

## Lynn Valley Housing Market Analysis 2013

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 2013 Sales Recap

Here is your monthly snapshot of sales that occurred in Lynn Valley during the month of January.

#### Single Family Homes:

- There were **11 detached homes sold** in January with an average sale price of **\$918,545** (median = \$820,00).
- The average sale price achieved was **less than** list price by 1.85%.
- Detached homes that sold in January took an average of **62 days** to sell (median = 76 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
2744 ST CHRISTOPHERS RD	\$798,000	Below	9	4	2,207	46
2730 ST CHRISTOPHERS RD	\$818,000	Below	134	5	2,440	45
2661 VIEWLYNN DR	\$818,000	Below	14	4	2,457	53
2828 MASEFIELD RD	\$829,900	Below	100	3	2,423	51
1037 DORAN RD	\$839,000	Below	109	7	2,234	42
2251 GREYLYNN CR	\$839,999	Below	26	4	1,842	55
1177 ARBORLYNN DR	\$899,000	Below	113	5	2,560	48
2174 FLORALYNN CR	\$929,000	Below	7	4	2,178	55
1240 EASTVIEW RD	\$938,000	Below	82	4	3,120	47
1636 COLEMAN ST	\$998,000	Above	8	6	2,726	8
1604 PAGE RD	\$1,588,000	Below	76	6	4,053	0

#### Apartments & Townhouses:

- There were **5 attached homes sold** in January with an average sale price of **\$418,980** (median \$368,900).
- The average sale price achieved was **less than** list price by 2.98%.
- Attached homes that sold in January took an average of **72 days** to sell (median =69 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 314 960 LYNN VALLEY RD	\$282,500	Below	196	1	689	10
# 112 1111 LYNN VALLEY RD	\$319,000	Below	71	1	675	12
# 301 3187 MOUNTAIN HY	\$369,900	Below	8	2	1,008	26
# 1 1075 LYNN VALLEY RD	\$579,000	Below	14	3	1,354	11
# 306 2601 WHITELEY CT	\$608,800	Below	69	3	1,098	3

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## February 2013 Sales Recap

Here's what sold in Lynn Valley during the month of February.

### Single Family Homes:

- There were **11 detached homes sold** in February with an average sale price of **\$1,028,391** (median = \$950,000).
- The average sale price achieved was **less than** list price by 2.24%.
- Detached homes that sold in February took an average of **53 days** to sell (median = 28 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# LOT B 1302 MOUNTAIN HY	\$ 499,900	Below	121	0	0	999
4287 UNDERWOOD AV	\$ 685,000	Below	30	3	2086	999
3673 CAMPBELL AV	\$ 799,000	Below	24	3	1890	57
1126 CROFT RD	\$ 834,900	Below	9	4	2267	45
4719 TOURNEY RD	\$ 935,000	Above	97	4	3081	39
2754 WEMBLEY DR	\$ 938,800	Below	72	4	2486	50
4787 HOSKINS RD	\$ 939,000	Above	9	4	2517	41
4455 NOTTINGHAM RD	\$ 1,249,000	-	25	4	4370	56
1287 MCNAIR ST	\$ 1,498,000	Below	28	6	4603	7
918 SAUVE CT	\$ 1,498,000	Below	19	5	4004	17
1228 DYCK RD	\$ 1,695,000	Below	154	5	4696	5

### Apartments & Townhouses:

- There were **6 attached homes sold** in February with an average sale price of **\$433,750** (median = \$367,500).
- The average sale price achieved was **less than** list price by 2.83%.
- Attached homes that sold in February took an average of **109 days** to sell (median = 100 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 301 1111 LYNN VALLEY RD	\$319,900	Below	152	1	675	13
# 410 1111 LYNN VALLEY RD	\$369,900	Below	48	2	801	12
# 208 1155 ROSS RD	\$370,000	Below	42	2	870	27
# 107 960 LYNN VALLEY RD	\$389,000	Below	191	2	866	10
1139 ROSS RD	\$589,500	Below	195	3	1211	10
881 FREDERICK RD	\$639,900	Below	24	4	2245	35

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## March 2013 Sales Recap

Here is the monthly sales recap for March.

