



Listings Analysis* Summary

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

This is an analysis of 63 'ACTIVE' Listings meeting Territory Profile's search criteria as follows:

Neighbourhood & Floor Area searched: **Cambie-Fraser Area 1200-4596** SqFt

Min BedRms Req'd: 4

Listings area surveyed actual #BedRms: 2-13

Building Age (yrs)<= Vary

Listings area surveyed actual #BathRms: 1-7

Min #BathRms req'd: 3

The 'Selling Price' of Listings surveyed ranges from \$759,000 To \$2,380,000 at a 'Price per Sq.Ft' from \$237 To \$666

Data Input Date: 5-Jun-09

The Active listings 'Days on the Market' range from 1 To 400 days with an Average 'active' period of 77 days

10 listings active for 120 days or more

2 listings active for 90-119 days

14 listings active for 60-89 days

19 listings active for 30-59 days

18 listings active for 1-29 days

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

50 of 63 listings have maintained their price

13 of the listings have changed prices: 12 Decreasing prices and 1 Increasing prices

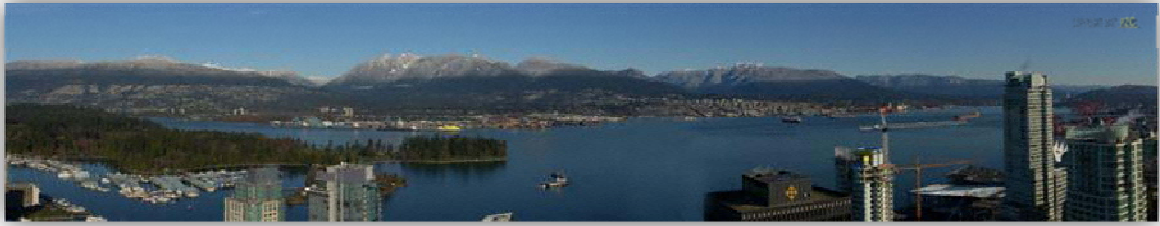
9 listing(s) reduced by 5% or less

3 listing(s) reduced between 10.00% and 24.62%

1 property increased prices 2.76% (orange highlight)

Number of 'Viewing Candidates' proposed (yellow highlight): 17 Strong

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



Introduction

This analysis has ten (10) 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>
9	7	<i>Sorted by Lot Size in acres</i>
10	-	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.

The Sorts are designed to facilitate discovery of properties that may be investment opportunities...especially important given today's rapidly changing prices.

Any pricing anomaly is exposed by comparing a given property to other active listings relative to specific criteria.



