



Listings Analysis* Summary

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

This is an analysis of 28 'ACTIVE' Listings meeting Territory Profile's search criteria as follows:

Neighbourhood & Floor Area searched: Fraserview-Collingwood 2190-4410 SqFt

Min BedRms Req'd: 1

Listings area surveyed actual #BedRms: 4-9

Building Age (yrs)<= Vary

Listings area surveyed actual #BathRms: 3-6

The 'Selling Price' of Listings surveyed ranges from \$759,000 To \$1,100,000 at a 'Price per Sq.Ft' from \$250 To \$422

Data Input Date: 8-Jun-09

The Active listings 'Days on the Market' range from 8 To 464 days with an Average 'active' period of 101 days

- 7 listings active for 120 days or more
- 0 listings active for 90-119 days
- 8 listings active for 60-89 days
- 4 listings active for 30-59 days
- 9 listings active for 1-29 days

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

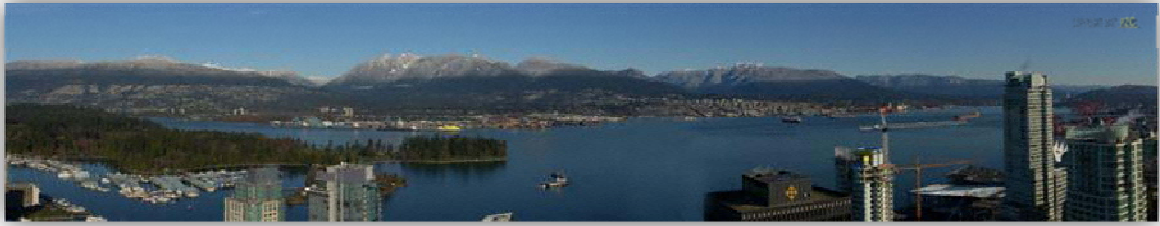
- 21 of 28 listings have maintained their price
- 7 of the listings have changed prices: 7 Decreasing prices

- 3 listing(s) reduced by 5% or less
- 2 listing(s) reduced between 5% and 8%
- 1 listing(s) reduced between 8.00% and 10.00%

- 1 listing(s) reduced between 10.00% and 17.59%

Number of 'Viewing Candidates' proposed (yellow highlight): 12 Strong

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



Introduction

This analysis has nine (11) 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, Lot Size, Price per Acre
- The data presented is for all the MLS® 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</i>
10	8	<i>Sorted by Price per Acre</i>
11	-	Short list of properties meriting further discussion/possible visit (Each property on the ‘visit’ short list is highlighted in yellow on all other data pages to facilitate comparison...shows relative standing of the ‘visit’ candidates for each sorted page)

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

Sorts 7 & 8 offer another perspective on a property’s relative standing compared to other active listings in that neighbourhood . It focuses on the land included with the residence.

Land is rare, commands a high price & represents the largest component of a home’s assessed value in the Vancouver regional area...yet it is often overlooked in most property comparisons.

Sorts 7 & 8 facilitate the reader’s evaluation and conscious decision whether one home’s total price is an exceptional value with upside potential ...especially important given Vancouver’s high land cost & today’s rapidly changing prices.

The intent, and combined result, of this ‘fact based’, 10 page analysis report is to expose pricing anomalies, provide critical information and offer rational counterbalance to what might otherwise be weighted towards ‘emotional’ decision making.



