

# 2025 Revaluation Condominium Model Report

Updated January 1, 2026



City of  
**Prince Albert**

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## **2025 Revaluation Condominium Assessment Model**

**Appraisal Cycle: January 1, 2025 through December 31, 2028**

**Effective Date of Valuation: January 1, 2023**

**Date of Report: January 1, 2026**

## Scope of Data and Analysis

### Identification of Model

A condominium is a form of legal ownership of a building and property, consisting of two parts:

Part 1: Includes common property, such as roads, parking spaces, recreational facilities, elevators and lawns. Each owner owns a proportionate share of the common property.

Part 2: A unit, is owned by and registered in the name of the purchaser of the unit.

Condominiums can be residential, commercial or both. In standard or regular condominiums, a building is divided into units. Typically, standard condominiums are known as townhouse or apartment condominiums.

A Condominium Plan contains the Legal Land Description for each Condominium Unit. It includes the originating parcel information and the subsequent LLD for each unit. Also found on the Condominium Plan are Condominium Unit Area and Condominium Unit Factor.

*The Condominium Property Act, 1993* defines condominiums as “the land in a condominium plan together with the buildings and units and the common property and common facilities belonging to them”. In Saskatchewan, condominium buildings are registered and approved by Information Corporate Services (ISC) and are required to follow *The Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001*.

### Valuation Approach

The sales comparison approach is based on the assumption that a purchaser would not pay any more to purchase a property than for comparable properties of similar utility. This approach is based on the theory that the market value of a property is directly related to the sale prices of similar properties. Then property types are relatively similar, the sales comparison approach provides a dependable indication of market value.

This approach is best suited to value residential properties as they sell frequently on the open market or where there are sufficient sales to use this approach. This approach is appropriate for determining property assessments for locations and property types with active sales markets, such as residential property in medium to large cities.

Multiple regression analysis (MRA) techniques are commonly used in developing these valuation models. MRA is a statistical mass appraisal technique that is available to assessors to use in the application of the three approaches to value, subject to having adequate sales and income related data for its application. MRA is used for estimating unknown data on the basis of known and available data. For assessment purposes, the dependent variable is the predicted adjusted sale prices whereas, independent variable; for example, property characteristics such as age, size and quality. MRA quantifies the relationship among multiple independent variables and a dependent variable. This technique is used in mass appraisal to estimate market values based on property characteristics and location data.

### Model Specification

The 2025 Condominium Model is based on the Sales Comparison Approach and is utilized for determining assessment values for all residential condominium. The Sales Comparison Approach, as defined by the Saskatchewan Assessment Management Agency (SAMA) is:

*“An approach for estimating market value-based assessments that estimates market value of the property being assessed by comparing it to similar properties that have recently sold. The sales comparison approach is appropriate for determining property assessment for areas of homogenous property types with active sales markets, such as residential property in cities and larger towns.”*

The 2025 Condominium Model is a hybrid model as the model contains both additive and multiplicative components.

### Additive Variables

The variables in the table below represent the dollar value per square foot or lump sum for each variable provided in the list.

Variable	Measurement	Rate
Floor Area	\$/Square Foot	\$ 188.051
Basement Finish Area	\$/Square Foot	\$ 42.617
Attached Garage Area	\$/Square Foot	\$ 190.320
Detached Garage	Lump Sum	\$ 13,166.69
Parkade Parking	Lump Sum	\$ 11,355.53

The total from the additive variables is then adjusted by the factor adjustment variables outlined below.

### Multiplicative Variables

#### Depreciation

Through the modeling process, depreciation resulted in the following effective age stratification based on the sales data. This is calculated from the base date of January 1, 2023.

Years of Depreciation	Factor Adjustment
0 - 9	1.000
10 - 29	0.931
30 Plus	0.840

#### Condominium Style

Through the modelling process, it was determined that the following apartment styles were relevant in determining value.

Condominium Style	Factor Adjustment
Apartment with Parkade	1.000
Apartment and Fourplex	0.727
Gated Townhouse	0.914
Guy Drive	1.554
Special	0.707
Two Storey Townhouse	0.878
Walk-up	0.919

#### Size Adjustment

The following size groupings were determined to best represent the sales data. The size adjustment is determined from total living area above grade.

Total Area	Measurement	Factor Adjustment
0 - 600	Square Feet	1.207
601 - 900	Square Feet	1.053
901 - 1200	Square Feet	1.000
1201 - 1500	Square Feet	0.962
1501 - 1800	Square Feet	0.903
1800 Plus	Square Feet	0.752

### Neighbourhood Location

The Neighbourhood adjustments reflect how the sales market behaves between the different neighbourhoods in Prince Albert.

Neighbourhood	Factor Adjustment
Midtown	0.854
Riverview	0.854
West Flat	0.854
East Flat	0.870
East Hill	0.870
Carlton Park	1.000
Crescent Acres	1.000
Crescent Heights	1.000
Southwood	1.123
West Hill	1.109

### Quality

The Quality factor is determined from the seven (7) quality types typical to assessment in Saskatchewan. There are only three qualities for condominiums in the population for Prince Albert.

Quality	Factor Adjustment
Standard and Below	1.000
Above Standard	1.087

### Condominium View

Through the modeling process it was determined that the view from the condominium was significant.

Condominium View	Factor Adjustment
Standard	1.000
Desireable	1.159
Very Desireable	1.298

**Condominium Location**

Through the modeling process it was determined that being located in a corner unit was significant.

Condominium Unit Location	Factor Adjustment
Corner	1.000
Interior	0.980

**Air Conditioning**

Through the modeling process it was determined that the presence of central air conditioning was significant.

Air Conditioning	Factor Adjustment
None or Unit Air	1.000
Central Air	1.097

**Story Level**

Through the modeling process it was determined that the floor location of the unit was significant.

Storey Level	Factor Adjustment
Basement/Semi-Basement	1.000
Floor 1	1.000
Floor 2	1.000
Floor 3+	1.057

### Example Assessment Calculation

Provided below is an example of how an assessment value is calculated based on the variables determined in the 2025 Condominium Model.

In this example, we will use an average quality, 650 square foot apartment style condominium with no in building parking. The unit is on the third floor, interior location, is located in Carlton Park, and was built in 1985.

<b>Main Floor Area:</b>	\$188.051 x 650 square feet =	\$122,233.15
	<u>Unadjusted Cost Value =</u>	<u>\$122,233.15</u>
<b>Variable:</b>	<u>Grouping</u>	<u>Factor</u>
<b>Age:</b>	30 Plus	0.840
<b>Condominium Style:</b>	Apartment and Fourplex	0.727
<b>Size:</b>	601 - 900	1.053
<b>Neighbourhood:</b>	Carlton Park	1.000
<b>Quality:</b>	Average	1.000
<b>Condominium View:</b>	Standard	1.000
<b>Condominium Unit Location:</b>	Interior	0.980
<b>Air Conditioning:</b>	No	1.000
<b>Storey Level:</b>	Third Floor and Above	1.057
<b>Overall Factor</b>		<u>0.666</u>

**Assessment Value = \$122,233.15 x 0.666 = \$81,407.28**

### Sales

The sales comparison approach is the method of valuation used to assess residential properties and is used in determining property assessments for properties with active sales markets, such as residential property in medium to large cities. Multiple regression analysis techniques are used to determine the condominium model.

In the condominium MRA model for the 2025 revaluation, there were 237 valid sales used.