### Single Family Homes:

- There were **16 detached homes sold** in March with an average sale price of **\$963,100** (median = \$860,000).
- The average sale price achieved was **less than** list price by 2.74%.
- Detached homes that sold in March took an average of **64 days** to sell (median = 47 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
3355 DUVAL RD	\$ 689,900	Below	175	3	2000	61
1492 ROSS RD	\$ 690,000	Above	9	3	1642	33
3620 BAIRD RD	\$ 761,000	Below	35	2	1229	61
1391 ROSS RD	\$ 829,000	Below	51	5	1862	49
2779 MASEFIELD RD	\$ 839,000	Above	14	4	2349	54
824 E 21ST ST	\$ 850,000	Below	133	3	1513	38
4517 VALLEY RD	\$ 869,000	Below	78	4	2404	49
2586 HOSKINS RD	\$ 889,000	Below	59	5	2908	52
1374 KILMER RD	\$ 929,900	Above	19	3	2427	65
3014 SUNNYHURST RD	\$ 950,000	Below	7	0	2300	999
3022 SUNNYHURST RD	\$ 950,000	Below	7	0	2600	999
1153 WELLINGTON DR	\$ 988,000	Below	47	4	1966	56
1130 KILMER RD	\$ 1,050,000	Above	9	3	3279	35
4611 RAMSAY RD	\$ 1,118,000	Below	60	4	2676	44
1056 DORAN RD	\$ 1,688,000	Below	232	5	4133	0
989 DEMPSEY RD	\$ 1,693,000	Below	40	6	5600	15

#### Apartments & Townhouses:

- There were **2 attached homes sold** in March with an average sale price of **\$420,000** (median = \$420,000).
- The average sale price achieved was **less than** list price by 2.1%.
- Attached homes that sold in March took an average of **30 days** to sell (median = 29.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1147 ROSS RD	\$ 379,000	Below	42	1	695	11
# 5 1015 LYNN VALLEY RD	\$ 479,000	Below	17	2	1009	11

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#### April 2013 Sales Recap

Want to see the April sales for Lynn Valley? Read on:

#### Single Family Homes:

- There were **14 detached homes sold** in April with an average sale price of **\$994,625** (median = \$935,000).
- The average sale price achieved was **less than** list price by 2.7%.
- Detached homes that sold in April took an average of **57 days** to sell (median = 40 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1498 KILMER RD	\$ 769,900	Below	23	2	1269	36
4028 MOUNTAIN HY	\$ 775,000	Above	21	4	2435	33
1156 HAROLD RD	\$ 799,000	Below	77	3	1283	63
1189 CHAMBERLAIN DR	\$ 838,000	Below	29	4	2096	45
1843 RUFUS DR	\$ 885,000	Below	159	4	2099	32
3086 WILLIAM AV	\$ 919,000	Below	35	5	2441	58
2735 TEMPE KNOLL DR	\$ 960,000	Below	48	4	3174	25
1740 EVELYN ST	\$ 1,050,000	Below	45	5	2793	32
670 26TH CR	\$ 1,080,000	Above	15	4	2766	27
1646 DEMPSEY RD	\$ 1,088,000	Below	84	4	2011	55
1186 CROFT RD	\$ 1,150,000	-	14	6	2747	10
1381 AVONLYNN CR	\$ 1,250,000	Below	161	4	2685	0
1462 CHAMBERLAIN DR	\$ 1,349,000	Below	69	6	3882	9
2733 TEMPE GLEN DR	\$ 1,398,800	Below	22	6	3505	24