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colaki

2

Fraserview-Collingwood 2190-4410 SqFt

Input Date
8-Jun-09

Sort #1 by
Address

11-Jun-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range			
Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease	
Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease	
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize	SellPrice \$/Acre
3107 E 51ST AV	2378	\$958,000	\$403	14			0.11	\$8,553,571
2160 E 54TH AV	2320	\$978,800	\$422	294	(\$70,088)	-6.68%	0.11	\$9,233,962
2468 E 54TH AV	2895	\$989,000	\$342	21			0.10	\$10,410,526
1750 E 59TH AV	3186	\$1,050,000	\$330	64			0.12	\$8,536,585
6937 ARGYLE ST	2400	\$988,000	\$412	235	(\$92,000)	-8.52%	0.12	\$8,591,304
5338 CHAMBERS ST	2270	\$759,000	\$334	11			0.10	\$7,590,000
5534 CLARENDON ST	3118	\$960,000	\$308	82	(\$70,000)	-6.80%	0.12	\$8,067,227
7138 GLADSTONE ST	2970	\$1,088,000	\$366	461			0.11	\$9,543,860
3212 MARMION AV	2346	\$928,000	\$396	7			0.11	\$8,513,761
7589 NANAIMO ST	2923	\$939,000	\$321	40			0.11	\$8,383,929
1941 UPLAND DR	3320	\$949,000	\$286	45			0.13	\$7,472,441
710 E 40TH AV	2920	\$958,000	\$328	5			0.11	\$8,553,571
923 E 41ST AV	2380	\$858,000	\$361	61			0.11	\$7,592,920
550 E 45TH AV	2203	\$819,000	\$372	56	(\$19,700)	-2.35%	0.09	\$8,902,174
395 E 50TH AV	2380	\$948,000	\$398	206			0.11	\$8,389,381
775 E 55TH AV	2830	\$998,000	\$353	62			0.10	\$10,183,673
753 E 57TH AV	2220	\$878,000	\$395	128	(\$21,000)	-2.34%	0.09	\$9,440,860
1240 E 60TH AV	2550	\$899,900	\$353	66			0.13	\$6,766,165
348 E 62ND AV	2364	\$968,000	\$409	77			0.11	\$8,720,721
655 E 63RD AV	4410	\$1,100,000	\$249	17			0.17	\$6,470,588
6870 CULLODEN ST	2206	\$878,000	\$398	30			0.09	\$9,543,478
6250 PRINCE ALBERT ST	2205	\$848,888	\$385	84			0.09	\$9,227,043
6628 QUEBEC ST	2479	\$849,000	\$342	26			0.10	\$8,843,750
7033 ST GEORGE ST	3614	\$949,000	\$263	152	(\$49,000)	-4.91%	0.14	\$6,927,007
5793 CULLODEN ST	2190	\$828,000	\$378	70			0.09	\$8,903,226
1252 E 64TH AV	3347	\$1,098,000	\$328	14			0.13	\$8,578,125
1027 E 64TH AV	3500	\$890,000	\$254	398	(\$190,000)	-17.59%	0.14	\$6,223,776
775 E 19TH AV	3587	\$988,000	\$275	6			0.14	\$7,107,914