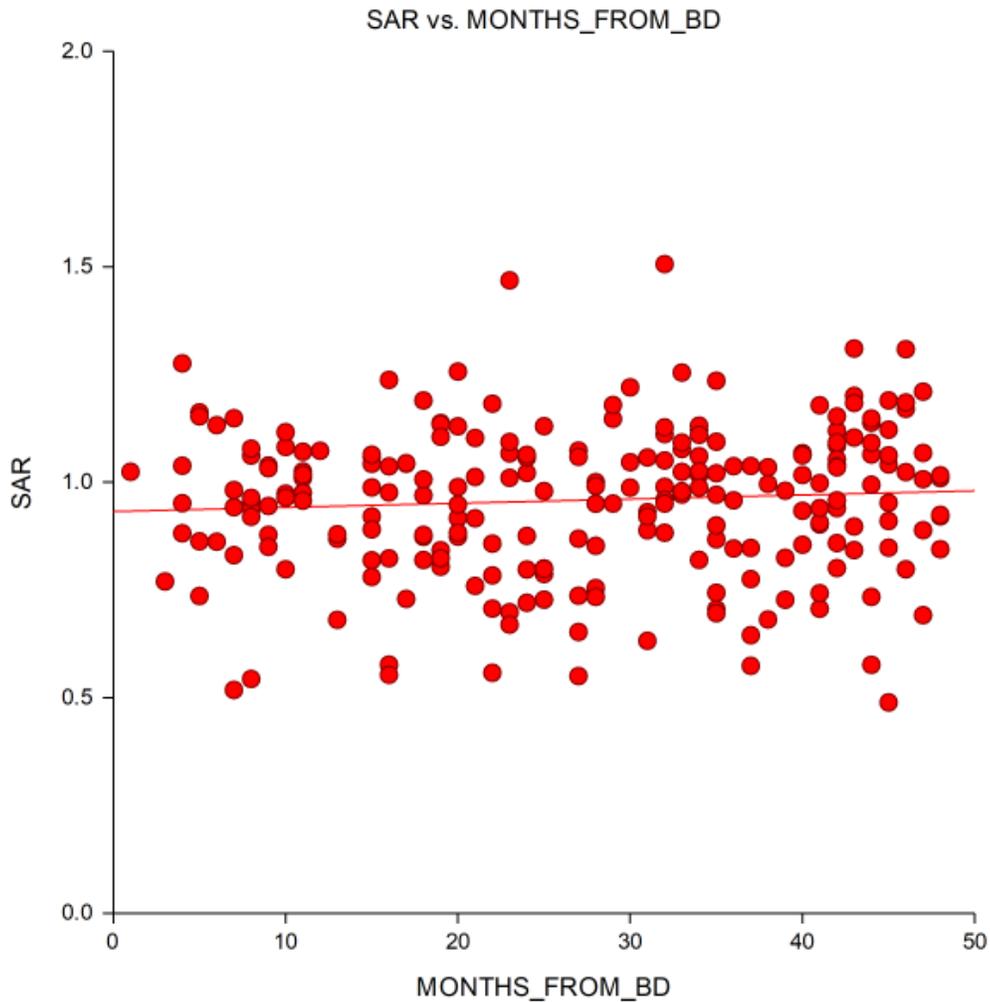
The sales were verified by various means that included sending sales verification forms to the property owners, follow-up conversations, inspections, and/or information from public records.

### Time Adjusted Sale Price

A time adjustment is completed to determine if a time adjustment and the first step is to chart the sales by using the Sales to Assessment Value Ratio (SAR). Below is the equation to determine the ratio:

$$\text{Sales Ratio to Assessment Value} = \text{Adjusted Sale Price} / \text{Assessment Value}$$

Below the scatterplot shows the dependent variable SAR with the independent variable, Months\_From\_BD, of months from revaluation period date of January 1, 2019 – December 31, 2022. The results show a fairly flat line, which means the sale price has been stagnant during that period. Further analysis determined that a time adjustment was not necessary.



## Data and Analysis

A total of 237 residential condominium sales analyzed from January 1, 2019 to December 31, 2022.

Through the MRA modeling process, the variables outlined in the Model Specification section of this report were the variables determined to be significant to value.

### Additive Variables

#### Floor Area

Total Floor area of the condominium unit.

#### Basement Finish

Finished basement area based on the SAMA guideline in the 2023 Cost Guide Section 5.12

	Percentage Title	Percentage Range	Percentage Applied to Rate
1	Minimal Finish	10% to 19%	10%
2	1/4 Finish	20% to 39%	20%
3	1/2 Finish	40% to 59%	40%
4	3/4 Finish	60% to 79%	60%
5	Full Finish	80% to 100%	80%

### Parking Type

There are 5 different parking types Nil, B-In, Carport, Detached, and Surface.

- **Nil** - There is no parking for the unit.
- **B-In** - Vehicle parking structure that is either underground or at ground level and usually is constructed as part of the condominium building. It is usually a covered concrete and/or steel structure that has an overhead garage door and may be heated.
- **Detached** - A free standing building used for vehicles and is independent of the main building structure. They have an overhead door and at least one pedestrian entry door.
- **Attached** - An attached building used for vehicles and is independent of the main building structure. They have an overhead door and at least one pedestrian entry door.

### Multiplicative Variables

#### Depreciation

Through the modeling process, depreciation resulted in the following effective age stratification based on the sales data. This is calculated from the base date of January 1, 2023 and does not change throughout the 4 year revaluation cycle.

#### Condominium Style

The condominium properties in Prince Albert can be grouped into ten distinct condominium styles.

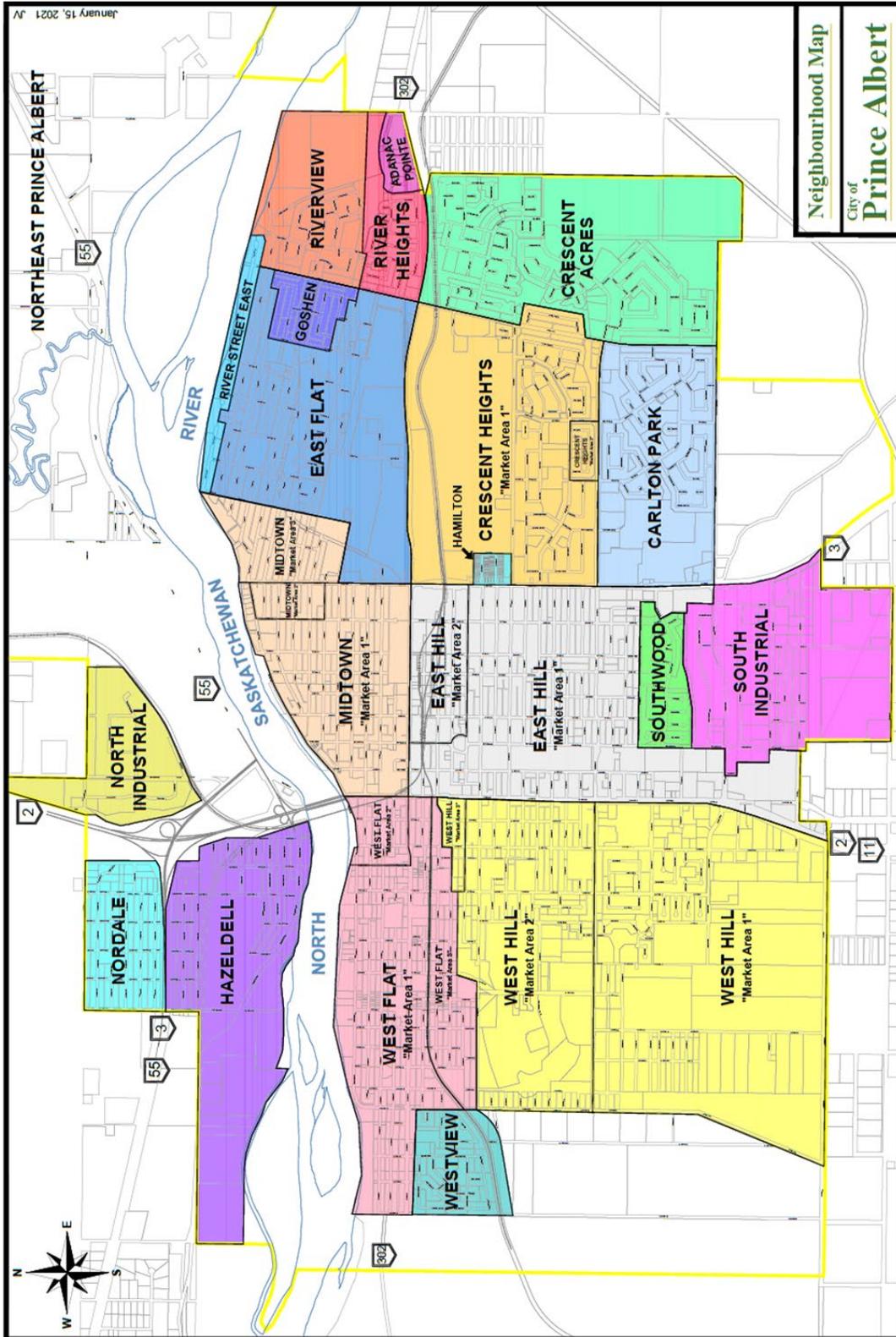
- **Special** – The grouping represents properties that do not fit into any other grouping style.
- **Apartment** – The adjustment applies to all apartment style buildings. These buildings either have a common entrance or entrances to the building, with access to the units from an interior hallway.

