



Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

- Listing Price between \$199,900 and \$349,900
- Selling Price between \$326,000 and \$520,786
- 2 to 4 Bedrooms
- 1 to 2 Full Bathrooms



Summary of Comparable Listings

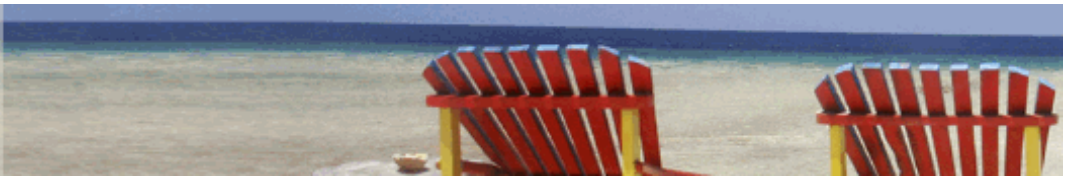
This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds T	Bth F	Bth H	Ttl SqFt	\$/SqFt	Sold Date
9355 BAYSWATER COURT	\$326,000	3	1				12/12/2021
1104 Aire PLACE	\$335,000	3	1				11/27/2021
1278 Aire	\$380,000	3	1	1	1,058	\$359.17	12/05/2021
9315 LITTLE RIVER	\$380,000	3	1				01/04/2022
8691 DARLINGTON	\$415,000	3	2				01/26/2022
1229 ARNCLIFFE PLACE	\$455,000	2	1				02/01/2022
8485 Darlington CRESCENT	\$465,000	3	2				02/24/2022
1340 BENTCLIFFE	\$471,100	3	2				02/22/2022
1208 AIRE PLACE	\$491,777	3	2				01/26/2022
9240 Arncliffe	\$520,786	4	2				02/15/2022
Averages:	\$423,966	3.0	1.5	1.0	1,058	\$359.17	

	Low	Median	Average	High	Count
Comparable Price	\$326,000	\$435,000	\$423,966	\$520,786	10
Adjusted Comparable Price	\$326,000	\$435,000	\$423,966	\$520,786	10

On Average, the 'Sold' status comparable listings sold in 13 days for \$423,966



CMA Price Adjustments

This page outlines the subject property versus comparables properties.



9355 BAYSWATER COURT



1104 Aire PLACE

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS@#	21024267		21022558	
Status	Sold		Sold	
Major Area	Windsor-Essex		Windsor-Essex	
District	00		00	
Sub-District	04		04	
City	Windsor		Windsor	
Prop SubType	2 Storey		2 Storey	
List Price	\$199,900		\$264,900	
Lot Size	31 x 65		57 x irregular	
Acreage				
Year Built /	1970/Approximate		Unknown	
Bedrooms +	3+0		3+0	
Total Baths	1.0		1.0	
Basement	Full		Full	
Foundation	Block		Block	
Garage				
Parking Type	None		Electric Vehicle Charging Static	
Fireplace /				
Work Acres				
Tiled				
DOM	3		6	
Appx Taxes	1600		1491.31	
Tax Year	2021		2021	
Sold Price	\$326,000		\$335,000	
Sale Date	12/12/2021		11/27/2021	

Price	\$326,000	\$335,000
Total Adjustments	\$0	\$0
Adjusted Price	\$326,000	\$335,000



CMA Price Adjustments

This page outlines the subject property versus comparables properties.



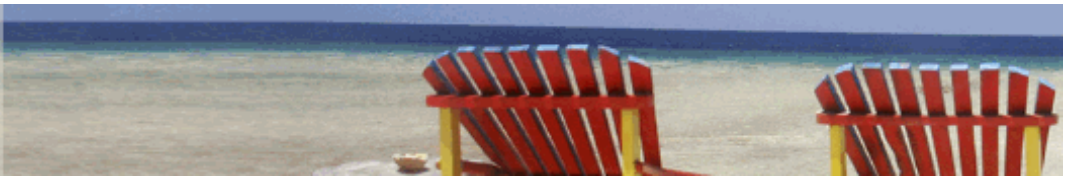
1278 Aire



9315 LITTLE RIVER

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS@#	21022889		21021604	
Status	Sold		Sold	
Major Area	Windsor-Essex		Windsor-Essex	
District	00		00	
Sub-District	04		04	
City	Windsor		Windsor	
Prop SubType	2 Storey		2 Storey	
List Price	\$289,900		\$279,500	
Lot Size	39 x 68		29 x 70	
Acreage	0.061/N/A or Unknown			
Year Built /	1974/Approximate		Unknown	
Bedrooms +	3+0		3+0	
Total Baths	1.1		1.0	
Basement	Full		Full	
Foundation	Concrete		Concrete	
Garage				
Parking Type	None		None	
Fireplace /			Direct Vent/Gas	
Work Acres				
Tiled				
DOM	5		62	
Appx Taxes	1545.86		1454.94	
Tax Year	2021		2021	
Sold Price	\$380,000		\$380,000	
Sale Date	12/05/2021		01/04/2022	

Price	\$380,000	\$380,000
Total Adjustments	\$0	\$0
Adjusted Price	\$380,000	\$380,000



CMA Price Adjustments

This page outlines the subject property versus comparables properties.



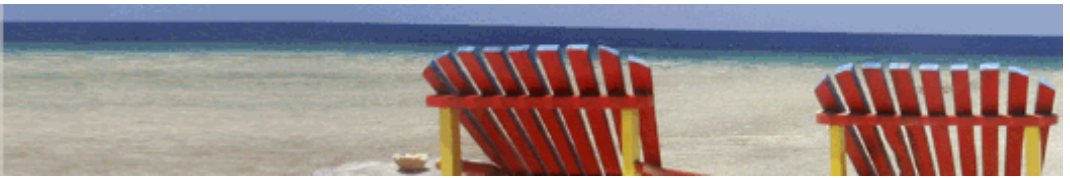
8691 DARLINGTON



1229 ARNCLIFFE PLACE

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS®#		22000329		22001048	
Status		Sold		Sold	
Major Area		Windsor-Essex		Windsor-Essex	
District		00		00	
Sub-District		04		04	
City		Windsor		Windsor	
Prop SubType		2 Storey		Semi-Split	
List Price		\$349,900		\$345,000	
Lot Size		25 x IRREG		34 x 65	
Acreage				0.051	
Year Built	/	Unknown		1979/	
Bedrooms	+	3+0		2+0	
Total Baths		2.0		1.0	
Basement		Full		None	
Foundation		Block		Concrete	
Garage					
Parking Type		None		None	
Fireplace	/	Woodstove/			
Work Acres					
Tiled					
DOM		17		8	
Appx Taxes		1400		1475.00	
Tax Year		2021		2021	
Sold Price		\$415,000		\$455,000	
Sale Date		01/26/2022		02/01/2022	

Price	\$415,000	\$455,000
Total Adjustments	\$0	\$0
Adjusted Price	\$415,000	\$455,000



CMA Price Adjustments

This page outlines the subject property versus comparables properties.