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 2

Input Date
8-Jun-09

Sort #2 by
Sq. Feet

Data: **Fraserview-Collingwood 2190-4410 S**
TODAY 11-Jun-09

				Price/sq. ft.			Price Reduction or Increase Range		
	Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease	
	Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	5793	CULLODEN	2190	\$828,000	\$378	70			0.09
	550	45TH	2203	\$819,000	\$372	56	(\$19,700)	-2.3%	0.09
	6250	PRINCE ALBERT	2205	\$848,888	\$385	84			0.09
	6870	CULLODEN	2206	\$878,000	\$398	30			0.09
	753	57TH	2220	\$878,000	\$395	128	(\$21,000)	-2.3%	0.09
	5338	CHAMBERS	2270	\$759,000	\$334	11			0.10
	2160	54TH	2320	\$978,800	\$422	294	(\$70,088)	-6.7%	0.11
	3212	MARMION	2346	\$928,000	\$396	7			0.11
	348	62ND	2364	\$968,000	\$409	77			0.11
	3107	51ST	2378	\$958,000	\$403	14			0.11
	923	41ST	2380	\$858,000	\$361	61			0.11
	395	50TH	2380	\$948,000	\$398	206			0.11
	6937	ARGYLE	2400	\$988,000	\$412	235	(\$92,000)	-8.5%	0.12
	6628	QUEBEC	2479	\$849,000	\$342	26			0.10
	1240	60TH	2550	\$899,900	\$353	66			0.13
	775	55TH	2830	\$998,000	\$353	62			0.10
	2468	54TH	2895	\$989,000	\$342	21			0.10
	710	40TH	2920	\$958,000	\$328	5			0.11
	7589	NANAIMO	2923	\$939,000	\$321	40			0.11
	7138	GLADSTONE	2970	\$1,088,000	\$366	461			0.11
	5534	CLARENDON	3118	\$960,000	\$308	82	(\$70,000)	-6.8%	0.12
	1750	59TH	3186	\$1,050,000	\$330	64			0.12
	1941	UPLAND	3320	\$949,000	\$286	45			0.13
	1252	64TH	3347	\$1,098,000	\$328	14			0.13
	1027	64TH	3500	\$890,000	\$254	398	(\$190,000)	-17.6%	0.14
	775	19TH	3587	\$988,000	\$275	6			0.14
	7033	ST GEORGE	3614	\$949,000	\$263	152	(\$49,000)	-4.9%	0.14
	655	63RD	4410	\$1,100,000	\$249	17			0.17



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Data Input Sheet # 2

Input Date
8-Jun-09

Sort #3 by
SELLING PRICE

Data for: **Fraserview-Collingwood 2190-4410 Sc**
TODAY 11-Jun-09

				Price/sq. ft.		Price Reduction or Increase Range			
Minimum		2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease	
Maximum		4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	5338	CHAMBERS	2270	\$759,000	\$334	11			0.10
	550	45TH	2203	\$819,000	\$372	56	(\$19,700)	-2.3%	0.09
	5793	CULLODEN	2190	\$828,000	\$378	70			0.09
	6250	PRINCE ALBERT	2205	\$848,888	\$385	84			0.09
	6628	QUEBEC	2479	\$849,000	\$342	26			0.10
	923	41ST	2380	\$858,000	\$361	61			0.11
	753	57TH	2220	\$878,000	\$395	128	(\$21,000)	-2.3%	0.09
	6870	CULLODEN	2206	\$878,000	\$398	30			0.09
	1027	64TH	3500	\$890,000	\$254	398	(\$190,000)	-17.6%	0.14
	1240	60TH	2550	\$899,900	\$353	66			0.13
	3212	MARMION	2346	\$928,000	\$396	7			0.11
	7589	NANAIMO	2923	\$939,000	\$321	40			0.11
	395	50TH	2380	\$948,000	\$398	206			0.11
	1941	UPLAND	3320	\$949,000	\$286	45			0.13
	7033	ST GEORGE	3614	\$949,000	\$263	152	(\$49,000)	-4.9%	0.14
	3107	51ST	2378	\$958,000	\$403	14			0.11
	710	40TH	2920	\$958,000	\$328	5			0.11
	5534	CLARENDON	3118	\$960,000	\$308	82	(\$70,000)	-6.8%	0.12
	348	62ND	2364	\$968,000	\$409	77			0.11
	2160	54TH	2320	\$978,800	\$422	294	(\$70,088)	-6.7%	0.11
	6937	ARGYLE	2400	\$988,000	\$412	235	(\$92,000)	-8.5%	0.12
	775	19TH	3587	\$988,000	\$275	6			0.14
	2468	54TH	2895	\$989,000	\$342	21			0.10
	775	55TH	2830	\$998,000	\$353	62			0.10
	1750	59TH	3186	\$1,050,000	\$330	64			0.12
	7138	GLADSTONE	2970	\$1,088,000	\$366	461			0.11
	1252	64TH	3347	\$1,098,000	\$328	14			0.13
	655	63RD	4410	\$1,100,000	\$249	17			0.17



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 2
Data: **Fraserview-Collingwood 219**
TODAY 11-Jun-09

Input Date: **8-Jun-09**

Sort #4 by
PRICE per SQ. FT.

