

## Lynn Valley Housing Market Analysis 2014

Go to any dinner party, and the one topic of conversation that never fails to come up is the real estate market. If you want to sound really smart at that next dinner party, check back here often as we'll provide the relevant statistics on the Lynn Valley housing market on a monthly basis.

\*\*LynnValleyLife has made every effort to obtain the information regarding the market sales from sources deemed reliable. However, we cannot guarantee the complete accuracy as month end sales may not have been processed at the time of this analysis. Please note that the information and statistics displayed on this site are for information purposes only and may be subject to change.

### January 2014 Sales Recap

Interested in what sold in Lynn Valley during the month of January? Keep reading to find out:

#### Single Family Homes:

- There were **10 detached homes sold** in January with an average sale price of **\$1,111,239** (median = \$994,500).
- The average sale price achieved was **less than** list price by 3.18%.
- Detached homes that sold in January took an average of **67 days** to sell (median = 47.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
3051 SUNNYHURST RD	\$ 769,800	Above	8	3	1,366	57
977 WELLINGTON DR	\$ 799,000	Below	137	5	3,076	36
3493 DUVAL RD	\$ 839,000	Below	77	5	2,120	46
1359 DYCK RD	\$ 899,000	Below	164	3	2,410	33
2774 WILLIAM AV	\$ 899,000	Below	8	4	2,082	49
2650 TEMPE KNOLL DR	\$ 1,199,000	Below	123	5	3,766	24
726 WEYMOUTH DR	\$ 1,150,000	Below	13	5	2,994	28
1620 WESTOVER RD	\$ 1,424,000	-	6	3	2,400	35
3838 MICHENER WY	\$ 1,599,000	Below	118	5	4,682	16
1271 WELLINGTON DR	\$ 1,899,000	Below	18	8	5,319	4

#### Apartments & Townhouses:

- There were **5 attached homes sold** in January with an average sale price of **\$430,000** (median = \$436,000).
- The average sale price achieved was **less than** list price by 2.53%.
- Attached homes that sold in January took an average of **206 days** to sell (median = 144 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 215 960 LYNN VALLEY RD	\$ 229,800	Below	484	1	688	10
# 303 2620 FROMME RD	\$ 389,000	Below	76	2	990	39
# 5 995 LYNN VALLEY RD	\$ 449,000	Below	144	2	1,009	12
# 409 2601 WHITELEY CT	\$ 458,000	Below	267	2	899	4
# 10 2688 MOUNTAIN HY	\$ 679,900	Below	57	3	1,760	11

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## February 2014 Sales Recap

Are you curious as to what sold in Lynn Valley during the month of February? Keep reading to learn more:

### Single Family Homes:

- There were **20 detached homes sold** in February with an average sale price of **\$983,395** (median = \$940,250).
- The average sale price achieved was **less than** list price by 1.35%.
- Detached homes that sold in February took an average of **214 days** to sell (median = 26 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1102 ARBORLYNN DR	\$ 650,000	Below	102	0	1,400	58
1755 RUFUS DR	\$ 699,000	Below	3	3	2,310	32
3015 ROYAL AV	\$ 749,000	-	11	2	1,041	103
3010 ROYAL AV	\$ 809,000	Below	5	4	1,880	53
1870 BEAULYNN PL	\$ 854,000	Below	16	3	1,500	58
3145 SUNNYHURST RD	\$ 869,800	Below	10	6	2,272	41
1370 E 14TH ST	\$ 885,000	Below	304	4	2,143	50
2988 DUCHESS AV	\$ 899,000	Below	27	3	1,649	54
1911 ALDERLYNN DR	\$ 899,000	Above	8	3	2,219	54
2406 WEYMOUTH PL	\$ 939,000	Above	22	4	2,855	36
2785 TEMPE KNOLL DR	\$ 940,000	Above	219	5	3,117	26
1332 MCNAIR DR	\$ 1,028,000	Above	2,823	5	2,404	53
2252 CARMARIA CT	\$ 1,038,000	Above	32	4	3,302	37
1159 EASTVIEW RD	\$ 1,039,999	Below	295	5	2,691	35
1261 E 15TH ST	\$ 1,074,900	Below	28	6	3,602	10
3843 PRINCESS AV	\$ 1,148,000	Below	221	4	3,084	39
2630 TEMPE KNOLL DR	\$ 1,200,000	Below	25	5	3,655	23
3192 ROBINSON RD	\$ 1,268,000	Below	19	4	3,644	39
757 E ST JAMES RD	\$ 1,299,000	-	8	5	3,494	26
2220 CARMARIA CT	\$ 1,648,000	Below	97	3	3,498	35