Listings Comparison

Building Age (yrs) <= Very

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

1

Cambie-Fraser Area 1200-4596 SqFt

5-Jun-09

Input Date
5-Jun-09

Sort #1 by
Address

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range		
Minimum	1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease
Maximum	4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Increase
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
423 E 38TH AV	2434	\$819,000	\$336	77	(\$30,000)	-3.53%	
26 W 39TH AV	2139	\$938,000	\$439	18			0.09
710 E 40TH AV	2920	\$958,000	\$328	2			0.11
923 E 41ST AV	2380	\$858,000	\$361	58			0.11
1150 E 41ST AV	1891	\$848,000	\$448	37			0.07
424 E 45TH AV	2400	\$869,000	\$362	51			0.09
550 E 45TH AV	2203	\$819,000	\$372	53	(\$19,700)	-2.35%	0.09
133 W 46TH AV	3614	\$1,998,000	\$553	16			0.14
282 W 48TH AV	2409	\$1,298,000	\$539	35			
125 W 49TH AV	2400	\$799,000	\$333	4			
395 E 50TH AV	2380	\$948,000	\$398	203			0.11
1038 E 51ST AV	3000	\$869,000	\$290	203	(\$20,000)	-2.25%	0.12
496 E 53RD AV	2418	\$799,000	\$330	228			0.09
439 E 54TH AV	2408	\$788,000	\$327	113			0.09
999 E 54TH AV	4596	\$1,088,000	\$237	39			
484 E 55TH AV	2202	\$799,000	\$363	11			0.12
775 E 55TH AV	2830	\$998,000	\$353	59			0.10
250 E 56TH AV	2016	\$835,000	\$414	31			
761 E 56TH AV	2130	\$789,000	\$370	30	(\$21,000)	-2.59%	0.09
1083 E 56TH AV	1970	\$765,000	\$388	1			0.09
753 E 57TH AV	2220	\$878,000	\$395	125	(\$21,000)	-2.34%	0.09
1161 E 57TH AV	2085	\$768,500	\$369	149			
1048 E 58TH AV	2204	\$788,000	\$358	99			
235 E 59TH AV	2154	\$769,000	\$357	5			0.09
435 W 59TH AV	3234	\$1,150,000	\$356	9			
911 E 59TH AV	2080	\$898,000	\$432	59			0.08
303 E 60TH AV	2208	\$879,000	\$398	71			0.09
1240 E 60TH AV	2550	\$899,900	\$353	63			0.13
153 E 61ST AV	2045	\$768,000	\$376	15			
714 E 61ST AV	2204	\$798,000	\$362	4			0.09
1391 E 61ST AV	3410	\$818,000	\$240	46			
348 E 62ND AV	2364	\$968,000	\$409	74			0.11
559 E 62ND AV	1857	\$775,000	\$417	65			0.08
252 W 63RD AV	2337	\$918,500	\$393	65			0.09
295 W 63RD AV	2122	\$1,118,000	\$527	58	\$30,000	2.76%	0.08
646 E 63RD AV	1320	\$799,800	\$606	328	(\$195,200)	-19.62%	0.15
655 E 63RD AV	4410	\$1,100,000	\$249	14			0.17
876 E 63RD AV	2234	\$768,000	\$344	86			0.10
6870 CULLODEN ST	2206	\$878,000	\$398	27			0.09
5427 ELIZABETH ST	3672	\$2,380,000	\$648	73			
6937 FRASER ST	2140	\$868,000	\$406	39			0.08
6545 FREDERICK ST	2160	\$825,000	\$382	39	(\$20,000)	-2.37%	0.09
5790 MAIN ST	3690	\$1,228,000	\$333	9			0.13
5806 MAIN ST	3315	\$1,199,000	\$362	81			
5930 - 5932 MAIN ST	3280	\$1,005,000	\$306	319			0.12
7339 MAIN ST	2367	\$789,000	\$333	52			0.08
7640 MAIN ST	1790	\$759,000	\$424	87	(\$11,000)	-1.43%	
7770 MANITOBA ST	2680	\$859,000	\$321	18			
7825 MANITOBA ST	1841	\$799,000	\$434	400	(\$261,000)	-24.62%	
6233 ONTARIO ST	3127	\$1,180,000	\$377	85			
6828 ONTARIO ST	2175	\$1,049,000	\$482	46			0.08
5715 PRINCE ALBERT ST	1200	\$799,000	\$666	46			0.14
6250 PRINCE ALBERT ST	2205	\$848,888	\$385	81			0.09
6439 QUEBEC ST	2195	\$1,051,000	\$479	9			
6628 QUEBEC ST	2479	\$849,000	\$342	23			0.10
7638 ROSS ST	2312	\$797,000	\$345	32			0.09
6450 ST GEORGE ST	2058	\$848,000	\$412	81	(\$27,000)	-3.09%	0.08
7033 ST GEORGE ST	3614	\$949,000	\$263	149	(\$49,000)	-4.91%	0.14
276 E WOODSTOCK AV	2204	\$874,500	\$397	16			0.08
5793 CULLODEN ST	2190	\$828,000	\$378	67			0.09
1252 E 64TH AV	3347	\$1,098,000	\$328	11			0.13
1027 E 64TH AV	3500	\$890,000	\$254	395	(\$190,000)	-17.59%	0.14
7950 INVERNESS ST	3060	\$928,000	\$303	49			0.12