		Price/sq. ft.				Price Reduction or Increase Range			
		Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease
		Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	655	63RD	4410	\$1,100,000	\$249	17			0.17
	1027	64TH	3500	\$890,000	\$254	398	(\$190,000)	-17.6%	0.14
	7033	ST GEORGE	3614	\$949,000	\$263	152	(\$49,000)	-4.9%	0.14
	775	19TH	3587	\$988,000	\$275	6			0.14
	1941	UPLAND	3320	\$949,000	\$286	45			0.13
	5534	CLARENDON	3118	\$960,000	\$308	82	(\$70,000)	-6.8%	0.12
	7589	NANAIMO	2923	\$939,000	\$321	40			0.11
	1252	64TH	3347	\$1,098,000	\$328	14			0.13
	710	40TH	2920	\$958,000	\$328	5			0.11
	1750	59TH	3186	\$1,050,000	\$330	64			0.12
	5338	CHAMBERS	2270	\$759,000	\$334	11			0.10
	2468	54TH	2895	\$989,000	\$342	21			0.10
	6628	QUEBEC	2479	\$849,000	\$342	26			0.10
	775	55TH	2830	\$998,000	\$353	62			0.10
	1240	60TH	2550	\$899,900	\$353	66			0.13
	923	41ST	2380	\$858,000	\$361	61			0.11
	7138	GLADSTONE	2970	\$1,088,000	\$366	461			0.11
	550	45TH	2203	\$819,000	\$372	56	(\$19,700)	-2.3%	0.09
	5793	CULLODEN	2190	\$828,000	\$378	70			0.09
	6250	PRINCE ALBERT	2205	\$848,888	\$385	84			0.09
	753	57TH	2220	\$878,000	\$395	128	(\$21,000)	-2.3%	0.09
	3212	MARMION	2346	\$928,000	\$396	7			0.11
	6870	CULLODEN	2206	\$878,000	\$398	30			0.09
	395	50TH	2380	\$948,000	\$398	206			0.11
	3107	51ST	2378	\$958,000	\$403	14			0.11
	348	62ND	2364	\$968,000	\$409	77			0.11
	6937	ARGYLE	2400	\$988,000	\$412	235	(\$92,000)	-8.5%	0.12
	2160	54TH	2320	\$978,800	\$422	294	(\$70,088)	-6.7%	0.11



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:

Prepared by:

Input Sheet # 2

Input Date

Sort #5 by

Territory Profile

Peter Z. Colak

Data: **Fraserview-Collingwood 2190-4410 S**

8-Jun-09

DAYS ON MARKET (DOM)

TODAY 11-Jun-09

		Price/sq. ft.				Price Reduction or Increase Range			
		Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease
		Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize
	710	40TH	2920	\$958,000	\$328	5			0.11
	775	19TH	3587	\$988,000	\$275	6			0.14
	3212	MARMION	2346	\$928,000	\$396	7			0.11
	5338	CHAMBERS	2270	\$759,000	\$334	11			0.10
	3107	51ST	2378	\$958,000	\$403	14			0.11
	1252	64TH	3347	\$1,098,000	\$328	14			0.13
	655	63RD	4410	\$1,100,000	\$249	17			0.17
	2468	54TH	2895	\$989,000	\$342	21			0.10
	6628	QUEBEC	2479	\$849,000	\$342	26			0.10
	6870	CULLODEN	2206	\$878,000	\$398	30			0.09
	7589	NANAIMO	2923	\$939,000	\$321	40			0.11
	1941	UPLAND	3320	\$949,000	\$286	45			0.13
	550	45TH	2203	\$819,000	\$372	56	(\$19,700)	-2.3%	0.09
	923	41ST	2380	\$858,000	\$361	61			0.11
	775	55TH	2830	\$998,000	\$353	62			0.10
	1750	59TH	3186	\$1,050,000	\$330	64			0.12
	1240	60TH	2550	\$899,900	\$353	66			0.13
	5793	CULLODEN	2190	\$828,000	\$378	70			0.09
	348	62ND	2364	\$968,000	\$409	77			0.11
	5534	CLARENDON	3118	\$960,000	\$308	82	(\$70,000)	-6.8%	0.12
	6250	PRINCE ALBERT	2205	\$848,888	\$385	84			0.09
	753	57TH	2220	\$878,000	\$395	128	(\$21,000)	-2.3%	0.09
	7033	ST GEORGE	3614	\$949,000	\$263	152	(\$49,000)	-4.9%	0.14
	395	50TH	2380	\$948,000	\$398	206			0.11
	6937	ARGYLE	2400	\$988,000	\$412	235	(\$92,000)	-8.5%	0.12
	2160	54TH	2320	\$978,800	\$422	294	(\$70,088)	-6.7%	0.11
	1027	64TH	3500	\$890,000	\$254	398	(\$190,000)	-17.6%	0.14
	7138	GLADSTONE	2970	\$1,088,000	\$366	461			0.11



