

List of Fairhaven Sales

Roll #	Sale Date	Nbhd Desc	Address	Assessed Value	Sale Price	Assessment to Sales Ratio	Current Assessment Minus Sale Price
514434750	25-Sep-24	Fairhaven - Residential Market Area 7	131 Barber Pl	425,900	\$570,000	0.75	(\$144,100)
504428650	10-May-24	Fairhaven - Residential Market Area 7	107 Olmstead Rd	332,600	\$427,000	0.78	(\$94,400)
504420150	2-Aug-24	Fairhaven - Residential Market Area 7	118 Priel Cres	288,200	\$371,000	0.78	(\$82,800)
514407840	5-Sep-24	Fairhaven - Residential Market Area 7	506 Priel Cres	292,100	\$370,000	0.79	(\$77,900)
504520950	10-Oct-24	Fairhaven - Residential Market Area 7	331 Hull Crt	303,100	\$376,000	0.81	(\$72,900)
514506650	23-Dec-24	Fairhaven - Residential Market Area 7	54 Henigman Pl	308,000	\$380,900	0.81	(\$72,900)
514410150	23-Jul-24	Fairhaven - Residential Market Area 7	3747 Fairlight Dr	202,000	\$267,500	0.76	(\$65,500)
514437150	26-Jan-24	Fairhaven - Residential Market Area 7	134 Lochrie Cres	175,000	\$239,000	0.73	(\$64,000)
514410640	29-Aug-24	Fairhaven - Residential Market Area 7	3707 Fairlight Dr	278,100	\$340,000	0.82	(\$61,900)
504422650	30-Dec-24	Fairhaven - Residential Market Area 7	3515 Fairlight Dr	281,100	\$340,000	0.83	(\$58,900)
504421650	25-Sep-23	Fairhaven - Residential Market Area 7	3627 Fairlight Dr	264,500	\$320,000	0.83	(\$55,500)
504421700	15-Apr-24	Fairhaven - Residential Market Area 7	3623 Fairlight Dr	285,000	\$335,000	0.85	(\$50,000)
514411540	2-Oct-24	Fairhaven - Residential Market Area 7	366 Priel Pl	297,800	\$347,000	0.86	(\$49,200)
504420500	20-Jun-23	Fairhaven - Residential Market Area 7	202 Priel Cres	284,200	\$333,000	0.85	(\$48,800)
514403740	8-Nov-24	Fairhaven - Residential Market Area 7	510 Pendygrasse Rd	341,600	\$389,900	0.88	(\$48,300)
504427550	3-Dec-24	Fairhaven - Residential Market Area 7	78 Galbraith Cres	287,900	\$334,900	0.86	(\$47,000)
514434250	19-Jun-24	Fairhaven - Residential Market Area 7	223 Barber Cres	359,400	\$405,000	0.89	(\$45,600)
514439950	25-Nov-24	Fairhaven - Residential Market Area 7	3863 Fairlight Dr	280,300	\$325,000	0.86	(\$44,700)
504512540	5-Dec-23	Fairhaven - Residential Market Area 7	43 Crimp Pl	298,800	\$341,000	0.88	(\$42,200)
504425240	31-Jul-24	Fairhaven - Residential Market Area 7	146 Galbraith Cres	332,100	\$369,900	0.90	(\$37,800)
504430750	20-Jun-23	Fairhaven - Residential Market Area 7	246 Cooper Cres	310,500	\$347,500	0.89	(\$37,000)
514403590	30-Oct-24	Fairhaven - Residential Market Area 7	39 Peeling Ave	313,000	\$350,000	0.89	(\$37,000)
504428700	1-Jun-23	Fairhaven - Residential Market Area 7	113 Olmstead Rd	398,100	\$434,000	0.92	(\$35,900)
514505500	20-Jul-23	Fairhaven - Residential Market Area 7	226 Thomas Cres	308,000	\$342,500	0.90	(\$34,500)
514505900	26-Sep-23	Fairhaven - Residential Market Area 7	10 Henigman Pl	290,800	\$324,900	0.90	(\$34,100)
504422150	10-Apr-23	Fairhaven - Residential Market Area 7	3555 Fairlight Dr	276,800	\$310,265	0.89	(\$33,465)
504515650	13-Apr-23	Fairhaven - Residential Market Area 7	118 Stone Terr	328,500	\$361,000	0.91	(\$32,500)
504424800	23-May-24	Fairhaven - Residential Market Area 7	314 Forrester Rd	292,000	\$324,000	0.90	(\$32,000)