### Apartments & Townhouses:

- There were **9 attached homes sold** in April with an average sale price of **\$396,782** (median = \$365,000).
- The average sale price achieved was **less than** list price by 1.88%.
- Attached homes that sold in April took an average of **45 days** to sell (median = 44 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 205 3275 MOUNTAIN HY	\$ 287,000	-	44	2	865	32
# 216 960 LYNN VALLEY RD	\$ 309,900	Below	70	2	793	11
# 109 3275 MOUNTAIN HY	\$ 349,800	Below	15	2	895	32
# 115 2640 FROMME RD	\$ 349,900	Below	23	2	1075	39
1135 ROSS RD	\$ 374,900	Below	29	1	683	11
3319 MOUNTAIN HY	\$ 379,000	Below	51	2	980	31
# 313 1150 E 29TH ST	\$ 399,888	Below	21	2	806	11
# 304 1150 LYNN VALLEY RD	\$ 499,900	Below	44	2	1263	17
1769 RUFUS DR	\$ 689,000	Below	107	3	1757	34

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### May 2013 Sales Recap

Wondering what sold during the month of May in Lynn Valley? Read on:

### Single Family Homes:

- There were **19 detached homes sold** in May with an average sale price of **\$948,187** (median = \$907,750).
- The average sale price achieved was **less than** list price by 1.42%.
- Detached homes that sold in May took an average of **25 days** to sell (median = 16 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1762 EVELYN ST	\$ 749,000	Below	16	3	1183	36
4275 LYNN VALLEY RD	\$ 739,000	Below	21	3	1774	62
1385 E 15TH ST	\$ 946,000	--	51	3	2469	55
1373 E 27TH ST	\$ 926,900	Below	36	5	2745	50
1141 RONAYNE RD	\$ 769,000	Below	32	4	2128	39
707 E BRAEMAR RD	\$ 1,100,000	Below	20	6	3241	35
1308 E 20TH ST	\$ 825,000	Below	99	4	2642	48
1345 FREDERICK RD	\$ 875,000	Below	56	5	2433	44
1721 LANGWORTHY ST	\$ 969,000	Below	31	5	3182	58
2659 MASEFIELD RD	\$ 825,000	Above	10	4	2629	42
3926 LYNN VALLEY RD	\$ 935,000	--	15	4	2839	15
1495 DORAN RD	\$ 859,000	Above	4	3	1814	29
1151 DYCK RD	\$ 1,380,000	Below	26	4	4325	20
2963 BUSHNELL PL	\$ 939,000	Below	7	5	2102	50
647 E KINGS RD	\$ 929,000	Below	15	4	1793	45
1638 LANGWORTHY ST	\$ 1,150,000	Below	12	4	1985	62
2842 MUNDAY PL	\$ 1,189,000	Below	8	4	3219	26
3649 SYKES RD	\$ 829,800	Below	10	4	2164	35
2951 ROYAL AV	\$ 1,340,000	--	7	0	2065	54

### Apartments & Townhouses:

- There were **2 attached homes sold** in May with an average sale price of **\$297,000** (median = \$297,000).
- The average sale price achieved was **less than** list price by 2.59%.
- Attached homes that sold in May took an average of **229 days** to sell (median = 228.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 204 1155 ROSS RD	\$ 279,900	Below	218	1	698	28
# 107 3275 MOUNTAIN HY	\$ 329,900	Below	239	2	860	32

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### June 2013 Sales Recap

Wondering what sold in Lynn Valley during the month of June? Keep reading:

### Single Family Homes:

- There were **19 detached homes sold** in June with an average sale price of **\$1,007,762** (median = \$894,000).
- The average sale price achieved was **less than** list price by 3.35%.
- Detached homes that sold in June took an average of **86 days** to sell (median = 39 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
985 SAUVE CT	\$ 1,698,000	Below	204	6	4,657	15
2173 KIRKSTONE RD	\$ 849,000	Below	108	4	5,012	33
2775 TEMPE KNOLL DR	\$ 1,088,000	Below	84	5	3,096	24
799 E ST JAMES RD	\$ 1,298,000	Above	73	6	3,689	26
4224 HOSKINS RD	\$ 1,349,800	Below	198	7	3,370	0
1603 AYLESLYNN DR	\$ 675,000	Below	240	3	1,256	56
1808 CRAWFORD RD	\$ 749,000	Below	33	3	1,674	999
1209 ARBORLYNN DR	\$ 798,000	Below	37	2	1,422	58
3695 CAMPBELL AV	\$ 1,255,000	Below	85	4	4,087	20
4367 UNDERWOOD AV	\$ 1,029,000	Below	39	6	2,729	4
772 REGAL CR	\$ 1,298,800	Below	111	5	3,820	20
4187 QUARRY CT	\$ 1,780,000	Below	27	5	5,225	20
1553 KILMER RD	\$ 1,249,000	Below	22	6	3,129	1
1120 WELLINGTON DR	\$ 765,000	-	10	6	2,301	56
2112 VIEWLYNN DR	\$ 725,000	-	21	3	2,412	54
1630 ROSS RD	\$ 779,000	Below	311	2	2,510	53
1429 FREDERICK RD	\$ 899,800	Below	14	4	1,931	56
1880 LANGWORTHY ST	\$ 747,000	Above	10	3	2,170	65
867 SHAKESPEARE AV	\$ 779,000	Above	14	4	2,046	48