### Apartments and Townhouses:

- There were **9 attached homes sold** in February with an average sale price of **\$503,833** (median = \$528,000).
- The average sale price achieved was **less than** list price by 1.76%.
- Attached homes that sold in February took an average of **75 days** to sell (median = 28 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 202 1385 DRAYCOTT RD	\$ 244,900	Above	115	2	995	37
# 109 2620 FROMME RD	\$ 329,800	Below	13	2	1040	40
# 312 2601 WHITELEY CT	\$ 469,999	Below	98	2	904	4
# 403 2601 WHITELEY CT	\$ 498,000	Below	257	2	926	4
# 412 1111 E 27TH ST	\$ 529,000	Below	101	2	990	4
1550 MCNAIR DR	\$ 589,000	Below	22	3	1680	39
1564 MCNAIR DR	\$ 616,000	-	24	4	1879	40
2639 FROMME RD	\$ 639,900	Below	28	4	1967	35
1743 RUFUS DR	\$ 699,000	Above	14	3	2042	31

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### March 2014 Sales Recap

There was a lot of action in March, keep reading to find out what sold in Lynn Valley during the past month on March!

#### Single Family Homes:

- There were **22 detached homes sold** in March with an average sale price of **\$933,536** (median = \$900,000).
- The average sale price achieved was **less than** list price by 0.63%.
- Detached homes that sold in March took an average of **18 days** to sell (median = 14 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
727 LYNN VALLEY RD	\$ 735,900	Below	60	4	2,167	55
1408 ARBORLYNN DR	\$ 738,000	Below	35	3	1,112	59
2420 WILLIAM AV	\$ 749,000	Above	7	2	970	64
2230 MOUNTAIN HY	\$ 755,000	Above	13	5	2,300	48
1077 MOUNTAIN HY	\$ 759,500	Below	14	4	2,250	42
1515 DOVERCOURT RD	\$ 839,000	Above	12	3	1,346	55
1664 RALPH ST	\$ 848,000	Above	10	4	2,297	36
4570 HOSKINS RD	\$ 849,900	Above	11	3	2,561	43
3674 BAIRD RD	\$ 850,000	Below	4	4	1,928	57
884 WELLINGTON DR	\$ 869,999	-	12	5	2,725	46
4124 HOSKINS RD	\$ 895,000	-	7	3	1,665	12
729 REGAL CR	\$ 899,000	Above	15	5	2,608	38
1883 WESTOVER RD	\$ 909,000	Above	11	5	2,432	21
4573 UNDERWOOD AV	\$ 929,000	Below	25	5	2,028	51
3260 HOSKINS RD	\$ 939,000	Above	15	3	2,578	49
1681 KILKENNY RD	\$ 939,000	Above	13	4	2,952	53
3266 TENNYSON CR	\$ 959,000	Above	11	3	2,332	38
4745 WOODROW CR	\$ 1,090,000	Below	18	5	2,768	30
1265 EVELYN ST	\$ 1,189,000	Below	16	5	3,326	28
1675 LANGWORTHY ST	\$ 1,198,000	Below	23	6	4,875	64
3691 HOSKINS RD	\$ 1,288,000	Below	43	5	3,032	0
1618 KERRSTEAD PL	\$ 1,439,800	-	15	6	3,907	23

#### Apartments and Townhouses:

- There were **7 attached homes sold** in March with an average sale price of **\$419,000** (median = \$417,000).
- The average sale price achieved was **less than** list price by 1.09%.
- Attached homes that sold in March took an average of **69 days** to see (median = 24 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 309 1155 ROSS RD	\$ 269,900	Below	21	1	690	29
# 302 2620 FROMME RD	\$ 309,000	Below	24	2	975	33
# 215 1150 E 29TH ST	\$ 355,000	Below	36	1	688	12
# 106 1150 LYNN VALLEY RD	\$ 424,900	Below	325	1	1,124	18
# 413 1150 E 29TH ST	\$ 479,500	Below	13	2	902	12
# 108 1150 LYNN VALLEY RD	\$ 479,900	Below	18	2	1,321	18
4607 HOSKINS RD	\$ 647,000	-	48	4	1,829	43

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## April 2014 Sales Recap

It was a busy month for Lynn Valley home sales, keep reading to find out just how busy April was!