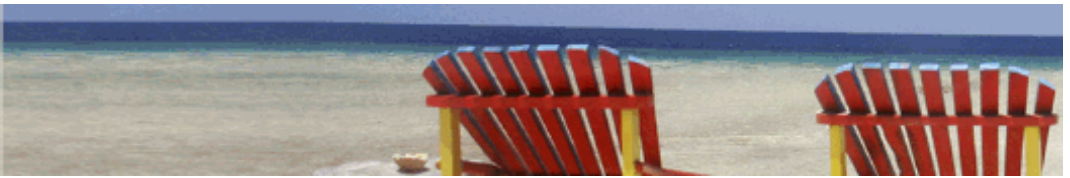
8485 Darlington CRESCENT



1340 BENTCLIFFE

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS@#	22002029		22001834	
Status	Sold		Sold	
Major Area	Windsor-Essex		Windsor-Essex	
District	00		00	
Sub-District	04		04	
City	Windsor		Windsor	
Prop SubType	2 Storey		Back Split 3 Level, Side Split 3	
List Price	\$319,900		\$299,900	
Lot Size	33 x 65.00		19 x IRREG FT	
Acreage			0.076	
Year Built /	Unknown		Unknown	
Bedrooms +	3+0		2+1	
Total Baths	2.0		2.0	
Basement	Full		Full	
Foundation	Concrete		Block	
Garage				
Parking Type	None		None	
Fireplace /				
Work Acres				
Tiled				
DOM	3		11	
Appx Taxes	1400.37		1691.36	
Tax Year	2021		2021	
Sold Price	\$465,000		\$471,100	
Sale Date	02/24/2022		02/22/2022	

Price	\$465,000	\$471,100
Total Adjustments	\$0	\$0
Adjusted Price	\$465,000	\$471,100

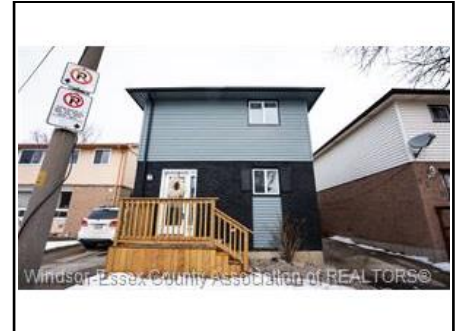


CMA Price Adjustments

This page outlines the subject property versus comparables properties.



1208 AIRE PLACE



9240 Arncliffe

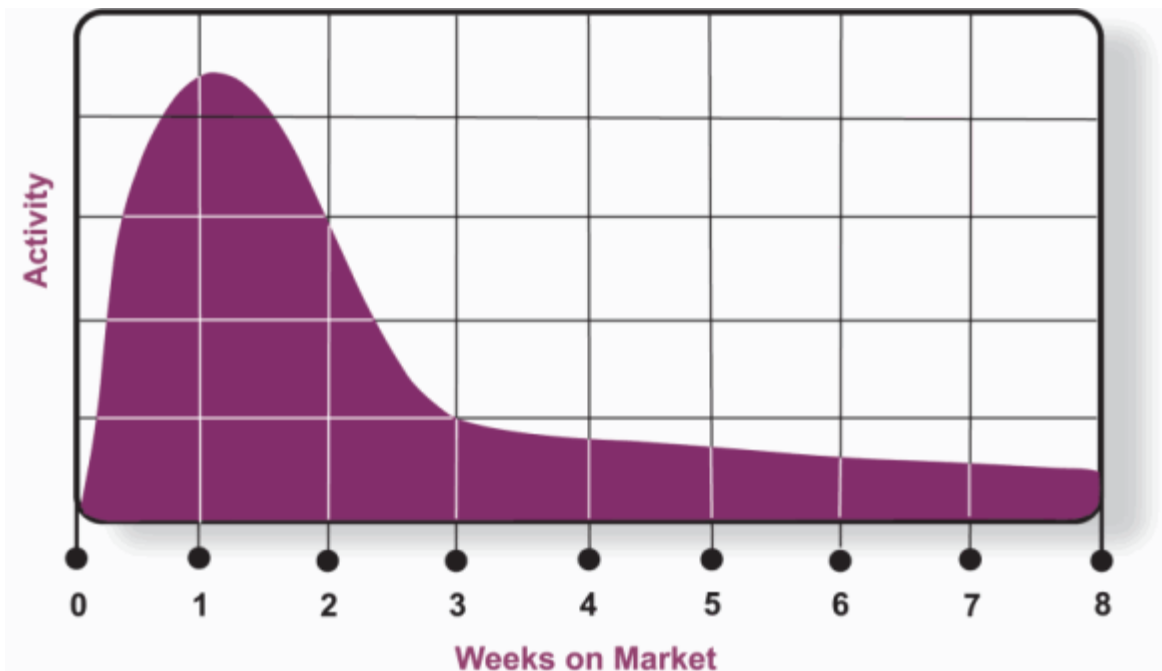
<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS®#	22000919		22001647	
Status	Sold		Sold	
Major Area	Windsor-Essex		Windsor-Essex	
District	00		00	
Sub-District	04		04	
City	Windsor		Windsor	
Prop SubType	Back Split 3 Level		2 Storey	
List Price	\$279,208		\$289,900	
Lot Size	35 x 65		31 x 65	
Acreage				
Year Built	/	Unknown	Unknown	
Bedrooms	+	3+0	3+1	
Total Baths		2.0	2.0	
Basement		Other, See Remarks	Full	
Foundation		Concrete	Concrete	
Garage				
Parking Type		None	None	
Fireplace	/	Electric		
Work Acres				
Tiled				
DOM		3	7	
Appx Taxes		1509.49	1364	
Tax Year		2021	2021	
Sold Price		\$491,777	\$520,786	
Sale Date		01/26/2022	02/15/2022	

Price	\$491,777	\$520,786
Total Adjustments	\$0	\$0
Adjusted Price	\$491,777	\$520,786



Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



My Guarantee to You

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

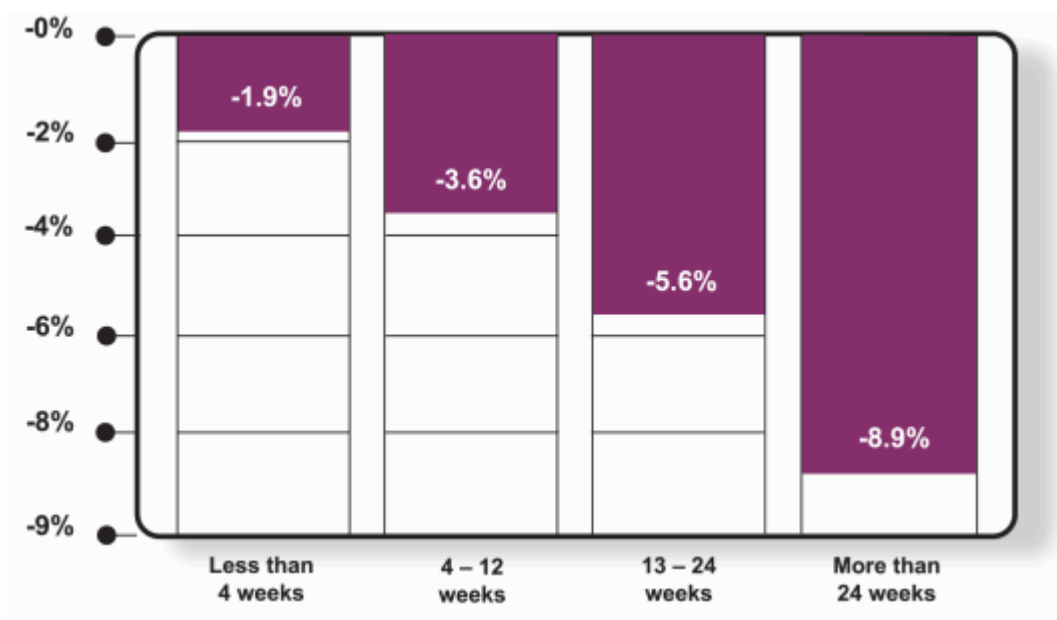
Date



The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms

The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

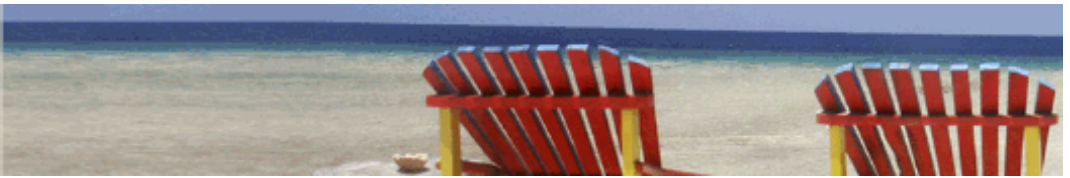
Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.



Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

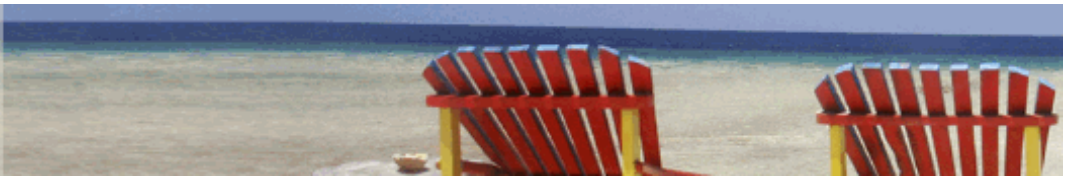
1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.



The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.

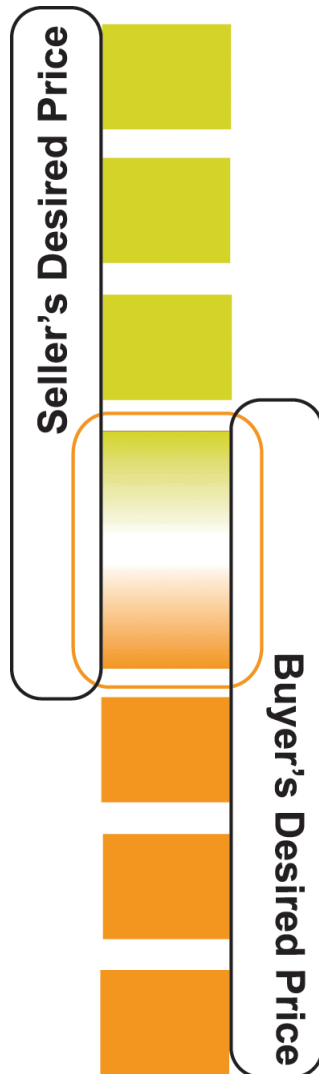


This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.



Setting the Price

This chart highlights the importance of pricing correctly at market value.



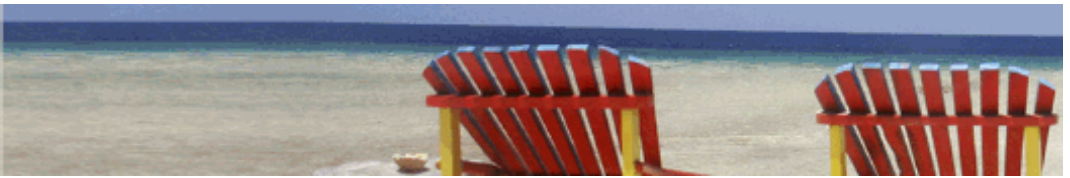
When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.



The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

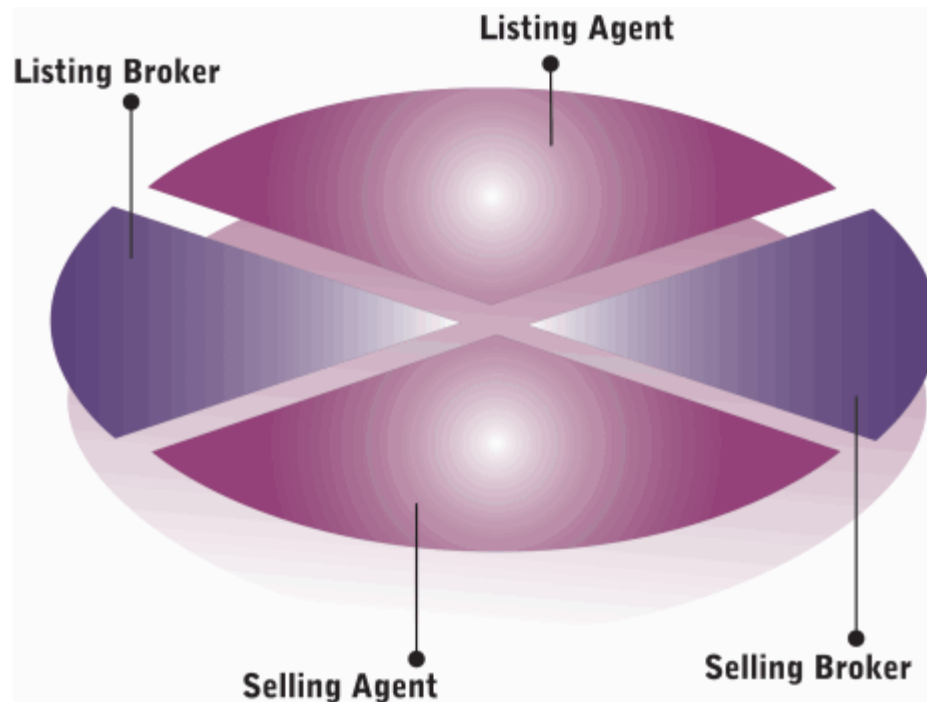
Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



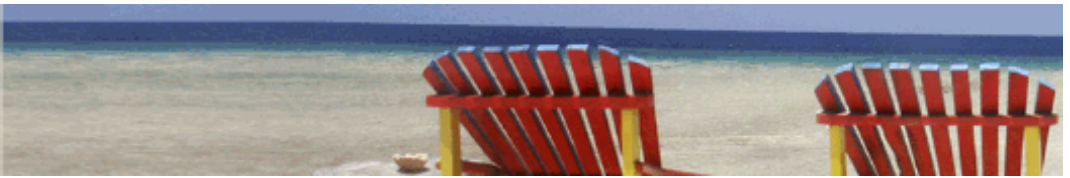


Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.

