



LEE QUAILE
 Broker of Record
 Chestnut Park Realty Southwestern Ontario Ltd., Br
 Ph: (519) 804-4414
 Dedicated to Professionalism Committed to Your Best Interest

CMA 1 - Line

Prepared By: LEE QUAILE

Listings as of 07/30/19 at 11:56 am

Property Type is 'Residential' Status is 'Sold Closed' Status Contractual Search Date is 12/16/2010 to 12/31/2010 Transaction Type is 'Sale' Region is 'Waterloo' Municipality (Area) is one of '1 - Waterloo East', '2 - Kitchener East', '3 - Kitchener West', '4 - Waterloo West'

Single Family

Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
KW1041037	18 Holborn Court #308	Kitchener	2	0/0					\$123,900	\$118,000	12/22/2010	95.24	84
KW1047314	283 Fairway Road #402	Kitchener	2	0/0					\$134,900	\$130,000	12/30/2010	96.37	14
KW1044490	283 Fairway Road #103	Kitchener	3	0/0			1,015	\$134.92	\$139,950	\$136,940	12/30/2010	97.85	43
KW1044010	45 Cedarhill Crescent #2C	Kitchener	1	0/0					\$139,900	\$137,000	12/17/2010	97.93	52
KW1031748	921 Glasgow Street #D15	Kitchener	1	0/0			753	\$192.43	\$144,900	\$144,900	12/20/2010	100.00	151
KW1034346	921 Glasgow Street #8D	Kitchener	1	0/0			753	\$192.43	\$144,900	\$144,900	12/20/2010	100.00	132
KW1044783	202 Silver Aspen Crescent	Kitchener	3	0/0	1973				\$149,999	\$146,000	12/16/2010	97.33	18
KW1047336	144 Jansen Avenue #13	Kitchener	3	0/0					\$148,800	\$146,000	12/30/2010	98.12	14
KW1034057	921 Glasgow Street #D22	Kitchener	1	0/0			796	\$190.20	\$149,900	\$151,400	12/29/2010	101.00	155
KW1034354	921 Glasgow Street #A25	Kitchener	1	0/0			796	\$190.20	\$149,900	\$151,400	12/29/2010	101.00	141
KW1041325	921 Glasgow Street #26D	Kitchener	1	0/0			796	\$194.60	\$154,900	\$154,900	12/20/2010	100.00	74
KW1044741	655 Albert Street #J	Waterloo	2	0/0					\$164,900	\$158,000	12/20/2010	95.82	24
KW1047211	35 Green Valley Drive #515	Kitchener	2	0/0	1990		1,150	\$147.83	\$172,900	\$170,000	12/24/2010	98.32	14
KW1042001	55 Green Valley Drive #903	Kitchener	2	0/0			1,050	\$166.67	\$176,900	\$175,000	12/16/2010	98.93	49
KW1044349	45 Cedarhill Crescent #15A	Kitchener	2	0/0			990	\$178.79	\$184,900	\$177,000	12/29/2010	95.73	49
KW1044682	1460 Highland Road #2E	Kitchener	3	0/0	2011		1,234	\$145.79	\$179,900	\$179,900	12/22/2010	100.00	27
KW1041868	255 Northlake Drive #14	Waterloo	3	0/0	1985		1,250	\$144.00	\$184,800	\$180,000	12/30/2010	97.40	66
KW1034172	353 Victoria Street	Kitchener	4	0/0					\$190,000	\$190,000	12/16/2010	100.00	119
KW1041188	7 Cherry Street	Kitchener	3	0/0	1910		1,200	\$165.00	\$209,900	\$198,000	12/20/2010	94.33	76
KW1041484	55 Baird Avenue	Kitchener	3	0/0					\$217,300	\$205,000	12/29/2010	94.34	77
KW1034042	123 Victoria Street	Kitchener	3	0/0	1902		1,615	\$127.86	\$220,000	\$206,500	12/22/2010	93.86	142
KW1041922	921 Glasgow Street #4C	Kitchener	3	0/0			1,517	\$138.37	\$209,900	\$209,900	12/22/2010	100.00	62
KW1041978	921 Glasgow Street #4B	Kitchener	3	0/0			1,517	\$138.37	\$209,900	\$209,900	12/20/2010	100.00	59
KW1047083	921 Glasgow Street #1B	Kitchener	3	0/0			1,457	\$144.06	\$209,900	\$209,900	12/29/2010	100.00	26
KW1047089	921 Glasgow Street #1C	Kitchener	3	0/0			1,457	\$144.06	\$209,900	\$209,900	12/20/2010	100.00	17
KW1034800	115 Sugar Maple Street	Kitchener	3	0/0	1987				\$219,900	\$210,000	12/20/2010	95.50	119
KW1044520	921 Glasgow Street #44B	Kitchener	3	0/0			1,517	\$140.01	\$209,900	\$212,400	12/21/2010	101.19	34
KW1047079	921 Glasgow Street #42C	Kitchener	3	0/0			1,457	\$145.78	\$209,900	\$212,400	12/22/2010	101.19	19
KW1044563	92 Lorne Crescent	Kitchener	2	0/0	1947				\$219,900	\$214,000	12/29/2010	97.32	40
KW1044703	42 Green Valley Drive #60	Kitchener	3	0/0	1999		1,267	\$170.48	\$219,900	\$216,000	12/21/2010	98.23	27