### Single Family Homes:

- There were **29 detached homes sold** in April with an average sale price of **\$1,027,207** (median = \$989,000).
- The average sale price achieved was **more than** list price by 0.49%.
- Detached homes that sold in April took an average of **28 days** to sell (median = 16 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1404 E 18TH ST	\$ 699,000	Above	6	3	1,429	59
1298 WELLINGTON DR	\$ 768,000	Below	34	3	1,285	61
3628 MAGINNIS AV	\$ 789,000	Below	35	3	1,728	52
780 MORGAN RD	\$ 794,000	Below	101	4	2,355	44
1670 LANGWORTHY ST	\$ 825,000	Below	9	5	2,460	46
1572 COLEMAN ST	\$ 859,000	Above	12	3	2,079	44
3253 CONNAUGHT AV	\$ 878,000	-	13	4	2,201	52
2530 POPLYN DR	\$ 898,000	Above	23	5	2,979	55
1285 E 16TH ST	\$ 899,000	Above	9	5	3,161	47
1634 LYNN VALLEY RD	\$ 899,000	Above	18	5	3,001	43
1821 PETERS RD	\$ 919,800	Below	7	6	3,156	27
3687 CAMPBELL AV	\$ 929,000	Above	14	4	2,031	59
1249 KILMER RD	\$ 939,000	-	9	4	2,024	999
1620 PIERARD RD	\$ 949,000	Below	26	4	2,073	44
1688 WESTOVER RD	\$ 975,000	Above	9	5	2,325	43
4770 ARMOUR CT	\$ 979,000	Above	8	3	2,800	54
3967 HOSKINS RD	\$ 999,000	-	16	5	2,086	54
4694 MOUNTAIN HY	\$ 1,021,900	Below	49	4	2,778	41
2611 VIEWLYNN DR	\$ 1,049,000	Above	10	4	2,903	55
711 REGAL CR	\$ 1,069,000	Below	33	5	3,076	37
1448 DRAYCOTT RD	\$ 1,098,000	Above	99	6	2,736	1
1433 E 29TH ST	\$ 1,149,000	Above	26	7	4,279	53
669 26TH CR	\$ 1,168,000	Below	90	6	3,100	28
2315 ENNERDALE RD	\$ 1,179,800	Below	9	4	3,709	34
1188 WELLINGTON DR	\$ 1,199,000	Below	85	6	4,040	19
779 E 29TH ST	\$ 1,328,000	Below	20	5	4,031	27
1075 ROSS RD	\$ 1,358,000	Above	16	5	2,883	0
1072 CHAMBERLAIN DR	\$ 1,378,000	-	11	5	3,178	24
4340 UNDERWOOD AV	\$ 1,648,000	Above	7	6	4,515	0

### Apartments and Townhouses:

- There were **11 attached homes sold** in April with an average sale price of **\$487,064** (median = \$479,900).
- The average sale price achieved was **less than** list price by 2.32%.
- Attached homes that sold in April took an average of **51 days** to see (median = 21 days).

Address	List Price	Sold Above or Below	Days on		SqFt	Age
			Mkt	Bds		
# 206 3187 MOUNTAIN HY	\$ 369,000	Below	13	2	1060	26
# 313 1155 ROSS RD	\$ 369,900	Below	71	2	935	29
# 207 960 LYNN VALLEY RD	\$ 389,000	Below	52	2	867	12
# 410 960 LYNN VALLEY RD	\$ 399,900	Below	274	2	855	12
# 516 2665 MOUNTAIN HY	\$ 429,900	-	8	2	840	0
# 312 2665 MOUNTAIN HY	\$ 479,900	-	21	2	962	0
# 10 1960 RUFUS DR	\$ 525,000	Below	56	3	1800	35
# 40 1910 CEDAR VILLAGE CR	\$ 549,900	Below	28	3	1734	34
# 118 2665 MOUNTAIN HY	\$ 589,900	-	13	3	1091	0
1221 MILL ST	\$ 648,000	Below	15	3	1560	36
# 5 3150 SUNNYHURST RD	\$ 734,800	Below	15	3	1510	8

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### May 2014 Sales Recap

Spring has arrived, to find out just how busy May was for Lynn Valley home sales, keep reading!

#### Single Family Homes:

- There were **30 detached homes sold** in May with an average sale price of **\$958,507** (median = \$930,000).
- The average sale price achieved was **less than** list price by 0.70%.
- Detached homes that sold in May took an average of **31 days** to sell (median = 18 days).



Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1572 DEMPSEY RD	\$ 625,000	-	22	2	924	999
1111 CROFT RD	\$ 799,000	Below	25	5	2,172	65
1553 DOVERCOURT RD	\$ 799,000	-	51	4	2,145	999
2438 HOSKINS RD	\$ 799,000	Below	128	3	2,130	52
4278 NORDBY PL	\$ 799,000	Above	4	3	2,200	42
3400 CHURCH ST	\$ 809,900	Above	18	4	2,200	999
1707 DEMPSEY RD	\$ 859,000	Below	4	3	2,220	72
4275 LYNN VALLEY RD	\$ 867,500	Below	216	3	1,774	63
3635 HENDERSON AV	\$ 869,900	Below	21	3	2,404	58
1503 DOVERCOURT RD	\$ 879,000	Below	67	3	1,951	104
2744 HOSKINS RD	\$ 883,000	-	23	4	2,506	53
1674 PIERARD RD	\$ 889,000	Below	22	3	1,842	42
2129 KIRKSTONE PL	\$ 895,000	Above	12	3	2,504	30
1409 MCNAIR DR	\$ 899,900	Above	7	4	2,626	44
890 E 29TH ST	\$ 924,000	Above	16	6	2,833	50
2169 FLORALYNN CR	\$ 949,000	Above	7	4	2,228	57
4547 PRIME ST	\$ 950,000	Below	31	2	1,586	999
1611 MCNAIR DR	\$ 969,900	Above	10	4	2,294	43
4753 WOODROW CR	\$ 975,000	Below	15	5	3,060	28
2042 ANITA CT	\$ 998,000	Below	28	5	2,695	42
1038 DORAN RD	\$ 998,000	Above	17	4	2,545	42
1841 MOUNTAIN HY	\$1,039,000	Below	37	5	3,364	11
1795 PETERS RD	\$1,039,000	Below	17	6	3,119	22
3625 PRINCESS AV	\$1,098,000	Below	14	5	3,467	66
906 WELLINGTON DR	\$1,098,000	Above	23	3	2,125	59
684 26TH CR	\$1,172,000	Above	8	5	3,481	28
2307 KILMARNOCK CR	\$1,188,000	Above	16	5	3,776	52
672 E ST JAMES RD	\$1,198,000	Below	15	3	1,662	60
1619 DEMPSEY RD	\$1,299,800	Below	44	6	3,313	6
3167 DRYDEN WY	\$1,388,000	Above	13	4	2,816	36

#### Apartments and Townhouses:

- There were **6 attached homes sold** in May with an average sale price of **\$476,483** (median = \$429,950).
- The average sale price achieved was **more than** list price by 0.61%.
- Attached homes that sold in May took an average of **75 days** to see (median = 41 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 101 2020 CEDAR VILLAGE CR	\$ 259,000	Below	209	1	850	24
# 306 3275 MOUNTAIN HY	\$ 299,700	Below	145	2	855	32
# 213 960 LYNN VALLEY RD	\$ 399,000	Below	71	2	900	12
# 109 1150 LYNN VALLEY RD	\$ 479,900	-	4	2	1,212	18
818 FREDERICK RD	\$ 625,000	Above	10	3	2,119	36
3127 SUNNYHURST RD	\$ 779,000	Above	10	3	1,932	6

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## June 2014 Sales Recap

Summer is getting closer, to find out how many homes are on the move this June keep reading!

### Single Family Homes:

- There were **18 detached homes sold** in June with an average sale price of **\$929,257** (median = \$877,750).
- The average sale price achieved was **less than** list price by 0.57%.
- Detached homes that sold in June took an average of **42 days** to sell (median = 32 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
3667 MOUNTAIN HY	\$ 779,000	Below	82	5	2,400	51
1779 PETERS RD	\$ 788,000	Below	48	3	1,883	35
1308 E 29TH ST	\$ 799,800	Below	36	5	2,194	52
1472 FREDERICK RD	\$ 824,800	Below	66	3	1,616	94
4377 MOUNTAIN HY	\$ 820,000	Below	43	4	2,138	55
3051 FROMME RD	\$ 739,000	Above	8	2	2,046	91
3440 CHURCH ST	\$ 815,000	Above	6	4	1,980	30
3315 ALLAN RD	\$ 849,900	Below	56	5	2,257	66
4284 HOSKINS RD	\$ 829,000	Above	9	3	2,608	36
1025 DORAN RD	\$ 899,000	Below	68	5	2,626	45
1718 PETERS RD	\$ 899,000	Above	9	4	1,939	49
2991 WILLIAM AV	\$ 968,000	Below	15	4	2,381	47
3638 MAGINNIS AV	\$ 929,000	Above	16	5	2,111	18
1142 WENDEL PL	\$ 959,000	Below	27	4	2,151	41
1721 ROSS RD	\$ 969,000	Below	11	4	1,860	46
4572 UNDERWOOD AV	\$ 979,000	Above	10	4	2,378	43
3685 HOSKINS RD	\$ 1,328,000	Below	65	5	3,032	0
2930 ALLAN RD	\$ 1,648,000	Below	186	6	1,000	0

