



**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 12:45 pm**

Property Type is 'Residential' Status is 'Sold Closed' Status Contractual Search Date is 01/01/2017 to 05/15/2017 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
30560208	8 Chestnut Street #2	Kitchener	3	1/1			1,000	\$1.65	\$1,650	\$1,650	03/13/2017	100.00	12
30557958	119 CEDAR Street #4	Kitchener	2	1/0	1993		602	\$182.72	\$114,900	\$110,000	03/23/2017	95.74	36
30565855	279 Chandler Drive #106	Kitchener	1	1/0	1975	0.00	759	\$145.06	\$99,900	\$110,100	04/06/2017	110.21	2
30552496	119 CEDAR Street #3	Kitchener	2	1/0	1993		602	\$189.37	\$119,900	\$114,000	03/29/2017	95.08	83
30544566	71 Vanier Drive #110	Kitchener	2	1/0	1976		835	\$137.72	\$122,500	\$115,000	01/31/2017	93.88	48
30552290	64 BENTON Street #402	Kitchener	1	1/0			600	\$191.67	\$118,000	\$115,000	04/12/2017	97.46	104
30552494	119 CEDAR Street #2	Kitchener	2	1/0	1993		602	\$191.03	\$119,900	\$115,000	03/23/2017	95.91	77
30545610	279 CHANDLER Drive #306	Kitchener	1	1/0	1974		754	\$165.92	\$116,900	\$125,100	01/20/2017	107.01	41
30548888	29 WEST Avenue #211	Kitchener	2	1/0			750	\$173.33	\$129,900	\$130,000	02/06/2017	100.08	82
30559540	279 Chandler Drive #705	Kitchener	1	1/0	1974		759	\$171.28	\$129,900	\$130,000	03/18/2017	100.08	20
30552250	375 King Street #302	Waterloo	3	1/1	1984		1,175	\$113.19	\$149,900	\$133,000	02/03/2017	88.73	34
30553938	4 AVALON Place #105	Kitchener	2	1/0	1978		806	\$166.25	\$134,500	\$134,000	01/20/2017	99.63	4
30564806	30 AVALON Place #212	Kitchener	2	1/0			793	\$168.98	\$132,000	\$134,000	04/11/2017	101.52	13
30553268	375 KING Street #403	Waterloo	3	1/1	1984		1,100	\$123.68	\$147,500	\$136,045	02/11/2017	92.23	33
30554536	225 HARVARD Place #902	Waterloo	1	1/0	1974		690	\$198.55	\$140,000	\$137,000	02/17/2017	97.86	28
30568693	71 VANIER Drive #203	Kitchener	2	1/1			835	\$164.67	\$135,000	\$137,500	05/14/2017	101.85	24
30557205	283 FAIRWAY Road #202	Kitchener	2	1/0	1969		840	\$164.29	\$135,000	\$138,000	02/22/2017	102.22	10
30558976	30 HUGO Crescent #303	Kitchener	1	1/0		0.00	845	\$164.50	\$144,900	\$139,000	03/27/2017	95.93	32
30555214	1414 KING Street #502	Kitchener	1	1/0	1988		625	\$223.84	\$139,900	\$139,900	02/06/2017	100.00	12
30556709	24 MOOREGATE Crescent #208	Kitchener	2	1/1			600	\$233.17	\$139,900	\$139,900	02/23/2017	100.00	15
30558961	71 VANIER Drive #201	Kitchener	2	1/1	1976		835	\$167.66	\$139,900	\$140,000	04/12/2017	100.07	45
30552156	18 Holborn Court #610	Kitchener	2	2/0	1990		971	\$149.33	\$150,000	\$145,000	02/11/2017	96.67	39
30563629	375 King Street #601	Waterloo	3	1/1	1984		1,175	\$124.26	\$149,900	\$146,000	04/07/2017	97.40	4
30554012	375 King Street #1207	Waterloo	2	1/0			940	\$156.91	\$149,000	\$147,500	02/02/2017	98.99	16
30552575	10 ELLEN Street #303	Kitchener	1	1/0	1989		602	\$247.51	\$139,900	\$149,000	01/17/2017	106.50	13
30563379	375 King Street #708	Waterloo	2	1/0			940	\$158.51	\$149,900	\$149,000	05/02/2017	99.40	39
30567325	375 KING Street #1407	Waterloo	2	1/0			940	\$159.36	\$149,800	\$149,800	04/21/2017	100.00	14
30546671	375 KING Street #1801	Waterloo	2	1/1	1984		1,175	\$127.57	\$149,900	\$149,900	01/26/2017	100.00	88
30549193	1414 KING Street #1002	Kitchener	1	1/0			695	\$215.83	\$159,900	\$150,000	01/18/2017	93.81	56
30556704	65 WESTMOUNT Road #704	Waterloo	2	1/1			1,200	\$125.00	\$154,900	\$150,000	02/17/2017	96.84	9



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557053	65 WESTMOUNT Road #506	Waterloo	2	1/1			1,200	\$125.00	\$153,900	\$150,000	03/08/2017	97.47	28
30550172	30 Bridge Street #102	Kitchener	2	1/0	1990		800	\$191.25	\$164,900	\$153,000	01/01/2017	92.78	28
30558981	75 HAZELGLEN Drive #107	Kitchener	2	1/0	1975		1,135	\$135.55	\$139,900	\$153,850	03/01/2017	109.97	6
30554714	10 Ellen Street #703	Kitchener	1	1/0	1989		602	\$257.31	\$154,900	\$154,900	02/10/2017	100.00	18
30570684	65 Westmount Road #210	Waterloo	2	1/1	1975		1,150	\$135.65	\$156,900	\$156,000	05/02/2017	99.43	6
30555704	6 Walton Avenue #206	Kitchener	3	1/1	1975		1,056	\$148.20	\$156,500	\$156,500	02/15/2017	100.00	14
30552352	323 Northlake Drive #3	Waterloo	2	1/0	1991		800	\$196.25	\$164,900	\$157,000	02/16/2017	95.21	43
30557816	67 BRECKENRIDGE Drive #208	Kitchener	1	1/0			643	\$246.97	\$159,900	\$158,800	03/01/2017	99.31	14
30553142	10 ELLEN Street #803	Kitchener	1	1/0			602	\$265.78	\$149,900	\$160,000	01/30/2017	106.74	14
30554702	35 BRECKENRIDGE Drive #75	Kitchener	2	1/0			900	\$177.78	\$162,500	\$160,000	02/15/2017	98.46	24
30566890	15 HOFSTETTER Avenue #114	Kitchener	2	1/1	1990		867	\$184.54	\$169,000	\$160,000	04/15/2017	94.67	5
30571918	75 Hazelglen Drive #105	Kitchener	2	1/0	1975		1,135	\$141.85	\$134,800	\$161,000	05/15/2017	119.44	6
30563667	375 King Street #401	Waterloo	3	1/1	1982		1,175	\$137.36	\$159,900	\$161,400	04/13/2017	100.94	8
30553542	320 Traynor Avenue #15	Kitchener	2	1/0	1973		1,158	\$139.90	\$164,000	\$162,000	01/30/2017	98.78	17
30570463	18 Holborn Court #107	Kitchener	2	2/0			1,050	\$154.29	\$159,900	\$162,000	05/08/2017	101.31	12
30565713	67 BRECKENRIDGE Drive #103	Kitchener	1	1/0			700	\$231.57	\$159,555	\$162,100	04/20/2017	101.60	16
30558945	18 Holborn Court #303	Kitchener	2	2/0	1990		1,000	\$164.50	\$150,000	\$164,500	03/14/2017	109.67	18
XH3201394	30 Bridge Street #206	Kitchener	2	1/0			800	\$206.13	\$164,900	\$164,900	04/04/2017	100.00	14
30558352	29 West Avenue #602	Kitchener	3	1/1			1,050	\$157.14	\$159,900	\$165,000	03/10/2017	103.19	20
30553619	3227 King Street #101	Kitchener	2	2/0	1990		1,050	\$158.10	\$169,900	\$166,000	03/03/2017	97.70	46
30551508	1414 King Street #902	Kitchener	1	1/0	1987		695	\$240.29	\$169,900	\$167,000	01/18/2017	98.29	15
30557402	10 ELLEN Street #604	Kitchener	1	1/0			674	\$249.26	\$170,000	\$168,000	02/26/2017	98.82	13
30550301	45 WESTMOUNT Road #305	Waterloo	1	1/0	1961		850	\$198.24	\$167,500	\$168,500	01/10/2017	100.60	39
30555052	55 Green Valley Drive #1914	Kitchener	1	1/0			820	\$206.71	\$165,000	\$169,500	01/28/2017	102.73	2
30553669	65 WESTMOUNT Road #504	Waterloo	2	1/1			1,200	\$141.67	\$172,900	\$170,000	02/08/2017	98.32	26
30560479	375 KING Street #1606	Waterloo	3	2/0			1,175	\$144.68	\$179,000	\$170,000	04/01/2017	94.97	29
30563779	225 HARVARD Place #1201	Waterloo	1	1/0			690	\$246.38	\$159,900	\$170,000	03/30/2017	106.32	8
30547832	30 BLUE SPRINGS Drive #414	Waterloo	2	2/0	1990		1,125	\$151.56	\$175,000	\$170,500	01/06/2017	97.43	60
30558016	144 JANSEN Avenue #8	Kitchener	3	1/1			1,100	\$155.86	\$159,000	\$171,450	03/03/2017	107.83	17
30553851	55 GREEN VALLEY Drive #1907	Kitchener	1	1/0	1989		700	\$245.29	\$164,000	\$171,700	01/30/2017	104.70	
30548022	30 Blue Springs Drive #PH11	Waterloo	2	2/0	1991		1,180	\$145.76	\$179,900	\$172,000	01/16/2017	95.61	48
30560035	300 Keats Way #201	Waterloo	2	2/0			1,200	\$144.17	\$183,000	\$173,000	03/24/2017	94.54	25
30561591	32 MOWAT Boulevard #7	Kitchener	3	1/2			1,280	\$135.16	\$159,900	\$173,000	04/07/2017	108.19	23

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30564969	30 Avalon Place #210	Kitchener	3	1/0	1977		1,008	\$173.51	\$174,900	\$174,900	04/12/2017	100.00	14
30540055	55 BLUE SPRINGS Drive #201	Waterloo	2	0/0	1990		1,156	\$151.38	\$192,888	\$175,000	02/20/2017	90.73	162
30543748	30 Blue Springs Drive #107	Waterloo	2	2/0	1991		1,125	\$155.56	\$189,900	\$175,000	01/29/2017	92.15	61
30551588	15 HOFSTETTER Avenue #322	Kitchener	1	1/0			683	\$256.22	\$179,900	\$175,000	03/12/2017	97.28	43
30562077	18 HOLBORN Court #306	Kitchener	2	2/0		0.00	1,000	\$175.00	\$170,000	\$175,000	03/28/2017	102.94	13
30563496	164 Silver Aspen Crescent	Kitchener	3	1/0	1973		940	\$186.17	\$169,900	\$175,000	04/04/2017	103.00	12
30552630	323 NORTHLAKE Drive #8	Waterloo	2	1/0			800	\$221.13	\$176,900	\$176,900	01/13/2017	100.00	10
30562449	160 Rittenhouse Road #30	Kitchener	2	1/0	1987		984	\$180.89	\$179,900	\$178,000	04/04/2017	98.94	17
30553028	415 MORGAN Avenue #45	Kitchener	3	1/1			1,000	\$179.90	\$179,900	\$179,900	01/16/2017	100.00	9
30551226	3227 KING Street #406	Kitchener	2	2/0	1996		1,030	\$174.76	\$189,900	\$180,000	01/22/2017	94.79	41
30557518	239 Fergus Avenue	Kitchener	2	1/0			939	\$191.69	\$155,000	\$180,000	02/26/2017	116.13	10
30564831	300 KEATS Way #105	Waterloo	2	2/0	1988		1,250	\$144.00	\$176,900	\$180,000	04/17/2017	101.75	19
30572145	55 GREEN VALLEY Drive #107	Kitchener	1	1/0	1989		800	\$225.00	\$179,000	\$180,000	05/08/2017	100.56	1
30561923	35 Green Valley Drive #201	Kitchener	1	1/0	1991		820	\$220.73	\$179,000	\$181,000	04/05/2017	101.12	17
30562992	249 Cedarbrae Avenue #10	Waterloo	2	2/0	1977		1,006	\$179.92	\$159,900	\$181,000	03/27/2017	113.20	8
30551413	30 HICKORY Street #111	Waterloo	3	1/0			855	\$214.04	\$189,900	\$183,000	03/16/2017	96.37	65
30539606	30 HICKORY Street #110	Waterloo	3	1/0	1987		882	\$208.05	\$189,900	\$183,500	01/22/2017	96.63	130
30555914	50 HOWE Drive #9C	Kitchener	1	1/0	2008		755	\$243.58	\$187,900	\$183,900	02/28/2017	97.87	27
30561654	271 Eiwo Court #208	Waterloo	1	1/0			667	\$277.21	\$184,900	\$184,900	03/30/2017	100.00	20
30552235	30 BLUE SPRINGS Drive #205	Waterloo	2	2/0	1990		1,125	\$164.44	\$185,000	\$185,000	02/09/2017	100.00	37
30553023	20 PERTH Road	Kitchener	2	1/0			740	\$250.00	\$214,900	\$185,000	01/22/2017	86.09	14
30563837	4 Avalon Place #304	Kitchener	3	1/0			939	\$197.02	\$189,000	\$185,000	04/25/2017	97.88	35
30566069	4 AVALON Place #303	Kitchener	3	1/0	1978		997	\$185.56	\$169,000	\$185,000	04/09/2017	109.47	4
30557393	35 Green Valley Drive #703	Kitchener	2	1/1			1,010	\$183.27	\$184,900	\$185,100	03/06/2017	100.11	21
30554143	280 THALER Avenue #36	Kitchener	3	1/0	1974		1,127	\$165.04	\$189,000	\$186,000	02/16/2017	98.41	26
30567013	30 Blue Springs Drive #206	Waterloo	2	2/0			1,125	\$165.33	\$179,900	\$186,000	05/03/2017	103.39	25
30552670	423 WESTWOOD Drive #30	Kitchener	3	1/1	1973		1,136	\$164.61	\$189,900	\$187,000	01/30/2017	98.47	26
30553660	55 Blue Springs Drive #412	Waterloo	2	2/0	1990		1,150	\$162.61	\$189,900	\$187,000	03/26/2017	98.47	69
30554622	30 HICKORY Street #202	Waterloo	3	1/0	1986		840	\$222.62	\$189,900	\$187,000	02/03/2017	98.47	14
30561371	55 Mooregate Crescent #11A	Kitchener	1	1/0	2014		470	\$398.94	\$185,000	\$187,500	03/15/2017	101.35	3
30541659	30 HICKORY Street #108	Waterloo	3	1/0	1986		882	\$215.31	\$189,900	\$189,900	02/08/2017	100.00	113
30554079	30 HICKORY Street #108	Waterloo	3	1/0	1986		882	\$215.31	\$189,900	\$189,900	02/17/2017	100.00	34
30560591	271 Eiwo Court #305	Waterloo	2	1/0			866	\$219.28	\$189,900	\$189,900	04/04/2017	100.00	30

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30545264	270 Eiwo Court #209	Waterloo	3	1/0			939	\$202.34	\$199,900	\$190,000	01/02/2017	95.05	62
30552665	50 HOWE Drive #19D	Kitchener	1	1/0			755	\$251.66	\$180,000	\$190,000	01/09/2017	105.56	5
30560246	55 Blue Springs Drive #410	Waterloo	2	2/0	1991		1,155	\$164.50	\$199,900	\$190,000	03/31/2017	95.05	27
30567932	225 HARVARD Place #1011	Waterloo	1	1/0			690	\$275.36	\$174,900	\$190,000	04/17/2017	108.63	1
30558441	453 ALBERT Street #3	Waterloo	3	2/0	1974		995	\$192.96	\$192,500	\$192,000	03/04/2017	99.74	15
30572853	55 GREEN VALLEY Drive #614	Kitchener	1	1/0	1989		820	\$234.15	\$169,900	\$192,000	05/11/2017	113.01	2
30558655	55 BLUE SPRINGS Drive #706	Waterloo	2	2/0	1991		1,150	\$167.39	\$199,000	\$192,500	03/12/2017	96.73	27
30550562	55 GREEN VALLEY Drive #1801	Kitchener	2	2/0			1,150	\$168.61	\$194,900	\$193,900	01/31/2017	99.49	63
30553909	176 SILVER ASPEN Crescent	Kitchener	3	1/1			950	\$205.26	\$195,000	\$195,000	01/30/2017	100.00	14
30559359	3227 KING Street #508	Kitchener	2	2/0	1990		1,029	\$189.50	\$194,900	\$195,000	03/04/2017	100.05	3
30566870	29 WEST Avenue #108	Kitchener	2	1/0			820	\$239.02	\$150,000	\$196,000	05/10/2017	130.67	8
30549118	3227 King Street #201	Kitchener	2	2/0	1996		1,029	\$191.45	\$199,900	\$197,000	01/21/2017	98.55	62
30554210	35 Green Valley Drive #405	Kitchener	2	1/1	1990		975	\$202.05	\$199,000	\$197,000	01/31/2017	98.99	13
30557848	461 BEECHWOOD Place #49	Waterloo	2	1/1	1993		956	\$208.16	\$205,000	\$199,000	03/21/2017	97.07	24
30558750	3227 KING Street #803	Kitchener	2	2/0	1990	0.00	1,024	\$194.82	\$199,500	\$199,500	03/13/2017	100.00	18
30573830	225 HARVARD Place #1206	Waterloo	1	1/0		0.00	690	\$289.13	\$178,500	\$199,500	05/11/2017	111.76	1
30565747	48 WINDOM Road #A	Kitchener	3	1/0	1965		1,170	\$170.85	\$189,900	\$199,900	04/19/2017	105.27	16
30550519	3227 King Street #304	Kitchener	2	2/0			1,024	\$195.31	\$204,900	\$200,000	01/15/2017	97.61	42
30557540	1100 COURTLAND Avenue #514	Kitchener	2	1/0		0.00	1,100	\$181.82	\$188,800	\$200,000	02/21/2017	105.93	7
30561772	78 Borden Parkway #3	Kitchener	3	1/1	1965		1,150	\$173.91	\$210,000	\$200,000	04/28/2017	95.24	46
30567670	260 SHELDON Avenue #602	Kitchener	1	1/0	1977		785	\$254.78	\$179,900	\$200,000	04/27/2017	111.17	8
30571831	300 KEATS Way #404	Waterloo	2	2/0	1988		1,250	\$160.00	\$194,900	\$200,000	05/13/2017	102.62	11
30569155	260 SHELDON Avenue #805	Kitchener	2	2/0			800	\$250.13	\$199,900	\$200,100	04/28/2017	100.10	8
30551561	379 Pioneer Drive #5	Kitchener	4	1/1			894	\$229.31	\$198,900	\$205,000	01/13/2017	103.07	28
30552412	85 DUKE Street #303	Kitchener	1	1/0			510	\$401.96	\$219,900	\$205,000	02/08/2017	93.22	39
30553881	192 Silver Aspen Crescent	Kitchener	3	1/0	1975		950	\$215.79	\$200,000	\$205,000	03/06/2017	102.50	49
30553939	1941 OTTAWA Street #4A	Kitchener	1	1/0	2010		750	\$273.33	\$194,900	\$205,000	01/30/2017	105.18	13
30557208	160 JANSEN Avenue #30	Kitchener	3	1/2	1974		1,100	\$186.36	\$199,900	\$205,000	02/26/2017	102.55	13
30559017	38 HOWE Drive #9B	Kitchener	1	1/0	2011		610	\$336.07	\$199,000	\$205,000	03/02/2017	103.02	6
30559838	15 Hofstetter Avenue #407	Kitchener	2	1/1	1990		900	\$227.78	\$179,500	\$205,000	03/15/2017	114.21	15
30564775	385 PIONEER Drive #2	Kitchener	2	1/1	1977		890	\$230.34	\$205,000	\$205,000	04/06/2017	100.00	8
30559327	3227 KING Street #401	Kitchener	2	2/0	1990		1,029	\$201.26	\$199,900	\$207,100	03/04/2017	103.60	3
30559585	55 Green Valley Drive #701	Kitchener	2	2/0	1989		1,150	\$180.43	\$197,900	\$207,500	03/14/2017	104.85	16

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30558559	271 Eiwo Court #302	Waterloo	2	1/0			866	\$241.34	\$209,900	\$209,000	03/17/2017	99.57	15
30559204	225 HARVARD Place #1409	Waterloo	2	1/1		0.00	930	\$224.73	\$199,900	\$209,000	03/06/2017	104.55	7
30564142	30 BLUE SPRINGS Drive #514	Waterloo	2	2/0	1990		1,125	\$185.78	\$209,900	\$209,000	04/23/2017	99.57	25
30564884	139 BRIGHTON Street #2C	Waterloo	1	1/0	2004		624	\$335.74	\$184,900	\$209,500	04/18/2017	113.30	21
30550484	78 Borden Parkway #10	Kitchener	2	1/0			1,150	\$182.52	\$209,900	\$209,900	01/29/2017	100.00	59
30571119	55 BLUE SPRINGS Drive #611	Waterloo	2	2/0	1991		1,283	\$163.60	\$209,900	\$209,900	05/09/2017	100.00	11
30549384	30 BLUE SPRINGS Drive #706	Waterloo	2	2/0			1,125	\$186.67	\$198,000	\$210,000	02/15/2017	106.06	84
30557236	29 CHERRY Street	Kitchener	2	1/0	1945		906	\$231.79	\$169,900	\$210,000	02/14/2017	123.60	2
30557864	165 GREEN VALLEY Drive #66	Kitchener	3	2/0			1,000	\$210.00	\$189,900	\$210,000	02/21/2017	110.58	6
30558006	463 BEECHWOOD Place #70	Waterloo	3	2/0			872	\$240.83	\$195,000	\$210,000	03/06/2017	107.69	13
30559420	445 Pioneer Drive #4	Kitchener	3	2/0			894	\$234.90	\$209,900	\$210,000	03/15/2017	100.05	16
30568913	375 King Street #1604	Waterloo	3	1/1			1,330	\$157.89	\$209,900	\$210,000	04/28/2017	100.05	12
30569454	160 Rittenhouse Road #33	Kitchener	3	1/0	1987		1,020	\$206.37	\$195,000	\$210,500	05/12/2017	107.95	20
30563901	55 Green Valley Drive #1805	Kitchener	2	1/1	1989		975	\$216.18	\$199,900	\$210,777	03/26/2017	105.44	3
30551865	165 GREEN VALLEY Drive #71	Kitchener	3	1/0			950	\$222.11	\$198,900	\$211,000	01/10/2017	106.08	20
30561366	30 BLUE SPRINGS Drive #603	Waterloo	2	2/0	1990		1,125	\$187.56	\$189,900	\$211,000	04/22/2017	111.11	45
30559965	15 GREEN VALLEY Drive #40	Kitchener	3	1/1	1977	0.00	1,050	\$201.90	\$197,000	\$212,000	03/10/2017	107.61	8
30553879	246 WESTMEADOW Drive #A	Kitchener	1	1/0	2008		760	\$280.26	\$209,900	\$213,000	01/19/2017	101.48	3
30568022	271 EIWO Court #303	Waterloo	2	1/0		0.00	866	\$245.96	\$215,000	\$213,000	05/01/2017	99.07	14
30555611	50 HOWE Drive #20D	Kitchener	1	1/0	2007		755	\$282.65	\$199,000	\$213,400	02/13/2017	107.24	11
30555316	78 Borden Parkway #4	Kitchener	3	1/1			1,150	\$186.35	\$215,000	\$214,300	02/21/2017	99.67	23
30552756	601 Stirling Avenue	Kitchener	3	1/0			927	\$231.93	\$229,900	\$215,000	01/19/2017	93.52	10
30553096	92 MCDOUGALL Road #C	Waterloo	4	2/1	1973		1,150	\$186.96	\$214,900	\$215,000	01/25/2017	100.05	15
30553493	139 BRIGHTON Street #12C	Waterloo	2	1/0	2004		819	\$262.52	\$199,900	\$215,000	02/03/2017	107.55	22
30554655	445 PIONEER Drive #23	Kitchener	2	1/1			988	\$217.61	\$189,900	\$215,000	02/13/2017	113.22	19
30563056	50 HOWE Drive #13C	Kitchener	1	1/0	2007		824	\$260.92	\$199,900	\$215,000	03/29/2017	107.55	10
30563788	55 BLUE SPRINGS Drive #305	Waterloo	2	2/0		0.00	1,285	\$167.32	\$209,900	\$215,000	03/29/2017	102.43	5
30564824	15 Hofstetter Avenue #420	Kitchener	2	2/0	1990		903	\$238.10	\$175,000	\$215,000	04/04/2017	122.86	5
30566148	275 EIWO Court #305	Waterloo	2	1/0	2013		866	\$248.27	\$215,000	\$215,000	04/17/2017	100.00	13
30569300	293 FAIRWAY Road #36	Kitchener	3	1/0			1,033	\$208.13	\$199,900	\$215,000	05/14/2017	107.55	24
30572023	35 GREEN VALLEY Drive #512	Kitchener	2	1/1	1990		1,010	\$213.02	\$199,900	\$215,150	05/04/2017	107.63	3
30561901	3227 KING Street #811	Kitchener	2	2/0	1990		1,130	\$190.44	\$198,900	\$215,200	03/30/2017	108.20	18
30557378	219 KINGSWOOD Drive #50	Kitchener	3	1/1			1,050	\$205.24	\$214,900	\$215,500	02/24/2017	100.28	11

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30569161	235 Fergus Avenue	Kitchener	2	1/0			865	\$249.60	\$214,900	\$215,900	05/12/2017	100.47	22
30553284	139 Brighton Street #15C	Waterloo	2	1/0	2004		840	\$258.93	\$229,900	\$217,500	01/31/2017	94.61	22
30560277	3267 KING Street #407	Kitchener	3	2/0			1,490	\$146.31	\$221,900	\$218,000	03/27/2017	98.24	57
30569375	3267 King Street #507	Kitchener	3	2/0	1991		1,490	\$147.58	\$219,900	\$219,900	05/01/2017	100.00	8
30563250	655 Albert Street #M	Waterloo	2	1/0	1972		1,052	\$209.03	\$199,900	\$219,901	03/29/2017	110.01	2
30552091	60 ELMSDALE Drive #28	Kitchener	3	1/1	1975		1,616	\$136.14	\$204,900	\$220,000	01/25/2017	107.37	20
30553773	175 SIEBERT Avenue #18	Kitchener	3	1/1	1982		1,280	\$171.88	\$224,900	\$220,000	02/07/2017	97.82	21
30554607	409 KEATS Way #4	Waterloo	4	1/1	1978		1,350	\$162.96	\$229,900	\$220,000	03/07/2017	95.69	43
30556819	634 STRASBURG Road #23	Kitchener	3	1/0	1978		1,086	\$202.58	\$199,500	\$220,000	02/13/2017	110.28	6
30560400	675 WESTMOUNT Road #29	Kitchener	3	1/0			1,000	\$220.00	\$199,900	\$220,000	03/10/2017	110.06	4
30561906	3227 KING Street #806	Kitchener	2	2/0	1990		1,130	\$194.69	\$204,900	\$220,000	03/15/2017	107.37	3
30563573	160 RITTENHOUSE Road #27	Kitchener	2	1/0			984	\$223.58	\$205,000	\$220,000	04/06/2017	107.32	16
30554871	240 Westmeadow Drive #5D	Kitchener	1	1/0	2009		760	\$290.66	\$214,900	\$220,900	01/29/2017	102.79	5
30567687	276 EIWO Court #201	Waterloo	3	1/0			939	\$238.55	\$219,900	\$224,000	04/20/2017	101.86	9
30551237	1522 KING Street #104	Kitchener	2	1/0	2006		1,050	\$214.29	\$234,900	\$225,000	02/02/2017	95.79	56
30551637	11 Grand River Boulevard #20	Kitchener	3	2/0	1976		1,107	\$203.25	\$230,000	\$225,000	01/06/2017	97.83	20
30556374	278 WESTCOURT Place	Waterloo	3	1/0			1,082	\$207.95	\$229,500	\$225,000	02/07/2017	98.04	1
30558060	48 Windom Road #G	Kitchener	2	1/1			1,252	\$179.71	\$219,900	\$225,000	03/17/2017	102.32	31
30559532	150 Queen Street #1005	Kitchener	2	1/1			1,182	\$190.36	\$239,000	\$225,000	03/29/2017	94.14	31
30560648	385 Pioneer Drive #6	Kitchener	3	1/1			894	\$251.68	\$209,900	\$225,000	03/15/2017	107.19	10
30561400	30 BLUE SPRINGS Drive #412	Waterloo	2	2/0	1990	0.00	1,258	\$178.86	\$224,900	\$225,000	03/16/2017	100.04	6
30565067	258 WESTCOURT Place	Waterloo	3	1/1			1,286	\$174.96	\$234,500	\$225,000	04/08/2017	95.95	8
30568704	150 QUEEN Street #901	Kitchener	2	1/1			1,174	\$191.65	\$229,999	\$225,000	05/12/2017	97.83	27
30569386	55 GREEN VALLEY Drive #603	Kitchener	2	1/1	1989		1,010	\$222.77	\$205,000	\$225,000	04/23/2017	109.76	3
30546715	265 Westcourt Place #309	Waterloo	1	1/0	1987		1,019	\$221.30	\$229,900	\$225,500	01/20/2017	98.09	81
30557950	345 BRIARMEADOW Drive #407	Kitchener	2	2/0	2005		1,060	\$213.21	\$218,900	\$226,000	02/22/2017	103.24	5
30563634	459 BEECHWOOD Place #36	Waterloo	2	1/2	1995		900	\$252.22	\$229,900	\$227,000	04/13/2017	98.74	23
30569715	345 Briarmeadow Drive #401	Kitchener	1	1/0	2004		675	\$336.30	\$199,900	\$227,000	05/10/2017	113.56	1
30554225	931 GLASGOW Street #1D	Kitchener	1	1/0	2011		796	\$285.43	\$224,900	\$227,200	01/21/2017	101.02	2
30541789	511 WEBER Street #J	Waterloo	2	2/0			1,098	\$207.56	\$219,900	\$227,900	03/24/2017	103.64	178
30571324	3085 KINGSWAY Drive #65	Kitchener	2	1/0	1990		900	\$253.89	\$199,900	\$228,500	05/06/2017	114.31	9
30550776	12 HOLBORN Drive #E34	Kitchener	3	1/0	2008	0.00	1,200	\$190.83	\$230,000	\$229,000	02/08/2017	99.57	63
30553518	63 QUEENSTON Drive	Kitchener	4	1/1			1,393	\$165.11	\$204,900	\$230,000	01/18/2017	112.25	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555712	404 king Street #505	Kitchener	1	1/0			550	\$418.18	\$215,000	\$230,000	02/05/2017	106.98	5
30561336	150 Queen Street #301	Kitchener	2	1/1	1988	0.00	1,174	\$195.91	\$229,900	\$230,000	03/22/2017	100.04	12
30565206	60 ELMSDALE Drive #41	Kitchener	3	1/1	1975		1,616	\$142.33	\$214,900	\$230,000	04/08/2017	107.03	9
30566541	178 WESTCOURT Place	Waterloo	3	1/1			1,056	\$217.80	\$234,500	\$230,000	04/13/2017	98.08	10
30568808	76 BORDEN Parkway #16	Kitchener	3	1/0			1,100	\$209.09	\$215,000	\$230,000	04/24/2017	106.98	7
30569395	45 Cedarhill Crescent #2C	Kitchener	1	1/0	2007		603	\$381.43	\$189,900	\$230,000	05/12/2017	121.12	11
30563554	205 HIGHLAND Crescent #39	Kitchener	2	1/0	1988		950	\$243.26	\$219,888	\$231,100	03/28/2017	105.10	7
30567662	3267 KING Street #104	Kitchener	2	2/0	1991		1,180	\$196.19	\$199,900	\$231,500	05/10/2017	115.81	23
30567870	15 Hofstetter Avenue #215	Kitchener	2	1/1	1990		867	\$267.37	\$189,900	\$231,811	04/24/2017	122.07	7
30555059	404 KING Street #120	Kitchener	1	1/0	2006		600	\$386.67	\$233,000	\$232,000	02/10/2017	99.57	18
30558044	453 ALBERT Street #14	Waterloo	4	2/0	1974		992	\$233.87	\$244,900	\$232,000	03/07/2017	94.73	18
30560627	1941 Ottawa Street #12A	Kitchener	1	1/0	2010		755	\$307.28	\$199,900	\$232,000	03/13/2017	116.06	6
30553675	121 university Avenue #16	Waterloo	5	2/1			1,400	\$166.43	\$239,900	\$233,000	02/09/2017	97.12	28
30548017	404 KING Street #317	Kitchener	1	1/0	2008		646	\$361.46	\$237,900	\$233,500	01/30/2017	98.15	79
30568777	345 BRIARMEADOW Drive #309	Kitchener	2	2/0	2005		1,060	\$221.17	\$218,900	\$234,444	04/25/2017	107.10	6
30553458	12 Holborn Drive #D31	Kitchener	3	1/1	2007		1,200	\$195.83	\$229,900	\$235,000	01/23/2017	102.22	11
30556651	399 Keats Way Way #3	Waterloo	6	1/1			1,200	\$195.83	\$229,900	\$235,000	02/12/2017	102.22	5
30556800	3085 KINGSWAY Drive #18	Kitchener	3	2/0	1990		1,100	\$213.64	\$224,900	\$235,000	02/13/2017	104.49	5
30564390	3227 King Street #211	Kitchener	2	2/0	1990		1,029	\$228.38	\$199,900	\$235,000	04/20/2017	117.56	13
30566606	294 Fergus Avenue #7	Kitchener	3	1/0			1,036	\$226.83	\$229,000	\$235,000	04/14/2017	102.62	8
30572675	165 GREEN VALLEY Drive #46	Kitchener	3	1/0	1976		918	\$255.99	\$179,900	\$235,000	05/10/2017	130.63	7
30554578	139 Brighton Street #10A	Waterloo	2	1/0	2004		1,045	\$225.36	\$229,900	\$235,500	02/23/2017	102.44	14
30559803	931 GLASGOW Street #34A	Kitchener	1	1/0		0.00	796	\$297.61	\$234,900	\$236,900	03/06/2017	100.85	5
30551080	371 Lancaster Street #11,12,13,1	Kitchener	1	1/1			940	\$252.10	\$234,990	\$236,970	02/16/2017	100.84	69
30555798	776 LAURELWOOD Drive #407	Waterloo	1	1/0			791	\$299.62	\$244,900	\$237,000	03/12/2017	96.77	40
30551902	310 BLUEVALE Street #51	Waterloo	4	2/1			1,200	\$197.92	\$239,900	\$237,500	01/31/2017	99.00	127
30559495	165 GREEN VALLEY Drive #54	Kitchener	3	1/0			977	\$243.60	\$229,000	\$238,000	03/07/2017	103.93	11
30559748	404 King Street #609	Kitchener	1	1/0	2007		515	\$464.08	\$219,900	\$239,000	03/10/2017	108.69	9
30553981	9 Flint Drive	Kitchener	3	1/2			1,256	\$191.08	\$219,900	\$240,000	01/23/2017	109.14	5
30555014	7 FLINT Drive #10	Kitchener	3	1/2	1974		1,256	\$191.08	\$235,999	\$240,000	01/29/2017	101.70	10
30556614	320 BLUEVALE Street #H	Waterloo	3	1/1			1,055	\$227.49	\$204,900	\$240,000	02/28/2017	117.13	22
30561300	25 Thaler Avenue #4	Kitchener	3	1/1	1977		1,096	\$218.98	\$209,000	\$240,000	03/22/2017	114.83	15
30561422	255 MAITLAND Street #5C	Kitchener	1	1/0			606	\$396.04	\$214,900	\$240,000	05/15/2017	111.68	4

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30562199	294 Fergus Avenue #4	Kitchener	3	2/0	1974		1,042	\$230.33	\$239,900	\$240,000	03/16/2017	100.04	1
30562940	300 TRAYNOR Avenue #19	Kitchener	2	2/0	1973		1,084	\$221.40	\$189,900	\$240,000	03/27/2017	126.38	7
30568288	420 PIONEER Drive #5	Kitchener	3	1/0			1,026	\$233.92	\$239,900	\$240,000	05/10/2017	100.04	24
30571187	1180 COUNTRYSTONE Drive #16B	Kitchener	1	1/0	2013		608	\$394.74	\$214,900	\$240,000	05/04/2017	111.68	2
30560699	190 CENTURY HILL Drive #A3	Kitchener	1	1/0			759	\$317.52	\$241,000	\$241,000	03/27/2017	100.00	20
30554614	397 KEATS Way #6	Waterloo	3	2/0	1977		1,285	\$188.33	\$241,900	\$242,000	03/07/2017	100.04	42
30551215	404 KING Street #328	Kitchener	1	1/0	2007	0.00	600	\$404.17	\$239,900	\$242,500	01/06/2017	101.08	25
30566200	410 King Street #106	Kitchener	1	1/0	2008		600	\$404.17	\$245,000	\$242,500	04/19/2017	98.98	14
30558246	46 Cedarwoods Crescent #46	Kitchener	3	1/1	1978		1,440	\$168.75	\$229,900	\$243,000	02/27/2017	105.70	8
30555856	150 QUEEN Street #1002	Kitchener	2	2/0	1998		1,385	\$176.90	\$245,000	\$245,000	02/17/2017	100.00	15
30557551	653 ALBERT Street #E	Waterloo	3	2/1	1973		1,326	\$184.77	\$249,000	\$245,000	03/13/2017	98.39	14
30557834	80 Old Country Drive #38	Kitchener	3	1/1			1,252	\$195.69	\$215,555	\$245,000	02/24/2017	113.66	8
30558423	139 Brighton Street #13A	Waterloo	2	1/0	2004		1,053	\$232.67	\$229,900	\$245,000	02/22/2017	106.57	2
30551082	371 Lancaster Street #5,6,7,8	Kitchener	2	0/0			820	\$301.18	\$244,990	\$246,970	02/16/2017	100.81	69
30555047	453 Albert Street #6	Waterloo	4	2/1	1974		1,008	\$245.04	\$247,000	\$247,000	02/10/2017	100.00	18
30551081	371 Lancaster Street #1,2,3,4	Kitchener	2	2/0			1,024	\$244.04	\$249,990	\$249,900	02/16/2017	99.96	69
30554106	419 KEATS Way #1	Waterloo	4	1/1			1,250	\$200.00	\$249,900	\$250,000	03/18/2017	100.04	61
30554177	223 Pioneer Drive #G47	Kitchener	3	1/1			1,100	\$227.27	\$240,000	\$250,000	01/26/2017	104.17	7
30557926	173 Silver Aspen Crescent #8	Kitchener	3	1/0	1972		1,100	\$227.27	\$195,000	\$250,000	02/27/2017	128.21	7
30559103	15 Green Valley Drive #11	Kitchener	3	2/1	1976		1,274	\$196.23	\$199,900	\$250,000	03/10/2017	125.06	7
30562851	201 ERB Street #A	Waterloo	3	1/0	1950		1,026	\$243.66	\$255,900	\$250,000	04/03/2017	97.69	17
30564635	80 OLD COUNTRY Drive #22	Kitchener	3	1/1			1,252	\$199.68	\$199,900	\$250,000	04/06/2017	125.06	14
30568509	415 MORGAN Avenue #36	Kitchener	3	1/1	1973		1,166	\$214.41	\$199,900	\$250,000	04/26/2017	125.06	8
30571127	345 Briarmeadow Drive #404	Kitchener	1	1/0	2004		675	\$370.37	\$249,900	\$250,000	05/09/2017	100.04	8
30567232	206 GREEN VALLEY Drive #2	Kitchener	3	1/1	1975		1,200	\$208.42	\$199,900	\$250,100	04/15/2017	125.11	4
30562353	59 Mooregate Crescent	Kitchener	3	1/2			1,300	\$192.69	\$219,900	\$250,500	03/18/2017	113.92	2
30562864	201 ERB Street #B	Waterloo	3	1/0	1950		1,026	\$244.64	\$255,900	\$251,000	03/31/2017	98.09	17
30554630	410 KING Street #205	Kitchener	1	1/0	2008	0.00	740	\$340.54	\$249,900	\$252,000	02/24/2017	100.84	32
30566129	337 KINGSWOOD Drive #32	Kitchener	2	1/1	1975		1,112	\$226.62	\$199,900	\$252,000	04/12/2017	126.06	8
30569285	223 HARVARD Place #A	Waterloo	4	1/1	1975		1,180	\$213.56	\$205,900	\$252,000	04/26/2017	122.39	6
30561117	298 BLUEVALE Street #D	Waterloo	3	1/1	1975		1,242	\$203.30	\$229,900	\$252,500	03/27/2017	109.83	20
30562265	160 RITTENHOUSE Road #15	Kitchener	3	1/1			1,020	\$247.55	\$190,000	\$252,500	03/20/2017	132.89	6
30568160	300 Bluevale Street #A	Waterloo	3	2/0			1,328	\$190.44	\$242,900	\$252,900	05/03/2017	104.12	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555827	375 King Street #1806	Waterloo	3	1/1			1,175	\$215.32	\$229,900	\$253,000	02/16/2017	110.05	14
30549813	1 VICTORIA Street #1302	Kitchener	1	1/0			577	\$440.21	\$258,800	\$254,000	02/21/2017	98.15	91
30555241	417 Keats Way #4	Waterloo	4	3/1			1,200	\$212.08	\$262,000	\$254,500	02/22/2017	97.14	23
30555905	1 VICTORIA Street #308	Kitchener	0	1/0			525	\$484.76	\$264,900	\$254,500	03/18/2017	96.07	54
30551086	371 Lancaster Street #1B	Kitchener	2	0/0			1,024	\$249.02	\$254,990	\$255,000	02/24/2017	100.00	77
30551285	405 Erb Street #205	Waterloo	2	2/0	1997		1,317	\$193.62	\$254,900	\$255,000	01/30/2017	100.04	49
30555553	279 Bluevale Street #49	Waterloo	3	1/0	1981		1,194	\$213.57	\$249,900	\$255,000	02/21/2017	102.04	19
30557443	346 WESTCOURT Place	Waterloo	4	1/1			1,286	\$198.29	\$265,000	\$255,000	02/17/2017	96.23	7
30564108	162 WESTCOURT Place	Waterloo	4	1/1			1,286	\$198.29	\$234,500	\$255,000	04/07/2017	108.74	11
30564114	180 WESTCOURT Place	Waterloo	4	1/1			1,286	\$198.29	\$234,500	\$255,000	04/07/2017	108.74	11
30570569	1 VICTORIA Street #308	Kitchener	0	1/0			525	\$485.71	\$264,900	\$255,000	05/08/2017	96.26	16
30573497	415 MORGAN Avenue #4	Kitchener	2	1/1	1973		1,000	\$255.00	\$209,000	\$255,000	05/09/2017	122.01	2
30566944	404 King Street #130	Kitchener	1	1/0			600	\$425.83	\$249,900	\$255,500	04/28/2017	102.24	22
30568928	423 Westwood Drive #33	Kitchener	3	1/1			1,050	\$244.00	\$204,900	\$256,200	04/27/2017	125.04	8
30551463	20 DANIEL Avenue	Kitchener	3	1/1	1965		989	\$259.86	\$260,000	\$257,000	01/12/2017	98.85	29
30556563	415 KEATS Way #2	Waterloo	5	2/1	1976		1,250	\$205.60	\$249,000	\$257,000	02/24/2017	103.21	37
30558718	425 KEATS Way #2	Waterloo	5	2/0		0.00	1,150	\$223.91	\$255,000	\$257,500	03/14/2017	100.98	19
30559048	322 WESTCOURT Place	Waterloo	3	1/1			1,250	\$206.40	\$265,000	\$258,000	03/07/2017	97.36	15
30555710	243 RACHEL Crescent #E	Kitchener	2	1/1			887	\$290.98	\$239,900	\$258,100	02/08/2017	107.59	9
30559793	121 UNIVERSITY Avenue #102	Waterloo	3	2/1			1,450	\$178.62	\$265,000	\$259,000	03/27/2017	97.74	26
30551745	279 SANDOWNE Drive #11	Waterloo	3	1/1	1975		1,294	\$200.93	\$225,000	\$260,000	01/09/2017	115.56	5
30551903	203 ERB Street #A	Waterloo	3	1/0	1950		1,026	\$253.41	\$249,900	\$260,000	02/08/2017	104.04	50
30551904	203 ERB Street #B	Waterloo	3	1/0	1950		1,026	\$253.41	\$249,900	\$260,000	02/08/2017	104.04	50
30552876	1460 HIGHLAND Road #8A	Kitchener	2	2/0	2011		1,212	\$214.52	\$239,900	\$260,000	01/10/2017	108.38	4
30555831	121 University Avenue #41	Waterloo	4	2/1	1974		1,527	\$170.27	\$259,900	\$260,000	02/24/2017	100.04	22
30559724	190 Grulke Street #6	Kitchener	3	1/1			1,300	\$200.00	\$225,000	\$260,000	04/01/2017	115.56	6
30562128	35 Westheights Drive #20	Kitchener	3	2/1	1987		1,434	\$181.31	\$260,000	\$260,000	03/27/2017	100.00	13
30564130	25 Upper Canada Drive #26	Kitchener	3	1/1	1973		1,090	\$238.53	\$239,900	\$260,000	04/17/2017	108.38	21
30565872	517 WEBER Street #E	Waterloo	3	2/1	1970		1,330	\$195.49	\$224,500	\$260,000	05/06/2017	115.81	35
30572368	415 MORGAN Avenue #49	Kitchener	3	1/1			1,060	\$245.28	\$209,900	\$260,000	05/08/2017	123.87	5
30565263	931 Glasgow Street #11D	Kitchener	1	1/0	2011		796	\$328.39	\$220,000	\$261,400	04/10/2017	118.82	9
30555872	121 University Avenue #103	Waterloo	4	2/1	1975		1,527	\$172.89	\$259,900	\$264,000	03/24/2017	101.58	50
30565928	931 GLASGOW Street #9A	Kitchener	1	1/0	2011		796	\$331.66	\$239,900	\$264,000	04/11/2017	110.05	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552248	20 PAULANDER Drive #48	Kitchener	3	1/1			1,245	\$212.53	\$259,900	\$264,600	01/30/2017	101.81	32
30554296	371 Victoria Street	Kitchener	4	1/0	1958		1,068	\$248.13	\$249,900	\$265,000	02/16/2017	106.04	25
30560765	29 PAULANDER Drive #16	Kitchener	3	1/1	1988		1,245	\$212.85	\$259,900	\$265,000	03/12/2017	101.96	6
30560863	121 UNIVERSITY Avenue #49	Waterloo	4	3/1			1,350	\$196.30	\$265,000	\$265,000	05/05/2017	100.00	59
30563141	404 King Street #516	Kitchener	1	1/0	2006		540	\$490.74	\$249,000	\$265,000	04/09/2017	106.43	20
30563552	121 MORGAN Avenue #10	Kitchener	3	1/1	1979		1,100	\$240.91	\$249,900	\$265,000	03/29/2017	106.04	5
30566859	459 Beechwood Place #30	Waterloo	3	1/2	1993		830	\$319.28	\$200,000	\$265,000	04/15/2017	132.50	7
30567076	700 ERINBROOK Drive #29	Kitchener	3	1/1	1985		1,035	\$256.04	\$209,900	\$265,000	04/17/2017	126.25	5
30573162	160 Rittenhouse Road #44	Kitchener	3	1/1	1987		1,020	\$259.80	\$249,900	\$265,000	05/15/2017	106.04	10
30561133	12 HOLBORN Drive #A6	Kitchener	3	1/1			1,200	\$221.25	\$249,000	\$265,500	03/27/2017	106.63	14
30553208	11 Greenbrook Drive	Kitchener	3	1/1	1961		1,170	\$227.35	\$225,000	\$266,000	02/08/2017	118.22	6
30568585	433 KEATS Way #2	Waterloo	3	1/1	1977		1,285	\$207.78	\$249,900	\$267,000	04/24/2017	106.84	6
30567307	121 University Avenue #48	Waterloo	5	2/1	1974		1,502	\$179.02	\$249,900	\$268,888	04/12/2017	107.60	1
30567668	121 University Avenue #48	Waterloo	5	2/1	1974		1,502	\$179.02	\$249,900	\$268,888	04/13/2017	107.60	
30552869	255 MAITLAND Street #4H	Kitchener	3	1/1			1,234	\$218.72	\$269,900	\$269,900	01/23/2017	100.00	15
30554678	50 Bryan Court #401	Kitchener	2	1/0	2015		766	\$352.48	\$259,900	\$270,000	02/09/2017	103.89	16
30556308	255 MAITLAND Street #2A	Kitchener	2	2/0	2015		1,212	\$222.77	\$250,000	\$270,000	02/14/2017	108.00	8
30557409	160 RITTENHOUSE Road #31	Kitchener	2	2/0	1987		984	\$274.39	\$199,800	\$270,000	02/21/2017	135.14	9
30564067	25 HETT Avenue	Kitchener	2	1/0	1941		653	\$413.48	\$299,900	\$270,000	04/05/2017	90.03	9
30566876	975 STRASBURG Road #22A	Kitchener	1	1/0	2011		550	\$490.91	\$200,000	\$270,000	04/21/2017	135.00	11
30568701	14 Williamsburg Road #60	Kitchener	3	1/1		0.00	1,404	\$192.31	\$284,900	\$270,000	05/03/2017	94.77	10
30570250	12 HOLBORN Drive #C18	Kitchener	3	1/0	2007		1,200	\$225.00	\$230,000	\$270,000	04/28/2017	117.39	2
30572447	121 UNIVERSITY Avenue #57	Waterloo	5	2/1	1974		1,502	\$179.76	\$270,000	\$270,000	05/12/2017	100.00	8
30561991	211 Veronica Drive #3	Kitchener	2	2/0			806	\$337.47	\$229,900	\$272,000	03/28/2017	118.31	2
30568442	55 BLUE SPRINGS Drive #811	Waterloo	2	2/0	1991		1,283	\$212.00	\$274,900	\$272,000	05/05/2017	98.95	17
30559191	12 Holborn Drive #D28	Kitchener	3	1/0	2007		1,200	\$227.04	\$244,900	\$272,450	03/07/2017	111.25	8
30559064	42 Green Valley Drive #67	Kitchener	3	1/1	1999		1,554	\$175.35	\$269,900	\$272,500	02/27/2017	100.96	2
30547716	42 West Acres Crescent #6	Kitchener	2	2/0			911	\$300.76	\$273,990	\$273,990	01/08/2017	100.00	60
30549469	6 Willow Street #2008	Waterloo	1	1/0	1993		940	\$292.55	\$279,900	\$275,000	01/18/2017	98.25	55
30552897	1414 KING Street #309	Kitchener	3	1/0	1988		1,055	\$260.66	\$239,900	\$275,000	01/23/2017	114.63	13
30559621	120 Mansion Street #608	Kitchener	1	1/0	2005		743	\$370.12	\$275,000	\$275,000	03/21/2017	100.00	22
30563702	111 TRAYNOR Avenue #17	Kitchener	3	1/1	1989		1,346	\$204.31	\$234,900	\$275,000	03/27/2017	117.07	4
30563885	15 Green Valley Drive #43	Kitchener	3	2/1	1977		1,163	\$236.46	\$229,900	\$275,000	04/13/2017	119.62	17