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 1

Input Date

Sort #2 by
Sq. Feet

Data: **Cambie-Fraser Area 1200-4596 SqFt**
TODAY 5-Jun-09

5-Jun-09

			Price/sq. ft.			Price Reduction or Increase Range			
	Minimum		1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease
	Maximum		4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Decrease
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	5715	PRINCE ALBERT	1200	\$799,000	\$666	46			0.14
	646	63RD	1320	\$799,800	\$606	328	(\$195,200)	-19.6%	0.15
	7640	MAIN	1790	\$759,000	\$424	87	(\$11,000)	-1.4%	
	7825	MANITOBA	1841	\$799,000	\$434	400	(\$261,000)	-24.6%	
	559	62ND	1857	\$775,000	\$417	65			0.08
	1150	41ST	1891	\$848,000	\$448	37			0.07
	1083	56TH	1970	\$765,000	\$388	1			0.09
	250	56TH	2016	\$835,000	\$414	31			
	153	61ST	2045	\$768,000	\$376	15			
	6450	ST GEORGE	2058	\$848,000	\$412	81	(\$27,000)	-3.1%	0.08
	911	59TH	2080	\$898,000	\$432	59			0.08
	1161	57TH	2085	\$768,500	\$369	149			
	295	63RD	2122	\$1,118,000	\$527	58	\$30,000	2.8%	0.08
	761	56TH	2130	\$789,000	\$370	30	(\$21,000)	-2.6%	0.09
	26	39TH	2139	\$938,000	\$439	18			0.09
	6937	FRASER	2140	\$868,000	\$406	39			0.08
	235	59TH	2154	\$769,000	\$357	5			0.09
	6545	FREDERICK	2160	\$825,000	\$382	39	(\$20,000)	-2.4%	0.09
	6828	ONTARIO	2175	\$1,049,000	\$482	46			0.08
	5793	CULLODEN	2190	\$828,000	\$378	67			0.09
	6439	QUEBEC	2195	\$1,051,000	\$479	9			
	484	55TH	2202	\$799,000	\$363	11			0.12
	550	45TH	2203	\$819,000	\$372	53	(\$19,700)	-2.3%	0.09
	1048	58TH	2204	\$788,000	\$358	99			
	714	61ST	2204	\$798,000	\$362	4			0.09
	276	WOODSTOCK	2204	\$874,500	\$397	16			0.08
	6250	PRINCE ALBERT	2205	\$848,888	\$385	81			0.09
	6870	CULLODEN	2206	\$878,000	\$398	27			0.09
	303	60TH	2208	\$879,000	\$398	71			0.09
	753	57TH	2220	\$878,000	\$395	125	(\$21,000)	-2.3%	0.09
	876	63RD	2234	\$768,000	\$344	86			0.10
	7638	ROSS	2312	\$797,000	\$345	32			0.09
	252	63RD	2337	\$918,500	\$393	65			0.09
	348	62ND	2364	\$968,000	\$409	74			0.11
	7339	MAIN	2367	\$789,000	\$333	52			0.08
	923	41ST	2380	\$858,000	\$361	58			0.11
	395	50TH	2380	\$948,000	\$398	203			0.11
	424	45TH	2400	\$869,000	\$362	51			0.09
	125	49TH	2400	\$799,000	\$333	4			
	439	54TH	2408	\$788,000	\$327	113			0.09
	282	48TH	2409	\$1,298,000	\$539	35			
	496	53RD	2418	\$799,000	\$330	228			0.09
	423	38TH	2434	\$819,000	\$336	77	(\$30,000)	-3.5%	
	6628	QUEBEC	2479	\$849,000	\$342	23			0.10
	1240	60TH	2550	\$899,900	\$353	63			0.13
	7770	MANITOBA	2680	\$859,000	\$321	18			
	775	55TH	2830	\$998,000	\$353	59			0.10
	710	40TH	2920	\$958,000	\$328	2			0.11
	1038	51ST	3000	\$869,000	\$290	203	(\$20,000)	-2.2%	0.12
	7950	INVERNESS	3060	\$928,000	\$303	49			0.12
	6233	ONTARIO	3127	\$1,180,000	\$377	85			
	435	59TH	3234	\$1,150,000	\$356	9			
	5932	MAIN	3280	\$1,005,000	\$306	319			0.12
	5806	MAIN	3315	\$1,199,000	\$362	81			
	1252	64TH	3347	\$1,098,000	\$328	11			0.13
	1391	61ST	3410	\$818,000	\$240	46			
	1027	64TH	3500	\$890,000	\$254	395	(\$190,000)	-17.6%	0.14
	133	46TH	3614	\$1,998,000	\$553	16			0.14
	7033	ST GEORGE	3614	\$949,000	\$263	149	(\$49,000)	-4.9%	0.14
	5427	ELIZABETH	3672	\$2,380,000	\$648	73			
	5790	MAIN	3690	\$1,228,000	\$333	9			0.13
	655	63RD	4410	\$1,100,000	\$249	14			0.17
	999	54TH	4596	\$1,088,000	\$237	39			