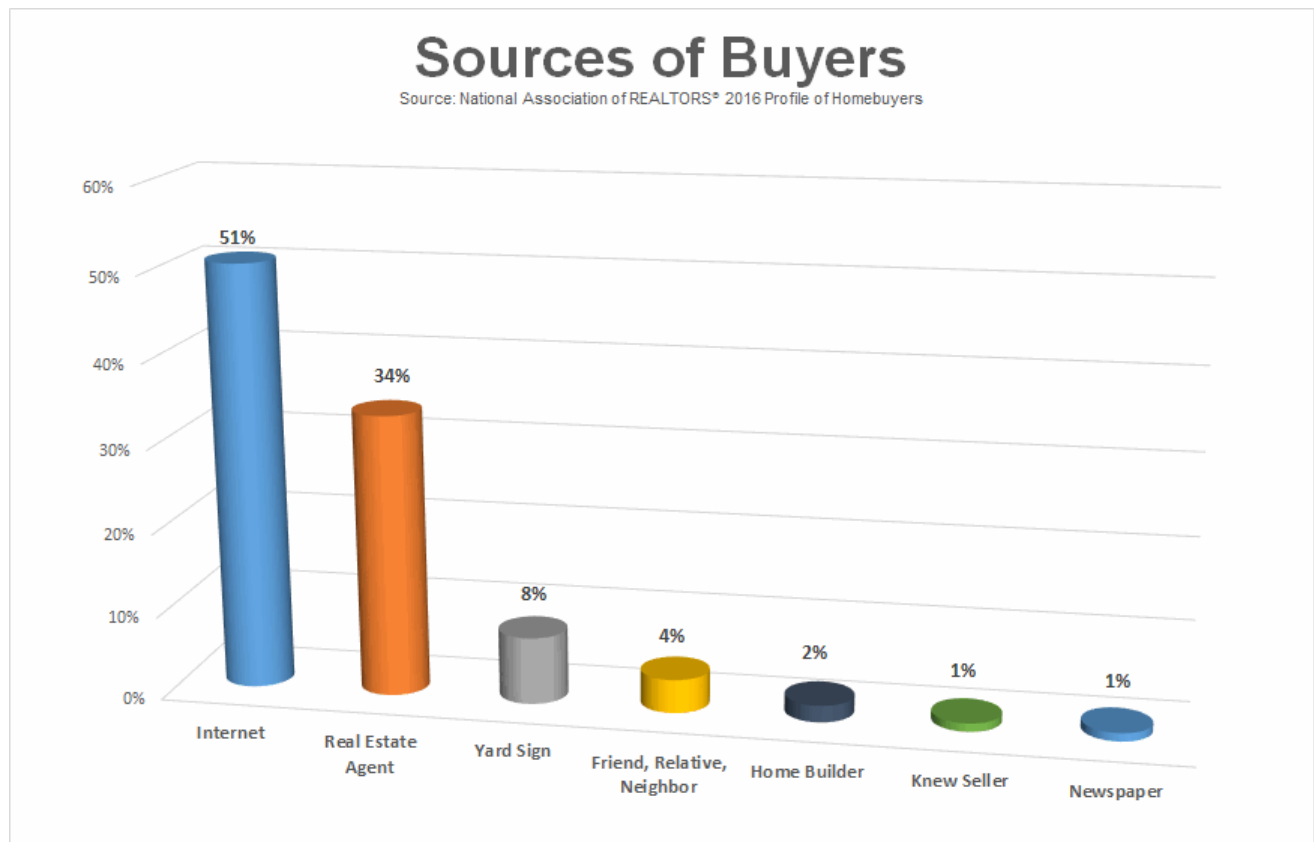


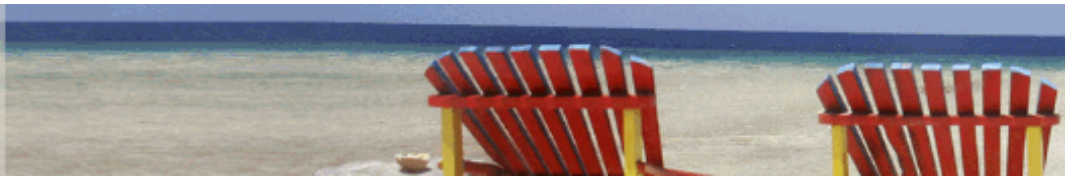
Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

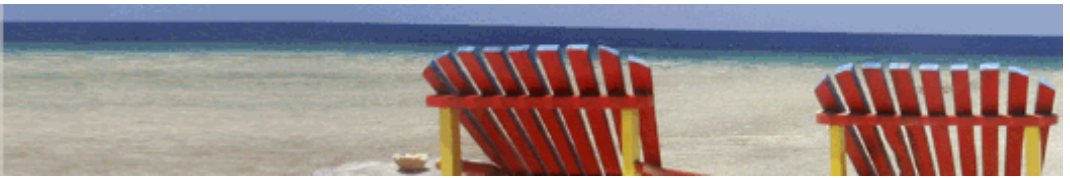
Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.



What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

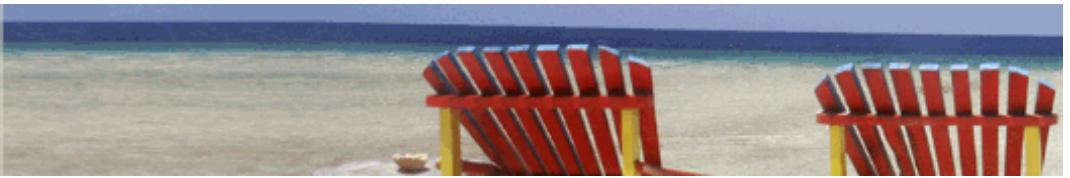
If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

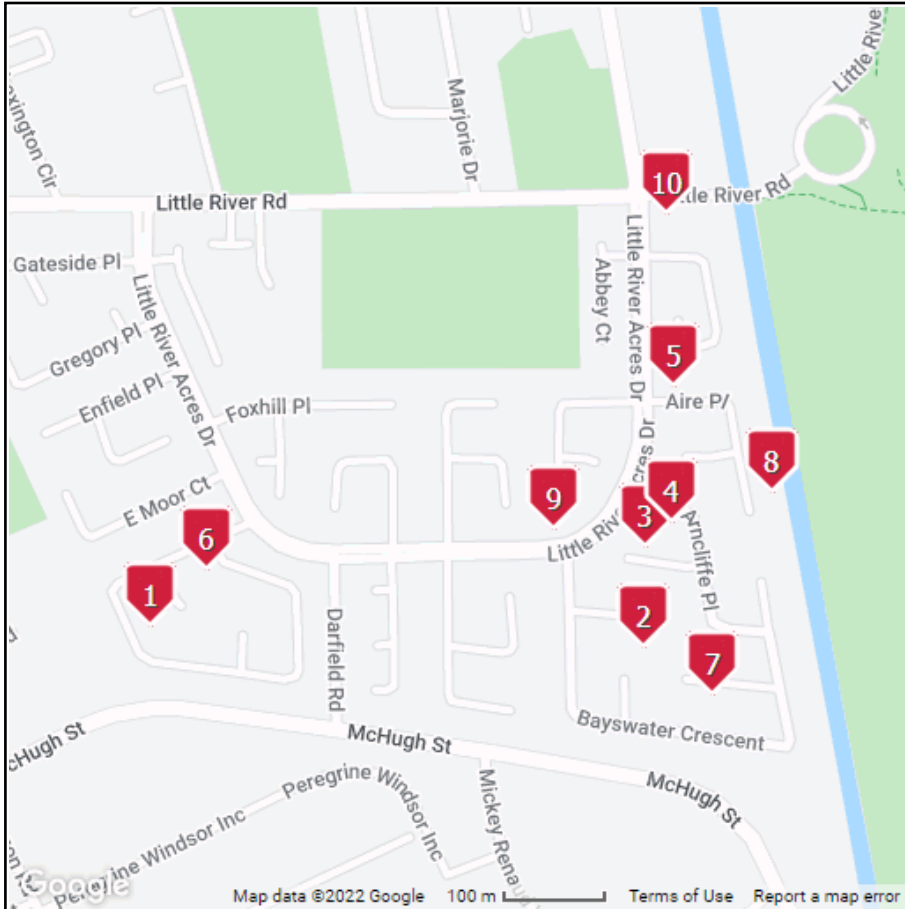
Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.

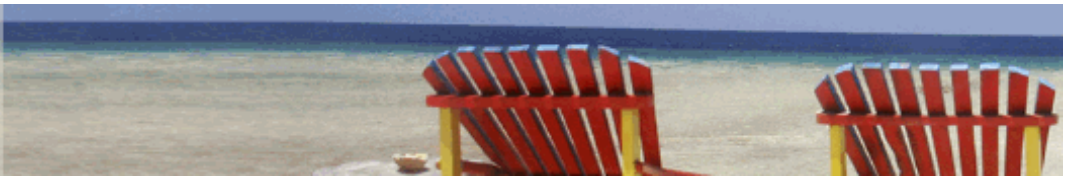


CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.