### Apartments and Townhouses:

- There were **11 attached homes sold** in June with an average sale price of **\$488,163** (median = \$443,000).
- The average sale price achieved was **less than** list price by 1.8%.
- Attached homes that sold in June took an average of **103 days** to see (median = 32 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 305 2620 FROMME RD	\$ 329,900	-	18	2	1,220	40
# 205 2620 FROMME RD	\$ 349,500	Below	253	2	1,220	37
# 202 2020 CEDAR VILLAGE CR	\$ 369,900	Below	79	2	1,100	23
# 4 1071 LYNN VALLEY RD	\$ 439,000	Below	388	2	977	12
# 209 2601 WHITELEY CT	\$ 449,800	Below	232	2	901	5
# 8 1071 LYNN VALLEY RD	\$ 468,000	Below	32	2	1,010	12
# 124 2665 MOUNTAIN HY	\$ 459,900	-	10	2	902	999
# 207 2601 WHITELEY CT	\$ 529,900	Below	73	2	980	6
3378 WILLIAM AV	\$ 618,800	Above	23	3	1,637	36
1729 RUFUS DR	\$ 668,800	Below	15	3	2,201	32
3183 SUNNYHURST RD	\$ 785,000	Below	10	4	2,151	13

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## July 2014 Sales Recap

What a summer to get outside and view the many home sales. To find out how many homes sold this July, read on!

### Single Family Homes:

- There were **15 detached homes sold** in July with an average sale price of **\$1,117,731** (median = \$1,040,000).
- The average sale price achieved was **less than** list price by 1.91%.
- Detached homes that sold in July took an average of **70 days** to sell (median = 45).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1322 ARBORLYNN DR	\$ 735,000	-	31	3	1,035	59
914 E 29TH ST	\$ 839,000	Above	8	4	2,480	51
1561 BURRILL AV	\$ 849,000	Above	14	6	2,502	48
4183 HOSKINS RD	\$ 859,500	Below	35	3	1,903	55
1315 E 14TH ST	\$ 869,000	Below	75	4	2,500	54
1562 ROSS RD	\$ 919,000	-	60	5	2,070	22
1316 E 20TH ST	\$ 999,000	Above	17	3	1,834	53
4155 HOSKINS RD	\$ 999,900	Below	20	4	2,100	61
3678 RUTHERFORD CR	\$1,124,000	Below	280	5	2,665	41
2997 DUCHESS AV	\$1,188,000	Below	114	6	2,610	44
1416 E 27TH ST	\$1,259,000	Above	45	4	2,279	55
4440 MARION RD	\$1,477,000	Below	80	4	2,942	39
4008 E BRAEMAR RD	\$1,499,000	Below	144	4	3,501	18
1680 WESTOVER RD	\$1,648,000	Below	126	7	4,507	11
3674 BAIRD RD	\$1,828,000	Below	4	6	4,686	0

### Apartments and Townhouses:

- There were **13 attached homes sold** in July with an average sale price of **\$490,580.77** (median = \$489,000).
- The average sale price achieved was **less than** list price by 1.28%.
- Attached homes that sold in July took an average of **32 days** to sell (median = 25 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 411 1150 E 29TH ST	\$ 347,000	Below	86	1	651	12
# 210 1155 ROSS RD	\$ 349,000	Below	73	2	900	29
# 203 2665 MOUNTAIN HY	\$ 389,900	-	9	2	844	0
# 104 3191 MOUNTAIN HY	\$ 419,000	Below	25	2	996	28
# 110 2665 MOUNTAIN HY	\$ 429,900	-	15	2	848	0
# 7 1075 LYNN VALLEY RD	\$ 489,900	Below	19	2	1,010	12
# 120 1111 E 27TH ST	\$ 499,000	Below	69	2	941	5
# 201 2665 MOUNTAIN HY	\$ 509,900	-	27	3	1,009	0
# 301 2665 MOUNTAIN HY	\$ 519,900	-	9	3	1,009	0
# 105 2665 MOUNTAIN HY	\$ 549,900	-	8	2	952	0
# 45 1910 CEDAR VILLAGE CR	\$ 559,000	Below	31	4	1,800	34
# 21 2688 MOUNTAIN HY	\$ 699,000	Below	35	3	1,686	11
# 25 2688 MOUNTAIN HY	\$ 699,000	Above	12	3	1,640	11

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## August 2014 Sales Recap

Summer is coming to an end and homes are being sold. To find out how many homes sold in August keep reading!