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Terriory Profile

Prepared by:
Peter Z. Colak

Data Input Sheet # 1

Input Date

Sort #3 by

Data for: **Cambie-Fraser Area 1200-4596 SqFt**

5-Jun-09

SELLING PRICE

TODAY 5-Jun-09

				Price/sq. ft.		Price Reduction or Increase Range			
Minimum		1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease	
Maximum		4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Decrease	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	7640	MAIN	1790	\$759,000	\$424	87	(\$11,000)	-1.4%	
	1083	56TH	1970	\$765,000	\$388	1			0.09
	153	61ST	2045	\$768,000	\$376	15			
	876	63RD	2234	\$768,000	\$344	86			0.10
	1161	57TH	2085	\$768,500	\$369	149			
	235	59TH	2154	\$769,000	\$357	5			0.09
	559	62ND	1857	\$775,000	\$417	65			0.08
	439	54TH	2408	\$788,000	\$327	113			0.09
	1048	58TH	2204	\$788,000	\$358	99			
	761	56TH	2130	\$789,000	\$370	30	(\$21,000)	-2.6%	0.09
	7339	MAIN	2367	\$789,000	\$333	52			0.08
	7638	ROSS	2312	\$797,000	\$345	32			0.09
	714	61ST	2204	\$798,000	\$362	4			0.09
	125	49TH	2400	\$799,000	\$333	4			
	496	53RD	2418	\$799,000	\$330	228			0.09
	484	55TH	2202	\$799,000	\$363	11			0.12
	7825	MANITOBA	1841	\$799,000	\$434	400	(\$261,000)	-24.6%	
	5715	PRINCE ALBERT	1200	\$799,000	\$666	46			0.14
	646	63RD	1320	\$799,800	\$606	328	(\$195,200)	-19.6%	0.15
	1391	61ST	3410	\$818,000	\$240	46			
	423	38TH	2434	\$819,000	\$336	77	(\$30,000)	-3.5%	
	550	45TH	2203	\$819,000	\$372	53	(\$19,700)	-2.3%	0.09
	6545	FREDERICK	2160	\$825,000	\$382	39	(\$20,000)	-2.4%	0.09
	5793	CULLODEN	2190	\$828,000	\$378	67			0.09
	250	56TH	2016	\$835,000	\$414	31			
	1150	41ST	1891	\$848,000	\$448	37			0.07
	6450	ST GEORGE	2058	\$848,000	\$412	81	(\$27,000)	-3.1%	0.08
	6250	PRINCE ALBERT	2205	\$848,888	\$385	81			0.09
	6628	QUEBEC	2479	\$849,000	\$342	23			0.10
	923	41ST	2380	\$858,000	\$361	58			0.11
	7770	MANITOBA	2680	\$859,000	\$321	18			
	6937	FRASER	2140	\$868,000	\$406	39			0.08
	424	45TH	2400	\$869,000	\$362	51			0.09
	1038	51ST	3000	\$869,000	\$290	203	(\$20,000)	-2.2%	0.12
	276	WOODSTOCK	2204	\$874,500	\$397	16			0.08
	753	57TH	2220	\$878,000	\$395	125	(\$21,000)	-2.3%	0.09
	6870	CULLODEN	2206	\$878,000	\$398	27			0.09
	303	60TH	2208	\$879,000	\$398	71			0.09
	1027	64TH	3500	\$890,000	\$254	395	(\$190,000)	-17.6%	0.14
	911	59TH	2080	\$898,000	\$432	59			0.08
	1240	60TH	2550	\$899,900	\$353	63			0.13
	252	63RD	2337	\$918,500	\$393	65			0.09
	7950	INVERNESS	3060	\$928,000	\$303	49			0.12
	26	39TH	2139	\$938,000	\$439	18			0.09
	395	50TH	2380	\$948,000	\$398	203			0.11
	7033	ST GEORGE	3614	\$949,000	\$263	149	(\$49,000)	-4.9%	0.14
	710	40TH	2920	\$958,000	\$328	2			0.11
	348	62ND	2364	\$968,000	\$409	74			0.11
	775	55TH	2830	\$998,000	\$353	59			0.10
	5932	MAIN	3280	\$1,005,000	\$306	319			0.12
	6828	ONTARIO	2175	\$1,049,000	\$482	46			0.08
	6439	QUEBEC	2195	\$1,051,000	\$479	9			
	999	54TH	4596	\$1,088,000	\$237	39			
	1252	64TH	3347	\$1,098,000	\$328	11			0.13
	655	63RD	4410	\$1,100,000	\$249	14			0.17
	295	63RD	2122	\$1,118,000	\$527	58	\$30,000	2.8%	0.08
	435	59TH	3234	\$1,150,000	\$356	9			
	6233	ONTARIO	3127	\$1,180,000	\$377	85			
	5806	MAIN	3315	\$1,199,000	\$362	81			
	5790	MAIN	3690	\$1,228,000	\$333	9			0.13
	282	48TH	2409	\$1,298,000	\$539	35			
	133	46TH	3614	\$1,998,000	\$553	16			0.14
	5427	ELIZABETH	3672	\$2,380,000	\$648	73			



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 1

Input Date
5-Jun-09

Sort #4 by
PRICE per SQ. FT.