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KW1041241	318 Rosemount Drive	Kitchener	3	0/0					\$237,900	\$225,000	12/24/2010	94.58	79
KW1047131	84 Westmeadow Drive #7	Kitchener	3	0/0	2002		1,354	\$167.65	\$229,900	\$227,000	12/23/2010	98.74	17
KW1047042	312 Southill Drive	Kitchener	3	0/0			1,040	\$222.12	\$236,900	\$231,000	12/20/2010	97.51	20
KW1044459	975 Strasburg Road #2	Kitchener	3	0/0	2008		1,328	\$176.20	\$239,900	\$234,000	12/16/2010	97.54	30
KW1041894	32 Overlea Crescent	Kitchener	3	0/0	1972				\$249,900	\$236,000	12/17/2010	94.44	52
KW1047199	219 Northlake Drive	Waterloo	3	0/0	1979		1,121	\$211.37	\$215,500	\$236,950	12/24/2010	109.95	16
KW1044153	16 Tudor Street	Kitchener	3	0/0			1,461	\$164.27	\$249,900	\$240,000	12/20/2010	96.04	47
CA1094327	105 Pinnacle Drive #75	Kitchener	3	3/0	2008		1,465	\$165.19	\$249,900	\$242,000	12/30/2010	96.84	108
KW1037767	91 Tanglewood Avenue	Kitchener	3	0/0	1962		1,080	\$225.00	\$247,900	\$243,000	12/22/2010	98.02	91
CA1095130	44 Windale Crescent	Kitchener	3	2/0	1989		1,300	\$188.85	\$249,900	\$245,500	12/17/2010	98.24	36
KW1044517	38 Markwood Drive	Kitchener	4	0/0			1,324	\$188.44	\$257,900	\$249,500	12/30/2010	96.74	43
KW1034493	Zeller Crescent #L23	Kitchener	3	0/0			1,300	\$192.92	\$255,800	\$250,800	12/21/2010	98.05	122
KW1037341	23 Thorncliffe Street	Kitchener	3	0/0	1985		1,137	\$222.08	\$259,000	\$252,500	12/24/2010	97.49	105
KW1047234	603 Eastbridge Boulevard	Waterloo	3	0/0	2001		1,350	\$187.41	\$254,900	\$253,000	12/24/2010	99.25	11
KW1044341	354 University Downs Crescent	Waterloo	3	0/0			1,500	\$169.93	\$254,900		12/17/2010	0.00	36
KW1047196	86 Watercress Court	Kitchener	3	0/0	2000				\$259,000	\$257,500	12/23/2010	99.42	15
KW1034642	318 Westheights Drive	Kitchener	2	0/0	1974				\$269,900	\$264,000	12/20/2010	97.81	104
CA1095521	197 Auburn Drive #A	Waterloo	3	2/0	1993		1,033	\$256.53	\$264,900	\$265,000	12/21/2010	100.04	7
KW1031682	6 Upper Mercer Street #H033	Kitchener	3	0/0	2010		1,320	\$203.92	\$269,174	\$269,174	12/20/2010	100.00	153
KW1044797	68 Lorne Crescent	Kitchener	2	0/0			1,600	\$168.44	\$274,900	\$269,500	12/24/2010	98.04	24
CA1094621	28 Dawn Ridge Drive	Kitchener	3	2/0			1,220	\$223.77	\$277,000	\$273,000	12/23/2010	98.56	80
KW1037812	43 Fairbank Place	Kitchener	2	0/0					\$284,900	\$278,000	12/24/2010	97.58	75
KW1044354	477 Exmoor Street	Waterloo	3	0/0	1994		1,396	\$199.86	\$284,900	\$279,000	12/24/2010	97.93	44
CA1094812	375 Dunvegan Drive	Waterloo	3	2/0	1973		1,500	\$189.33	\$299,900	\$284,000	12/31/2010	94.70	69
KW1041055	27 Marketa Crescent	Kitchener	3	0/0	1960	0.00			\$288,900	\$288,000	12/20/2010	99.69	80
KW1044748	619 South Haven Drive	Waterloo	3	0/0	2003		1,450	\$198.62	\$298,500	\$288,000	12/23/2010	96.48	29
CA1095245	11 Tottenham Street	Kitchener	3	3/0	2006		2,000	\$145.00	\$299,900	\$290,000	12/21/2010	96.70	32
KW1041309	90 Culpepper Drive	Waterloo	3	0/0	1969				\$299,999	\$291,500	12/17/2010	97.17	71
KW1044380	460 Woolwich Street #24	Waterloo	3	0/0	2001		1,925	\$153.25	\$299,900	\$295,000	12/16/2010	98.37	34
KW1034019	195 Vermont Street	Waterloo	3	0/0					\$305,000	\$296,000	12/22/2010	97.05	146
KW1044369	218 Pastern Trail	Waterloo	3	0/0					\$309,900	\$298,000	12/20/2010	96.16	39
KW1041234	1132 Queen's Boulevard	Kitchener	4	0/0					\$299,900	\$299,900	12/22/2010	100.00	77
KW1044367	523 Westheights Drive	Kitchener	3	0/0					\$304,900	\$300,000	12/27/2010	98.39	48