504420900	20-Jun-24	Fairhaven - Residential Market Area 7	234 Priel Cres	308,700	\$340,000	0.91	(\$31,300)
514403840	15-Sep-23	Fairhaven - Residential Market Area 7	2 Diggle Pl	290,200	\$319,900	0.91	(\$29,700)
514407290	18-Dec-23	Fairhaven - Residential Market Area 7	539 Priel Cres	268,300	\$298,000	0.90	(\$29,700)
504520400	18-Mar-24	Fairhaven - Residential Market Area 7	122 Hull Cres	277,600	\$307,000	0.90	(\$29,400)
504429850	29-Feb-24	Fairhaven - Residential Market Area 7	122 Cooper Cres	288,100	\$317,500	0.91	(\$29,400)
504427700	25-Jul-23	Fairhaven - Residential Market Area 7	66 Galbraith Cres	291,400	\$320,000	0.91	(\$28,600)
504432150	30-Nov-23	Fairhaven - Residential Market Area 7	423 Cooper Way	302,300	\$329,900	0.92	(\$27,600)
514405740	16-Aug-23	Fairhaven - Residential Market Area 7	627 Forrester Rd	290,900	\$317,900	0.92	(\$27,000)
504427790	14-Aug-23	Fairhaven - Residential Market Area 7	58 Galbraith Cres	304,800	\$331,000	0.92	(\$26,200)
514408140	4-Apr-23	Fairhaven - Residential Market Area 7	530 Priel Cres	300,400	\$325,500	0.92	(\$25,100)
514406240	15-May-23	Fairhaven - Residential Market Area 7	622 Forrester Rd	282,200	\$307,000	0.92	(\$24,800)
504516900	29-Sep-23	Fairhaven - Residential Market Area 7	330 Stone Pl	345,600	\$370,000	0.93	(\$24,400)
504424640	26-Aug-24	Fairhaven - Residential Market Area 7	302 Forrester Rd	286,200	\$310,000	0.92	(\$23,800)
504518850	12-Dec-24	Fairhaven - Residential Market Area 7	422 Hull Cres	341,300	\$365,000	0.94	(\$23,700)
504423900	5-Mar-24	Fairhaven - Residential Market Area 7	3419 Fairlight Dr	236,500	\$260,000	0.91	(\$23,500)

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514435700	28-Jun-23	Fairhaven - Residential Market Area 7	322 Barber Cres	286,700	\$310,000	0.92	(\$23,300)
504432050	11-Aug-23	Fairhaven - Residential Market Area 7	413 Cooper Way	293,000	\$315,000	0.93	(\$22,000)
504432900	23-Jul-24	Fairhaven - Residential Market Area 7	410 Cooper Way	318,900	\$340,000	0.94	(\$21,100)
504513850	29-Nov-23	Fairhaven - Residential Market Area 7	115 Forrester Rd	293,100	\$314,000	0.93	(\$20,900)
504519390	30-Oct-24	Fairhaven - Residential Market Area 7	403 Hull Cres	290,600	\$310,000	0.94	(\$19,400)
504511800	24-Dec-24	Fairhaven - Residential Market Area 7	104 Clancy Dr	361,900	\$380,000	0.95	(\$18,100)
504520800	16-Aug-24	Fairhaven - Residential Market Area 7	319 Hull Crt	283,000	\$300,000	0.94	(\$17,000)
504513700	6-Sep-23	Fairhaven - Residential Market Area 7	127 Forrester Rd	297,200	\$312,500	0.95	(\$15,300)
514502300	27-Sep-24	Fairhaven - Residential Market Area 7	318 Pendygrasse Rd	330,100	\$343,000	0.96	(\$12,900)
504512600	8-Jan-24	Fairhaven - Residential Market Area 7	39 Crimp Pl	297,700	\$309,000	0.96	(\$11,300)
504426900	17-Dec-24	Fairhaven - Residential Market Area 7	27 Galbraith Cres	268,700	\$280,000	0.96	(\$11,300)
514410790	18-Jul-23	Fairhaven - Residential Market Area 7	310 Priel Pl	284,600	\$295,700	0.96	(\$11,100)
504432300	12-Jul-23	Fairhaven - Residential Market Area 7	435 Cooper Way	288,900	\$299,900	0.96	(\$11,000)