Data: Cambie-Fraser Area 1200-459

TODAY 5-Jun-09

		Price/sq. ft.				Price Reduction or Increase Range			
		Minimum	1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease
		Maximum	4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Decrease
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	999	54TH	4596	\$1,088,000	\$237	39			
	1391	61ST	3410	\$818,000	\$240	46			
	655	63RD	4410	\$1,100,000	\$249	14			0.17
	1027	64TH	3500	\$890,000	\$254	395	(\$190,000)	-17.6%	0.14
	7033	ST GEORGE	3614	\$949,000	\$263	149	(\$49,000)	-4.9%	0.14
	1038	51ST	3000	\$869,000	\$290	203	(\$20,000)	-2.2%	0.12
	7950	INVERNESS	3060	\$928,000	\$303	49			0.12
	5932	MAIN	3280	\$1,005,000	\$306	319			0.12
	7770	MANITOBA	2680	\$859,000	\$321	18			
	439	54TH	2408	\$788,000	\$327	113			0.09
	1252	64TH	3347	\$1,098,000	\$328	11			0.13
	710	40TH	2920	\$958,000	\$328	2			0.11
	496	53RD	2418	\$799,000	\$330	228			0.09
	5790	MAIN	3690	\$1,228,000	\$333	9			0.13
	125	49TH	2400	\$799,000	\$333	4			
	7339	MAIN	2367	\$789,000	\$333	52			0.08
	423	38TH	2434	\$819,000	\$336	77	(\$30,000)	-3.5%	
	6628	QUEBEC	2479	\$849,000	\$342	23			0.10
	876	63RD	2234	\$768,000	\$344	86			0.10
	7638	ROSS	2312	\$797,000	\$345	32			0.09
	775	55TH	2830	\$998,000	\$353	59			0.10
	1240	60TH	2550	\$899,900	\$353	63			0.13
	435	59TH	3234	\$1,150,000	\$356	9			
	235	59TH	2154	\$769,000	\$357	5			0.09
	1048	58TH	2204	\$788,000	\$358	99			
	923	41ST	2380	\$858,000	\$361	58			0.11
	5806	MAIN	3315	\$1,199,000	\$362	81			
	714	61ST	2204	\$798,000	\$362	4			0.09
	424	45TH	2400	\$869,000	\$362	51			0.09
	484	55TH	2202	\$799,000	\$363	11			0.12
	1161	57TH	2085	\$768,500	\$369	149			
	761	56TH	2130	\$789,000	\$370	30	(\$21,000)	-2.6%	0.09
	550	45TH	2203	\$819,000	\$372	53	(\$19,700)	-2.3%	0.09
	153	61ST	2045	\$768,000	\$376	15			
	6233	ONTARIO	3127	\$1,180,000	\$377	85			
	5793	CULLODEN	2190	\$828,000	\$378	67			0.09
	6545	FREDERICK	2160	\$825,000	\$382	39	(\$20,000)	-2.4%	0.09
	6250	PRINCE ALBERT	2205	\$848,888	\$385	81			0.09
	1083	56TH	1970	\$765,000	\$388	1			0.09
	252	63RD	2337	\$918,500	\$393	65			0.09
	753	57TH	2220	\$878,000	\$395	125	(\$21,000)	-2.3%	0.09
	276	WOODSTOCK	2204	\$874,500	\$397	16			0.08
	6870	CULLODEN	2206	\$878,000	\$398	27			0.09
	303	60TH	2208	\$879,000	\$398	71			0.09
	395	50TH	2380	\$948,000	\$398	203			0.11
	6937	FRASER	2140	\$868,000	\$406	39			0.08
	348	62ND	2364	\$968,000	\$409	74			0.11
	6450	ST GEORGE	2058	\$848,000	\$412	81	(\$27,000)	-3.1%	0.08
	250	56TH	2016	\$835,000	\$414	31			
	559	62ND	1857	\$775,000	\$417	65			0.08
	7640	MAIN	1790	\$759,000	\$424	87	(\$11,000)	-1.4%	
	911	59TH	2080	\$898,000	\$432	59			0.08
	7825	MANITOBA	1841	\$799,000	\$434	400	(\$261,000)	-24.6%	
	26	39TH	2139	\$938,000	\$439	18			0.09
	1150	41ST	1891	\$848,000	\$448	37			0.07
	6439	QUEBEC	2195	\$1,051,000	\$479	9			
	6828	ONTARIO	2175	\$1,049,000	\$482	46			0.08
	295	63RD	2122	\$1,118,000	\$527	58	\$30,000	2.8%	0.08
	282	48TH	2409	\$1,298,000	\$539	35			
	133	46TH	3614	\$1,998,000	\$553	16			0.14
	646	63RD	1320	\$799,800	\$606	328	(\$195,200)	-19.6%	0.15
	5427	ELIZABETH	3672	\$2,380,000	\$648	73			
	5715	PRINCE ALBERT	1200	\$799,000	\$666	46			0.14



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:

Prepared by:

Input Sheet # 1

Input Date

Sort #5 by

Territory Profile

Peter Z. Colak

Data: **Cambie-Fraser Area 1200-4596 SqFt**

5-Jun-09

DAYS ON MARKET (DOM)