- **Four Plex** – Multi-residential building divided into four family living units, with a common wall between the units and separate entry and exterior door entry.
- **Lakeview** – The gated community with 1 story with basements semi-detached condominiums located in the Lakeview neighbourhood. All units have attached garages.
- **Pederson** – The gated community on Pederson Drive in Crescent Acres neighbourhood that are a townhouse style property were each separate building has 2 - 1 storey with basement units on the end units and 2 - 2 storey with basement on the inside units. All units have an attached garage.
- **Southwood** – The gated community with 1 story with basements semi-detached condominiums located in the Southwood and Crescent Heights neighbourhoods.
- **Two Story Townhouse** – A two storey units with a common wall between the units, all floors occupied by the resident. Each unit has a private entrance and they are either in a row or back to back.
- **Apartment with Parkade** – The adjustment applies to all apartment style buildings with a parking parkade attached to the main building and either have a common entrance or entrances to the building, with access to the units from an interior hallway.
- **Walk-up** – The adjustment applies to apartment buildings that are apartment style, but have exterior entrances to each unit.
- **Guy Drive** – The adjustment applies to the apartment condominium building located at 19 Guy Drive.

### Size Adjustment

The size adjustment is determined from total living area above grade. The Sales are tested to identify relevant groupings for predicting value. By creating multiple size groupings, the model is better able to predict the range in condominium sizes.

Neighbourhood



The neighbourhoods within the City of Prince Albert were reviewed and tested by the sales evidence to determine how the different areas of the City are reacting in the open market. These descriptions below are provided to give a general understanding of the development uses and amenities within each neighbourhood. These neighbourhood boundaries are specific to the residential and condominium assessment model and are used for municipal assessment purposes only. The sales evidence determine the stratification groupings for our neighbourhood boundaries.

### Carlton Park

Carlton Park is located between Marquis Road, 6th Avenue East, 28th Street East and 15th Avenue East.

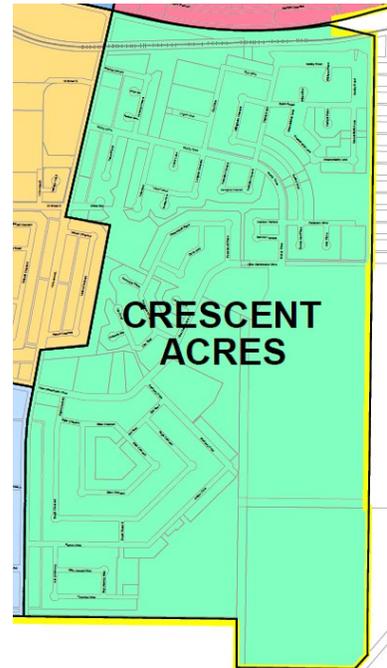


The zoning for this neighbourhood includes:

- R1 – Large Lot Residential
- R4 – High Density Residential
- C4 – Highway Commercial
- I1 – Institutional General
  - Carlton Comprehensive Public High School
- P – Park
  - Art Hauser Center
  - Prime Ministers’ Park
  - Carlton Park Community Club

### Crescent Acres

Crescent Acres includes properties to the east of 15<sup>th</sup> Avenue East (excluding Helme Crescent) and south of 15<sup>th</sup> Street East/HWY 302 East with city limits to the east and south.

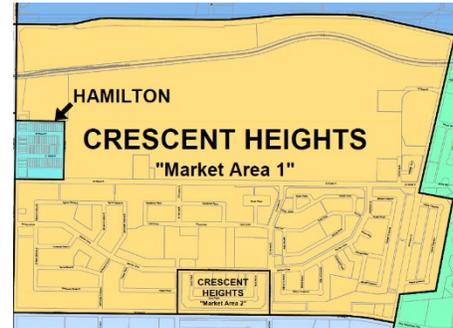


The zoning for this neighbourhood includes:

- R1 – Large Lot Residential
- R2 – Small Lot Residential
- R3 – Medium Density Residential
- R4 – High Density Residential
- I1 - Institutional;
  - École Vickers Public School
  - St. Francis School
- P – Park
- CMU – Commercial Mixed Use
- FUD – Future Urban Expansion

### Crescent Heights - Market Area 1

Crescent Heights – Market Area 1 is located between 15<sup>th</sup> Street East, 15<sup>th</sup> Avenue East and Helme Crescent, 28<sup>th</sup> Street East, and 6<sup>th</sup> Avenue East (with the exclusion of Hamilton and Crescent Heights – Market Area 2).

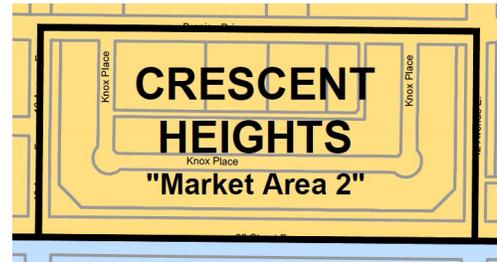


The zoning for this neighbourhood includes:

- R1 – Large Lot Residential
- I1 – Institutional General
  - John Diefenbaker Public School
  - St. Catherine Catholic School
  - École Holy Cross
- P – Park (7) The largest of which is the Cooke Municipal Golf Course
- C3 – Large Lot Arterial Commercial
- CMU – Commercial Mixed Use
- M2 – Small Lot Light Industrial

### Crescent Heights – Market Area 2

Crescent Heights - Market Area 2 is a small neighbourhood that located between Branion Drive and 28<sup>th</sup> Street East with 10<sup>th</sup> Avenue East and 12<sup>th</sup> Avenue East on either side.

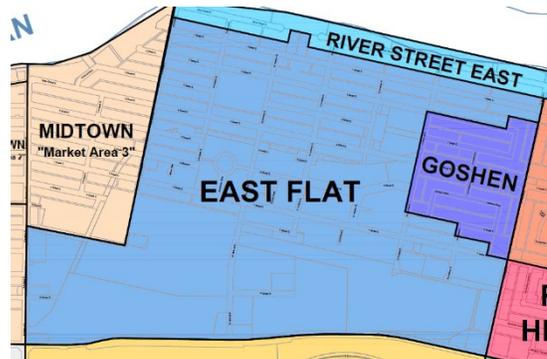


The zoning for this neighbourhood includes:

- R1 – Large Lot Residential
- R4 – High Density Residential

## East Flat

East Flat is located between 1<sup>st</sup> Street East and 15<sup>th</sup> Street East with 8<sup>th</sup> Avenue East/ 6<sup>th</sup> Avenue East (changing along Exhibition Drive) as the western edge and 15<sup>th</sup> Avenue East (with the exclusion of Goshen) to the east.

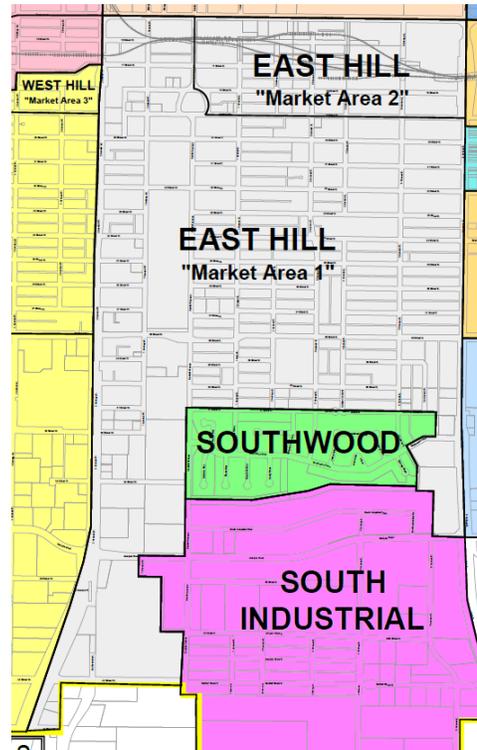


The zoning for this neighbourhood includes:

- R2 – Small Lot Residential
- R3 – Medium Density Residential
- R4 – High Density Residential
- I1 - Institutional General
  - St. John Community School
  - Princess Margaret Public School
  - Saskatchewan Polytechnic, Prince Albert Campus
  - Prince Albert Exhibition Grounds
- C3 – Large Lot Arterial Commercial
  - Cornerstone Shopping Centre
- CMU – Commercial Mixed Use
- M2 – Small Lot Light Industrial