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30571291	116 KINGSWOOD Drive #A	Kitchener	3	2/1	1974		1,278	\$215.18	\$239,900	\$275,000	05/09/2017	114.63	12
30553487	1255 OTTAWA Street #A	Kitchener	3	1/0	1969		1,076	\$256.51	\$220,000	\$276,000	01/16/2017	125.45	5
30566253	219 KINGSWOOD Drive #57	Kitchener	3	1/1	1989		1,050	\$262.86	\$219,900	\$276,000	04/19/2017	125.51	8
30567073	85 DUKE Street #1407	Kitchener	1	1/0			575	\$481.74	\$274,990	\$277,000	04/24/2017	100.73	14
30562983	200 WESTCOURT Place	Waterloo	4	1/1			1,929	\$144.12	\$286,500	\$278,000	03/24/2017	97.03	7
30566832	222 WESTCOURT Place	Waterloo	4	1/1			1,929	\$144.12	\$286,500	\$278,000	04/13/2017	97.03	7
30568848	931 Glasgow Street #9D	Kitchener	1	1/0	2011		796	\$349.25	\$200,000	\$278,000	04/28/2017	139.00	8
30553547	950 HIGHLAND Road #21	Kitchener	3	1/1	2009		1,140	\$245.53	\$279,900	\$279,900	03/03/2017	100.00	53
30552633	189 CEDAR Street	Kitchener	3	2/0	1946		1,363	\$205.43	\$265,000	\$280,000	01/15/2017	105.66	10
30564119	202 WESTCOURT Place	Waterloo	4	1/1			1,929	\$145.15	\$286,500	\$280,000	05/12/2017	97.73	49
30565338	950 HIGHLAND Road #22	Kitchener	3	1/1	2010		1,140	\$245.61	\$279,900	\$280,000	04/13/2017	100.04	11
30568378	75 BAIRD Avenue	Kitchener	3	1/1	1971		964	\$290.46	\$280,000	\$280,000	04/28/2017	100.00	10
30556787	242 Rachel Crescent #G	Kitchener	2	1/0	2013		963	\$291.07	\$245,000	\$280,300	02/13/2017	114.41	4
30559236	25 Upper Canada Drive #8	Kitchener	3	1/1	1973		1,090	\$257.80	\$220,000	\$281,000	03/07/2017	127.73	8
30554542	40 BALFOUR Crescent	Kitchener	3	1/0			1,040	\$271.63	\$257,500	\$282,500	01/26/2017	109.71	4
30569261	750 Erinbrook Drive #5	Kitchener	3	1/0	1985		1,026	\$275.34	\$215,000	\$282,500	04/26/2017	131.40	9
30570669	139 BRIGHTON Street #11A	Waterloo	3	1/1	2004		1,248	\$226.36	\$248,500	\$282,500	05/08/2017	113.68	5
30561389	234G Rachel Crescent	Kitchener	2	1/0	2014		999	\$283.28	\$249,900	\$283,000	03/12/2017	113.25	5
30552488	126 Northlake Drive #A	Waterloo	3	2/0	1987		1,062	\$268.36	\$275,000	\$285,000	01/10/2017	103.64	5
30560049	435 PARK Street	Kitchener	3	1/0	1920		1,208	\$235.93	\$295,000	\$285,000	03/19/2017	96.61	17
30561604	45 CEDARHILL Crescent #8A	Kitchener	2	1/0	2007		980	\$290.82	\$225,000	\$285,000	03/21/2017	126.67	6
30563091	55 MOOREGATE Crescent #14B	Kitchener	2	1/1	2014		1,118	\$254.92	\$234,900	\$285,000	03/25/2017	121.33	3
30568187	404 King Street #528	Kitchener	1	1/0	2006		600	\$475.00	\$269,900	\$285,000	04/25/2017	105.59	7
30568039	211 Veronica Drive #32	Kitchener	3	2/0	1972		946	\$301.51	\$229,900	\$285,232	05/02/2017	124.07	13
30553703	776 Laurelwood Drive #509	Waterloo	2	2/0			1,084	\$264.76	\$299,600	\$287,000	02/07/2017	95.79	21
30560535	28 Underhill Crescent #14	Kitchener	3	1/1			1,262	\$227.42	\$242,500	\$287,000	03/12/2017	118.35	6
30552641	57 Selkirk Drive	Kitchener	3	1/1	1973		1,257	\$229.12	\$274,900	\$288,000	01/08/2017	104.77	3
30558828	97 Southmoor Drive	Kitchener	3	2/1			1,100	\$261.82	\$286,900	\$288,000	03/04/2017	100.38	12
30562137	255 MAITLAND Street #5J	Kitchener	3	1/1			1,230	\$234.15	\$299,900	\$288,000	03/29/2017	96.03	15
30571216	219 KINGSWOOD Drive #14	Kitchener	3	1/1	1989		1,050	\$275.13	\$219,900	\$288,888	05/02/2017	131.37	1
30559449	265 Madison Avenue	Kitchener	3	2/0			1,056	\$273.67	\$289,000	\$289,000	03/03/2017	100.00	4
HP930253	72 Carnaby Crescent	Kitchener	3	1/1					\$289,000	\$295,000	01/06/2017	102.08	
30559058	215 ERB Street #A	Waterloo	2	1/0	1959		876	\$330.94	\$299,900	\$289,900	03/04/2017	96.67	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30563678	242 Cedarbrae Avenue #A	Waterloo	3	1/0	1969		1,080	\$268.43	\$289,900	\$289,900	03/27/2017	100.00	5
30554722	150 CHARLES BEST Place	Kitchener	3	1/1			1,116	\$259.86	\$275,000	\$290,000	02/02/2017	105.45	10
30555867	701 HOMER WATSON Boulevard #6	Kitchener	1	1/1	2013		1,130	\$256.64	\$275,000	\$290,000	02/27/2017	105.45	19
30556086	1414 KING Street #203	Kitchener	3	1/0	1988		1,260	\$230.16	\$259,900	\$290,000	02/17/2017	111.58	15
30557555	465 Woolwich Street #39	Waterloo	2	2/0			1,000	\$290.00	\$269,900	\$290,000	02/23/2017	107.45	9
30557574	257 Morgan Avenue	Kitchener	3	1/1	1971		1,000	\$290.00	\$259,900	\$290,000	02/27/2017	111.58	7
30558492	16 Elmsdale Drive	Kitchener	3	1/0			1,053	\$275.40	\$299,900	\$290,000	02/27/2017	96.70	6
30561492	60 Charles Best Place	Kitchener	4	1/1			1,320	\$219.70	\$290,000	\$290,000	03/15/2017	100.00	4
30574044	131 TRAYNOR Avenue #11	Kitchener	3	1/1	1987		1,310	\$221.37	\$235,000	\$290,000	05/13/2017	123.40	3
30555205	54 Green Valley Drive #34	Kitchener	3	2/1	1989		1,214	\$239.62	\$279,900	\$290,900	02/02/2017	103.93	7
30560960	511 WEBER Street #G	Waterloo	3	1/1	1974		1,326	\$219.46	\$224,900	\$291,000	03/30/2017	129.39	8
30541048	85 Duke Street #305	Kitchener	1	1/0			705	\$415.60	\$295,000	\$293,000	03/03/2017	99.32	158
30551619	38 ST CLAIR Avenue	Kitchener	2	2/0	1947		691	\$424.02	\$285,000	\$293,000	01/09/2017	102.81	5
30557247	188 Breithaupt Street	Kitchener	5	1/0			950	\$308.42	\$200,000	\$293,000	02/21/2017	146.50	9
XH3200531	161 Cedarbrae Avenue	Waterloo	3	2/0			1,041	\$281.46	\$299,900	\$293,000	03/24/2017	97.70	16
30565246	1674 Fischer-Hallman Road #F	Kitchener	2	1/0	2015		865	\$339.88	\$260,000	\$294,000	04/03/2017	113.08	
30552286	72 CARNABY Crescent	Kitchener	3	2/0			1,200	\$245.83	\$289,000	\$295,000	01/06/2017	102.08	29
30553333	365 BENNINGTON Gate #6	Waterloo	2	2/1			1,368	\$215.64	\$287,500	\$295,000	02/06/2017	102.61	32
30556016	265 Westcourt Place #307	Waterloo	2	2/0			1,446	\$204.01	\$299,900	\$295,000	03/01/2017	98.37	28
30557238	158 KING Street #1702	Waterloo	1	1/0			668	\$441.62	\$300,300	\$295,000	04/04/2017	98.24	62
30558039	1684 FISCHER-HALLMAN Road #B	Kitchener	2	1/1			887	\$332.58	\$249,900	\$295,000	02/18/2017	118.05	4
30568897	45 Cedarhill Crescent #11D	Kitchener	3	1/1	2007		1,392	\$211.93	\$269,900	\$295,000	04/30/2017	109.30	12
30561546	6 WILLOW Street #1004	Waterloo	2	2/0	1990		1,400	\$211.07	\$299,900	\$295,500	04/03/2017	98.53	22
30550583	524 BEECHWOOD Drive #4	Waterloo	2	2/2	1988		1,340	\$221.64	\$299,900	\$297,000	01/04/2017	99.03	32
30571165	141 BLACKHORNE Drive	Kitchener	3	1/1	1975		1,176	\$252.55	\$285,000	\$297,000	05/05/2017	104.21	5
30559526	36 Regina Street #403	Waterloo	2	1/0			672	\$443.45	\$319,900	\$298,000	03/09/2017	93.15	10
30568157	14 BAIRD Avenue	Kitchener	3	1/1	1972		1,406	\$213.02	\$300,000	\$299,500	04/27/2017	99.83	10
30560222	15 PRINCE ALBERT Boulevard #112	Kitchener	2	2/0			690	\$434.64	\$297,900	\$299,900	04/24/2017	100.67	52
30565086	55 MOOREGATE Crescent #21	Kitchener	3	2/0	2011		1,302	\$230.34	\$299,900	\$299,900	05/14/2017	100.00	44
30553183	265 WESTCOURT Place #607	Waterloo	2	2/0	1989	0.00	1,446	\$207.47	\$320,000	\$300,000	02/21/2017	93.75	41
30557793	85 DUKE Street #1205	Kitchener	1	1/0			705	\$425.53	\$289,990	\$300,000	02/28/2017	103.45	15
30560085	601 Columbia Forest Boulevard #15	Waterloo	4	2/1			1,440	\$208.33	\$299,900	\$300,000	03/13/2017	100.03	11
30560930	19 Folkstone Crescent	Kitchener	3	1/0	1984		1,064	\$281.95	\$289,900	\$300,000	03/14/2017	103.48	4

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30566727	285 BLUEVALE Street #16	Waterloo	3	1/1	1979		1,173	\$255.75	\$249,000	\$300,000	04/15/2017	120.48	6
30567615	46 Cedarwoods Crescent #27	Kitchener	3	1/1	1978		1,440	\$208.33	\$229,900	\$300,000	04/21/2017	130.49	5
30567961	5 Windsor Crescent	Kitchener	1	1/0	1947		1,055	\$284.36	\$248,500	\$300,000	04/20/2017	120.72	1
30571517	90 MOOREGATE Crescent #31	Kitchener	3	1/1	1996		1,193	\$251.47	\$225,000	\$300,000	05/09/2017	133.33	7
30573258	85 DUKE Street #310	Kitchener	1	1/0	2016		735	\$408.16	\$289,900	\$300,000	05/11/2017	103.48	2
30573931	17 MAYFIELD Avenue	Waterloo	3	1/1	1983		951	\$315.46	\$248,500	\$300,000	05/14/2017	120.72	3
30554865	48 Falesy Avenue	Kitchener	3	1/0	1961		1,057	\$284.30	\$264,900	\$300,500	02/10/2017	113.44	16
30560023	1460 HIGHLAND Road #1A	Kitchener	3	2/0	2011		1,212	\$248.35	\$300,000	\$300,999	03/09/2017	100.33	7
30570698	456 BEECHWOOD Place #4	Waterloo	2	2/0			1,280	\$235.16	\$275,000	\$301,000	05/15/2017	109.45	6
30554632	248 WESTMEADOW Drive #C	Kitchener	3	1/1	2008		1,461	\$206.19	\$274,900	\$301,250	02/08/2017	109.59	19
30563688	25 Sienna Street #B	Kitchener	2	1/1	2015		900	\$335.00	\$270,000	\$301,500	04/05/2017	111.67	13
30555570	289 Northlake Drive #B	Waterloo	3	2/0	1987		1,148	\$263.07	\$285,000	\$302,000	02/14/2017	105.96	4
30561746	25 Upper Canada Drive #35	Kitchener	3	2/1	1973		1,090	\$277.06	\$234,500	\$302,000	03/16/2017	128.78	2
30570768	45 Folkstone Crescent	Kitchener	3	1/1	1984		1,049	\$287.89	\$284,000	\$302,000	05/06/2017	106.34	11
30571077	89 ST VINCENT Street	Kitchener	2	1/0	1955		815	\$370.55	\$275,000	\$302,000	05/08/2017	109.82	6
30572793	535 Windflower Crescent #54	Kitchener	2	1/0	2009		992	\$304.44	\$269,900	\$302,000	05/15/2017	111.89	9
30552645	55 Mooregate Crescent #9	Kitchener	4	3/0	2013		1,475	\$205.42	\$309,800	\$303,000	01/25/2017	97.81	23
30560333	240 Highland Crescent #16	Kitchener	3	2/0	1988		1,315	\$230.42	\$220,000	\$303,000	03/19/2017	137.73	3
30558830	931 GLASGOW Street #33C	Kitchener	3	1/1	2011		1,517	\$201.05	\$299,900	\$305,000	03/16/2017	101.70	14
30558877	4 Willow Street #807	Waterloo	2	3/0			1,199	\$254.38	\$305,000	\$305,000	03/10/2017	100.00	15
30565236	1694 FISCHER HALLMAN Road #E	Kitchener	2	1/1	2015		887	\$343.86	\$299,900	\$305,000	04/03/2017	101.70	2
30568759	20 MAYFIELD Avenue #24	Waterloo	3	1/0			1,199	\$254.38	\$299,900	\$305,000	04/27/2017	101.70	9
30570502	46 Cedarwoods Crescent #44	Kitchener	3	1/1	1978		1,520	\$200.66	\$240,000	\$305,000	05/03/2017	127.08	9
30570997	10 LOCUST Street	Kitchener	4	2/0	1915		1,322	\$231.47	\$250,000	\$306,000	05/05/2017	122.40	6
30560580	100 BLUEVALE Street #6	Waterloo	3	1/1			1,350	\$226.74	\$269,900	\$306,100	03/16/2017	113.41	22
30553372	481 Victoria Street	Kitchener	2	1/0	1950		1,051	\$291.29	\$279,900	\$306,143	01/20/2017	109.38	11
30568476	988 GUELPH Street	Kitchener	3	2/0			950	\$322.57	\$299,900	\$306,444	04/27/2017	102.18	9
30565937	234 RACHEL Crescent #D	Kitchener	2	1/1			963	\$319.83	\$315,000	\$308,000	04/10/2017	97.78	6
30552318	539 Belmont Avenue #1010	Kitchener	2	2/0	2011		963	\$320.87	\$309,000	\$309,000	01/18/2017	100.00	16
30553217	388 OLD HURON Road #6B	Kitchener	3	1/1	2015		1,420	\$218.31	\$274,900	\$310,000	01/25/2017	112.77	14
30554291	1941 OTTAWA Street #C3	Kitchener	3	1/1	2010		1,461	\$212.18	\$274,900	\$310,000	01/30/2017	112.77	11
30555066	543 WELLINGTON Street	Kitchener	4	1/0	1950		1,002	\$309.38	\$329,900	\$310,000	01/29/2017	93.97	5
30556097	85 DUKE Street #509	Kitchener	2	1/0		0.00	660	\$469.70	\$327,000	\$310,000	03/27/2017	94.80	53

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30558709	1684 FISCHER HALLMAN Road #C	Kitchener	2	0/1	2015		963	\$321.91	\$312,500	\$310,000	03/14/2017	99.20	20
30561561	345 Heritage Drive	Kitchener	4	2/0	1977	0.00	672	\$461.31	\$300,000	\$310,000	03/21/2017	103.33	8
30561770	15 Birch Avenue	Kitchener	2	2/0			843	\$367.73	\$350,000	\$310,000	04/19/2017	88.57	35
30563133	9 MAJOR Street	Kitchener	3	1/1		0.00	750	\$413.33	\$319,999	\$310,000	04/04/2017	96.88	14
30565205	1696 Fischer Hallman Road #E	Kitchener	2	1/1	2015		887	\$349.49	\$299,900	\$310,000	04/06/2017	103.37	4
30566858	1430 HIGHLAND Road #101B	Kitchener	2	1/0			929	\$333.69	\$305,000	\$310,000	04/07/2017	101.64	
30567096	419 CADBURY Court #2	Waterloo	3	1/0			1,077	\$287.84	\$314,900	\$310,000	04/19/2017	98.44	11
30567824	3 shaftsbury Drive	Kitchener	3	2/0	1964		1,200	\$258.33	\$300,000	\$310,000	04/24/2017	103.33	7
30570039	535 Windflower Crescent #42	Kitchener	2	2/0	2009		1,000	\$310.00	\$279,900	\$310,000	04/30/2017	110.75	6
30572533	60 Montcalm Drive #G	Kitchener	3	1/1	1967		1,260	\$246.03	\$249,900	\$310,000	05/07/2017	124.05	3
30559226	21 Eby Street	Kitchener	4	2/0	1910		1,330	\$233.15	\$274,900	\$310,088	03/03/2017	112.80	4
30569547	85 BROADVIEW Avenue	Kitchener	2	1/0	1956		830	\$374.10	\$299,900	\$310,500	05/03/2017	103.53	8
30557883	410 King Street #320	Kitchener	2	1/0			910	\$341.54	\$309,900	\$310,800	03/02/2017	100.29	15
30555918	92 EDNA Street	Kitchener	2	1/0			1,000	\$311.00	\$264,900	\$311,000	02/05/2017	117.40	4
30552542	473 Victoria Street	Kitchener	3	2/0	1951		1,219	\$255.41	\$299,900	\$311,350	01/07/2017	103.82	9
30556888	42 GREEN VALLEY Drive #5	Kitchener	3	1/1			1,250	\$249.20	\$265,000	\$311,500	02/11/2017	117.55	1
30570114	535 Windflower Crescent #33	Kitchener	2	2/0	2009		992	\$314.11	\$275,000	\$311,600	05/01/2017	113.31	7
30569598	1989 Ottawa Street #23F	Kitchener	2	1/0	2016		865	\$360.69	\$269,900	\$312,000	05/02/2017	115.60	9
30569272	1989 Ottawa Street #23C	Kitchener	2	1/1	2017		1,005	\$310.95	\$315,000	\$312,500	05/11/2017	99.21	21
30545350	223 Erb Street #303	Waterloo	2	2/0			1,005	\$313.43	\$325,000	\$315,000	02/27/2017	96.92	126
30553009	468 DOON SOUTH Drive #26	Kitchener	3	1/1			1,544	\$204.02	\$299,900	\$315,000	01/12/2017	105.04	8
30564124	45 CEDARHILL Crescent #6D	Kitchener	3	1/1	2007		1,392	\$226.29	\$260,000	\$315,000	04/09/2017	121.15	13
30566490	265 WESTCOURT Place #808	Waterloo	2	2/0	1989		1,450	\$217.24	\$329,900	\$315,000	04/27/2017	95.48	21
30559078	589 BEECHWOOD Drive #35	Waterloo	3	1/1			1,200	\$262.92	\$295,000	\$315,500	03/01/2017	106.95	5
30562232	1460 Highland Road #7G	Kitchener	3	1/1	2011		1,192	\$265.10	\$294,900	\$316,000	03/22/2017	107.15	7
30566903	115 HIGHLAND Road	Kitchener	2	1/0	1942		1,050	\$300.95	\$300,000	\$316,000	04/19/2017	105.33	11
30569485	6 WILLOW Street #1607	Waterloo	2	1/0			1,100	\$288.64	\$319,900	\$317,500	05/11/2017	99.25	15
30569792	589 Beechwood Drive #5	Waterloo	4	1/1			1,200	\$264.58	\$319,900	\$317,500	05/15/2017	99.25	21
30552474	350 Highland Road	Kitchener	4	2/0			1,256	\$254.78	\$319,900	\$320,000	01/18/2017	100.03	14
30553362	601 Columbia Forest Boulevard #2	Waterloo	4	2/1			1,440	\$222.22	\$299,900	\$320,000	01/20/2017	106.70	11
30556475	290 DALE Crescent	Waterloo	2	3/0			1,060	\$301.89	\$349,900	\$320,000	02/20/2017	91.45	14
30558328	265 WESTCOURT Place #510	Waterloo	2	2/0	1989		1,330	\$240.60	\$330,000	\$320,000	03/15/2017	96.97	22
30564533	1430 HIGHLAND Road #103A	Kitchener	2	1/0			929	\$344.46	\$299,900	\$320,000	04/06/2017	106.70	9

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30568327	570 Glen Forrest Boulevard #A	Waterloo	3	1/1	1972		950	\$336.84	\$298,000	\$320,000	04/20/2017	107.38	3
30568329	241A Cedarbrae Avenue	Waterloo	5	2/0			1,058	\$302.46	\$325,000	\$320,000	04/22/2017	98.46	6
30571889	237 CEDARBRAE Avenue #A	Waterloo	4	2/0	1970		1,085	\$294.93	\$325,000	\$320,000	05/10/2017	98.46	8
30560957	422 CADBURY Court #B	Waterloo	3	1/0			1,077	\$297.43	\$269,900	\$320,333	03/14/2017	118.69	8
30555931	120 JANSEN Avenue	Kitchener	3	2/2	2011		1,314	\$244.29	\$299,900	\$321,000	02/05/2017	107.04	4
30558481	12 ST VINCENT Street	Kitchener	3	1/0			840	\$382.14	\$279,900	\$321,000	03/01/2017	114.68	8
30560692	93 Dalegrove Drive	Kitchener	4	2/0			1,034	\$310.44	\$319,900	\$321,000	03/17/2017	100.34	13
30558840	776 LAURELWOOD Drive #506	Waterloo	2	2/0	2012	0.00	1,045	\$308.61	\$299,000	\$322,500	03/07/2017	107.86	12
30571996	109 LANCASTER Street	Kitchener	3	2/0	1950		1,372	\$235.06	\$299,900	\$322,500	05/09/2017	107.54	7
30570268	10 HOLBORN Court #29	Kitchener	3	1/1	1989		1,295	\$249.42	\$300,000	\$323,000	05/09/2017	107.67	14
30554786	125 Brock Street	Kitchener	2	1/0			1,000	\$323.79	\$339,900	\$323,785	02/03/2017	95.26	9
30552554	3267 KING Street #1	Kitchener	2	2/0	1991		1,814	\$179.16	\$329,500	\$325,000	03/01/2017	98.63	50
30553198	36 REGINA Street #306	Waterloo	2	1/0			733	\$443.38	\$329,000	\$325,000	02/14/2017	98.78	45
30553694	701 HOMER WATSON Boulevard #7	Kitchener	2	2/1	2014		1,365	\$238.10	\$325,000	\$325,000	02/06/2017	100.00	22
30559218	14 ELLEN Street	Kitchener	3	1/1	1930		1,220	\$266.39	\$349,000	\$325,000	02/28/2017	93.12	4
30559232	241 NEILSON Avenue	Waterloo	3	1/0			500	\$650.00	\$329,900	\$325,000	03/12/2017	98.51	6
30560060	132 Donald Street	Kitchener	3	1/1			1,021	\$318.32	\$279,900	\$325,000	03/05/2017	116.11	4
30561259	154 BRIDGEPORT Road	Waterloo	2	1/1			1,000	\$325.00	\$279,000	\$325,000	03/13/2017	116.49	7
30565055	75 MOOREGATE Crescent #5	Kitchener	3	1/2	2000		1,300	\$250.00	\$219,900	\$325,000	04/04/2017	147.79	5
30565515	6 Willow Street #1404	Waterloo	2	2/0	1990		1,400	\$232.14	\$299,900	\$325,000	04/03/2017	108.37	1
30567505	87 Obermeyer Drive	Kitchener	3	1/0			1,038	\$313.10	\$299,000	\$325,000	04/17/2017	108.70	5
30570013	168 PINEDALE Drive	Kitchener	3	1/0	1971		1,049	\$309.82	\$314,900	\$325,000	05/02/2017	103.21	10
30563719	388 Lancaster Street	Kitchener	2	1/0	1948		826	\$395.28	\$279,900	\$326,500	04/03/2017	116.65	7
30572177	65 Broadview Avenue	Kitchener	3	2/0	1959		1,041	\$313.74	\$300,000	\$326,600	05/10/2017	108.87	6
30545198	410 DUKE Street	Kitchener	3	1/1			1,347	\$242.76	\$299,900	\$327,000	01/28/2017	109.04	28
30564238	1460 HIGHLAND Road #8H	Kitchener	3	1/1			1,192	\$274.33	\$299,900	\$327,000	04/04/2017	109.04	9
30569915	10 FOXGLOVE Crescent #36	Kitchener	2	2/0	2011		1,018	\$321.22	\$290,000	\$327,000	05/04/2017	112.76	8
30551068	250 KEATS Way #21	Waterloo	3	2/1	1990		1,312	\$249.62	\$339,900	\$327,500	01/28/2017	96.35	52
30553332	170 BIRCH Avenue	Kitchener	2	1/0			1,061	\$308.67	\$339,900	\$327,500	01/16/2017	96.35	3
30561704	125 MARKWOOD Drive	Kitchener	3	2/0	1975		1,020	\$321.57	\$279,900	\$328,000	03/17/2017	117.18	7
30554826	270 Morrison Road #7D	Kitchener	3	2/1			1,259	\$262.03	\$329,900	\$329,900	02/15/2017	100.00	19
30551544	494 KINGSCOURT Drive	Waterloo	4	1/0			1,146	\$287.96	\$349,900	\$330,000	01/16/2017	94.31	29
30552381	920 ORR Court	Kitchener	4	1/1	1881		1,912	\$172.59	\$344,900	\$330,000	01/24/2017	95.68	20

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552562	369 Victoria Street	Kitchener	3	2/0			1,237	\$266.77	\$320,000	\$330,000	01/14/2017	103.13	4
30553190	122 SHADELAND Crescent	Kitchener	4	2/0	1972		1,338	\$246.64	\$320,000	\$330,000	01/17/2017	103.13	8
30554469	6 willow Street #907	Kitchener	2	1/0	1990		1,100	\$300.00	\$339,900	\$330,000	02/22/2017	97.09	31
30557765	20 VOLTA Avenue	Kitchener	3	2/0			1,060	\$311.32	\$279,000	\$330,000	03/03/2017	118.28	4
30558296	28 METZLOFF Drive	Kitchener	3	2/1	1955		1,141	\$289.22	\$299,900	\$330,000	02/22/2017	110.04	1
30565918	465 WOOLWICH Street #33	Waterloo	2	2/0	1991		1,100	\$300.00	\$299,900	\$330,000	04/10/2017	110.04	7
30569000	25 SIENNA Street #D	Kitchener	2	1/1			963	\$342.68	\$299,900	\$330,000	05/11/2017	110.04	23
30571446	162 NATCHEZ Road	Kitchener	3	2/0	1976		1,013	\$325.77	\$300,000	\$330,000	05/08/2017	110.00	7
30552609	43 BRIAR KNOLL Drive	Kitchener	3	1/1	1975		1,400	\$235.79	\$309,900	\$330,100	01/24/2017	106.52	6
30558260	70 OVERLEA Crescent	Kitchener	3	1/1	1976		976	\$338.63	\$319,900	\$330,500	03/20/2017	103.31	8
30567094	1460 Highland Road #5J	Kitchener	3	1/1			1,192	\$277.68	\$299,900	\$331,000	04/18/2017	110.37	9
30556619	500 KARN Street	Kitchener	2	1/0	1950		906	\$366.34	\$279,900	\$331,900	02/14/2017	118.58	6
30561340	40 WOODLAND Avenue	Kitchener	3	1/1	1957		1,033	\$321.39	\$299,900	\$332,000	03/13/2017	110.70	3
30569737	106 WENDY Court	Kitchener	3	1/0	1988		1,173	\$283.03	\$319,000	\$332,000	05/01/2017	104.08	6
30559810	35 CAPRICE Court #2	Kitchener	3	2/1	1989		1,186	\$280.78	\$339,900	\$333,000	03/25/2017	97.97	27
30565234	1460 HIGHLAND Road #8G	Kitchener	3	1/1	2011		1,192	\$279.36	\$299,900	\$333,000	04/30/2017	111.04	9
30551761	50 Westmount Road #18	Kitchener	4	0/0			1,490	\$224.50	\$334,500	\$334,500	02/03/2017	100.00	47
30551820	149 SELKIRK Drive	Kitchener	3	2/0			1,073	\$312.21	\$319,900	\$335,000	01/16/2017	104.72	28
30552003	66 HIGHLAND Crescent	Kitchener	3	2/1			1,200	\$279.17	\$325,000	\$335,000	01/05/2017	103.08	9
30552402	1 ELLIS Crescent	Waterloo	3	1/0		0.00	1,050	\$319.05	\$299,000	\$335,000	01/11/2017	112.04	7
30553290	292 Ottawa Street	Kitchener	4	1/0			1,150	\$291.30	\$360,000	\$335,000	03/16/2017	93.06	65
30553298	288 Ottawa Street	Kitchener	3	2/1			1,200	\$279.17	\$360,000	\$335,000	03/16/2017	93.06	65
30559410	191 King Street #507	Waterloo	1	1/1	2009		691	\$484.80	\$324,900	\$335,000	03/06/2017	103.11	8
30561040	86 BELWOOD Crescent	Kitchener	3	1/1			950	\$352.63	\$319,900	\$335,000	03/13/2017	104.72	7
30562057	24 Sienna Street #20C	Kitchener	2	1/1	2014		963	\$347.87	\$299,900	\$335,000	04/10/2017	111.70	20
30562149	157 BRIDGEPORT Road	Waterloo	2	1/0	1952		1,022	\$327.79	\$259,900	\$335,000	03/19/2017	128.90	3
30562184	42 Green Valley Drive #65	Kitchener	3	1/1	1999		1,230	\$272.36	\$279,900	\$335,000	03/16/2017	119.69	
30566753	415 Bairstow Crescent #1	Waterloo	3	1/0			1,077	\$311.05	\$279,900	\$335,000	04/24/2017	119.69	6
30563444	535 Windflower Crescent #11	Kitchener	2	2/0	2008		1,026	\$326.61	\$275,000	\$335,100	04/06/2017	121.85	4
30560064	1 VICTORIA Street #1803	Kitchener	1	1/0	2016	0.00	697	\$480.79	\$349,500	\$335,113	04/04/2017	95.88	33
30562787	144 Park Street #704	Waterloo	1	1/0			722	\$464.40	\$320,000	\$335,300	03/26/2017	104.78	7
30555117	206 CHAPEL Street	Kitchener	3	1/0	1955		900	\$372.78	\$325,000	\$335,500	02/14/2017	103.23	17
30566273	400 WILSON Avenue #37	Kitchener	3	2/1			1,230	\$272.76	\$274,900	\$335,500	04/20/2017	122.04	14

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30554601	468 DOON SOUTH Drive #28	Kitchener	3	1/1			1,463	\$229.67	\$299,900	\$336,000	01/25/2017	112.04	7
30554358	10 CARLYLE Place	Kitchener	3	2/0			1,100	\$306.36	\$339,900	\$337,000	01/31/2017	99.15	16
30554685	311 BLUEVALE Street #B	Waterloo	3	2/0	1983		1,032	\$327.76	\$299,000	\$338,250	01/29/2017	113.13	5
30539699	54 BLUE SPRINGS Drive #22	Waterloo	2	2/0			1,800	\$188.89	\$350,000	\$340,000	01/04/2017	97.14	112
30550789	950 QUEEN'S Boulevard	Kitchener	3	2/0			1,100	\$309.09	\$344,900	\$340,000	02/22/2017	98.58	79
30552298	30 ROSSFORD Crescent	Kitchener	3	1/0	1974		1,111	\$306.03	\$349,900	\$340,000	01/24/2017	97.17	22
30553576	194 Overlea Drive	Kitchener	4	1/1	1968		1,574	\$216.01	\$320,000	\$340,000	02/02/2017	106.25	
30554055	248 NORTHLAKE Drive #B	Waterloo	3	1/0	1978		954	\$356.39	\$289,900	\$340,000	01/23/2017	117.28	5
30556571	29 First Avenue	Kitchener	3	2/1			1,101	\$308.81	\$349,900	\$340,000	03/09/2017	97.17	30
30557533	400 WILSON Avenue #31	Kitchener	3	1/1	2002		1,120	\$303.57	\$299,900	\$340,000	02/22/2017	113.37	8
30558301	18 Lewis Crescent	Kitchener	4	1/1	1973		1,042	\$326.30	\$284,900	\$340,000	03/06/2017	119.34	8
30558879	752 Bleams Road #B	Kitchener	3	1/1			1,326	\$256.41	\$300,000	\$340,000	03/04/2017	113.33	3
30559587	224 DUKE Street	Kitchener	3	2/0			1,423	\$238.93	\$319,900	\$340,000	04/13/2017	106.28	43
30559936	19 FLOYD Street	Kitchener	3	2/0	1948		1,345	\$252.79	\$349,900	\$340,000	03/16/2017	97.17	13
30565324	305 PASTERN Trail	Waterloo	3	1/1	1996		1,251	\$271.78	\$340,000	\$340,000	04/05/2017	100.00	
30566763	3273 King Street	Kitchener	3	1/0			1,501	\$226.52	\$369,900	\$340,000	04/25/2017	91.92	16
30568994	995 WEBER Street	Kitchener	4	2/0	1964		1,043	\$325.98	\$339,900	\$340,000	04/25/2017	100.03	6
30569208	47 SELKIRK Drive	Kitchener	3	1/1			1,241	\$273.97	\$309,900	\$340,000	05/05/2017	109.71	17
30569333	255 Maitland Street #3H	Kitchener	3	1/1	2013		1,234	\$275.53	\$289,900	\$340,000	04/24/2017	117.28	4
30570652	60 MEADOW WOODS Crescent	Kitchener	3	2/0	1982		1,039	\$327.24	\$299,900	\$340,000	05/15/2017	113.37	12
30555982	349 VICTORIA Street	Kitchener	3	1/1			1,085	\$314.00	\$299,900	\$340,689	02/07/2017	113.60	6
30554170	468 DOON SOUTH Drive #3	Kitchener	3	1/1			1,600	\$213.13	\$299,900	\$341,000	01/22/2017	113.70	5
30563342	47 PATHFINDER Crescent	Kitchener	3	1/1	1979		1,574	\$216.65	\$299,900	\$341,000	03/23/2017	113.70	6
30570713	1 VICTORIA Street #1408	Kitchener	1	1/0			678	\$502.95	\$344,900	\$341,000	05/15/2017	98.87	21
30568162	18 BERWICK Place	Kitchener	3	2/0	1972		1,128	\$302.50	\$279,900	\$341,222	04/23/2017	121.91	3
30555057	429 BAIRSTOW Crescent	Waterloo	3	1/1			1,252	\$273.16	\$299,900	\$342,000	01/29/2017	114.04	4
30552370	33 Hamel Avenue	Kitchener	3	1/0			1,181	\$290.01	\$319,900	\$342,500	01/09/2017	107.06	8
30561490	270 Morrison Road #7D	Kitchener	3	2/1			1,259	\$272.44	\$349,900	\$343,000	05/10/2017	98.03	57
30551613	187 BRIDGEPORT Road	Waterloo	3	2/0			1,152	\$299.48	\$349,000	\$345,000	01/21/2017	98.85	35
30553473	532 PENNY Lane	Waterloo	2	1/1			900	\$383.33	\$339,900	\$345,000	01/27/2017	101.50	14
30553707	225 KINGSWOOD Drive	Kitchener	3	1/1	1974		1,319	\$261.56	\$330,000	\$345,000	01/22/2017	104.55	8
30554498	680 FREDERICK Street	Kitchener	3	1/1			1,000	\$345.00	\$319,900	\$345,000	01/24/2017	107.85	2
30555085	214 NEWBURY Drive	Kitchener	3	1/1	1986		750	\$460.00	\$334,900	\$345,000	01/30/2017	103.02	4

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557020	158 KING Street #1901	Waterloo	1	2/0			668	\$516.47	\$348,600	\$345,000	03/08/2017	98.97	41
30557915	6 Westwood Drive #20	Kitchener	3	2/1	1997		1,315	\$262.36	\$324,900	\$345,000	03/02/2017	106.19	15
30559751	6 SHERWOOD Avenue	Kitchener	3	1/0	1953		1,245	\$277.11	\$325,000	\$345,000	03/06/2017	106.15	6
30561113	152 CLARK Avenue	Kitchener	4	2/0	1967		969	\$356.04	\$339,900	\$345,000	03/08/2017	101.50	
30561162	30 LYNNHAVEN Crescent	Kitchener	3	1/1	1989		1,350	\$255.56	\$349,000	\$345,000	03/17/2017	98.85	8
30563070	548 STIRLING Avenue	Kitchener	3	1/0	1946		1,133	\$304.50	\$349,900	\$345,000	04/04/2017	98.60	16
30568258	21 SIENNA Street #C	Kitchener	2	1/1	2015		963	\$358.26	\$295,000	\$345,000	04/23/2017	116.95	6
30570170	1 Victoria Street #1701	Kitchener	1	1/0			744	\$463.71	\$339,900	\$345,000	05/08/2017	101.50	13
30570614	30 GREEN VALLEY Drive #51	Kitchener	3	2/0	1974		2,080	\$165.87	\$292,000	\$345,000	05/02/2017	118.15	6
30558726	17 ALBION Street	Kitchener	3	2/0	1984		1,046	\$329.92	\$289,900	\$345,100	03/06/2017	119.04	6
30569985	10 Foxglove Crescent #42	Kitchener	2	2/0			1,018	\$339.19	\$299,900	\$345,300	05/03/2017	115.14	9
30558120	132 BRIGHTON Street #18	Waterloo	3	1/1	1989		1,500	\$230.33	\$300,000	\$345,500	03/01/2017	115.17	7
30552996	72 WILLIAMSBURG Road	Kitchener	4	2/0	1972		1,125	\$307.56	\$260,000	\$346,000	01/15/2017	133.08	5
30572426	80 CONWAY Drive	Kitchener	3	1/1	1967		1,150	\$301.09	\$324,900	\$346,250	05/12/2017	106.57	9
30556402	85 Dalegrove Drive	Kitchener	3	2/0	1973		1,090	\$317.98	\$310,000	\$346,600	02/17/2017	111.81	11
30551622	32 Patricia Avenue	Kitchener	3	1/1			1,192	\$291.11	\$349,000	\$347,000	01/14/2017	99.43	12
30562205	51 APPALACHIAN Crescent	Kitchener	3	1/1			980	\$354.08	\$319,999	\$347,000	03/21/2017	108.44	5
30560605	294 Benesfort Crescent	Kitchener	3	1/0	1990		1,076	\$323.33	\$289,900	\$347,900	03/13/2017	120.01	9
30552240	265 WESTCOURT Place #303	Waterloo	2	2/0	1989	0.00	1,479	\$235.29	\$350,000	\$348,000	01/19/2017	99.43	16
30562503	589 Beechwood Drive #29	Waterloo	3	1/1	1990		1,200	\$290.97	\$289,900	\$349,166	04/04/2017	120.44	6
30566822	255 KEATS Way #402	Waterloo	2	2/0			1,326	\$263.88	\$349,900	\$349,900	05/06/2017	100.00	28
HP602001	23 Forest Glen Crescent	Kitchener	3	1/1			1,200	\$291.58	\$349,900	\$415,000	03/27/2017	118.61	
30550794	59 Reyburn Avenue	Kitchener	3	2/0	1959		1,000	\$350.00	\$359,900	\$350,000	01/25/2017	97.25	50
30552272	92 Highbrook Street	Kitchener	3	1/1	2000		1,339	\$261.39	\$325,000	\$350,000	01/05/2017	107.69	1
30552361	25 Rossford Crescent	Kitchener	3	1/1	1973		1,065	\$328.64	\$350,000	\$350,000	01/11/2017	100.00	7
30552972	106A Northlake Place	Waterloo	3	2/0	1978		1,039	\$336.86	\$319,900	\$350,000	01/18/2017	109.41	10
30554479	972 STRASBURG Road	Kitchener	3	2/1	2007		1,450	\$241.38	\$319,900	\$350,000	02/07/2017	109.41	15
30556087	164 HERRON Place	Waterloo	2	2/0	1984		1,068	\$327.72	\$349,900	\$350,000	02/18/2017	100.03	18
30557321	54 STIRLING Avenue	Kitchener	4	2/0	1925		1,262	\$277.34	\$350,000	\$350,000	03/14/2017	100.00	28
30558385	92 THE COUNTRY Way	Kitchener	4	1/1	1978		1,253	\$279.33	\$324,900	\$350,000	03/09/2017	107.73	16
30559253	146 LOUISA Street	Kitchener	3	1/0	1875		2,020	\$173.27	\$349,900	\$350,000	03/06/2017	100.03	8
30560675	70 WILLOWRUN Drive #D1	Kitchener	2	2/1	2015		1,160	\$301.72	\$329,900	\$350,000	04/07/2017	106.09	33
30561774	419 Lee Avenue #A	Waterloo	3	1/1	1974		1,000	\$350.00	\$350,000	\$350,000	03/22/2017	100.00	10

