\$839,000)	-24.8%
	1182	KING EDWARD	5160	\$2,680,000	\$519	97		
	1426	LAURIER	5427	\$3,880,000	\$715	141		
	3988	ANGUS	5975	\$5,680,000	\$951	214		
	3998	OSLER	6300	\$5,580,000	\$886	275		
	1933	KING EDWARD	6379	\$3,688,000	\$578	15		
	1020	WOLFE	6555	\$3,980,000	\$607	86		
	1712	CEDAR	6654	\$6,380,000	\$959	22		
	1947	KING EDWARD	6680	\$1,550,000	\$232	2		
	3589	GRANVILLE	8895	\$5,388,000	\$606	90	(\$492,000)	-8.4%
	1313	KING EDWARD	8913	\$5,680,000	\$637	135		
	1188	WOLFE	9280	\$5,480,000	\$591	239	(\$400,000)	-6.8%
	3590	OSLER	9768	\$10,870,000	\$1,113	237	(\$1,930,000)	-15.1%
	1426	ANGUS	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.1%
	1498	LAURIER	10689	\$4,900,000	\$458	207	(\$300,000)	-5.8%
	1533	BALFOUR	11398	\$7,980,000	\$700	28		
	3689	HUDSON	12616	\$8,660,000	\$686	146		
	3688	OSLER	13226	\$15,300,000	\$1,157	14		
	1638	ANGUS	15060	\$16,990,000	\$1,128	198		



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Data Input Sheet # 3

Input Date

Sort #3 by

SELLING PRICE

Data for: **1st Shaughnessy WE 3912-15060 SqFt**

4-Feb-09

TODAY

13-Feb-09

					Price/sq. ft.		Price Reduction or Increase Range	
	Minimum		3912	\$1,550,000	\$232	2	-\$2,300,000	26.14%
	Maximum		15060	\$16,990,000	\$1,157	275	-\$220,000	5.77%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
	1947	KING EDWARD	6680	\$1,550,000	\$232	2		
	1430	KING EDWARD	4094	\$1,880,000	\$459	170	(\$220,000)	-10.5%
	3237	MAPLE	5148	\$2,550,000	\$495	243	(\$839,000)	-24.8%
	1182	KING EDWARD	5160	\$2,680,000	\$519	97		
	1917	HOSMER	3912	\$2,750,000	\$703	99	(\$230,000)	-7.7%
	1933	KING EDWARD	6379	\$3,688,000	\$578	15		
	1518	LAURIER	5005	\$3,800,000	\$759	126		
	1426	LAURIER	5427	\$3,880,000	\$715	141		
	1020	WOLFE	6555	\$3,980,000	\$607	86		
	1833	17TH	4217	\$4,398,000	\$1,043	34		
	1498	LAURIER	10689	\$4,900,000	\$458	207	(\$300,000)	-5.8%
	1088	WOLFE	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.4%
	3589	GRANVILLE	8895	\$5,388,000	\$606	90	(\$492,000)	-8.4%
	1188	WOLFE	9280	\$5,480,000	\$591	239	(\$400,000)	-6.8%
	3998	OSLER	6300	\$5,580,000	\$886	275		
	3988	ANGUS	5975	\$5,680,000	\$951	214		
	1313	KING EDWARD	8913	\$5,680,000	\$637	135		
	1712	CEDAR	6654	\$6,380,000	\$959	22		
	1426	ANGUS	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.1%
	1533	BALFOUR	11398	\$7,980,000	\$700	28		
	3689	HUDSON	12616	\$8,660,000	\$686	146		
	3590	OSLER	9768	\$10,870,000	\$1,113	237	(\$1,930,000)	-15.1%
	3688	OSLER	13226	\$15,300,000	\$1,157	14		
	1638	ANGUS	15060	\$16,990,000	\$1,128	198		



Listings Comparison

Building Age (yrs) <= vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 3

Input Date

Sort #4 by

Data: **1st Shaughnessy WE 3912-15**

4-Feb-09

PRICE per SQ. FT.

TODAY

13-Feb-09

				Price/sq. ft.	Price Reduction or Increase R			
	Minimum		3912	\$1,550,000	\$232	2	-\$2,300,000	26.14%
	Maximum		15060	\$16,990,000	\$1,157	275	-\$220,000	5.77%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
	1947	KING EDWARD	6680	\$1,550,000	\$232	2		
	1498	LAURIER	10689	\$4,900,000	\$458	207	(\$300,000)	-5.8%
	1430	KING EDWARD	4094	\$1,880,000	\$459	170	(\$220,000)	-10.5%
	3237	MAPLE	5148	\$2,550,000	\$495	243	(\$839,000)	-24.8%
	1182	KING EDWARD	5160	\$2,680,000	\$519	97		
	1933	KING EDWARD	6379	\$3,688,000	\$578	15		
	1188	WOLFE	9280	\$5,480,000	\$591	239	(\$400,000)	-6.8%
	3589	GRANVILLE	8895	\$5,388,000	\$606	90	(\$492,000)	-8.4%
	1020	WOLFE	6555	\$3,980,000	\$607	86		
	1313	KING EDWARD	8913	\$5,680,000	\$637	135		
	1426	ANGUS	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.1%
	3689	HUDSON	12616	\$8,660,000	\$686	146		
	1533	BALFOUR	11398	\$7,980,000	\$700	28		
	1917	HOSMER	3912	\$2,750,000	\$703	99	(\$230,000)	-7.7%
	1426	LAURIER	5427	\$3,880,000	\$715	141		
	1518	LAURIER	5005	\$3,800,000	\$759	126		
	3998	OSLER	6300	\$5,580,000	\$886	275		
	3988	ANGUS	5975	\$5,680,000	\$951	214		
	1712	CEDAR	6654	\$6,380,000	\$959	22		
	1833	17TH	4217	\$4,398,000	\$1,043	34		
	1088	WOLFE	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.4%
	3590	OSLER	9768	\$10,870,000	\$1,113	237	(\$1,930,000)	-15.1%
	1638	ANGUS	15060	\$16,990,000	\$1,128	198		
	3688	OSLER	13226	\$15,300,000	\$1,157	14		



