

Cornell

03



Market Report

November 2014

Properties Listed	Average List Price	Properties Sold	Average Sold Price	Avg Days on Market
30	\$688,365	29	\$603,086	13
Previous Month	Previous Month	Previous Month	Previous Month	Previous Month
50	\$614,239	32	\$607,158	17
m-o-m Change	m-o-m Change	m-o-m Change	m-o-m Change	m-o-m Change
-40.00%	-2.06%	-9.38%	-0.67%	-26.30%

TRANSACTIONS

report contains only freehold properties

Address	List Price	Sold Price	% of List	Days on Market	Property Type	Bedrooms	Lot Size
Cornell Common Rd	\$659,000	\$650,000	98.63%	37	D.	3	22.96x134.00

Settlement Park Ave	\$589,900	\$599,900	101.70%	28	D.	3	30.45x111.65
Garden Trail Rd	\$619,000	\$619,000	100.00%	1	S.	3	55.00x69.30
Whites Hill Ave	\$589,999	\$585,000	99.15%	14	A.	3	25.39x163.00
Bur Oak Ave	\$518,000	\$572,000	110.42%	5	A.	3	19.67x108.27
Black Creek Dr	\$609,000	\$585,000	96.06%	-1	S.	3	8.20x27.47
Whites Hill Ave	\$599,000	\$640,000	106.84%	6	S.	4	25.80x79.92
Cornell Rouge Blvd	\$549,900	\$549,900	100.00%	5	A.	3	20.19x103.02
Cornell Rouge Blvd	\$519,000	\$538,000	103.66%	2	A.	3	14.76x101.71
Country Glen Rd	\$549,900	\$535,000	97.29%	28	S.	4	21.98x109.91
The Meadows Ave	\$979,000	\$1,085,400	110.87%	7	D.	4	39.53x110.00
West Normandy Dr	\$649,000	\$643,800	99.20%	25	D.	3	26.35x103.30
Donald Cousens Pkw	\$569,990	\$569,990	100.00%	21	A.	3	0.00x0.00
Spring Meadow Ave	\$609,900	\$590,000	96.74%	15	D.	3	26.28x97.37
Donald Cousens Pkw	\$669,000	\$668,000	99.85%	19	D.	4	29.53x104.99
Morning Dove Dr	\$622,500	\$624,000	100.24%	7	D.	3	30.02x104.99
Country Glen Rd	\$623,900	\$621,900	99.68%	6	D.	3	30.18x99.25
Bur Oak Ave	\$438,000	\$455,600	104.02%	4	A.	2	17.72x95.14
Shady Oaks Ave	\$769,990	\$769,990	100.00%	59	D.	3	29.63x104.98
Bur Oak Ave	\$435,000	\$445,000	102.30%	4	A.	2	5.29x30.34
Whites Hill Ave	\$449,000	\$472,000	105.12%	16	A.	3	19.00x105.00
Whites Hill Ave	\$579,000	\$562,000	97.06%	11	A.	3	18.50x108.27
Balsam St	\$789,000	\$760,000	96.32%	11	D.	4	36.09x82.02
Donald Cousens Pkw	\$529,900	\$547,000	103.23%	8	A.	3	0.00x0.00
Chauncey Crt	\$645,000	\$645,000	100.00%	5	S.	5	29.22x102.00
Cornell Rouge Blvd	\$518,000	\$513,000	99.03%	5	A.	3	0.00x0.00

Bur Oak Ave	\$399,900	\$426,000	106.53%	8	A.	3	12.99x91.86
Cornell Rouge Blvd	\$669,900	\$662,000	98.82%	11	D.	3	9.03x25.44
Whites Hill Ave	\$549,900	\$555,000	100.93%	-1	A.	4	25.22x103.00