## East Hill – Market Area 1

East Hill – Market Area 1 is a large neighbourhood located between 2<sup>nd</sup> Avenue West and 6<sup>th</sup> Avenue East with parts of the neighbourhood extending from 15<sup>th</sup> Street East all the way to the southern city limits



The zoning for this neighbourhood includes:

- R2 – Small Lot Residential
- R3 – Medium Density Residential
- R4 – High Density Residential
- I1 – Institutional General
  - Prince Albert Collegiate Institute (P.A.C.I)
  - King George Public School
  - Vincent Massey Public School
  - Victor Thunderchild High School
  - South Hill Cemetery
  - Prince Albert Correctional facility
- P – Park
  - Kinsmen Park which includes Kinsmen Water Park, Kinsmen Spray Park and Kinsmen Arena
- M2 – Small Lot Industrial
- C1 – Downtown Commercial
- C2 – Small Lot Arterial Commercial
- C4 – Highway Commercial

### East Hill – Market Area 2

East Hill Market - Area 2 is a smaller neighbourhood located between 15<sup>th</sup> Street East on the north and 19<sup>th</sup> Street on the south, with Central Avenue to the west and 6<sup>th</sup> Avenue East to the east.

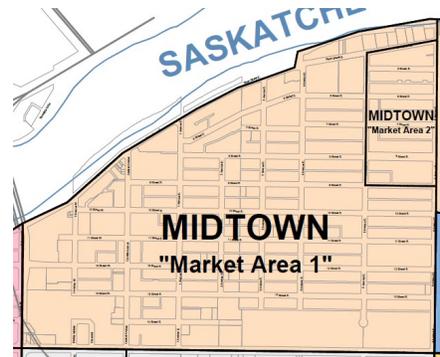


The zoning for this neighbourhood includes:

- R3 – Medium Density Residential
- R4 – High Density Residential
- C3 – Large Lot Commercial
- C1 – Downtown Commercial
- C – Contract
- M2 – Small Lot Light Industrial
- P – Park

### Midtown – Market Area 1

Midtown – Market Area 1 is located between 2<sup>nd</sup> Avenue West and 6<sup>th</sup> Avenue East (excluding Midtown Market – Area 2), with the North Saskatchewan River to the north and 15<sup>th</sup> Street to the south.



The zoning for this neighbourhood includes:

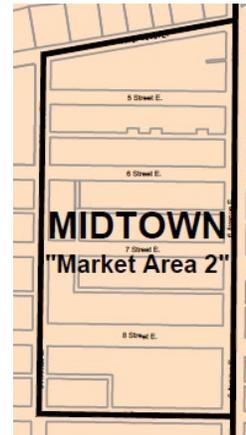
- R4 – High Density Residential
- RMU – Residential Mixed Use
- C1 – Commercial Downtown
  - Prince Albert Downtown Business Improvement District
  - Gateway Mall
  - Prince Albert City Hall
  - First Nations University – Prince Albert Campus
  - University of Saskatchewan – Prince Albert Campus
- C2 – Small Lot Arterial Commercial
  - E.A. Rawlinson Centre of the Arts
- C3 – Large Lot Arterial Commercial
- CMU – Commercial Mixed Use
- C – Contract zone
- M2 – Small Lot Light Industrial
- I1 - Institutional General
  - École Valois
  - Riverside Community School
- P – Park
  - Prince Albert Historical Museum

### Midtown – Market Area 2

Midtown – Market Area 2 is located between River Street East on the north, 9<sup>th</sup> Street East on the south, and between 5<sup>th</sup> and 6<sup>th</sup> Avenue East.

The zoning for this neighbourhood includes:

- R4 – High Density Commercial
- C – Contract
- P – Park



### Midtown – Market Area 3

Midtown – Market Area 3 is located between 6<sup>th</sup> Avenue East and 8<sup>th</sup> Avenue East, with the North Saskatchewan River to the north and Exhibition Drive to the south.

The zoning for this neighbourhood includes:

- R3 – Medium Density
- CMU – Commercial Mixed Use
- C3 – Large Lot Arterial Commercial
- M2 – Small Lot Light Industrial
- I1 - Institutional General
- P – Park

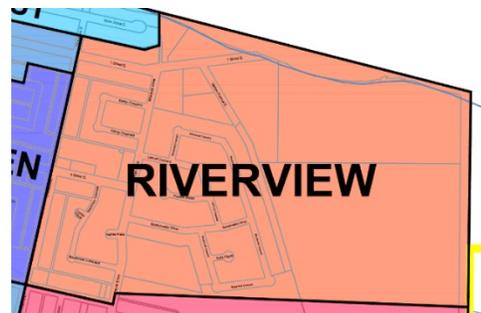


### Riverview

Riverview is roughly located between 15th Avenue East to the west and city limits on the east, with the North Saskatchewan River to the north and extending from approximately 7<sup>th</sup> Street towards the eastern edge of city limits on the south.

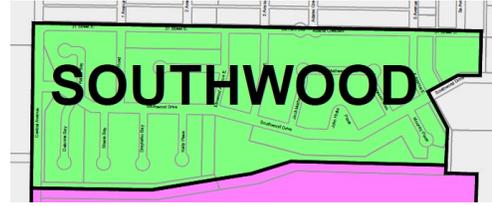
The zoning for this neighbourhood includes:

- R2 – Small Lot Residential
- R4 – High Density Residential
- I1 - Institutional General
  - W. J. Berezowski Public School
- AG – Agriculture
- P – Park



## Southwood

Southwood is a smaller neighbourhood roughly located between Central Avenue to the west and 5<sup>th</sup> Avenue East, with 31<sup>st</sup> Street East to the north and the Rotary Trail to the south and including Myron Kowalsky Park.

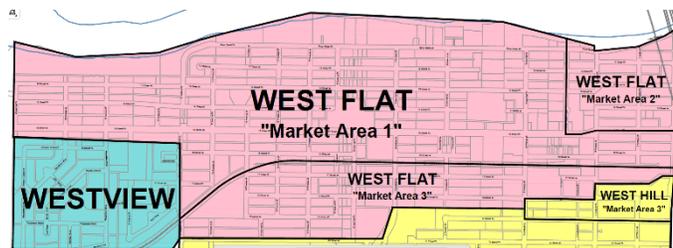


The zoning for this neighbourhood includes:

- R2 – Small Lot Residential (most predominant)
- R4 – High Density Residential
- P – Park (2)

## West Flat – Market Area 1

West Flat – Market Area 1 is roughly located from the Riverbank to the railroad tracks and from 5<sup>th</sup> Avenue West/Bishop Pascal Place to 20<sup>th</sup> Avenue West with a smaller area from 15<sup>th</sup> Street West to the rail road tracks over to 2<sup>nd</sup> Avenue West.



The zoning for this neighbourhood includes:

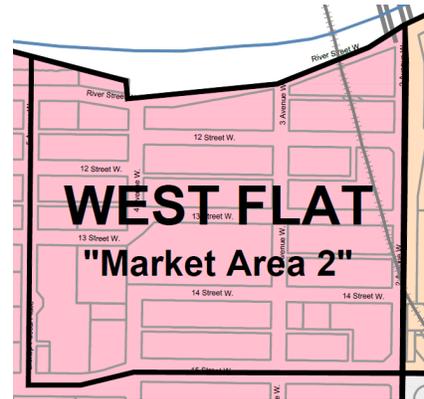
- R3 – Medium Density Residential (most predominant)
- R4 – High Density Residential
- C2 – Small Lot Arterial
- CMU – Commercial Mixed Use
- M2 – Small Lot Light Industrial
- I1 – Institutional General
  - Elevation Academy of Prince Albert
  - Queen Mary Community School
- P – Park (5) and the Riverbank consists of another (4)

### West Flat – Market Area 2

West Flat – Market Area 2 is located between the river bank and 15<sup>th</sup> Street West, and 2<sup>nd</sup> Avenue West to Bishop Pascal Place/5<sup>th</sup> Avenue West.