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30562181	600 WHITE ELM Boulevard #3	Waterloo	3	1/1	2003		1,258	\$278.22	\$285,000	\$350,000	03/19/2017	122.81	3
30562695	42 Green Valley Drive #74	Kitchener	3	2/1	1998		1,310	\$267.18	\$299,900	\$350,000	03/22/2017	116.71	2
30563505	182 JANSEN Avenue	Kitchener	4	1/1	1968		1,569	\$223.07	\$289,900	\$350,000	03/28/2017	120.73	6
30563561	185 Highland Crescent #15	Kitchener	3	2/1	1998		1,240	\$282.26	\$265,000	\$350,000	04/04/2017	132.08	13
30563684	388 VICTORIA Street	Kitchener	2	1/1	1923		906	\$386.31	\$299,900	\$350,000	03/29/2017	116.71	8
30564242	52 Westwood Drive	Kitchener	4	1/1	1967		1,600	\$218.75	\$299,900	\$350,000	04/01/2017	116.71	7
30567834	61 NORTH Drive	Kitchener	3	1/0			1,021	\$342.80	\$299,900	\$350,000	05/02/2017	116.71	9
30568575	230 Blackhorne Drive #23	Kitchener	2	1/1	1999		1,372	\$255.10	\$298,900	\$350,000	04/25/2017	117.10	6
30569734	120 MANSION Street #304	Kitchener	1	1/0	2005		760	\$460.53	\$299,900	\$350,000	05/07/2017	116.71	16
30569769	1692 FISCHER HALLMAN Road #C	Kitchener	2	1/1	2015		963	\$363.45	\$299,900	\$350,000	04/29/2017	116.71	4
30571672	30 GREEN VALLEY Drive #12	Kitchener	3	2/1	1975		2,080	\$168.27	\$285,000	\$350,000	05/10/2017	122.81	11
30571923	433 BAIRSTOW Crescent #B	Waterloo	3	1/1			1,040	\$336.54	\$309,900	\$350,000	05/08/2017	112.94	6
30572389	498 EPHRAIM Street	Kitchener	3	1/0	1953		1,037	\$337.51	\$349,900	\$350,000	05/12/2017	100.03	8
30552853	40 Amos Avenue	Waterloo	5	2/0	1974		951	\$368.14	\$320,000	\$350,100	01/13/2017	109.41	4
30558905	931 Glasgow Street #24C	Kitchener	3	1/1	2011		1,480	\$236.55	\$319,900	\$350,100	03/20/2017	109.44	21
30563255	931 GLASGOW Street #6B	Kitchener	3	1/1	2011		1,480	\$236.55	\$299,900	\$350,100	04/04/2017	116.74	9
30566611	124 WALKER Street	Kitchener	3	1/0		0.00	1,100	\$318.27	\$339,900	\$350,100	04/18/2017	103.00	12
30554548	109 Fairmount Road	Kitchener	2	1/0	1951		1,179	\$297.71	\$340,000	\$351,000	02/04/2017	103.24	12
30563152	185 Highland Crescent #2	Kitchener	3	1/1	1998		1,200	\$292.50	\$269,900	\$351,000	03/27/2017	130.05	7
30569326	158 Mooregate Crescent	Kitchener	5	2/0	1969		1,324	\$265.48	\$319,900	\$351,500	05/01/2017	109.88	11
30559535	98 Overlea Drive	Kitchener	4	1/1			1,306	\$269.22	\$299,900	\$351,600	03/07/2017	117.24	9
30558342	636 PINEROW Crescent #B	Waterloo	3	1/2	1990	0.00	1,305	\$270.11	\$320,000	\$352,500	03/03/2017	110.16	11
30565789	79 Overlea Drive	Kitchener	3	2/0			853	\$413.25	\$279,900	\$352,500	04/12/2017	125.94	11
30558855	388 Old Huron Road #3C	Kitchener	3	1/1	2015		1,420	\$248.27	\$275,000	\$352,543	03/28/2017	128.20	7
30552805	182 KENT Avenue	Kitchener	3	1/0	1916		1,144	\$308.57	\$339,000	\$353,000	01/14/2017	104.13	7
30568741	388 OLD HURON Road #4C	Kitchener	3	1/1			1,420	\$249.30	\$329,000	\$354,000	04/26/2017	107.60	9
30558315	510 OAKVALE Drive #1	Waterloo	3	2/1	1988		1,505	\$235.68	\$289,900	\$354,700	03/03/2017	122.35	5
30553778	103 COUNTRY HILL Drive	Kitchener	3	2/0			1,066	\$333.02	\$369,000	\$355,000	02/02/2017	96.21	17
30555478	972 Strasburg Road #12	Kitchener	3	1/2	2007		1,203	\$295.10	\$309,900	\$355,000	02/03/2017	114.55	4
30556135	250 GLENRIDGE Drive #306	Waterloo	3	2/0			1,970	\$180.20	\$369,000	\$355,000	03/23/2017	96.21	45
30559896	294 EAST Avenue	Kitchener	3	1/1	1951		1,700	\$208.82	\$385,555	\$355,000	03/24/2017	92.08	23
30560125	12 STRANGE Street	Kitchener	3	1/1			1,200	\$295.83	\$309,000	\$355,000	03/15/2017	114.89	12
30560186	137 Monteagle Crescent	Kitchener	3	2/0	1977		1,062	\$334.27	\$349,900	\$355,000	03/25/2017	101.46	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30560394	25 ADELAIDE Street	Kitchener	3	1/1			1,035	\$343.00	\$300,000	\$355,000	03/13/2017	118.33	5
30562355	489 Strasburg Road	Kitchener	3	2/1			1,113	\$318.96	\$319,900	\$355,000	03/20/2017	110.97	4
30562995	69 Roberts Crescent	Kitchener	3	1/1	1969		1,073	\$330.85	\$300,000	\$355,000	03/28/2017	118.33	7
30563538	155 HIGHLAND Crescent #17	Kitchener	3	1/1	2010		1,214	\$292.42	\$310,000	\$355,000	04/01/2017	114.52	13
30563806	289 CONNAUGHT Street	Kitchener	3	0/0	1956		1,150	\$308.70	\$335,000	\$355,000	03/31/2017	105.97	10
30570031	52 DANE Street	Kitchener	2	2/1	1932		1,000	\$355.00	\$349,900	\$355,000	05/12/2017	101.46	20
30570509	132 Bridgeport Road	Waterloo	3	3/0	1948		1,571	\$225.97	\$314,900	\$355,000	05/02/2017	112.73	5
30572968	53 Shanley Drive	Kitchener	3	1/1	1914		1,520	\$233.55	\$279,949	\$355,000	05/09/2017	126.81	2
30563524	22 TROY Street	Kitchener	3	1/0			1,204	\$295.27	\$300,000	\$355,500	03/30/2017	118.50	7
30565813	120 MARKWOOD Drive	Kitchener	3	1/0			1,103	\$322.44	\$319,900	\$355,650	04/11/2017	111.18	9
30555441	211 Kinzie Avenue	Kitchener	4	1/1			1,277	\$278.78	\$295,000	\$356,000	02/06/2017	120.68	6
30563721	119 SECORD Avenue	Kitchener	3	1/1	1962		1,074	\$331.47	\$279,900	\$356,000	03/29/2017	127.19	7
30553560	66 NINE PINES Road	Kitchener	3	1/0	1960		1,087	\$328.43	\$324,900	\$357,000	01/19/2017	109.88	4
30556943	113 TALBOT Street	Kitchener	4	1/0	1950		1,040	\$343.27	\$319,900	\$357,000	02/14/2017	111.60	6
30558660	20 KENNEDY Avenue	Kitchener	2	2/0	1955		838	\$426.94	\$288,400	\$357,777	03/07/2017	124.06	6
30554876	51 SOUTHMOOR Drive	Kitchener	3	1/0			856	\$418.22	\$359,900	\$358,000	02/03/2017	99.47	18
30561324	91 ADELAIDE Street	Kitchener	3	1/1	1951	0.00	1,072	\$333.96	\$320,000	\$358,000	03/14/2017	111.88	4
30569335	399 CHURCHILL Court #A	Waterloo	3	1/0	1988		1,050	\$340.95	\$350,000	\$358,000	04/26/2017	102.29	5
30552846	6 CARDILL Crescent	Waterloo	5	2/0	1965		1,147	\$312.99	\$349,900	\$359,000	01/12/2017	102.60	4
30553530	111 Kingswood Drive	Kitchener	3	2/0	1970		1,050	\$341.90	\$359,900	\$359,000	02/22/2017	99.75	42
30557355	421 BAIRSTOW Crescent #A	Waterloo	3	2/0	1982		1,300	\$276.15	\$329,900	\$359,000	02/16/2017	108.82	3
30564334	191 King Street #608	Waterloo	1	2/0	2009		892	\$403.48	\$359,900	\$359,900	04/14/2017	100.00	22
HP356966	51 Southmoor Drive	Kitchener	3	1/	1959				\$359,900	\$358,000	02/03/2017	99.47	
30554062	7 Tisdale Court	Kitchener	3	1/1	2002		1,215	\$296.30	\$348,900	\$360,000	01/22/2017	103.18	
30554793	107 Silver Aspen Crescent	Kitchener	3	1/1	1973		1,000	\$360.00	\$320,000	\$360,000	01/31/2017	112.50	8
30555744	10 BLACKHORNE Crescent	Kitchener	4	1/1			938	\$383.80	\$350,000	\$360,000	02/06/2017	102.86	5
30556022	4 CEDARHILL Crescent	Kitchener	4	2/1			1,476	\$243.90	\$329,900	\$360,000	02/07/2017	109.12	6
30556809	26 ROSSFORD Crescent	Kitchener	5	2/0	1972		1,111	\$324.03	\$364,900	\$360,000	02/22/2017	98.66	14
30557151	67 TAMVALE Crescent	Kitchener	3	2/0	1993		1,100	\$327.27	\$299,900	\$360,000	02/24/2017	120.04	12
30562333	332 Boxbury Drive	Waterloo	3	1/1	1972		1,046	\$344.17	\$350,000	\$360,000	03/22/2017	102.86	6
30562672	24 WATERCRESS Court	Kitchener	3	1/1	1999		1,260	\$285.71	\$319,000	\$360,000	03/27/2017	112.85	9
30563978	6 WILLOW Street #804	Waterloo	2	2/0	1990		1,400	\$257.14	\$349,900	\$360,000	04/11/2017	102.89	17
30564428	12 CAPRICE Court	Kitchener	3	2/0	1989		1,080	\$333.33	\$299,899	\$360,000	04/02/2017	120.04	5

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30565343	307 Weber Street	Kitchener	3	1/2	1957		1,290	\$279.07	\$349,900	\$360,000	04/23/2017	102.89	17
30565869	157 ADELAIDE Street	Kitchener	3	2/0	1953		1,096	\$328.47	\$300,000	\$360,000	04/24/2017	120.00	7
30565892	153 Mooregate Crescent	Kitchener	4	2/0	1969		1,307	\$275.44	\$319,900	\$360,000	04/14/2017	112.54	14
30570473	10 ELLEN Street #601	Kitchener	2	2/0	1989		1,234	\$291.73	\$299,900	\$360,000	05/01/2017	120.04	5
30572332	10 FOXGLOVE Crescent #23	Kitchener	2	2/0	2010		1,018	\$353.63	\$299,901	\$360,000	05/06/2017	120.04	4
30572443	385 LAUREL GATE Drive	Waterloo	3	1/1		0.00	1,113	\$323.45	\$339,900	\$360,000	05/11/2017	105.91	7
30570354	38 BIRCH Avenue	Kitchener	3	3/0			1,460	\$246.64	\$349,900	\$360,100	05/10/2017	102.92	15
30553644	401 DOWNSVIEW Place	Waterloo	3	1/2			1,253	\$288.11	\$299,900	\$361,000	01/23/2017	120.37	5
30565985	191 King Street #1207	Waterloo	1	1/1	2009		691	\$522.43	\$329,900	\$361,000	04/08/2017	109.43	4
30567714	404 KING Street #307	Kitchener	2	2/0		0.00	967	\$373.34	\$349,900	\$361,019	05/05/2017	103.18	22
30554310	423 Dayna Crescent #B	Waterloo	3	2/0	1989		1,028	\$351.65	\$298,500	\$361,500	01/27/2017	121.11	7
30569331	187 Broken Oak Crescent	Kitchener	4	2/0	1978		1,000	\$362.10	\$325,000	\$362,100	05/01/2017	111.42	6
30561190	103 SILVER ASPEN Crescent	Kitchener	3	1/1	1972		1,198	\$302.59	\$349,000	\$362,500	03/14/2017	103.87	6
30568956	115 Lancaster Street	Kitchener	3	1/0	1950		1,217	\$298.27	\$309,900	\$363,000	04/25/2017	117.13	6
30548941	311 SYDNEY Street	Kitchener	3	3/0			1,287	\$283.53	\$374,900	\$364,900	01/12/2017	97.33	54
30549926	466 Karn Street	Kitchener	3	2/0	1953		1,100	\$331.82	\$369,900	\$365,000	01/13/2017	98.68	49
30552229	164 MOOREGATE Crescent	Kitchener	4	2/0	1972		1,553	\$235.03	\$349,000	\$365,000	01/08/2017	104.58	6
30553444	80 MONTCALM Drive	Kitchener	4	1/1	1965		1,184	\$308.28	\$369,900	\$365,000	01/25/2017	98.68	14
30554556	18 BROOKSIDE Crescent	Kitchener	4	2/0		0.00	1,100	\$331.82	\$359,900	\$365,000	02/01/2017	101.42	9
30555641	218 BANKSIDE Drive	Kitchener	3	2/0	1992		1,038	\$351.64	\$314,900	\$365,000	02/06/2017	115.91	5
30555789	62 TAMVALE Crescent	Kitchener	3	1/1	1992		1,068	\$341.76	\$299,900	\$365,000	02/07/2017	121.71	6
30556638	31 Pleasant Avenue	Kitchener	3	2/0			1,200	\$304.17	\$319,900	\$365,000	02/09/2017	114.10	2
30557091	106 FLORENCE Avenue	Kitchener	3	2/1	1952	0.00	754	\$484.08	\$349,900	\$365,000	03/16/2017	104.32	34
30557250	120 BRIDGE Street	Waterloo	3	1/0	1930		1,510	\$241.72	\$369,900	\$365,000	03/13/2017	98.68	21
30560578	8 Commonwealth Street	Kitchener	3	1/1	2012		1,254	\$291.07	\$324,900	\$365,000	03/21/2017	112.34	14
30560609	701 Homer Watson Boulevard #46	Kitchener	3	2/1			1,522	\$239.82	\$349,900	\$365,000	03/23/2017	104.32	18
30562180	371 CHURCHILL Court #A	Waterloo	3	2/0	1983	0.00	1,007	\$362.46	\$330,000	\$365,000	03/22/2017	110.61	6
30562967	58 BRANDY Crescent	Kitchener	3	1/1			1,330	\$274.44	\$314,900	\$365,000	03/26/2017	115.91	6
30563695	626 New Bedford Drive	Waterloo	2	1/1	2003		1,112	\$328.24	\$365,000	\$365,000	03/30/2017	100.00	7
30567638	74 Reyburn Avenue	Kitchener	4	2/0	1959		1,000	\$365.00	\$359,900	\$365,000	04/19/2017	101.42	7
30568891	139 MARGARET Avenue	Waterloo	2	1/0	1954		1,060	\$344.34	\$379,000	\$365,000	05/01/2017	96.31	11
30570568	18 Ingleside Drive	Kitchener	4	2/0		0.00	1,102	\$331.22	\$319,900	\$365,000	05/08/2017	114.10	12
30560310	146 Northlake Drive #B	Waterloo	5	2/0	1981		1,004	\$363.70	\$295,000	\$365,150	03/13/2017	123.78	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30559294	150 SHANTZ Lane	Kitchener	3	1/1	1960		1,318	\$277.62	\$379,900	\$365,900	03/10/2017	96.31	14
30560842	197 FAIRFIELD Avenue	Kitchener	5	2/0			1,110	\$331.08	\$330,000	\$367,500	03/13/2017	111.36	6
30564765	22 OBERMEYER Drive	Kitchener	3	1/1			1,187	\$309.77	\$269,900	\$367,700	04/11/2017	136.24	6
30552257	208 UNION Street	Waterloo	4	1/1	1956	0.00	1,250	\$294.40	\$349,900	\$368,000	01/05/2017	105.17	2
30560171	323 GREENBROOK Drive	Kitchener	3	1/1	1963		2,057	\$178.90	\$369,900	\$368,000	03/10/2017	99.49	7
30561320	87 THIRD Avenue	Kitchener	4	1/1	1956		950	\$387.37	\$339,900	\$368,000	03/15/2017	108.27	6
30568985	255 Keats Way #908	Waterloo	2	2/0	2007		1,326	\$278.28	\$369,000	\$369,000	05/05/2017	100.00	17
30568883	191 King Street #1108	Waterloo	1	2/0	2008		901	\$410.54	\$369,900	\$369,900	05/15/2017	100.00	28
30556603	106 TEMPLEWOOD Drive	Kitchener	3	2/1	2007		1,191	\$310.66	\$329,900	\$370,000	02/10/2017	112.16	5
30559292	300 Fallowfield Drive #8	Kitchener	3	1/1			1,188	\$311.45	\$299,000	\$370,000	03/10/2017	123.75	14
30559968	230 BELMONT Avenue	Kitchener	5	3/0	1954		966	\$383.02	\$349,000	\$370,000	03/11/2017	106.02	11
30561058	482 B Red River Drive	Waterloo	3	1/1	1989		1,258	\$294.12	\$299,000	\$370,000	03/15/2017	123.75	6
30562158	22 BRIDGE Street	Kitchener	3	3/0			1,762	\$209.99	\$377,000	\$370,000	03/21/2017	98.14	7
30568501	92 TALBOT Street	Kitchener	3	1/1	1951	0.00	1,040	\$355.77	\$320,000	\$370,000	04/26/2017	115.63	8
30568633	30 TAMVALE Crescent	Kitchener	4	1/1	1993		1,242	\$297.91	\$374,900	\$370,000	05/02/2017	98.69	14
30569539	70 PEPPLER Street	Waterloo	3	1/0			1,506	\$245.68	\$374,900	\$370,000	05/07/2017	98.69	13
30569896	47 Marisa Street	Kitchener	3	2/1	1995		1,440	\$256.94	\$339,900	\$370,000	04/28/2017	108.86	5
30570299	388 Old Huron Road #24C	Kitchener	3	1/1	2015		1,420	\$260.56	\$329,900	\$370,000	05/01/2017	112.16	5
30573587	153 Hillbrook Crescent	Kitchener	4	1/1	1974		1,322	\$279.88	\$275,000	\$370,000	05/15/2017	134.55	4
30551983	268 PARKVALE Drive	Kitchener	3	1/1	2007		1,405	\$264.06	\$329,900	\$371,000	01/07/2017	112.46	17
30560404	102 ADMIRAL Road	Kitchener	2	1/1	1956		1,325	\$280.00	\$379,900	\$371,000	03/17/2017	97.66	11
30560767	166 RADCLIFFE Drive	Kitchener	3	1/1	1974		1,185	\$313.08	\$319,000	\$371,000	03/14/2017	116.30	5
30555858	33 FAIRLAWN Road	Kitchener	3	1/0	1965		1,069	\$347.52	\$319,900	\$371,500	02/07/2017	116.13	5
30559271	436 EPHRAIM Street	Kitchener	3	2/0			967	\$384.18	\$299,900	\$371,500	03/06/2017	123.87	11
30556762	18 WHITEHAVEN Lane	Kitchener	2	2/1			1,032	\$360.47	\$336,900	\$372,000	02/13/2017	110.42	3
30563817	21 Waverly Road	Kitchener	3	2/0	1948		1,243	\$299.28	\$299,900	\$372,000	04/10/2017	124.04	7
30569431	224 Fairway Road	Kitchener	6	2/0	1967		1,016	\$366.14	\$299,900	\$372,000	05/01/2017	124.04	9
30559804	33 METZLOFF Drive	Kitchener	4	2/0	1955		963	\$386.81	\$299,900	\$372,500	03/08/2017	124.21	7
30556811	252 BANKSIDE Drive	Kitchener	3	2/0	1992		1,294	\$288.03	\$330,000	\$372,706	02/13/2017	112.94	5
30557458	216 Bankside Drive	Kitchener	3	2/0	1992		1,047	\$356.26	\$339,900	\$373,000	02/19/2017	109.74	6
30563621	42 Bridgeport Road #304	Waterloo	2	2/0	2011		835	\$446.71	\$300,000	\$373,000	04/05/2017	124.33	8
30552913	16 ELLEN Street	Kitchener	3	2/0	1930		1,227	\$304.14	\$349,000	\$373,185	01/09/2017	106.93	2
30551533	37 Kent Avenue	Kitchener	3	1/0	1928		1,242	\$301.93	\$389,900	\$375,000	02/21/2017	96.18	67

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30554299	95 Patricia Avenue	Kitchener	5	2/0	1959		1,037	\$361.62	\$324,900	\$375,000	02/10/2017	115.42	18
30555131	380 UNIVERSITY DOWNS Crescent	Waterloo	3	1/1	1998		1,400	\$267.86	\$389,000	\$375,000	02/12/2017	96.40	17
30557206	105 PINNACLE Drive #16	Kitchener	4	2/1	2007		1,492	\$251.34	\$359,900	\$375,000	02/23/2017	104.20	8
30557350	63 SILVER ASPEN Crescent	Kitchener	4	2/0	1972	0.00	1,140	\$328.95	\$349,900	\$375,000	02/28/2017	107.17	15
30557812	35 FAIRVIEW Avenue	Kitchener	3	1/0	1920		1,060	\$353.77	\$329,000	\$375,000	02/23/2017	113.98	8
30558334	381A Churchill Court	Waterloo	3	1/1	1983		1,150	\$326.09	\$389,900	\$375,000	02/28/2017	96.18	7
30558543	66 Harvest Court	Kitchener	4	2/0	1982		910	\$412.09	\$315,000	\$375,000	03/06/2017	119.05	6
30558699	230 Activa Avenue	Kitchener	3	2/0	2001		1,250	\$300.00	\$314,900	\$375,000	02/27/2017	119.09	3
30558716	286 LINCOLN Road	Waterloo	3	2/0			1,092	\$343.41	\$300,000	\$375,000	02/28/2017	125.00	6
30559439	230 GREY FOX Drive	Kitchener	3	1/1	1998	0.00	1,160	\$323.28	\$299,900	\$375,000	03/02/2017	125.04	3
30560988	330 DEARBORN Boulevard #5	Waterloo	3	2/1			1,449	\$258.80	\$369,000	\$375,000	03/19/2017	101.63	23
30562661	539 BELMONT Avenue #101	Kitchener	2	2/0	2011		1,307	\$286.92	\$384,900	\$375,000	05/09/2017	97.43	44
30563711	133 Wake Robin Drive	Kitchener	3	2/0	1993		800	\$468.75	\$350,000	\$375,000	03/31/2017	107.14	5
30564278	215 PARKVALE Drive	Kitchener	3	1/1	2008		1,340	\$279.85	\$375,000	\$375,000	04/05/2017	100.00	9
30564311	931 GLASGOW Street #5B	Kitchener	4	1/1	2011		1,517	\$247.20	\$325,000	\$375,000	04/05/2017	115.38	5
30565375	49 Sandra Avenue	Kitchener	3	1/0	1955		1,039	\$360.92	\$299,900	\$375,000	04/07/2017	125.04	7
30566056	330 DEARBORN Boulevard #6	Waterloo	3	1/1			1,449	\$258.80	\$369,900	\$375,000	04/12/2017	101.38	9
30567510	167 ERB Street	Waterloo	4	2/0			1,100	\$340.91	\$399,900	\$375,000	05/01/2017	93.77	20
30567646	57 OVERLEA Drive	Kitchener	3	1/1	1968		1,168	\$321.06	\$285,000	\$375,000	04/24/2017	131.58	8
30568383	79 BRIDGE Street	Waterloo	3	1/0			1,300	\$288.46	\$374,900	\$375,000	04/30/2017	100.03	14
30571529	105 PINNACLE Drive #19	Kitchener	4	3/0	2007		1,492	\$251.34	\$349,900	\$375,000	05/10/2017	107.17	6
30573174	48 DALEGROVE Drive	Kitchener	4	2/1			1,390	\$269.78	\$339,900	\$375,000	05/15/2017	110.33	8
30574154	200 8 Avenue	Kitchener	3	2/0			1,100	\$340.91	\$319,000	\$375,000	05/13/2017	117.55	4
30562506	280 MELROSE Avenue	Kitchener	3	1/0	1953		1,001	\$374.88	\$310,000	\$375,250	03/20/2017	121.05	2
30567116	404 BREITHAUPT Street	Kitchener	5	2/0	1945		1,546	\$242.74	\$299,000	\$375,280	04/19/2017	125.51	8
30555742	6 WILLOW Street #102	Waterloo	2	0/0			1,469	\$255.96	\$379,900	\$376,000	03/06/2017	98.97	37
30556296	14 RIDGEWAY Crescent	Kitchener	3	2/0	1996		1,089	\$345.27	\$340,000	\$376,000	02/08/2017	110.59	5
30564429	388 OLD HURON Road #24B	Kitchener	3	1/1	2015		1,420	\$264.79	\$300,000	\$376,000	04/11/2017	125.33	14
30561978	63 LANG Crescent	Kitchener	3	1/1			1,289	\$291.78	\$350,000	\$376,100	03/25/2017	107.46	12
30537823	30 FIR Street	Waterloo	4	2/0	1947		938	\$402.45	\$425,000	\$377,500	02/08/2017	88.82	149
30559874	358 KRUG Street	Kitchener	2	1/1			1,148	\$328.83	\$320,000	\$377,500	03/20/2017	117.97	20
30571045	50 CECILE Drive	Kitchener	3	2/0	1967		858	\$439.98	\$391,500	\$377,500	05/11/2017	96.42	13
30558880	57 FAIRVIEW Avenue	Kitchener	3	2/0			1,750	\$216.00	\$389,900	\$378,000	03/21/2017	96.95	28

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30547321	146 MACGREGOR Crescent	Waterloo	4	2/0			1,100	\$344.55	\$398,000	\$379,000	01/25/2017	95.23	86
30565085	474 Leander Place	Kitchener	4	2/0	1959		999	\$380.28	\$319,900	\$379,900	04/04/2017	118.76	4
30568030	10 Hudson Crescent	Kitchener	3	2/0	1966		1,078	\$352.41	\$379,900	\$379,900	04/24/2017	100.00	9
30552532	4 SPRING Street	Waterloo	5	2/0		0.00	980	\$387.76	\$389,900	\$380,000	02/10/2017	97.46	36
30553845	118 DOVER Street	Waterloo	3	2/0	1954		1,069	\$355.47	\$339,900	\$380,000	01/19/2017	111.80	3
30554626	41 Carnaby Crescent	Kitchener	3	1/0	1968		1,035	\$367.15	\$350,000	\$380,000	02/06/2017	108.57	6
30554851	37 Highbrook Street	Kitchener	3	1/1	1997		1,190	\$319.33	\$330,000	\$380,000	01/30/2017	115.15	6
30555211	179 Laurentian Drive	Kitchener	4	0/0	1977		1,500	\$253.33	\$399,000	\$380,000	02/08/2017	95.24	14
30555347	117 WEBER Street	Waterloo	5	2/0			1,051	\$361.56	\$399,900	\$380,000	03/29/2017	95.02	61
30555373	18 Blackhorne Crescent	Kitchener	3	2/0	1979		979	\$388.15	\$350,000	\$380,000	02/01/2017	108.57	
30557431	100 Eton Drive	Kitchener	3	1/1			1,216	\$312.50	\$379,000	\$380,000	02/21/2017	100.26	10
30557453	301 Pandora Avenue	Kitchener	3	1/1			1,235	\$307.69	\$349,900	\$380,000	03/04/2017	108.60	10
30558546	99 CHRISTOPHER Drive	Waterloo	3	1/0			1,006	\$377.73	\$329,900	\$380,000	03/06/2017	115.19	5
30558694	4 Wordsworth Place	Kitchener	3	1/1			1,158	\$328.15	\$389,900	\$380,000	03/08/2017	97.46	10
30558885	30 BRYAN Court #3	Kitchener	3	2/1			1,559	\$243.75	\$360,000	\$380,000	03/03/2017	105.56	9
30560480	167 NEWBURY Drive	Kitchener	4	2/0	2000		1,050	\$361.90	\$299,900	\$380,000	03/12/2017	126.71	6
30561497	36 Krug Street	Kitchener	2	2/0	1943		1,161	\$327.30	\$349,900	\$380,000	03/20/2017	108.60	8
30561986	144 PARK Street #610	Waterloo	2	2/0			1,108	\$342.96	\$389,990	\$380,000	04/16/2017	97.44	37
30564440	3 Inwood Crescent	Kitchener	3	1/1	1969		1,376	\$276.16	\$389,900	\$380,000	05/11/2017	97.46	28
30566361	61 SCHWEITZER Street	Kitchener	3	2/0	1965		1,026	\$370.37	\$399,900	\$380,000	04/16/2017	95.02	10
30566654	318 SPRUCE Street #402	Waterloo	2	2/0	2016		957	\$397.07	\$389,900	\$380,000	05/14/2017	97.46	38
30568482	32 FALLOWFIELD Drive	Kitchener	3	2/1	2009		1,224	\$310.46	\$375,000	\$380,000	05/05/2017	101.33	13
30569332	35 Peltz Avenue	Kitchener	2	1/0	1945		983	\$386.57	\$349,900	\$380,000	04/23/2017	108.60	3
30571384	619 WILD GINGER Avenue #H46	Waterloo	2	1/1	2005		1,388	\$273.78	\$379,900	\$380,000	05/04/2017	100.03	4
30571780	124 WATERLOO Street	Waterloo	3	1/1	1940		1,017	\$373.65	\$289,900	\$380,000	05/09/2017	131.08	6
30572032	50 Hoffman Street	Kitchener	3	1/1			1,050	\$361.90	\$349,900	\$380,000	05/13/2017	108.60	12
30572606	13 Devitt Avenue	Waterloo	3	2/0	1936	0.00	1,235	\$307.69	\$299,900	\$380,000	05/15/2017	126.71	7
30568574	92 Vicmount Drive	Kitchener	4	1/1			1,068	\$355.90	\$289,900	\$380,100	04/26/2017	131.11	8
30560728	37 RUTHERFORD Drive	Kitchener	4	2/0	1965		1,100	\$345.91	\$359,900	\$380,500	03/22/2017	105.72	15
30555524	981 QUEEN'S Boulevard	Kitchener	3	1/0			800	\$476.88	\$329,000	\$381,500	02/09/2017	115.96	10
30551995	161 Prosperity Drive	Kitchener	3	2/0	2004		1,250	\$305.60	\$329,900	\$382,000	01/09/2017	115.79	5
30554145	94 DONNENWERTH Drive	Kitchener	3	1/1			1,361	\$280.68	\$340,000	\$382,000	01/23/2017	112.35	5
30558843	42 DAVID BERGEY Drive	Kitchener	3	1/1	2008		1,360	\$280.88	\$319,900	\$382,000	03/03/2017	119.41	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30554031	410 DUMFRIES Avenue	Kitchener	3	1/0	1954		1,010	\$378.91	\$334,000	\$382,700	01/22/2017	114.58	4
30557265	174 ROBERTS Crescent	Kitchener	3	2/0	1969		1,006	\$380.72	\$299,000	\$383,000	02/19/2017	128.09	5
30556221	690 King Street #210	Kitchener	2	1/0	2017		890	\$430.45	\$375,900	\$383,100	04/25/2017	101.92	81
30559388	94 BROOKFIELD Crescent	Kitchener	3	1/1			1,400	\$273.79	\$369,900	\$383,300	03/05/2017	103.62	7
30572057	255 KEATS Way #801	Waterloo	2	0/0			1,750	\$219.31	\$378,800	\$383,800	05/15/2017	101.32	20
30558515	144 Park Street #1401	Waterloo	2	2/0			1,000	\$384.00	\$394,900	\$384,000	03/27/2017	97.24	36
30550878	133 MOORE Avenue	Waterloo	2	3/0	1945		1,910	\$201.57	\$400,000	\$385,000	04/07/2017	96.25	123
30552955	112 BENTON Street #103	Kitchener	2	2/0			1,187	\$324.35	\$389,900	\$385,000	01/28/2017	98.74	20
30560586	151 Ninth Avenue	Kitchener	3	2/1			1,396	\$275.79	\$319,900	\$385,000	03/28/2017	120.35	6
30560754	188 KING Street #511	Waterloo	1	1/0	2013		843	\$456.70	\$398,000	\$385,000	03/27/2017	96.73	21
30562212	61 SUFFOLK Avenue	Kitchener	3	1/0	1951	0.00	910	\$423.08	\$349,900	\$385,000	04/01/2017	110.03	16
30563953	110 ACTIVA Avenue #38	Kitchener	3	2/1			1,258	\$306.04	\$345,000	\$385,000	04/06/2017	111.59	8
30564605	400 WILSON Avenue #67	Kitchener	0	0/0	2002		1,230	\$313.01	\$329,900	\$385,000	04/12/2017	116.70	27
30568512	63 LUCERNE Drive	Kitchener	3	2/0	1970		950	\$405.26	\$379,900	\$385,000	05/03/2017	101.34	10
30568605	11 KENSINGTON Avenue	Kitchener	4	1/0	1955		1,160	\$331.90	\$379,900	\$385,000	05/03/2017	101.34	14
30569124	619 Wild Ginger Avenue #H45	Waterloo	2	1/1	2005		1,388	\$277.38	\$349,700	\$385,000	04/26/2017	110.09	2
30553757	601 ROLLING HILLS Drive	Waterloo	4	1/1		0.00	1,106	\$348.55	\$369,900	\$385,500	01/25/2017	104.22	9
30563207	18 VALEWOOD Place	Kitchener	3	1/1	1953		1,036	\$372.10	\$319,900	\$385,500	04/06/2017	120.51	5
30558149	182 SILVER WOOD Place	Waterloo	3	2/1	1997		1,100	\$350.91	\$325,000	\$386,000	02/27/2017	118.77	6
30566385	129 HAZELGLEN Drive	Kitchener	3	1/0	1978		1,250	\$308.80	\$350,000	\$386,000	04/14/2017	110.29	11
30565174	38 DUNHAM Avenue	Kitchener	3	1/0			1,016	\$380.22	\$325,000	\$386,300	05/01/2017	118.86	25
30556387	175 David Bergey Drive #N81	Kitchener	3	2/1			1,405	\$275.09	\$329,900	\$386,500	02/23/2017	117.16	9
30560513	70 WILLOWRUN Drive #E5	Kitchener	2	1/1	2016		1,530	\$252.61	\$379,900	\$386,500	03/29/2017	101.74	21
30560674	233 HIGHLAND Road	Kitchener	3	2/0	1950		1,165	\$332.19	\$350,000	\$387,000	03/17/2017	110.57	8
30561815	90 Bankside Drive	Kitchener	3	2/0	1992		1,220	\$317.21	\$319,900	\$387,000	03/27/2017	120.98	6
30553026	60 KENWOOD Drive	Kitchener	3	1/0			979	\$396.88	\$299,900	\$388,550	01/26/2017	129.56	7
30565767	225 BENJAMIN Road #78	Waterloo	2	2/1	1990	0.00	1,375	\$282.69	\$371,900	\$388,700	04/21/2017	104.52	17
30554988	2 WHITEHAVEN Lane	Kitchener	3	3/1	2014		1,680	\$231.55	\$389,900	\$389,000	01/31/2017	99.77	5
30556799	342 MILL Street #63	Kitchener	3	3/1	2013		1,400	\$277.86	\$379,900	\$389,000	02/13/2017	102.40	6
30561963	43 Rockcliffe Drive	Kitchener	3	1/1	2012		1,294	\$300.62	\$359,900	\$389,000	03/28/2017	108.09	10
30562006	144 Park Street #1009	Waterloo	2	2/0			1,034	\$376.21	\$393,990	\$389,000	04/02/2017	98.73	20
30556935	80 Colton Circle	Kitchener	3	2/1	2007		1,451	\$268.71	\$389,900	\$389,900	02/16/2017	100.00	7
30563191	6 BROKEN OAK Crescent	Kitchener	4	1/1	1979		925	\$421.51	\$389,900	\$389,900	04/13/2017	100.00	26

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30547026	51 KENORA Drive	Kitchener	3	2/0	1967		1,247	\$312.75	\$395,000	\$390,000	01/11/2017	98.73	50
30551127	115 King Street	Waterloo	5	2/0	1890		2,360	\$165.25	\$399,900	\$390,000	01/04/2017	97.52	24
30552777	109 HEARTH Crescent	Kitchener	3	2/0	1960		1,100	\$354.55	\$374,900	\$390,000	01/15/2017	104.03	5
30553210	40 Featherstone Street	Kitchener	3	2/1	2008		1,340	\$291.04	\$339,900	\$390,000	01/22/2017	114.74	5
30554037	421 SHADOW WOOD Crescent	Waterloo	3	2/1	1995		1,181	\$330.23	\$339,900	\$390,000	01/22/2017	114.74	5
30554280	67 RENNIE Drive	Kitchener	3	2/0			1,164	\$335.05	\$410,000	\$390,000	02/13/2017	95.12	21
30554326	43 WREN Crescent	Kitchener	3	1/1	1967		1,020	\$382.35	\$380,000	\$390,000	01/27/2017	102.63	7
30556980	158 KING Street #707	Waterloo	1	2/0			668	\$583.83	\$393,200	\$390,000	05/08/2017	99.19	97
30560501	10 Fallowfield Drive #20	Kitchener	3	2/1			1,110	\$351.35	\$300,000	\$390,000	03/13/2017	130.00	6
30560504	498 KINGSCOURT Drive #A	Waterloo	2	2/0	1985		1,100	\$354.55	\$325,000	\$390,000	03/12/2017	120.00	5
30565004	53 Kinzie Avenue	Kitchener	3	1/0	2015		1,181	\$330.23	\$400,000	\$390,000	04/19/2017	97.50	21
30566610	18 Balfour Crescent	Kitchener	3	2/0	1969		927	\$420.71	\$299,900	\$390,000	04/24/2017	130.04	6
30566904	133 Margaret Avenue	Waterloo	2	2/0	1954		1,043	\$373.92	\$359,900	\$390,000	04/24/2017	108.36	5
30568002	33 DONALD Street	Kitchener	2	1/1	1961		1,078	\$361.78	\$399,900	\$390,000	05/15/2017	97.52	28
30570149	45 Heather Avenue	Kitchener	3	1/1	1955		1,040	\$375.00	\$399,900	\$390,000	05/02/2017	97.52	8
30570965	204 River Road	Kitchener	4	2/0	1959		1,051	\$371.08	\$379,800	\$390,000	05/04/2017	102.69	7
30573608	325B Mayview Crescent	Waterloo	3	2/0			1,020	\$382.35	\$294,900	\$390,000	05/12/2017	132.25	2
30574675	36 SECORD Avenue	Kitchener	3	2/0	1966		1,048	\$372.14	\$335,000	\$390,000	05/15/2017	116.42	1
30560084	509 Greenbrook Drive	Kitchener	3	2/0			1,044	\$374.04	\$350,000	\$390,500	03/05/2017	111.57	3
30552490	113 PROSPERITY Drive	Kitchener	3	1/1	2005		1,410	\$277.30	\$349,900	\$391,000	01/16/2017	111.75	6
30554960	70 WILLOWRUN Drive #A5	Kitchener	2	1/1	2015		1,459	\$267.99	\$379,900	\$391,000	02/13/2017	102.92	17
30556816	21 RUSKVIEW Road	Kitchener	3	1/0	1964		1,075	\$363.72	\$369,900	\$391,000	02/17/2017	105.70	13
30561051	78 HIGHLAND Crescent	Kitchener	3	1/2	1986		1,168	\$334.76	\$349,900	\$391,000	03/13/2017	111.75	7
30561707	132 Marshall Street	Waterloo	5	2/0			980	\$398.98	\$369,900	\$391,000	03/19/2017	105.70	7
30567043	6 BRAMBLEWOOD Street	Kitchener	3	1/2	1996		1,200	\$325.83	\$399,900	\$391,000	05/12/2017	97.77	32
30567228	10 CAPRICE Court	Kitchener	3	1/1	1989		1,061	\$368.54	\$314,922	\$391,022	04/18/2017	124.16	9
30557054	99 HOMEWOOD Avenue	Kitchener	3	2/0	1923		1,243	\$314.96	\$399,900	\$391,500	02/23/2017	97.90	14
30551879	173 MARTINGLEN Crescent	Kitchener	4	2/0	1975		1,104	\$354.71	\$389,900	\$391,600	01/09/2017	100.44	19
30557779	26 PINEDALE Drive	Kitchener	4	1/1	1968		1,075	\$364.65	\$365,200	\$392,000	02/28/2017	107.34	7
30562660	539 BELMONT Avenue #409	Kitchener	2	2/0	2011		1,326	\$295.63	\$394,900	\$392,000	04/17/2017	99.27	22
30550763	15 Roslin Avenue	Waterloo	3	2/0	1946		1,248	\$314.50	\$400,000	\$392,500	01/04/2017	98.13	31
30554695	144 Park Street #1309	Waterloo	2	2/0			1,034	\$379.59	\$399,900	\$392,500	03/26/2017	98.15	67
30561872	158 KING Street #1007	Waterloo	1	2/0	2016		773	\$508.41	\$395,600	\$393,000	03/20/2017	99.34	57

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557885	71 AVON Road	Kitchener	3	1/0	1961		1,048	\$376.43	\$330,000	\$394,500	02/21/2017	119.55	5
HP718264	135 Cavelletti Court	Waterloo	3	2/1	1997		1,458	\$270.85	\$394,900	\$518,750	03/27/2017	131.36	
30553180	123 Snowdrop Crescent	Kitchener	3	2/1	2005		1,619	\$243.98	\$399,900	\$395,000	01/24/2017	98.77	15
30553336	75 PERKELL Place	Kitchener	4	2/0	1955		1,653	\$238.96	\$349,900	\$395,000	01/21/2017	112.89	9
30556311	191 King Street #1212	Waterloo	2	2/0			1,265	\$312.25	\$399,500	\$395,000	03/29/2017	98.87	52
30556414	701 Homer Watson Boulevard #13	Kitchener	3	3/0	2014		1,731	\$228.19	\$349,900	\$395,000	02/24/2017	112.89	18
30558558	335 Blucher Boulevard	Kitchener	2	2/1	1948		1,258	\$313.99	\$300,000	\$395,000	02/28/2017	131.67	6
30558839	228 RIVER Road	Kitchener	4	2/0	1966		1,082	\$365.06	\$300,000	\$395,000	03/02/2017	131.67	7
30558973	707 ACTIVA Avenue	Kitchener	3	2/1		0.00	1,395	\$283.15	\$374,900	\$395,000	02/26/2017	105.36	3
30559062	121 ROBERTS Crescent	Kitchener	5	2/0	1969		1,050	\$376.19	\$399,900	\$395,000	03/17/2017	98.77	22
30562264	555 CHABLIS Drive #38	Waterloo	3	2/1	2010		1,371	\$288.11	\$369,900	\$395,000	03/23/2017	106.79	8
30563377	77 BRUCE Street	Kitchener	5	0/0			1,586	\$249.05	\$399,800	\$395,000	03/24/2017	98.80	15
30563519	529 GLENDENE Crescent	Waterloo	3	1/0	1971		1,158	\$341.11	\$395,000	\$395,000	03/28/2017	100.00	4
30565633	391 Lee Circle	Waterloo	3	2/0	1976		1,025	\$385.37	\$399,900	\$395,000	04/18/2017	98.77	14
30568766	180 KINZIE Avenue	Kitchener	3	1/1			1,324	\$298.34	\$319,900	\$395,000	04/24/2017	123.48	6
30569801	36 PENELOPE Drive	Kitchener	3	1/2	1990		1,286	\$307.15	\$385,000	\$395,000	05/11/2017	102.60	11
30569934	42 BRIDGEPORT Road #210	Waterloo	2	2/0	2011		1,291	\$305.96	\$400,000	\$395,000	05/06/2017	98.75	12
30570282	143A CORNERBROOK Crescent	Waterloo	3	2/0	1985		1,135	\$348.02	\$325,000	\$395,000	05/03/2017	121.54	6
XH3197263	123 Snowdrop Crescent	Kitchener	3	2/1					\$399,900	\$395,000	01/25/2017	98.77	14
30563751	11 WENDY Crescent	Kitchener	4	2/0			1,183	\$334.15	\$339,900	\$395,300	03/27/2017	116.30	6
30552597	23 Foxglove Crescent	Kitchener	3	0/1	2004		1,565	\$253.04	\$364,900	\$396,000	01/09/2017	108.52	7
30553814	8 Colton Circle	Kitchener	3	2/2	2005		1,464	\$270.49	\$329,900	\$396,000	01/25/2017	120.04	8
30557375	207 Bristol Street	Waterloo	3	1/1	1955		1,048	\$377.86	\$325,000	\$396,000	02/16/2017	121.85	1
30566196	29 Dunham Avenue	Kitchener	2	1/0			1,054	\$376.19	\$399,900	\$396,500	04/29/2017	99.15	25
30562326	196 BROKEN OAK Crescent	Kitchener	3	1/1	1979		976	\$407.27	\$400,000	\$397,500	03/18/2017	99.38	4
30572410	112 FOXGLOVE Crescent	Kitchener	3	2/0	2002		1,277	\$311.28	\$349,900	\$397,500	05/13/2017	113.60	8
30569187	388 OLD HURON Road #23C	Kitchener	3	1/1	2016		1,420	\$280.22	\$329,900	\$397,919	05/07/2017	120.62	14
30561950	158 KING Street #1607	Waterloo	1	2/0	2016		773	\$514.88	\$398,800	\$398,000	03/16/2017	99.80	8
30567324	527 Rosemeadow Crescent #B	Waterloo	3	1/1	1987		1,291	\$308.29	\$350,000	\$398,000	04/18/2017	113.71	7
30549105	191 King Street #313	Waterloo	2	2/0	2008		1,264	\$315.66	\$399,000	\$399,000	03/02/2017	100.00	107
30554545	271 ERINBROOK Drive	Kitchener	3	1/1			1,192	\$335.49	\$399,900	\$399,900	01/23/2017	100.00	6
30567629	46 FOXGLOVE Crescent	Kitchener	3	1/1	2002		1,350	\$296.22	\$399,990	\$399,900	04/26/2017	99.98	13
HP584765	271 Erinbrook Drive	Kitchener	3	2/			1,192	\$335.49	\$399,900	\$399,900	01/24/2017	100.00	

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30553476	511 Havelock Drive	Waterloo	4	2/0	1971		1,050	\$380.95	\$360,000	\$400,000	01/20/2017	111.11	10
30554599	171 Franklin Street	Kitchener	3	2/0			1,142	\$350.26	\$395,000	\$400,000	02/12/2017	101.27	13
30555230	115 Conway Drive	Kitchener	3	2/0	1968		1,100	\$363.64	\$405,000	\$400,000	02/24/2017	98.77	17
30557379	70 WILLOWRUN Drive #A7	Kitchener	2	2/1	2015		1,700	\$235.29	\$399,900	\$400,000	03/03/2017	100.03	18
30557799	218 RIVER Road	Kitchener	4	2/0	1959		1,052	\$380.23	\$380,000	\$400,000	02/27/2017	105.26	6
30558530	132 Rolling Meadows Drive	Kitchener	3	1/1	1979		1,275	\$313.73	\$399,900	\$400,000	03/10/2017	100.03	10
30558740	176 CORNWALL Street	Waterloo	2	2/0	1952		950	\$421.05	\$384,900	\$400,000	02/28/2017	103.92	6
30559007	38 CARDINAL Crescent	Waterloo	3	1/0	1955		1,093	\$365.97	\$397,500	\$400,000	03/07/2017	100.63	12
30559243	160 WILSON Avenue	Kitchener	3	2/0	1955		980	\$408.16	\$319,900	\$400,000	03/06/2017	125.04	5
30559442	44 THE COUNTRY Way	Kitchener	4	1/1	1978		1,260	\$317.46	\$310,000	\$400,000	03/05/2017	129.03	7
30560556	81 Rolling Meadows Drive	Kitchener	3	1/1	1978		1,108	\$361.01	\$374,900	\$400,000	03/15/2017	106.70	9
30561780	467 ASHBY Court	Waterloo	4	2/0			1,110	\$360.36	\$360,000	\$400,000	03/14/2017	111.11	
30561831	1142 QUEENS Boulevard	Kitchener	3	1/1	1955		1,445	\$276.82	\$399,000	\$400,000	03/30/2017	100.25	17
30562681	289 Sheldon Avenue	Kitchener	3	1/0	1948		1,225	\$326.53	\$349,900	\$400,000	03/27/2017	114.32	6
30563332	462 Red River Drive	Waterloo	3	2/0	1985		1,520	\$263.16	\$389,900	\$400,000	04/03/2017	102.59	12
30563593	10 EAGEN Drive	Kitchener	4	1/1			1,840	\$217.39	\$398,800	\$400,000	03/28/2017	100.30	6
30565005	55 Kinzie Avenue	Kitchener	3	1/0	2015		1,181	\$338.70	\$400,000	\$400,000	04/01/2017	100.00	4
30565948	217 SAMUEL Street	Kitchener	3	1/1	1930		1,312	\$304.88	\$300,000	\$400,000	04/12/2017	133.33	7
30565975	31 BRANDY Crescent	Kitchener	3	2/1	1998		1,256	\$318.47	\$339,900	\$400,000	04/07/2017	117.68	4
30567190	16 Rennie Drive	Kitchener	5	1/1	1966		1,264	\$316.46	\$399,900	\$400,000	04/19/2017	100.03	9
30568298	931 Glasgow Street #26B	Kitchener	3	1/1	2011		1,480	\$270.27	\$324,900	\$400,000	04/26/2017	123.11	8
30570396	6 WILLOW GREEN Court	Kitchener	3	2/0	1980		1,020	\$392.16	\$399,900	\$400,000	05/09/2017	100.03	11
30556486	206 Max Becker Drive	Kitchener	3	1/1			1,086	\$369.24	\$359,900	\$401,000	02/16/2017	111.42	10
30560852	468 EAST Avenue	Kitchener	3	1/0	1950		1,406	\$285.21	\$367,900	\$401,000	03/09/2017	109.00	2
30563645	417 MIDWOOD Crescent	Waterloo	3	2/0			915	\$438.25	\$369,900	\$401,000	04/05/2017	108.41	14
30563713	530 EPHRAIM Street	Kitchener	3	2/0	1953		945	\$424.34	\$299,900	\$401,000	03/30/2017	133.71	1
30554096	10 BROKEN OAK Crescent	Kitchener	3	2/0	1979	0.00	972	\$412.65	\$320,000	\$401,100	01/22/2017	125.34	4
30553000	475 ANNAPOLIS Court	Waterloo	3	1/2	2000		1,281	\$313.35	\$325,000	\$401,400	01/12/2017	123.51	3
30554796	169 Pandora Avenue	Kitchener	3	1/0			1,252	\$320.69	\$400,000	\$401,500	02/08/2017	100.38	8
30560476	62 BELLEVIEW Avenue	Kitchener	4	2/0	1952		1,172	\$342.92	\$349,900	\$401,900	03/12/2017	114.86	3
30554477	78 PINE MARTIN Crescent	Kitchener	3	0/1	1998		1,367	\$294.07	\$349,900	\$402,000	01/29/2017	114.89	7
30555007	7 Upper Mercer Street #N53	Kitchener	3	2/2	2009		1,378	\$291.73	\$370,000	\$402,000	02/07/2017	108.65	7
30562185	46 CRESTWOOD Avenue	Kitchener	3	2/0	1952	0.00	1,014	\$396.45	\$319,900	\$402,000	03/21/2017	125.66	5