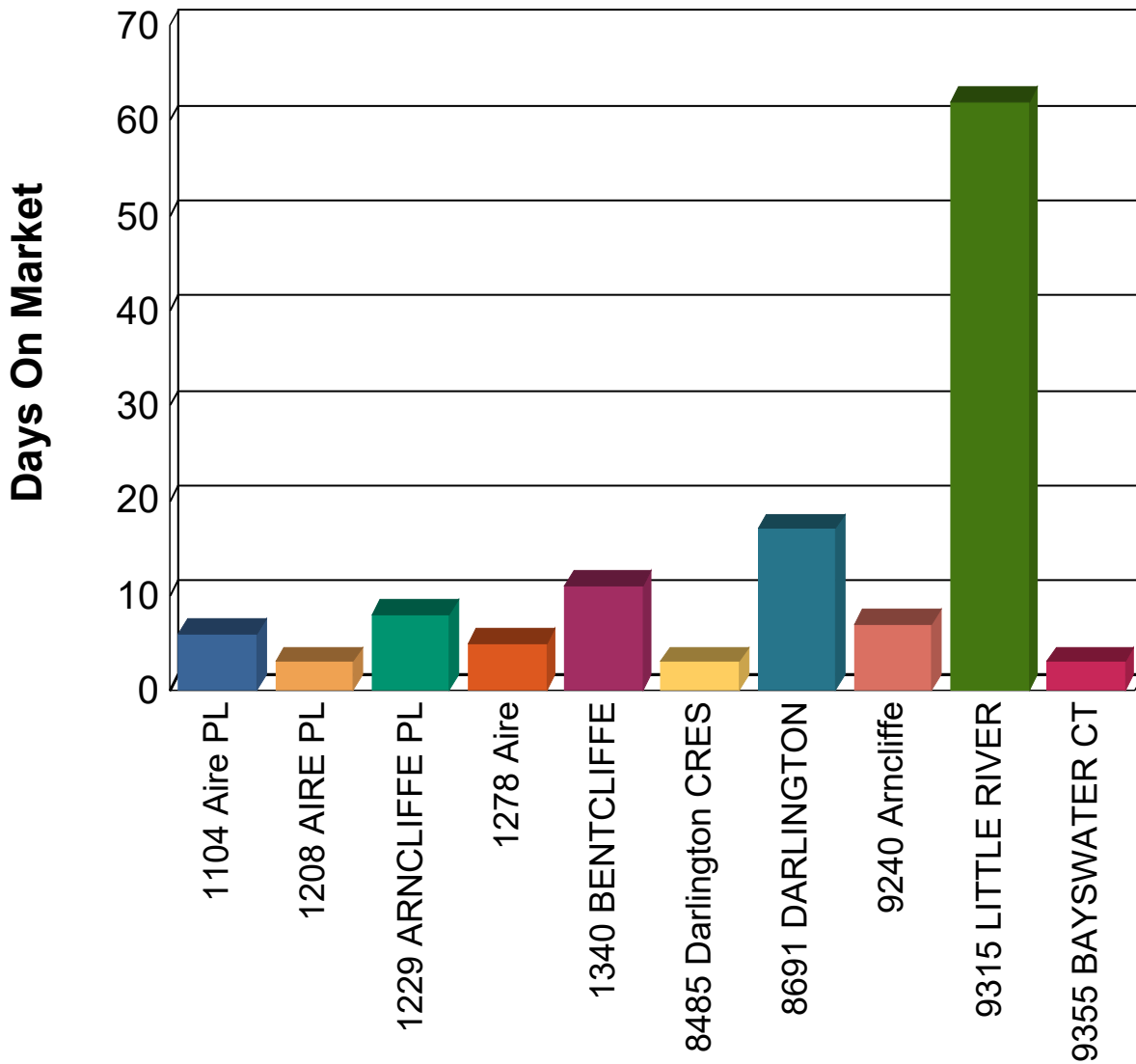


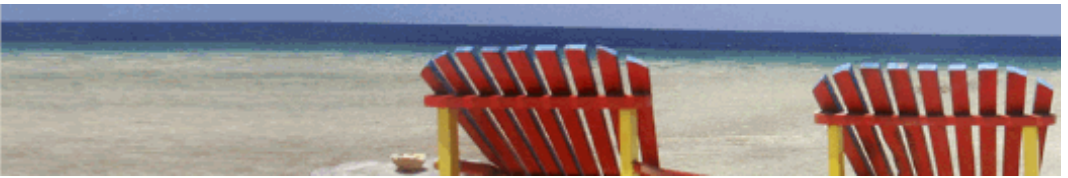
- 1 8485 Darlington CRES
- 2 1340 BENTCLIFFE
- 3 9240 Arncliffe
- 4 1229 ARNCLIFFE PL
- 5 1208 AIRE PL
- 6 8691 DARLINGTON
- 7 9355 BAYSWATER CT
- 8 1278 Aire
- 9 1104 Aire PL
- 10 9315 LITTLE RIVER



Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

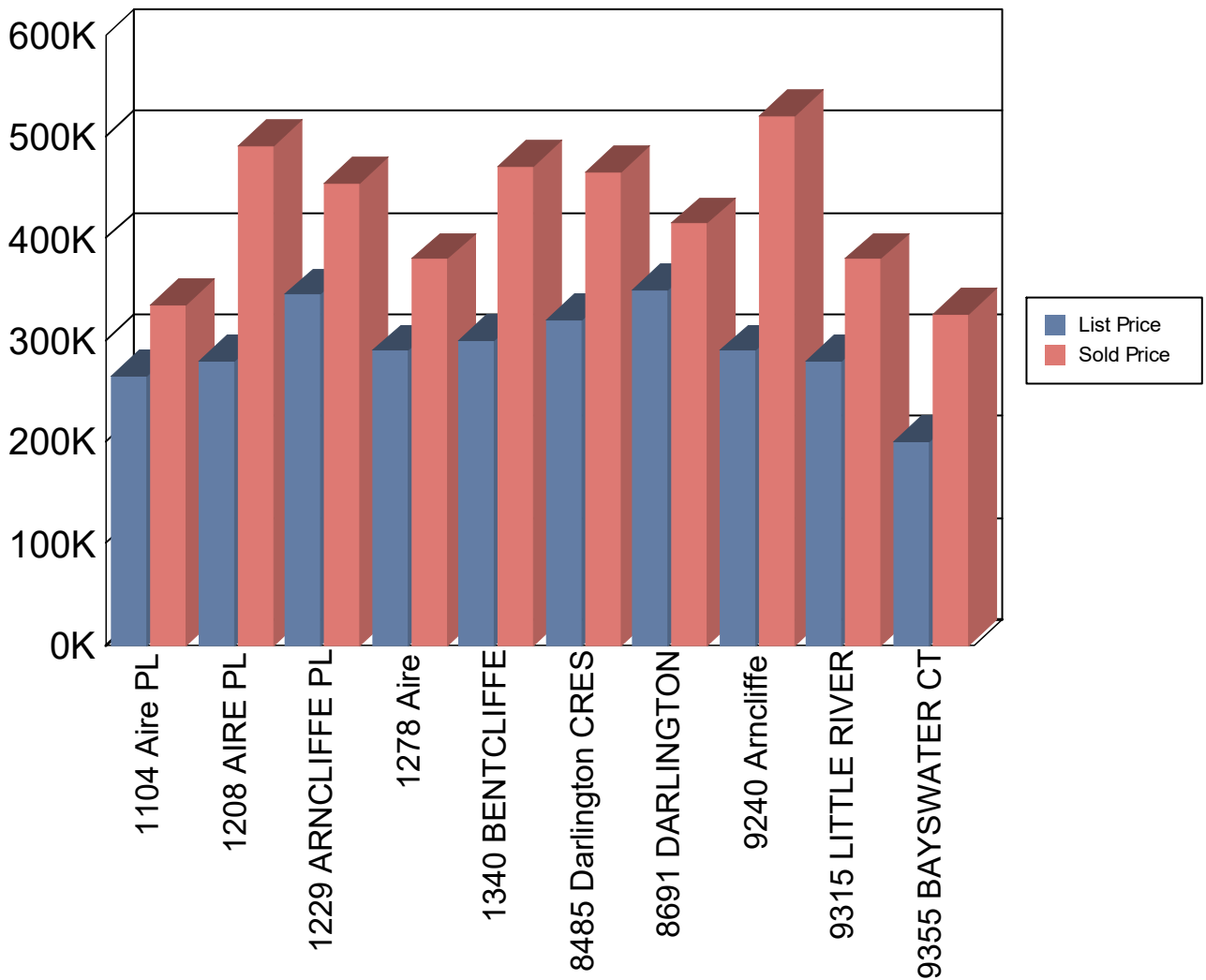


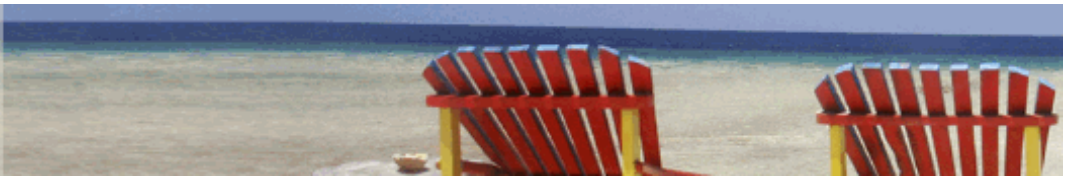


List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

Price Graph





Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Sold

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21024267	12/12/2021	9355 BAYSWATER COURT	2 Storey		3	1.0	\$326,000	3
21022558	11/27/2021	1104 Aire PLACE	2 Storey		3	1.0	\$335,000	6
21022889	12/05/2021	1278 Aire	2 Storey	1,058	3	1.1	\$380,000	5
21021604	01/04/2022	9315 LITTLE RIVER	2 Storey		3	1.0	\$380,000	62
22000329	01/26/2022	8691 DARLINGTON	2 Storey		3	2.0	\$415,000	17
22001048	02/01/2022	1229 ARNCLIFFE PLACE	Semi-Split		2	1.0	\$455,000	8
22002029	02/24/2022	8485 Darlington CRESCENT	2 Storey		3	2.0	\$465,000	3
22001834	02/22/2022	1340 BENTCLIFFE	Back Split 3 Level, Side 5		3	2.0	\$471,100	11
22000919	01/26/2022	1208 AIRE PLACE	Back Split 3 Level		3	2.0	\$491,777	3
22001647	02/15/2022	9240 Arncliffe	2 Storey		4	2.0	\$520,786	7
Averages:				1,058	3	1.5	\$423,966	13

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Sold	10	\$423,966	\$359.17	\$435,000	\$326,000	\$520,786	
Total	10	\$423,966	\$359.17	\$435,000	\$326,000	\$520,786	



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

9355 BAYSWATER COURT



MLS #:	21024267	Status:	S	Beds:	3	L Price:	\$199,900
Area:	Windsor-Essex	Baths:	1/	S Price:	\$326,000	S Date:	12/12/2021
Prop Type:	Residential	Ttl SF:					
Sub Type:	2 Storey						

Rmks: Attention Families and Investors! Don't miss out on this FRESHLY UPDATED 3 Bedroom, 1 Bath, 2 Storey Home in Little River Acres in East Windsor. Featuring: Private drive, Fenced yard, Deck, New Laminate Flooring, New Paint, Updated Kitchen, Washer, Dryer, Fridge, Stove, Pellet Stove(Recently Wett Inspected), Shed, Patio, and Much More! Close to Great Amenities such as WFCU centre, Parks, Trails, Fitness Centres, Bus Lines, Good Schools, Restaurants, and Shopping. This Beautiful Home Offers IMMEDIATE POSSESSION and is now Available for Registration of Offers.

1104 Aire PLACE



MLS #:	21022558	Status:	S	Beds:	3	L Price:	\$264,900
Area:	Windsor-Essex	Baths:	1/	S Price:	\$335,000	S Date:	11/27/2021
Prop Type:	Residential	Ttl SF:					
Sub Type:	2 Storey						

Rmks: Situated in beautiful Riverside, this newly-renovated 2-storey home makes for very comfortable living. This property features 3 bedrooms and a 4-piece bathroom, newly installed kitchen cabinets, as well as brand new vinyl flooring, new roof, and new concrete driveway. Bonus* side driveway (previous alley access)! Located very close to bus stops, shopping areas and restaurants makes this home extremely convenient.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1278 Aire



MLS #:	21022889	Status:	S	Beds:	3	L Price:	\$289,900
Area:	Windsor-Essex	Baths:	1/1	S Price:	\$380,000	S Date:	12/5/2021
Prop Type:	Residential	Ttl SF:	1,058				
Sub Type:	2 Storey						

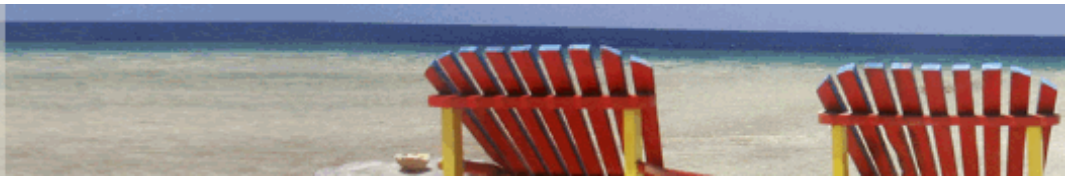
Rmks: Waterfront property under \$1m?! You've found it here in Little River Acres on a nice quiet cul-de-sac. Spacious, affordable and loaded with improvements - kick off 2022 in your new home. Bright and modern decor throughout - fantastic floor plan with sparkling ceramic in foyer, updated kitchen with carefree vinyl flooring, oversized living room with patio doors leading to private yard. Your family will sleep soundly upstairs with three bedrooms and full bath. Finished basement offers 2nd bath, laundry and storage plus a cozy family room. Don't miss the workshop - insulated, heated, and the perfect hideaway for hobbyists. Don't fret about energy costs - smart baseboards and ductless heat/ac units make this home budget friendly.