TODAY 5-Jun-09

				Price/sq. ft.		Price Reduction or Increase Range			
Minimum		1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease	
Maximum		4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Decrease	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	1083	56TH	1970	\$765,000	\$388	1			0.09
	710	40TH	2920	\$958,000	\$328	2			0.11
	125	49TH	2400	\$799,000	\$333	4			
	714	61ST	2204	\$798,000	\$362	4			0.09
	235	59TH	2154	\$769,000	\$357	5			0.09
	435	59TH	3234	\$1,150,000	\$356	9			
	5790	MAIN	3690	\$1,228,000	\$333	9			0.13
	6439	QUEBEC	2195	\$1,051,000	\$479	9			
	484	55TH	2202	\$799,000	\$363	11			0.12
	1252	64TH	3347	\$1,098,000	\$328	11			0.13
	655	63RD	4410	\$1,100,000	\$249	14			0.17
	153	61ST	2045	\$768,000	\$376	15			
	133	46TH	3614	\$1,998,000	\$553	16			0.14
	276	WOODSTOCK	2204	\$874,500	\$397	16			0.08
	26	39TH	2139	\$938,000	\$439	18			0.09
	7770	MANITOBA	2680	\$859,000	\$321	18			
	6628	QUEBEC	2479	\$849,000	\$342	23			0.10
	6870	CULLODEN	2206	\$878,000	\$398	27			0.09
	761	56TH	2130	\$789,000	\$370	30	(\$21,000)	-2.6%	0.09
	250	56TH	2016	\$835,000	\$414	31			
	7638	ROSS	2312	\$797,000	\$345	32			0.09
	282	48TH	2409	\$1,298,000	\$539	35			
	1150	41ST	1891	\$848,000	\$448	37			0.07
	999	54TH	4596	\$1,088,000	\$237	39			
	6937	FRASER	2140	\$868,000	\$406	39			0.08
	6545	FREDERICK	2160	\$825,000	\$382	39	(\$20,000)	-2.4%	0.09
	1391	61ST	3410	\$818,000	\$240	46			
	6828	ONTARIO	2175	\$1,049,000	\$482	46			0.08
	5715	PRINCE ALBERT	1200	\$799,000	\$666	46			0.14
	7950	INVERNESS	3060	\$928,000	\$303	49			0.12
	424	45TH	2400	\$869,000	\$362	51			0.09
	7339	MAIN	2367	\$789,000	\$333	52			0.08
	550	45TH	2203	\$819,000	\$372	53	(\$19,700)	-2.3%	0.09
	923	41ST	2380	\$858,000	\$361	58			0.11
	295	63RD	2122	\$1,118,000	\$527	58	\$30,000	2.8%	0.08
	775	55TH	2830	\$998,000	\$353	59			0.10
	911	59TH	2080	\$898,000	\$432	59			0.08
	1240	60TH	2550	\$899,900	\$353	63			0.13
	559	62ND	1857	\$775,000	\$417	65			0.08
	252	63RD	2337	\$918,500	\$393	65			0.09
	5793	CULLODEN	2190	\$828,000	\$378	67			0.09
	303	60TH	2208	\$879,000	\$398	71			0.09
	5427	ELIZABETH	3672	\$2,380,000	\$648	73			
	348	62ND	2364	\$968,000	\$409	74			0.11
	423	38TH	2434	\$819,000	\$336	77	(\$30,000)	-3.5%	
	5806	MAIN	3315	\$1,199,000	\$362	81			
	6250	PRINCE ALBERT	2205	\$848,888	\$385	81			0.09
	6450	ST GEORGE	2058	\$848,000	\$412	81	(\$27,000)	-3.1%	0.08
	6233	ONTARIO	3127	\$1,180,000	\$377	85			
	876	63RD	2234	\$768,000	\$344	86			0.10
	7640	MAIN	1790	\$759,000	\$424	87	(\$11,000)	-1.4%	
	1048	58TH	2204	\$788,000	\$358	99			
	439	54TH	2408	\$788,000	\$327	113			0.09
	753	57TH	2220	\$878,000	\$395	125	(\$21,000)	-2.3%	0.09
	1161	57TH	2085	\$768,500	\$369	149			
	7033	ST GEORGE	3614	\$949,000	\$263	149	(\$49,000)	-4.9%	0.14
	395	50TH	2380	\$948,000	\$398	203			0.11
	1038	51ST	3000	\$869,000	\$290	203	(\$20,000)	-2.2%	0.12
	496	53RD	2418	\$799,000	\$330	228			0.09
	5932	MAIN	3280	\$1,005,000	\$306	319			0.12
	646	63RD	1320	\$799,800	\$606	328	(\$195,200)	-19.6%	0.15
	1027	64TH	3500	\$890,000	\$254	395	(\$190,000)	-17.6%	0.14
	7825	MANITOBA	1841	\$799,000	\$434	400	(\$261,000)	-24.6%	



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 1

Input Date

Sort #6 by

English

Data: **Cambie-Fraser Area 1200-4596 SqFt**

5-Jun-09

% REDUCTION

TODAY

5-Jun-09

				Price/sq. ft.		Price Reduction or Increase Range		
	Minimum		1200	\$759,000	\$237	1	-\$261,000	24.62%
	Maximum		4596	\$2,380,000	\$666	400	\$30,000	2.76%
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var
1	7825	MANITOBA	1841	\$799,000	\$434	400	(\$261,000)	-24.62%
2	646	63RD	1320	\$799,800	\$606	328	(\$195,200)	-19.62%
3	1027	64TH	3500	\$890,000	\$254	395	(\$190,000)	-17.59%
4	7033	ST GEORGE	3614	\$949,000	\$263	149	(\$49,000)	-4.91%
5	423	38TH	2434	\$819,000	\$336	77	(\$30,000)	-3.53%
6	6450	ST GEORGE	2058	\$848,000	\$412	81	(\$27,000)	-3.09%
7	761	56TH	2130	\$789,000	\$370	30	(\$21,000)	-2.59%
8	6545	FREDERICK	2160	\$825,000	\$382	39	(\$20,000)	-2.37%
9	550	45TH	2203	\$819,000	\$372	53	(\$19,700)	-2.35%
10	753	57TH	2220	\$878,000	\$395	125	(\$21,000)	-2.34%
11	1038	51ST	3000	\$869,000	\$290	203	(\$20,000)	-2.25%
12	7640	MAIN	1790	\$759,000	\$424	87	(\$11,000)	-1.43%
13	295	63RD	2122	\$1,118,000	\$527	58	\$30,000	2.76%
14	26	39TH	2139	\$938,000	\$439	18		
15	710	40TH	2920	\$958,000	\$328	2		
16	923	41ST	2380	\$858,000	\$361	58		
17	1150	41ST	1891	\$848,000	\$448	37		
18	424	45TH	2400	\$869,000	\$362	51		
19	133	46TH	3614	\$1,998,000	\$553	16		