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30564621	1527 Queens Boulevard	Kitchener	3	1/1	1976		1,194	\$336.68	\$399,900	\$402,000	04/10/2017	100.53	6
30565000	266 Apple Hill Crescent	Kitchener	3	2/1	2014		1,402	\$286.73	\$359,900	\$402,000	04/03/2017	111.70	5
30566545	561 GREENBROOK Drive	Kitchener	3	2/0	1965		1,220	\$329.51	\$394,700	\$402,000	04/30/2017	101.85	13
30560769	439 Beaver Creek Road	Waterloo	2	1/1			1,333	\$301.65	\$339,000	\$402,100	03/14/2017	118.61	4
30564940	342 MILL Street #38	Kitchener	2	1/1			1,124	\$357.75	\$319,900	\$402,108	04/05/2017	125.70	8
30567342	29 LYNDBURST Drive	Kitchener	3	1/1	1960		1,214	\$331.55	\$365,000	\$402,500	04/24/2017	110.27	8
30565879	12 HYDE PARK Mews	Kitchener	2	1/1	2016		1,020	\$395.10	\$339,000	\$403,000	04/11/2017	118.88	7
30566843	18 RUSKVIEW Road	Kitchener	4	1/1	1964		1,032	\$390.50	\$375,000	\$403,000	04/17/2017	107.47	7
30563499	361 VOGEL Place	Waterloo	3	1/1	1979		1,056	\$381.72	\$345,000	\$403,100	03/27/2017	116.84	5
30548105	223 Erb Street #501	Waterloo	2	2/0	2011		1,351	\$298.89	\$419,900	\$403,800	01/26/2017	96.17	74
30570796	76 THIRD Avenue	Kitchener	5	2/0	1957		950	\$425.26	\$389,900	\$404,000	05/02/2017	103.62	5
30549777	367 HAZEL Street	Waterloo	4	2/0	1964		1,035	\$391.30	\$409,900	\$405,000	01/15/2017	98.80	51
30553582	6 Lynn Court	Kitchener	3	2/1	2005		1,194	\$339.20	\$399,800	\$405,000	01/31/2017	101.30	7
30554238	51 ROCKCLIFFE Drive	Kitchener	3	2/1			1,638	\$247.25	\$330,000	\$405,000	01/20/2017	122.73	2
30554382	235 Herbert Street	Waterloo	3	1/1	1938		1,319	\$307.05	\$349,900	\$405,000	01/23/2017	115.75	4
30555157	167 CORNWALL Street	Waterloo	3	1/1			1,066	\$379.92	\$324,900	\$405,000	02/01/2017	124.65	7
30555163	45 FORFAR Avenue	Kitchener	4	2/0	1965		1,529	\$264.88	\$379,900	\$405,000	02/04/2017	106.61	9
30555329	191 KING Street #512	Waterloo	2	2/0	2008		1,277	\$317.15	\$434,900	\$405,000	03/24/2017	93.12	57
30555548	31 Culpepper Drive	Waterloo	7	2/0	1975		1,147	\$353.10	\$349,900	\$405,000	02/05/2017	115.75	5
30556131	277 THORNCREST Drive	Waterloo	5	3/0			1,185	\$341.77	\$380,000	\$405,000	02/06/2017	106.58	6
30557667	146 CEDARWOODS Crescent	Kitchener	3	2/0	1975	0.00	1,101	\$367.85	\$349,900	\$405,000	03/08/2017	115.75	6
30557764	118 Highbrook Street	Kitchener	3	1/1	1997		1,224	\$330.88	\$339,900	\$405,000	02/21/2017	119.15	5
30558940	925 QUEENS Boulevard	Kitchener	3	1/2			1,402	\$288.87	\$419,900	\$405,000	04/02/2017	96.45	35
30559728	442 HIGHLAND Road	Kitchener	3	2/1			1,530	\$264.71	\$349,900	\$405,000	03/10/2017	115.75	10
30561762	164 Bridge Street	Waterloo	3	2/0			1,393	\$290.74	\$375,000	\$405,000	03/24/2017	108.00	11
30562012	144 Park Street #1102	Waterloo	2	2/0			1,152	\$351.56	\$424,900	\$405,000	03/26/2017	95.32	16
30563913	238 BENESFORT Crescent	Kitchener	3	1/1	1992		1,260	\$321.43	\$350,000	\$405,000	03/30/2017	115.71	6
30565112	406 Karn Street	Kitchener	3	2/0	1957		975	\$415.38	\$369,000	\$405,000	04/05/2017	109.76	6
30565404	227 Parkvale Drive	Kitchener	3	1/1	2007		1,381	\$293.27	\$369,900	\$405,000	04/10/2017	109.49	5
30566100	2 Lancaster Street #508	Kitchener	2	2/0	1990		1,600	\$253.13	\$409,900	\$405,000	04/21/2017	98.80	16
30567156	211 Village Road	Kitchener	3	1/1	1963		1,054	\$384.25	\$399,900	\$405,000	04/17/2017	101.28	7
30567993	156 FAIRFIELD Avenue	Kitchener	3	1/0			1,011	\$400.59	\$359,900	\$405,000	04/27/2017	112.53	11
30570079	36 Rochefort Street	Kitchener	3	1/2	2005		1,405	\$288.26	\$399,900	\$405,000	05/12/2017	101.28	19

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30570693	88 ELGIN Crescent	Waterloo	5	3/0			1,100	\$368.18	\$399,900	\$405,000	05/06/2017	101.28	11
30572242	62 Greendale Crescent	Kitchener	3	2/0	1974		997	\$406.22	\$325,000	\$405,000	05/07/2017	124.62	4
30556278	170 ALVIN Street	Waterloo	4	2/0	1958		1,044	\$388.12	\$359,900	\$405,200	02/16/2017	112.59	7
30558656	152 SHADOW WOOD Court	Waterloo	3	1/1	1994		1,302	\$311.25	\$375,000	\$405,250	04/04/2017	108.07	5
30566582	39 Pathfinder Crescent	Kitchener	3	3/1	1979		1,287	\$315.07	\$340,000	\$405,500	05/04/2017	119.26	11
30565468	828 Stirling Avenue	Kitchener	3	1/0	1945		1,132	\$358.66	\$320,000	\$406,000	04/10/2017	126.88	7
30570234	75 Pepperwood Crescent	Kitchener	4	2/0	1972		1,132	\$358.88	\$325,000	\$406,250	05/03/2017	125.00	6
30559251	575 Westforest Trail #8	Kitchener	3	2/0			1,034	\$393.62	\$369,900	\$407,000	03/06/2017	110.03	5
30558314	193 GREY FOX Drive	Kitchener	3	1/0	1996		1,161	\$350.99	\$349,900	\$407,500	02/28/2017	116.46	8
30567586	18 EAST Avenue	Kitchener	3	1/0	1952		1,896	\$214.95	\$329,900	\$407,550	04/20/2017	123.54	6
30553170	76 HUDSON Crescent	Kitchener	3	1/2	1967	0.00	1,670	\$244.31	\$389,900	\$408,000	01/18/2017	104.64	7
30553597	48 WESTMOUNT Road	Waterloo	4	2/1	1958		1,892	\$215.64	\$415,900	\$408,000	02/07/2017	98.10	25
30554942	101 LONGWOOD Drive	Waterloo	3	2/0	1967		1,235	\$330.36	\$399,900	\$408,000	01/29/2017	102.03	4
30556761	264 Westmeadow Drive	Kitchener	3	1/1	2007		1,360	\$300.65	\$329,900	\$408,888	02/15/2017	123.94	5
30564253	248 WOODHAVEN Road	Kitchener	4	1/1	1955		1,100	\$371.82	\$399,900	\$409,000	04/05/2017	102.28	9
30570831	2 LANCASTER Street #306	Kitchener	2	2/0	1990		1,500	\$273.27	\$409,900	\$409,900	05/02/2017	100.00	4
30572825	224 Belleview Avenue	Kitchener	3	2/0	1957		988	\$414.88	\$339,900	\$409,900	05/10/2017	120.59	3
30532956	144 Park Street #1408	Waterloo	2	2/0			1,114	\$368.04	\$429,990	\$410,000	01/02/2017	95.35	163
30552659	158 JACKSON Avenue	Kitchener	3	1/0			1,297	\$316.11	\$359,000	\$410,000	01/12/2017	114.21	2
30556316	467 STIRLING Avenue	Kitchener	6	1/0			1,515	\$270.63	\$350,000	\$410,000	02/13/2017	117.14	7
30558763	225 HUNTINGDON Crescent	Waterloo	4	2/0	1970		993	\$412.89	\$384,900	\$410,000	02/27/2017	106.52	4
30560848	778 Union Street	Kitchener	4	2/0	1955		1,000	\$410.00	\$369,900	\$410,000	03/12/2017	110.84	5
30563542	29 GLASGOW Street	Kitchener	3	2/1			1,645	\$249.24	\$349,900	\$410,000	04/08/2017	117.18	11
30566366	137 CHRISTOPHER Drive	Waterloo	4	2/0	1978	0.00	1,013	\$404.74	\$344,900	\$410,000	04/19/2017	118.88	13
30567047	275 Old Huron Road #15	Kitchener	3	1/1	2012		1,450	\$282.76	\$339,000	\$410,000	04/19/2017	120.94	
30568874	164 ONEIDA Place	Kitchener	2	2/0	1983		1,306	\$313.94	\$380,000	\$410,000	04/24/2017	107.89	5
30569707	177 WARREN Road	Kitchener	4	2/0			1,150	\$356.52	\$399,900	\$410,000	05/05/2017	102.53	14
30569994	190 MOUNTAIN LAUREL Crescent	Kitchener	3	1/1	2003		1,350	\$303.70	\$399,900	\$410,000	05/01/2017	102.53	7
30571741	93 WINDALE Crescent	Kitchener	3	2/1			1,281	\$320.06	\$379,900	\$410,000	05/07/2017	107.92	6
30573684	365 Bennington Gate #37	Waterloo	2	2/2	1990		1,500	\$273.33	\$395,000	\$410,000	05/13/2017	103.80	1
30573883	345 WESTWOOD Drive	Kitchener	3	1/1			1,235	\$331.98	\$398,000	\$410,000	05/11/2017	103.02	2
30574129	75 HILLSBOROUGH Crescent	Kitchener	3	2/0	1968		1,045	\$392.34	\$379,900	\$410,000	05/11/2017	107.92	1
30562225	467 LEANDER Place	Kitchener	3	2/0	1955		998	\$410.92	\$389,900	\$410,100	04/03/2017	105.18	15

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30558712	407 DOWNSVIEW Place	Waterloo	3	1/1	1994		1,253	\$327.40	\$300,000	\$410,227	02/27/2017	136.74	4
30553199	149 FOXHUNT Road	Waterloo	3	2/1			1,400	\$293.39	\$424,900	\$410,750	01/31/2017	96.67	22
30551350	94 RUSKVIEW Road	Kitchener	5	2/0			1,332	\$308.56	\$410,000	\$411,000	01/24/2017	100.24	44
30552523	196 St Jerome Crescent	Kitchener	4	2/0	1977		1,012	\$406.13	\$300,000	\$411,000	01/18/2017	137.00	9
30552686	572 GREENBROOK Drive	Kitchener	5	2/0	1967	0.00	1,636	\$251.22	\$340,000	\$411,000	01/10/2017	120.88	5
30564931	131 Monteagle Crescent	Kitchener	3	2/0	1977		1,083	\$379.50	\$374,900	\$411,000	04/10/2017	109.63	9
30565187	20 DAVID BERGEY Drive #B10	Kitchener	3	1/1	2008		1,360	\$302.21	\$370,000	\$411,000	04/11/2017	111.08	5
30571462	190 Bridgeport Road	Waterloo	3	1/1	1948		1,198	\$343.07	\$375,000	\$411,000	05/12/2017	109.60	11
30558322	64 Covington Crescent	Kitchener	4	2/0	1986		1,060	\$387.96	\$384,900	\$411,234	02/28/2017	106.84	8
30541301	85 Duke Street #1510	Kitchener	2	2/0	2015		1,050	\$391.90	\$424,800	\$411,500	02/27/2017	96.87	146
30569033	1092 Queens Boulevard	Kitchener	3	0/0	1954		1,064	\$386.75	\$390,000	\$411,500	04/28/2017	105.51	8
30569958	61 MILLWOOD Crescent	Kitchener	3	2/0	1983		1,061	\$388.12	\$369,900	\$411,800	05/02/2017	111.33	7
30554195	383 UNIVERSITY DOWNS Crescent	Waterloo	3	2/1	1998	0.00	1,400	\$294.29	\$369,900	\$412,000	01/23/2017	111.38	4
30560148	5 ZELLER Drive	Kitchener	3	2/1	2006		1,555	\$264.95	\$399,900	\$412,000	03/13/2017	103.03	11
30563776	215 Inverhuron Crescent #B	Waterloo	3	2/0	1997		1,640	\$251.22	\$399,000	\$412,000	04/05/2017	103.26	6
30557327	60 ENGLEWOOD Place	Kitchener	4	2/0	1953		1,270	\$324.80	\$339,000	\$412,500	02/21/2017	121.68	6
30562863	417 PARK Street	Kitchener	3	2/0	1913		1,196	\$344.90	\$339,900	\$412,500	03/25/2017	121.36	5
30565340	495 WESTFOREST Trail	Kitchener	3	1/1	1995		1,216	\$339.23	\$369,900	\$412,500	04/11/2017	111.52	9
30565699	28 KRUG Street	Kitchener	4	2/0			1,366	\$302.34	\$389,000	\$413,000	04/30/2017	106.17	7
30555740	35 Glenvista Drive	Kitchener	3	2/1	2014		1,402	\$295.29	\$349,900	\$414,000	02/14/2017	118.32	5
30553588	290 Driftwood Drive	Kitchener	2	2/0	1983		1,190	\$348.07	\$380,000	\$414,200	01/22/2017	109.00	7
30545453	250 GLENRIDGE Drive #1004	Waterloo	3	2/0	1974		1,970	\$210.66	\$419,000	\$415,000	02/23/2017	99.05	126
30552646	195 Courtland Avenue	Kitchener	5	3/0	1940		1,497	\$277.22	\$448,500	\$415,000	02/19/2017	92.53	43
30553057	571 WILD IRIS Avenue	Waterloo	3	2/1			1,378	\$301.16	\$350,000	\$415,000	01/17/2017	118.57	7
30553168	32 NICHOLE Crescent	Kitchener	3	2/1	1987		1,378	\$301.16	\$399,900	\$415,000	01/15/2017	103.78	5
30553252	36 Martinglen Crescent	Kitchener	3	2/0	1979		1,106	\$375.23	\$392,500	\$415,000	01/15/2017	105.73	5
30553502	597 Westvale Drive	Waterloo	3	1/1	1983		1,179	\$351.99	\$375,000	\$415,000	01/15/2017	110.67	3
30553799	15 BROOKFIELD Crescent	Kitchener	3	2/1	2009		1,300	\$319.23	\$339,900	\$415,000	01/29/2017	122.09	3
30556004	290 Guelph Street	Kitchener	3	1/1	1918		1,643	\$252.59	\$419,900	\$415,000	03/15/2017	98.83	36
30556922	139 Becker Street	Kitchener	3	2/0	1954	0.00	1,700	\$244.12	\$369,900	\$415,000	03/26/2017	112.19	19
30556954	159 LUCAN Avenue	Waterloo	2	1/0	1949		1,014	\$409.27	\$399,900	\$415,000	02/15/2017	103.78	7
30560760	53 TIMBERLANE Crescent	Kitchener	3	2/0	1980		1,060	\$391.51	\$359,900	\$415,000	03/14/2017	115.31	3
30561280	336 SABLE Court	Waterloo	3	1/1	1996		1,267	\$327.55	\$329,900	\$415,000	03/13/2017	125.80	3

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30561618	75 MANOR Drive	Kitchener	3	2/1			1,474	\$281.55	\$399,900	\$415,000	03/22/2017	103.78	11
30561699	434 BENESFORT Court	Kitchener	3	2/0	1991		1,110	\$373.87	\$309,000	\$415,000	03/28/2017	134.30	6
30562258	122 BRANDON Avenue	Kitchener	3	2/0	1961		1,050	\$395.24	\$325,555	\$415,000	03/27/2017	127.47	11
30562288	1124 WEBER Street	Kitchener	5	2/0	1955		981	\$423.04	\$379,900	\$415,000	03/21/2017	109.24	6
30562515	23 FOREST GLEN Crescent	Kitchener	3	1/1			1,200	\$345.83	\$349,900	\$415,000	03/27/2017	118.61	10
30568581	105 Donnenwerth Drive	Kitchener	2	1/1	2002		1,361	\$304.92	\$339,900	\$415,000	04/23/2017	122.09	5
30568835	931 Glasgow Street #30B	Kitchener	3	1/1	2009		1,517	\$273.57	\$325,000	\$415,000	04/27/2017	127.69	9
30570622	95 SWEETBRIAR Drive	Kitchener	3	2/0	1962		1,050	\$395.24	\$349,900	\$415,000	05/02/2017	118.61	6
30558201	131 Brunswick Avenue	Kitchener	4	2/0	1965		1,016	\$408.61	\$399,900	\$415,150	02/27/2017	103.81	7
30560945	84 Brookfield Crescent	Kitchener	3	1/1	2008		1,280	\$324.61	\$349,900	\$415,500	03/15/2017	118.75	8
30554028	550 MARINER Drive	Waterloo	3	1/1	1998		1,377	\$302.11	\$349,900	\$416,000	01/25/2017	118.89	8
30559765	120 Montcalm Drive	Kitchener	3	1/1	1966		1,135	\$366.52	\$300,000	\$416,000	03/14/2017	138.67	6
30563106	52 MELBOURNE Crescent	Waterloo	3	2/0	1956		1,000	\$416.00	\$365,000	\$416,000	03/27/2017	113.97	8
30571463	28 Highbrook Street	Kitchener	3	1/1	1997		1,285	\$323.74	\$369,900	\$416,000	05/07/2017	112.46	6
30573412	3 PENELOPE Drive	Kitchener	3	2/1			1,219	\$341.26	\$429,900	\$416,000	05/14/2017	96.77	6
30559168	75 GAY Crescent	Kitchener	4	2/0	1967		1,399	\$297.71	\$399,900	\$416,500	03/06/2017	104.15	8
30555734	179 RODNEY Street	Waterloo	3	1/1			1,048	\$397.90	\$389,900	\$417,000	02/08/2017	106.95	7
30556784	86 Farrier Drive	Kitchener	3	1/1	1977		1,285	\$324.51	\$375,000	\$417,000	02/26/2017	111.20	17
30559117	112 Benton Street #415	Kitchener	2	2/0	2012		1,109	\$376.01	\$419,900	\$417,000	04/28/2017	99.31	66
30567157	309 Activa Avenue	Kitchener	3	1/2	2001		1,211	\$344.34	\$375,000	\$417,000	04/25/2017	111.20	14
30571022	218 Grey Fox Drive	Kitchener	3	2/1	1997		1,305	\$319.92	\$388,900	\$417,500	05/08/2017	107.35	7
30551379	39 Settler's Drive	Kitchener	3	2/0	1982		1,140	\$366.67	\$425,000	\$418,000	01/09/2017	98.35	26
30562044	397 Downsview Place	Waterloo	3	2/1	1994		1,253	\$333.60	\$349,900	\$418,000	03/21/2017	119.46	7
30557135	130 UNION Street	Waterloo	4	2/1	2001		1,924	\$217.78	\$399,875	\$419,000	02/22/2017	104.78	8
30571451	15 CHURCHILL Street	Waterloo	3	3/0	1997		1,241	\$337.63	\$419,000	\$419,000	05/10/2017	100.00	10
30563432	23 GAY Crescent	Kitchener	3	2/0	1967		1,052	\$399.14	\$419,900	\$419,900	04/03/2017	100.00	9
30569110	90 ARLINGTON Boulevard	Kitchener	3	1/0	1954		1,047	\$401.05	\$375,000	\$419,900	04/20/2017	111.97	1
30544181	50 BLUE SPRINGS Drive #51	Waterloo	2	2/0			1,765	\$237.96	\$449,900	\$420,000	02/27/2017	93.35	137
30544471	1 VICTORIA Street #801	Kitchener	2	2/0	2016		1,389	\$302.38	\$429,000	\$420,000	01/30/2017	97.90	106
30550035	15 Theresa Street	Kitchener	3	2/0			1,403	\$299.36	\$479,900	\$420,000	01/09/2017	87.52	40
30550726	222 CARTER Avenue	Waterloo	5	2/0	1964		1,400	\$300.00	\$448,000	\$420,000	01/31/2017	93.75	59
30553923	49 Cameron Street	Kitchener	6	1/1			1,838	\$228.51	\$399,900	\$420,000	02/13/2017	105.03	7
30555616	1379 QUEENS Boulevard	Kitchener	3	2/0			1,260	\$333.33	\$399,900	\$420,000	02/03/2017	105.03	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555750	32 SUNRISE Drive	Kitchener	3	2/0	1963		1,443	\$291.06	\$373,900	\$420,000	02/07/2017	112.33	6
30556219	442 Dayna Crescent	Waterloo	4	2/0	1989		1,332	\$315.32	\$389,900	\$420,000	02/09/2017	107.72	3
30560558	117 SOUTHWOOD Drive	Kitchener	3	2/0			1,007	\$417.08	\$379,900	\$420,000	03/12/2017	110.56	6
30562969	419 RITTENHOUSE Road	Kitchener	3	2/1	1998		1,350	\$311.11	\$349,900	\$420,000	03/27/2017	120.03	8
30563263	223 LAKESIDE Drive	Kitchener	3	2/0	1959		1,085	\$387.10	\$450,000	\$420,000	04/07/2017	93.33	18
30564820	174 Plymouth Road	Kitchener	4	2/0			1,018	\$412.57	\$439,000	\$420,000	04/05/2017	95.67	9
30564979	418 Grangewood Drive	Waterloo	3	2/0			1,196	\$351.17	\$350,000	\$420,000	04/11/2017	120.00	7
30566149	314 SHERWOOD Avenue	Kitchener	3	2/0	1956		1,050	\$400.00	\$349,800	\$420,000	04/07/2017	120.07	5
30567343	15 HIGHPARK Avenue	Kitchener	3	2/0	1964	0.00	1,530	\$274.51	\$389,900	\$420,000	04/19/2017	107.72	7
30568100	43 Ridgeway Crescent	Kitchener	3	2/1	1996		1,264	\$332.28	\$349,900	\$420,000	04/18/2017	120.03	3
30568809	106 Old Huron Court	Kitchener	3	1/1	1993		1,353	\$310.42	\$350,000	\$420,000	04/25/2017	120.00	5
30569421	110 Homeview Place	Waterloo	3	1/1	1985		1,307	\$321.35	\$399,900	\$420,000	04/30/2017	105.03	11
30571501	159 Huber Street	Kitchener	3	2/1			1,351	\$310.88	\$350,000	\$420,000	05/09/2017	120.00	7
30571779	99 SHANTZ Lane	Kitchener	3	1/0			1,044	\$402.30	\$330,000	\$420,000	05/07/2017	127.27	3
30573322	501 Virginia Creeper Street	Waterloo	4	1/1			1,605	\$261.68	\$399,900	\$420,000	05/15/2017	105.03	8
30573978	34 Lyndhurst Drive	Kitchener	4	2/0	1963		1,080	\$388.89	\$350,000	\$420,000	05/15/2017	120.00	3
30559423	4 Willow Street #201	Waterloo	2	2/0			1,448	\$290.40	\$399,900	\$420,500	03/20/2017	105.15	18
30554015	26 MACHADO Street	Kitchener	3	2/1			1,352	\$311.39	\$379,900	\$421,000	01/19/2017	110.82	2
30560618	49 Cameron Street	Kitchener	6	1/1			1,838	\$229.05	\$424,900	\$421,000	03/25/2017	99.08	14
30561279	221 Bankside Drive	Kitchener	3	2/0	1992		1,103	\$381.69	\$319,900	\$421,000	03/12/2017	131.60	11
30564841	61 Brembel Street	Kitchener	3	2/1	1992		1,210	\$347.93	\$339,900	\$421,000	04/05/2017	123.86	8
30567129	53 The Country Way	Kitchener	3	1/1	1978		1,240	\$339.52	\$429,900	\$421,000	04/26/2017	97.93	16
30550918	132 JACKSON Avenue	Kitchener	4	3/0	2013		2,632	\$160.11	\$419,900	\$421,400	01/09/2017	100.36	33
30555664	428 VILLAGE Crescent	Kitchener	4	1/2	1963		1,309	\$322.00	\$369,900	\$421,500	02/07/2017	113.95	6
30561580	137 Wilson Avenue	Kitchener	3	1/0	1955		1,126	\$374.33	\$319,900	\$421,500	03/30/2017	131.76	8
30569127	576 GREENBROOK Drive	Kitchener	4	1/1	1965		1,588	\$265.48	\$389,000	\$421,576	04/25/2017	108.37	8
30562795	46 Highbrook Street	Kitchener	3	1/1	1996		1,562	\$270.17	\$350,000	\$422,000	04/04/2017	120.57	8
30563246	304 ACTIVA Avenue	Kitchener	3	1/1	2001		1,273	\$331.50	\$349,900	\$422,000	03/28/2017	120.61	6
30568911	4 Willow Street #406	Waterloo	2	2/0	1990		1,459	\$289.58	\$399,900	\$422,500	04/24/2017	105.65	6
30552778	630 NEW BEDFORD Drive	Waterloo	2	1/1	2003		1,350	\$313.19	\$384,900	\$422,800	01/14/2017	109.85	3
30569848	88 Rochefort Street	Kitchener	3	1/1	2005		1,340	\$315.67	\$348,800	\$423,000	05/09/2017	121.27	5
30541151	250 Glenridge Drive #1101	Waterloo	3	2/0	1975		1,970	\$215.74	\$430,000	\$425,000	02/27/2017	98.84	158
30551574	169 Cameron Street	Kitchener	3	1/1	1925		1,452	\$292.70	\$424,900	\$425,000	01/03/2017	100.02	19

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30554309	229 MOUNTAIN LAUREL Crescent	Kitchener	3	2/1	2005		1,368	\$310.67	\$399,900	\$425,000	01/30/2017	106.28	12
30558055	4 ROBERT PEEL Road	Kitchener	3	2/1	2015		1,788	\$237.70	\$395,000	\$425,000	02/22/2017	107.59	7
30559138	20 DAVID BERGEY Drive #D22	Kitchener	3	1/1			1,360	\$312.50	\$329,900	\$425,000	03/06/2017	128.83	7
30564332	20 ST VINCENT Street	Kitchener	4	2/0	1950		1,151	\$369.24	\$300,000	\$425,000	04/02/2017	141.67	4
30564848	176 AVALON Place	Kitchener	3	2/0			1,227	\$346.37	\$349,900	\$425,000	04/04/2017	121.46	6
30566353	109 Biehn Drive	Kitchener	4	2/0	1987	0.00	1,193	\$356.24	\$449,900	\$425,000	04/29/2017	94.47	12
30567555	117 PEPPERWOOD Crescent	Kitchener	4	2/0	1972		1,024	\$415.04	\$349,900	\$425,000	04/24/2017	121.46	7
30567988	926 Zeller Crescent	Kitchener	3	2/1	2009		1,354	\$313.88	\$389,900	\$425,000	05/01/2017	109.00	11
30568313	472 East Avenue	Kitchener	4	1/1	1950		1,320	\$321.97	\$400,000	\$425,000	04/27/2017	106.25	6
30568503	10 BOURNEMOUTH Avenue	Kitchener	5	2/0	1954		1,188	\$357.74	\$399,000	\$425,000	04/25/2017	106.52	6
30569687	65 Carnaby Crescent	Kitchener	3	1/1	1968		1,069	\$397.57	\$395,000	\$425,000	05/03/2017	107.59	7
30569732	116 Westvale Drive	Waterloo	4	2/1	1984		1,335	\$318.35	\$399,900	\$425,000	05/08/2017	106.28	8
30571884	216 Inverhuron Crescent #B	Waterloo	3	2/0			1,475	\$288.14	\$399,900	\$425,000	05/15/2017	106.28	13
30572224	7 Zeller Drive	Kitchener	3	2/1	2006		1,575	\$269.84	\$379,900	\$425,000	05/14/2017	111.87	14
30559186	16 Chelsea Road	Kitchener	3	1/1	1954		1,066	\$398.81	\$374,900	\$425,133	03/06/2017	113.40	6
30555044	71 WOOLWICH Street	Kitchener	3	1/2	2002		1,455	\$292.44	\$374,990	\$425,500	01/30/2017	113.47	5
30570090	214 KINGSWOOD Drive #15	Kitchener	2	2/1	1979		1,338	\$318.24	\$350,000	\$425,800	05/03/2017	121.66	9
30558295	122 Highbrook Street	Kitchener	3	1/1			1,300	\$327.69	\$375,000	\$426,000	02/27/2017	113.60	6
30566147	34 BROOKFIELD Crescent	Kitchener	3	2/2			1,280	\$332.81	\$375,000	\$426,000	04/08/2017	113.60	5
30559846	408 Craighleith Drive #3	Waterloo	2	2/1	1985		1,604	\$265.90	\$425,000	\$426,500	04/04/2017	100.35	34
30559231	191 WEBER Street	Kitchener	3	2/0			1,489	\$287.11	\$429,900	\$427,500	03/13/2017	99.44	17
30567155	151 WESTHEIGHTS Drive	Kitchener	3	1/1	1976		1,204	\$355.07	\$359,900	\$427,500	04/20/2017	118.78	3
30568627	110 Highland Road #82	Kitchener	3	3/1	2008		1,371	\$311.82	\$360,000	\$427,500	04/23/2017	118.75	6
30553897	77 Queen Charlotte Crescent	Kitchener	3	1/1			1,375	\$310.91	\$379,000	\$427,501	02/09/2017	112.80	9
30565392	464 ANNAPOLIS Court	Waterloo	3	2/2	2000		1,581	\$270.71	\$389,900	\$428,000	04/17/2017	109.77	15
30557245	77 Queen Charlotte Crescent	Kitchener	3	1/1			1,375	\$311.35	\$379,900	\$428,100	02/13/2017	112.69	
30555969	48 Dietz Avenue	Waterloo	3	1/0	1953		992	\$432.06	\$359,900	\$428,600	02/13/2017	119.09	5
30553678	183 Sims Estate Drive	Kitchener	3	2/1			1,550	\$276.63	\$399,000	\$428,777	01/22/2017	107.46	7
30557699	587 DRUMMERHILL Crescent	Waterloo	3	2/1	1984		1,093	\$392.50	\$379,900	\$429,000	03/07/2017	112.92	6
30558303	30 WAYNE Drive	Kitchener	4	1/0			1,450	\$295.86	\$339,813	\$429,000	02/27/2017	126.25	9
30560172	18 ROCHEFORT Street	Kitchener	3	2/1	2005		1,405	\$305.34	\$359,000	\$429,000	03/06/2017	119.50	4
30571727	98 CHERRY HILL Drive	Kitchener	4	2/0	1972		1,148	\$373.69	\$329,900	\$429,000	05/06/2017	130.04	6
30550555	1 VICTORIA Street #1809	Kitchener	2	2/0			1,115	\$385.65	\$439,900	\$430,000	01/24/2017	97.75	51

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30553401	527 Rosemeadow Crescent #A	Waterloo	3	2/0	1987		1,291	\$333.08	\$375,000	\$430,000	02/28/2017	114.67	6
30554175	71 NORTHMANOR Crescent	Kitchener	3	2/1	1994		1,454	\$295.74	\$379,999	\$430,000	01/24/2017	113.16	5
30557541	206 FISCHER HALLMAN Road	Kitchener	5	2/1	1965		1,247	\$344.83	\$449,900	\$430,000	02/27/2017	95.58	14
30557825	47 Underhill Crescent	Kitchener	3	1/2	1973		1,716	\$250.58	\$425,000	\$430,000	02/28/2017	101.18	14
30558898	104 Erinbrook Drive	Kitchener	3	2/1	1989		1,333	\$322.58	\$375,000	\$430,000	02/28/2017	114.67	4
30561252	37 Brookfield Crescent	Kitchener	3	2/1	2009		1,261	\$341.00	\$375,000	\$430,000	03/12/2017	114.67	3
30561540	223 Erb Street #101	Waterloo	2	2/0	2012		1,351	\$318.28	\$434,900	\$430,000	05/15/2017	98.87	62
30562021	144 Park Street #1707	Waterloo	2	2/0			1,262	\$340.73	\$449,900	\$430,000	05/08/2017	95.58	59
30563054	331 Newbury Drive	Kitchener	4	1/1	1988		1,234	\$348.46	\$349,900	\$430,000	03/28/2017	122.89	8
30564129	35 MACHADO Street	Kitchener	3	2/1			1,379	\$311.82	\$424,900	\$430,000	04/04/2017	101.20	8
30564558	150 WILSON Avenue	Kitchener	3	1/1	1956		980	\$438.78	\$329,900	\$430,000	03/30/2017	130.34	
30564713	887 STRASBURG Road	Kitchener	3	2/0			1,121	\$383.59	\$379,900	\$430,000	04/04/2017	113.19	7
30567075	85 BANKSIDE Drive #A03	Kitchener	3	2/1	2007		1,700	\$252.94	\$379,900	\$430,000	04/18/2017	113.19	8
30567771	4 ASHLEY Court	Kitchener	3	2/1	1987		1,357	\$316.88	\$389,900	\$430,000	05/01/2017	110.28	11
30568188	119 Weber Street	Waterloo	3	2/0	1954		1,053	\$408.36	\$389,000	\$430,000	04/21/2017	110.54	6
30570819	89 DONNENWERTH Drive	Kitchener	3	1/0			1,450	\$296.55	\$379,900	\$430,000	05/03/2017	113.19	10
30570827	67 Culpepper Drive	Waterloo	5	1/1			1,256	\$342.36	\$450,000	\$430,000	05/07/2017	95.56	10
30573466	105 Max Becker Drive	Kitchener	3	2/1	2002		1,361	\$315.94	\$349,900	\$430,000	05/13/2017	122.89	6
30558304	101 Sorrento Street	Kitchener	3	2/1	2011		1,428	\$301.19	\$369,900	\$430,100	02/26/2017	116.27	7
30553659	28 Fenwick Court	Kitchener	3	2/1			1,261	\$341.79	\$340,000	\$431,000	01/23/2017	126.76	8
30555725	88 GLEN LAKE Crescent	Kitchener	4	2/0	1971		1,162	\$370.91	\$385,000	\$431,000	02/07/2017	111.95	7
30563197	315 ACTIVA Avenue	Kitchener	5	1/1	2002		1,279	\$336.98	\$389,900	\$431,000	04/10/2017	110.54	8
30570937	229 PARKVALE Drive	Kitchener	3	2/1	2008		1,381	\$312.09	\$385,000	\$431,000	05/01/2017	111.95	3
30572356	42 GREEN VALLEY Drive #68	Kitchener	3	1/1			1,267	\$340.17	\$315,900	\$431,000	05/10/2017	136.44	6
30558280	661 ERINBROOK Drive	Kitchener	3	2/0	1985		1,050	\$410.67	\$350,000	\$431,200	03/06/2017	123.20	6
30552313	623 WESTHEIGHTS Drive	Kitchener	3	2/1	1988		1,314	\$328.39	\$399,900	\$431,500	01/08/2017	107.90	6
30567309	248 SOPHIA Crescent	Kitchener	3	1/1	2007		1,361	\$317.05	\$369,900	\$431,500	04/19/2017	116.65	8
30562325	42 Wendy Crescent	Kitchener	3	2/0	1988		1,160	\$372.41	\$329,000	\$432,000	03/23/2017	131.31	7
30563531	50 PEACHWOOD Court	Kitchener	4	1/1	1962		1,454	\$297.11	\$419,888	\$432,000	03/28/2017	102.88	7
30568659	522 BEAUMONT Crescent	Kitchener	2	2/1	2013		1,447	\$298.55	\$399,900	\$432,000	04/25/2017	108.03	7
30555644	516 Mayflower Street	Waterloo	3	1/2	1996		1,312	\$329.65	\$369,900	\$432,500	02/09/2017	116.92	8
30556081	170 Bechtel Drive	Kitchener	3	2/0	1980		1,350	\$320.37	\$350,000	\$432,500	02/07/2017	123.57	5
30569481	159 Appalachian Crescent	Kitchener	3	2/0	1971		1,032	\$419.90	\$379,900	\$433,333	05/03/2017	114.07	10

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552071	565 HIGHPOINT Avenue	Kitchener	4	1/1	1973		1,120	\$388.30	\$434,900	\$434,900	03/07/2017	100.00	51
30554776	8 HICKORY Street #302	Waterloo	3	2/0	2013		1,396	\$311.53	\$439,900	\$434,900	03/17/2017	98.86	56
30551717	223 ERB Street #802	Waterloo	2	2/0	2012		1,444	\$301.25	\$438,800	\$435,000	01/17/2017	99.13	67
30552238	912 Keewatin Place	Kitchener	3	2/0	1997		1,159	\$375.32	\$450,000	\$435,000	01/08/2017	96.67	6
30556732	3 MISTY Street	Kitchener	3	2/1			1,550	\$280.65	\$399,900	\$435,000	02/15/2017	108.78	7
30561720	34 FAIRLAWN Road	Kitchener	3	1/1	1965		1,705	\$255.13	\$379,900	\$435,000	03/24/2017	114.50	2
30563532	35 Spring Hill Place	Kitchener	4	2/0	1983		1,200	\$362.50	\$375,000	\$435,000	03/25/2017	116.00	2
30564507	232 Mayfield Avenue	Waterloo	3	2/0			1,061	\$409.99	\$419,900	\$435,000	04/03/2017	103.60	4
30565378	519A ROSEMEADOW Crescent	Waterloo	3	2/1	1987		1,335	\$325.84	\$385,000	\$435,000	04/11/2017	112.99	7
30565423	104 ROCHEFORT Street	Kitchener	3	1/1			1,390	\$312.95	\$379,900	\$435,000	04/09/2017	114.50	4
30566054	160 MORRISON Road	Kitchener	3	2/0	1973		1,202	\$361.90	\$399,900	\$435,000	04/10/2017	108.78	3
30566952	94 GAGE Avenue	Kitchener	7	2/0			1,087	\$400.18	\$399,900	\$435,000	04/15/2017	108.78	9
30567193	42 Green Valley Drive #19	Kitchener	3	2/0	2003		1,600	\$271.88	\$319,900	\$435,000	04/18/2017	135.98	7
30567196	187 Bush Clover Crescent	Kitchener	3	2/1	1998		1,320	\$329.55	\$369,000	\$435,000	04/17/2017	117.89	6
30570284	212 Maitland Street	Kitchener	3	2/1			1,470	\$295.92	\$409,900	\$435,000	05/06/2017	106.12	10
30571811	420 Krug Street	Kitchener	4	2/0	1956		1,197	\$363.41	\$375,000	\$435,000	05/08/2017	116.00	5
30573152	412 Downsview Place	Waterloo	3	2/1			1,315	\$330.80	\$350,000	\$435,000	05/15/2017	124.29	7
30556812	234 Greenwater Place	Kitchener	3	2/1	2015		1,444	\$301.32	\$399,900	\$435,100	02/14/2017	108.80	5
30559667	52 BIG SPRINGS Court	Kitchener	3	1/1	2004		1,406	\$310.03	\$379,900	\$435,900	03/06/2017	114.74	6
30559450	795 LAURELWOOD Drive #B8	Waterloo	3	2/1	2009		1,902	\$229.23	\$429,900	\$436,000	04/06/2017	101.42	37
30571800	760 Paris Boulevard	Waterloo	5	2/1	2007		1,433	\$304.26	\$379,900	\$436,000	05/10/2017	114.77	7
30558865	317 Briarmeadow Drive	Kitchener	3	2/1			1,453	\$300.14	\$369,900	\$436,100	02/27/2017	117.90	5
30551443	32 AUSTIN Drive	Waterloo	8	2/0			1,211	\$360.45	\$474,900	\$436,500	03/13/2017	91.91	92
30568909	138 Cornell Avenue	Kitchener	4	2/0	1959		1,049	\$416.11	\$379,900	\$436,500	04/24/2017	114.90	5
30560680	11 SORRENTO Street	Kitchener	3	1/1	2010		1,340	\$325.82	\$369,900	\$436,600	03/13/2017	118.03	6
30562693	54 PETER Street	Kitchener	3	2/1			1,375	\$317.82	\$449,900	\$437,000	04/07/2017	97.13	18
30569141	13 BROOKFIELD Crescent	Kitchener	3	1/1			1,670	\$261.68	\$339,000	\$437,000	04/24/2017	128.91	7
30564556	70 DOOLEY Drive	Kitchener	3	2/0	1966		1,087	\$402.48	\$369,900	\$437,500	04/06/2017	118.28	12
30568200	155 ALEXANDRA Avenue	Waterloo	4	1/1	1960		1,420	\$308.10	\$425,000	\$437,500	04/24/2017	102.94	7
30561061	52 Windale Crescent	Kitchener	3	1/1	1988		1,388	\$316.28	\$399,900	\$439,000	03/12/2017	109.78	6
30553467	126 Foxglove Crescent	Kitchener	3	2/1	2006		1,530	\$287.52	\$439,900	\$439,900	01/24/2017	100.00	12
30553099	46 Evelyn Crescent	Kitchener	3	1/1	1964		1,924	\$228.69	\$430,000	\$440,000	01/25/2017	102.33	9
30553864	43 CAROLINE Street #202	Waterloo	2	1/1			1,400	\$314.29	\$440,000	\$440,000	02/09/2017	100.00	23

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555371	279 Wellington Street	Kitchener	3	1/0			1,550	\$283.87	\$435,555	\$440,000	02/16/2017	101.02	
30556283	351 Veronica Drive	Kitchener	3	2/1			1,685	\$261.13	\$439,900	\$440,000	02/22/2017	100.02	17
30556849	652 JACOB Lane #B	Waterloo	3	2/0	1994		1,032	\$426.36	\$349,900	\$440,000	02/13/2017	125.75	5
30557803	280 GLENRIDGE Place	Waterloo	5	1/2			1,404	\$313.39	\$439,900	\$440,000	03/02/2017	100.02	16
30559051	543 GLEN MANOR Boulevard	Waterloo	3	2/0	1968		1,245	\$353.41	\$349,000	\$440,000	03/26/2017	126.07	7
30559502	116 VERONICA Drive	Kitchener	3	1/1	2000		1,546	\$284.61	\$429,900	\$440,000	03/07/2017	102.35	8
30560807	8 ROCHEFORT Street	Kitchener	3	2/1	2005		1,486	\$296.10	\$388,888	\$440,000	03/09/2017	113.14	
30561828	336 LOUISA Street	Kitchener	3	1/1			1,510	\$291.39	\$435,000	\$440,000	03/21/2017	101.15	8
30561907	169 WESTHEIGHTS Drive	Kitchener	4	2/0	1974		1,294	\$340.03	\$450,000	\$440,000	04/18/2017	97.78	16
30562369	670 HIGHPOINT Avenue	Waterloo	4	2/0			1,026	\$428.85	\$459,900	\$440,000	03/27/2017	95.67	10
30562746	80 WAKE ROBIN Drive	Kitchener	3	2/0			1,218	\$361.25	\$399,900	\$440,000	03/31/2017	110.03	11
30564957	297 Frederick Street	Kitchener	4	2/0	1928		1,804	\$243.90	\$499,900	\$440,000	04/18/2017	88.02	18
30566548	284 Westvale Drive #6	Waterloo	3	2/2	1988		1,505	\$292.36	\$374,900	\$440,000	04/12/2017	117.36	5
30566752	431 WAKE ROBIN Crescent	Kitchener	3	1/1	2000		1,350	\$325.93	\$370,000	\$440,000	04/18/2017	118.92	9
30568894	178 Appalachian Crescent	Kitchener	3	1/1	1971		1,195	\$368.20	\$399,900	\$440,000	04/27/2017	110.03	9
30568898	27 Kensington Avenue	Kitchener	3	2/0	1955	0.00	1,082	\$406.65	\$369,900	\$440,000	05/09/2017	118.95	6
30569768	222 SHELLEY Drive	Kitchener	3	1/0			1,000	\$440.00	\$425,000	\$440,000	04/25/2017	103.53	2
30570225	4 Farrier Place	Kitchener	4	2/0	1976		1,193	\$368.82	\$399,900	\$440,000	05/03/2017	110.03	7
30570597	25 THORNBRIDGE Crescent	Kitchener	3	1/1	1966		1,290	\$341.09	\$399,900	\$440,000	05/02/2017	110.03	6
30571813	121 Blucher Street	Kitchener	5	3/0	1948		1,520	\$289.47	\$400,000	\$440,000	05/09/2017	110.00	5
30573647	20 STRATUS Street	Kitchener	3	2/1			1,644	\$267.64	\$439,900	\$440,000	05/15/2017	100.02	6
30569752	60 Wheatfield Crescent	Kitchener	3	1/1	1980		1,022	\$430.63	\$379,900	\$440,100	04/30/2017	115.85	4
30566746	717 PARIS Boulevard	Waterloo	3	1/1	2003		1,336	\$330.09	\$369,900	\$441,000	04/17/2017	119.22	8
30566793	268 WESTMEADOW Drive	Kitchener	3	1/1	2007		1,460	\$302.05	\$350,000	\$441,000	04/17/2017	126.00	8
30567721	206 Dixie Crescent	Waterloo	4	1/1	1969		1,099	\$401.27	\$400,000	\$441,000	04/24/2017	110.25	7
30571472	218 BELLEHAVEN Drive	Waterloo	4	1/1	1960		1,205	\$365.98	\$365,000	\$441,000	05/15/2017	120.82	5
30554076	31 TECUMSEH Crescent	Kitchener	3	2/0	1967		1,081	\$408.06	\$399,900	\$441,110	01/30/2017	110.31	8
30563458	60 UPPER CANADA Drive	Kitchener	4	1/1	1974		1,430	\$308.74	\$360,000	\$441,500	03/29/2017	122.64	6
30555546	54 Bechtel Drive	Kitchener	3	1/1	1980		1,200	\$368.13	\$379,000	\$441,750	02/06/2017	116.56	5
30552547	460 HIDDEN CREEK Drive	Kitchener	3	2/1			1,248	\$354.17	\$409,000	\$442,000	01/07/2017	108.07	1
30555551	450 ASHBY Court	Waterloo	3	2/0	1984		1,147	\$385.35	\$399,900	\$442,000	02/06/2017	110.53	5
30563484	344 Mill Street	Kitchener	4	2/0	1953	0.00	975	\$453.33	\$374,900	\$442,000	04/03/2017	117.90	7
30560247	473 MISTY Crescent	Kitchener	3	1/1			1,322	\$335.17	\$420,000	\$443,100	03/13/2017	105.50	12