### Single Family Homes:

- There were **12 detached homes sold** in August with an average sale price of **\$1,076,964** (median = \$1,012,500).
- The average sale price achieved was **less than** list price by 3.39%.
- Detached homes that sold in August took an average of **85 days** to sell (median = 80).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1819 MOUNTAIN HY	\$ 689,000	Below	71	3	1,600	58
1318 E 29TH ST	\$ 798,000	Below	19	5	2,236	51
1228 FREDERICK RD	\$ 889,000	Below	32	4	2,364	35
688 E ST JAMES RD	\$ 889,000	-	18	4	2,000	50
3438 UPTON RD	\$ 899,000	Above	13	4	2,133	41
2330 WILLIAM AV	\$ 900,000	Below	108	5	3,251	33
1491 CHAMBERLAIN DR	\$ 1,119,800	Below	74	4	2,215	32
3097 CONNAUGHT AV	\$ 1,129,000	Below	125	3	2,969	65
819 E 21ST ST	\$ 1,169,000	Below	88	5	3,701	33
1083 ROSS RD	\$ 1,298,000	Below	115	4	2,467	0
1655 ROSS RD	\$ 1,298,000	Below	275	4	3,821	37
3075 FROMME RD	\$ 2,299,000	Below	86	4	2,845	91

### Apartments and Townhouses:

- There were **7 attached homes sold** in August with an average sale price of **\$464,042.86** (median = \$440,000).
- The average sale price achieved was **less than** list price by 1.44%.
- Attached homes that sold in August took an average of **60 days** to sell (median = 62 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 310 2020 CEDAR VILLAGE CR	\$ 364,000	Below	118	2	1,080	23
# 216 2665 MOUNTAIN HY	\$ 399,900	-	15	2	848	0
# 513 2665 MOUNTAIN HY	\$ 429,900	-	62	2	839	0
# 159 1100 E 29TH ST	\$ 449,000	Below	30	2	820	12
# 415 1111 E 27TH ST	\$ 469,000	Below	14	2	904	5
# 112 1111 E 27TH ST	\$ 589,000	Below	81	2	1,032	5
# 208 1111 E 27TH ST	\$ 595,000	Below	98	3	1,110	5

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## September 2014 Sales Recap

Kids are back in school, and many families are in new homes. Keep reading to find out just how many families are on the move.

### Single Family Homes:

- There were **21 detached homes sold** in September with an average sale price of **\$1,115,310** (median = \$971,000).
- The average sale price achieved was **less than** list price by 1.6%.
- Detached homes that sold in September took an average of **45 days** to sell (median = 15).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1516 LYNN VALLEY RD	\$ 769,000	Below	11	3	2,373	999
1654 ROSS RD	\$ 794,800	Below	10	2	1,938	60
1688 AYLESLYNN DR	\$ 849,000	Below	111	3	1,381	59
1302 E 20TH ST	\$ 849,000	Below	11	4	2,173	7
2562 HOSKINS RD	\$ 890,000	Below	22	4	2,532	53
1788 RALPH ST	\$ 899,000	Above	7	4	2,450	41
4153 HOSKINS RD	\$ 929,000	Below	8	4	2,620	47
3493 DUVAL RD	\$ 939,000	Below	13	5	2,352	47
2155 KIRKSTONE PL	\$ 939,000	Below	17	3	2,686	30
3673 MOUNTAIN HY	\$ 945,000	Above	20	3	2,270	40
2071 FLORALYNN CR	\$ 965,000	Above	15	4	2,492	56
1398 CHAMBERLAIN DR	\$ 1,098,000	Below	9	4	2,202	46
2345 KILMARNOCK CR	\$ 1,210,000	Below	15	4	3,191	52
650 WILDING PL	\$ 1,349,000	Above	13	5	3,116	28
707 E ST JAMES RD	\$ 1,395,000	Below	20	4	2,283	51
3681 HENDERSON AV	\$ 1,399,000	Below	174	7	4,293	7
3282 ALLAN RD	\$ 1,448,000	Below	162	5	3,820	1
1605 KILMER RD	\$ 1,469,900	Below	13	6	2,979	3
1185 DYCK RD	\$ 1,488,000	Above	10	4	4,258	23
983 SAUVE CT	\$ 1,498,000	Below	198	4	3,803	17
3838 PRINCESS AV	\$ 1,679,000	Below	94	6	4,244	37