9315 LITTLE RIVER



MLS #:	21021604	Status:	S	Beds:	3	L Price:	\$279,500
Area:	Windsor-Essex	Baths:	1/	S Price:	\$380,000	S Date:	1/4/2022
Prop Type:	Residential	Ttl SF:					
Sub Type:	2 Storey						

Rmks: LOCATED IN DESIRABLE RIVERSIDE AREA IS THIS WELL MAINTAINED 2 STOREY HOME WITH 3 BEDROOM AND 1 FULL BATH. BEAUTIFUL LIVING ROOM WITH GAS FIREPLACE AND FULL FOUR-PIECE BATHROOM, LARGE PRIMARY BEDROOM AND FULLY FINISHED BASEMENT! THIS PROPERTY ALSO INCLUDES A DOUBLE DRIVEWAY, AND GAS HOOKUPS RIGHT OUTSIDE, VERY RARE FOR THE AREA! CLOSE TO SHOPPING, BUS STOPS & ALL CONVENIENCES. CURRENTLY, TENANT OCCUPIED, GREAT OPPORTUNITY FOR FIRST-TIME HOMEBUYERS OR INVESTORS.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

8691 DARLINGTON



MLS #: 22000329 **Status:** S **Beds:** 3 **L Price:** \$349,900
Area: Windsor-Essex **Baths:** 2/ **S Price:** \$415,000
Prop Type: Residential **Ttl SF:** **S Date:** 1/26/2022
Sub Type: 2 Storey

Rmks: THIS TWO STOREY HOUSE HAS 3 BEDROOM, 2 FULL BATHS WITH FINISHED BASEMENT, NEWER KITCHEN, BATHS, WNDWS, SIDING. STORAGE SHED IN THE BACKYARD, 2 HEAT/AC PUMPS, ALL APPLIANCES INCLUDED. AFFORDABLE LIVING AT ITS FINEST.

1229 ARNCLIFFE PLACE



MLS #: 22001048 **Status:** S **Beds:** 2 **L Price:** \$345,000
Area: Windsor-Essex **Baths:** 1/ **S Price:** \$455,000
Prop Type: Residential **Ttl SF:** **S Date:** 2/1/2022
Sub Type: Semi-Split

Rmks: Spacious 2-bedroom home in a safe and desirable east-and location of Windsor. Well maintained home offers a high-ceiling entrance with plenty of natural light, eat-in kitchen, and large family room. Fenced yard, concrete double-wide driveway and spacious vinyl shed. Energy efficient heat pump and updated electric baseboards. Conveniently located near all amenities including bus route, schools, box stores and nature conservation area with walking path throughout. Great investment opportunity.

8485 Darlington CRESCENT



MLS #: 22002029 **Status:** S **Beds:** 3 **L Price:** \$319,900
Area: Windsor-Essex **Baths:** 2/ **S Price:** \$465,000
Prop Type: Residential **Ttl SF:** **S Date:** 2/24/2022
Sub Type: 2 Storey

Rmks: WELCOME TO 8485 DARLINGTON. THIS HOME IS LOCATED IN LITTLE RIVER ACRES AND IS WITHIN WALKING DISTANCE OF THE WFCU CENTER AND SCHOOLS. FEATURING 3 BEDROOMS AND 2 BATHROOMS, UPDATES INCLUDE FLOORING, PAINT, AND APPLIANCES ARE INCLUDED. CLOSE TO DINING, SHOPPING AND ENTERTAINMENT, THIS IS AN IDEAL HOME FOR A GROWING FAMILY OR INVESTOR. CONTACT US TO BOOK A PRIVATE VIEWING.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

1340 BENTCLIFFE



MLS #: 22001834 **Status:** S **Beds:** 3 **L Price:** \$299,900
Area: Windsor-Essex **Baths:** 2/ **S Price:** \$471,100
Prop Type: Residential **Ttl SF:** **S Date:** 2/22/2022
Sub Type: Back Split 3 Level, Side Split 3 Level

Rmks: Welcome to 1340 Bentcliffe! Located in a quiet cul-de-sac, this clean 3 bedroom 2 full bath home is in well maintained, move-in condition. The main floor kitchen with white cupboards and new hardware, with eat-in area overlooking the bright living room. A patio door opens on to spacious sundeck and fully fenced yard with newer storage shed. The second floor has two spacious bedrooms with a full bath. The lower level has family room with full bath that can double as a master with ensuite. Spacious laundry room. Includes all appliances. Newer windows and insulation. Newer plumbing. Tons of storage in cement crawl space area. Paved driveway.

1208 AIRE PLACE



MLS #: 22000919 **Status:** S **Beds:** 3 **L Price:** \$279,208
Area: Windsor-Essex **Baths:** 2/ **S Price:** \$491,777
Prop Type: Residential **Ttl SF:** **S Date:** 1/26/2022
Sub Type: Back Split 3 Level

Rmks: 3 LVL BACKSPLIT W/SUN RM, COMPLETELY RENOVATED. NO STONE UNTURNED. NEW ENERGY EFFICIENT BASEBOARD HEATERS, OPEN CONCEPT KITCHEN/LIV RM W/LRG ISLAND, SEPARATE DUCTED A/C SYSTEM, 2 NEW BATHS, NEW FLRG, TRIM, DOORS & THE LIST GOES ON. COME SEE FOR YOURSELF! 3 SEASON SUN RM OFF REAR.



CMA Pro Report

These pages give a general overview of the selected properties.

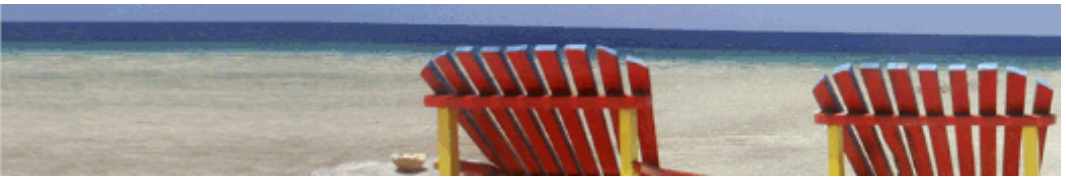
Sold Properties

9240 Arncliffe



MLS #:	22001647	Status:	S	Beds:	4	L Price:	\$289,900
Area:	Windsor-Essex	Baths:	2/	S Price:	\$520,786	S Date:	2/15/2022
Prop Type:	Residential	Ttl SF:					
Sub Type:	2 Storey						

Rmks: This beautifully renovated home features many modern and luxurious updates throughout, and is perfectly located near many important amenities. Step foot into the bright and airy main floor featuring an open concept layout, large kitchen with stainless steel appliances, granite countertops, beautiful tile while a large living room with hardwood floors and rear patio access makes a great space to entertain. The hardwood floors carry into the second floor hall and the 3 bedrooms including the large primary. Updated 4pc bathroom with tile backsplash complete the second floor. The basement features a family room/4th bedroom w/ egress window, 3pc bath with walk-in shower and large laundry room. Big ticket updates include all windows, complete electrical (copper '21-22), Ductless Heat Pump w/AC (2021).