#### Apartments & Townhouses:

- There were **10 attached homes sold** in June with an average sale price of **\$523,750** (median = \$511,000).
- The average sale price achieved was **less than** list price by 2.93%.
- Attached homes that sold in June took an average of **55 days** to sell (median = 34.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
4759 HOSKINS RD	\$ 595,000	Below	106	3	1,646	41
# 314 1111 LYNN VALLEY RD	\$ 365,000	Below	201	2	810	13
3341 MOUNTAIN HY	\$ 475,000	Below	39	3	1,537	30
1991 CEDAR VILLAGE CR	\$ 668,000	Below	40	3	2,238	31
# 8 1015 LYNN VALLEY RD	\$ 469,990	Below	69	2	1,012	11
3343 MOUNTAIN HY	\$ 379,000	Below	30	2	968	31
# 36 1910 CEDAR VILLAGE CR	\$ 549,000	Below	23	3	1,800	34
3121 SUNNYHURST RD	\$ 775,000	Below	14	3	1,965	5
4725 HOSKINS RD	\$ 620,000	Below	24	3	1,754	43
# 413 1111 E 27TH ST	\$ 499,800	Below	8	2	925	4

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#### July 2013 Sales Recap

Here's what sold in Lynn Valley during the month of July:

#### Single Family Homes:

- There were **18 detached homes sold** in July with an average sale price of **\$914,570** (median = \$882,500).
- The average sale price achieved was **less than** list price by 2.96%.
- Detached homes that sold in July took an average of **92 days** to sell (median = 35.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1047 E 29TH ST	\$ 729,000	Below	108	5	2,328	58
3990 LYNN VALLEY RD	\$ 779,000	Below	170	4	2,192	28
2047 ANITA CT	\$ 788,000	Below	391	4	2,311	41
1148 CROFT RD	\$ 829,800	Above	14	6	2,472	33
1426 E 20TH ST	\$ 846,700	Below	317	3	1,800	56
842 E 29TH ST	\$ 849,000	Below	167	5	2,159	49
3058 DRYDEN WY	\$ 859,500	Below	20	4	2,238	47
730 E KINGS RD	\$ 899,000	Below	24	4	2,778	33
4656 TOURNEY RD	\$ 899,900	Below	58	3	2,462	40
1655 EVELYN ST	\$ 899,900	Below	20	5	2,740	55
647 E OSBORNE RD	\$ 899,999	Below	9	4	1,910	57
1494 DEMPSEY RD	\$ 925,000	Below	15	4	2,205	46
1425 MCNAIR DR	\$ 929,000	Below	46	4	2,720	43
4327 RUTH CR	\$ 939,000	Below	20	4	3,209	45
1518 WESTOVER RD	\$ 1,049,000	Below	23	6	3,133	8
1325 E 15TH ST	\$ 1,059,000	Below	25	4	2,654	48
4709 UNDERWOOD AV	\$ 1,085,000	Below	110	4	2,567	29
3360 BAIRD RD	\$ 1,699,000	Below	112	6	4,694	0

#### Apartments & Townhouses:

- There were **5 attached homes sold** in July with an average sale price of **\$446,700** (median = \$356,000).
- The average sale price achieved was **less than** list price by 1.59%.
- Attached homes that sold in July took an average of **60 days** to sell (median = 66 days).



Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 220 2640 FROMME RD	\$ 333,700	Below	88	2	975	39
2932 FROMME RD	\$ 354,000	Below	98	1	627	11
1131 ROSS RD	\$ 374,000	Below	66	1	672	11
2331 MOUNTAIN HY	\$ 539,000	Below	18	3	1845	43
852 FREDERICK RD	\$ 669,000	--	28	3	2181	37

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### August 2013 Sales Recap

Wondering what sold in Lynn Valley during the month of August? Keep reading:

#### Single Family Homes:

- There were **17 detached homes sold** in August with an average sale price of **\$963,471** (median = \$968,000).
- The average sale price achieved was **less than** list price by 2.16%.
- Detached homes that sold in August took an average of **89 days** to sell (median = 42 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1644 EVELYN ST	\$ 735,000	Above	8	3	1550	999
1237 DORAN RD	\$ 789,000	Below	42	3	1864	57
1158 RONAYNE RD	\$ 798,000	Below	92	2	1649	101
1648 COLEMAN ST	\$ 849,000	Above	14	3	2032	28
1680 MOUNTAIN HY	\$ 849,800	Below	463	5	3036	27
4595 PRIME ST	\$ 850,000	Below	97	0	1100	999
1347 DEMPSEY RD	\$ 899,000	Above	8	3	2790	53
705 E BRAEMAR RD	\$ 905,000	Below	102	5	3289	35
674 E QUEENS RD	\$ 968,000	-	308	3	2178	91
4692 MCNAIR PL	\$ 989,000	Below	21	5	2722	36
1685 LANGWORTHY ST	\$ 999,000	-	58	5	2940	64
1002 DORAN RD	\$ 1,049,900	Below	77	4	2739	43
4636 HOSKINS RD	\$ 1,083,500	Above	8	4	3187	41
2436 TEMPE KNOLL DR	\$ 1,100,000	Below	35	4	4102	27
1728 EVELYN ST	\$ 1,149,000	Below	21	5	2879	34
3633 BAIRD RD	\$ 1,228,000	Below	29	6	3114	5
1278 DYCK RD	\$ 1,498,800	Below	127	4	4781	3

#### Apartments & Townhouses:

- There were **10 attached homes sold** in August with an average sale price of \$392,290 (median = \$382,500).
- The average sale price achieved was **less than** list price by 2.82%.
- Attached homes that sold in August took an average of **127 days** to sell (median = 73.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 217 960 LYNN VALLEY RD	\$ 235,000	Below	258	1	656	11
# 414 960 LYNN VALLEY RD	\$ 269,000	Below	426	1	689	10
# 307 3275 MOUNTAIN HY	\$ 334,800	Below	195	2	860	32
# 155 1100 E 29TH ST	\$ 379,900	Below	30	1	708	11
3301 MOUNTAIN HY	\$ 384,800	Below	64	2	1028	31
# 204 3191 MOUNTAIN HY	\$ 399,000	Below	12	2	998	25
# 314 1150 E 29TH ST	\$ 465,500	Below	15	2	902	11
# 412 2665 MOUNTAIN HY	\$ 479,900	-	7	2	958	0
2355 MOUNTAIN HY	\$ 539,000	Below	83	4	1869	43
# 302 2601 WHITELEY CT	\$ 549,700	Below	181	2	990	4

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### September 2013 Sales Recap

Curious what sold in Lynn Valley during the month of September? Read on:

#### Single Family Homes:

- There were **15 detached homes sold** in September with an average sale price of **\$935,000** (median = \$845,000).
- The average sale price achieved was **less than** list price by 2.63%.
- Detached homes that sold in September took an average of **69 days** to sell (median = 35 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
823 LYNN VALLEY RD	\$ 698,000	Below	93	4	2,576	86
744 E 21ST ST	\$ 739,000	Below	12	4	1,640	60
2044 WILLIAM AV	\$ 750,000	Below	146	3	2,158	48
1928 ALDERLYNN DR	\$ 759,900	Below	11	3	1,450	57
1628 WESTOVER RD	\$ 810,000	-	162	5	2,791	51
3191 FROMME RD	\$ 815,000	Below	70	4	2,231	29
3342 FROMME RD	\$ 835,000	Above	14	5	2,252	47
1345 WELLINGTON DR	\$ 879,000	Below	9	3	2,450	35
1341 MOUNTAIN HY	\$ 895,000	Below	258	4	2,550	62
3268 CHAUCER AV	\$ 899,800	Above	21	5	2,936	35
1736 RALPH ST	\$ 910,000	Above	10	4	2,357	40
1970 LIMERICK PL	\$ 935,000	Above	13	5	2,631	51
2864 BUSHNELL PL	\$ 1,029,000	Below	35	5	2,738	48
2394 CARMARIA CT	\$ 1,599,000	Below	144	6	4,364	35
1122 KILMER RD	\$ 1,850,000	Below	36	6	5,121	4

#### Apartments & Townhouses:

- There were **7 attached homes sold** in September with an average sale price of **\$479,486** (median = \$410,000).
- The average sale price achieved was **less than** list price by 1.7%.
- Attached homes that sold in September took an average of **102 days** to sell (median = 79 days).



Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 110 2620 FROMME RD	\$ 378,000	Below	79	2	1,091	39
# 120 2665 MOUNTAIN HY	\$ 399,900	-	38	2	861	0
# 89 1950 CEDAR VILLAGE CR	\$ 408,000	Above	15	3	1,745	33
# 103 3191 MOUNTAIN HY	\$ 412,000	Below	85	2	1,050	27
# 401 1111 E 27TH ST	\$ 482,500	Below	346	2	976	4
1125 ROSS RD	\$ 575,000	Below	83	3	1,209	11
3117 SUNNYHURST RD	\$ 759,000	Below	70	3	1,802	5

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### October 2013 Sales Recap

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

#### Single Family Homes:

- There were **17 detached homes sold** in October with an average sale price of **\$975,467** (median = \$991,541).
- The average sale price achieved was **less than** list price by 2.38%.
- Detached homes that sold in October took an average of **68 days** to sell (median = 22 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1408 ARBORLYNN DR	\$ 679,000	Below	177	3	1,050	58
1468 APPIN RD	\$ 769,000	Below	225	3	1,608	58
1815 RUFUS DR	\$ 769,900	Below	14	3	1,673	33
2450 LAURALYNN DR	\$ 815,000	Above	13	3	2,074	55
1446 BRIARLYNN CR	\$ 819,000	Below	54	3	2,374	57
1586 APPIN RD	\$ 849,000	Below	12	2	1,394	57
3890 MOUNTAIN HY	\$ 849,900	Above	20	4	2,477	16
1560 KILMER RD	\$ 892,000	Below	14	4	2,187	36
1541 DOVERCOURT RD	\$ 949,900	Above	12	3	2,441	38
1544 KILMER RD	\$ 1,028,000	Below	11	5	2,672	12
2604 LAURALYNN DR	\$ 1,069,000	Below	155	5	3,300	35
1840 MCEWEN PL	\$ 1,188,000	Below	215	4	3,105	30
3828 HOSKINS RD	\$ 1,198,000	Below	22	5	2,848	6
3826 REGENT AV	\$ 1,199,800	Below	150	4	2,808	37
1210 HAROLD RD	\$ 1,200,000	Below	24	3	2,250	56
1330 KILMER RD	\$ 1,287,000	Below	21	4	4,265	28
1501 FREDERICK RD	\$ 1,425,000	Below	25	7	4,068	5

