

Westin Resort & Spa Analysis of Current listings and Sales.

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DENISE BROWN
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ACTIVE LISTINGS									
Suite	SF	Bed/Bath	Price	List Date	Today's Date	DOM	IUD	Price per IUD	List Price per IUD
781/2	876	2/2	\$1,325,000				214	\$6,191.59	

RECENT SALES									
Suite	SF	Bed/Bath	Price	Sold Price	List Date	Sold Date	Days on Market	IUD	Sale Price per IUD
1017	371	.5/1	\$499,000	\$499,000	12-Jun-23	12-Jun-23	1	88	\$5,670.45
863	398	1/1	\$659,000	\$649,000	24-May-23	6-Jun-23	13	124	\$5,233.87
919	398	.5/1	\$499,000	\$499,000	24-May-22	28-May-22	4	98	\$5,091.84
751/2	941	2/2	\$1,299,000	\$1,299,000	20-Apr-23	5-May-23	15	226	\$5,747.79
916	422	.5/1	\$489,000	\$484,000	21-Apr-23	11-Apr-23	1	102	\$4,745.10
911	590	1/1	\$604,000	\$590,000	17-Aug-22	11-Apr-23	237	120	\$4,916.67
866	351	.5/1	\$429,000	\$400,000	28-Mar-23	6-Apr-23	9	86	\$4,651.16
754	759	2/2	\$1,069,000	\$1,069,000	27-Mar-23	27-Mar-23	0	174	\$6,143.68
506	288	.5/1	\$335,000	\$330,000	26-Jan-23	6-Feb-23	11	71	\$4,647.89
414	508	1/1	\$549,000	\$521,500	26-Jan-23	15-Feb-23	20	112	\$4,656.25
883	508	1/1	\$550,000	\$550,000	17-Jan-23	18-Jan-23	1	126	\$4,365.08

Average Sale Price per IUD

Studio \$4,961.29
One Bedroom \$4,792.97
Two Bedroom \$5,945.73

listed in Vancouver MLS only

Averages 28 \$5,079.07

579	507	1/1	\$575,000	\$539,000	19-Oct-22	25-Nov-22	37	119	\$4,529.41
366	397	.5/1	\$377,000	\$370,000	02-Sep-22	12-Sep-22	10	82	\$4,512.20
1017	375	.5/1	\$419,000	\$405,000	29-Jun-22	16-Aug-22	48	88	\$4,602.27
701	594	1/1	\$665,000	\$649,000	11-Jul-22	15-Jul-22	4	138	\$4,702.90
307	506	1/1	\$515,000	\$515,000	8-Jun-22	8-Jun-22	0	112	\$4,598.21
356	525	1/1	\$560,000	\$560,000	9-May-22	24-May-22	15	122	\$4,590.16
686	425	.5/1	\$459,000	\$462,000	22-Apr-22	12-May-22	20	100	\$4,620.00
473	408	.5/1	\$428,000	\$410,000	11-Apr-22	29-Apr-22	18	92	\$4,456.52
1014	372	.5/1	\$423,000	\$424,000	18-Feb-22	26-Feb-22	8	92	\$4,608.70
407	509	1/1	\$535,000	\$535,000	18-Feb-22	22-Feb-22	4	113	\$4,734.51
625	395	.5/1	\$439,000	\$432,000	16-Nov-21	12-Feb-22	88	98	\$4,408.16
919	398	.5/1	\$428,000	\$428,000	30-Jan-22	10-Feb-22	11	98	\$4,367.35
719	390	.5/1	\$408,000	\$408,000	13-Jan-22	2-Feb-22	20	95	\$4,294.74
804	506	1/1	\$519,000	\$535,000	8-Jan-22	9-Jan-22	1	123	\$4,349.59

Average Sale Price per IUD

Studio \$4,483.74
One Bedroom \$4,584.13
Two Bedroom No 2 bedroom sales

Averages 20 \$4,526.77

Sales prior to December 2021									
Suite	SF	Bed/Bath	Price	Sold Price	List Date	Sold Date	Days on Market	IUD	Sale Price per IUD
1016	428	.5/1	\$419,000	\$412,000	29-Aug-21	29-Oct-21	61	105	\$3,923.81
351/2	923	2/2	\$949,000	\$954,000	23-Nov-21	26-Nov-21	3	220	\$4,336.36