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30551833	290 APPLE HILL Crescent	Kitchener	3	2/1	2014		1,780	\$250.00	\$439,900	\$445,000	01/04/2017	101.16	15
30552517	76 Manor Drive	Kitchener	3	1/1			1,749	\$254.43	\$410,000	\$445,000	01/09/2017	108.54	4
30553816	158 Wilderness Drive	Kitchener	3	2/1	1998		1,360	\$327.21	\$388,500	\$445,000	02/15/2017	114.54	6
30555771	45 RUSKVIEW Road	Kitchener	3	2/0			1,075	\$413.95	\$412,500	\$445,000	02/13/2017	107.88	8
30556661	142 DUBRICK Crescent	Kitchener	3	2/1	2006		1,491	\$298.46	\$369,900	\$445,000	02/14/2017	120.30	7
30556686	74 AUTUMN RIDGE Trail #33	Kitchener	3	2/1			1,119	\$397.68	\$420,000	\$445,000	02/14/2017	105.95	5
30557538	39 Pattandon Avenue	Kitchener	2	2/0	1960		1,000	\$445.00	\$349,900	\$445,000	02/28/2017	127.18	7
30560113	172 Copper Leaf Street	Kitchener	0	0/0	2002		1,372	\$324.34	\$369,900	\$445,000	03/09/2017	120.30	8
30565740	23 Windflower Drive	Kitchener	3	2/0			1,271	\$350.12	\$439,900	\$445,000	04/26/2017	101.16	23
30567003	648 Highpoint Avenue	Waterloo	5	2/0			1,288	\$345.50	\$469,000	\$445,000	05/08/2017	94.88	26
30568171	1430 HIGHLAND Road #307A	Kitchener	2	1/1			1,191	\$373.64	\$449,900	\$445,000	04/21/2017	98.91	8
30571483	160 ORIOLE Street	Waterloo	4	2/0			981	\$453.62	\$399,900	\$445,000	05/15/2017	111.28	13
30572009	60 VERONA Street	Kitchener	3	1/1			1,498	\$297.06	\$450,000	\$445,000	05/08/2017	98.89	6
30572395	256 APPLE HILL Crescent	Kitchener	3	2/1	2014	0.00	1,547	\$287.65	\$419,900	\$445,000	05/09/2017	105.98	5
30558291	138 Windale Crescent	Kitchener	3	3/1	2008		1,440	\$309.10	\$399,900	\$445,100	02/22/2017	111.30	2
30551568	280 LESTER Street #316	Waterloo	3	2/1			1,040	\$428.46	\$429,990	\$445,600	03/30/2017	103.63	108
30564226	47 BIG SPRINGS Court	Kitchener	3	1/2	2005		1,382	\$322.65	\$409,900	\$445,900	04/06/2017	108.78	8
30556145	104 MALLARD Crescent	Waterloo	4	2/0	1981		1,229	\$362.90	\$379,000	\$446,000	02/13/2017	117.68	6
30559892	456 ASHBY Court	Waterloo	4	2/0	1984		1,146	\$389.18	\$399,500	\$446,000	03/06/2017	111.64	4
30560570	118 John Street	Waterloo	4	1/1	1922		1,206	\$369.82	\$400,000	\$446,000	03/13/2017	111.50	7
30573873	136 FOREST GLEN Crescent	Kitchener	4	1/1			1,470	\$303.95	\$349,888	\$446,800	05/15/2017	127.70	5
30566627	229 NORTHLAKE Drive	Waterloo	5	2/0	1978		1,100	\$406.36	\$399,900	\$447,000	04/18/2017	111.78	14
30567750	204 SAMUEL Street	Kitchener	2	1/0			1,079	\$414.74	\$389,000	\$447,500	04/18/2017	115.04	7
30556723	187 FOXHUNT Road	Waterloo	3	1/1	1987		1,262	\$354.99	\$419,900	\$448,000	02/14/2017	106.69	6
30568671	775 QUEEN Street	Kitchener	3	2/0			1,757	\$254.98	\$374,900	\$448,000	04/25/2017	119.50	8
30555215	79 Arrowhead Crescent	Kitchener	5	1/1			1,366	\$328.62	\$459,900	\$448,900	02/09/2017	97.61	13
30571666	529B Barwick Crescent	Waterloo	3	2/0	1991		998	\$449.90	\$449,000	\$449,000	05/09/2017	100.00	6
30571958	178 HENHOEFFER Crescent	Kitchener	3	2/1			1,401	\$320.49	\$389,900	\$449,000	05/06/2017	115.16	3
30562220	112 Broken Oak Crescent	Kitchener	3	2/0			1,150	\$391.22	\$449,900	\$449,900	04/19/2017	100.00	33
30566195	1430 HIGHLAND Road #306C	Kitchener	2	1/0			1,137	\$395.69	\$449,900	\$449,900	04/21/2017	100.00	19
30554497	26 LYNNHAVEN Court	Kitchener	3	2/1	1989		1,365	\$329.67	\$360,000	\$450,000	02/01/2017	125.00	6
30555780	350 DOON VALLEY Drive #1F	Kitchener	2	3/0	2003		1,413	\$318.47	\$425,000	\$450,000	02/10/2017	105.88	9
30555860	193 CORNWALL Street	Waterloo	3	2/0	1958		1,152	\$390.63	\$400,000	\$450,000	03/06/2017	112.50	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557256	84 DENLOW Street	Kitchener	3	1/0	1992		1,270	\$354.33	\$389,900	\$450,000	02/28/2017	115.41	6
30558293	128 WILFRED Avenue	Kitchener	3	2/0	1960		1,276	\$352.66	\$399,900	\$450,000	02/26/2017	112.53	5
30558518	154 Cedar Crest Street	Kitchener	3	2/1	1983		1,342	\$335.32	\$399,900	\$450,000	02/24/2017	112.53	2
30558618	43 HELENE Crescent	Waterloo	5	2/0			1,021	\$440.74	\$465,000	\$450,000	03/29/2017	96.77	31
30559087	539 Belmont Avenue #1011	Kitchener	2	2/0	2011		1,505	\$299.00	\$445,000	\$450,000	03/31/2017	101.12	34
30560892	729 ERBSVILLE Road	Waterloo	3	2/0	1945		1,626	\$276.75	\$450,000	\$450,000	03/12/2017	100.00	6
30561375	236 ACTIVA Avenue	Kitchener	3	2/2	2001	0.00	1,288	\$349.38	\$349,900	\$450,000	03/13/2017	128.61	3
30561623	131 ROCHEFORT Street	Kitchener	3	2/2	2012		1,350	\$333.33	\$400,000	\$450,000	03/21/2017	112.50	7
30562869	694 ROCKWAY Drive	Kitchener	3	1/1	1950		1,142	\$394.05	\$450,000	\$450,000	04/07/2017	100.00	14
30563092	10 CHANTILLY Street	Kitchener	3	2/1	2005		1,361	\$330.64	\$369,900	\$450,000	03/27/2017	121.65	6
30563256	315 BRIARMEADOW Drive	Kitchener	3	2/1	2006		1,530	\$294.12	\$367,900	\$450,000	04/02/2017	122.32	5
30563647	55 SIMEON Street	Kitchener	4	1/0			1,348	\$333.83	\$385,000	\$450,000	04/12/2017	116.88	7
30564259	95 Sugar Maple Street	Kitchener	4	2/0	1981		1,000	\$450.00	\$405,900	\$450,000	04/11/2017	110.86	6
30564509	47 Claycroft Crescent	Kitchener	3	2/0	1987		1,176	\$382.65	\$450,000	\$450,000	04/03/2017	100.00	4
30564716	66 STRANGE Street	Kitchener	4	2/0	1912	0.00	1,370	\$328.47	\$349,900	\$450,000	03/31/2017	128.61	2
30564813	27 Glasgow Street	Kitchener	3	1/1			1,350	\$333.33	\$394,900	\$450,000	04/04/2017	113.95	6
30566263	32 FIFTH Avenue	Kitchener	3	2/1			1,421	\$316.68	\$325,000	\$450,000	04/13/2017	138.46	8
30566354	596 Glen Forrest Boulevard	Waterloo	4	2/0	1972		1,600	\$281.25	\$385,000	\$450,000	04/24/2017	116.88	5
30567082	436 Driftwood Drive	Kitchener	3	1/1	1978		1,304	\$345.09	\$350,000	\$450,000	04/14/2017	128.57	4
30567279	274 MAITLAND Street	Kitchener	3	3/1	2012		1,496	\$300.80	\$400,000	\$450,000	04/18/2017	112.50	6
30567656	301 BREMBEL Crescent	Kitchener	3	1/1		0.00	1,300	\$346.15	\$399,900	\$450,000	04/21/2017	112.53	8
30568338	381 UNIVERSITY DOWNS Crescent	Waterloo	3	1/2	1998		1,400	\$321.43	\$389,000	\$450,000	04/25/2017	115.68	7
30568614	10 Winding Way	Kitchener	3	1/2	1975		1,893	\$237.72	\$424,900	\$450,000	04/26/2017	105.91	8
30569788	103 Boehmer Street	Kitchener	3	2/0	1955		1,016	\$442.91	\$389,900	\$450,000	05/01/2017	115.41	5
30569836	101 Mallard Crescent	Waterloo	3	1/1	1981		1,155	\$389.61	\$400,000	\$450,000	05/02/2017	112.50	6
30570155	175 David Bergey Drive #P91	Kitchener	3	1/1	2005		1,360	\$330.88	\$338,800	\$450,000	04/30/2017	132.82	5
30572091	142 OXFORD Street	Kitchener	4	2/0			1,001	\$449.55	\$369,900	\$450,000	05/08/2017	121.65	5
30572741	26 Cranshaw Street	Kitchener	3	1/1	2007		1,494	\$301.20	\$379,000	\$450,000	05/11/2017	118.73	3
30559615	376 Grand River Boulevard	Kitchener	3	2/1	1986		1,290	\$349.53	\$439,900	\$450,900	03/06/2017	102.50	6
30557942	157 EAST Avenue	Kitchener	2	1/1	1950		1,062	\$424.67	\$419,900	\$451,000	02/27/2017	107.41	7
30559208	15 Derby Lane	Kitchener	4	2/0			1,243	\$362.83	\$400,000	\$451,000	03/06/2017	112.75	8
30560544	73 Blythwood Road	Waterloo	4	2/1	1965		1,401	\$321.91	\$419,900	\$451,000	03/13/2017	107.41	5
30561115	33 OUTLOOK Terrace	Kitchener	3	2/1	2016		1,475	\$305.76	\$420,000	\$451,000	04/03/2017	107.38	27

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30562492	456 BOLINGBROOKE Place	Waterloo	4	2/0	1988		1,161	\$388.46	\$399,900	\$451,000	03/31/2017	112.78	14
30565396	152 Anvil Street	Kitchener	3	2/0			1,037	\$434.91	\$399,900	\$451,000	04/06/2017	112.78	4
30566913	504 WINDFLOWER Crescent	Kitchener	3	1/2	2001		1,460	\$308.90	\$449,900	\$451,000	04/18/2017	100.24	13
30567832	509 WESTVALE Drive	Waterloo	3	1/1			1,304	\$345.86	\$399,900	\$451,000	05/01/2017	112.78	15
30569942	18 Jasper Court	Kitchener	3	1/1	1970		1,103	\$408.88	\$348,000	\$451,000	04/30/2017	129.60	5
30571061	650 Windflower Crescent	Kitchener	3	1/1	2004		1,059	\$425.87	\$399,900	\$451,000	05/07/2017	112.78	7
30562977	15 MICHELLE Court	Kitchener	3	2/0			1,047	\$431.25	\$349,900	\$451,515	03/25/2017	129.04	4
30552586	171 Morningdale Crescent	Waterloo	4	2/0	1983		1,650	\$273.94	\$439,900	\$452,000	01/09/2017	102.75	4
30561322	165 ALVIN Street	Waterloo	4	1/0			1,100	\$410.91	\$399,900	\$452,000	03/15/2017	113.03	13
30563577	233 Parkvale Drive	Kitchener	3	1/1	2008		1,326	\$340.87	\$359,900	\$452,000	03/28/2017	125.59	5
30564147	166 CEDAR Street	Kitchener	4	1/1			1,394	\$324.25	\$399,000	\$452,000	03/31/2017	113.28	5
30564868	97 SILVERSPRING Crescent	Kitchener	3	1/1	1967		1,285	\$351.85	\$440,000	\$452,131	04/05/2017	102.76	5
30558513	382 HERITAGE Drive	Kitchener	3	2/0			1,450	\$312.07	\$399,888	\$452,500	02/27/2017	113.16	5
30560427	152 Mackay Crescent	Waterloo	3	1/0	1962		1,392	\$325.07	\$370,000	\$452,500	03/13/2017	122.30	8
30570131	258 PARKVALE Drive	Kitchener	3	1/1	2007		1,326	\$341.25	\$379,900	\$452,500	05/01/2017	119.11	4
30560991	26 BIEHN Drive	Kitchener	4	2/0	1994		1,650	\$274.30	\$339,500	\$452,600	03/14/2017	133.31	8
30564223	34 BROOKSIDE Crescent	Kitchener	4	2/0	1991		1,050	\$431.05	\$350,000	\$452,600	04/02/2017	129.31	5
30554573	480 LAUREL GATE Drive	Waterloo	3	2/1		0.00	1,372	\$330.03	\$399,900	\$452,800	01/30/2017	113.23	7
30571769	402 WESTVALE Drive	Waterloo	2	2/0			955	\$474.23	\$399,000	\$452,888	05/11/2017	113.51	7
30564234	326 MAVERICK Street	Waterloo	3	2/1			1,450	\$312.41	\$459,900	\$453,000	04/11/2017	98.50	15
30552309	36 Randerson Avenue	Kitchener	3	2/0	1964		1,374	\$331.15	\$418,500	\$455,000	02/13/2017	108.72	7
30556678	73 ARLINGTON Boulevard	Kitchener	2	1/1	1951		1,074	\$423.65	\$399,900	\$455,000	02/10/2017	113.78	2
30557753	48 ALLEN Street #3	Waterloo	2	1/1	1988		1,123	\$405.16	\$460,000	\$455,000	03/06/2017	98.91	19
30559266	64 5 Avenue	Kitchener	4	3/0	1987		1,087	\$418.58	\$369,900	\$455,000	03/06/2017	123.01	5
30561922	113 Ottawa Street	Kitchener	4	1/1			1,137	\$400.18	\$465,000	\$455,000	05/05/2017	97.85	37
30562613	212 Sienna Crescent	Kitchener	4	2/1	2005		1,825	\$249.32	\$450,000	\$455,000	03/24/2017	101.11	5
30563252	175 David Bergey Drive #K65	Kitchener	3	1/1	2005		1,360	\$334.56	\$324,900	\$455,000	04/04/2017	140.04	7
30564949	99 Old Carriage Drive	Kitchener	3	2/0	1984		1,002	\$454.09	\$374,900	\$455,000	04/04/2017	121.37	6
30567029	349 KEEWATIN Avenue	Kitchener	3	2/1	1998		1,341	\$339.30	\$399,900	\$455,000	04/22/2017	113.78	7
30570619	309 Daleside Place	Waterloo	3	2/0	1976		1,215	\$374.49	\$449,000	\$455,000	05/03/2017	101.34	7
30572987	522 Banffshire Crescent	Kitchener	3	2/1	2009		1,500	\$303.33	\$375,000	\$455,000	05/15/2017	121.33	5
30558101	165 Bechtel Drive	Kitchener	3	2/0	1985		1,791	\$254.48	\$389,900	\$455,777	02/23/2017	116.90	5
30557435	38 MACHADO Street	Kitchener	3	3/1	2013		1,340	\$340.30	\$429,900	\$456,000	02/21/2017	106.07	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30563272	52 Goundry Crescent	Kitchener	3	2/0	1985		1,180	\$386.44	\$435,000	\$456,000	04/25/2017	104.83	13
30565529	17 WHITNEY Place	Kitchener	3	1/1	1925		1,208	\$377.90	\$374,900	\$456,500	04/10/2017	121.77	7
30559460	34 MACHADO Street	Kitchener	3	2/1	2013		1,379	\$331.47	\$409,900	\$457,100	03/05/2017	111.52	5
30565325	229 Lakeside Drive	Kitchener	5	2/0	1960		1,100	\$416.36	\$429,900	\$458,000	04/07/2017	106.54	5
30569061	1989 OTTAWA Street #44	Kitchener	3	2/1	2016		1,450	\$316.55	\$389,900	\$459,000	04/26/2017	117.72	8
30546705	243 GREY SILO Road #31	Waterloo	3	2/1			2,085	\$220.58	\$459,900	\$459,900	01/16/2017	100.00	75
30543868	374 HAZEL Street	Waterloo	5	2/0			1,083	\$424.75	\$488,500	\$460,000	01/21/2017	94.17	114
30547990	9 Cardill Crescent	Waterloo	6	2/0			1,200	\$383.33	\$475,000	\$460,000	03/17/2017	96.84	133
30555001	272 NORTHCREST Place	Waterloo	4	3/0			1,740	\$264.37	\$460,000	\$460,000	02/11/2017	100.00	16
30556516	167 HUCK Crescent	Kitchener	3	3/1	2007		1,810	\$254.14	\$449,900	\$460,000	02/11/2017	102.24	6
30556553	110 HIGHLAND Road #6	Kitchener	3	2/1			1,895	\$242.74	\$409,900	\$460,000	02/14/2017	112.22	9
30557707	453 BRONCO Crescent	Waterloo	3	2/1	2007	0.00	1,544	\$297.93	\$379,000	\$460,000	02/22/2017	121.37	7
30557963	568 Beaver Creek Crescent	Waterloo	3	1/1	2000		1,332	\$345.35	\$399,900	\$460,000	02/17/2017	115.03	
30558428	131 Wood Street	Kitchener	3	1/1			1,523	\$302.04	\$439,900	\$460,000	02/27/2017	104.57	5
30558510	75 PEPPLER Street	Waterloo	3	2/1	1917		1,465	\$313.99	\$450,000	\$460,000	02/28/2017	102.22	8
30558728	475 Bankside Drive	Kitchener	3	2/1	1995		1,494	\$307.90	\$429,900	\$460,000	03/15/2017	107.00	23
30558882	17 BEATRICE Lane	Kitchener	3	3/1	2015		2,174	\$211.59	\$425,000	\$460,000	03/09/2017	108.24	
30561243	207 CEDARVALE Crescent	Waterloo	4	1/0	1967		1,700	\$270.59	\$499,900	\$460,000	04/05/2017	92.02	29
30561841	7 UPPER MERCER Street #Q61	Kitchener	3	2/1			1,368	\$336.26	\$379,900	\$460,000	03/20/2017	121.08	7
30562736	74 Renfrew Street	Kitchener	3	1/1	2015		1,529	\$300.85	\$379,900	\$460,000	03/27/2017	121.08	8
30563283	122 Huck Crescent	Kitchener	3	1/1	2009		1,227	\$374.90	\$399,900	\$460,000	03/31/2017	115.03	12
30563401	101 WOOD Street	Kitchener	3	1/1			1,268	\$362.78	\$400,000	\$460,000	04/06/2017	115.00	3
30564302	200 FISCHER-HALLMAN Road	Kitchener	6	2/1	1911		2,635	\$174.57	\$450,000	\$460,000	05/10/2017	102.22	43
30565448	501 Wasaga Crescent	Waterloo	3	2/0			1,640	\$280.49	\$459,000	\$460,000	04/15/2017	100.22	14
30566065	89 WESTMEADOW Drive #1	Kitchener	3	1/1	2001		1,122	\$409.98	\$399,000	\$460,000	04/24/2017	115.29	7
30568071	320 Driftwood Drive	Kitchener	3	1/1	1980		1,123	\$409.62	\$348,500	\$460,000	04/19/2017	131.99	1
30570228	461 Victoria Street	Kitchener	5	3/0			1,524	\$301.84	\$465,000	\$460,000	05/13/2017	98.92	17
30570691	38 MASSEY Avenue	Kitchener	4	2/0	1961		1,061	\$433.55	\$429,000	\$460,000	04/30/2017	107.23	4
30570914	212 Sophia Crescent	Kitchener	3	3/1	2006		1,308	\$351.68	\$429,000	\$460,000	05/02/2017	107.23	5
30557537	15 MONTEREY Road	Kitchener	3	1/1	1963		1,618	\$284.43	\$374,900	\$460,200	02/18/2017	122.75	4
30570176	292 Briarmeadow Drive	Kitchener	3	2/1	2008		1,427	\$322.70	\$390,000	\$460,500	04/30/2017	118.08	4
30552269	126 Century Hill Drive	Kitchener	3	2/0	1975		1,333	\$345.84	\$388,500	\$461,000	01/25/2017	118.66	2
30554918	908 Windflower Place	Kitchener	3	2/1	2004		1,481	\$311.28	\$375,000	\$461,000	01/31/2017	122.93	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555169	7 Ludolph Street	Kitchener	3	2/1	2015		1,290	\$357.36	\$399,900	\$461,000	02/01/2017	115.28	3
30566052	318 TAGGE Crescent	Kitchener	2	2/1			1,370	\$336.50	\$428,000	\$461,000	04/09/2017	107.71	8
30556005	25 DANIEL Avenue	Kitchener	5	2/0	1995		1,101	\$419.16	\$469,900	\$461,500	02/09/2017	98.21	8
30558327	144 HIDDEN CREEK Drive	Kitchener	4	1/1	2002		1,495	\$309.03	\$390,000	\$462,000	03/01/2017	118.46	8
30563363	14 Heiman Street	Kitchener	3	2/0	1949		1,147	\$402.79	\$329,900	\$462,000	03/29/2017	140.04	7
30568568	319 The Country Way	Kitchener	4	2/0	1983		1,284	\$359.81	\$379,000	\$462,000	04/25/2017	121.90	7
30562425	21 ONEIDA Place	Kitchener	4	2/1			1,600	\$289.06	\$399,000	\$462,500	03/24/2017	115.91	12
30570692	20 BLACKFRIARS Place	Kitchener	5	2/0			1,047	\$441.74	\$399,900	\$462,500	05/09/2017	115.65	12
30565039	218 INVERHURON Crescent #A	Waterloo	3	1/1	1998		1,492	\$311.51	\$389,900	\$464,777	04/10/2017	119.20	6
30552944	515 WESTHEIGHTS Drive	Kitchener	3	1/2	1976		1,678	\$277.12	\$389,900	\$465,000	01/31/2017	119.26	7
30556498	26 ELIZA Avenue	Kitchener	3	2/2	2014		1,576	\$295.05	\$399,999	\$465,000	02/13/2017	116.25	7
30557806	85 SWEET WILLIAM Street	Kitchener	3	1/1			1,610	\$288.82	\$419,900	\$465,000	02/21/2017	110.74	6
30560460	3 ONEIDA Place	Kitchener	3	1/1	1982		1,627	\$285.80	\$425,000	\$465,000	03/13/2017	109.41	8
30566031	470 DRIFTWOOD Drive	Kitchener	3	1/1		0.00	1,320	\$352.27	\$379,900	\$465,000	04/17/2017	122.40	12
30566066	155 BRIDGEPORT Road	Waterloo	3	1/1	1955		1,197	\$388.47	\$349,900	\$465,000	04/11/2017	132.90	7
30568986	210 Kenneth Avenue	Kitchener	5	2/0			1,047	\$444.13	\$449,900	\$465,000	04/25/2017	103.36	7
30556049	14 STRATHCONA Crescent	Kitchener	4	2/0	1967		1,289	\$360.82	\$399,900	\$465,100	02/08/2017	116.30	5
30558915	103 COTTON GRASS Street	Kitchener	3	2/1	2000		1,364	\$341.64	\$399,900	\$466,000	02/27/2017	116.53	3
30563318	110 HIGHLAND Road #55	Kitchener	3	2/1	2008		1,648	\$282.83	\$414,900	\$466,100	03/27/2017	112.34	5
30570362	30 MACHADO Street	Kitchener	3	2/2			1,379	\$338.65	\$419,900	\$467,000	05/02/2017	111.22	8
HP542045	71 Peach Blossom Crescent	Kitchener	4	2/1	2003	0.00			\$467,000	\$500,000	05/11/2017	107.07	
30557048	61 CHURCHILL Street	Waterloo	4	3/1			1,710	\$273.68	\$429,999	\$468,000	03/01/2017	108.84	6
30560470	640 BONAVIDA Drive	Waterloo	3	1/2	2001		1,630	\$287.61	\$475,000	\$468,800	03/15/2017	98.69	9
30569253	552 Drummerhill Crescent	Waterloo	3	1/2	1985		1,287	\$365.11	\$379,900	\$469,900	04/26/2017	123.69	6
30637866	60 Blackhorne Drive	Kitchener	4	2/0			1,195	\$393.22	\$469,900	\$469,900	02/25/2017	100.00	15
30550927	439 GLASGOW Street	Kitchener	5	2/1	1939		2,173	\$216.29	\$499,900	\$470,000	02/08/2017	94.02	31
30553003	111 Parkvale Drive	Kitchener	3	2/1	2008		1,606	\$292.65	\$399,900	\$470,000	01/19/2017	117.53	9
30553621	243 Buttercup Court	Waterloo	3	3/0	2007		1,670	\$281.44	\$430,000	\$470,000	01/22/2017	109.30	5
30554383	461 COLUMBIA Street #65	Waterloo	5	2/1			1,770	\$265.54	\$419,900	\$470,000	01/31/2017	111.93	13
30556934	189 Sophia Crescent	Kitchener	3	2/1	2006		1,500	\$313.33	\$399,900	\$470,000	02/22/2017	117.53	9
30558698	57 VERONA Street	Kitchener	4	2/1	2006		1,496	\$314.17	\$429,900	\$470,000	03/01/2017	109.33	7
30561412	560 BLAIR CREEK Drive	Kitchener	3	0/0			1,400	\$335.71	\$419,900	\$470,000	03/11/2017	111.93	5
30563026	460 Annapolis Court	Waterloo	3	1/1	2000		1,381	\$340.33	\$374,900	\$470,000	03/29/2017	125.37	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30565540	26 Ripley Crescent	Kitchener	3	2/1	1980		1,620	\$290.12	\$419,900	\$470,000	04/11/2017	111.93	9
30566880	218 WILDERNESS Drive	Kitchener	3	2/1	1999		1,427	\$329.36	\$398,500	\$470,000	04/20/2017	117.94	8
30567080	97 COMMONWEALTH Street	Kitchener	3	2/1			1,217	\$386.20	\$389,000	\$470,000	04/13/2017	120.82	3
30567254	789 ERINBROOK Drive	Kitchener	3	1/1	1984		1,460	\$321.92	\$400,000	\$470,000	04/19/2017	117.50	2
30567585	190 KENNETH Avenue	Kitchener	4	2/0	1961		1,046	\$449.33	\$349,900	\$470,000	04/18/2017	134.32	5
30567755	85 Bankside Drive #A1	Kitchener	3	2/1	2007		1,747	\$269.03	\$389,000	\$470,000	04/19/2017	120.82	7
30569886	519 MANCHESTER Road	Kitchener	3	2/0	1960		1,331	\$353.12	\$419,900	\$470,000	05/01/2017	111.93	6
30570800	95 Covington Crescent	Kitchener	3	2/1	1986		1,342	\$350.22	\$399,900	\$470,000	04/29/2017	117.53	3
30572284	19 PINE MARTIN Crescent	Kitchener	3	1/1	1999		1,359	\$345.84	\$395,000	\$470,000	05/10/2017	118.99	6
30562678	71 APPALACHIAN Crescent	Kitchener	3	2/0	1971		1,195	\$393.51	\$375,000	\$470,250	03/24/2017	125.40	2
30557949	11 LEWIS Crescent	Kitchener	3	3/0	1973		1,172	\$401.45	\$409,800	\$470,500	02/22/2017	114.81	8
30553319	72 Underhill Crescent	Kitchener	3	1/2	1973		1,661	\$283.56	\$429,900	\$471,000	01/23/2017	109.56	12
30559219	217 BRITTON Place	Kitchener	4	2/1			1,350	\$348.89	\$379,900	\$471,000	03/06/2017	123.98	4
30561577	167 SIMS ESTATE Drive	Kitchener	3	2/1	2010		1,550	\$303.87	\$398,500	\$471,000	03/16/2017	118.19	2
30566327	315 MICHENER Court	Kitchener	4	2/0	1987		1,200	\$392.50	\$419,900	\$471,000	04/23/2017	112.17	7
30558821	191 KING Street #402	Waterloo	2	2/0			1,360	\$346.69	\$479,900	\$471,500	05/06/2017	98.25	77
30556896	27 REISTVIEW Street	Kitchener	3	2/1	2005		1,271	\$371.27	\$399,900	\$471,888	02/13/2017	118.00	4
30556652	179 RENNIE Drive	Kitchener	3	2/0	1965		1,398	\$337.63	\$448,000	\$472,000	02/14/2017	105.36	7
30568762	534 ROSEMEADOW Crescent #A	Waterloo	4	2/1	1986	0.00	1,350	\$349.63	\$399,900	\$472,000	04/27/2017	118.03	8
30553320	631 MILLCROFT Place	Waterloo	3	1/1	1994	0.00	1,371	\$346.46	\$400,000	\$475,000	01/22/2017	118.75	4
30554054	31 CHERRYTREE Court	Kitchener	3	2/0			1,226	\$387.44	\$399,900	\$475,000	01/23/2017	118.78	4
30554772	48 Allen Street #2	Waterloo	2	2/1	1987		1,178	\$403.23	\$488,800	\$475,000	02/13/2017	97.18	20
30555575	169 JANSEN Avenue	Kitchener	5	3/0	1967		1,100	\$431.82	\$400,000	\$475,000	02/16/2017	118.75	11
30557422	209 WILLOWDALE Avenue	Waterloo	3	1/1	1964		1,231	\$385.87	\$424,900	\$475,000	02/21/2017	111.79	7
30557438	661 INGLIS FALLS Place	Waterloo	3	2/1	1999		1,554	\$305.66	\$398,000	\$475,000	03/05/2017	119.35	6
30557685	311 ERINBROOK Drive	Kitchener	3	3/0			1,685	\$281.90	\$439,900	\$475,000	03/01/2017	107.98	14
30559537	1159 QUEENS Boulevard	Kitchener	2	1/0	1950		1,119	\$424.49	\$289,900	\$475,000	03/06/2017	163.85	7
30561333	516 Havelock Drive	Waterloo	4	2/0	1971		1,067	\$445.17	\$397,900	\$475,000	03/18/2017	119.38	8
30561380	199 Yellow Birch Drive	Kitchener	3	2/0	1987		1,022	\$464.77	\$400,000	\$475,000	03/28/2017	118.75	13
30562483	57 BRIARMEADOW Drive	Kitchener	3	1/2			1,464	\$324.45	\$469,900	\$475,000	04/10/2017	101.09	10
30562770	173 HARVARD Road	Waterloo	3	1/1	1969		1,097	\$433.00	\$400,000	\$475,000	03/28/2017	118.75	6
30564016	39 MAITLAND Street	Kitchener	3	1/1	2005		1,356	\$350.29	\$424,900	\$475,000	03/29/2017	111.79	3
30564309	243 DINISON Crescent	Kitchener	4	2/0	1984		1,284	\$369.94	\$439,900	\$475,000	04/03/2017	107.98	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30566063	212 HICKSON Drive	Kitchener	3	2/0	1960	0.00	770	\$616.88	\$349,900	\$475,000	04/10/2017	135.75	5
30566608	1 ELLIS Crescent	Waterloo	3	2/0		0.00	1,050	\$452.38	\$469,900	\$475,000	04/24/2017	101.09	17
30566819	32 MAHOGANY Street	Kitchener	3	2/2	2006		1,700	\$279.41	\$475,000	\$475,000	04/17/2017	100.00	9
30570100	313 Brembel Crescent	Kitchener	3	1/1	1998		1,502	\$316.25	\$399,900	\$475,000	05/03/2017	118.78	9
30571438	54 PARK Street	Kitchener	4	3/0			2,364	\$200.93	\$524,900	\$475,000	05/13/2017	90.49	10
30556764	75 Old Park Lane	Kitchener	3	1/1			1,381	\$344.03	\$399,900	\$475,100	02/13/2017	118.80	4
30571121	114 Boehmer Street	Kitchener	3	1/1		0.00	1,012	\$469.57	\$389,900	\$475,200	05/05/2017	121.88	4
30561919	770 Zermatt Drive	Waterloo	3	1/1	2002		1,213	\$392.00	\$369,900	\$475,500	03/21/2017	128.55	6
30565408	42 Clark Avenue	Kitchener	3	2/0			1,336	\$355.91	\$375,000	\$475,500	04/09/2017	126.80	7
30554949	37 MONTCALM Drive	Kitchener	5	2/0	1966		1,094	\$435.10	\$419,900	\$476,000	02/03/2017	113.36	12
30558780	20 Inwood Crescent	Kitchener	4	1/2			1,385	\$343.68	\$379,000	\$476,000	03/07/2017	125.59	8
30559646	646 CEDARGROVE Place	Waterloo	4	2/0	1973	0.00	1,214	\$392.09	\$425,000	\$476,000	03/10/2017	112.00	8
30564056	11 Beatrice Lane	Kitchener	3	2/1	2015		1,715	\$277.55	\$399,900	\$476,000	04/03/2017	119.03	6
30568489	150 MANCHESTER Road	Kitchener	3	1/1	1960	0.00	1,692	\$281.32	\$365,000	\$476,000	05/09/2017	130.41	5
30558907	450 TAMARACK Drive	Waterloo	6	1/1	1966		1,859	\$256.32	\$475,000	\$476,500	03/18/2017	100.32	24
30566959	128 COUNTRYSIDE Crescent	Kitchener	4	2/0	1983		1,500	\$317.87	\$409,000	\$476,800	04/17/2017	116.58	8
30554052	195 ALEXANDRA Avenue	Waterloo	4	4/0	1954		1,280	\$372.66	\$399,000	\$477,000	01/23/2017	119.55	14
30557754	38 ELLIS Crescent	Waterloo	4	2/0	1951		1,170	\$407.69	\$415,000	\$477,000	02/22/2017	114.94	8
30559538	24 HENRY Street	Kitchener	3	3/0			1,350	\$353.33	\$485,000	\$477,000	03/14/2017	98.35	14
30560365	529 BEAVERWOOD Street	Waterloo	3	2/1	2000		1,588	\$300.38	\$368,800	\$477,000	03/05/2017	129.34	2
30564082	77 Wendy Crescent	Kitchener	5	2/0			1,205	\$396.27	\$399,900	\$477,500	04/03/2017	119.40	8
30564623	414 Shadow Wood Crescent	Waterloo	3	1/1	1995		1,270	\$375.98	\$399,000	\$477,500	04/02/2017	119.67	4
30560108	65 Lynnhaven Court	Kitchener	3	1/2			1,426	\$335.20	\$359,900	\$478,000	03/09/2017	132.81	7
30573821	475 LAUREL GATE Drive	Waterloo	2	2/1			1,037	\$461.80	\$418,888	\$478,888	05/15/2017	114.32	6
30554234	317 FEATHERSTONE Crescent	Kitchener	3	2/1			1,787	\$268.55	\$479,900	\$479,900	01/27/2017	100.00	11
30572448	48 HEDGESTONE Crescent	Kitchener	3	2/0	1993		1,228	\$390.80	\$479,900	\$479,900	05/10/2017	100.00	8
30550286	242 Driftwood Drive	Kitchener	4	2/0	1981		1,777	\$270.12	\$498,500	\$480,000	01/08/2017	96.29	35
30554894	107 GEORGIAN Crescent	Kitchener	3	3/1	1979		1,750	\$274.29	\$419,900	\$480,000	01/29/2017	114.31	4
30557177	841 LAURELWOOD Drive	Waterloo	4	2/1	2008		1,668	\$287.77	\$479,999	\$480,000	02/19/2017	100.00	7
30557878	30 CHESTNUT Street	Kitchener	3	1/0			1,130	\$424.78	\$400,000	\$480,000	02/22/2017	120.00	6
30557918	289 OVERLEA Drive	Kitchener	4	2/0	1973		1,196	\$401.34	\$399,900	\$480,000	02/23/2017	120.03	7
30558552	114 Burnaby Crescent	Kitchener	3	2/1			1,710	\$280.70	\$409,500	\$480,000	02/27/2017	117.22	3
30558959	622 OSPREY Drive	Waterloo	3	2/0			1,095	\$438.36	\$499,900	\$480,000	05/02/2017	96.02	52

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30559913	257 BECHTEL Drive	Kitchener	3	2/1	1979	0.00	1,421	\$337.79	\$430,000	\$480,000	03/06/2017	111.63	4
30560890	129 Mount Hope Street	Kitchener	6	2/0	1971		1,013	\$473.84	\$389,900	\$480,000	03/15/2017	123.11	8
30562221	18 Stirling Avenue	Kitchener	4	0/1			1,866	\$257.23	\$499,900	\$480,000	04/05/2017	96.02	21
30563142	1 Forfar Court	Kitchener	3	2/0	1997		1,409	\$340.67	\$449,000	\$480,000	03/28/2017	106.90	7
30563402	41 BROADLEAF Place	Kitchener	3	4/0	1959		1,830	\$262.30	\$499,800	\$480,000	03/29/2017	96.04	15
30564072	15 Goundry Crescent	Kitchener	3	2/1	1985		1,800	\$266.67	\$399,000	\$480,000	03/30/2017	120.30	7
30564437	51 Chestnut Street	Kitchener	4	2/0	1925		1,267	\$378.85	\$399,000	\$480,000	04/01/2017	120.30	3
30564947	317 GLENRIDGE Drive	Waterloo	3	2/0	1964		1,279	\$375.29	\$399,900	\$480,000	04/06/2017	120.03	6
30565511	109 Wimbleton Crescent	Kitchener	4	2/0	1977		1,400	\$342.86	\$429,900	\$480,000	04/09/2017	111.65	8
30565712	272 ERB Street	Waterloo	4	2/1	1960		1,882	\$255.05	\$450,000	\$480,000	04/20/2017	106.67	17
30566061	271 Ottawa Street	Kitchener	4	2/0			1,480	\$324.32	\$449,000	\$480,000	04/11/2017	106.90	7
30566724	23 STRATUS Street	Kitchener	3	2/1	2016		1,740	\$275.86	\$499,900	\$480,000	04/28/2017	96.02	21
30567356	569 Activa Avenue	Kitchener	3	2/1	2006		1,497	\$320.64	\$424,900	\$480,000	04/25/2017	112.97	13
30567567	228 BUTTERCUP Court	Waterloo	3	2/1	2006		1,600	\$300.00	\$429,000	\$480,000	04/30/2017	111.89	19
30569125	30 TARA Crescent	Kitchener	3	2/1	1995	0.00	1,505	\$318.94	\$419,000	\$480,000	04/25/2017	114.56	5
30570865	132 DEVONGLEN Drive	Kitchener	4	2/0			1,200	\$400.00	\$399,007	\$480,000	04/28/2017	120.30	7
30571244	142 SWEETBRIAR Drive	Kitchener	3	2/0			1,039	\$461.98	\$379,900	\$480,000	05/11/2017	126.35	10
30571984	44 NETHERWOOD Road	Kitchener	3	2/1	2016		1,422	\$337.55	\$419,900	\$480,000	05/07/2017	114.31	8
30562161	233 ERB Street	Waterloo	5	1/1	1958		1,982	\$242.47	\$359,900	\$480,575	03/24/2017	133.53	9
30555253	123 Midland Drive	Kitchener	4	2/0	1966		1,875	\$256.63	\$450,000	\$481,184	02/06/2017	106.93	7
30568664	485 BOETTGER Place	Waterloo	3	2/1	1989		1,089	\$442.42	\$389,900	\$481,800	04/26/2017	123.57	7
30568427	175 PARKVALE Drive	Kitchener	3	2/1			1,559	\$309.17	\$424,900	\$482,000	04/24/2017	113.44	8
30572596	599 WINDJAMMER Way	Waterloo	3	2/1			1,419	\$339.68	\$429,900	\$482,000	05/07/2017	112.12	3
30568638	201 Hazelglen Drive	Kitchener	4	2/0			1,224	\$394.20	\$389,900	\$482,500	04/26/2017	123.75	9
30568922	50 ROSLIN Avenue	Waterloo	4	1/1	1951		1,425	\$338.60	\$375,000	\$482,500	04/19/2017	128.67	1
30552557	430 VERONICA Drive	Kitchener	3	3/1	2005		1,939	\$249.10	\$425,000	\$483,000	01/10/2017	113.65	7
30551466	392 GREENFIELD Avenue	Kitchener	5	3/0	1959		1,218	\$398.19	\$489,900	\$485,000	02/07/2017	99.00	57
30553801	24 MILL VIEW Street	Kitchener	4	2/1	1986		1,590	\$305.03	\$479,900	\$485,000	01/27/2017	101.06	10
30555343	55 Riehm Street	Kitchener	3	2/1	2009		1,773	\$273.55	\$449,900	\$485,000	01/31/2017	107.80	2
30556785	234 Stonybrook Drive	Kitchener	4	2/0	1965		1,800	\$269.44	\$450,000	\$485,000	03/12/2017	107.78	31
30558299	415 Village Crescent	Kitchener	3	3/0			1,190	\$407.56	\$419,900	\$485,000	02/24/2017	115.50	6
30558359	20 DINEEN Court	Kitchener	3	2/1	2000		1,776	\$273.09	\$419,000	\$485,000	02/28/2017	115.75	5
30560561	7 TEMPLEWOOD Drive	Kitchener	3	2/1	2006		1,400	\$346.43	\$429,000	\$485,000	03/12/2017	113.05	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm**

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30562903	71 Iron Gate Street	Kitchener	3	2/1	2008		1,550	\$312.90	\$399,900	\$485,000	04/03/2017	121.28	8
30563000	392 LEE Avenue	Waterloo	3	1/1	1973		1,189	\$407.91	\$419,000	\$485,000	03/27/2017	115.75	7
30564115	5 FATHER DAVID BAUER Drive #10	Waterloo	1	1/1	2001		1,737	\$279.22	\$489,900	\$485,000	04/17/2017	99.00	21
30564857	624 ROCKWAY Drive	Kitchener	2	1/1			1,700	\$285.29	\$490,000	\$485,000	04/15/2017	98.98	19
30565814	164 MAITLAND Street	Kitchener	3	3/1	2014		1,425	\$340.35	\$419,900	\$485,000	04/14/2017	115.50	13
30566494	589 GLENDENE Crescent	Waterloo	4	2/0			1,150	\$421.74	\$449,000	\$485,000	04/21/2017	108.02	3
30566926	257 GREY FOX Drive	Kitchener	3	3/1	1997		1,385	\$350.18	\$389,900	\$485,000	04/17/2017	124.39	7
30567489	248 CAMILLE Crescent	Waterloo	3	3/0			1,500	\$323.33	\$399,900	\$485,000	04/23/2017	121.28	17
30567910	36 OUTLOOK Terrace	Kitchener	3	2/1	2016		1,840	\$263.59	\$419,900	\$485,000	05/01/2017	115.50	14
30568114	158 WOODHAVEN Road	Kitchener	4	2/0	1956		1,356	\$357.67	\$470,000	\$485,000	05/10/2017	103.19	20
30568616	26 DUNCAIRN Avenue	Kitchener	3	2/0	1962		1,045	\$464.11	\$399,900	\$485,000	04/25/2017	121.28	7
30570340	140 Westvale Drive	Waterloo	3	2/0	1986		1,186	\$408.94	\$399,900	\$485,000	05/03/2017	121.28	7
30572445	510 PEACH BLOSSOM Court	Kitchener	3	1/1	2003		1,350	\$359.26	\$399,900	\$485,000	05/12/2017	121.28	11
30564622	107 COTTON GRASS Street	Kitchener	4	2/1	2000		1,430	\$339.23	\$419,900	\$485,100	04/02/2017	115.53	6
30561039	24 TAMROTH Close	Kitchener	3	2/0	1952		1,490	\$325.84	\$399,900	\$485,500	03/15/2017	121.41	3
30569038	210 BUTTERCUP Court	Waterloo	3	1/1	2006		1,607	\$302.12	\$424,900	\$485,500	04/26/2017	114.26	6
30558004	63 NORTHMANOR Crescent	Kitchener	3	3/1	1991		1,474	\$329.72	\$389,900	\$486,000	02/23/2017	124.65	7
30559272	700 Columbia Forest Boulevard #A	Waterloo	3	2/1	2003		1,550	\$313.55	\$389,900	\$486,000	03/05/2017	124.65	4
30562964	560 Mariner Drive	Waterloo	3	1/1	1998		1,377	\$352.94	\$375,000	\$486,000	03/26/2017	129.60	6
30563500	198 THE COUNTRY Way	Kitchener	4	2/0			1,358	\$357.88	\$350,000	\$486,000	03/28/2017	138.86	5
30570297	76 ONEIDA Place	Kitchener	3	2/1	1983	0.00	1,490	\$326.17	\$389,900	\$486,000	05/01/2017	124.65	5
30564041	554 FALLINGBROOK Drive	Waterloo	4	2/0			1,000	\$486.10	\$389,900	\$486,100	04/04/2017	124.67	9
30564919	11 EAGEN Drive	Kitchener	4	2/0			1,287	\$377.78	\$390,000	\$486,200	04/04/2017	124.67	5
30557913	82 Hedgestone Crescent	Kitchener	3	2/0			1,212	\$402.23	\$450,000	\$487,500	02/27/2017	108.33	6
30562134	102 UPPER MERCER Street	Kitchener	3	1/1	2009		1,400	\$348.57	\$369,900	\$488,000	03/24/2017	131.93	8
30566123	12 Fairbank Place	Kitchener	3	2/0			1,299	\$375.67	\$435,000	\$488,000	04/13/2017	112.18	7
30570492	413 DUMFRIES Street	Kitchener	4	2/0	1954		1,000	\$488.00	\$419,000	\$488,000	05/07/2017	116.47	11
30572660	133 UPPER MERCER Street	Kitchener	3	2/1	2007	0.00	1,405	\$347.33	\$415,000	\$488,000	05/10/2017	117.59	5
30552513	436 HERITAGE Drive	Kitchener	3	2/1	1990		1,520	\$321.71	\$499,900	\$489,000	01/14/2017	97.82	9
30553966	281 Blackwell Drive	Kitchener	3	2/0			1,381	\$354.09	\$399,900	\$489,000	01/22/2017	122.28	5
30566562	625 ROYAL FERN Street	Waterloo	3	1/1			1,308	\$374.54	\$489,900	\$489,900	04/12/2017	100.00	6
30552895	53 Apple Ridge Drive	Kitchener	4	2/0	2003		1,950	\$251.28	\$499,900	\$490,000	01/26/2017	98.02	14
30557844	84 FRANKFURT Street	Kitchener	3	3/0	2008		1,235	\$396.76	\$499,900	\$490,000	03/05/2017	98.02	18