#### Apartments & Townhouses:

- There were **15 attached homes sold** in October with an average sale price of **\$492,740** (median = \$421,000).
- The average sale price achieved was **less than** list price by 2.28%.
- Attached homes that sold in October took an average of **68 days** to sell (median = 22 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 108 2620 FROMME RD	\$ 319,000	Below	189	2	975	39
# 261 1100 E 29TH ST	\$ 369,000	Below	65	1	682	11
# 422 2665 MOUNTAIN HY	\$ 379,900	--	9	2	850	0
# 11 1027 LYNN VALLEY RD	\$ 399,900	Below	139	2	815	12
# 522 2665 MOUNTAIN HY	\$ 399,900	--	9	2	840	0
# 362 1100 E 29TH ST	\$ 419,900	Below	126	2	823	10
# 1 1005 LYNN VALLEY RD	\$ 424,900	Below	21	2	940	12
# 14 1960 RUFUS DR	\$ 429,000	Below	42	3	1745	34
# 116 2665 MOUNTAIN HY	\$ 439,900	--	15	2	840	0
# 219 2665 MOUNTAIN HY	\$ 449,900	--	22	2	980	0
# 311 1111 E 27TH ST	\$ 609,800	Below	320	2	1118	4
# 14 3175 BAIRD RD	\$ 719,800	Below	14	3	1523	7
887 FREDERICK RD	\$ 724,900	Below	32	3	2589	37
# 10 3150 SUNNYHURST RD	\$ 729,800	Below	14	4	1476	7
3148 FROMME RD	\$ 748,000	Below	8	4	2124	9

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### November 2013 Sales Recap

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

#### Single Family Homes:

- There were **18 detached homes sold** in November with an average sale price of **\$1,043,778** (median = \$980,000).
- The average sale price achieved was **less than** list price by 2.69%.
- Detached homes that sold in November took an average of **70 days** to sell (median = 37 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
1783 RUFUS DR	\$ 619,000	Below	43	3	1774	34
1150 RONAYNE RD	\$ 729,000	Below	4	2	1400	63
1136 RONAYNE RD	\$ 749,000	Below	38	2	1652	999
1645 MOUNTAIN HY	\$ 749,000	Below	144	4	2526	50
3678 HENDERSON AV	\$ 819,000	Below	17	5	2417	28
739 WEYMOUTH DR	\$ 875,000	Below	17	3	2044	35
1104 DORAN RD	\$ 849,000	Below	20	4	2149	45
701 WELLINGTON DR	\$ 959,000	Below	27	5	2722	35
2893 MUNDAY PL	\$ 989,000	Below	36	4	3014	26
1631 PIERARD RD	\$ 989,000	Below	12	4	2652	43
3367 BAIRD RD	\$ 1,039,000	Below	60	4	2337	49
1628 KILMER RD	\$ 1,149,000	Below	43	4	2839	29
3648 REGENT AV	\$ 1,195,000	Below	24	5	3030	43
3681 SYKES RD	\$ 1,298,000	Above	9	5	3768	10
3945 BRAEMAR PL	\$ 1,399,000	Below	76	6	5117	21
4168 QUARRY CT	\$ 1,599,000	Below	287	5	4008	21
4121 QUARRY CT	\$ 1,615,000	Below	297	5	5180	20
4694 RAMSAY RD	\$ 1,688,000	Below	101	6	4684	0

#### Apartments & Townhouses:

- There were **4 attached homes sold** in November with an average sale price of **\$413,438** (median = \$419,250).
- The average sale price achieved was **less than** list price by 2.83%.
- Attached homes that sold in November took an average of **56 days** to sell (median = 43.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
# 111 960 LYNN VALLEY RD	\$ 249,950	Below	123	1	689	11
# 404 1150 E 29TH ST	\$ 379,000	Below	14	1	677	10
# 314 1111 E 27TH ST	\$ 473,000	Below	18	2	955	4
2601 FROMME RD	\$ 599,900	Below	69	5	1964	34

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### December 2013 Sales Recap

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

#### Single Family Homes:

- There were **4 detached homes sold** in December with an average sale price of **\$961,683** (median = \$842,250).
- The average sale price achieved was **less than** list price by 5.49%.
- Detached homes that sold in December took an average of **123 days** to sell (median = 96.5 days).

Address	List Price	Sold Above or Below	Days on Mkt	Bds	SqFt	Age
3270 ALLAN RD	\$ 769,000	Below	104	3	1069	57
1811 RUFUS DR	\$ 769,000	Below	11	3	1941	34
4515 MOUNTAIN HY	\$ 947,000	Below	89	5	2766	55
1578 BURRILL AV	\$ 1,585,000	Below	288	6	4604	0

There were no attached sales in December.

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