Listings Comparison

Building Age (yrs) <= Very

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

1

Cambie-Fraser Area 1200-4596 SqFt

Input Date
5-Jun-09

Sort #1 by
Lot Size

5-Jun-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range		
Minimum	1200	\$759,000	\$237	1	-\$261,000	24.62%	Price Decrease
Maximum	4596	\$2,380,000	\$666	400	\$30,000	2.76%	Price Increase
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
1150 E 41ST AV	1891	\$848,000	\$448	37			0.07
6450 ST GEORGE ST	2058	\$848,000	\$412	81	(\$27,000)	-3.09%	0.08
7339 MAIN ST	2367	\$789,000	\$333	52			0.08
6937 FRASER ST	2140	\$868,000	\$406	39			0.08
559 E 62ND AV	1857	\$775,000	\$417	65			0.08
6828 ONTARIO ST	2175	\$1,049,000	\$482	46			0.08
295 W 63RD AV	2122	\$1,118,000	\$527	58	\$30,000	2.76%	0.08
911 E 59TH AV	2080	\$898,000	\$432	59			0.08
276 E WOODSTOCK AV	2204	\$874,500	\$397	16			0.08
1083 E 56TH AV	1970	\$765,000	\$388	1			0.09
235 E 59TH AV	2154	\$769,000	\$357	5			0.09
761 E 56TH AV	2130	\$789,000	\$370	30	(\$21,000)	-2.59%	0.09
7638 ROSS ST	2312	\$797,000	\$345	32			0.09
6545 FREDERICK ST	2160	\$825,000	\$382	39	(\$20,000)	-2.37%	0.09
252 W 63RD AV	2337	\$918,500	\$393	65			0.09
714 E 61ST AV	2204	\$798,000	\$362	4			0.09
6870 CULLODEN ST	2206	\$878,000	\$398	27			0.09
6250 PRINCE ALBERT ST	2205	\$848,888	\$385	81			0.09
550 E 45TH AV	2203	\$819,000	\$372	53	(\$19,700)	-2.35%	0.09
496 E 53RD AV	2418	\$799,000	\$330	228			0.09
439 E 54TH AV	2408	\$788,000	\$327	113			0.09
424 E 45TH AV	2400	\$869,000	\$362	51			0.09
753 E 57TH AV	2220	\$878,000	\$395	125	(\$21,000)	-2.34%	0.09
5793 CULLODEN ST	2190	\$828,000	\$378	67			0.09
303 E 60TH AV	2208	\$879,000	\$398	71			0.09
26 W 39TH AV	2139	\$938,000	\$439	18			0.09
876 E 63RD AV	2234	\$768,000	\$344	86			0.10
6628 QUEBEC ST	2479	\$849,000	\$342	23			0.10
775 E 55TH AV	2830	\$998,000	\$353	59			0.10
348 E 62ND AV	2364	\$968,000	\$409	74			0.11
710 E 40TH AV	2920	\$958,000	\$328	2			0.11
923 E 41ST AV	2380	\$858,000	\$361	58			0.11
395 E 50TH AV	2380	\$948,000	\$398	203			0.11
484 E 55TH AV	2202	\$799,000	\$363	11			0.12
7950 INVERNESS ST	3060	\$928,000	\$303	49			0.12
1038 E 51ST AV	3000	\$869,000	\$290	203	(\$20,000)	-2.25%	0.12
5930 - 5932 MAIN ST	3280	\$1,005,000	\$306	319			0.12
1252 E 64TH AV	3347	\$1,098,000	\$328	11			0.13
5790 MAIN ST	3690	\$1,228,000	\$333	9			0.13
1240 E 60TH AV	2550	\$899,900	\$353	63			0.13
7033 ST GEORGE ST	3614	\$949,000	\$263	149	(\$49,000)	-4.91%	0.14
133 W 46TH AV	3614	\$1,998,000	\$553	16			0.14
1027 E 64TH AV	3500	\$890,000	\$254	395	(\$190,000)	-17.59%	0.14
5715 PRINCE ALBERT ST	1200	\$799,000	\$666	46			0.14
646 E 63RD AV	1320	\$799,800	\$606	328	(\$195,200)	-19.62%	0.15
655 E 63RD AV	4410	\$1,100,000	\$249	14			0.17
999 E 54TH AV	4596	\$1,088,000	\$237	39			
7825 MANITOBA ST	1841	\$799,000	\$434	400	(\$261,000)	-24.62%	
7770 MANITOBA ST	2680	\$859,000	\$321	18			
7640 MAIN ST	1790	\$759,000	\$424	87	(\$11,000)	-1.43%	
6439 QUEBEC ST	2195	\$1,051,000	\$479	9			
6233 ONTARIO ST	3127	\$1,180,000	\$377	85			
5806 MAIN ST	3315	\$1,199,000	\$362	81			
5427 ELIZABETH ST	3672	\$2,380,000	\$648	73			
435 W 59TH AV	3234	\$1,150,000	\$356	9			
423 E 38TH AV	2434	\$819,000	\$336	77	(\$30,000)	-3.53%	
282 W 48TH AV	2409	\$1,298,000	\$539	35			
250 E 56TH AV	2016	\$835,000	\$414	31			
153 E 61ST AV	2045	\$768,000	\$376	15			
1391 E 61ST AV	3410	\$818,000	\$240	46			
125 W 49TH AV	2400	\$799,000	\$333	4			
1161 E 57TH AV	2085	\$768,500	\$369	149			
1048 E 58TH AV	2204	\$788,000	\$358	99			



Summary Sheet:

6/5/2009

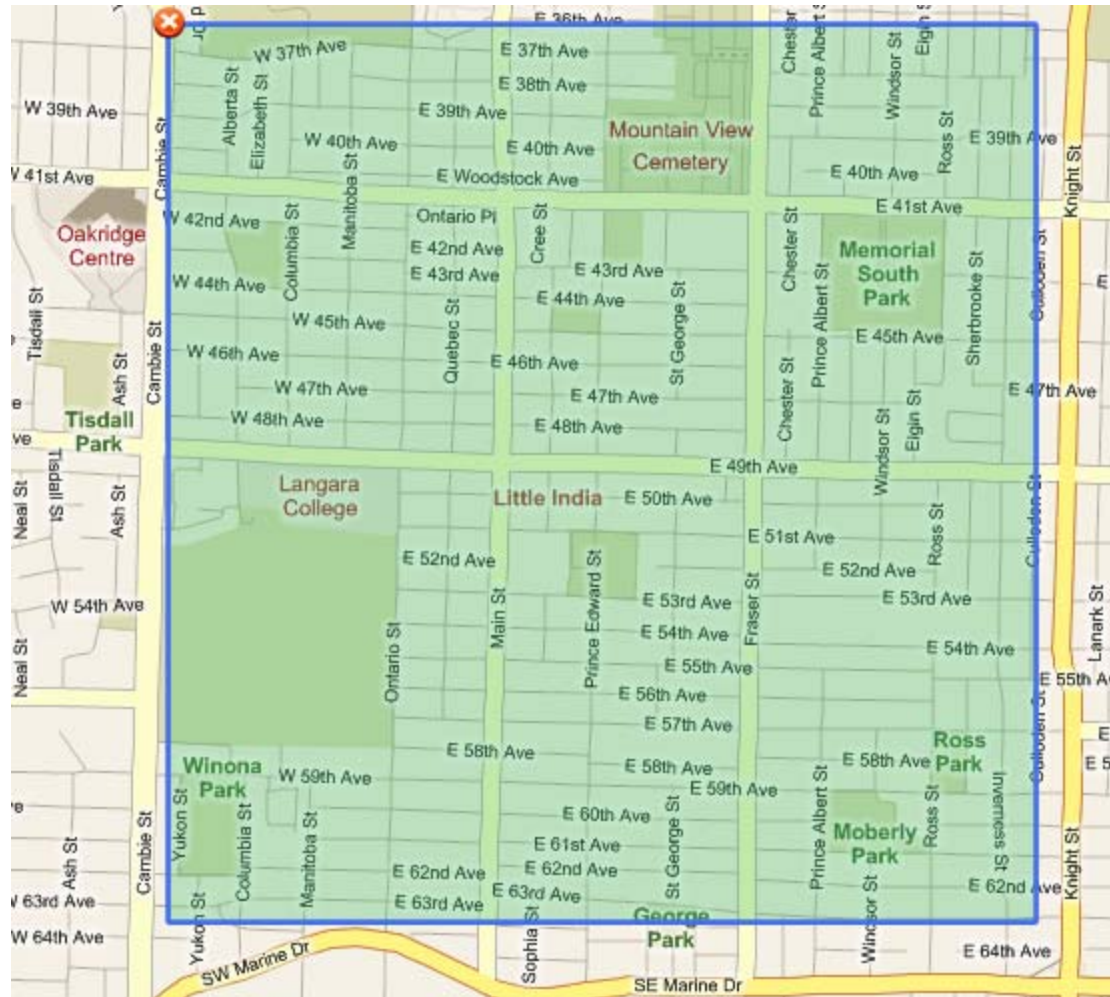
Short Listed candidates for discussion/viewing

(identified with "y" in VISIT Column - yellow highlight bar on other sheets)

ML#	Address	SqFt	LP	VISIT	VisitDate	Time
V770243	710 E 40TH AV	2920	\$958,000	y		
V761378	923 E 41ST AV	2380	\$858,000	y		
V761878	550 E 45TH AV	2203	\$819,000	y		
V744249	395 E 50TH AV	2380	\$948,000	y		
V761133	775 E 55TH AV	2830	\$998,000	y		
V750954	753 E 57TH AV	2220	\$878,000	y		
V760115	1240 E 60TH AV	2550	\$899,900	y		
V758319	348 E 62ND AV	2364	\$968,000	y		
V768409	655 E 63RD AV	4410	\$1,100,000	y		
V766082	6870 CULLODEN ST	2206	\$878,000	y		
V757719	6250 PRINCE ALBERT ST	2205	\$848,888	y		
V766616	6628 QUEBEC ST	2479	\$849,000	y		
V747790	7033 ST GEORGE ST	3614	\$949,000	y		
V759881	5793 CULLODEN ST	2190	\$828,000	y		
V768447	1252 E 64TH AV	3347	\$1,098,000	y		
V708174	1027 E 64TH AV	3500	\$890,000	y		
V762207	7950 INVERNESS ST	3060	\$928,000	y		

Area Searched

Friday, June 05, 2009
9:44 PM



MLXchange
<http://mlslink.mlxchange.com/>
Screen clipping taken: 6/5/2009, 9:45 PM