514405690	23-Mar-23	Fairhaven - Residential Market Area 7	631 Forrester Rd	289,000	\$300,000	0.96	(\$11,000)
514406890	21-Jul-23	Fairhaven - Residential Market Area 7	631 Priel Cres	269,100	\$280,000	0.96	(\$10,900)
504516250	6-Mar-23	Fairhaven - Residential Market Area 7	166 Stone Terr	316,600	\$323,000	0.98	(\$6,400)
514401800	3-Oct-23	Fairhaven - Residential Market Area 7	43 Barr Pl	423,800	\$430,000	0.99	(\$6,200)
504423700	3-Jul-24	Fairhaven - Residential Market Area 7	3435 Fairlight Dr	318,600	\$324,500	0.98	(\$5,900)
514409000	29-May-23	Fairhaven - Residential Market Area 7	614 Pendygrasse Rd	249,300	\$255,000	0.98	(\$5,700)
514409250	4-Jun-24	Fairhaven - Residential Market Area 7	624 Pendygrasse Rd	264,600	\$270,000	0.98	(\$5,400)
514407540	16-May-24	Fairhaven - Residential Market Area 7	519 Priel Cres	307,200	\$312,000	0.98	(\$4,800)
504517850	18-May-23	Fairhaven - Residential Market Area 7	203 Stone Cres	320,600	\$324,000	0.99	(\$3,400)
504522700	24-May-23	Fairhaven - Residential Market Area 7	134 Pendygrasse Rd	271,200	\$271,900	1.00	(\$700)
504515250	16-Mar-23	Fairhaven - Residential Market Area 7	122 Forrester Rd	250,800	\$249,000	1.01	\$1,800
504511950	22-Jul-24	Fairhaven - Residential Market Area 7	116 Clancy Dr	338,100	\$336,000	1.01	\$2,100
504522800	20-Sep-23	Fairhaven - Residential Market Area 7	142 Pendygrasse Rd	356,400	\$351,000	1.02	\$5,400
504516840	8-Jan-24	Fairhaven - Residential Market Area 7	326 Stone Pl	391,800	\$385,000	1.02	\$6,800
514411590	15-Mar-23	Fairhaven - Residential Market Area 7	370 Priel Pl	336,300	\$329,000	1.02	\$7,300
504423700	6-Jul-23	Fairhaven - Residential Market Area 7	3435 Fairlight Dr	318,600	\$310,000	1.03	\$8,600
514402390	28-Jul-23	Fairhaven - Residential Market Area 7	43 Bushe Pl	336,000	\$327,375	1.03	\$8,625
504518000	13-Sep-23	Fairhaven - Residential Market Area 7	210 Forrester Rd	333,900	\$325,000	1.03	\$8,900
504421000	31-May-23	Fairhaven - Residential Market Area 7	242 Priel Cres	284,200	\$272,000	1.04	\$12,200
514403040	16-Feb-23	Fairhaven - Residential Market Area 7	46 Peeling Ave	337,300	\$323,500	1.04	\$13,800
514504890	29-Aug-23	Fairhaven - Residential Market Area 7	130 Thomas Cres	339,000	\$324,900	1.04	\$14,100
514505850	18-Oct-23	Fairhaven - Residential Market Area 7	6 Henigman Pl	298,800	\$280,000	1.07	\$18,800
504515050	5-Dec-23	Fairhaven - Residential Market Area 7	106 Forrester Rd	322,200	\$300,000	1.07	\$22,200
514504700	11-May-23	Fairhaven - Residential Market Area 7	122 Thomas Cres	337,500	\$308,000	1.10	\$29,500
514506700	29-May-23	Fairhaven - Residential Market Area 7	58 Henigman Pl	280,100	\$238,000	1.18	\$42,100
504429010	2-Jun-23	Fairhaven - Residential Market Area 7	137 Olmstead Rd	440,600	\$377,500	1.17	\$63,100
514408290	9-Mar-23	Fairhaven - Residential Market Area 7	402 Priel Way	441,000	\$362,500	1.22	\$78,500
504432200	19-Jun-24	Fairhaven - Residential Market Area 7	427 Cooper Way	284,300	\$200,000	1.42	\$84,300
504422450	7-Sep-23	Fairhaven - Residential Market Area 7	3533 Fairlight Dr	462,800	\$377,000	1.23	\$85,800
504519100	21-Dec-23	Fairhaven - Residential Market Area 7	514 Hull Pl	446,100	\$300,000	1.49	\$146,100
					Average	0.95	-18141.16