Average Sale Price per IUD

Not in Whistler MLS Studio

19.63% Feb 2022 Percentage increase of studio sale price per IUD

762	425	.5/1	\$419,000	\$417,000	18-Aug-21	15-Nov-21	89	103	\$4,048.54
1016	428	.5/1	\$419,000	\$412,000	20-Oct-21	29-Oct-21	9	105	\$3,923.81
803	426	.5/1	\$419,000	\$412,000	16-Jul-21	5-Aug-21	20	104	\$3,961.54
1012	429	.5/1	\$433,000	\$425,000	15-Aug-21	22-Aug-21	7	105	\$4,047.62
825	428	.5/1	\$419,000	402,500	09-Jun-21	2-Jul-21	23	104	\$3,870.19
579	507	1/1	\$479,000	470,000	04-Jun-21	14-Jun-21	10	119	\$3,949.58
824	506	1/1	\$515,000	495,000	01-May-21	3-Jun-21	33	123	\$4,024.39
759	425	.5/1	\$399,000	395,000	14-May-21	21-May-21	7	103	\$3,834.95
817	558	1/1	\$529,000	495,000	01-Feb-21	23-Apr-21	81	129	\$3,837.21
822	395	.5/1	\$389,000	375,000	22-Jan-21	30-Mar-21	67	101	\$3,712.87
874	442	.5/1	\$365,000	355,000	23-Nov-20	11-Jan-21	49	106	\$3,349.06
310	506	1/1	\$445,000	441,000	09-Dec-20	14-Dec-20	5	111	\$3,972.97
486	407	.5/1	\$344,900	325,000	23-Jun-20	26-Nov-20	156	94	\$3,457.45
481	522	1/1	\$465,000	\$465,000	14-Nov-20	17-Nov-20	3	117	\$3,974.36
1011	428	.5/1	\$364,000	\$364,000	7-Nov-20	7-Nov-20	0	105	\$3,466.67
480	369	.5/1	\$284,900	\$285,000	28-Sep-20	3-Nov-20	36	83	\$3,433.73
1015	428	.5/1	\$364,900	\$355,000	25-Aug-20	7-Nov-20	74	105	\$3,380.95
755	540	1/1	\$519,000	\$514,500	19-Sep-20	2-Nov-20	44	132	\$3,897.73
901	450	.5/1	\$415,000	\$420,000	18-Sep-20	26-Oct-20	38	113	\$3,716.81
853	445	.5/1	\$350,000	\$350,000	12-Feb-20	23-Oct-20	254	108	\$3,240.74
779	539	1/1	\$419,000	\$450,500	19-Sep-20	13-Oct-20	24	122	\$3,692.62
809	426	.5/1	\$344,900	\$335,000	9-Aug-20	7-Sep-20	29	100	\$3,350.00
913	429	.5/1	\$344,900	\$335,000	9-Aug-20	10-Sep-20	32	100	\$3,350.00
527	568	1-1	\$519,000	\$500,000	11-Nov-19	8-Jan-20	58	135	\$3,703.70
775	425	.5/1	\$370,000	\$370,000	7-Oct-19	6-Dec-19	60	100	\$3,700.00
585	410	.5/1	\$350,000	\$345,000	2-Aug-19	3-Oct-19	62	95	\$3,631.58
662	579	1/1	\$549,000	\$522,000	10-Jun-19	23-Sep-19	105	139	\$3,755.40
966	591	.5/1	\$550,000	\$520,000	16-Aug-19	10-Sep-19	25	141	\$3,687.94
785	504	1/1	\$469,000	\$450,000	20-Feb-19	23-Aug-19	184	124	\$3,629.03
863	560	1/1	\$525,000	\$488,000	12-Apr-19	26-Jul-19	105	124	\$3,935.48
859	506	1/1	\$499,000	\$492,000	9-Jul-19	22-Jul-19	13	128	\$3,843.75
417	559	1/1	\$439,000	\$435,000	7-Jun-19	9-Jul-19	32	122	\$3,565.57
801/2	1012	2/2	\$1,000,000	\$1,012,000	7-May-19	16-May-19	9	244	\$4,147.54
376	451	1/1	\$400,000	\$400,000	4-Apr-19	4-Apr-19	0	104	\$3,846.15
860	579	1/1	\$498,000	\$500,000	2-Apr-19	3-Apr-19	1	142	\$3,521.13
755	540	1/1	\$499,000	\$485,000	6-Mar-19	14-Mar-19	8	132	\$3,674.24
578	407	.5/1	\$379,000	\$355,000	5-Feb-19	19-Feb-19	14	94	\$3,776.60
567	410	.5/1	\$378,000	\$358,000	22-Dec-18	11-Jan-19	20	97	\$3,690.72
954	731	2/2	\$749,000	\$749,000	14-Dec-18	14-Dec-18	0	182	\$4,115.38
575	354	.5/1	\$295,000	\$300,000	2-Dec-18	14-Dec-18	12	82	\$3,658.54
952	505	.5/1	\$383,000	\$385,000	1-Nov-18	7-Nov-18	6	111	\$3,468.47
1027	453	.5/1	\$379,000	\$410,000	11-Oct-18	18-Oct-18	7	119	\$3,445.38
763	425	.5/1	\$314,800	\$314,800	1-Aug-18	7-Aug-18	6	103	\$3,056.31
852		.5/1	\$279,000	\$301,000	6-Jun-18	29-Jun-18	23	108	\$2,787.04
371	350	.5/1	\$244,000	\$234,000	17-Apr-18	30-May-18	43	80	\$2,925.00
557	370	.5/1	\$269,000	\$280,000	4-May-18	10-May-18	6	88	\$3,181.82
769	505	1/1	\$378,000	\$395,000	10-Apr-18	25-Apr-18	15	122	\$3,237.70

from 2021 Average to most recent sale of 1014

Not in Whistler MLS **1 Bedroom**

20.26% Feb 2022 Percentage increase of studio sale price per IUD from 2021 Average to most recent sale of 407