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KW1047117	163 Cavelletti Court	Waterloo	3	0/0	1997				\$309,900	\$300,000	12/16/2010	96.81	10
KW1047109	571 Chesapeake Crescent	Waterloo	3	0/0	2000				\$299,900	\$301,000	12/16/2010	100.37	10
KW1044032	361 Zeller Drive	Kitchener	2	0/0	2008		1,441	\$214.43	\$309,900	\$309,000	12/30/2010	99.71	59
KW1037829	106 Mountain Laurel Crescent	Kitchener	4	0/0	2002		2,000	\$157.50	\$322,500	\$315,000	12/20/2010	97.67	85
KW1044282	360 Erbsville Road #22	Waterloo	2	0/0	2002		1,150	\$278.26	\$334,850	\$320,000	12/22/2010	95.57	43
KW1047225	79 Wren Place	Kitchener	3	0/0	1968				\$329,900	\$322,500	12/30/2010	97.76	19
KW1032029	97 Craig Drive	Kitchener	2	0/0	1964				\$339,900	\$328,000	12/16/2010	96.50	140
KW1044743	89 Deerfield Avenue	Kitchener	3	0/0			2,480	\$134.07	\$345,000	\$332,500	12/29/2010	96.38	33
KW1041491	664 Coldstream Drive	Waterloo	3	0/0	1998				\$365,000	\$334,500	12/30/2010	91.64	79
BD1009189	524 HIDDEN CREEK Drive	Kitchener	4	2/1	1998		1,719	\$196.04	\$346,900	\$337,000	12/18/2010	97.15	24
KW1044695	524 Hidden Creek Drive	Kitchener	4	0/0	1998		1,720	\$195.93	\$346,900	\$337,000	12/21/2010	97.15	28
KW1027208	Woodbine Avenue #L40	Kitchener	3	0/0			1,970	\$171.07	\$314,900	\$337,009	12/23/2010	107.02	211
KW1041653	619 Wild Ginger Avenue #B10	Waterloo	3	0/0	2005		2,020	\$168.32	\$339,900	\$340,000	12/21/2010	100.03	64
KW1041612	225 Westvale Drive	Waterloo	4	0/0	1986				\$354,900	\$347,000	12/17/2010	97.77	67
KW1034870	118 Longwood Drive	Waterloo	4	0/0	1967				\$359,900	\$350,000	12/20/2010	97.25	116
KW1037441	75 Julia Crescent	Kitchener	4	0/0	1997		2,320	\$153.88	\$364,900	\$357,000	12/16/2010	97.84	94
KW1044313	62 Country Clair Street	Kitchener	3	0/0	2007				\$369,800	\$360,000	12/21/2010	97.35	42
KW1041627	75 Cannes Street	Kitchener	3	0/0	2006		2,040	\$178.92	\$369,900	\$365,000	12/20/2010	98.68	64
KW1027175	Woodbine Avenue #L37	Kitchener	3	0/0			2,096	\$175.05	\$354,900	\$366,900	12/22/2010	103.38	210
CA1095142	70 Tweedsdale Street	Kitchener	4	3/0	2005		2,360	\$155.93	\$374,900	\$368,000	12/29/2010	98.16	31
KW1047259	299 Countrystone Crescent	Kitchener	3	0/0			2,419	\$154.36	\$371,900	\$373,392	12/21/2010	100.40	9
KW1037915	7 Susan Crescent	Kitchener	2	0/0	1998				\$389,900	\$380,000	12/17/2010	97.46	80
KW1041804	169 Deer Ridge Drive	Kitchener	3	0/0	2000				\$385,000	\$384,500	12/21/2010	99.87	61
KW1037614	10 Feenstra Street	Kitchener	3	0/0	2010		1,810	\$212.71	\$389,000	\$385,000	12/27/2010	98.97	100
KW1044536	50 Cranbrook Street	Kitchener	4	0/0			2,400	\$161.04	\$395,000	\$386,500	12/30/2010	97.85	42
KW1037434	252 Zeller Drive	Kitchener	3	0/0					\$399,900	\$389,000	12/17/2010	97.27	98
KW1044659	255 Lemon Grass Crescent	Kitchener	3	0/0	2008				\$399,800	\$390,000	12/20/2010	97.55	27
KW1044421	830 Queen's Boulevard	Kitchener	4	0/0	1956		2,114	\$185.43	\$398,500	\$392,000	12/20/2010	98.37	35
KW1044331	564 Topper Woods Crescent	Kitchener	4	0/0	2006		2,464	\$164.37	\$419,900	\$405,000	12/30/2010	96.45	50
KW1047286	331 Westpark Crescent	Waterloo	4	0/0	2010				\$409,900	\$420,831	12/17/2010	102.67	3
KW1037665	191 King Street #513	Waterloo	2	0/0	2009	0.00	1,418	\$317.35	\$469,900	\$450,000	12/17/2010	95.77	91
KW1042038	220 Ridgemere Court	Kitchener	4	0/0	2006		2,616	\$180.35	\$478,800	\$471,800	12/20/2010	98.54	53
CA1095458	172 Sandford Fleming Drive	Waterloo	4	4/0	1981		2,200	\$215.91	\$489,000	\$475,000	12/30/2010	97.14	10