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30558271	460 WOOLWICH Street #37	Waterloo	3	2/1	2002		1,925	\$254.55	\$389,900	\$490,000	02/26/2017	125.67	6
30560283	6 Donnerwerth Drive	Kitchener	3	2/1	2004		1,329	\$368.70	\$369,900	\$490,000	03/12/2017	132.47	7
30563508	56 RENFREW Street	Kitchener	3	1/1	2014		1,431	\$342.42	\$429,900	\$490,000	03/27/2017	113.98	8
30563683	14 PEACH BLOSSOM Crescent	Kitchener	3	1/1			1,350	\$362.96	\$450,000	\$490,000	04/06/2017	108.89	14
30564286	450 Westforest Trail #5	Kitchener	3	3/0	1999		1,360	\$360.29	\$399,000	\$490,000	04/03/2017	122.81	6
30564721	59 INDIGO Street	Kitchener	3	1/1			1,410	\$347.52	\$475,000	\$490,000	04/10/2017	103.16	13
30566773	44 PENELOPE Drive	Kitchener	3	2/1	1991		1,237	\$396.12	\$399,900	\$490,000	04/15/2017	122.53	6
30567602	735 FAIRWAY Court	Kitchener	3	2/1	1996		1,276	\$384.01	\$425,000	\$490,000	04/24/2017	115.29	11
30569018	143 DUBRICK Crescent	Kitchener	3	2/1	2006		1,450	\$337.93	\$449,900	\$490,000	05/01/2017	108.91	8
30569279	552 Windflower Crescent	Kitchener	3	2/1	2004		1,480	\$331.08	\$440,000	\$490,000	04/30/2017	111.36	6
30571380	653 PINEROW Crescent #A	Waterloo	3	2/0	1991		1,325	\$369.81	\$449,000	\$490,000	05/06/2017	109.13	7
30569490	44 Allen Street #2	Waterloo	2	1/1			1,286	\$381.96	\$449,000	\$491,200	04/27/2017	109.40	2
30560537	4 Fernwood Place	Kitchener	5	3/0	1969		1,400	\$351.14	\$399,900	\$491,600	03/22/2017	122.93	8
30566485	66 BANCROFT Street	Kitchener	5	2/1	2000		1,114	\$441.65	\$494,900	\$492,000	04/17/2017	99.41	10
30556759	100 Stirling Avenue	Kitchener	3	1/0			1,464	\$336.41	\$449,900	\$492,500	02/12/2017	109.47	5
30553143	494 Harbour View Crescent #B	Waterloo	3	2/1	1997		1,691	\$291.43	\$389,000	\$492,800	01/17/2017	126.68	7
30566908	193 St. Leger Street	Kitchener	3	2/1	2014		1,710	\$288.24	\$435,000	\$492,888	04/15/2017	113.31	5
30555222	160 Esson Street #B	Waterloo	3	2/2	2014		1,505	\$327.57	\$499,900	\$493,000	01/27/2017	98.62	
30565523	174 Samuel Street	Kitchener	3	2/0	1935		1,510	\$326.49	\$450,000	\$493,000	04/19/2017	109.56	9
30552822	184 Michener Crescent	Kitchener	4	3/0	1987		2,005	\$246.88	\$499,900	\$495,000	01/18/2017	99.02	10
30552906	96 NEWBURY Drive	Kitchener	5	2/1	1986		1,996	\$248.00	\$399,900	\$495,000	01/17/2017	123.78	6
30556382	244 PURPLE SAGE Crescent	Kitchener	3	1/1	2006		1,639	\$302.01	\$400,000	\$495,000	02/13/2017	123.75	5
30559293	24 Gravel Ridge Trail	Kitchener	3	2/1	2009		1,600	\$309.38	\$446,900	\$495,000	03/03/2017	110.76	3
30559899	340 DALE Crescent	Waterloo	3	2/0	1964		1,032	\$479.65	\$399,900	\$495,000	03/05/2017	123.78	3
30560817	85 Meadowridge Street	Kitchener	3	1/1	2013	0.00	1,379	\$358.96	\$499,900	\$495,000	04/01/2017	99.02	19
30561545	100 Hickory Street	Waterloo	4	1/0	1956		868	\$570.28	\$499,900	\$495,000	03/24/2017	99.02	12
30564491	621 Millcroft Place	Waterloo	3	1/1	1994		1,442	\$343.27	\$399,000	\$495,000	04/02/2017	124.06	6
30565312	188 KING Street #213	Waterloo	2	2/0			1,055	\$469.19	\$499,000	\$495,000	04/21/2017	99.20	
30568632	195 WESTMEADOW Drive	Kitchener	3	3/1	2009		1,483	\$333.78	\$405,000	\$495,000	04/27/2017	122.22	9
30573933	573 WILD IRIS Avenue	Waterloo	3	2/1	2006		1,408	\$351.56	\$489,800	\$495,000	05/13/2017	101.06	21
30562112	31 WAYNE Drive	Kitchener	3	2/0	1967		1,475	\$335.93	\$450,000	\$495,500	03/20/2017	110.11	5
30562997	99 STANLEY Avenue	Kitchener	3	2/1	2004		1,390	\$356.83	\$389,900	\$496,000	03/26/2017	127.21	6
30566105	196 FIFTH Avenue	Kitchener	6	2/0	2009		1,000	\$496.00	\$479,900	\$496,000	04/11/2017	103.35	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30570451	183 HENHOEFFER Crescent	Kitchener	3	1/1	2004		1,300	\$381.54	\$419,900	\$496,000	05/02/2017	118.12	6
30566276	609 ROYAL FERN Street	Waterloo	3	1/1	2001		1,311	\$378.79	\$425,900	\$496,600	04/11/2017	116.60	7
30566988	18 MARKETA Crescent	Kitchener	3	2/0	1961		1,042	\$476.97	\$449,900	\$497,000	04/17/2017	110.47	7
30568768	143 DEVONGLEN Drive	Kitchener	3	2/0	1977		1,517	\$327.62	\$399,900	\$497,000	04/23/2017	124.28	4
30571751	624 WHITE CEDAR Avenue	Waterloo	4	2/0	2004		1,594	\$312.42	\$399,900	\$498,000	05/08/2017	124.53	5
30554083	71 VISTA Crescent	Kitchener	3	3/0	1962		1,447	\$344.78	\$498,900	\$498,900	02/25/2017	100.00	37
30550212	112 BENTON Street #505	Kitchener	2	2/0			1,383	\$360.81	\$509,900	\$499,000	01/12/2017	97.86	42
30558727	372 ALBERT Street #A & B	Waterloo	5	2/0	1966		1,614	\$309.17	\$499,000	\$499,000	03/15/2017	100.00	23
30569669	625 Osprey Drive	Waterloo	4	2/0	1991		1,800	\$277.22	\$499,900	\$499,000	05/15/2017	99.82	22
30553326	427 Laurel Gate Drive	Waterloo	3	2/1	1998		1,412	\$354.11	\$379,000	\$500,000	01/18/2017	131.93	7
30555135	11 FRANKFURT Street	Kitchener	3	1/1	2007		2,157	\$231.80	\$489,900	\$500,000	02/01/2017	102.06	6
30555923	230 BRIARMEADOW Drive	Kitchener	3	2/1	1997		1,726	\$289.69	\$499,888	\$500,000	02/16/2017	100.02	15
30556660	382 PARKVALE Drive	Kitchener	3	2/1	2008		1,673	\$298.86	\$409,900	\$500,000	02/11/2017	121.98	3
30557678	63 SNOWDROP Crescent	Kitchener	4	2/1	2004		1,723	\$290.19	\$439,900	\$500,000	02/21/2017	113.66	8
30557693	702 QUEEN Street	Kitchener	4	1/1			1,800	\$277.78	\$449,900	\$500,000	02/18/2017	111.14	6
30558466	772 Angler Way	Waterloo	3	2/1	2004		1,282	\$390.02	\$425,000	\$500,000	02/23/2017	117.65	2
30559224	15 Briar Meadow Crescent	Kitchener	3	2/0			1,303	\$383.73	\$399,900	\$500,000	03/09/2017	125.03	11
30559727	408 LEE Avenue	Waterloo	3	2/1	1974		1,685	\$296.74	\$399,900	\$500,000	03/14/2017	125.03	14
30560036	549 GLEN MANOR Boulevard	Waterloo	4	2/0	1968		1,210	\$413.22	\$398,000	\$500,000	03/07/2017	125.63	5
30560082	7 WREN Crescent	Kitchener	3	2/0	1968		1,117	\$447.63	\$450,000	\$500,000	03/13/2017	111.11	11
30560813	21 COURTLAND Avenue	Kitchener	4	1/1	1901		1,832	\$272.93	\$499,900	\$500,000	03/11/2017	100.02	6
30561393	548 WOOLGRASS Avenue	Waterloo	3	2/1	2008		1,568	\$318.88	\$449,900	\$500,000	03/19/2017	111.14	10
30561550	139 Albert Street	Waterloo	6	2/0	1935	0.00	1,628	\$307.13	\$500,000	\$500,000	04/07/2017	100.00	10
30561776	109 Chestnut Street	Kitchener	3	1/0			1,432	\$349.16	\$419,900	\$500,000	03/14/2017	119.08	1
30561808	707 Paris Boulevard	Waterloo	3	1/1	2003		1,241	\$402.90	\$359,900	\$500,000	03/24/2017	138.93	4
30562047	232 GREENWATER Place	Kitchener	3	2/2	2015		1,444	\$346.26	\$429,900	\$500,000	03/19/2017	116.31	5
30562248	83 Pinehurst Crescent	Kitchener	4	1/2	1969		1,845	\$271.00	\$449,000	\$500,000	03/20/2017	111.36	4
30562269	644 Ellesmere Court	Waterloo	3	2/1			1,442	\$346.74	\$439,900	\$500,000	03/26/2017	113.66	3
30563129	187 EDEN OAK Trail	Kitchener	3	2/1			1,647	\$303.58	\$399,900	\$500,000	04/06/2017	125.03	4
30563406	318 WESTMEADOW Drive	Kitchener	3	2/1	2008		1,332	\$375.38	\$409,000	\$500,000	03/28/2017	122.25	8
30563609	26 PEACH BLOSSOM Crescent	Kitchener	3	1/1			1,388	\$360.23	\$459,900	\$500,000	04/12/2017	108.72	21
30563869	452 Ashby Court	Waterloo	3	3/0	1984		1,198	\$417.36	\$399,900	\$500,000	04/06/2017	125.03	4
30564814	217 FOLKSTONE Place	Kitchener	4	2/0	1984		1,151	\$434.40	\$449,900	\$500,000	04/04/2017	111.14	5

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30564872	611 ROYAL FERN Street	Waterloo	3	1/1	2001		1,311	\$381.39	\$499,900	\$500,000	04/04/2017	100.02	5
30564926	57 BREMBEL Street	Kitchener	3	2/1			1,400	\$357.14	\$376,900	\$500,000	04/08/2017	132.66	4
30565116	23 DOOLEY Drive	Kitchener	3	1/1	1966		1,211	\$412.88	\$449,900	\$500,000	04/02/2017	111.14	3
30565197	165 Chandos Drive #37	Kitchener	3	3/0	2003		1,427	\$350.39	\$484,900	\$500,000	05/05/2017	103.11	24
30566325	773 WESTMOUNT Road	Kitchener	3	1/1	1960		1,554	\$321.75	\$450,000	\$500,000	04/09/2017	111.11	3
30567060	69 REYBURN Avenue	Kitchener	4	2/0			955	\$523.56	\$449,900	\$500,000	04/20/2017	111.14	16
30567296	557 WILD IRIS Avenue	Waterloo	3	2/1	2006		1,378	\$362.84	\$489,900	\$500,000	04/24/2017	102.06	10
30567596	209 Samuel Street	Kitchener	3	2/0	1920		1,144	\$437.06	\$389,900	\$500,000	04/18/2017	128.24	6
30568111	194 Fifth Avenue	Waterloo	6	2/0	2009		1,000	\$500.00	\$500,000	\$500,000	05/04/2017	100.00	18
30569825	71 PEACH BLOSSOM Crescent	Kitchener	4	1/2	2003		1,450	\$344.83	\$467,000	\$500,000	05/11/2017	107.07	17
30552146	227 Highview Drive	Kitchener	4	2/1	1985		2,302	\$217.25	\$475,875	\$500,100	01/12/2017	105.09	11
30566007	27 MARISA Street	Kitchener	3	1/1	1995	0.00	1,296	\$386.57	\$389,900	\$501,000	04/11/2017	128.49	7
30560138	400 FOREST HILL Drive	Kitchener	4	1/1	1964		1,617	\$309.89	\$449,900	\$501,100	03/08/2017	111.38	6
30560143	610 WHITE CEDAR Avenue	Waterloo	3	2/1			1,600	\$313.19	\$389,900	\$501,100	03/09/2017	128.52	7
30572831	311 SANDOWNE Drive	Waterloo	3	1/1	1976		1,478	\$339.36	\$419,900	\$501,570	05/15/2017	119.45	6
30569176	12 Rushbrook Drive	Kitchener	4	2/1	1988		1,613	\$311.10	\$449,500	\$501,800	05/09/2017	111.64	11
30558256	212 Dawn Ridge Court	Kitchener	3	2/1			1,365	\$367.77	\$399,900	\$502,000	02/26/2017	125.53	6
30561900	829 Whitecap Avenue	Waterloo	3	1/1	2001		1,391	\$360.89	\$399,000	\$502,000	03/20/2017	125.81	7
30564256	91 SWEETBRIAR Drive	Kitchener	3	2/0			1,189	\$422.20	\$399,900	\$502,000	04/01/2017	125.53	5
30562757	342 BREEZEWOOD Crescent	Waterloo	3	2/0	1974		1,015	\$495.57	\$409,900	\$503,000	03/27/2017	122.71	6
30571730	120 Mayfield Avenue	Waterloo	5	2/2	1961		1,878	\$268.44	\$459,900	\$504,123	05/10/2017	109.62	8
30566367	23 DEERPARK Crescent	Kitchener	4	1/1	1963		1,598	\$315.52	\$449,900	\$504,200	04/13/2017	112.07	7
30553390	214 Deacon Wood Place	Waterloo	3	2/1	1997		1,589	\$317.81	\$389,900	\$505,000	01/23/2017	129.52	6
30554156	611 OSPREY Drive	Waterloo	3	3/0			1,550	\$325.81	\$424,900	\$505,000	02/04/2017	118.85	14
30554784	83 CHANTILLY Street	Kitchener	5	2/0	2010		1,395	\$362.01	\$499,000	\$505,000	02/04/2017	101.20	13
30556728	123 GEORGIAN Crescent	Kitchener	4	3/1	1979		1,750	\$288.57	\$480,000	\$505,000	02/13/2017	105.21	4
30558090	73 Meadowridge Street	Kitchener	3	2/1			1,478	\$341.68	\$429,900	\$505,000	02/27/2017	117.47	10
30559413	58 Deerwood Crescent	Kitchener	6	2/1	1977		1,910	\$264.40	\$495,000	\$505,000	03/21/2017	102.02	18
30563048	26 MEADOWRIDGE Street	Kitchener	3	2/1	2016		1,370	\$368.61	\$409,900	\$505,000	03/27/2017	123.20	6
30563383	6 UPPER MERCER Street #C11	Kitchener	3	2/1	2010		1,530	\$330.07	\$379,900	\$505,000	03/29/2017	132.93	5
30564452	520 Mill Park Drive	Kitchener	3	1/1			1,916	\$263.57	\$525,000	\$505,000	05/09/2017	96.19	40
30564628	80 Lydia Street	Kitchener	5	2/0			1,502	\$336.22	\$499,999	\$505,000	04/18/2017	101.00	15
30565518	49 RUSH MEADOW Street	Kitchener	3	2/0	2005		1,562	\$323.30	\$409,900	\$505,000	04/10/2017	123.20	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30570402	82 LEWIS Crescent	Kitchener	3	1/1	1973		1,409	\$358.41	\$410,000	\$505,000	05/06/2017	123.17	3
30572105	185 Maitland Street	Kitchener	3	3/1			1,454	\$347.32	\$400,000	\$505,000	05/11/2017	126.25	8
30572628	649 ELLESMERE Court	Waterloo	2	2/1	1997	0.00	1,144	\$441.43	\$449,000	\$505,000	05/11/2017	112.47	6
30573433	55 GENERAL Drive	Kitchener	3	2/1	1993		1,673	\$301.85	\$479,900	\$505,000	05/15/2017	105.23	8
30555228	303 AUTUMN Place	Waterloo	4	2/0			1,400	\$361.07	\$509,555	\$505,500	02/09/2017	99.20	13
30552449	410 WESTCROFT Drive	Waterloo	3	2/1	2008		2,052	\$246.39	\$439,000	\$505,600	01/06/2017	115.17	2
30559767	206 WILDERNESS Drive	Kitchener	3	1/2	1998		1,500	\$337.20	\$399,900	\$505,800	03/07/2017	126.48	7
30562241	614 WHITE CEDAR Avenue	Waterloo	3	3/1	2005		1,459	\$347.50	\$419,900	\$507,000	03/23/2017	120.74	6
30554312	225 Woolwich Street	Waterloo	5	2/1			2,352	\$215.99	\$535,000	\$508,000	01/21/2017	94.95	1
30566187	326 Breezewood Crescent	Waterloo	5	2/0	1975		1,192	\$426.17	\$499,000	\$508,000	04/21/2017	101.80	16
30552386	93 Joseph Street	Kitchener	3	2/0			1,678	\$303.34	\$530,000	\$509,000	01/20/2017	96.04	19
30561789	62 MEADOWRIDGE Street	Kitchener	3	2/1	2015		1,478	\$344.38	\$449,900	\$509,000	03/21/2017	113.14	8
HP266608	684 Commonwealth Crescent	Kitchener	4	3/1	2005		1,880	\$270.74	\$509,000	\$537,000	02/21/2017	105.50	
30552828	37 Greenock Drive	Kitchener	4	2/1	1980		1,717	\$297.03	\$499,900	\$510,000	01/18/2017	102.02	7
30552832	130 CARWOOD Avenue	Kitchener	4	2/0			1,761	\$289.61	\$514,900	\$510,000	01/21/2017	99.05	15
30554929	564 KILLBEAR Court	Waterloo	2	2/0	2004		1,361	\$374.72	\$485,000	\$510,000	01/31/2017	105.15	7
30555345	160 Esson Street Street #A	Waterloo	3	2/2	2014		1,500	\$340.00	\$519,900	\$510,000	03/09/2017	98.10	39
30556555	172 Bridleweath Street	Kitchener	4	3/1	2004		1,700	\$300.00	\$424,900	\$510,000	02/19/2017	120.03	7
30558240	11 PEACH BLOSSOM Crescent	Kitchener	3	1/1			1,660	\$307.23	\$500,000	\$510,000	02/27/2017	102.00	7
30560459	40 Netherwood Road	Kitchener	3	2/1	2016		1,352	\$377.22	\$399,900	\$510,000	03/14/2017	127.53	9
30564899	22 CARDILL Crescent	Waterloo	4	2/0			1,115	\$457.40	\$478,000	\$510,000	03/31/2017	106.69	14
30565749	433 CHESAPEAKE Drive	Waterloo	3	2/1	2000	0.00	1,395	\$365.59	\$439,900	\$510,000	04/12/2017	115.94	8
30569270	38 WINDING MEADOW Court	Kitchener	3	1/1	2005		1,625	\$313.85	\$439,900	\$510,000	04/27/2017	115.94	7
30570403	325 OTTERBEIN Road	Kitchener	3	2/1	1998		1,820	\$280.22	\$479,900	\$510,000	05/04/2017	106.27	11
XH3201943	51 Highview Drive	Kitchener	6	2/1			1,800	\$283.33	\$474,900	\$510,000	04/10/2017	107.39	13
30557211	623 ROYAL FERN Street	Waterloo	4	1/1	2002		1,319	\$387.41	\$399,900	\$511,000	02/21/2017	127.78	7
30561929	36 FOREST HILL Drive	Kitchener	3	1/2	1964		1,853	\$275.77	\$519,900	\$511,000	03/27/2017	98.29	14
30567373	1129 COPPER LEAF Crescent	Kitchener	3	2/1	2002		1,640	\$311.59	\$450,000	\$511,000	04/26/2017	113.56	7
30546278	74 CAMERON Street	Kitchener	5	3/0	1959		2,200	\$233.18	\$513,000	\$513,000	02/02/2017	100.00	94
30565118	554 PENNY Lane	Waterloo	3	2/1	1990		1,261	\$406.82	\$379,900	\$513,000	04/05/2017	135.04	5
30565703	494 Doon South Drive	Kitchener	3	2/1	2007		1,520	\$337.50	\$439,900	\$513,000	04/26/2017	116.62	9
30553474	171 DALECROFT Place	Waterloo	3	2/2	1998		1,537	\$335.07	\$489,900	\$515,000	01/18/2017	105.12	6
30554201	15 TEMPLEWOOD Drive	Kitchener	4	1/1	2002		1,840	\$279.89	\$429,000	\$515,000	02/06/2017	120.05	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family


#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30558631	134 CAVELLETTI Court	Waterloo	3	2/1	1996		1,369	\$376.19	\$399,900	\$515,000	02/27/2017	128.78	5
30559278	35 ANTHONY Place	Kitchener	5	1/2			1,710	\$301.17	\$440,000	\$515,000	03/07/2017	117.05	6
30563590	229 HEDGESTONE Court	Kitchener	4	3/0	1993		1,406	\$366.29	\$489,000	\$515,000	03/28/2017	105.32	6
30563734	7 HETT Avenue	Kitchener	2	1/1	1949		1,374	\$374.82	\$350,000	\$515,000	04/10/2017	147.14	6
30564347	63 Bridleweath Street	Kitchener	3	2/1	2004		1,400	\$367.86	\$449,900	\$515,000	04/10/2017	114.47	12
30565722	616 RED PINE Drive	Waterloo	3	1/1	1987		1,400	\$367.86	\$449,900	\$515,000	04/09/2017	114.47	6
30567443	63 Bridleweath Street	Kitchener	3	2/1	2004		1,400	\$367.86	\$449,900	\$515,000	04/18/2017	114.47	6
30571823	597 Windflower Crescent	Kitchener	4	2/1	2003		1,460	\$352.74	\$399,900	\$515,000	05/06/2017	128.78	5
30553974	421 ACTIVA Avenue	Kitchener	4	3/1			2,103	\$245.84	\$449,900	\$517,000	01/24/2017	114.91	9
30570738	108 UPPER MERCER Street	Kitchener	3	2/1	2009		1,600	\$323.24	\$399,900	\$517,182	05/06/2017	129.33	2
30571445	560 Penny Lane	Waterloo	3	1/2	1992		1,224	\$423.02	\$399,900	\$517,777	05/08/2017	129.48	6
30554340	3 MITTON Place	Kitchener	4	3/0	1988		1,342	\$385.84	\$499,900	\$517,800	01/28/2017	103.58	4
30561234	232 RODNEY Street	Waterloo	4	3/0	1954		1,713	\$302.36	\$549,900	\$517,950	05/07/2017	94.19	38
30554672	255 KEATS Way #1303 Sub P	Waterloo	3	2/0			1,650	\$313.94	\$525,000	\$518,000	02/13/2017	98.67	20
30563304	135 CAVELLETTI Court	Waterloo	3	2/1			1,458	\$355.80	\$394,900	\$518,750	03/28/2017	131.36	7
30561094	627 MILLCROFT Place	Waterloo	3	2/1	1994		1,679	\$309.11	\$410,000	\$519,000	03/10/2017	126.59	1
30555050	608 ERINBROOK Drive	Kitchener	3	2/1		0.00	1,658	\$313.63	\$450,000	\$520,000	02/01/2017	115.56	6
30555389	18 Sunset Place	Kitchener	5	2/1			2,804	\$185.45	\$500,000	\$520,000	02/04/2017	104.00	4
30556197	431 VERONICA Drive	Kitchener	3	2/1	2001		1,773	\$293.29	\$519,900	\$520,000	02/18/2017	100.02	15
30557947	484 ACADIA Court	Waterloo	3	2/1			2,076	\$250.48	\$525,000	\$520,000	02/20/2017	99.05	3
30562092	646 Basswood Street #A	Waterloo	3	3/1	1998		1,439	\$361.36	\$389,900	\$520,000	03/22/2017	133.37	8
30566542	97 RIDGEVIEW Crescent	Waterloo	4	1/1			1,614	\$322.18	\$499,500	\$520,000	04/19/2017	104.10	14
30567464	1149 Copper Leaf Crescent	Kitchener	3	2/1	2002		1,370	\$379.56	\$399,900	\$520,000	04/17/2017	130.03	6
30567736	454 BRONCO Crescent	Waterloo	4	2/0			1,540	\$337.66	\$429,000	\$520,000	04/20/2017	121.21	9
30571777	160 Georgian Place	Kitchener	3	2/0	1979		1,254	\$414.67	\$434,900	\$520,000	05/08/2017	119.57	7
30571959	87 BLACK WALNUT Drive	Kitchener	4	3/1			1,939	\$268.18	\$399,900	\$520,000	05/09/2017	130.03	7
30573329	195 Eden Oak Trail	Kitchener	3	2/1	2015		1,489	\$349.23	\$449,900	\$520,000	05/10/2017	115.58	2
30556270	12 WATERWILLOW Court	Kitchener	4	3/1	1996		1,640	\$317.68	\$447,800	\$521,000	02/11/2017	116.35	4
30571968	46 SOUTHWOOD Court	Kitchener	4	2/0	1978		1,059	\$491.97	\$425,000	\$521,000	05/11/2017	122.59	8
30563710	23 OLD MAPLE Lane	Kitchener	4	2/1	1986		1,878	\$277.69	\$489,900	\$521,500	03/28/2017	106.45	5
30553544	223 ERB Street #805	Waterloo	2	2/0			1,600	\$326.88	\$533,000	\$523,000	04/02/2017	98.12	79
30553381	382 TEALBY Crescent	Waterloo	4	2/1	2011		1,888	\$277.54	\$495,000	\$524,000	01/18/2017	105.86	7
30565745	572 Wild Iris Avenue	Waterloo	3	3/1	2007		1,407	\$372.57	\$399,900	\$524,200	04/05/2017	131.08	2

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552992	192 STEEPLERIDGE Street	Kitchener	4	1/1			2,599	\$202.00	\$525,000	\$525,000	01/11/2017	100.00	2
30559845	403 LEE Avenue	Waterloo	3	1/2	1974	0.00	1,697	\$309.37	\$399,900	\$525,000	03/06/2017	131.28	5
30560488	18 Beechmanor Crescent	Kitchener	3	2/1	1994		1,540	\$340.91	\$399,900	\$525,000	03/13/2017	131.28	6
30560784	350 DOON VALLEY Drive #12G	Kitchener	2	3/0	2003		1,765	\$297.45	\$474,900	\$525,000	03/07/2017	110.55	
30560862	154 MACGREGOR Crescent	Waterloo	4	2/0	1964		1,100	\$477.27	\$399,900	\$525,000	03/15/2017	131.28	8
30561103	122 EAST Avenue	Kitchener	3	2/0	1950		1,185	\$443.04	\$429,900	\$525,000	03/12/2017	122.12	4
30561992	158 MOUNTAIN LAUREL Crescent	Kitchener	3	2/1			1,571	\$334.18	\$485,500	\$525,000	03/20/2017	108.14	7
30564267	333 ROSEMOUNT Drive	Kitchener	5	2/0	1962		1,674	\$313.62	\$450,000	\$525,000	04/01/2017	116.67	3
30564403	285 BANKSIDE Drive	Kitchener	4	2/1	1995		1,577	\$332.91	\$425,000	\$525,000	04/04/2017	123.53	6
30564878	55 SEABROOK Drive	Kitchener	3	1/1	2007		1,670	\$314.37	\$499,900	\$525,000	04/06/2017	105.02	7
30565946	27 Willow Green Court	Kitchener	3	1/1	1980		1,320	\$397.73	\$399,900	\$525,000	04/08/2017	131.28	3
30565950	4 SEABROOK Drive	Kitchener	3	1/2	2007		1,498	\$350.47	\$429,000	\$525,000	04/11/2017	122.38	7
30568268	306 FEATHERSTONE Crescent	Kitchener	3	3/1			1,403	\$374.20	\$529,900	\$525,000	04/21/2017	99.08	7
30568594	30 Kristi Place	Kitchener	6	3/1	1990		2,999	\$175.06	\$499,000	\$525,000	04/24/2017	105.21	6
30568926	31 WESTVIEW Crescent	Kitchener	4	3/0	1990		1,732	\$303.12	\$449,000	\$525,000	04/25/2017	116.93	7
30569002	175 Sophia Crescent	Kitchener	3	2/1	2007		1,763	\$297.79	\$499,900	\$525,000	05/11/2017	105.02	21
30571471	72 COPPER LEAF Street	Kitchener	3	2/1	2000		1,763	\$297.84	\$449,900	\$525,100	05/07/2017	116.71	6
30570089	371 WELLINGTON Street	Kitchener	3	2/1	1943		1,681	\$312.43	\$450,000	\$525,200	05/02/2017	116.71	7
30552934	416 WARRINGTON Drive	Waterloo	3	2/1	1973		1,624	\$324.51	\$549,900	\$527,000	02/06/2017	95.84	27
30561159	159 Samuel Street	Kitchener	3	1/0			1,197	\$440.27	\$375,000	\$527,000	03/21/2017	140.53	8
30565790	42 WESTWOOD Crescent	Kitchener	3	2/1	1969		1,592	\$331.45	\$449,900	\$527,675	04/10/2017	117.29	7
30557914	144 PARK Street #PH5	Waterloo	2	2/0			1,353	\$390.84	\$529,900	\$528,800	03/15/2017	99.79	35
30565891	80 Denlow Street	Kitchener	4	3/0	1988		1,872	\$282.59	\$529,900	\$529,000	05/10/2017	99.83	29
30552660	302 Craigleith Drive	Waterloo	3	2/0	1973		1,285	\$412.45	\$419,900	\$530,000	01/08/2017	126.22	3
30555479	301 Maverick Street	Waterloo	3	2/2	2010		1,563	\$339.09	\$429,900	\$530,000	02/07/2017	123.28	5
30558457	472 NORTHLAKE Drive	Waterloo	3	2/0	1997		1,265	\$418.97	\$439,900	\$530,000	02/28/2017	120.48	8
30561315	327 Biehn Drive	Kitchener	3	3/0	1987		1,407	\$376.69	\$489,900	\$530,000	03/14/2017	108.19	6
30563103	737 LAURELWOOD Drive	Waterloo	3	1/2	2005		1,407	\$376.69	\$475,000	\$530,000	04/06/2017	111.58	7
30563306	360 Erbsville Road #38	Waterloo	2	2/0	2000		1,150	\$460.87	\$418,900	\$530,000	03/30/2017	126.52	7
30564849	140 STANLEY Avenue	Kitchener	3	2/1	2003		1,580	\$335.44	\$399,900	\$530,000	04/03/2017	132.53	7
30572066	216 QUINTE Court	Kitchener	4	2/0	1986		1,340	\$395.52	\$490,000	\$530,000	05/07/2017	108.16	3
30557269	105 BURBANK Road	Kitchener	4	2/0			1,611	\$329.05	\$445,000	\$530,100	02/19/2017	119.12	6
30562868	204 Ross Avenue	Kitchener	3	2/0			1,355	\$391.22	\$424,900	\$530,100	03/28/2017	124.76	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 **12:45 pm**

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30561738	273 watervale Crescent	Kitchener	2	2/1	2012		1,153	\$460.54	\$430,000	\$531,000	03/20/2017	123.49	8
30564344	307 ERINBROOK Drive	Kitchener	3	2/0			1,255	\$423.11	\$399,800	\$531,000	04/04/2017	132.82	9
30558537	404 TEALBY Crescent	Waterloo	3	3/1	2009		1,610	\$330.30	\$484,500	\$531,786	02/28/2017	109.76	6
30556472	616 BREAKWATER Crescent	Waterloo	3	2/2	2002		1,458	\$364.75	\$459,900	\$531,800	02/14/2017	115.63	8
30552329	707 GRAND BANKS Drive	Waterloo	3	3/1	2002		1,781	\$298.71	\$519,900	\$532,000	01/05/2017	102.33	3
30565795	56 Highview Drive	Kitchener	3	2/1	1980		1,892	\$281.18	\$469,900	\$532,000	04/15/2017	113.22	5
30564107	181 St. Leger Street	Kitchener	3	2/1	2014		1,915	\$278.07	\$449,900	\$532,500	04/04/2017	118.36	8
30565766	100 IDLE CREEK Drive #2	Kitchener	3	2/1	2002		2,450	\$217.35	\$535,000	\$532,500	04/28/2017	99.53	21
30565784	39 Westchester Drive	Kitchener	4	2/0	1988		1,219	\$436.83	\$425,000	\$532,500	04/20/2017	125.29	9
30568652	165 Wissler Road	Waterloo	3	2/0	1990		1,432	\$372.07	\$449,900	\$532,800	04/24/2017	118.43	5
30569944	619 Westheights Drive	Kitchener	3	2/1	1988		1,692	\$315.01	\$400,000	\$533,000	04/30/2017	133.25	6
30542493	262 ALBERT Street	Waterloo	5	2/0			1,047	\$510.98	\$550,000	\$535,000	01/03/2017	97.27	91
30553468	350 Doon Valley Drive #7D	Kitchener	4	3/0	2003		1,744	\$306.77	\$499,000	\$535,000	03/23/2017	107.21	71
30555989	150 UNION Boulevard	Kitchener	3	2/0			1,685	\$317.51	\$499,900	\$535,000	02/09/2017	107.02	8
30559213	471 COLT Street	Waterloo	4	3/1	2007		1,440	\$371.53	\$479,000	\$535,000	03/03/2017	111.69	3
30560944	46 MURRAYHILL Court	Kitchener	4	2/1	1973		1,974	\$271.02	\$434,900	\$535,000	03/10/2017	123.02	2
30564641	396-398 STIRLING Avenue	Kitchener	4	1/2	1914		1,720	\$311.05	\$525,000	\$535,000	04/22/2017	101.90	27
30564662	31 GLENCLIFFE Court	Kitchener	3	2/1	1998		1,637	\$326.82	\$495,000	\$535,000	04/03/2017	108.08	6
30571369	350 Doon Valley Drive #4A	Kitchener	3	2/1	2004		1,950	\$274.41	\$499,900	\$535,100	05/03/2017	107.04	3
30552093	463 SANDBANKS Crescent	Waterloo	3	3/1	1999		1,657	\$323.17	\$450,000	\$535,500	01/05/2017	119.00	3
30552802	836 Butternut Avenue	Waterloo	3	2/1	1999		1,873	\$285.96	\$454,900	\$535,600	01/12/2017	117.74	5
30562668	608 Green Meadow Crescent	Waterloo	3	2/1	1980		1,493	\$359.01	\$479,900	\$536,000	03/26/2017	111.69	4
30563057	588 PENNY Lane	Waterloo	3	3/1	1990	0.00	1,413	\$379.33	\$385,000	\$536,000	03/23/2017	139.22	2
30557898	684 COMMONWEALTH Crescent	Kitchener	4	3/1			1,880	\$285.64	\$509,000	\$537,000	02/19/2017	105.50	4
30570867	27 SWARTZ Street	Kitchener	3	2/1	2003		1,660	\$323.95	\$479,900	\$537,750	05/09/2017	112.05	8
30556045	668 WINTERBERRY Drive	Waterloo	3	2/1	2009		1,600	\$336.25	\$479,900	\$538,000	02/05/2017	112.11	3
30562564	695 Wild Ginger Avenue #B	Waterloo	3	2/1	2004		1,560	\$344.87	\$397,900	\$538,000	03/22/2017	135.21	3
30565558	266 AUBURN Drive	Waterloo	4	3/1	1987		1,943	\$276.89	\$500,000	\$538,000	04/10/2017	107.60	5
30569650	523 Robert Ferrie Drive	Kitchener	3	2/1	2003		1,334	\$403.30	\$529,900	\$538,000	05/11/2017	101.53	17
30554086	908 BIANCA Court	Kitchener	3	2/1	2012		1,852	\$291.04	\$539,000	\$539,000	01/25/2017	100.00	7
30546683	243 GREY SILO Road #35	Waterloo	2	2/0			1,588	\$339.99	\$539,900	\$539,900	02/13/2017	100.00	103
30555977	62 Glenwood Drive	Kitchener	4	2/1	1967		2,117	\$255.08	\$549,900	\$540,000	02/24/2017	98.20	16
30556190	30 willowrun Drive	Kitchener	3	2/1	2015		1,630	\$331.29	\$520,000	\$540,000	02/09/2017	103.85	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557009	249 Wissler Road	Waterloo	3	2/0	1987		1,350	\$400.00	\$560,000	\$540,000	03/02/2017	96.43	20
30561275	1 Westchester Drive	Kitchener	4	2/0			1,095	\$493.15	\$429,900	\$540,000	03/27/2017	125.61	7
30561496	40 Sprucedale Crescent	Kitchener	4	2/1	1988		1,997	\$270.41	\$499,900	\$540,000	03/14/2017	108.02	1
30563136	138 ORIOLE Street	Waterloo	3	2/0			1,000	\$540.00	\$549,900	\$540,000	04/02/2017	98.20	13
30565403	164 BUSH CLOVER Crescent	Kitchener	3	2/1	1998	0.00	1,550	\$348.39	\$399,900	\$540,000	04/11/2017	135.03	8
30569562	149 MAITLAND Street	Kitchener	3	3/1	2015		1,525	\$354.10	\$449,000	\$540,000	04/28/2017	120.27	7
30570267	533 DANSBURY Drive	Waterloo	3	2/2	2003		1,802	\$299.67	\$499,900	\$540,000	05/08/2017	108.02	13
30572394	530 BEAVER CREEK Crescent	Waterloo	3	2/2	2000	0.00	1,624	\$332.51	\$465,000	\$540,000	05/09/2017	116.13	5
30554785	360 Craighleith Drive	Waterloo	5	3/0			1,277	\$422.94	\$525,000	\$540,100	01/29/2017	102.88	6
30558944	264 MARENGO Court	Waterloo	3	2/1	1995		1,435	\$376.86	\$439,900	\$540,800	02/28/2017	122.94	5
30563081	12 Goundry Crescent	Kitchener	4	2/0			1,367	\$395.68	\$479,900	\$540,900	03/27/2017	112.71	7
30564199	77 HILLCREST Avenue	Waterloo	3	1/1	1952		1,459	\$371.49	\$409,900	\$542,000	04/12/2017	132.23	8
30567741	2 BEECHMANOR Crescent	Kitchener	3	2/1			1,534	\$353.65	\$400,000	\$542,500	04/16/2017	135.63	4
30554625	94 Scott Street	Kitchener	4	2/0	1900		1,675	\$325.37	\$549,900	\$545,000	02/08/2017	99.11	14
30569054	480 COLT Street	Waterloo	3	2/2	2005		1,649	\$330.50	\$495,000	\$545,000	05/03/2017	110.10	9
30573554	236 CARWOOD Avenue	Kitchener	5	2/0	1987		2,358	\$231.13	\$529,900	\$545,000	05/12/2017	102.85	3
30561372	332 CARRIAGE HOUSE Court	Waterloo	3	2/1	1997		1,500	\$363.67	\$389,900	\$545,500	03/14/2017	139.91	6
30554677	204 Rodney Street	Waterloo	3	2/0			1,042	\$523.70	\$399,900	\$545,700	01/30/2017	136.46	4
30558575	458 BELGREEN Way	Waterloo	2	3/0	1979		1,425	\$382.98	\$544,900	\$545,750	03/04/2017	100.16	17
30553712	233 RODNEY Street	Waterloo	3	2/0	1954		995	\$551.76	\$559,900	\$549,000	02/01/2017	98.05	13
30557784	327 CORNRIDGE Place	Waterloo	3	2/1			1,587	\$346.25	\$549,899	\$549,500	03/01/2017	99.93	15
30565430	334 UNIVERSITY DOWNS Crescent	Waterloo	3	3/1	1998	0.00	1,536	\$357.87	\$389,000	\$549,682	04/11/2017	141.31	8
HP862331	324 Colton Circle	Kitchener	3	3/1					\$549,900	\$550,000	03/13/2017	100.02	
HP959235	225 Dartmoor Crescent	Waterloo	3	3/1			1,736	\$316.76	\$549,900	\$601,000	04/28/2017	109.29	
30553353	58 Condor Street	Kitchener	3	2/1	2012		1,866	\$294.75	\$450,000	\$550,000	02/20/2017	122.22	8
30553478	143 DALEWOOD Drive	Kitchener	4	2/1	1969		1,896	\$290.08	\$549,900	\$550,000	01/18/2017	100.02	5
30554337	325 Glenridge Drive	Waterloo	3	2/0	1962		1,825	\$301.37	\$499,900	\$550,000	01/27/2017	110.02	8
30555703	364 Bushview Crescent	Waterloo	3	3/1	1994		1,780	\$308.99	\$450,000	\$550,000	02/02/2017	122.22	1
30559822	124 Reiber Court	Waterloo	2	2/1			1,209	\$454.92	\$539,980	\$550,000	03/19/2017	101.86	19
30560738	324 COLTON Circle	Kitchener	3	3/1	2006		1,660	\$331.33	\$549,900	\$550,000	03/13/2017	100.02	7
30561172	1235 OLD ZELLER Drive	Kitchener	3	2/2	2011		1,590	\$345.91	\$499,995	\$550,000	03/15/2017	110.00	6
30562935	49 BENT WILLOW Drive	Kitchener	4	2/1	1986		2,336	\$235.45	\$469,900	\$550,000	03/26/2017	117.05	5
30564079	360 PASTERN Trail	Waterloo	3	2/1	2002		1,506	\$365.21	\$469,900	\$550,000	04/02/2017	117.05	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30566021	385 University Downs Crescent	Waterloo	3	2/1			1,498	\$367.16	\$398,888	\$550,000	04/06/2017	137.88	2
30566282	485 Colt Street	Waterloo	4	2/2	2008		1,404	\$391.74	\$489,000	\$550,000	04/20/2017	112.47	14
30567467	91 William Street	Waterloo	3	0/1			1,268	\$433.75	\$499,900	\$550,000	04/14/2017	110.02	5
30567495	78 LEASIDE Place	Waterloo	4	1/1			1,429	\$384.88	\$578,000	\$550,000	05/08/2017	95.16	27
30567645	24 WELLINGTON Street	Kitchener	4	2/0	1922		1,803	\$305.05	\$500,000	\$550,000	04/19/2017	110.00	6
30571195	56 ALLEN Street #5	Waterloo	2	3/1	1988		1,330	\$413.53	\$469,000	\$550,000	05/09/2017	117.27	8
30569613	500 BARINGHAM Place	Waterloo	5	3/1	1989		2,064	\$266.72	\$548,500	\$550,500	04/25/2017	100.36	2
30552254	26 Tecumseh Crescent	Kitchener	5	2/1			1,580	\$348.73	\$489,900	\$551,000	01/09/2017	112.47	7
30553329	523 WESTFIELD Drive	Waterloo	4	3/1	1988		1,699	\$324.31	\$479,900	\$551,000	01/19/2017	114.82	7
30557314	446 Sienna Crescent	Kitchener	4	2/1	2006		2,100	\$262.38	\$524,900	\$551,000	02/13/2017	104.97	
30560373	460 WOOLWICH Street #4	Waterloo	2	2/1	2001		2,100	\$262.38	\$389,900	\$551,000	03/12/2017	141.32	8
30561353	130 OLD CHICOPEE Drive	Kitchener	3	2/1	1988		1,932	\$285.20	\$475,000	\$551,000	03/16/2017	116.00	7
30564852	617 ACTIVA Avenue	Kitchener	3	2/1	2005		1,500	\$367.54	\$449,900	\$551,313	04/02/2017	122.54	5
30566018	883 Atlantic Boulevard	Waterloo	3	1/1	2002		1,577	\$349.78	\$435,000	\$551,600	04/10/2017	126.80	4
30563831	258 SHELLEY Drive	Kitchener	6	2/0			1,050	\$525.71	\$475,000	\$552,000	03/27/2017	116.21	4
30565804	35 Templewood Drive	Kitchener	3	2/1	2002		1,800	\$306.67	\$479,900	\$552,000	04/11/2017	115.02	8
30566663	181 QUEEN Street	Kitchener	5	3/1	1955		1,414	\$390.38	\$550,000	\$552,000	04/19/2017	100.36	13
30567519	82 BLACKWELL Drive	Kitchener	3	1/3			1,645	\$335.56	\$449,000	\$552,000	04/26/2017	122.94	6
30571530	145 KRUG Street	Kitchener	3	2/0	1937		1,544	\$357.51	\$429,900	\$552,000	05/07/2017	128.40	3
30573272	36 Hett Avenue	Kitchener	3	1/1	1935		1,196	\$461.54	\$449,000	\$552,000	05/13/2017	122.94	5
30560466	70 WESTMOUNT Road	Waterloo	4	1/1			1,565	\$353.04	\$399,000	\$552,501	03/14/2017	138.47	10
30565604	56 GRENVILLE Avenue	Kitchener	4	2/0			1,176	\$470.85	\$430,000	\$553,723	04/13/2017	128.77	12
30569824	23 COVENTRY Drive	Kitchener	3	2/0	1968	0.00	1,400	\$395.71	\$449,900	\$554,000	04/26/2017	123.14	2
30560873	102 HARDING Street	Kitchener	3	1/1			1,682	\$329.67	\$439,900	\$554,500	03/16/2017	126.05	9
30555676	484 APPELDALE Crescent	Waterloo	3	2/1	1986		1,653	\$335.75	\$499,000	\$555,000	02/10/2017	111.22	8
30562214	19 SEABROOK Drive	Kitchener	4	2/1	2007		1,660	\$334.34	\$499,999	\$555,000	04/03/2017	111.00	18
30566267	63 BLACKWELL Drive	Kitchener	3	2/1			1,564	\$354.86	\$429,900	\$555,000	04/07/2017	129.10	1
30567138	443 HAVENDALE Crescent	Waterloo	3	2/1	1998	0.00	1,372	\$404.52	\$539,900	\$555,000	04/27/2017	102.80	11
30569757	386 Tealby Crescent	Waterloo	3	2/1	2011		1,844	\$300.98	\$499,900	\$555,000	05/01/2017	111.02	6
30571382	15 MELVERN Court	Kitchener	4	2/1		0.00	1,170	\$474.36	\$439,000	\$555,000	05/05/2017	126.42	4
30566614	64 MAYFIELD Avenue	Waterloo	3	2/0	1987		1,056	\$526.09	\$449,900	\$555,555	04/24/2017	123.48	7
30553578	407 WHITE BIRCH Avenue	Waterloo	3	2/1	2005		1,854	\$299.89	\$489,000	\$556,000	01/22/2017	113.70	7
30554973	430 SPECKLED ALDER Street	Waterloo	4	2/1	2005		1,808	\$308.08	\$499,900	\$557,000	02/08/2017	111.42	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555814	7 RIPLEY Crescent	Kitchener	4	2/0	1978		1,166	\$477.70	\$439,900	\$557,000	02/27/2017	126.62	4
30567086	248 Bridleweath Street	Kitchener	3	2/1	2003		1,605	\$347.04	\$446,248	\$557,000	04/18/2017	124.82	8
30563476	465 Redfox Road	Waterloo	3	2/0			1,187	\$469.26	\$469,900	\$557,014	04/02/2017	118.54	6
30562336	551 WILD IRIS Avenue	Waterloo	3	1/1	2006		1,605	\$347.35	\$389,750	\$557,500	03/25/2017	143.04	6
30563020	660 BONAVIDA Drive	Waterloo	3	3/1	2000		1,650	\$338.18	\$499,900	\$558,000	03/25/2017	111.62	6
30567935	691 WILD GINGER #B Avenue	Waterloo	4	2/2	2004		1,560	\$357.69	\$450,000	\$558,000	04/19/2017	124.00	2
30571443	67 Meadowridge Street	Kitchener	3	3/1	2015		1,478	\$377.54	\$459,900	\$558,000	05/09/2017	121.33	9
30556250	1243 Countrystone Drive	Kitchener	4	3/1	2007		1,950	\$286.42	\$524,900	\$558,515	02/12/2017	106.40	9
30556654	457 Parkwood Court	Waterloo	4	2/0			1,428	\$392.09	\$559,900	\$559,900	02/15/2017	100.00	5
30552331	22 COUNTRY CLAIR Street	Kitchener	3	3/0	2007		1,566	\$357.60	\$569,000	\$560,000	01/15/2017	98.42	14
30554528	209 Briarfield Court	Kitchener	3	1/1			1,750	\$320.00	\$479,000	\$560,000	01/31/2017	116.91	8
30555895	94 EDEN OAK Trail	Kitchener	3	2/0	2012		1,870	\$299.47	\$549,900	\$560,000	02/07/2017	101.84	5
30556616	122 Steepleridge Street	Kitchener	3	4/0	2005		1,870	\$299.47	\$499,900	\$560,000	02/13/2017	112.02	7
30557347	191 King Street #903	Waterloo	3	2/0	2010		1,364	\$410.56	\$559,900	\$560,000	03/22/2017	100.02	35
30557968	70 BANCROFT Street	Kitchener	4	3/1	2001		2,077	\$269.62	\$529,900	\$560,000	03/10/2017	105.68	17
30558789	735 LAURELWOOD Drive	Waterloo	4	2/1	2006		1,716	\$326.34	\$399,900	\$560,000	02/27/2017	140.04	5
30562343	160 Colton Circle	Kitchener	3	2/1			1,740	\$321.84	\$529,900	\$560,000	03/24/2017	105.68	7
30563082	67 WELLINGTON Street	Kitchener	3	2/0	1895		1,466	\$381.99	\$499,900	\$560,000	04/18/2017	112.02	29
30564048	664 Brandenburg Boulevard	Waterloo	3	1/1	2000		1,650	\$339.39	\$399,900	\$560,000	04/04/2017	140.04	8
30564326	72 FRAN ELLEN Crescent	Kitchener	4	2/1			2,182	\$256.65	\$499,800	\$560,000	04/12/2017	112.04	44
30564447	31 WIMBLETON Crescent	Kitchener	5	3/1			1,873	\$298.99	\$439,000	\$560,000	04/03/2017	127.56	7
30567563	4 WILDWOOD Place	Waterloo	5	2/1	1966		1,545	\$362.46	\$509,900	\$560,000	04/19/2017	109.83	6
30553891	53 ROSEWOOD Drive	Kitchener	3	1/2	1969		1,674	\$335.13	\$529,000	\$561,000	01/21/2017	106.05	4
30562417	370 STEEPLERIDGE Street	Kitchener	3	2/1	2006		1,590	\$352.83	\$429,900	\$561,000	03/22/2017	130.50	6
30555152	54 BANNOCKBURN Road	Kitchener	3	2/0	1999	0.00	2,055	\$273.48	\$450,000	\$562,000	02/10/2017	124.89	7
30563442	411 VERONICA Drive	Kitchener	3	2/0	2001		1,922	\$292.40	\$524,900	\$562,000	03/28/2017	107.07	7
30553866	229 Sunny Meadow Court	Kitchener	4	2/1	2008		2,800	\$201.25	\$588,500	\$563,500	02/16/2017	95.75	10
30553371	48 WILKINS Drive	Kitchener	4	1/1	1975		2,400	\$235.42	\$549,900	\$565,000	01/15/2017	102.75	4
30558627	279 FALLING GREEN Crescent	Kitchener	3	2/1	2015		1,830	\$308.74	\$499,900	\$565,000	02/28/2017	113.02	8
30563039	326 ARLENE Place	Waterloo	4	3/0	1964		1,584	\$356.69	\$540,000	\$565,000	04/26/2017	104.63	13
30564676	543 Chesapeake Crescent	Waterloo	3	3/1	2000		1,550	\$364.52	\$499,900	\$565,000	04/11/2017	113.02	5
30566141	948 Banffshire Court	Kitchener	3	2/1	2011		1,880	\$300.53	\$434,400	\$565,000	04/12/2017	130.06	2
30569582	112 Benton Street #508	Kitchener	2	2/0	2013		1,416	\$399.01	\$559,900	\$565,000	05/08/2017	100.91	5