\$3,852.49 Average sale price per IUD of a studio in 2021

\$3,937.06 Average sale price per IUD of a one bedroom in 2021

\$4,336.36 1 two bedroom suite sale price per IUD 2021

10.93% Percentage increase of studio sale price per IUD from 2020 Average to 2021 average

1.36% Percentage increase of studio sale price per IUD from 2020 Average to 2021 average

\$3,472.78 Average sale price per IUD of a studio in 2020

\$3,884.42 Average sale price per IUD of a one bedroom in 2020

No two bedroom suite sale 2020

483	370	.5/1	\$255,000	\$255,000	9-Apr-18	9-Apr-18	0	85	\$3,000.00
514/515	908	2/2	\$645,000	\$666,000	30-Mar-18	3-Apr-18	4	202	\$3,297.03
465	505	1/1	\$370,000	\$370,000	30-Mar-18	5-Apr-18	6	122	\$3,032.79
855	351	.5/1	\$253,000	\$254,479	19-Mar-18	23-Mar-18	4	90	\$2,827.54
773/774	862	2/2	\$630,000	\$651,000	15-Mar-18	23-Mar-18	8	207	\$3,144.93
562	579	1/1	\$408,000	\$408,000	15-Mar-18	21-Mar-18	6	138	\$2,956.52
467/468	988	2/2	\$700,000	\$700,000	15-Mar-18	19-Mar-18	4	229	\$3,056.77
679	507	1/1	\$358,000	\$350,000	9-Mar-18	10-Mar-18	1	121	\$2,892.56
359	406	.5/1	\$255,000	\$255,000	7-Mar-18	9-Mar-18	2	94	\$2,712.77
527	568	1/1	\$385,000	\$385,000	17-Feb-18	18-Feb-18	1	135	\$2,851.85
516	390	.5/1	\$239,000	\$239,000	24-Jan-18	30-Jan-18	6	89	\$2,685.39
655	642	1/1	\$419,000	\$419,000	24-Jan-18	30-Jan-18	6	148	\$2,831.08
784	425	1/1	\$265,000	\$258,000	22-Jan-18	27-Jan-18	5	102	\$2,529.41
881	455	.5/1	\$265,000	\$265,000	25-Jan-18	25-Jan-18	0	108	\$2,453.70
460	407	.5/1	\$265,000	\$265,000	22-Jan-18	25-Jan-18	3	95	\$2,789.47
509/510	917	2/2	\$610,000	\$600,000	12-Jan-18	24-Jan-18	12	203	\$2,955.67
376	463	1/1	\$302,900	\$290,000	20-Feb-17	15-Dec-17	298	104	\$2,788.46
466	370	.5/1	\$229,000	\$214,999	1-Nov-17	21-Nov-17	20	83	\$2,590.35
404	506	1/1	\$323,000	\$320,000	16-Oct-17	14-Nov-17	29	116	\$2,758.62
815	429	0.5/1	\$240,000	\$232,500	31-Aug-17	17-Oct-17	47	100	\$2,325.00