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colak

Input Sheet # 2

Input Date

Sort #6 by

English

Data: **Fraserview-Collingwood 2190-4410 S**

8-Jun-09

% REDUCTION

TODAY

11-Jun-09

						Price/sq. ft.	Price Reduction or Increase Range		
	Minimum		2190	\$759,000	\$249	5	-\$190,000	17.59%	
	Maximum		4410	\$1,100,000	\$422	461	-\$19,700	2.34%	
Suite #	House #	Road Name	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	
1	1027	64TH	3500	\$890,000	\$254	398	(\$190,000)	-17.59%	
2	6937	ARGYLE	2400	\$988,000	\$412	235	(\$92,000)	-8.52%	
3	5534	CLARENDON	3118	\$960,000	\$308	82	(\$70,000)	-6.80%	
4	2160	54TH	2320	\$978,800	\$422	294	(\$70,088)	-6.68%	
5	7033	ST GEORGE	3614	\$949,000	\$263	152	(\$49,000)	-4.91%	
6	550	45TH	2203	\$819,000	\$372	56	(\$19,700)	-2.35%	
7	753	57TH	2220	\$878,000	\$395	128	(\$21,000)	-2.34%	
8	3107	51ST	2378	\$958,000	\$403	14			
9	2468	54TH	2895	\$989,000	\$342	21			
10	1750	59TH	3186	\$1,050,000	\$330	64			
11	5338	CHAMBERS	2270	\$759,000	\$334	11			
12	7138	GLADSTONE	2970	\$1,088,000	\$366	461			
13	3212	MARMION	2346	\$928,000	\$396	7			
14	7589	NANAIMO	2923	\$939,000	\$321	40			
15	1941	UPLAND	3320	\$949,000	\$286	45			
16	710	40TH	2920	\$958,000	\$328	5			
17	923	41ST	2380	\$858,000	\$361	61			
18	395	50TH	2380	\$948,000	\$398	206			
19	775	55TH	2830	\$998,000	\$353	62			



