

**Neighbourhood Analysis is based on:**

22337 124 AVE

and SINGLE FAMILY DWELLING

**Neighborhood:** RIVER - 124 AVE AND LAITY - 222 ST**Jurisdiction:** Maple Ridge, District of

Avg. Assessed Value: \$397,469

Avg. Price (Last 6 months) \$425,781

Avg. Sale Price to Avg.  
Assessed Value Ratio: 1: 1.07

Avg. Built Age Range: 30 - 45 Years

Avg. Effective Age Range: 29 - 44 Years

No. of the properties of the same type as the subject property's in the neighbourhood: 2590

No. of the properties of the same type as the subject property's in the jurisdiction: 14801

No. of Demolition Permits in the last 6 months: 0

No. of Non-Demolition Permits in the last 6 months: 11

**Statistical Information For SINGLE FAMILY DWELLING**

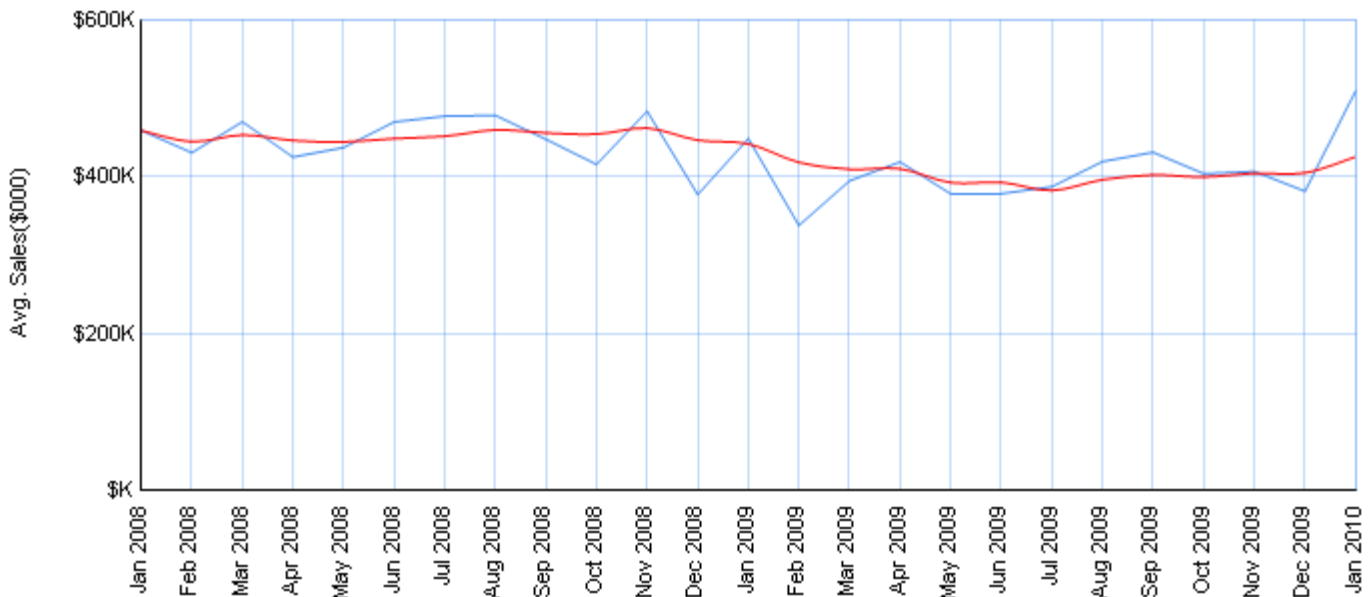
	<u>Min.</u>	<u>Max.</u>	<u>Avg.</u>	<u>Median:</u>
Lot Size:	2329.00	84070.80	9571.12	8423.95
Improvement Value:	\$29,500	\$1,279,000	\$163,288	\$154,000
Assessed Value:	\$215,700	\$1,702,000	\$397,469	\$383,000
Sales Value in Last 6 Months:	\$180,000	\$1,320,000	\$425,781	\$410,000

**10 Most Recent Sales For SINGLE FAMILY DWELLING in RIVER - 124 AVE AND LAITY - 222 ST**

Address	Sale Date	Price	Type
21510 CAMPBELL AVE	Jan-2010	\$334,400	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21302 122 AVE	Jan-2010	\$445,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12600 LAITY ST	Jan-2010	\$505,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21656 DEWDNEY TRUNK RD	Jan-2010	\$385,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21919 124 AVE	Jan-2010	\$419,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
12422 222 ST	Jan-2010	\$479,900	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21647 DEWDNEY TRUNK RD	Jan-2010	\$335,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21579 124 AVE	Jan-2010	\$447,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21853 RIVER RD	Jan-2010	\$437,500	IMPROVED SINGLE PROPERTY CASH TRANSACTION
21442 RIVER RD	Jan-2010	\$1,320,000	IMPROVED SINGLE PROPERTY CASH TRANSACTION

**Neighbourhood Sales Graph**

The graph below shows the average monthly sales price over the last 2 years for properties of the same type in the same neighbourhood as the subject property you have selected.



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