356	525	1/1	\$328,800	\$328,800	12-Jul-17	20-Oct-17	100	122	\$2,695.08
575	354	.5/1	\$193,000	\$188,000	12-Jun-17	12-Oct-17	122	82	\$2,292.68
1013	426	0.5/1	\$249,000	\$244,000	25-Aug-17	29-Sep-17	35	105	\$2,323.81
978	511	1/1	\$369,900	\$348,000	20-Jun-17	23-Aug-17	64	128	\$2,718.75
976	568	.5/1	\$399,900	\$388,000	20-Jun-17	29-Jun-17	9	143	\$2,713.29
919	408	.5/1	\$230,000	\$218,000	31-May-17	27-Jun-17	27	98	\$2,224.49
879	351	.5/1	\$210,000	\$200,000	16-Dec-16	29-May-17	164	88	\$2,272.73
369	363	.5/1	\$189,000	\$183,000	16-Dec-16	17-May-17	152	80	\$2,287.50
820	908	2/2	\$549,500	\$550,000	12-Sep-16	15-May-17	245	208	\$2,644.23
864	355	.5/1	\$205,000	\$190,000	15-Nov-16	9-May-17	175	90	\$2,111.11
355	578	1-1	\$329,000	\$323,000	24-Feb-17	13-Apr-17	48	127	\$2,543.31
719	379	.5/1	\$219,000	\$215,000	2-Mar-17	29-Mar-17	27	95	\$2,263.16
302	395	.5/1	\$219,000	\$205,000	13-Jan-17	28-Feb-17	20	90	\$2,277.78
301	586	1-1	\$325,000	\$315,000	7-Feb-17	28-Feb-17	21	128	\$2,460.94
666	370	.5/1	\$199,000	\$197,000	9-Aug-16	27-Jan-17	171	86	\$2,290.70
408	413	.5/1	\$205,000	\$195,000	14-Oct-16	23-Jan-17	101	87	\$2,241.38
871/872	862	2/2	\$550,000	\$545,000	17-Jun-16	19-Nov-16	155	210	\$2,595.24
818	511	1/1	\$315,000	\$310,000	7-Dec-16	12-Dec-16	5	119	\$2,605.04
582	511	1/1	\$295,000	\$305,000	15-Nov-16	25-Nov-16	10	120	\$2,541.67
1014	372	.5/1	\$220,000	\$208,000	17-Jun-16	12-Oct-16	117	92	\$2,260.87
861	442	.5/1	\$235,000	\$223,000	5-Apr-16	12-Oct-16	190	109	\$2,045.87
702	426	0.5/1	\$235,000	\$220,000	13-Jul-16	19-Oct-16	98	103	\$2,135.92
361	504	1/1	\$285,000	\$285,000	30-Sep-16	12-Oct-16	12	120	\$2,375.00
314	574	1/1	\$285,000	\$279,000	9-Sep-16	21-Sep-16	12	125	\$2,232.00
781	369	.5/1	\$215,000	\$195,000	9-Aug-16	9-Aug-16	0	90	\$2,166.67
455	580	1/1	\$285,000	\$271,325	18-May-16	14-Jun-16	27	132	\$2,055.49
953	445	.5/1	\$229,000	\$219,000	13-Apr-16	10-May-16	27	111	\$1,972.97