Listings Comparison

Building Age (yrs) <= vary

Prepared for:

Prepared by:

Input Sheet # 3

Input Date

Sort #5 by

Territory Profile

Peter Z. Colak

Data: 1st Shaughnessy WE 3912-15060 SqFt

4-Feb-09

DAYS ON MARKET (DOM)

TODAY

13-Feb-09

Price/sq. ft.

Price Reduction or Increase F

	Minimum		3912	\$1,550,000	\$232	2	-\$2,300,000	26.14%
	Maximum		15060	\$16,990,000	\$1,157	275	-\$220,000	5.77%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
	1947	KING EDWARD	6680	\$1,550,000	\$232	2		
	3688	OSLER	13226	\$15,300,000	\$1,157	14		
	1933	KING EDWARD	6379	\$3,688,000	\$578	15		
	1712	CEDAR	6654	\$6,380,000	\$959	22		
	1533	BALFOUR	11398	\$7,980,000	\$700	28		
	1833	17TH	4217	\$4,398,000	\$1,043	34		
	1020	WOLFE	6555	\$3,980,000	\$607	86		
	3589	GRANVILLE	8895	\$5,388,000	\$606	90	(\$492,000)	-8.4%
	1182	KING EDWARD	5160	\$2,680,000	\$519	97		
	1917	HOSMER	3912	\$2,750,000	\$703	99	(\$230,000)	-7.7%
	1518	LAURIER	5005	\$3,800,000	\$759	126		
	1426	ANGUS	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.1%
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	1426	LAURIER	5427	\$3,880,000	\$715	141		
	3689	HUDSON	12616	\$8,660,000	\$686	146		
	1088	WOLFE	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.4%
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	3988	ANGUS	5975	\$5,680,000	\$951	214		
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	1188	WOLFE	9280	\$5,480,000	\$591	239	(\$400,000)	-6.8%
	3237	MAPLE	5148	\$2,550,000	\$495	243	(\$839,000)	-24.8%
	3998	OSLER	6300	\$5,580,000	\$886	275		



Listings Comparison

Building Age (yrs) <= vary
 Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 3

Data: **1st Shaughnessy WE 3912-15060 SqFt**

Input Date

4-Feb-09

Sort #6 by
% REDUCTION

TODAY

13-Feb-09

English

		Minimum	3912	\$1,550,000	Price/sq. ft. \$232	2	Price Reduction or Increase Range	
		Maximum	15060	\$16,990,000	\$1,157	275	-\$2,300,000	26.14%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
1	1426	ANGUS	9923	\$6,500,000	\$655	131	(\$2,300,000)	-26.14%
2	3237	MAPLE	5148	\$2,550,000	\$495	243	(\$839,000)	-24.76%
3	3590	OSLER	9768	\$10,870,000	\$1,113	237	(\$1,930,000)	-15.08%
4	1430	KING EDWARD	4094	\$1,880,000	\$459	170	(\$220,000)	-10.48%
5	1088	WOLFE	4672	\$4,980,000	\$1,066	160	(\$515,000)	-9.37%
6	3589	GRANVILLE	8895	\$5,388,000	\$606	90	(\$492,000)	-8.37%
7	1917	HOSMER	3912	\$2,750,000	\$703	99	(\$230,000)	-7.72%
8	1188	WOLFE	9280	\$5,480,000	\$591	239	(\$400,000)	-6.80%
9	1498	LAURIER	10689	\$4,900,000	\$458	207	(\$300,000)	-5.77%
10	1833	17TH	4217	\$4,398,000	\$1,043	34		
11	1638	ANGUS	15060	\$16,990,000	\$1,128	198		
12	3988	ANGUS	5975	\$5,680,000	\$951	214		
13	1533	BALFOUR	11398	\$7,980,000	\$700	28		
14	1712	CEDAR	6654	\$6,380,000	\$959	22		
15	3689	HUDSON	12616	\$8,660,000	\$686	146		
16	1182	KING EDWARD	5160	\$2,680,000	\$519	97		
17	1313	KING EDWARD	8913	\$5,680,000	\$637	135		
18	1933	KING EDWARD	6379	\$3,688,000	\$578	15		
19	1947	KING EDWARD	6680	\$1,550,000	\$232	2		
20	1426	LAURIER	5427	\$3,880,000	\$715	141		
21	1518	LAURIER	5005	\$3,800,000	\$759	126		
22	3688	OSLER	13226	\$15,300,000	\$1,157	14		
23	3998	OSLER	6300	\$5,580,000	\$886	275		
24	1020	WOLFE	6555	\$3,980,000	\$607	86		