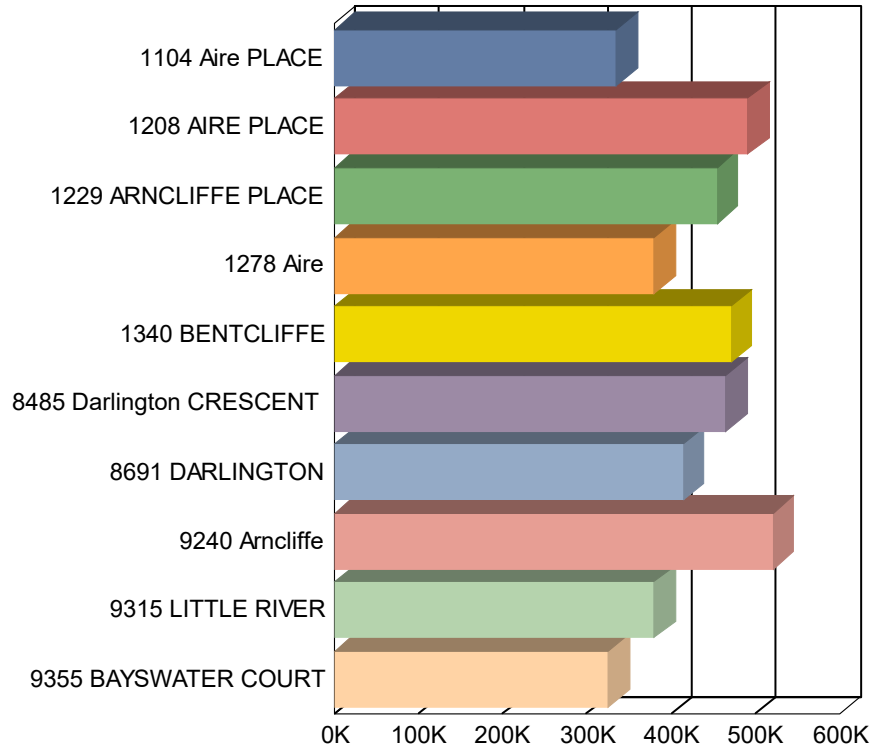


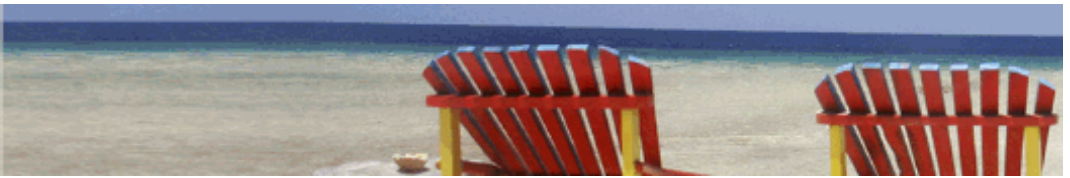
CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	10
Lowest Price	\$326,000
Highest Price	\$520,786
Average Price	\$423,966
Avg. Price/SqFt	\$359.17
Avg DOM	13

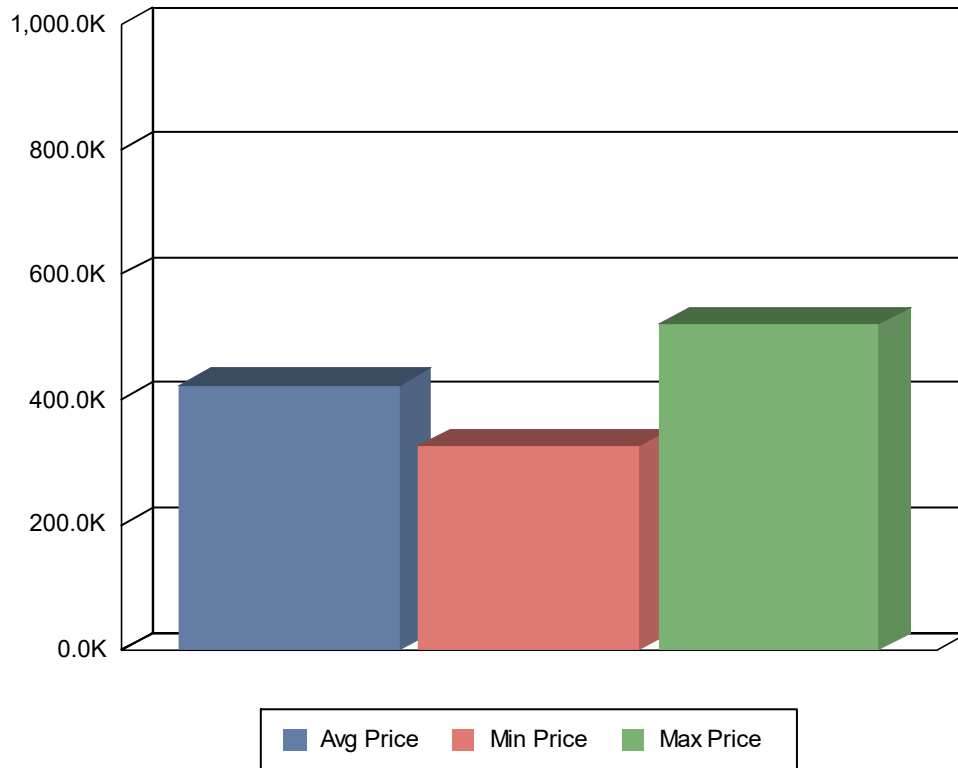




CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$326,000	\$520,786	\$423,966	\$359.17
Totals / Averages	\$326,000	\$520,786	\$423,966	\$359.17

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
9355 BAYSWATER COURT	\$199,900	\$326,000	3	%163.08	
1104 Aire PLACE	\$264,900	\$335,000	6	%126.46	
1278 Aire	\$289,900	\$380,000	5	%131.08	\$359.17
9315 LITTLE RIVER	\$279,500	\$380,000	62	%135.96	
8691 DARLINGTON	\$349,900	\$415,000	17	%118.61	
1229 ARNCLIFFE PLACE	\$345,000	\$455,000	8	%131.88	
8485 Darlington CRESCENT	\$319,900	\$465,000	3	%145.36	



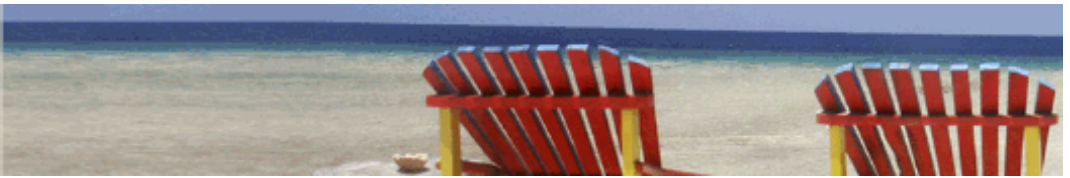
CMA Pro Report

These pages give a general overview of the selected properties.

1340 BENTCLIFFE	\$299,900	\$471,100	11	%157.09
1208 AIRE PLACE	\$279,208	\$491,777	3	%176.13
9240 Arncliffe	\$289,900	\$520,786	7	%179.64
Total Averages	\$291,801	\$423,966		%146.53 \$359.17

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	9355 BAYSWATER COURT	3	1/		\$199,900	\$326,000	12/12/2021	3
S	1104 Aire PLACE	3	1/		\$264,900	\$335,000	11/27/2021	6
S	1278 Aire	3	1/1	1,058	\$289,900	\$380,000	12/05/2021	5
S	9315 LITTLE RIVER	3	1/		\$279,500	\$380,000	01/04/2022	62
S	8691 DARLINGTON	3	2/		\$349,900	\$415,000	01/26/2022	17
S	1229 ARNCLIFFE PLACE	2	1/		\$345,000	\$455,000	02/01/2022	8
S	8485 Darlington CRESCENT	3	2/		\$319,900	\$465,000	02/24/2022	3
S	1340 BENTCLIFFE	3	2/		\$299,900	\$471,100	02/22/2022	11
S	1208 AIRE PLACE	3	2/		\$279,208	\$491,777	01/26/2022	3
S	9240 Arncliffe	4	2/		\$289,900	\$520,786	02/15/2022	7



Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>		<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price:	\$424,000	Average Price/Sq Ft:	\$36
High Price:	\$520,800	High Price/Sq Ft:	\$359
Median Price:	\$435,000	Median Price/Sq Ft:	\$0
Low Price:	\$326,000	Low Price/Sq Ft:	\$0

Figures are based on listing/selling price after adjustments, and rounded to the nearest \$100.

Suggested List Price:

Notes