921	884	2/2	\$575,000	\$525,000	11-Apr-15	29-Apr-16	384	214	\$2,453.27
617	560	1/1	\$275,000	\$268,000	12-Apr-16	25-Apr-16	13	126	\$2,126.98
474	582	1/1	\$259,000	\$262,000	31-Mar-16	20-Apr-16	20	132	\$1,984.85
705/706	869	2/2	\$470,000	\$470,000	23-Nov-14	31-Mar-16	494	219	\$2,146.12
1027	453	0.5	\$249,000	\$235,000	10-Aug-15	22-Mar-16	225	119	\$1,974.79
461	506	1	\$255,000	\$255,500	17-Feb-16	9-Mar-16	21	122	\$2,094.26
502	409	0.5	\$181,900	\$178,800	17-Aug-15	5-Mar-16	201	93	\$1,922.58
450	468	1	\$220,000	\$220,000	22-Feb-16	5-Mar-16	12	107	\$2,056.07
413	395	0.5	\$179,000	\$170,000	19-Dec-15	26-Feb-16	69	85	\$2,000.00
588	460	1	\$223,000	\$221,000	17-Feb-16	26-Feb-16	9	107	\$2,065.42
615	409	.5/1	\$182,900	\$178,000	17-Aug-15	21-Jan-16	157	94	\$1,893.62
614	511	1/1	\$225,000	\$222,000	2-Dec-15	21-Jan-16	50	115	\$1,930.43
811	511	1/1	\$245,000	\$229,000	14-Dec-15	18-Jan-16	35	118	\$1,940.68
854	741	2/2	\$410,000	\$380,000	10-Nov-15	31-Dec-15	51	178	\$2,134.83
368	561	1/1	\$255,000	\$247,500	27-Nov-15	6-Dec-15	9	129	\$1,918.60
650	468	1/1	\$210,000	\$205,000	28-Aug-15	4-Dec-15	98	110	\$1,863.64
501	586	1/1	\$249,900	\$241,500	6-May-15	3-Dec-15	211	130	\$1,857.69
573	410	.5/1	\$175,888	\$160,000	3-Apr-15	1-Dec-15	242	94	\$1,702.13
901	450	.5/1	\$219,000	\$212,500	27-Oct-15	5-Nov-15	9	113	\$1,880.53
350	470	1/1	\$206,900	\$194,000	2-Jul-15	23-Oct-15	113	106	\$1,830.19
363	400	.5/1	\$143,000	\$139,990	22-Sep-15	20-Oct-15	28	91	\$1,538.35
707	509	1/1	\$239,000	\$220,000	27-Jul-15	19-Oct-15	84	118	\$1,864.41
968/969	867	2/2	\$399,000	\$385,000	18-Sep-15	24-Oct-15	36	214	\$1,799.07
850	468	1/1	\$232,500	\$217,000	16-Feb-15	31-Aug-15	196	114	\$1,903.51
301	586	1/1	\$245,000	\$232,500	16-Feb-15	20-Aug-15	185	128	\$1,816.41
919	408	.5/1	\$155,000	\$155,000	14-Apr-15	26-May-15	42	98	\$1,581.63
782	506	1/1	\$242,900	\$232,000	1-Jan-15	15-May-15	134	124	\$1,870.97
953	445	.5/1	\$189,000	\$175,000	30-Jan-15	8-Apr-15	68	111	\$1,576.58
560	409	.5/1	\$185,000	\$155,000	1-Jan-15	27-Mar-15	85	91	\$1,703.30
603	409	.5/1	\$165,000	\$155,000	16-Dec-14	26-Mar-15	100	98	\$1,581.63
910	375	.5/1	\$159,000	\$152,500	13-Jan-15	2-Mar-15	48	92	\$1,657.61
655	642	1/1	\$299,000	\$275,000	4-Nov-14	5-Feb-15	93	148	\$1,858.11
476	511	1/1	\$243,000	\$230,000	14-Nov-14	5-Dec-14	21	118	\$1,949.15
374	407	.5/1	\$149,000	\$142,000	29-Aug-14	28-Oct-14	60	92	\$1,543.48
373	407	.5/1	\$149,000	\$142,000	29-Aug-14	4-Nov-14	67	92	\$1,543.48
512	390	.5/1	\$149,000	\$133,000	8-Oct-14	10-Oct-14	2	87	\$1,528.74
950	470	1/1	\$208,888	\$200,000	4-Jul-12	14-Oct-14	832	115	\$1,739.13
581	522	1/1	\$239,000	\$225,000	18-Sep-14	8-Oct-14	20	118	\$1,906.78
767	363	.5/1	\$159,000	\$122,000	21-Jan-14	23-Oct-14	275	86	\$1,418.60
610	511	1/1	\$239,000	\$222,000	1-May-14	21-May-14	20	116	\$1,913.79
570	352	.5/1	\$129,900	\$125,000	13-Mar-14	30-Apr-14	48	83	\$1,506.02
482	529	1/1	\$239,000	\$225,000	21-Feb-14	15-Apr-14	53	119	\$1,890.76
963	691	2/2	\$425,000	\$400,000	15-Mar-13	8-Apr-14	389	182	\$2,197.80
762	425	.5/1	\$159,000	\$150,500	19-Jul-13	3-Dec-13	137	103	\$1,461.17
306	276	.5/1	\$99,900	\$88,000	23-Jan-13	11-Nov-13	292	68	\$1,294.12
761	579	1/1	\$233,000	\$200,000	19-Jul-13	8-Nov-13	112	141	\$1,418.44
750	468	1/1	\$166,000	\$165,000	1-Jul-13	6-Nov-13	128	112	\$1,473.21