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30572149	11 Eastwood Drive	Kitchener	4	2/0	1968		1,431	\$394.83	\$499,900	\$565,000	05/09/2017	113.02	6
30564799	16 SEABROOK Drive	Kitchener	3	1/1	2006		1,660	\$340.83	\$499,900	\$565,786	04/05/2017	113.18	8
30566096	457 Avens Street	Waterloo	3	2/1			1,642	\$344.70	\$495,000	\$566,000	04/18/2017	114.34	12
30555020	35 Thorndale Drive	Waterloo	4	1/1	1978		1,610	\$351.61	\$469,888	\$566,088	01/30/2017	120.47	5
30567030	251 Sophia Crescent	Kitchener	3	2/1	2007		1,630	\$347.85	\$499,900	\$567,000	04/16/2017	113.42	8
30556039	471 BOLINGBROOKE Place	Waterloo	4	2/1			1,872	\$303.20	\$500,000	\$567,588	03/27/2017	113.52	7
30560538	62 PEACH BLOSSOM Crescent	Kitchener	4	2/1	2003		1,617	\$352.50	\$495,000	\$570,000	03/08/2017	115.15	2
30570199	68 North Drive	Kitchener	3	3/0	1951		1,373	\$415.15	\$449,000	\$570,000	05/01/2017	126.95	6
30567843	3 NELSON Avenue	Kitchener	3	2/1			1,568	\$364.16	\$489,900	\$571,000	04/26/2017	116.55	8
30568691	721 Laurelwood Drive	Waterloo	3	2/1			1,597	\$358.17	\$499,900	\$572,000	05/01/2017	114.42	14
30571885	142 HARDING Street	Kitchener	3	2/1	2009		2,235	\$255.93	\$499,900	\$572,000	05/09/2017	114.42	8
30566004	618A MONTELLIER Drive	Waterloo	4	3/1			1,934	\$296.02	\$500,000	\$572,500	04/10/2017	114.50	7
30552773	201 FALLING GREEN Crescent	Kitchener	3	2/1			1,869	\$307.65	\$575,000	\$575,000	03/01/2017	100.00	58
30554718	288 Colton Circle	Kitchener	3	2/1	2005		2,125	\$270.59	\$548,500	\$575,000	01/30/2017	104.83	1
30557345	83 Pinnacle Drive	Kitchener	3	2/1	1997		1,449	\$396.83	\$424,900	\$575,000	03/27/2017	135.33	8
30560721	725 ZURICH Drive	Waterloo	4	3/0	2005		1,886	\$304.88	\$574,900	\$575,000	03/21/2017	100.02	17
30561955	43 PEACH BLOSSOM Crescent	Kitchener	4	1/2	2003		1,617	\$355.60	\$499,888	\$575,000	03/17/2017	115.03	2
30563354	626 South Haven Drive	Waterloo	3	2/2	2001		1,675	\$343.28	\$499,900	\$575,000	03/28/2017	115.02	5
30563826	43 GOLDEN MEADOW Drive	Kitchener	4	2/1	1986		2,300	\$250.00	\$550,000	\$575,000	04/04/2017	104.55	9
30567730	65 Penelope Drive	Kitchener	5	3/1	1992		2,251	\$255.44	\$599,900	\$575,000	05/09/2017	95.85	22
30567762	151 West Oak Trail	Kitchener	4	2/1			1,566	\$367.18	\$494,500	\$575,000	04/21/2017	116.28	5
30569093	24 SEABROOK Drive	Kitchener	3	2/1			1,805	\$318.56	\$519,900	\$575,000	04/28/2017	110.60	13
30571341	173 Cranbrook Street	Kitchener	3	2/1	2006		1,698	\$338.63	\$489,800	\$575,000	05/04/2017	117.39	5
30573360	375 LAKEVIEW Drive	Waterloo	4	2/0	1975		1,360	\$422.87	\$450,000	\$575,100	05/15/2017	127.80	8
30563241	72 Blythwood Road	Waterloo	4	2/1	1963		2,229	\$259.31	\$499,900	\$578,000	03/29/2017	115.62	9
30563116	333 ALBERT Street	Waterloo	6	2/0		0.00	1,400	\$413.57	\$579,900	\$579,000	04/11/2017	99.84	21
30560239	182 RIPPLEWOOD Crescent	Kitchener	4	1/1	1962		1,628	\$356.27	\$469,000	\$580,000	03/08/2017	123.67	6
30560335	212 Greenwater Place	Kitchener	3	2/1	2016		1,932	\$300.21	\$499,900	\$580,000	03/22/2017	116.02	17
30560925	61 VISTA Crescent	Kitchener	4	2/0	1957	0.00	1,641	\$353.44	\$518,800	\$580,000	03/27/2017	111.80	6
30561116	451 Avens Street	Waterloo	3	2/1	2017		1,777	\$326.39	\$479,900	\$580,000	03/21/2017	120.86	12
30561121	453 Avens Street	Waterloo	3	2/1	2017		1,780	\$325.84	\$479,900	\$580,000	03/21/2017	120.86	12
30562825	10 Harding Street	Kitchener	3	2/1	2010		1,700	\$341.18	\$549,900	\$580,000	04/09/2017	105.47	19
30563325	710 Avondale Avenue	Kitchener	3	1/1	1945		1,259	\$460.68	\$499,900	\$580,000	04/06/2017	116.02	9

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30566888	1452 OLD ZELLER Drive	Kitchener	3	2/1			1,780	\$325.84	\$539,900	\$580,000	04/24/2017	107.43	6
30568249	172 Erinbrook Drive	Kitchener	4	2/0	1987		1,258	\$461.05	\$459,800	\$580,000	04/22/2017	126.14	6
30570164	19 POMPEII Street	Kitchener	4	3/1			1,790	\$324.02	\$549,900	\$580,000	05/05/2017	105.47	9
30572048	227 Oldfield Drive	Kitchener	5	3/0	1989		2,074	\$279.65	\$529,900	\$580,000	05/07/2017	109.45	5
30564495	633 CARDIFF Street	Waterloo	3	2/1	1993		1,681	\$345.21	\$479,900	\$580,300	04/12/2017	120.92	8
30563284	232 Sienna Crescent	Kitchener	4	2/1	2005		2,175	\$267.13	\$595,000	\$581,000	04/09/2017	97.65	19
30556858	115 ALEXANDRA Avenue	Waterloo	3	2/0	1919	0.00	1,309	\$444.61	\$499,900	\$582,000	02/14/2017	116.42	6
30567407	89 AMHERST Drive	Kitchener	8	3/0	1985		1,521	\$384.09	\$599,000	\$584,200	05/14/2017	97.53	34
30568029	606 Coldstream Drive	Waterloo	3	2/1	1996		1,800	\$324.94	\$550,000	\$584,900	04/24/2017	106.35	9
30573486	6 Swartz Street	Kitchener	3	1/1	2003		1,789	\$326.94	\$499,900	\$584,900	05/12/2017	117.00	2
30552579	166 David Street	Kitchener	5	3/0			2,101	\$278.44	\$599,000	\$585,000	03/24/2017	97.66	78
30554837	157 AMBLESIDE Court	Waterloo	3	2/0	1985		1,535	\$381.11	\$525,000	\$585,000	01/30/2017	111.43	5
30557967	10 MARTINWOOD Street	Kitchener	3	2/1			1,809	\$323.38	\$519,900	\$585,000	02/25/2017	112.52	11
30558741	409 BERNAY Drive	Waterloo	4	2/1	2003		1,950	\$300.00	\$539,900	\$585,000	03/02/2017	108.35	8
30561418	201 Stoke Drive	Kitchener	4	2/1	1985		1,793	\$326.27	\$449,000	\$585,000	03/11/2017	130.29	3
30561915	38 Banffshire Street	Kitchener	3	2/1			1,883	\$310.67	\$499,900	\$585,000	03/16/2017	117.02	
30563537	15 Larkspur Crescent	Kitchener	3	2/1	1964		1,500	\$390.00	\$469,900	\$585,000	03/31/2017	124.49	7
30564423	375 Twinflower Crescent	Waterloo	3	3/1	1987		1,883	\$310.67	\$579,000	\$585,000	04/03/2017	101.04	7
30566477	24 SORRENTO Street	Kitchener	3	3/1	2013		1,844	\$317.25	\$579,900	\$585,000	04/17/2017	100.88	12
30554050	836 BRANDENBURG Boulevard	Waterloo	4	2/2	2002		1,917	\$305.69	\$475,000	\$586,000	01/25/2017	123.37	7
30562793	222 LINCOLN Road	Waterloo	3	2/0		0.00	1,661	\$353.70	\$489,000	\$587,500	03/24/2017	120.14	4
30550598	115 Hawkswood Drive	Kitchener	3	2/1	2002		2,204	\$266.79	\$595,000	\$588,000	01/20/2017	98.82	22
30572940	702 WILD GINGER Avenue	Waterloo	4	2/1			1,795	\$328.02	\$479,900	\$588,800	05/15/2017	122.69	9
30555170	119 Walter Street	Kitchener	3	2/1	2016		1,904	\$309.82	\$589,900	\$589,900	02/17/2017	100.00	22
30546512	64 NOTCHWOOD Court	Kitchener	4	2/2	1986		1,947	\$303.03	\$599,900	\$590,000	01/04/2017	98.35	65
30552114	10 FISCHER Court	Kitchener	4	2/1	2004		2,400	\$245.83	\$589,900	\$590,000	01/31/2017	100.02	32
30560830	849 Brandenburg Boulevard	Waterloo	3	2/1	2003		1,745	\$338.11	\$479,000	\$590,000	03/13/2017	123.17	6
30563475	18 FEENSTRA Street	Kitchener	4	3/1	2010		1,636	\$360.64	\$529,900	\$590,000	03/28/2017	111.34	6
30567623	181 Dartmoor Crescent	Waterloo	3	1/1	1994		1,915	\$308.09	\$460,000	\$590,000	04/25/2017	128.26	6
30570111	27 COUNTRY CLAIR Street	Kitchener	3	2/1	2006		1,440	\$409.72	\$498,500	\$590,000	05/05/2017	118.36	3
30573378	82 WEST ACRES Crescent	Kitchener	6	2/0			1,780	\$331.46	\$550,000	\$590,000	05/15/2017	107.27	7
30568999	92 GOLDEN MEADOW Crescent	Kitchener	3	3/1	1985		1,711	\$344.88	\$499,900	\$590,095	05/02/2017	118.04	7
30570447	51 Upper Mercer Street	Kitchener	3	2/2	2012		1,600	\$369.38	\$499,900	\$591,000	05/03/2017	118.22	9

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30572503	493 THORNDALE Drive	Waterloo	4	3/1	1988		2,230	\$265.38	\$499,493	\$591,800	05/08/2017	118.48	4
30563687	286 HUCK Crescent	Kitchener	4	2/1	2000		1,733	\$341.60	\$489,900	\$592,000	04/04/2017	120.84	8
30556965	186 General Drive	Kitchener	4	2/1	1992		2,000	\$296.00	\$500,000	\$592,009	02/21/2017	118.40	9
30568224	1400 Old Zeller Drive	Kitchener	3	2/1	2013		1,691	\$350.68	\$539,900	\$593,000	04/21/2017	109.84	4
30566440	302 Glasgow Street	Kitchener	3	2/0	1952		1,709	\$347.28	\$599,900	\$593,500	04/28/2017	98.93	18
30561638	34 Peach Blossom Crescent	Kitchener	4	3/1	2003		1,800	\$330.56	\$499,900	\$595,000	03/19/2017	119.02	5
30569015	699 RHINE FALL Drive	Waterloo	3	3/1	2006		1,693	\$351.45	\$594,888	\$595,000	04/26/2017	100.02	6
30559444	76 Isaiah Drive	Kitchener	6	4/1	2010		2,607	\$229.57	\$598,500	\$598,500	03/19/2017	100.00	7
30557999	121 Walter Street	Kitchener	3	2/1	2017		1,921	\$312.29	\$599,900	\$599,900	03/03/2017	100.00	9
30571363	213 SUNNY MEADOW Court	Kitchener	4	3/1	2006		2,335	\$256.92	\$599,900	\$599,900	05/11/2017	100.00	12
30555309	611 BRITTANIA Crescent	Kitchener	3	2/1	2015		2,047	\$293.11	\$575,000	\$600,000	02/13/2017	104.35	14
30557045	7 GREENBOUGH Court	Kitchener	5	2/2	1977		1,880	\$319.15	\$529,000	\$600,000	02/18/2017	113.42	6
30558493	7 SEABROOK Drive	Kitchener	4	2/1	2008		2,173	\$276.12	\$595,000	\$600,000	03/08/2017	100.84	8
30561391	11 Culloden Place	Kitchener	4	3/1	1989		2,213	\$271.13	\$529,000	\$600,000	03/13/2017	113.42	4
30562687	45 CAVALIER Place	Waterloo	3	2/1	1976		1,412	\$424.93	\$529,900	\$600,000	03/28/2017	113.23	10
30562839	363 MOUNTAIN LAUREL Crescent	Kitchener	5	2/1	2004		2,040	\$294.12	\$549,000	\$600,000	03/28/2017	109.29	11
30562990	195 Park Street	Kitchener	4	2/1	1926		1,200	\$500.00	\$529,900	\$600,000	03/22/2017	113.23	2
30563539	180 HUCK Crescent	Kitchener	3	2/1	2009		1,905	\$314.96	\$475,000	\$600,000	03/29/2017	126.32	8
30566127	213 Westforest Trail	Kitchener	3	2/1	1997		1,574	\$381.19	\$489,900	\$600,000	04/27/2017	122.47	7
30566413	13 Avondale Avenue	Waterloo	3	2/0	1912		1,244	\$482.32	\$539,900	\$600,000	04/23/2017	111.13	6
30566826	519 WESTFIELD Drive	Waterloo	4	3/0	1989		1,287	\$466.20	\$469,900	\$600,000	04/17/2017	127.69	7
30567262	70 TECUMSEH Crescent	Kitchener	4	1/2	1966		1,882	\$318.81	\$625,000	\$600,000	05/01/2017	96.00	6
30569537	145 White Pine Crescent	Waterloo	3	1/1	1978		1,448	\$414.36	\$489,900	\$600,000	05/01/2017	122.47	5
30573559	588 Woolgrass Avenue	Waterloo	4	2/1	2007		1,932	\$310.56	\$519,900	\$600,000	05/12/2017	115.41	2
30557567	216 CRANBROOK Street	Kitchener	3	2/1			1,786	\$335.95	\$499,900	\$600,006	02/28/2017	120.03	7
30555023	649 Munich Circle	Waterloo	3	2/0	2001		1,540	\$390.13	\$464,900	\$600,800	02/05/2017	129.23	5
30551887	346 GROVEHILL Crescent	Kitchener	3	0/0			2,497	\$240.69	\$609,000	\$601,000	01/04/2017	98.69	44
30558263	L78 LADYSLIPPER Drive	Waterloo	3	2/1	2017		1,945	\$309.00	\$499,900	\$601,000	02/25/2017	120.22	3
30560411	560 St Moritz Avenue	Waterloo	3	2/1	2006		1,702	\$353.11	\$525,000	\$601,000	03/13/2017	114.48	5
30563477	573 Beaver Creek Crescent	Waterloo	3	2/1	2000		1,650	\$364.24	\$419,900	\$601,000	03/23/2017	143.13	1
30564290	294 DRIFTWOOD Drive	Kitchener	4	2/0	1983		1,495	\$402.01	\$450,000	\$601,000	03/31/2017	133.56	2
30565542	457 ANNDAL Road	Waterloo	3	2/1	1982		1,558	\$385.75	\$500,000	\$601,000	04/13/2017	120.20	6
30568991	225 DARTMOOR Crescent	Waterloo	3	2/2			1,736	\$346.20	\$549,900	\$601,000	04/28/2017	109.29	13

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30560845	80 GILDNER Street	Kitchener	3	1/1			1,326	\$453.62	\$525,000	\$601,500	03/14/2017	114.57	6
30556355	75 ELLIS Avenue	Kitchener	4	2/0			1,622	\$371.15	\$529,900	\$602,000	02/19/2017	113.61	15
30556829	125 Walter Street	Kitchener	3	2/1	2017		1,921	\$313.59	\$599,900	\$602,400	03/02/2017	100.42	22
30569129	53 RIDGEVIEW Crescent	Waterloo	4	2/1	1974		2,236	\$269.45	\$609,900	\$602,500	05/06/2017	98.79	17
30557727	38 KINGSLEY Crescent	Waterloo	4	2/1	1964		2,188	\$275.91	\$500,000	\$603,700	02/19/2017	120.74	6
30555729	390 DANSBURY Drive	Waterloo	4	3/1			2,300	\$262.99	\$589,900	\$604,888	02/06/2017	102.54	7
30539393	286 ALBERT Street	Waterloo	6	2/0			1,533	\$394.65	\$630,000	\$605,000	02/28/2017	96.03	164
30539419	284 ALBERT Street	Waterloo	5	1/0			1,000	\$605.00	\$630,000	\$605,000	02/28/2017	96.03	163
30539431	86 HICKORY Street	Waterloo	5	2/0			1,000	\$605.00	\$630,000	\$605,000	02/28/2017	96.03	163
30539443	84 HICKORY Street	Waterloo	3	2/0			1,000	\$605.00	\$630,000	\$605,000	02/28/2017	96.03	163
30559955	3 APPLE RIDGE Drive	Kitchener	5	3/1			2,250	\$268.89	\$519,900	\$605,000	03/05/2017	116.37	4
30560826	63 Coopershawk Street	Kitchener	3	2/1	2004		2,135	\$283.37	\$549,899	\$605,000	03/16/2017	110.02	10
30565436	303 SOPHIA Crescent	Kitchener	3	2/1	2006		2,197	\$275.38	\$509,900	\$605,000	04/09/2017	118.65	5
30566310	504 Barwick Crescent	Waterloo	5	2/0	1995		1,900	\$318.42	\$550,000	\$605,000	04/29/2017	110.00	11
30566388	41 STOKES Drive	Kitchener	4	2/1	1981		1,378	\$439.04	\$480,000	\$605,000	04/13/2017	126.04	7
30569859	635 Violet Street	Waterloo	3	2/1	2005		1,795	\$337.05	\$547,500	\$605,000	05/02/2017	110.50	9
30563373	461 Avens Street	Waterloo	3	2/1	2017		1,901	\$318.78	\$495,000	\$606,000	04/04/2017	122.42	12
30563375	459 Avens Street	Waterloo	3	2/1			1,916	\$316.28	\$495,000	\$606,000	04/04/2017	122.42	12
30572285	439 Avens Street	Waterloo	3	2/1			1,966	\$308.24	\$499,000	\$606,000	05/09/2017	121.44	7
30556671	552 BEECHWOOD Drive	Waterloo	4	3/1	1997		1,855	\$327.22	\$500,000	\$607,000	02/13/2017	121.40	6
30568104	175 DALEWOOD Drive	Kitchener	4	1/1	1968		1,625	\$373.54	\$499,900	\$607,000	04/25/2017	121.42	8
30563258	634 VIOLET Street	Waterloo	3	2/1	2006		1,806	\$337.10	\$538,000	\$608,800	04/02/2017	113.16	18
30565731	303 TAGGE Crescent	Kitchener	3	2/1	2010		2,060	\$296.07	\$489,900	\$609,900	04/11/2017	124.49	7
30557984	602 WINTERBERRY Avenue	Waterloo	4	3/1	2008	0.00	1,678	\$363.53	\$499,900	\$610,000	02/27/2017	122.02	10
30559279	279 Craigleith Drive	Waterloo	3	2/1	1979		2,160	\$282.41	\$569,000	\$610,000	03/01/2017	107.21	3
30560644	238 Moorlands Crescent	Kitchener	4	2/1	2016		1,930	\$316.06	\$489,000	\$610,000	03/11/2017	124.74	6
30563025	245 BUTTERCUP Court	Waterloo	3	4/0	2007		1,670	\$365.27	\$499,000	\$610,000	03/27/2017	122.24	8
30564596	154 Steepleridge Street	Kitchener	3	2/1			1,853	\$329.20	\$519,000	\$610,000	03/31/2017	117.53	1
30564998	1325 Old Zeller Drive	Kitchener	3	3/1	2011		1,700	\$358.82	\$549,000	\$610,000	04/07/2017	111.11	3
30573278	61 Marl Meadow Drive	Kitchener	4	3/1	2002		1,700	\$358.82	\$495,000	\$610,000	05/15/2017	123.23	8
30553203	51 Lorilee Crescent	Kitchener	4	2/1			2,876	\$212.13	\$595,000	\$610,100	01/16/2017	102.54	6
30553549	181 Silvercrest Drive	Waterloo	3	3/1	1984		1,698	\$359.72	\$519,900	\$610,800	01/18/2017	117.48	6
30555859	18 Churchill Street	Waterloo	4	3/1	2004		1,955	\$313.55	\$489,900	\$613,000	02/07/2017	125.13	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30557274	22 Helena Feasby Street	Kitchener	3	3/1	2006		2,125	\$289.41	\$569,900	\$615,000	02/15/2017	107.91	3
30559404	504 BLUESTREAM Road	Waterloo	4	3/1	1987		2,070	\$297.10	\$578,000	\$615,000	03/06/2017	106.40	5
30560816	295 Craigleith Drive	Waterloo	4	2/1			2,300	\$267.39	\$600,000	\$615,000	03/16/2017	102.50	6
30568696	916 WOODBINE Court	Kitchener	4	3/0	2007		1,640	\$375.00	\$575,000	\$615,000	04/21/2017	106.96	2
30569740	1480 OLD ZELLER Drive	Kitchener	3	2/1			1,752	\$351.03	\$549,990	\$615,000	04/29/2017	111.82	9
30572988	26 BETTLEY Crescent	Kitchener	4	2/1	1976		1,509	\$407.55	\$499,000	\$615,000	05/14/2017	123.25	6
30570699	35 GORDON Avenue	Kitchener	3	2/0	1888		1,652	\$372.88	\$499,900	\$616,000	05/02/2017	123.22	6
30568283	123 SOPHIA Crescent	Kitchener	4	3/0	2012		1,805	\$341.39	\$499,888	\$616,200	04/23/2017	123.27	6
30571409	14 CHRISTINE Crescent	Kitchener	4	2/0	1965		1,693	\$365.03	\$499,900	\$618,000	05/10/2017	123.62	10
30555403	345 WESTPARK Crescent	Waterloo	3	2/1			2,162	\$286.12	\$459,900	\$618,600	02/03/2017	134.51	5
30555822	11 Sofitel Drive	Kitchener	3	2/1	2015		2,220	\$279.28	\$619,900	\$620,000	02/17/2017	100.02	11
30564816	166 NORMAN Street	Waterloo	4	3/0	1954		2,190	\$283.11	\$624,900	\$620,000	04/13/2017	99.22	13
30558969	484 SANDBANKS Crescent	Waterloo	3	2/0	1997		1,468	\$423.02	\$529,000	\$621,000	03/03/2017	117.39	10
30565564	18 Woodbine Avenue	Kitchener	4	2/1	2009		2,194	\$283.04	\$599,900	\$621,000	04/10/2017	103.52	8
30562722	523 Clipper Drive	Waterloo	3	3/1	1998		1,670	\$372.46	\$500,000	\$622,000	03/21/2017	124.40	2
30568203	88 Dalewood Drive	Kitchener	4	2/1			2,653	\$235.21	\$624,900	\$624,000	05/01/2017	99.86	15
30559707	683 WINTERBERRY Avenue	Waterloo	3	2/1	2007	0.00	1,630	\$383.44	\$499,900	\$625,000	03/06/2017	125.03	6
30560253	940 BIANCA Court	Kitchener	3	3/1			1,806	\$346.07	\$598,900	\$625,000	03/11/2017	104.36	12
30571861	36 Halliwell Drive	Kitchener	4	2/1	1965		1,466	\$426.33	\$534,900	\$625,000	05/10/2017	116.84	8
30555601	326 Sienna Crescent	Kitchener	4	3/1	2007		2,182	\$286.89	\$600,000	\$626,000	02/12/2017	104.33	12
30557174	131 Oak Park Drive	Waterloo	3	2/1	2012		1,890	\$331.22	\$575,000	\$626,000	02/16/2017	108.87	3
30567580	174 BANFFSHIRE Street	Kitchener	3	3/1	2007		1,879	\$333.69	\$499,900	\$627,000	04/18/2017	125.43	6
30570112	Lot 80 Ladyslipper Drive	Waterloo	3	2/1	2017		1,932	\$325.00	\$499,900	\$627,900	04/26/2017	125.61	1
30560482	25 Huck Crescent	Kitchener	3	1/2	2007		1,380	\$455.80	\$469,900	\$629,000	03/17/2017	133.86	15
30553512	191 King Street #1306	Waterloo	2	2/0	2008		1,798	\$350.39	\$639,900	\$630,000	02/19/2017	98.45	26
30557528	8 PRIMROSE Path	Kitchener	4	3/1	1988		2,079	\$303.03	\$630,000	\$630,000	03/03/2017	100.00	19
30557996	700 WESTMOUNT Road	Kitchener	4	2/0	1953		1,719	\$366.49	\$649,900	\$630,000	04/24/2017	96.94	67
30562553	227 Cranbrook Street	Kitchener	3	2/1	2014		1,795	\$350.97	\$529,900	\$630,000	03/25/2017	118.89	7
30563623	206 Beechroyal Place	Kitchener	4	2/1	1989		2,293	\$274.75	\$580,000	\$630,000	04/11/2017	108.62	7
30564303	341 DUNVEGAN Drive	Waterloo	3	2/0	1974	0.00	1,944	\$324.07	\$500,000	\$630,000	04/03/2017	126.00	5
30564372	308 ROXTON Drive	Waterloo	2	3/1	1986		1,988	\$316.90	\$650,000	\$630,000	04/07/2017	96.92	10
30566841	81 ROSENEATH Crescent	Kitchener	3	2/1			1,608	\$391.79	\$488,800	\$630,000	04/09/2017	128.89	5
30567077	365 PARKVALE Drive	Kitchener	3	2/1	2009		1,758	\$358.36	\$498,500	\$630,000	04/19/2017	126.38	7

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30570240	976 BIANCA Court	Kitchener	4	2/1			1,843	\$341.83	\$599,900	\$630,000	05/14/2017	105.02	18
30565656	470 Trembling Aspen Avenue	Waterloo	4	3/1	2005		1,710	\$369.06	\$499,900	\$631,100	04/10/2017	126.25	6
30560390	284 Ginseng Street	Waterloo	3	2/1	2014		2,280	\$277.19	\$479,900	\$632,000	03/13/2017	131.69	7
30554955	254 BRIARMEADOW Drive	Kitchener	3	3/1	2002		2,020	\$313.37	\$569,500	\$633,000	02/01/2017	111.15	6
30560044	314 Sienna Crescent	Kitchener	4	3/1	2006		2,227	\$285.14	\$595,000	\$635,000	03/07/2017	106.72	5
30562362	74 WOODBINE Avenue	Kitchener	3	2/1	2011		1,880	\$337.77	\$619,900	\$635,000	03/31/2017	102.44	13
30563351	52 CLOVERDALE Crescent	Kitchener	4	2/2	1965	0.00	2,197	\$289.03	\$575,000	\$635,000	03/28/2017	110.43	6
30563646	482 SANDY COVE Crescent	Waterloo	3	3/1	1999	0.00	1,832	\$346.62	\$479,900	\$635,000	03/30/2017	132.32	7
30566941	304 AUBURN Drive	Waterloo	4	3/0	1988		1,605	\$395.64	\$599,900	\$635,000	04/18/2017	105.85	9
30560107	463 COLUMBIA Street #3	Waterloo	3	3/0			1,521	\$418.80	\$599,800	\$637,000	03/28/2017	106.20	19
30565344	533 Snowdrop Court	Kitchener	3	2/1	2008		1,881	\$338.92	\$499,900	\$637,500	04/09/2017	127.53	5
30566688	55 FOREST CREEK Drive	Kitchener	4	2/1	2011		1,972	\$323.28	\$588,900	\$637,500	05/02/2017	108.25	23
30572424	111 IRON GATE Street	Kitchener	3	2/1	2008		1,987	\$320.84	\$499,900	\$637,500	05/11/2017	127.53	7
30557769	445 Chesapeake Drive	Waterloo	3	2/2	2001		1,646	\$387.36	\$499,900	\$637,600	03/05/2017	127.55	5
30554488	293 TREMAINE Crescent	Kitchener	2	2/0	2015	0.00	1,620	\$393.83	\$639,900	\$638,000	02/10/2017	99.70	7
30570024	12 BRADLEY Place	Kitchener	4	2/1	1967		1,711	\$373.35	\$525,000	\$638,800	05/01/2017	121.68	7
30564609	134 Marl Meadow Drive	Kitchener	4	3/1	2003		2,105	\$303.99	\$639,900	\$639,900	04/05/2017	100.00	8
30553310	130 VALEBROOK Street	Kitchener	3	2/1	2015		2,035	\$314.50	\$649,900	\$640,000	01/24/2017	98.48	12
30556588	574 Little Dover Crescent	Waterloo	3	3/1	2000		1,950	\$328.21	\$529,900	\$640,000	02/12/2017	120.78	3
30560375	186 STEEPLERIDGE Street	Kitchener	4	3/1	2005		2,004	\$319.36	\$639,900	\$640,000	03/20/2017	100.02	15
30560403	200 LEMON GRASS Crescent	Kitchener	4	3/1	2007		2,339	\$273.62	\$649,900	\$640,000	03/22/2017	98.48	16
30565007	199 CRANBROOK Street	Kitchener	3	2/1			1,785	\$358.54	\$529,900	\$640,000	04/04/2017	120.78	4
30573657	229 GREENBROOK Drive	Kitchener	4	2/0	1964		1,560	\$410.26	\$549,900	\$640,000	05/14/2017	116.38	3
30562557	46 Amelia Street	Kitchener	3	2/1	2004		2,136	\$300.09	\$585,000	\$641,000	03/27/2017	109.57	5
30564873	510 APPLIEDALE Crescent	Waterloo	4	3/1	1986		1,754	\$365.45	\$530,000	\$641,000	04/04/2017	120.94	4
30564900	188 PEBBLECREEK Drive	Kitchener	3	3/1			1,793	\$357.71	\$599,900	\$641,373	04/05/2017	106.91	7
30558045	255 FALLING GREEN Crescent	Kitchener	4	2/1	2015		2,283	\$281.43	\$649,900	\$642,500	03/03/2017	98.86	21
30544066	123 Pine Valley Drive	Kitchener	3	3/1	2004		2,825	\$228.32	\$649,900	\$645,000	01/07/2017	99.25	87
30555727	43 SHOREACRES Drive	Kitchener	3	2/1	2016		2,217	\$290.93	\$629,900	\$645,000	02/09/2017	102.40	9
30557561	19 McLeod Court	Kitchener	3	3/1	1988		2,608	\$247.32	\$645,000	\$645,000	02/27/2017	100.00	11
30564103	92 PEBBLECREEK Drive	Kitchener	4	3/1	2006		2,153	\$299.58	\$649,900	\$645,000	04/18/2017	99.25	23
30567361	68 Isaiah Drive	Kitchener	3	2/1	2010		2,130	\$303.76	\$595,000	\$647,000	04/19/2017	108.74	3
30569876	6 Country Clair Street	Kitchener	3	3/1	2008		1,990	\$326.13	\$649,000	\$649,000	05/04/2017	100.00	9

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552584	14 WATERVALE Drive	Kitchener	4	3/1	2013		2,381	\$272.95	\$649,900	\$649,900	01/18/2017	100.00	13
30568905	53 Old Forest Crescent	Kitchener	4	2/2			2,329	\$279.05	\$649,900	\$649,900	04/24/2017	100.00	5
30554770	217 TREMAINE Crescent	Kitchener	3	2/1			2,379	\$273.22	\$649,988	\$650,000	02/07/2017	100.00	7
30556658	152 NORMAN Street	Waterloo	3	2/0	1949	0.00	1,586	\$409.84	\$525,000	\$650,000	02/14/2017	123.81	6
30559274	402 PASTERNA Trail	Waterloo	4	3/1	2004		1,976	\$328.95	\$489,900	\$650,000	03/07/2017	132.68	9
30561236	192 PEBBLECREEK Drive	Kitchener	3	2/1			1,851	\$351.16	\$499,999	\$650,000	03/15/2017	130.00	7
30562054	289 GINSENG Street	Waterloo	3	2/1			2,242	\$289.92	\$549,900	\$650,000	03/18/2017	118.20	3
30563862	10 Paige Street	Kitchener	4	2/1	2008		2,428	\$267.71	\$649,900	\$650,000	03/29/2017	100.02	2
30564294	208 PAIGE Place	Kitchener	4	3/0	2007		2,300	\$282.61	\$598,900	\$650,000	04/01/2017	108.53	8
30564396	483 Doon South Drive	Kitchener	4	3/1			2,150	\$302.33	\$584,888	\$650,000	04/04/2017	111.13	8
30565578	110 BANFFSHIRE Street	Kitchener	3	2/1	2009		2,088	\$311.30	\$595,000	\$650,000	04/09/2017	109.24	6
30568907	12 Upper Canada Place	Kitchener	3	2/0	1973		1,958	\$331.97	\$599,900	\$650,000	04/23/2017	108.35	4
30570596	256 STOKE Drive	Kitchener	5	3/1	1986		1,776	\$365.99	\$549,000	\$650,000	05/02/2017	118.40	5
30573234	624 ACTIVA Avenue	Kitchener	3	2/1	2006		2,035	\$319.41	\$529,900	\$650,000	05/14/2017	122.66	7
XH3198157	217 Tremaine Crescent	Kitchener	3	2/1			2,379	\$273.22	\$649,988	\$650,000	02/08/2017	100.00	7
30568559	209 Huck Crescent	Kitchener	4	2/1	2008		2,286	\$284.38	\$518,000	\$650,100	04/24/2017	125.50	8
30559403	105 Stirling Avenue	Kitchener	3	2/0	1951		1,800	\$361.67	\$490,000	\$651,000	04/11/2017	132.86	8
30559070	193 PINELAND Court	Waterloo	3	2/1	2001		1,714	\$380.40	\$529,900	\$652,000	03/01/2017	123.04	6
30562669	61 Young Street	Waterloo	4	2/0	1926		2,106	\$309.59	\$599,900	\$652,000	03/31/2017	108.68	8
30571067	488 Mooring Post Lane	Waterloo	3	2/1	2000		2,065	\$315.74	\$549,900	\$652,000	05/01/2017	118.57	0
30564747	298 BUTTONBUSH Street	Waterloo	3	2/1	2014		1,870	\$349.14	\$499,900	\$652,888	04/18/2017	130.60	14
30562740	244 PINE VALLEY Drive	Kitchener	4	2/1			2,354	\$278.25	\$699,000	\$655,000	03/30/2017	93.71	15
30558133	49 Creek Ridge Street	Kitchener	4	2/1	2011		2,680	\$246.27	\$549,900	\$660,000	03/05/2017	120.02	7
30561142	401 STRAWBERRY Crescent	Waterloo	3	2/1	1987		2,234	\$295.43	\$525,000	\$660,000	03/14/2017	125.71	6
30561703	182 NEWCASTLE Drive	Kitchener	4	2/1			2,032	\$324.80	\$680,000	\$660,000	03/25/2017	97.06	13
30562223	952 BIANCA Court	Kitchener	3	2/2			2,208	\$298.91	\$664,900	\$660,000	03/29/2017	99.26	16
30562664	521 ISALAH Crescent	Kitchener	4	2/1	2011		2,467	\$267.53	\$595,000	\$660,000	03/30/2017	110.92	12
30563249	616 Salzburg Drive	Waterloo	3	3/1	1999		2,426	\$272.05	\$599,900	\$660,000	04/04/2017	110.02	11
30563767	111 OAK PARK Drive	Waterloo	3	3/1	2013		2,040	\$323.53	\$649,900	\$660,000	03/25/2017	101.55	4
30568112	367 TEALBY Crescent	Waterloo	4	3/1	2008	0.00	2,106	\$313.39	\$575,000	\$660,000	04/25/2017	114.78	8
30569411	65 SPRINGMOUNT Drive	Kitchener	3	2/0	1988		1,484	\$444.74	\$575,000	\$660,000	04/30/2017	114.78	5
30572036	14 Highbury Crescent	Kitchener	4	2/1	2003		1,952	\$338.11	\$599,990	\$660,000	05/08/2017	110.00	6
BD1702001	111 OAK PARK Drive	Waterloo	3	3/1	2014		2,045	\$322.74	\$649,900	\$660,000	03/27/2017	101.55	4

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30565538	275 Doon South Drive	Kitchener	3	3/1	2007		2,063	\$320.89	\$549,900	\$662,000	04/10/2017	120.39	7
30552243	75 NEWCASTLE Drive	Kitchener	4	3/1	2009		2,615	\$254.30	\$675,900	\$665,000	01/24/2017	98.39	26
30568938	91 Church Street	Kitchener	3	2/0	1915		2,950	\$225.42	\$675,000	\$665,000	05/10/2017	98.52	21
30569492	936 PARKVALE Court	Kitchener	3	2/1	2008		2,363	\$281.63	\$500,000	\$665,500	05/01/2017	133.10	5
30559602	551 CHANCERY Lane	Waterloo	4	2/1			1,873	\$355.93	\$547,000	\$666,666	03/04/2017	121.88	5
30553224	80 WATER Street	Kitchener	3	2/1			2,000	\$333.50	\$649,900	\$667,000	01/14/2017	102.63	8
30564912	76 Evenstone Avenue	Kitchener	4	2/1	1981	0.00	1,966	\$339.27	\$699,900	\$667,000	04/17/2017	95.30	18
30561220	541 BARWICK Crescent	Waterloo	4	3/0	1994		2,206	\$302.58	\$599,900	\$667,500	03/14/2017	111.27	6
30545920	39 OSWEGO Court	Kitchener	3	3/1	1985		2,529	\$264.89	\$679,900	\$669,900	01/24/2017	98.53	89
30557434	295 HIAWATHA Drive	Waterloo	5	3/1	1980		2,022	\$331.36	\$568,000	\$670,000	03/01/2017	117.96	8
30562479	126 STEEPLERIDGE Street	Kitchener	3	3/1	2005		2,064	\$324.61	\$529,900	\$670,000	03/28/2017	126.44	10
30562884	37 MENNO Street	Waterloo	3	1/1	1868		1,840	\$364.13	\$500,000	\$670,000	03/28/2017	134.00	5
30564718	117 EVENSTONE Avenue	Kitchener	6	3/1	1974		2,440	\$274.59	\$599,900	\$670,000	04/01/2017	111.69	3
30570859	35 Eden Oak Trail	Kitchener	2	2/0	2013		1,554	\$431.15	\$649,900	\$670,000	04/29/2017	103.09	1
30568817	727 BREAKWATER Crescent	Waterloo	3	2/1			1,789	\$375.07	\$559,900	\$671,000	04/27/2017	119.84	9
30566285	100 CHAPEL Street	Kitchener	3	2/0	1927		2,068	\$326.40	\$549,000	\$675,000	04/11/2017	122.95	7
30569730	6 Glenvista Drive	Kitchener	4	2/1			2,293	\$294.37	\$679,000	\$675,000	05/10/2017	99.41	19
30571733	22 Cranbrook Street	Kitchener	3	2/1	2007		1,853	\$364.27	\$579,900	\$675,000	05/05/2017	116.40	3
30569100	914 Pebblecreek Court	Kitchener	3	2/1	2010		2,175	\$310.57	\$599,999	\$675,500	05/07/2017	112.58	17
30562109	269 Tremaine Crescent	Kitchener	3	2/1	2014		2,218	\$304.69	\$599,900	\$675,800	03/23/2017	112.65	10
30563755	24 LOCUST Street	Kitchener	4	2/0	1915		1,931	\$350.60	\$675,000	\$677,000	04/04/2017	100.30	12
30568539	16 WOODSMERE Drive	Kitchener	3	3/1	2005		2,029	\$334.15	\$550,000	\$678,000	04/24/2017	123.27	8
30573450	64 HELENA FEASBY Street	Kitchener	3	2/1			2,240	\$303.13	\$589,000	\$679,000	05/13/2017	115.28	6
30563338	230 GRAVEL RIDGE Trail	Kitchener	3	2/1	2015		2,612	\$260.34	\$649,900	\$680,000	03/29/2017	104.63	9
30566335	546 MOORING POST Lane	Waterloo	3	2/1	2001		1,988	\$342.05	\$575,000	\$680,000	05/01/2017	118.26	6
30566348	283 PINELAND Place	Waterloo	3	1/2	1997		1,545	\$440.13	\$549,000	\$680,000	04/12/2017	123.86	6
30566709	187 Pineland Court	Waterloo	3	2/1			1,641	\$414.38	\$519,900	\$680,000	04/19/2017	130.79	7
30568233	26 PEBBLECREEK Drive	Kitchener	4	3/1	2006		2,183	\$311.50	\$599,900	\$680,000	04/25/2017	113.35	7
30572183	575 Rustic Drive	Waterloo	3	2/0	1965		1,300	\$523.85	\$539,900	\$681,000	05/10/2017	126.13	7
30560161	345 COLTON Circle	Kitchener	4	3/1	2008		2,146	\$317.96	\$639,900	\$682,345	03/06/2017	106.63	3
30556314	65 Olivia Street	Kitchener	4	0/0			2,489	\$275.01	\$699,990	\$684,500	02/18/2017	97.79	13
30550388	430 Robert Ferrie Drive	Kitchener	4	3/1			2,689	\$254.74	\$699,900	\$685,000	01/09/2017	97.87	39
30556467	188 CHANDOS Drive	Kitchener	5	3/1	1992		2,357	\$290.62	\$649,900	\$685,000	02/16/2017	105.40	10

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30563433	560 BEECHWOOD Drive	Waterloo	4	2/1	1998		2,109	\$324.80	\$549,900	\$685,000	03/27/2017	124.57	5
30553108	259 Castlefield Avenue	Waterloo	4	3/1	1983		2,273	\$301.41	\$674,900	\$685,100	02/05/2017	101.51	27
30554554	307 Westpark Crescent	Waterloo	4	3/1	2011		2,950	\$232.24	\$624,900	\$685,100	01/26/2017	109.63	3
30559308	306 THORNHILL Place	Waterloo	4	2/1			2,468	\$277.96	\$579,000	\$686,000	03/02/2017	118.48	8
30565417	227 APPLE HILL Crescent	Kitchener	4	2/1	2014		2,283	\$301.36	\$629,900	\$688,000	04/09/2017	109.22	7
30566559	956 BIANCA Court	Kitchener	4	2/0			2,163	\$318.08	\$669,900	\$688,000	04/17/2017	102.70	12
30571609	468 ACADIA Court	Waterloo	3	2/1	1997		2,273	\$302.68	\$575,000	\$688,000	05/10/2017	119.65	6
30557978	298 THOMAS SLEE Drive	Kitchener	3	2/1			2,370	\$290.72	\$619,800	\$688,999	02/26/2017	111.16	11
30561299	97 Old Chicopee Drive	Kitchener	4	3/0			2,750	\$250.55	\$730,000	\$689,000	03/18/2017	94.38	9
30554852	605 SALZBURG Drive	Waterloo	4	2/1	2000		2,379	\$290.04	\$499,800	\$690,000	01/29/2017	138.06	4
30560219	54 UDVARI Crescent	Kitchener	4	1/2			2,272	\$303.70	\$649,900	\$690,000	03/01/2017	106.17	
30560942	237 Colton Circle	Kitchener	3	2/1			2,136	\$323.03	\$649,000	\$690,000	03/13/2017	106.32	5
30565730	256 COLTON Circle	Kitchener	4	3/1	2005		2,196	\$314.66	\$545,000	\$691,000	04/10/2017	126.79	5
30570675	377 APPLE HILL Crescent	Kitchener	4	2/1	2014		2,293	\$303.31	\$649,900	\$695,500	05/03/2017	107.02	6
30564073	42 UDVARI Crescent	Kitchener	4	3/1			2,300	\$303.48	\$699,000	\$698,000	03/28/2017	99.86	9
30560101	88 Peach Blossom Crescent	Kitchener	3	3/1	2003		2,400	\$291.67	\$575,000	\$700,000	03/15/2017	121.74	3
30565711	208 Holbeach Crescent	Waterloo	3	3/1	2001		1,925	\$363.64	\$549,888	\$700,000	04/11/2017	127.30	8
30566543	21 HAWKSWOOD Drive	Kitchener	4	2/2			2,100	\$333.33	\$595,000	\$700,000	04/26/2017	117.65	24
30566791	385 Hillside Street	Waterloo	3	2/0	1961		1,361	\$514.33	\$549,900	\$700,000	04/12/2017	127.30	3
30569437	603 Deer Run Drive	Waterloo	3	2/0	1989		2,158	\$324.84	\$650,000	\$701,000	05/02/2017	107.85	8
30573736	51 EDEN OAK Trail	Kitchener	3	3/1	2012		2,139	\$327.77	\$629,900	\$701,100	05/13/2017	111.30	2
30570379	544 BRISBANE Court	Kitchener	4	2/1	2009		2,393	\$293.15	\$700,000	\$701,500	05/04/2017	100.21	12
30569079	704 Rock elm Street	Waterloo	3	2/1	2014		2,050	\$342.44	\$624,900	\$702,000	05/01/2017	112.34	12
30572860	413 Beaumont Crescent	Kitchener	4	2/2	2010		2,425	\$289.48	\$635,000	\$702,000	05/13/2017	110.55	7
30571090	220 Watervale Crescent	Kitchener	3	2/1	2016		1,808	\$388.83	\$584,900	\$703,000	05/15/2017	120.19	16
30568473	495 FOXHILL Place	Waterloo	4	2/1	1985		2,215	\$318.28	\$589,900	\$705,000	04/18/2017	119.51	
30568619	342 GROVEHILL Crescent	Kitchener	3	2/1			2,294	\$307.32	\$699,900	\$705,000	04/20/2017	100.73	5
30570243	486 BRENTCLIFFE Drive	Waterloo	3	2/2	1997	0.00	2,009	\$350.92	\$549,900	\$705,000	05/08/2017	128.21	6
30567269	619 Thorndale Drive	Waterloo	3	2/1	2012		2,045	\$345.72	\$599,000	\$707,000	04/21/2017	118.03	9
30557739	147 Oak Park Drive	Waterloo	3	2/1	2013		1,930	\$366.68	\$719,900	\$707,700	03/16/2017	98.31	29
30558710	34 SPRING CREEK Street	Kitchener	3	2/1			2,369	\$298.86	\$649,900	\$708,000	03/09/2017	108.94	14
30564835	560 Brookmill Crescent	Waterloo	3	2/1	2001		1,614	\$438.66	\$549,000	\$708,000	04/03/2017	128.96	5
30567929	314 GROVEHILL Crescent	Kitchener	4	2/1	2017		2,283	\$310.12	\$699,900	\$708,000	04/30/2017	101.16	15