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KW1041487	240 Vermont Street	Waterloo	4	0/0	1954		2,421	\$200.33	\$489,900	\$485,000	12/29/2010	99.00	76
KW1041813	74 Janine Street	Kitchener	3	0/0	2008		2,660	\$184.96	\$529,900	\$492,000	12/17/2010	92.85	56
KW1044581	438 Westcroft Drive	Waterloo	4	0/0	2009		2,800	\$178.57	\$524,900	\$500,000	12/27/2010	95.26	40
KW1027547	Pinery Trail #L72	Waterloo	4	0/0			2,960	\$181.22	\$555,300	\$536,400	12/24/2010	96.60	197
# LISTINGS:			100										
Medians:			3	0/0	1998	1.615	1,457	\$178.68	\$275,950	\$273,000		97.84	51
Minimums:			1	0/0	1902	0.230	753	\$127.86	\$123,900	\$118,000		0.00	3
Maximums:			4	4/1	2011	3.000	2,960	\$317.35	\$555,300	\$536,400		109.95	211
Averages:			3	0/0	1989	1.615	1,597	\$180.73	\$286,353	\$280,817		97.11	63

Quick Statistics (100 Listings Total)				
	Min	Max	Average	Median
List Price	\$123,900	\$555,300	\$286,353	\$275,950
Sold Price	\$118,000	\$536,400	\$280,817	\$273,000