The zoning for this neighbourhood includes:

- R4 – High Density Residential (most predominant)
- C2 – Small Lot Arterial Commercial
- CMU – Commercial Mixed Use
- I1 – Institutional General
  - École St. Mary High School
- P – Park (1)



### West Flat – Market Area 3

West Flat – Market Area 3 is located south of the railroad tracks to 18<sup>th</sup> street West and from Wesmor Community High School to 6<sup>th</sup> Avenue West, with a smaller area roughly between 2<sup>nd</sup> Avenue West and 6<sup>th</sup> Avenue West

The zoning for this neighbourhood includes:

- R3 – Medium Density Residential (most predominant)
- CMU – Commercial Mixed Use
- C2 – Small Lot Arterial Commercial
- M2 – Small Lot Light Industrial
- I1 – Institutional General
  - Wesmor Public High School
- FUD – Future Urban Expansion

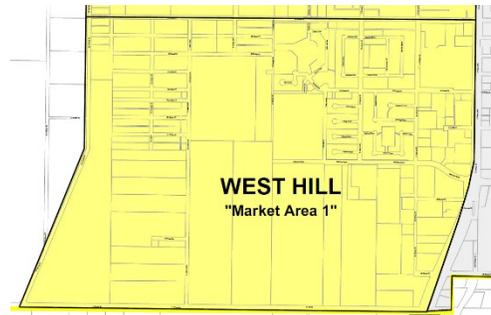


### West Hill – Market Area 1

West Hill – Market Area 1 is located between 16<sup>th</sup> Avenue West and 2<sup>nd</sup> Avenue West, and between 28<sup>th</sup> Street West and 44<sup>th</sup> Street West.

The zoning for this neighbourhood includes:

- R1 – Large Lot Residential
- R4 – High Density Residential
- C4 – Highway Commercial
- CMU – Commercial Mixed Use
- FUD – Future Urban Expansion (Most predominant)
- P – Park (2)



### West Hill – Market Area 2

West Hill – Market Area 2 is located between 16<sup>th</sup> Avenue West and 2<sup>nd</sup> Avenue West, and roughly between 19<sup>th</sup> Street West to 28<sup>th</sup> Street West.

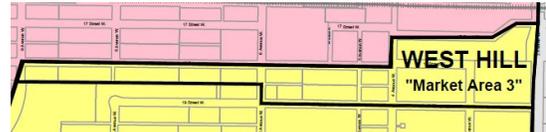


The zoning for this neighbourhood includes:

- R1 – Large Lot Residential.
- R3- Medium Density Residential (most predominant)
- R4 – High Density Residential properties
- CMU – Commercial Mixed Use
- C4 – Highway Commercial areas
- I1 – Institutional General
  - École St. Anne School
  - Arthur Pechey School
  - Chief Joseph Custer Reserve
- I2 – Institutional Medical Service
  - Royal Victoria Hospital
  - Herb Bassett Home
- P – Park (2)
- FUD – Future Urban Expansion

### West Hill – Market Area 3

This is the smallest of the 3 market areas for the West Hill neighbourhood. The northern edge runs along 17<sup>th</sup> and 18<sup>th</sup> Street West, and the southern edge runs roughly along 20<sup>th</sup> and 19<sup>th</sup> Street West and is set between 2<sup>nd</sup> Avenue West on the east and 9<sup>th</sup> Avenue West on the West.



The zoning for this neighbourhood includes:

- R3 - Medium Density Residential (most predominant)
- C2 – Small Lot Arterial Commercial
- M2 – Small Lot Light Industrial
- P – Park (mainly used as a buffer between industrial and residential)

## Quality

The following descriptions of the three qualities used in Prince Albert for are based off direction from Section 5.3 of *SAMA's 2023 Cost Guide Version 1.0*.

### Fair

Fair quality are frequently mass produced with low-cost production as a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not necessarily substandard. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation. Designs are simple rectangular shapes, windows and doors are few and low cost, roof lines are plain and typically gable.

### Standard

Residences of standard quality are usually mass produced. By most standards, the quality of materials and workmanship meets or exceeds standards, but does not reflect custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. Roof slopes will increase, as well as the overhangs and complexity of the roof style, relative to lower quality residences. House shapes will be rectangular to "L" shaped with some corners and indentations that add to the cost.

### Semi-Custom

Semi-Custom residences may be mass produced or be individually designed. Good quality materials will be used on the exterior and interior. There will be more attention to detail and higher quality materials than in standard quality residences. Exteriors will have good fenestration and ornamental materials and interiors will have good quality materials and will be well finished. The exterior and interior not be as elaborate as a custom quality residence.

## View

There are three (3) views: Standard, Desirable, Very Desirable.

- **Standard** – A condominium unit has no view of greenspace and/or river view.
- **Desirable** – A condominium unit that has a partial view of greenspace and/or river view.
- **Very Desirable** - A condominium unit that has a direct view of greenspace and/or river view.

## Location

Where the unit of the condominium is located. There are two locations either corner or interior.

- **Corner** – a condominium unit located at the corner or end of a building. The end units in townhouse style properties are classified as Corner units.
- **Interior** – a condominium unit located between the corner or end units

### Air Conditioning

A condominium variable based on if the unit has air conditioning.

- **Nil** – There is no air conditioning in the condominium unit.
- **Unit** – There is a wall unit air conditioning in the condominium unit.
- **Central** – There is central air conditioning in the condominium unit.

### Story Level

The floor level a unit is on. If there is a parkade on the ground level, the first floor of condominium units will start on the 2<sup>nd</sup> floor. The basement / semi-basement units are partially below grade, typically about 4 feet.

### Ratio Study

Ratio Statistics based on Assessment to Sales Ratio (ASR)	
Number of Sales	237
Median ASR	1.00
Coefficient of Dispersion (COD)	9.629%
Coefficient of Determination (R <sup>2</sup> )	93.45%

**Number of Sales** - The total number of verified/valid residential condominium property sales from within the boundaries of the City of Prince Albert that occurred between January 1, 2019 and December 31, 2022. These sales are used in the statistical analysis and development of the 2025 Revaluation Condominium Assessment Model.

**Assessment to Sale Ratio (ASR)** - The assessment to sale ratio measures how closely the assessed values align with the sale prices of the properties. The median ASR is determined by calculating the ASR for each property, and then taking the median of all the ASRs together. The median is the middle value of the list of values, or in the case of an even numbered data set, the arithmetic mean of the two middle values.

**Coefficient of Dispersion (COD)** - The coefficient of dispersion is expressed as a percentage of the average deviation of the ratios from the median. The COD is used throughout the property assessment field as a measure of appraisal uniformity.

**Coefficient of Determination (R<sup>2</sup>)** – The proportion of the variation in the dependent variable accounted for by the variation in the independent variables. R<sup>2</sup> varies between zero (no linear relationship) and one (perfect linear relationship). In this model, the R<sup>2</sup> explains 93.45% of the sales population.

Please contact the Assessment Division at [assessment@citypa.com](mailto:assessment@citypa.com) or by calling 306-953-4320 ext. 2 for Assessment if you have any further questions.