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584	507	1/1	\$199,000	\$175,000	7-Aug-13	11-Oct-13	65	121	\$1,446.28
588	460	1/1	\$159,950	\$149,500	6-Jul-12	16-Sep-13	437	107	\$1,397.20
472	406	.5/1	\$123,000	\$120,000	1-Aug-13	19-Aug-13	18	92	\$1,304.35
375	511	1/1	\$180,000	\$165,000	21-Feb-13	9-Jul-13	138	118	\$1,398.31
884	460	1/1	\$165,000	\$157,500	14-Sep-12	20-Apr-13	218	112	\$1,406.25
785	508	1/1	\$209,000	\$205,500	22-Feb-13	12-Mar-13	18	124	\$1,657.26
408	395	.5/1	\$119,000	\$115,000	23-Feb-13	11-Mar-13	16	87	\$1,321.84
487	507	1/1	\$214,000	\$203,000	29-Sep-11	4-Mar-13	522	120	\$1,691.67
558	512	1/1	\$219,000	\$203,000	4-Nov-11	8-Feb-13	462	123	\$1,650.41
356	525	1/1	\$214,900	\$203,000	10-Jul-12	1-Feb-13	206	122	\$1,663.93
355	578	1/1	\$215,000	\$208,000	1-Oct-12	1-Feb-13	123	127	\$1,637.80
304	513	1/1	\$175,000	\$170,000	8-Feb-12	30-Jan-13	357	115	\$1,478.26
571	506	1/1	\$199,000	\$190,000	14-Mar-12	7-Dec-12	268	119	\$1,596.64
957	589	1/1	\$250,000	\$233,000	1-Sep-12	3-Nov-12	63	145	\$1,606.90
867	513	1/1	\$229,000	\$209,000	22-May-12	13-Aug-12	83	124	\$1,685.48
917	580	1/1	\$223,900	\$213,000	21-Mar-12	11-Apr-12	21	130	\$1,638.46
527	564	1/1	\$239,000	\$219,000	13-Feb-12	30-Mar-12	46	135	\$1,622.22
363	406	.5/1	\$138,800	\$134,000	14-Mar-12	30-Mar-12	16	94	\$1,425.53
780	529	1/1	\$239,000	\$209,000	27-Nov-11	8-Mar-12	102	124	\$1,685.48
714	509	1/1	\$199,000	\$190,000	24-Nov-11	3-Mar-12	100	116	\$1,637.93
504	508	1/1	\$225,000	\$210,000	22-Jan-12	22-Feb-12	31	118	\$1,779.66
401	594	1/1	\$215,000	\$209,000	22-Jan-12	15-Feb-12	24	133	\$1,571.43
965	488	1/1	\$232,000	\$215,000	30-Sep-11	9-Jan-12	101	141	\$1,524.82
879	351	.5/1	\$119,000	\$122,000	30-Nov-11	19-Dec-11	19	88	\$1,386.36
1012	429	.5/1	\$158,400	\$155,000	27-Sep-11	11-Oct-11	14	105	\$1,476.19
516	390	.5/1	\$129,900	\$130,000	8-Aug-11	6-Oct-11	59	89	\$1,460.67
677	425	.5/1	\$145,000	\$135,000	1-May-11	5-Oct-11	157	98	\$1,377.55
418	586	1/1	\$259,000	\$236,000	6-May-11	30-Sep-11	147	130	\$1,815.38
372	506	1/1	\$207,900	\$200,000	11-Apr-11	28-Sep-11	170	118	\$1,694.92
616	409	.5/1	\$139,000	\$132,900	8-Jul-11	18-Sep-11	72	94	\$1,413.83
454	408	.5/1	\$139,000	\$130,000	8-Mar-11	15-Sep-11	191	94	\$1,382.98
713	410	.5/1	\$139,000	\$129,000	24-Dec-10	12-Aug-11	231	93	\$1,387.10
863	560	1/1	\$239,000	\$220,000	1-Oct-10	18-Jul-11	290	128	\$1,718.75
662	579	1/1	\$270,000	\$235,000	31-Jan-11	30-Jun-11	150	139	\$1,690.65
370	515	1/1	\$209,000	\$195,000	3-Mar-11	29-Jun-11	118	114	\$1,710.53
409	395	.5/1	\$144,900	\$130,000	28-Apr-11	25-May-11	27	87	\$1,494.25
602	409	.5/1	\$150,000	\$135,000	10-Oct-09	13-May-11	580	98	\$1,377.55
852	440	.5/1	\$179,000	\$170,000	7-Oct-09	23-Mar-11	532	108	\$1,574.07
314	573	1/1	\$227,000	\$225,000	31-Oct-10	23-Mar-11	143	125	\$1,800.00
302	395	.5/1	\$154,000	\$154,000	3-Jan-11	22-Mar-11	78	90	\$1,711.11
505	576	1/1	\$249,000	\$249,000	22-Jan-11	15-Mar-11	52	132	\$1,886.36
871/872	868	2/2	\$399,000	\$380,000	28-Mar-08	4-Feb-11	1043	204	\$1,862.75
550	468	1/1	\$235,000	\$210,000	10-Apr-10	8-Nov-10	212	109	\$1,926.61
361	504	1/1	\$259,000	\$203,000	23-Apr-10	3-Nov-10	194	120	\$1,691.67
807	507	1/1	\$209,000	\$203,000	21-Sep-10	13-Oct-10	22	120	\$1,691.67
578	407	.5/1	\$165,000	\$152,500	21-Jun-10	7-Sep-10	78	94	\$1,622.34
482	529	1/1	\$235,000	\$215,000	16-Jul-10	4-Aug-10	19	119	\$1,806.72