Listings Comparison

Building Age (yrs) <= Vary

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colaki

2

Fraserview-Collingwood 2190-4410 SqFt

Input Date
8-Jun-09

Sort #1 by
Lot Size

11-Jun-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range			
Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease	
Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease	
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize	SellPrice \$/Acre
550 E 45TH AV	2203	\$819,000	\$372	56	(\$19,700)	-2.35%	0.09	\$8,902,174
6870 CULLODEN ST	2206	\$878,000	\$398	30			0.09	\$9,543,478
6250 PRINCE ALBERT ST	2205	\$848,888	\$385	84			0.09	\$9,227,043
753 E 57TH AV	2220	\$878,000	\$395	128	(\$21,000)	-2.34%	0.09	\$9,440,860
5793 CULLODEN ST	2190	\$828,000	\$378	70			0.09	\$8,903,226
2468 E 54TH AV	2895	\$989,000	\$342	21			0.10	\$10,410,526
6628 QUEBEC ST	2479	\$849,000	\$342	26			0.10	\$8,843,750
775 E 55TH AV	2830	\$998,000	\$353	62			0.10	\$10,183,673
5338 CHAMBERS ST	2270	\$759,000	\$334	11			0.10	\$7,590,000
2160 E 54TH AV	2320	\$978,800	\$422	294	(\$70,088)	-6.68%	0.11	\$9,233,962
3212 MARMION AV	2346	\$928,000	\$396	7			0.11	\$8,513,761
348 E 62ND AV	2364	\$968,000	\$409	77			0.11	\$8,720,721
3107 E 51ST AV	2378	\$958,000	\$403	14			0.11	\$8,553,571
7589 NANAIMO ST	2923	\$939,000	\$321	40			0.11	\$8,383,929
710 E 40TH AV	2920	\$958,000	\$328	5			0.11	\$8,553,571
923 E 41ST AV	2380	\$858,000	\$361	61			0.11	\$7,592,920
395 E 50TH AV	2380	\$948,000	\$398	206			0.11	\$8,389,381
7138 GLADSTONE ST	2970	\$1,088,000	\$366	461			0.11	\$9,543,860
6937 ARGYLE ST	2400	\$988,000	\$412	235	(\$92,000)	-8.52%	0.12	\$8,591,304
5534 CLARENDON ST	3118	\$960,000	\$308	82	(\$70,000)	-6.80%	0.12	\$8,067,227
1750 E 59TH AV	3186	\$1,050,000	\$330	64			0.12	\$8,536,585
1941 UPLAND DR	3320	\$949,000	\$286	45			0.13	\$7,472,441
1252 E 64TH AV	3347	\$1,098,000	\$328	14			0.13	\$8,578,125
1240 E 60TH AV	2550	\$899,900	\$353	66			0.13	\$6,766,165
7033 ST GEORGE ST	3614	\$949,000	\$263	152	(\$49,000)	-4.91%	0.14	\$6,927,007
775 E 19TH AV	3587	\$988,000	\$275	6			0.14	\$7,107,914
1027 E 64TH AV	3500	\$890,000	\$254	398	(\$190,000)	-17.59%	0.14	\$6,223,776
655 E 63RD AV	4410	\$1,100,000	\$249	17			0.17	\$6,470,588



Listings Comparison

Building Age (yrs) <= Days

Prepared for:
Territory Profile

Prepared by:
Peter Z. Colaki

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Fraserview-Collingwood 2190-4410 SqFt