### Condominium Sales 2019 to 2023

ROLL	ADDRESS	NEIGHBOURHOOD	SALE YEAR	SALE MONTH	ADJUSTED SALE PRICE	PREDICTED VALUE	ASR
300000200.0005	5, 40 18TH STREET W	EAST HILL MARKET AREA 2	2021	7	\$173,000	\$177,832	1.03
300000300.0001	1 - 20 18TH STREET WEST	EAST HILL MARKET AREA 2	2021	12	\$130,000	\$165,106	1.27
300000300.0002	2, 20 18TH STREET W	EAST HILL MARKET AREA 2	2019	5	\$120,000	\$165,106	1.38
300000300.0006	6 - 20 18TH STREET WEST	EAST HILL MARKET AREA 2	2022	4	\$192,450	\$177,832	0.92
300000400.0006	202 - 128 19TH STREET WEST	EAST HILL MARKET AREA 2	2022	1	\$167,500	\$181,117	1.08
300000450.0014	306, 1901 1 1/2 AVENUE W	EAST HILL MARKET AREA 2	2019	4	\$227,500	\$164,023	0.72
300000450.0019	404, 1901 1 1/2 AVENUE W	EAST HILL MARKET AREA 2	2020	3	\$215,000	\$179,519	0.83
300000500.0008	203 - 66 19TH STREET WEST	EAST HILL MARKET AREA 1	2021	4	\$95,000	\$131,371	1.38
300000500.0011	206, 66 19TH STREET W	EAST HILL MARKET AREA 1	2020	3	\$142,000	\$156,101	1.10
300000500.0013	302 - 66 19TH STREET WEST	EAST HILL MARKET AREA 1	2020	11	\$108,000	\$164,971	1.53
300000500.0015	304 - 66 19TH STREET WEST	EAST HILL MARKET AREA 1	2020	11	\$90,000	\$148,088	1.65
300000600.0001	101, 2405 1ST AVENUE W	EAST HILL MARKET AREA 1	2019	5	\$185,000	\$177,190	0.96
300000600.0004	104, 2405 1ST AVENUE W	EAST HILL MARKET AREA 1	2019	7	\$165,000	\$153,216	0.93
300000600.0008	204, 2405 1ST AVENUE W	EAST HILL MARKET AREA 1	2020	12	\$145,000	\$153,216	1.06
300000600.0010	302, 2405 1ST AVENUE W	EAST HILL MARKET AREA 1	2019	10	\$174,000	\$187,258	1.08
300000600.0012	304, 2405 1ST AVENUE W	EAST HILL MARKET AREA 1	2020	7	\$170,000	\$161,922	0.95
300000650.0004	204 - 2501 1ST AVENUE WEST	EAST HILL MARKET AREA 1	2022	10	\$200,000	\$182,964	0.91
300000650.0016	308 - 2501 1ST AVENUE WEST	EAST HILL MARKET AREA 1	2021	10	\$209,000	\$182,899	0.88
300000650.0023	408 - 2501 1ST AVENUE WEST	EAST HILL MARKET AREA 1	2022	11	\$197,000	\$182,899	0.93
300000680.0001	D - 2825 1ST AVENUE WEST	EAST HILL MARKET AREA 1	2022	8	\$98,000	\$65,362	0.67
300000700.0004	104 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2021	10	\$147,000	\$138,590	0.94
300000700.0009	110 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2020	8	\$198,000	\$173,240	0.87
300000700.0011	201 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2022	1	\$164,900	\$175,151	1.06
300000700.0014	204 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2022	8	\$192,000	\$158,820	0.83
300000700.0016	206 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2021	11	\$150,000	\$175,151	1.17
300000700.0019	209 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2022	8	\$265,000	\$204,126	0.77
300000700.0021	211 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2022	6	\$225,000	\$202,412	0.90
300000700.0026	305 - 3590 4TH AVENUE WEST	WEST HILL MARKET AREA 1	2020	8	\$185,000	\$181,492	0.98
300000750.0001	201 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2020	3	\$172,000	\$167,544	0.97
300000750.0002	202 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2021	7	\$180,000	\$176,168	0.98
300000750.0003	203 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	9	\$209,000	\$237,610	1.14
300000750.0007	207 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2020	10	\$150,000	\$236,448	1.58
300000750.0008	208 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	11	\$245,000	\$218,770	0.89
300000750.0013	305 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	5	\$200,000	\$209,383	1.05
300000750.0014	306 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	11	\$200,000	\$218,036	1.09
300000750.0017	401 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2019	10	\$275,000	\$248,225	0.90
300000750.0018	403 - 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	12	\$380,000	\$315,525	0.83
300000750.0020	406, 2781 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2020	10	\$255,000	\$317,217	1.24
300000760.0001	201 - 2761 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2022	4	\$206,000	\$189,221	0.92
300000760.0016	308 - 2761 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2021	8	\$248,000	\$245,906	0.99
300000760.0021	407 - 2761 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2021	1	\$220,000	\$250,536	1.14
300000760.0022	408 - 2761 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2022	6	\$232,000	\$245,906	1.06
300000770.0001	201 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2022	5	\$199,900	\$198,189	0.99
300000770.0002	202 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	12	\$199,000	\$199,509	1.00
300000770.0003	203 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2020	6	\$270,000	\$280,932	1.04
300000770.0004	204 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2019	11	\$270,000	\$262,673	0.97
300000770.0005	205 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	6	\$210,000	\$213,831	1.02
300000770.0006	206 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	11	\$239,160	\$225,895	0.94
300000770.0007	207 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	4	\$253,000	\$261,891	1.04
300000770.0008	208 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	6	\$269,900	\$257,301	0.95
300000770.0011	303 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2020	5	\$280,000	\$282,051	1.01
300000770.0012	304 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2019	12	\$283,530	\$277,598	0.98
300000770.0013	305 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	1	\$230,000	\$238,731	1.04
300000770.0014	306 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	6	\$254,160	\$248,026	0.98
300000770.0015	307 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	3	\$272,400	\$276,772	1.02
300000770.0016	308 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	8	\$261,900	\$271,921	1.04
300000770.0019	403 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2019	11	\$290,000	\$279,718	0.96
300000770.0020	404 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 1	2019	11	\$290,000	\$277,598	0.96
300000770.0021	405 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2019	11	\$253,780	\$245,648	0.97
300000770.0022	406 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2022	6	\$279,160	\$250,404	0.90