610	507	1/1	\$259,000	\$225,000	5-Nov-07	16-May-10	923	116	\$1,939.66
713	410	.5/1	\$150,000	\$150,000	18-Dec-09	14-May-10	147	103	\$1,456.31
755	540	1/1	\$299,000	\$295,000	6-Oct-09	5-Jan-10	91	132	\$2,234.85
368	561	1/1	\$299,000	\$284,000	12-Feb-09	3-Nov-09	264	129	\$2,201.55
627	564	1/1	\$299,000	\$299,000	24-Mar-09	16-Sep-09	176	132	\$2,265.15
1102	1531	3.5/3	\$1,399,000	\$1,325,000	8-Jan-09	23-Jul-09	196	385	\$3,441.56
951	513	1/1	\$349,900	\$343,000	10-Sep-07	3-Oct-08	389	128	\$2,679.69
720	888	2/2	\$619,000	\$589,000	12-Dec-07	2-Apr-08	112	204	\$2,887.25
359	406	.5/1	\$290,000	\$270,000	5-Sep-07	23-Oct-07	48	94	\$2,872.34
514	509	1/1	\$310,000	\$310,000	17-Sep-07	26-Sep-07	9	113	\$2,743.36
679	511	1/1	\$330,000	\$330,000	9-Sep-07	26-Sep-07	17	121	\$2,727.27
483	369	.5/1	\$240,000	\$237,000	13-Aug-07	19-Sep-07	37	85	\$2,788.24
562	579	1/1	\$395,000	\$375,000	28-May-07	19-Sep-07	114	138	\$2,717.39
773/774	862	2/2	\$575,000	\$575,000	13-Aug-07	19-Sep-07	37	207	\$2,777.78
920	902	2/2	\$599,000	\$580,000	18-Jun-07	19-Sep-07	93	212	\$2,735.85
801/802	1019	2/2	\$699,950	\$640,000	5-Jul-07	19-Sep-07	76	244	\$2,622.95
467/468	986	2/2	\$649,000	\$625,000	12-May-06	17-Sep-07	493	229	\$2,729.26
465	494	1/1	\$384,000	\$340,000	22-Feb-06	17-Sep-07	572	122	\$2,786.89
1027	453	1/1	\$365,000	\$340,000	2-Jan-07	7-Sep-07	248	119	\$2,857.14
360	406	.5/1	\$265,000	\$261,000	19-Jun-07	21-Aug-07	63	94	\$2,776.60
1024	373	studio	\$307,700	\$259,000	25-May-06	4-Jun-07	375	96	\$2,697.92
351/352	923	two	\$664,500	\$637,500	21-Aug-06	31-May-07	283	210	\$3,035.71
901	461	one	\$326,000	\$315,000	11-May-07	24-May-07	13	113	\$2,787.61
#356	525	one	\$349,000	\$325,000	4-Oct-06	3-May-07	211	122	\$2,663.93
#515	391	studio	\$259,000	\$249,000	22-Dec-05	27-Apr-07	491	89	\$2,797.75
775	413	studio	\$275,000	\$268,000	23-Feb-07	27-Apr-07	63	100	\$2,680.00
478	407	studio	\$278,000	\$255,000	31-Oct-06	27-Apr-07	178	92	\$2,771.74
913	429	studio	\$309,000	\$282,500	29-Oct-06	27-Apr-07	180	100	\$2,825.00
853	445	studio	\$329,000	\$305,000	15-Oct-06	27-Apr-07	194	108	\$2,824.07
310	513	one	\$359,000	\$320,000	31-Oct-06	27-Apr-07	178	111	\$2,882.88
479	511	one	\$365,000	\$330,000	24-Aug-06	27-Apr-07	246	118	\$2,796.61
605/606	841	two	\$630,000	\$610,000	1-Apr-07	27-Apr-07	26	216	\$2,824.07
656/657	923	two	\$660,000	\$640,000	20-Feb-07	27-Apr-07	66	221	\$2,895.93
821	896	two	\$695,000	\$646,000	26-Mar-07	27-Apr-07	17	213	\$3,032.86
809	426	studio	\$275,000	\$265,000	22-Jan-07	12-Apr-07	80	100	\$2,650.00
481	522	one	\$349,000	\$325,000	5-Feb-07	12-Apr-07	66	117	\$2,777.78
1011	575	one	\$410,000	\$387,500	6-May-06	12-Apr-07	208	137	\$2,828.47
754	758	two	\$789,000	\$765,000	9-Nov-06	30-Nov-06	21	174	\$4,396.55
#701	586	one	\$429,000	\$420,000	17-Jan-06	8-Aug-06	203	138	\$3,043.48
#909	425	studio	\$325,000	\$303,000	23-Jan-06	8-Aug-06	197	104	\$2,913.46
#508	410	studio	\$289,000	\$280,000	4-Apr-06	17-Jul-06	104	89	\$3,146.07
#305	567	one	\$399,000	\$395,000	22-Dec-05	16-Jan-06	25	129	\$3,062.02
720	888	two	\$643,000	\$635,000	7-Jun-05	23-Dec-05	199	203	\$3,128.08
#750	470	one	\$369,000	\$361,000	16-Oct-05	2-Dec-05	47	112	\$3,223.21
402	392	studio	\$295,000	\$279,000	6-Jul-05	21-Sep-05	77	91	\$3,065.93
758	425	studio	\$324,000	\$316,500	9-Jun-05	11-Sep-05	94	103	\$3,072.82
#918	506	one	\$388,000	\$373,000	16-Mar-05	8-Sep-05	176	120	\$3,108.33