#### Apartments and Townhouses:

- There were **6 attached homes sold** in September with an average sale price of **\$516,400** (median = \$544,950).
- The average sale price achieved was **less than** list price by 1.2%.
- Attached homes that sold in September took an average of **88 days** to sell (median = 69 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 113 1111 LYNN VALLEY RD	\$ 299,900	Below	172	1	563	14
# 214 1150 E 29TH ST	\$ 429,000	Below	184	2	902	12
# 324 2665 MOUNTAIN HY	\$ 519,900	-	46	3	1,010	999
# 2 1075 LYNN VALLEY RD	\$ 599,000	Below	92	3	1,354	12
1237 MILL ST	\$ 638,000	Above	11	3	1,814	36
4731 HOSKINS RD	\$ 649,900	Below	23	3	1,628	42

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#### October 2014 Sales Recap

It was an even market for both Buyers and Sellers during the month of October. Keep reading to find out more.

#### Single Family Homes:

- There were **16 detached homes sold** in October with an average sale price of **\$1,026,244** (median = \$946,500).
- The average sale price achieved was **less than** list price by 0.7%.
- Detached homes that sold in October took an average of **47 days** to sell (median = 23).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1328 E 18TH ST	\$ 799,000	Below	253	3	1,488	59
744 E 21ST ST	\$ 799,000	Below	71	5	2,000	61
1174 CROFT RD	\$ 849,000	Above	9	4	2,236	60
1088 SHAKESPEARE AV	\$ 849,000	Below	14	4	1,976	47
1678 LANGWORTHY ST	\$ 895,000	Below	92	3	1,391	99
1401 E 29TH ST	\$ 928,000	Below	44	3	2,420	51
1426 E 20TH ST	\$ 929,000	Below	44	3	1,803	57
3624 HENDERSON AV	\$ 939,000	Above	8	4	2,345	56
765 E KINGS RD	\$ 949,900	Below	7	3	2,134	55
860 WELLINGTON DR	\$ 959,000	Above	14	4	2,278	31
1016 CHAMBERLAIN DR	\$ 975,000	Below	41	5	3,189	36
747 REGAL CR	\$1,088,000	Above	8	6	4,543	38
3125 WILLIAM AV	\$1,119,000	-	16	5	2,951	37
661 E WINDSOR RD	\$1,200,000	Above	11	3	2,454	53
685 WILDING PL	\$1,278,000	Below	30	5	3,285	29
989 DEMPSEY RD	\$1,980,000	Below	88	6	5,475	16

#### Apartments and Townhouses:

- There were **9 attached homes sold** in October with an average sale price of **\$497,989** (median = \$474,900).
- The average sale price achieved was **more than** list price by 0.06%.
- Attached homes that sold in October took an average of **17 days** to sell (median = 14 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 307 2665 MOUNTAIN HY	\$ 349,900	-	15	1	635	0
# 208 2665 MOUNTAIN HY	\$ 409,900	-	27	2	850	0
# 303 2665 MOUNTAIN HY	\$ 409,900	-	14	2	850	0
# 2 1027 LYNN VALLEY RD	\$ 414,999	Above	18	2	927	13
# 417 3205 MOUNTAIN HY	\$ 474,900	-	9	2	872	0
# 101 3205 MOUNTAIN HY	\$ 499,900	-	11	2	947	0
# 305 2665 MOUNTAIN HY	\$ 509,900	-	28	2	947	0
3362 WILLIAM AV	\$ 649,800	Above	14	3	1,497	36
3135 SUNNYHURST RD	\$ 760,000	Below	14	4	2,031	11

#### November 2014 Sales Recap

It was an even market for both Buyers and Sellers during the month of October. Keep reading to find out more.