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30566676	144 TRUSSLER Road	Kitchener	3	2/1	1990		1,739	\$407.79	\$597,000	\$709,150	04/10/2017	118.79	4
30558422	292 DEWDROP Crescent	Waterloo	5	2/1	2013		2,336	\$303.94	\$579,900	\$710,000	02/23/2017	122.43	3
30559325	76 WEST ACRES Crescent	Kitchener	6	3/1	1991		3,241	\$219.07	\$687,000	\$710,000	03/16/2017	103.35	8
30561048	26 SLEEPY HOLLOW Court	Kitchener	3	3/0	1997		1,887	\$376.26	\$589,000	\$710,000	03/15/2017	120.54	3
30565441	471 Denholm Street	Waterloo	3	2/1	1983		1,912	\$371.34	\$600,000	\$710,000	04/18/2017	118.33	8
30572957	555 NETHERWOOD Crescent	Kitchener	4	2/1	2012		2,300	\$308.70	\$629,900	\$710,000	05/09/2017	112.72	1
30567711	720 ZURICH Drive	Waterloo	4	3/0	2006		1,669	\$425.82	\$625,000	\$710,700	04/23/2017	113.71	5
30556153	274 Blair Creek Drive	Kitchener	5	4/1	2017		3,000	\$237.00	\$719,900	\$711,000	02/22/2017	98.76	18
30558313	722 Rock Elm Street	Waterloo	3	2/1	2014		2,222	\$319.98	\$624,900	\$711,000	02/27/2017	113.78	7
30572326	776 CHESAPEAKE Drive	Waterloo	4	3/1	2000		2,250	\$316.00	\$574,500	\$711,000	05/09/2017	123.76	2
30558205	20 MILL PARK Place	Kitchener	5	2/1	1988	0.00	2,200	\$323.64	\$685,900	\$712,000	03/28/2017	103.81	6
30564798	799 CREEKSIDE Drive	Waterloo	3	3/0	2004		1,550	\$459.35	\$599,900	\$712,000	04/03/2017	118.69	6
30568527	250 Ridgemere Court	Kitchener	4	3/0	2005		1,740	\$410.92	\$639,900	\$715,000	04/26/2017	111.74	8
30570106	54 LYNNVALLEY Crescent	Kitchener	5	3/1			2,750	\$260.00	\$689,900	\$715,000	05/12/2017	103.64	17
30568287	185 Hawkswood Drive	Kitchener	4	3/1	2002		2,100	\$340.71	\$600,000	\$715,500	05/02/2017	119.25	14
30561381	373 Strawberry Crescent	Waterloo	5	2/1	1987		2,083	\$343.80	\$649,000	\$716,135	03/20/2017	110.34	10
30552454	238 Deer Ridge Drive	Kitchener	4	3/0	2002		2,006	\$358.12	\$749,900	\$718,389	02/03/2017	95.80	31
30557087	530 Bridgeport Road	Kitchener	6	4/0			2,400	\$300.00	\$616,900	\$720,000	02/23/2017	116.71	13
30558417	437 BEAUMONT Crescent	Kitchener	4	3/1	2011		2,425	\$296.91	\$599,999	\$720,000	03/12/2017	120.00	20
30563221	566 Hallmark Drive	Waterloo	4	3/0	1989		2,200	\$327.27	\$649,800	\$720,000	03/27/2017	110.80	6
30570091	736 CHESAPEAKE Drive	Waterloo	3	3/1	2001	0.00	1,982	\$363.27	\$575,899	\$720,000	05/03/2017	125.02	8
30570719	645 INTERLAKEN Drive	Waterloo	4	3/1	2006		2,147	\$335.82	\$599,900	\$721,000	05/02/2017	120.19	6
30567474	439 TIMBERCROFT Crescent	Waterloo	4	2/1	1991	0.00	1,822	\$396.82	\$579,900	\$723,000	05/04/2017	124.68	21
30553297	336 Falling Green Crescent	Kitchener	4	3/1			2,826	\$256.55	\$725,000	\$725,000	03/03/2017	100.00	55
30556870	612 Woodlawn Place	Waterloo	3	2/2	2006		1,650	\$439.39	\$499,900	\$725,000	02/28/2017	145.03	7
30559806	Lot 77 Ladyslipper Drive	Waterloo	4	2/1	2017		2,241	\$323.52	\$599,900	\$725,000	03/07/2017	120.85	5
30560673	679 ROBERT FERRIE Drive	Kitchener	4	2/1	2010		2,545	\$284.87	\$649,900	\$725,000	03/09/2017	111.56	1
30570604	22 Melinda Street	Kitchener	4	3/1	2011		2,356	\$307.73	\$669,900	\$725,011	05/05/2017	108.23	10
30558604	266 CRANBROOK Street	Kitchener	3	2/1	2013		2,260	\$320.84	\$639,900	\$725,100	03/01/2017	113.31	8
30550456	272 SEABROOK Drive	Kitchener	5	2/1	2015		3,164	\$229.77	\$699,900	\$727,000	01/02/2017	103.87	29
30569306	79 GEORGIAN Crescent	Kitchener	4	3/0	1980	0.00	2,417	\$300.79	\$679,000	\$727,000	04/28/2017	107.07	7
30555080	920 Redtail Court	Kitchener	4	2/1			2,680	\$271.59	\$670,900	\$727,866	03/06/2017	108.49	39
30551464	30 ACADEMY Crescent	Waterloo	3	3/1	1973		2,156	\$337.66	\$688,000	\$728,000	01/24/2017	105.81	41

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30564660	608 Wissler Road	Waterloo	5	2/1	1996		2,340	\$311.45	\$599,900	\$728,800	04/05/2017	121.49	8
30563739	1768 Old Mill Road	Kitchener	4	3/1	1994		2,257	\$323.44	\$675,000	\$730,000	04/11/2017	108.15	7
30566757	153 FALCONRIDGE Drive	Kitchener	4	2/1	2003		2,490	\$293.17	\$699,000	\$730,000	04/24/2017	104.43	4
30570294	320 BEECHLAWN Drive	Waterloo	5	2/1	1978		2,060	\$354.37	\$549,000	\$730,000	05/12/2017	132.97	15
30572028	111 Allen Street	Waterloo	4	2/0		0.00	1,444	\$505.54	\$599,900	\$730,000	05/09/2017	121.69	6
30560278	64 Tremaine Drive	Kitchener	4	2/1	2009		2,218	\$329.62	\$599,900	\$731,100	03/07/2017	121.87	2
30559989	539 NETHERWOOD Crescent	Kitchener	6	3/1	2015		2,585	\$283.37	\$749,900	\$732,500	03/16/2017	97.68	14
30565553	48 HALLIWELL Drive	Kitchener	4	3/1	1969		2,018	\$363.48	\$600,000	\$733,500	04/19/2017	122.25	10
30557604	640 BURNING BUSH Road	Waterloo	3	3/0	1996		2,026	\$362.78	\$629,900	\$735,000	02/21/2017	116.69	7
30561006	560 HALLMARK Drive	Waterloo	4	3/1	1990		2,285	\$321.66	\$644,900	\$735,000	03/20/2017	113.97	13
30565614	14 HEARTHBRIDGE Street	Kitchener	5	3/1	2002		3,062	\$240.04	\$599,900	\$735,000	04/10/2017	122.52	7
30553867	165 Chandos Drive #20	Kitchener	3	3/0	2007		1,710	\$431.58	\$749,900	\$738,000	03/01/2017	98.41	27
30553954	110 OAK PARK Drive	Waterloo	4	3/1	2015	0.00	2,078	\$356.11	\$749,000	\$740,000	02/10/2017	98.80	24
30562725	875 UNIVERSITY Avenue #70	Waterloo	3	2/1	2009	0.00	2,130	\$347.42	\$599,900	\$740,000	03/22/2017	123.35	2
30571180	215 Sims Estate Drive	Kitchener	4	2/1	2007		2,624	\$282.01	\$749,900	\$740,000	05/12/2017	98.68	14
30557078	359 OLD STONE Road	Waterloo	3	3/1			2,100	\$353.24	\$749,900	\$741,800	02/15/2017	98.92	8
30557935	473 BRENTCLIFFE Drive	Waterloo	4	3/1	1997		2,141	\$346.57	\$569,900	\$742,000	02/20/2017	130.20	4
30559975	243 FALCONRIDGE Drive	Kitchener	5	3/1	2014		2,745	\$270.31	\$589,900	\$742,000	03/03/2017	125.78	2
30555496	470 Denholm Street	Waterloo	5	2/1	1985		2,401	\$309.87	\$749,900	\$744,000	02/28/2017	99.21	28
30548376	602 Beechwood Drive	Waterloo	5	3/1	1987		2,859	\$260.58	\$775,000	\$745,000	01/23/2017	96.13	69
30565850	216 HIGHGATE Court	Kitchener	4	2/1	2002		2,155	\$345.71	\$649,900	\$745,000	04/18/2017	114.63	8
30567391	535 Havendale Place	Waterloo	3	2/1	1998		1,854	\$403.99	\$550,000	\$749,000	04/18/2017	136.18	5
30556410	195 FORSYTH Drive	Waterloo	3	2/0	1951		2,125	\$352.94	\$750,000	\$750,000	02/13/2017	100.00	5
30559635	28 Lantern Street	Kitchener	4	2/1	2003		2,581	\$290.59	\$669,900	\$750,000	04/07/2017	111.96	9
30561523	749 Brandenburg Boulevard	Waterloo	6	3/1	2002		2,490	\$301.20	\$595,000	\$750,000	03/20/2017	126.05	6
30562348	901 WOODHURST Court	Kitchener	4	3/1	2007		2,356	\$318.34	\$749,900	\$750,000	03/22/2017	100.01	7
30563568	44 Mill Park Drive	Kitchener	4	2/1	1971		2,461	\$304.75	\$639,000	\$750,000	03/29/2017	117.37	7
30566320	1273 COUNTRYSTONE Drive	Kitchener	5	3/0	2012		2,363	\$317.39	\$649,900	\$750,000	04/15/2017	115.40	11
30569969	302 Hidden Creek Drive	Kitchener	5	3/1	2001		2,351	\$319.01	\$689,000	\$750,000	05/09/2017	108.85	8
30573914	806 BONAVIDA Drive	Waterloo	3	3/1	2002		2,182	\$344.08	\$600,000	\$750,777	05/12/2017	125.13	1
30555965	35 Knox Court	Kitchener	6	4/1	2005		3,160	\$237.66	\$699,900	\$751,000	02/05/2017	107.30	4
30567354	587 BRITANIA Crescent	Kitchener	4	3/1	2015	0.00	2,017	\$372.34	\$595,000	\$751,000	04/20/2017	126.22	8
30563012	643 MONTELLIER Drive	Waterloo	4	3/1			2,521	\$298.29	\$650,000	\$752,000	03/28/2017	115.69	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30559783	444 Old Oak Drive	Waterloo	3	3/0	2000		1,900	\$397.37	\$779,900	\$755,000	03/05/2017	96.81	5
30565857	678 Salzburg Drive	Waterloo	3	3/0	2002		1,333	\$566.39	\$549,900	\$755,000	04/10/2017	137.30	6
30572148	543 GLACIER Street	Waterloo	3	2/2	2002		1,957	\$385.79	\$599,900	\$755,000	05/10/2017	125.85	7
30564062	26 HAWKSWOOD Drive	Kitchener	4	2/1			2,300	\$328.70	\$579,000	\$756,000	04/04/2017	130.57	8
30570062	370 Northlake Drive	Waterloo	4	2/1	1988		2,322	\$325.58	\$699,900	\$756,000	05/02/2017	108.02	8
30571682	24 STAFFORD Lane	Kitchener	3	2/1	1984		2,629	\$287.94	\$639,000	\$757,000	05/06/2017	118.47	5
30568650	Lot 84 Ladyslipper Street	Waterloo	4	2/1	2017		2,407	\$314.64	\$599,900	\$757,345	04/24/2017	126.25	5
30554352	501 Topper Woods Crescent	Kitchener	4	2/2	2008		2,462	\$308.69	\$769,900	\$760,000	02/01/2017	98.71	9
30563587	149 Pine Valley Drive	Kitchener	5	3/1			2,290	\$331.88	\$675,000	\$760,000	04/18/2017	112.59	7
30565629	513 Anndale Court	Waterloo	4	3/1	1983		2,872	\$264.82	\$699,900	\$760,555	04/25/2017	108.67	7
30557850	22 Monarch Woods Drive	Kitchener	5	4/0	2007		2,615	\$291.01	\$689,900	\$761,000	02/26/2017	110.31	6
30559601	59 Tremaine Drive	Kitchener	4	3/1	2009		2,094	\$363.90	\$679,900	\$762,000	03/08/2017	112.08	7
30555538	356 Beaumont Crescent	Kitchener	4	2/1	2010		2,980	\$256.71	\$779,900	\$765,000	02/15/2017	98.09	14
30566314	18 WINDY WOOD Court	Kitchener	4	1/1	1976		2,100	\$364.29	\$579,000	\$765,000	05/08/2017	132.12	4
30570749	Lot 81 Ladyslipper Drive	Waterloo	3	2/1	2017		2,288	\$334.40	\$539,900	\$765,100	05/02/2017	141.71	5
30564385	581 ROYAL BEECH Drive	Waterloo	5	3/1	1987	0.00	2,429	\$316.18	\$738,000	\$768,000	04/13/2017	104.07	12
30566386	Lot 76 Ladyslipper Drive	Waterloo	3	2/1	2017		2,370	\$324.89	\$549,900	\$770,000	04/13/2017	140.03	7
30564271	320 FARADAY Court	Waterloo	6	2/1	1980		2,408	\$321.84	\$649,900	\$775,000	03/30/2017	119.25	1
30568723	404 SPICE BUSH Street	Waterloo	4	2/1	2005		2,173	\$356.65	\$759,900	\$775,000	04/28/2017	101.99	12
30569874	586 ROCK POINT Crescent	Waterloo	5	3/1	2000		2,004	\$386.73	\$789,900	\$775,000	05/14/2017	98.11	22
30568533	117 MAITLAND Street	Kitchener	5	4/0	2008		2,337	\$332.05	\$643,000	\$776,000	04/26/2017	120.68	8
30567328	681 Salzburg Drive	Waterloo	3	3/1	2003		2,400	\$324.17	\$589,900	\$778,000	04/24/2017	131.89	7
30551315	62 DORSET Street	Waterloo	15	2/0		0.00	3,288	\$237.23	\$799,900	\$780,000	02/16/2017	97.51	65
30568750	365 Pommel Gate Crescent	Waterloo	4	3/0	1979		2,875	\$271.30	\$749,900	\$780,000	04/26/2017	104.01	8
30557473	38 Gatsby Court	Kitchener	5	3/1	1988		2,840	\$275.00	\$699,800	\$781,000	02/17/2017	111.60	3
30561585	660 COLDSTREAM Drive	Waterloo	4	3/1	1997		1,912	\$408.47	\$549,900	\$781,000	03/20/2017	142.03	8
30552681	315 AMBERWOOD Drive	Waterloo	4	3/1	1989		2,701	\$289.45	\$688,000	\$781,800	01/16/2017	113.63	6
30568811	138 Dalewood Drive	Kitchener	4	2/1			2,100	\$372.38	\$599,900	\$782,000	04/30/2017	130.36	7
30557377	525 Thomas Slee Drive	Kitchener	4	3/1			2,650	\$295.47	\$799,900	\$783,000	03/05/2017	97.89	19
30560964	91 McDougall Road	Waterloo	4	3/1	1952		2,324	\$337.78	\$650,000	\$785,000	03/10/2017	120.77	2
30566399	37 John Street	Waterloo	5	4/0	1906		2,422	\$324.11	\$649,900	\$785,000	04/25/2017	120.79	6
30548519	118 PAIGE Street	Kitchener	3	3/0			2,355	\$335.46	\$810,000	\$790,000	01/02/2017	97.53	57
30554680	605 EASTGATE Walk	Waterloo	5	3/1	1995		2,264	\$348.94	\$799,000	\$790,000	01/31/2017	98.87	8

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30555511	33 Pioneer Tower Road	Kitchener	4	2/1	1972		1,827	\$432.40	\$768,800	\$790,000	02/09/2017	102.76	2
30558949	74 GREENGABLE Way	Kitchener	3	3/1			3,022	\$261.42	\$799,000	\$790,000	02/27/2017	98.87	7
30564687	716 ROBERT FERRIE Drive	Kitchener	5	2/1			2,800	\$282.14	\$749,000	\$790,000	04/14/2017	105.47	17
30569933	777 LUCERNE Avenue	Waterloo	3	2/1	2006		2,668	\$296.85	\$688,500	\$792,000	04/26/2017	115.03	2
30558404	35 MCDOUGALL Road	Waterloo	3	3/0	1998		3,712	\$213.50	\$800,000	\$792,500	03/12/2017	99.06	20
30558274	412 SPICE BUSH Street	Waterloo	3	3/1	2006		2,461	\$323.04	\$799,000	\$795,000	03/01/2017	99.50	9
30558650	550 BIRCHLEAF Walk	Waterloo	4	3/0	2004		2,020	\$393.56	\$779,000	\$795,000	02/26/2017	102.05	4
30562874	426 sauve Crescent	Waterloo	7	3/1	2007		2,680	\$296.64	\$650,000	\$795,000	03/30/2017	122.31	8
30571883	815 Grey Alder Court	Waterloo	4	2/1	2003		2,487	\$320.87	\$650,000	\$798,000	05/07/2017	122.77	4
30558722	26 IVY LANE Court	Kitchener	4	3/1	2006		2,704	\$295.49	\$649,900	\$799,000	03/02/2017	122.94	8
30552971	302 Grey Silo Road	Waterloo	3	2/1			2,465	\$324.54	\$796,800	\$800,000	01/17/2017	100.40	8
30559505	44 OSWEGO Court	Kitchener	3	3/1	1987		2,551	\$313.60	\$699,900	\$800,000	03/08/2017	114.30	8
30567557	285 SHAKESPEARE Drive	Waterloo	5	3/1	1965		2,360	\$338.98	\$659,900	\$800,000	04/15/2017	121.23	5
30567884	34 VALEBROOK Street	Kitchener	5	3/0	2011		2,960	\$270.27	\$725,000	\$800,000	04/23/2017	110.34	3
30569551	90 Country Clair Street	Kitchener	4	3/0	2008		1,780	\$449.44	\$740,000	\$800,000	04/30/2017	108.11	7
30558367	545 WOOLWICH Place	Waterloo	3	4/0	2003		2,301	\$348.02	\$759,000	\$800,800	02/26/2017	105.51	5
30552550	18 Pieter Vos Drive	Kitchener	4	3/1	2015		3,239	\$247.30	\$785,000	\$801,000	01/08/2017	102.04	4
30566457	453 DENHOLM Street	Waterloo	3	3/1			2,456	\$326.14	\$724,900	\$801,000	04/15/2017	110.50	11
30567450	27 South Creek Drive	Kitchener	3	3/1	2012		1,970	\$406.60	\$649,900	\$801,000	05/15/2017	123.25	7
30561488	457 ASPENWOOD Place	Waterloo	4	3/1	2000		2,400	\$335.42	\$680,000	\$805,000	03/17/2017	118.38	7
30566749	170 Hawkswood Drive	Kitchener	4	2/1	2002		3,142	\$256.21	\$799,000	\$805,000	04/19/2017	100.75	7
30567849	377 Hillside Street	Waterloo	5	3/0			2,070	\$388.89	\$679,000	\$805,000	05/01/2017	118.56	11
30570807	580 SPRINGWATER Drive	Waterloo	4	3/0			1,572	\$512.09	\$649,900	\$805,000	05/02/2017	123.87	3
30544360	83 CHANDOS Drive	Kitchener	5	3/1	1995		2,600	\$311.54	\$890,999	\$810,000	04/11/2017	90.91	176
30558292	34 SPRINGDALE Drive	Kitchener	4	3/0			1,965	\$412.21	\$749,000	\$810,000	02/28/2017	108.14	9
30565414	579 VIOLET Street	Waterloo	4	3/1	2004		2,134	\$380.51	\$729,900	\$812,000	04/18/2017	111.25	15
30562372	45 FOREST CREEK Drive	Kitchener	5	3/1	2011		2,884	\$282.55	\$689,000	\$814,864	03/20/2017	118.27	6
30553428	563 Woolwich Place	Waterloo	4	2/1			2,725	\$299.08	\$779,000	\$815,000	01/20/2017	104.62	4
30561835	737 KEATS Way	Waterloo	6	3/1	2005		3,200	\$254.97	\$675,000	\$815,888	03/19/2017	120.87	7
30561652	237 FERN Crescent	Waterloo	4	3/1	2002		2,419	\$337.54	\$699,900	\$816,500	03/17/2017	116.66	3
30567053	713 KEATS Way	Waterloo	3	2/1			2,685	\$304.28	\$675,000	\$817,000	04/19/2017	121.04	9
30554440	22 KNOX Court	Kitchener	4	3/2	2005	0.00	3,447	\$237.89	\$869,900	\$820,000	02/11/2017	94.26	23
30558259	631 SEAWIND Trail	Waterloo	3	2/2	2001		2,625	\$312.38	\$698,000	\$820,000	02/23/2017	117.48	3

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30564425	252 Gravel Ridge Trail	Kitchener	4	2/1	2014		2,735	\$299.82	\$799,900	\$820,000	03/29/2017	102.51	1
30565585	228 Paige Place	Kitchener	4	3/1	2013		2,950	\$277.97	\$799,900	\$820,000	04/07/2017	102.51	6
30565874	438 ROBERT FERRIE Drive	Kitchener	4	3/1			2,650	\$309.43	\$829,900	\$820,000	05/07/2017	98.81	33
30568549	19 NEWCASTLE Drive	Kitchener	4	2/1	2006		2,452	\$334.42	\$719,900	\$820,000	05/02/2017	113.90	
30572954	917 FUNG Place	Kitchener	4	2/1	2008		2,458	\$333.60	\$699,900	\$820,000	05/11/2017	117.16	3
30554101	27 Pennsylvania Crescent	Kitchener	4	3/0	2003		2,313	\$354.95	\$869,000	\$821,000	01/27/2017	94.48	9
30560832	34 ABERDEEN Road	Kitchener	4	2/1	1959		1,987	\$413.61	\$650,000	\$821,850	03/15/2017	126.44	7
30566597	44 Janine Street	Kitchener	5	3/1	2008		3,500	\$235.71	\$789,900	\$825,000	04/26/2017	104.44	17
30567012	508 BIRCHLEAF Walk	Waterloo	5	3/1	2003		2,850	\$289.47	\$787,900	\$825,000	04/25/2017	104.71	9
30555446	519 Forest Gate Crescent	Waterloo	4	3/1	2005		2,810	\$293.99	\$679,900	\$826,100	02/12/2017	121.50	7
30563333	509 AMERICAN BEECH Avenue	Waterloo	6	3/1			2,270	\$364.76	\$758,000	\$828,000	03/28/2017	109.23	9
30572083	708 ROCK ELM Street	Waterloo	4	3/1	2015		2,800	\$296.39	\$829,900	\$829,900	05/05/2017	100.00	5
30558553	99 Pine Valley Drive	Kitchener	3	2/1	2005		2,603	\$318.86	\$800,000	\$830,000	03/06/2017	103.75	12
30566497	27 WESTFOREST Trail	Kitchener	4	3/1	1989		2,748	\$303.13	\$769,900	\$833,000	04/10/2017	108.20	3
30561403	3 Templeton Drive	Kitchener	6	3/1	2000		2,924	\$287.28	\$744,900	\$840,000	03/13/2017	112.77	4
30555046	76 Limerick Drive	Kitchener	3	3/0	2008		2,127	\$399.62	\$799,990	\$850,000	02/05/2017	106.25	7
30556381	Lot #6 Valleyscape Drive	Kitchener	3	2/1	2017		2,320	\$366.38	\$850,000	\$850,000	03/16/2017	100.00	38
30557804	588 GUILDWOOD Place	Waterloo	5	3/1			3,000	\$283.33	\$749,900	\$850,000	02/22/2017	113.35	7
30559722	297 DEER RIDGE Drive	Kitchener	3	3/1	2001		2,700	\$314.81	\$844,900	\$850,000	03/06/2017	100.60	6
30560507	461 Woodbine Avenue	Kitchener	4	4/1	2011		2,640	\$321.97	\$849,900	\$850,000	03/28/2017	100.01	22
30566565	709 Salzburg Drive	Waterloo	5	3/1	2003		3,055	\$278.23	\$759,000	\$850,000	04/22/2017	111.99	13
30567594	317 RIDEAU RIVER Place	Waterloo	5	3/1	2013		2,200	\$386.36	\$850,000	\$850,000	04/25/2017	100.00	12
30567686	145 REDTAIL Street	Kitchener	4	2/1	2012		2,970	\$286.20	\$879,000	\$850,000	05/11/2017	96.70	20
30570703	360 RED OSIER Road	Waterloo	5	3/1	2006		2,809	\$302.60	\$766,000	\$850,000	04/30/2017	110.97	4
30572250	20 ROY Street	Kitchener	5	2/1	1936		2,977	\$285.52	\$799,000	\$850,000	05/10/2017	106.38	7
30564819	137 FALCONRIDGE Drive	Kitchener	4	3/1	2004		2,714	\$313.56	\$689,000	\$851,000	04/09/2017	123.51	8
30559889	523 CHANCERY Lane	Waterloo	4	3/0	1995		2,740	\$310.95	\$748,900	\$852,000	03/07/2017	113.77	8
30561928	671 Glasgow Street #7	Kitchener	3	2/1			3,150	\$271.43	\$898,800	\$855,000	03/30/2017	95.13	15
30561763	203 Forsyth Drive	Waterloo	4	3/0	1953		2,700	\$318.52	\$764,900	\$860,000	03/26/2017	112.43	6
30571304	801 Autumn Willow Drive	Waterloo	4	2/1	2015		2,269	\$379.02	\$929,000	\$860,000	05/12/2017	92.57	17
30569032	481 ZELLER Drive	Kitchener	4	2/1	2013		2,865	\$301.92	\$849,900	\$865,000	04/25/2017	101.78	6
30561851	407 WINCHESTER Drive	Waterloo	4	3/0	1986		1,676	\$517.90	\$700,000	\$868,000	03/29/2017	124.00	9
30561680	234 GREENGABLE Court	Kitchener	4	2/1	1995		2,681	\$324.51	\$799,900	\$870,000	03/29/2017	108.76	6

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm**

### Single Family

#### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30565253	82 W Heins Avenue	Kitchener	4	2/0	1924		3,560	\$244.38	\$859,000	\$870,000	04/08/2017	101.28	8
30567377	398 TIMLOCK Place	Waterloo	4	2/1	1989		2,993	\$290.97	\$699,000	\$870,870	04/19/2017	124.59	5
30568419	51 NEWCASTLE Drive	Kitchener	4	3/1	2011		2,516	\$346.18	\$749,900	\$871,000	05/01/2017	116.15	15
30560954	480 Regency Crescent	Waterloo	4	2/1	1986		2,639	\$331.56	\$749,900	\$875,000	03/21/2017	116.68	5
30569853	300 HIAWATHA Drive	Waterloo	5	3/1	1973		2,376	\$368.27	\$699,000	\$875,000	05/01/2017	125.18	6
30570311	165 QUEEN Street	Kitchener	5	3/1	1934	0.00	3,285	\$266.36	\$799,900	\$875,000	05/08/2017	109.39	13
30554734	530 GRISTMILL Street	Waterloo	3	3/1		0.00	3,210	\$273.52	\$877,900	\$878,000	01/27/2017	100.01	3
30560880	406 RIDEAU RIVER Street	Waterloo	4	2/1	2007	0.00	3,269	\$268.61	\$859,900	\$878,100	03/23/2017	102.12	15
30558658	525 LEIGHLAND Drive	Waterloo	4	3/1	1990		3,060	\$287.58	\$917,800	\$880,000	03/27/2017	95.88	33
30559972	51 FOREST BREEZE Court	Kitchener	4	3/1	1997		2,725	\$323.67	\$829,000	\$882,000	03/09/2017	106.39	4
30568722	364 Ash Tree Place	Waterloo	4	3/1	1987		2,937	\$300.31	\$775,000	\$882,000	04/25/2017	113.81	6
30567658	429 FALCONRIDGE Drive	Kitchener	4	3/1	2002		2,888	\$306.79	\$779,000	\$886,000	04/18/2017	113.74	6
30554104	908 ARMENIAN Court	Kitchener	6	4/1			3,321	\$267.99	\$895,000	\$890,000	02/17/2017	99.44	34
30565526	48 GEORGE Street	Waterloo	3	2/0	1886		1,991	\$447.01	\$675,000	\$890,000	04/12/2017	131.85	6
30572097	366 Zeller Drive	Kitchener	3	2/2	2009		2,700	\$329.63	\$839,900	\$890,000	05/09/2017	105.96	6
30567936	404 RIDEAU RIVER Street	Waterloo	4	3/1	2008		2,911	\$306.42	\$879,900	\$892,000	04/24/2017	101.38	7
30562749	84 LIMERICK Drive	Kitchener	3	3/0	2004		1,630	\$548.47	\$899,900	\$894,000	04/11/2017	99.34	27
30555891	456 Kingsford Place	Waterloo	5	3/1	1986		2,655	\$337.10	\$778,000	\$895,000	02/06/2017	115.04	3
30560792	400 Westwood Drive	Kitchener	3	3/0	1950	0.00	3,109	\$287.87	\$879,900	\$895,000	03/14/2017	101.72	8
30565859	454 ZELLER Drive	Kitchener	5	3/1	2013		2,967	\$301.65	\$849,900	\$895,000	04/11/2017	105.31	8
30570664	605 COPPERCROFT Court	Waterloo	4	3/1	1989		2,626	\$341.13	\$749,900	\$895,815	05/02/2017	119.46	6
XH3205428	73 Winifred Street	Kitchener	4	3/1			2,464	\$364.85	\$799,000	\$899,000	05/12/2017	112.52	9
30557495	279 CASTLEFIELD Avenue	Waterloo	4	3/1	1986		2,828	\$318.25	\$879,900	\$900,000	02/21/2017	102.28	8
30566249	502 LEXINGTON Crescent	Waterloo	3	2/0	1964	0.00	2,808	\$320.51	\$898,000	\$900,000	04/09/2017	100.22	5
30566800	231 Susan Court	Kitchener	4	2/1			2,638	\$341.55	\$789,000	\$901,000	04/13/2017	114.20	4
30563674	110 Falconridge Drive	Kitchener	4	2/1	2002		3,119	\$289.20	\$649,900	\$902,000	03/26/2017	138.79	4
30571788	51 Burnt Ember Court	Kitchener	4	3/1			2,578	\$350.66	\$779,900	\$904,000	05/05/2017	115.91	5
30566152	126 JANINE Street	Kitchener	4	3/1	2006	0.00	3,636	\$249.17	\$880,000	\$906,000	04/19/2017	102.95	14
30550244	Lot #139 Sundrops Court	Waterloo	4	2/1			3,370	\$269.29	\$952,800	\$907,495	02/21/2017	95.25	84
30571344	22 Pioneer Tower Crescent	Kitchener	3	4/0			1,838	\$494.56	\$775,000	\$909,000	05/03/2017	117.29	3
30566111	247 Evens Pond Crescent	Kitchener	4	3/1	2012		3,370	\$270.03	\$899,000	\$910,000	04/17/2017	101.22	7
30572087	458 WESTCROFT Drive	Waterloo	5	3/1	2010		2,871	\$316.96	\$789,900	\$910,000	05/11/2017	115.20	7
30567368	912 Gravel Ridge Place	Kitchener	5	3/1	2014		2,468	\$369.53	\$899,900	\$912,000	04/22/2017	101.34	12

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30563756	321 DEER RIDGE Drive	Kitchener	4	2/1	2002		2,700	\$338.39	\$897,000	\$913,664	03/30/2017	101.86	7
30558388	32 GREENGABLE Way	Kitchener	5	3/1			3,100	\$295.16	\$929,900	\$915,000	02/28/2017	98.40	7
30555281	644 Maple Forest Place	Waterloo	6	3/1	1998	0.00	2,391	\$384.36	\$728,000	\$918,999	02/12/2017	126.24	6
30561633	209 Paige Place	Kitchener	5	4/1	2008		2,800	\$328.57	\$849,000	\$920,000	03/18/2017	108.36	5
30569346	905 GRAVEL RIDGE Place	Kitchener	5	3/1	2015		2,446	\$376.12	\$899,900	\$920,000	04/27/2017	102.23	7
30568823	267 ALEXANDRA Avenue	Waterloo	4	3/1	1962		2,800	\$329.04	\$750,000	\$921,311	04/26/2017	122.84	7
30566173	508 INNSBRUCK Place	Waterloo	4	2/1	2001		2,930	\$315.70	\$825,000	\$925,000	04/22/2017	112.12	5
30570301	316 Winterburg Court	Waterloo	5	2/1	2003		3,059	\$302.39	\$799,900	\$925,000	04/28/2017	115.64	4
30554936	626 WOODLAWN Place	Waterloo	4	2/1	2006		2,900	\$320.00	\$874,900	\$928,000	01/30/2017	106.07	5
30568156	300 OLD CHICOPEE Trail	Kitchener	5	3/1	1999		2,470	\$376.52	\$799,900	\$930,000	04/25/2017	116.26	8
30565357	509 FOREST GATE Crescent	Waterloo	4	3/1	2005		2,416	\$385.35	\$750,000	\$931,000	04/04/2017	124.13	2
30560281	249 Terrace Wood Crescent	Kitchener	4	2/1	2004		2,902	\$325.64	\$799,900	\$945,000	03/07/2017	118.14	7
30562272	79 DOON CREEK Street	Kitchener	4	2/1	2011		3,510	\$270.66	\$889,000	\$950,000	03/21/2017	106.86	6
30568092	216 WATERVALE Crescent	Kitchener	4	4/1	2016		3,800	\$250.00	\$990,000	\$950,000	05/10/2017	95.96	17
30565910	118 Falconridge Drive	Kitchener	4	4/1	2002		3,519	\$273.09	\$799,900	\$961,000	04/10/2017	120.14	7
30556375	Lot #141 Sundrops Court	Waterloo	4	3/1			3,650	\$264.96	\$999,800	\$967,100	03/25/2017	96.73	51
30560948	63 PENNSYLVANIA Crescent	Kitchener	3	2/0	2004		2,268	\$429.89	\$789,900	\$975,000	03/13/2017	123.43	7
30566281	332 SCHOONER Crescent	Waterloo	4	2/1	2004		2,976	\$328.29	\$799,900	\$977,000	04/11/2017	122.14	5
30564132	255 Thornlea Court	Waterloo	5	3/1	1992		2,684	\$364.23	\$849,900	\$977,606	04/12/2017	115.03	6
30568227	461 REGENCY Crescent	Waterloo	6	3/1	1987		2,951	\$331.30	\$799,900	\$977,668	04/25/2017	122.22	6
30570331	535 LEIGHLAND Drive	Waterloo	5	3/1	1990	0.00	3,027	\$324.78	\$799,900	\$983,122	05/05/2017	122.91	9
30568484	125 SHAUGHNESSY Place	Waterloo	5	4/1	1982		3,000	\$328.56	\$850,000	\$985,686	04/21/2017	115.96	3
30562418	114 PENNSYLVANIA Crescent	Kitchener	3	3/0			2,254	\$441.44	\$849,900	\$995,000	03/26/2017	117.07	14
30560437	448 New Dundee Road	Kitchener	4	2/0	1966		2,025	\$493.28	\$998,900	\$998,900	03/29/2017	100.00	27
30551488	Lot #10 Old Cottage Court	Kitchener	4	3/1			2,911	\$343.43	\$950,000	\$999,720	02/06/2017	105.23	63
30570094	564 Werni Court	Waterloo	4	3/1			3,070	\$325.70	\$999,900	\$999,900	05/12/2017	100.00	20
30570322	617 ROSEBRIAR Court	Waterloo	4	3/1	1985		3,400	\$294.10	\$999,000	\$999,950	05/15/2017	100.10	11
30555219	2 PENNSYLVANIA Crescent	Kitchener	5	4/0	2009	0.00	2,821	\$354.48	\$1,069,000	\$1,000,000	02/26/2017	93.55	31
30562624	771 CEDAR BEND Drive	Waterloo	4	3/1			3,073	\$325.41	\$879,900	\$1,000,000	03/21/2017	113.65	2
30572296	828 Creekside Drive	Waterloo	5	2/2	2005		3,230	\$309.60	\$895,000	\$1,000,000	05/12/2017	111.73	5
30561509	508 FOX COVE Place	Waterloo	4	3/1	1999		2,257	\$447.94	\$875,000	\$1,011,000	03/15/2017	115.54	3
30564657	Lot #137 Sundrops Court	Waterloo	4	3/1			3,070	\$333.29	\$1,045,350	\$1,023,209	04/03/2017	97.88	5
30562190	638 BAYHAMPTON Crescent	Waterloo	4	3/2	1990		2,906	\$353.75	\$1,075,000	\$1,028,000	03/28/2017	95.63	14

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM



**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 12:45 pm

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM
30552710	490 Deer Ridge Drive	Kitchener	3	3/1			2,158	\$477.29	\$1,045,000	\$1,030,000	03/28/2017	98.56	78
30562025	363 DEERFOOT Trail	Waterloo	5	3/1	2012	0.00	2,963	\$347.62	\$1,040,000	\$1,030,000	03/22/2017	99.04	7
30559581	752 Cedar Bend Drive	Waterloo	4	2/1	2002		3,535	\$292.93	\$899,888	\$1,035,500	03/06/2017	115.07	4
30554265	21 Post Horn Place	Waterloo	4	3/2	1976		3,014	\$344.39	\$1,099,900	\$1,038,000	03/19/2017	94.37	60
30563405	582 GUILDWOOD Place	Waterloo	4	2/1	1992		3,536	\$294.12	\$789,000	\$1,040,000	03/27/2017	131.81	6
30552379	14 LANGTON Drive	Kitchener	4	3/0	2014		2,159	\$486.34	\$1,093,000	\$1,050,000	03/14/2017	96.07	70
30563570	373 DEERFOOT Trail	Waterloo	4	3/2	2012		3,274	\$326.82	\$1,069,900	\$1,070,000	03/31/2017	100.01	4
30536487	584 MANOR RIDGE Crescent	Waterloo	4	3/1	2017		3,269	\$328.85	\$1,089,900	\$1,075,000	02/24/2017	98.63	184
30543866	12 JACOB GINGRICH Drive	Kitchener	4	3/0	2008		2,265	\$474.61	\$1,099,000	\$1,075,000	01/06/2017	97.82	85
30545509	272 WOOLWICH Street	Kitchener	4	3/1	2009		3,550	\$302.82	\$1,125,000	\$1,075,000	01/06/2017	95.56	75
30564273	636 Sundew Drive	Waterloo	4	2/1			2,816	\$382.81	\$988,500	\$1,078,000	04/05/2017	109.05	8
30566488	548 Falconridge Crescent	Kitchener	4	3/1	2002		3,201	\$337.71	\$1,075,000	\$1,081,000	04/12/2017	100.56	6
30557811	335 BUSHWOOD Court	Waterloo	5	4/0	1990		4,051	\$271.54	\$999,899	\$1,100,000	03/07/2017	110.01	19
30562141	410 ERB Street	Waterloo	6	3/1		0.00	2,039	\$539.48	\$1,200,000	\$1,100,000	05/11/2017	91.67	56
30542343	652 Chesapeake Drive	Waterloo	6	4/1			3,993	\$280.49	\$1,175,000	\$1,120,000	01/24/2017	95.32	116
30551896	L126 MANOR RIDGE Crescent	Waterloo	4	3/1			3,964	\$288.02	\$1,110,500	\$1,141,700	02/21/2017	102.81	62
30553244	297 JOSEPH SCHOERG Crescent	Kitchener	3	3/1	2008		3,273	\$351.36	\$1,270,000	\$1,150,000	03/14/2017	90.55	64
30568677	905 Riverstone Court	Kitchener	5	3/1	2009		3,350	\$346.27	\$1,149,888	\$1,160,000	05/09/2017	100.88	20
30569570	729 CEDAR BEND Drive	Waterloo	4	2/2	2003		2,750	\$422.55	\$899,900	\$1,162,000	04/26/2017	129.13	2
30553545	105 NORMAN Street	Waterloo	4	2/1	1933		2,500	\$465.24	\$1,090,000	\$1,163,105	02/03/2017	106.71	2
30555473	290 Terrace Wood Crescent	Kitchener	4	4/1	2011		2,760	\$432.97	\$1,195,000	\$1,195,000	02/20/2017	100.00	14
30559860	452 OLD CHICOPEE Trail	Kitchener	5	3/0	2002		3,262	\$367.87	\$1,229,000	\$1,200,000	03/11/2017	97.64	9
30568828	376 GREEN ACRES Drive	Waterloo	4	3/0	1970		3,004	\$399.47	\$999,950	\$1,200,000	04/25/2017	120.01	6
30551893	L125 MANOR RIDGE Crescent	Waterloo	4	3/1			3,716	\$324.10	\$1,111,500	\$1,204,350	02/07/2017	108.35	48
30562462	42 PIONEER TOWER Crescent	Kitchener	3	3/1	2005		3,312	\$365.34	\$899,900	\$1,210,000	03/28/2017	134.46	9
30562522	209 RIVER BIRCH Street	Kitchener	4	3/1	2015		3,607	\$338.23	\$1,149,000	\$1,220,000	03/30/2017	106.18	2
30567137	941 RIVERSTONE Court	Kitchener	3	2/1			3,060	\$401.96	\$1,080,000	\$1,230,000	04/20/2017	113.89	10
30564415	15 OLD COTTAGE Place	Kitchener	3	2/1	2014		3,100	\$400.00	\$1,249,000	\$1,240,000	05/03/2017	99.28	30
30564049	531 PINERY Trail	Waterloo	4	3/0	2015		3,658	\$341.72	\$989,000	\$1,250,000	03/30/2017	126.39	3
30565779	594 Britannia Crescent	Kitchener	6	5/1	2012		3,996	\$312.81	\$1,249,900	\$1,250,000	04/09/2017	100.01	6
30570802	712 CEDAR BEND Drive	Waterloo	4	3/2			3,353	\$372.80	\$1,100,000	\$1,250,000	05/11/2017	113.64	7
30565753	57 KESTREL Street	Kitchener	4	3/1	2004		4,282	\$294.35	\$1,250,000	\$1,260,400	04/06/2017	100.83	3
30566145	499 DEER RIDGE Drive	Kitchener	4	2/1	2011		3,618	\$350.10	\$1,198,000	\$1,266,666	04/11/2017	105.73	3

Copyright 2019 Ontario Regional Technology & Information System (ORTIS), all rights reserved.

Information deemed reliable but not guaranteed. Unauthorized distribution, reproduction, or sale of this data is prohibited.

7/30/2019 - 12:45 PM





**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 12:45 pm**

## Single Family

### Sold Closed Properties

MLS #	Address	City	# Bed	# Bth	Yr Blt	Acres	SqFt	\$/SqFt	List Price	Sold Price	Sale Date	SP%LP	DOM	
30561342	541 MANOR RIDGE Crescent	Waterloo	5	4/1	2016		3,400	\$373.53	\$1,375,000	\$1,270,000	03/26/2017	92.36	17	
30554652	2 BLACK MAPLE Crescent	Kitchener	4	4/2			3,572	\$356.94	\$1,249,900	\$1,275,000	02/18/2017	102.01	27	
30571364	452 OLD OAK Drive	Waterloo	6	4/1	2001		4,387	\$294.05	\$1,099,000	\$1,290,000	05/09/2017	117.38	9	
30569178	110 Briarmeadow Place	Kitchener	5	3/1	2001		3,500	\$371.43	\$999,900	\$1,300,000	05/02/2017	130.01	8	
30553300	595 Manorwood Court	Waterloo	4	3/3	1988	0.00	4,831	\$279.45	\$1,350,000	\$1,350,000	02/19/2017	100.00	34	
30559500	282 Terrace Wood Crescent	Kitchener	5	6/1			3,015	\$447.76	\$1,450,000	\$1,350,000	03/20/2017	93.10	21	
30563801	78 Paige Street	Kitchener	5	3/1	2010		3,229	\$418.09	\$1,349,000	\$1,350,000	03/26/2017	100.07	4	
30552316	23 RIVER VALLEY Drive	Kitchener	4	2/1	2014	0.00	4,773	\$284.94	\$1,399,000	\$1,360,000	02/13/2017	97.21	41	
30550716	596 Regal Place	Waterloo	5	4/1	2015		3,318	\$437.01	\$1,499,800	\$1,450,000	03/01/2017	96.68	85	
30568665	577 MANORWOOD Court	Waterloo	4	3/1	1988		4,570	\$318.38	\$1,450,000	\$1,455,000	05/05/2017	100.34	21	
30556866	365 River Oak Place	Waterloo	5	4/2			4,397	\$352.51	\$1,625,888	\$1,550,000	04/25/2017	95.33	76	
30554773	580 KIWANIS PARK Drive	Waterloo	7	6/1	2002		5,310	\$293.79	\$1,795,000	\$1,560,000	02/14/2017	86.91	21	
30557859	L13 Regal Place	Waterloo	0	0/0			3,000	\$541.67	\$1,425,000	\$1,625,000	05/10/2017	114.04	61	
30548699	488 Lexington Crescent	Waterloo	5	3/1	2007	0.00	2,973	\$554.99	\$1,725,000	\$1,650,000	03/13/2017	95.65	104	
30557873	L10 Regal Place	Waterloo	4	3/1			3,706	\$449.81	\$1,425,000	\$1,667,000	05/15/2017	116.98	64	
30552820	593 REGAL Place	Waterloo	5	4/1	2015		4,630	\$367.17	\$1,750,000	\$1,700,000	03/28/2017	97.14	75	
30573846	355 RIVER OAK Place	Waterloo	5	4/1	1990		4,167	\$427.17	\$1,799,000	\$1,780,000	05/13/2017	98.94	5	
30567708	253 RIVER BIRCH Street	Kitchener	4	4/1	2015	0.00	3,458	\$520.53	\$1,749,000	\$1,800,000	04/18/2017	102.92	6	
30566260	577 MANOR RIDGE Crescent	Waterloo	4	4/1			4,371	\$428.96	\$1,895,000	\$1,875,000	04/14/2017	98.94	13	
30562412	2064 HIDDEN VALLEY Crescent	Kitchener	7	5/3	2010		5,665	\$427.18	\$2,495,000	\$2,420,000	04/02/2017	96.99	17	
# LISTINGS:			2426	Medians:	3	2/1	1991	1.000	1,361	\$317.05	\$399,900	\$441,875	109.42	8
				Minimums:	0	0/0	1868	0.010	470	\$1.65	\$1,650	\$1,650	86.09	0
				Maximums:	15	6/3	2017	1.170	5,665	\$650.00	\$2,495,000	\$2,420,000	163.85	184
				Averages:	3	2/1	1987	0.884	1,524	\$316.45	\$434,579	\$477,920	110.49	14



**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 12:45 pm**

Quick Statistics ( 2426 Listings Total )				
	Min	Max	Average	Median
List Price	\$1,650	\$2,495,000	\$434,579	\$399,900
Sold Price	\$1,650	\$2,420,000	\$477,920	\$441,875