ROLL	ADDRESS	NEIGHBOURHOOD	SALE YEAR	SALE MONTH	ADJUSTED SALE PRICE	PREDICTED VALUE	ASR
300000770.0023	407 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2021	4	\$271,060	\$276,772	1.02
300000770.0024	408 - 2641 WOODBRIDGE DRIVE	WEST HILL MARKET AREA 2	2020	6	\$284,800	\$289,783	1.02
300000800.0006	106 - 301 34TH STREET W	WEST HILL MARKET AREA 1	2022	9	\$235,000	\$177,057	0.75
300000800.0007	107 - 301 34TH STREET W	WEST HILL MARKET AREA 1	2020	10	\$140,000	\$166,128	1.19
300000800.0008	201 - 301 34TH STREET W	WEST HILL MARKET AREA 1	2020	8	\$180,000	\$181,318	1.01
300000800.0011	204 - 301 34TH STREET W	WEST HILL MARKET AREA 1	2021	1	\$127,500	\$132,623	1.04
300000800.0017	301, 301 34TH STREET W	WEST HILL MARKET AREA 1	2020	4	\$170,000	\$191,621	1.13
300000800.0019	303 - 301 34TH STREET W	WEST HILL MARKET AREA 1	2021	9	\$205,000	\$177,419	0.87
300000800.0026	108 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2021	4	\$177,450	\$190,397	1.07
300000800.0027	109 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2020	9	\$150,000	\$194,185	1.29
300000800.0028	110 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2021	1	\$140,000	\$189,230	1.35
300000800.0029	111 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2022	1	\$100,000	\$137,675	1.38
300000800.0035	212 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2021	11	\$145,000	\$172,539	1.19
300000800.0042	310, 305 34TH STREET W	WEST HILL MARKET AREA 1	2021	7	\$190,000	\$200,625	1.06
300000800.0043	311 - 305 34TH STREET WEST	WEST HILL MARKET AREA 1	2021	9	\$195,000	\$205,219	1.05
300000875.0004	4 - 2805 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2021	10	\$575,000	\$545,023	0.95
300000875.0016	16 - 2805 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2022	12	\$397,500	\$387,683	0.98
300000875.0019	19, 2805 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2019	9	\$360,000	\$387,624	1.08
300000875.0026	26, 2805 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2021	9	\$442,000	\$437,575	0.99
300000885.0008	108 - 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2021	9	\$325,000	\$330,975	1.02
300000885.0010	202, 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2019	7	\$342,760	\$349,781	1.02
300000885.0014	206 - 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2021	6	\$310,000	\$301,256	0.97
300000885.0016	208 - 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2022	10	\$330,500	\$342,957	1.04
300000885.0021	305 - 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2022	5	\$369,000	\$336,272	0.91
300000885.0024	308 - 2800 LAKEVIEW DRIVE	WEST HILL MARKET AREA 1	2021	5	\$369,000	\$349,781	0.95
300000900.0002	203 - 699 28TH STREET WEST	WEST HILL MARKET AREA 1	2022	4	\$154,900	\$151,932	0.98
300000900.0006	407 - 699 28TH STREET WEST	WEST HILL MARKET AREA 1	2019	6	\$135,000	\$160,564	1.19
300000930.0002	105, 586 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	11	\$184,500	\$153,566	0.83
300000930.0006	201, 586 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2022	3	\$220,000	\$239,525	1.09
300000950.0002	202 - 544 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	8	\$287,000	\$302,866	1.06
300000950.0005	301, 544 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	10	\$289,000	\$320,075	1.11
300000950.0011	403 - 544 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	8	\$260,000	\$260,718	1.00
300001000.0002	B1 - 532 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2022	6	\$210,000	\$193,191	0.92
300001000.0004	D1 - 532 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	9	\$270,000	\$221,618	0.82
300001100.0007	2C - 516 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2019	5	\$189,000	\$172,165	0.91
300001100.0008	2D - 516 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2019	4	\$175,500	\$182,036	1.04
300001100.0011	3C, 516 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	8	\$205,000	\$181,947	0.89
300001100.0015	4C, 516 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	7	\$200,000	\$181,947	0.91
300001100.0019	5C - 516 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2022	9	\$160,000	\$181,947	1.14
300001150.0009	301 - 395 RIVER STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	6	\$230,000	\$230,403	1.00
300001150.0018	402, 395 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2021	9	\$225,000	\$213,557	0.95
300001150.0022	406, 395 RIVER STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	3	\$185,000	\$192,995	1.04
300001200.0005	201, 255 7TH STREET E	MIDTOWN MARKET AREA 1	2020	8	\$105,000	\$104,535	1.00
300001200.0006	202 - 255 7TH STREET EAST	MIDTOWN MARKET AREA 1	2021	1	\$95,000	\$104,535	1.10
300001200.0007	203 - 255 7TH STREET EAST	MIDTOWN MARKET AREA 1	2020	7	\$134,900	\$104,535	0.77
300001200.0010	302 - 255 7TH STREET EAST	MIDTOWN MARKET AREA 1	2020	5	\$87,000	\$110,475	1.27
300001300.0012	301 - 314 11TH STREET EAST	MIDTOWN MARKET AREA 1	2022	9	\$52,000	\$91,193	1.75
300001500.0005	201 - 54 19TH STREET EAST	EAST HILL MARKET AREA 2	2022	3	\$95,000	\$103,155	1.09
300001500.0007	203 - 54 19TH STREET EAST	EAST HILL MARKET AREA 2	2020	7	\$105,000	\$103,155	0.98
300001550.0001	1902 3RD AVENUE EAST	EAST HILL MARKET AREA 1	2022	7	\$225,000	\$230,578	1.02
300001550.0004	1908 3RD AVENUE E	EAST HILL MARKET AREA 1	2020	11	\$200,000	\$230,578	1.15
300001575.0003	203 - 1 26TH STREET E	EAST HILL MARKET AREA 1	2022	3	\$199,900	\$191,188	0.96
300001575.0004	204 - 1 26TH STREET E	EAST HILL MARKET AREA 1	2022	8	\$208,000	\$182,964	0.88
300001575.0008	208 - 1 26TH STREET EAST	EAST HILL MARKET AREA 1	2021	8	\$215,000	\$183,937	0.86
300001575.0009	301 - 1 26TH STREET E	EAST HILL MARKET AREA 1	2020	9	\$150,000	\$145,986	0.97
300001575.0010	302 - 1 26TH STREET E	EAST HILL MARKET AREA 1	2022	8	\$187,000	\$153,133	0.82
300001575.0017	401, 1 26TH STREET E	EAST HILL MARKET AREA 1	2021	3	\$130,000	\$145,986	1.12
300001600.0004	104 42 27TH STREET E	EAST HILL MARKET AREA 1	2020	3	\$121,000	\$91,372	0.76
300001600.0011	203 - 42 27TH STREET EAST	EAST HILL MARKET AREA 1	2022	6	\$109,000	\$107,449	0.99
300001600.0014	206 - 42 27TH STREET EAST	EAST HILL MARKET AREA 1	2021	8	\$110,000	\$91,372	0.83

ROLL	ADDRESS	NEIGHBOURHOOD	SALE YEAR	SALE MONTH	ADJUSTED SALE PRICE	PREDICTED VALUE	ASR
300001600.0022	306 42 27TH STREET E	EAST HILL MARKET AREA 1	2021	4	\$99,000	\$96,563	0.98
300001750.0005	5 - 2155 14TH AVENUE EAST	CRESCENT HEIGHTS MARKET AREA 1	2022	10	\$450,000	\$391,383	0.87
300001750.0011	11, 2155 14TH AVENUE E	CRESCENT HEIGHTS MARKET AREA 1	2020	6	\$427,000	\$449,691	1.05
300001770.0006	102, 515 28 STREET E	EAST HILL MARKET AREA 1	2020	1	\$115,000	\$97,811	0.85
300001770.0007	101, 515 28TH STREET E	EAST HILL MARKET AREA 1	2021	3	\$93,400	\$98,264	1.05
300001770.0022	125, 515 28TH STREET E	EAST HILL MARKET AREA 1	2019	8	\$96,000	\$108,491	1.13
300001770.0033	212, 515 28TH STREET E	EAST HILL MARKET AREA 1	2020	4	\$95,000	\$97,460	1.03
300001770.0035	208, 515 28TH STREET E	EAST HILL MARKET AREA 1	2021	3	\$109,000	\$98,795	0.91
300001770.0041	205 - 515 28TH STREET EAST	EAST HILL MARKET AREA 1	2022	1	\$96,000	\$98,906	1.03
300001770.0042	207, 515 28TH STREET E	EAST HILL MARKET AREA 1	2020	4	\$92,800	\$99,240	1.07
300001770.0063	226, 515 28TH STREET E	EAST HILL MARKET AREA 1	2019	7	\$95,000	\$111,132	1.17
300001775.0003	26 - 1600 MUZZY DRIVE	CRESCENT ACRES	2020	11	\$270,000	\$308,081	1.14
300001775.0008	31 - 1600 MUZZY DRIVE	CRESCENT ACRES	2021	11	\$280,000	\$256,125	0.91
300001775.0009	32 - 1600 MUZZY DRIVE	CRESCENT ACRES	2021	5	\$290,000	\$263,483	0.91
300001775.0018	41 - 1600 MUZZY DRIVE	CRESCENT ACRES	2020	3	\$275,000	\$273,622	0.99
300001775.0023	1 - 1600 Muzzy Drive	CRESCENT ACRES	2021	8	\$288,500	\$256,125	0.89
300001775.0024	2 - 1600 Muzzy Drive	CRESCENT ACRES	2022	11	\$290,000	\$248,743	0.86
300001775.0026	4 - 1600 Muzzy Drive	CRESCENT ACRES	2022	2	\$263,350	\$254,828	0.97
300001775.0031	44 - 1600 MUZZY DRIVE	CRESCENT ACRES	2021	10	\$280,000	\$267,159	0.95
300001775.0032	45 - 1600 MUZZY DRIVE	CRESCENT ACRES	2020	4	\$248,500	\$248,743	1.00
300001775.0033	46 - 1600 MUZZY DRIVE	CRESCENT ACRES	2022	6	\$295,000	\$273,180	0.93
300001775.0035	49 - 1600 MUZZY DRIVE	CRESCENT ACRES	2020	5	\$250,000	\$248,743	0.99
300001775.0037	47 - 1600 MUZZY DRIVE	CRESCENT ACRES	2022	6	\$295,000	\$256,125	0.87
300001775.0040	9 - 1600 MUZZY DRIVE	CRESCENT ACRES	2019	8	\$254,500	\$248,743	0.98
300001775.0041	10 - 1600 MUZZY DRIVE	CRESCENT ACRES	2022	4	\$271,900	\$256,125	0.94
300001775.0044	13 - 1600 MUZZY DRIVE	CRESCENT ACRES	2020	12	\$260,000	\$254,828	0.98
300001775.0047	16 - 1600 MUZZY DRIVE	CRESCENT ACRES	2022	8	\$275,000	\$248,743	0.90
300001775.0049	18 - 1600 MUZZY DRIVE	CRESCENT ACRES	2022	7	\$303,000	\$274,908	0.91
300001800.0004	104 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2019	8	\$125,000	\$106,999	0.86
300001800.0012	112 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	10	\$95,000	\$108,208	1.14
300001800.0014	114 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	3	\$95,000	\$96,732	1.02
300001800.0021	121 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	2	\$85,000	\$105,796	1.24
300001800.0026	202 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	6	\$100,000	\$96,851	0.97
300001800.0032	208 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	5	\$85,000	\$98,173	1.15
300001800.0037	213 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	12	\$98,500	\$99,382	1.01
300001800.0039	215 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	11	\$115,000	\$95,191	0.83
300001800.0044	220 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	7	\$107,000	\$110,403	1.03
300001800.0047	223 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2021	11	\$79,900	\$100,851	1.26
300001800.0051	303 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	5	\$80,000	\$78,951	0.99
300001800.0052	304 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	12	\$105,000	\$103,894	0.99
300001800.0055	307 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2019	9	\$97,000	\$96,495	0.99
300001800.0061	313 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	8	\$90,000	\$98,657	1.10
300001800.0066	318 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	7	\$105,000	\$102,855	0.98
300001800.0073	401 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	8	\$140,000	\$103,434	0.74
300001800.0077	405 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	12	\$105,000	\$97,811	0.93
300001800.0080	408 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2021	3	\$105,000	\$98,536	0.94
300001800.0086	414 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2019	8	\$108,000	\$96,140	0.89
300001800.0087	415 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	7	\$95,000	\$96,140	1.01
300001800.0088	416 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2019	9	\$110,000	\$97,088	0.88
300001800.0090	418 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	6	\$95,000	\$101,853	1.07
300001800.0091	419 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2021	4	\$85,000	\$101,727	1.20
300001800.0092	420 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	1	\$110,000	\$110,039	1.00
300001800.0093	421 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	11	\$85,000	\$104,263	1.23
300001800.0102	506 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	6	\$125,000	\$96,732	0.77
300001800.0103	507 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	6	\$100,000	\$96,377	0.96
300001800.0105	509 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2020	3	\$98,000	\$103,664	1.06
300001800.0107	511 - 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2022	10	\$92,500	\$96,614	1.04
300001800.0114	518 1580 OLIVE DIEFENBAKER	CRESCENT ACRES	2019	9	\$120,000	\$101,477	0.85
300001850.0001	31 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2022	9	\$226,500	\$241,360	1.07
300001850.0004	25 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2022	12	\$226,000	\$233,813	1.03