Input Date
8-Jun-09

Sort #1 by
Price per Acre

11-Jun-09

	Floor Area	Price	Price/sq. ft.	DOM	Price Reduction or Increase Range			
Minimum	2190	\$759,000	\$249	5	-\$190,000	17.59%	Price Decrease	
Maximum	4410	\$1,100,000	\$422	461	-\$19,700	2.34%	Price Decrease	
Address	Sq. Feet	Selling Price	Price/unit ²	ON Days	Over/Under \$	% Var	LotSize	SellPrice \$/Acre
1027 E 64TH AV	3500	\$890,000	\$254	398	(\$190,000)	-17.59%	0.14	\$6,223,776
655 E 63RD AV	4410	\$1,100,000	\$249	17			0.17	\$6,470,588
1240 E 60TH AV	2550	\$899,900	\$353	66			0.13	\$6,766,165
7033 ST GEORGE ST	3614	\$949,000	\$263	152	(\$49,000)	-4.91%	0.14	\$6,927,007
775 E 19TH AV	3587	\$988,000	\$275	6			0.14	\$7,107,914
1941 UPLAND DR	3320	\$949,000	\$286	45			0.13	\$7,472,441
5338 CHAMBERS ST	2270	\$759,000	\$334	11			0.10	\$7,590,000
923 E 41ST AV	2380	\$858,000	\$361	61			0.11	\$7,592,920
5534 CLARENDON ST	3118	\$960,000	\$308	82	(\$70,000)	-6.80%	0.12	\$8,067,227
7589 NANAIMO ST	2923	\$939,000	\$321	40			0.11	\$8,383,929
395 E 50TH AV	2380	\$948,000	\$398	206			0.11	\$8,389,381
3212 MARMION AV	2346	\$928,000	\$396	7			0.11	\$8,513,761
1750 E 59TH AV	3186	\$1,050,000	\$330	64			0.12	\$8,536,585
3107 E 51ST AV	2378	\$958,000	\$403	14			0.11	\$8,553,571
710 E 40TH AV	2920	\$958,000	\$328	5			0.11	\$8,553,571
1252 E 64TH AV	3347	\$1,098,000	\$328	14			0.13	\$8,578,125
6937 ARGYLE ST	2400	\$988,000	\$412	235	(\$92,000)	-8.52%	0.12	\$8,591,304
348 E 62ND AV	2364	\$968,000	\$409	77			0.11	\$8,720,721
6628 QUEBEC ST	2479	\$849,000	\$342	26			0.10	\$8,843,750
550 E 45TH AV	2203	\$819,000	\$372	56	(\$19,700)	-2.35%	0.09	\$8,902,174
5793 CULLODEN ST	2190	\$828,000	\$378	70			0.09	\$8,903,226
6250 PRINCE ALBERT ST	2205	\$848,888	\$385	84			0.09	\$9,227,043
2160 E 54TH AV	2320	\$978,800	\$422	294	(\$70,088)	-6.68%	0.11	\$9,233,962
753 E 57TH AV	2220	\$878,000	\$395	128	(\$21,000)	-2.34%	0.09	\$9,440,860
6870 CULLODEN ST	2206	\$878,000	\$398	30			0.09	\$9,543,478
7138 GLADSTONE ST	2970	\$1,088,000	\$366	461			0.11	\$9,543,860
775 E 55TH AV	2830	\$998,000	\$353	62			0.10	\$10,183,673
2468 E 54TH AV	2895	\$989,000	\$342	21			0.10	\$10,410,526



Summary Sheet:

Short Listed candidates for discussion/viewing

6/11/2009

(indicated by "y" in VISIT column - yellow highlight bar on other sheets)

Address	SqFt	LP	VISIT	VisitDate	Time	Sequence	Map	Remarks
5338 CHAMBERS ST	2270	\$759,000	y	Sat, June 13	9:45	1	6	left message
5534 CLARENDON ST	3118	\$960,000	y	Sat, June 13	10:15	2	7	will call back to confirm
2468 E 54TH AV	2895	\$989,000	y	Sat, June 13	10:45	3	3	key under fron mat can only show unoccupied area - tenants uncooperative
7589 NANAIMO ST	2923	\$939,000	y	Sat, June 13	11:15	4	10	will confirm cell:604-830-8179
7138 GLADSTONE ST	2970	\$1,088,000	y	Sat, June 13	11:45	5	8	show on Friday call him with time
2160 E 54TH AV	2320	\$978,800	y	Sat, June 13	13:15	6	2	confirmed 2 suites rented \$900/mth each
1941 UPLAND DR	3320	\$949,000	y	Sat, June 13	13:45	7	11	has accepted offer - subj removal next week
1750 E 59TH AV	3186	\$1,050,000	y	Sat, June 13	14:15	8	4	will confirm
6937 ARGYLE ST	2400	\$988,000	y	Sat, June 13	14:45	9	5	confirmed with Shirley
3107 E 51ST AV	2378	\$958,000	y	Sat, June 13	15:15	10	1	confirmed
3212 MARMION AV	2346	\$928,000	y	Sat, June 13	15:45	11	9	left message
775 E 19TH AV	3587	\$988,000	y	Sat, June 13	16:15	12	12	schedule at end