#### Single Family Homes:

- There were **17 detached homes sold** in November with an average sale price of **\$1,115,059** (median = \$920,000).
- The average sale price achieved was **less than** list price by 2.5%.
- Detached homes that sold in November took an average of **70 days** to sell (median = 45).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1495 ROSS RD	\$699,000	Above	230	2	1500	43
1193 MOUNTAIN HY	\$709,000	Below	35	3	2000	48
746 LYNN VALLEY RD	\$749,000	Below	293	4	1508	60
1356 DYCK RD	\$759,000	Above	9	4	2026	51
930 WELLINGTON DR	\$899,000	Below	11	4	2015	56
3631 MOUNTAIN HY	\$899,999	Below	72	4	1914	67
1598 MCNAIR DR	\$925,000	Below	60	3	2863	42
4110 MOUNTAIN HY	\$899,900	Above	16	4	2378	28
3075 DRYDEN WY	\$950,000	Below	7	4	2157	49
2893 WEMBLEY PL	\$925,000	Above	52	6	2905	50
1798 PETERS RD	\$1,099,000	Below	16	4	2942	65
4698 MOUNTAIN HY	\$1,149,000	Below	45	4	2309	40
1381 AVONLYNN CR	\$1,328,800	Below	107	4	2327	2
1509 ROSS RD	\$1,388,000	Below	57	4	3898	103
1535 DEMPSEY RD	\$1,448,000	Below	129	5	4543	60
1335 KILMER RD	\$1,728,000	Below	12	6	4600	0
4121 CITADEL CT	\$2,888,000	Below	38	6	6201	16

#### Apartments and Townhouses:

- There were **11 attached homes sold** in November with an average sale price of **\$599,409** (median = \$585,000).
- The average sale price achieved was just **less than** list price by 0.15%.
- Attached homes that sold in November took an average of **27 days** to sell (median = 13 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 416 2665 MOUNTAIN HY	\$439,900	-	14	2	850	0
# 15 1015 LYNN VALLEY RD	\$459,000	Below	152	2	1012	13
# 111 2665 MOUNTAIN HY	\$459,900	-	12	2	861	0
# 401 3205 MOUNTAIN HY	\$509,900	-	9	2	947	0
# 411 3205 MOUNTAIN HY	\$529,900	-	8	2	915	0
# 105 2601 WHITELEY CT	\$595,000	Below	14	2	1100	5
# 106 2665 MOUNTAIN HY	\$589,900	-	24	3	1087	0
2335 MOUNTAIN HY	\$595,000	Above	9	3	1790	43
# 14 3025 BAIRD RD	\$775,000	Below	16	3	1432	4
1735 RUFUS DR	\$821,000	Below	12	3	2070	31
# B 1133 E 29TH ST	\$829,000	-		5	3406	19

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#### December 2014 Sales Recap

The market in Lynn Valley remained strong with 17 sales in December. Keep reading to find out more.

#### Single Family Homes:

- There were **13 detached homes sold** in December with an average sale price of **\$984,833** (median = \$1,260,000).
- The average sale price achieved was **less than** list price by 2.95%.
- Detached homes that sold in December took an average of **56 days** to sell (median = 39).



Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1568 DEMPSEY RD	\$829,900	Above	10	4	2345	36
1625 WESTOVER RD	\$899,888	Above	13	3	1649	66
4418 HOSKINS RD	\$939,000	Below	36	3	2237	22
1383 LYNN VALLEY RD	\$1,069,000	Below	43	7	3975	20
2150 RUFUS DR	\$1,098,000	Below	202	4	2544	29
4598 PRIME ST	\$1,299,000	Below	39	6	4873	21
3222 BAIRD RD	\$1,348,000	Below	99	4	2636	0
1882 BURRILL AV	\$1,359,000	Below	71	6	2788	0
787 E 29TH ST	\$1,370,000	Below	29	5	4050	24
1210 HAROLD RD	\$1,375,000	Below	102	4	2762	0
3010 ROYAL AV	\$1,598,000	Below	45	7	4000	0
1674 PIERARD RD	\$1,779,000	Below	11	6	4114	0
647 E OSBORNE RD	\$2,288,000	Below	26	6	4577	0

#### Apartments and Townhouses:

- There were **4 attached homes sold** in December with an average sale price of **\$510,500** (median = \$565,000).
- The average sale price achieved was just **less than** list price by 2.15%.
- Attached homes that sold in November took an average of **29 days** to sell (median = 23 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 208 3275 MOUNTAIN HY	308,900	Below	0	2	860	32
2607 FROMME RD	559,000	Below	41	3	1910	36
# 1 1960 RUFUS DR	589,900	Above	26	3	1800	35
2645 FROMME RD	629,000	Below	20	3	1932	35