ROLL	ADDRESS	NEIGHBOURHOOD	SALE YEAR	SALE MONTH	ADJUSTED SALE PRICE	PREDICTED VALUE	ASR
300001850.0005	30 1620 OLIVE DIEFENBAKER DR	CRESCENT ACRES	2021	11	\$220,000	\$255,133	1.16
300001850.0007	26 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2022	2	\$224,000	\$220,367	0.98
300001850.0010	20 1620 OLIVE DIEFENBAKER DR	CRESCENT ACRES	2019	4	\$215,000	\$252,644	1.18
300001850.0014	12 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2022	12	\$235,000	\$255,133	1.09
300001850.0017	7 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2020	1	\$215,000	\$255,133	1.19
300001850.0019	5 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2021	7	\$215,000	\$252,223	1.17
300001850.0022	21 1620 OLIVE DIEFENBAKER DR	CRESCENT ACRES	2019	7	\$220,000	\$252,223	1.15
300001850.0025	15 - 1620 OLIVE DIEFENBAKER DRIVE	CRESCENT ACRES	2021	3	\$245,000	\$255,133	1.04
300001875.0001	101 1851 PEDERSON DRIVE	CRESCENT ACRES	2021	1	\$325,000	\$306,698	0.94
300001875.0002	102 1851 PEDERSON DRIVE	CRESCENT ACRES	2021	5	\$283,000	\$317,335	1.12
300001875.0010	310 1851 PEDERSON DRIVE	CRESCENT ACRES	2022	9	\$312,000	\$321,667	1.03
300001875.0011	311 1851 PEDERSON DRIVE	CRESCENT ACRES	2020	4	\$285,000	\$304,305	1.07
300001875.0013	413 1851 PEDERSON DRIVE	CRESCENT ACRES	2021	10	\$305,000	\$306,698	1.01
300001875.0014	414 - 1851 PEDERSON DRIVE	CRESCENT ACRES	2022	11	\$320,000	\$321,667	1.01
300001875.0016	416 1851 PEDERSON DRIVE	CRESCENT ACRES	2019	11	\$308,000	\$306,698	1.00
300001875.0017	517 1851 PEDERSON DRIVE	CRESCENT ACRES	2019	8	\$275,000	\$248,672	0.90
300001875.0021	621 1851 PEDERSON DRIVE	CRESCENT ACRES	2022	7	\$317,500	\$306,698	0.97
300001875.0022	622 1851 PEDERSON DRIVE	CRESCENT ACRES	2019	4	\$285,000	\$321,667	1.13
300001875.0023	623 - 1851 PEDERSON DRIVE	CRESCENT ACRES	2022	6	\$308,000	\$317,335	1.03
300001875.0024	624 1851 PEDERSON DRIVE	CRESCENT ACRES	2020	8	\$257,000	\$272,728	1.06
300001950.0009	301 - 3094 5TH AVENUE EAST	EAST HILL MARKET AREA 1	2022	5	\$75,000	\$82,663	1.10
300001950.0011	303 - 3094 5TH AVENUE EAST	EAST HILL MARKET AREA 1	2022	4	\$88,680	\$84,871	0.96
300001975.0013	127 - 19 GUY DRIVE	CRESCENT ACRES	2021	8	\$371,000	\$319,162	0.86
300001975.0033	220 19 GUY DRIVE	CRESCENT ACRES	2019	5	\$269,000	\$286,854	1.07
300001975.0053	312 19 GUY DRIVE	CRESCENT ACRES	2020	11	\$210,000	\$220,070	1.05
300001975.0054	314 19 GUY DRIVE	CRESCENT ACRES	2020	4	\$310,000	\$337,297	1.09
300002050.0001	101 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	8	\$337,000	\$373,447	1.11
300002050.0002	102 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	6	\$294,650	\$282,554	0.96
300002050.0003	103 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2020	12	\$314,690	\$300,126	0.95
300002050.0005	105 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	9	\$285,000	\$282,554	0.99
300002050.0006	106 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	9	\$348,280	\$342,846	0.98
300002050.0008	202 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	10	\$289,500	\$298,609	1.03
300002050.0009	203 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	12	\$309,750	\$317,179	1.02
300002050.0010	204 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	10	\$295,000	\$317,179	1.08
300002050.0011	205 - 1600 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2022	7	\$296,000	\$298,609	1.01
300002050.0015	303 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	11	\$324,750	\$314,456	0.97
300002050.0017	305 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2021	7	\$321,630	\$298,609	0.93
300002050.0018	306 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	8	\$372,280	\$385,328	1.04
300002050.0023	405 1600 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	11	\$405,000	\$385,328	0.95
300002100.0001	101 - 1602 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2022	5	\$350,000	\$347,097	0.99
300002100.0003	103, 1602 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2021	10	\$358,000	\$358,848	1.00
300002100.0004	104, 1602 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2019	10	\$268,500	\$315,836	1.18
300002100.0006	201 - 1602 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2022	5	\$365,000	\$367,739	1.01
300002100.0016	400, 1602 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	10	\$330,000	\$318,352	0.96
300002100.0019	404, 1602 1ST STREET E	MIDTOWN/RIVERVIEW CONDOS	2020	9	\$325,000	\$324,451	1.00
300002100.0020	403 - 1602 1ST STREET EAST	MIDTOWN/RIVERVIEW CONDOS	2021	11	\$345,000	\$299,219	0.87
300002200.0002	2 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2020	7	\$285,000	\$303,029	1.06
300002200.0003	3 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2022	9	\$320,000	\$308,217	0.96
300002200.0004	4 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2019	10	\$290,000	\$303,029	1.04
300002200.0007	7 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2022	9	\$322,500	\$308,217	0.96
300002200.0011	11 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2019	7	\$280,000	\$290,694	1.04
300002200.0012	12 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2020	3	\$320,000	\$325,482	1.02
300002200.0014	14 550 SOUTHWOOD DRIVE	SOUTHWOOD	2020	12	\$319,900	\$325,482	1.02
300002200.0017	17 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2022	1	\$315,000	\$331,054	1.05
300002200.0023	23 - 550 SOUTHWOOD DRIVE	SOUTHWOOD	2022	10	\$320,000	\$270,444	0.85
300002400.0007	7 - 211 20TH STREET West	WEST HILL MARKET AREA 2	2019	1	\$155,000	\$139,977	0.90
300301650.0024	2823A DUNN DRIVE	CARLTON PARK	2019	6	\$164,900	\$137,358	0.83