#375	511	one	\$379,000	\$368,000	6-Jun-05	24-Aug-05	79	118	\$3,118.64
#770	425	studio	\$313,000	\$307,500	5-Apr-05	17-Jun-05	73	100	\$3,075.00
#604	506	one	\$395,000	\$388,000	17-Mar-05	31-May-05	75	120	\$3,233.33
#655	642	one	\$479,000	\$474,000	21-Feb-05	25-Apr-05	63	148	\$3,202.70
#777	507	one	\$399,000	\$380,000	10-Nov-04	18-Mar-05	128	122	\$3,114.75
#925	426	studio	\$333,900	\$326,000	24-Jan-05	28-Feb-05	35	106	\$3,075.47
#487	507	one	\$399,000	\$380,000	5-Jul-04	22-Feb-05	232	120	\$3,166.67
#585	410	studio	\$295,000	\$292,500	13-Jan-04	21-Feb-05	405	95	\$3,078.95
#878	506	one	\$399,000	\$382,000	10-Jan-05	18-Feb-05	39	122	\$3,131.15
#302	395	studio	\$285,000	\$276,500	9-Nov-04	11-Jan-05	63	90	\$3,072.22
#509	410	studio	\$283,000	\$275,000	29-Sep-04	7-Jan-05	100	89	\$3,089.89
#684	507	one	\$389,900	\$381,000	9-Nov-04	12-Dec-04	33	123	\$3,097.56
#754	758	two	\$669,000	\$642,000	24-Jun-04	10-Dec-04	169	174	\$3,689.66
#786	459	studio	\$335,000	\$325,000	25-Jun-04	10-Dec-04	168	110	\$2,954.55
#775	425	studio	\$295,000	\$290,000	8-Aug-04	27-Oct-04	80	100	\$2,900.00
#972	513	one	\$389,900	\$383,000	2-Jul-04	15-Oct-04	105	126	\$3,039.68
#584	513	one	\$385,000	\$375,000	14-Jun-04	6-Oct-04	114	121	\$3,099.17
#910	375	studio	\$298,000	\$287,000	26-Jun-04	1-Oct-04	97	92	\$3,119.57
#508	375	studio	\$279,000	\$275,000	14-Jul-04	30-Sep-04	78	89	\$3,089.89
#813	426	studio	\$312,000	\$295,000	23-Jun-04	30-Sep-04	99	98	\$3,010.20
#917	480	one	\$399,000	\$395,000	12-Jun-04	1-Sep-04	81	130	\$3,038.46
#962	511	one	\$409,900	\$395,900	4-Aug-04	27-Aug-04	23	130	\$3,045.38
#579	507	one	\$375,000	\$368,000	26-Jul-04	23-Aug-04	28	119	\$3,092.44
#924	506	one	\$399,000	\$395,000	7-Jul-04	20-Aug-04	44	124	\$3,185.48
#966	588	studio	\$434,900	\$420,000	20-Mar-04	30-Jul-04	132	141	\$2,978.72
#618	513	one	\$365,000	\$360,000	11-Jun-04	6-Jul-04	25	116	\$3,103.45
#1013	426	studio	\$289,900	\$282,000	7-Oct-03	22-Jun-04	259	105	\$2,685.71
#626	395	studio	\$275,000	\$270,000	20-Mar-04	21-Jun-04	93	98	\$2,755.10
#350	469	one	\$335,000	\$325,000	8-Apr-04	21-Jun-04	74	106	\$3,066.04
#356	525	one	\$395,000	\$395,000	4-Mar-04	7-Jun-04	95	122	\$3,237.70
#818	511	one	\$369,000	\$365,000	3-Feb-04	25-May-04	112	119	\$3,067.23
#874	422	studio	\$285,000	\$285,000	5-Apr-04	3-May-04	28	106	\$2,688.68
#720	888	two	\$650,000	\$620,000	20-Feb-04	3-May-04	73	204	\$3,039.22
#477	410	studio	\$259,000	\$254,000	5-Apr-04	13-May-04	38	92	\$2,760.87
#358	511	one	\$369,000	\$360,000	8-Dec-03	23-Apr-04	137	120	\$3,000.00
#1025	395	studio	\$329,000	\$310,000	3-Mar-04	13-Apr-04	41	109	\$2,844.04
#921	896	two	\$689,000	\$670,000	23-Mar-04	29-Mar-04	6	214	\$3,130.84
#614	511	one	\$339,900	\$338,500	12-Feb-04	13-Apr-04	61	115	\$2,943.48
#820	908	two	\$635,000	\$620,000	27-Jan-04	29-Mar-04	62	208	\$2,980.77
#974	543	one	\$410,000	\$399,000	1-Mar-04	12-Mar-04	11	133	\$3,000.00
#688	463	one	\$333,000	\$322,000	18-Dec-03	15-Mar-04	88	109	\$2,954.13
#852	445	studio	\$299,000	\$292,500	7-Jan-04	27-Feb-04	51	108	\$2,708.33
#1027	481	studio	\$338,500	\$333,000	14-Nov-03	29-Feb-04	107	119	\$2,798.32
#752	941	two	\$715,000	\$700,000	29-Jan-04	24-Feb-04	26	226	\$3,097.35
#883	508	one	\$388,000	\$368,000	5-Dec-03	19-Feb-04	76	126	\$2,920.63
#1022/1023		two	\$669,000	\$710,000	2-Feb-04	10-Feb-04	8	247	\$2,874.49
#1021	919	two	\$660,000	\$660,000	30-Oct-03	4-Feb-04	97	219	\$3,013.70

#602	410	studio	\$269,900	\$264,500	18-Oct-04	14-Jan-04	88	98	\$2,698.98
E&OE. Please seek independent legal and accounting advice. Not intended to solicit properties already listed for sale.									