



**PEMBERTON
HOLMES** REAL
ESTATE
ESTABLISHED 1887

Report valid for September 17, 2025

PRESENTATION PREPARED FOR
353 LINDEN AVE, BRITISH COLUMBIA,



2 BEDROOMS | 1 TOTAL BATHROOMS

Presented by: Pemberton Holmes



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1

WHY I AM THE RIGHT FIT

My value proposition, expertise, and track record.

2

WHAT'S MY HOME WORTH?

Comparable properties, trends, features, public estimates and outliers are highlighted to give the full pricing picture in a single visual.

3

MARKET ANALYSIS

Trends, such as selling pace, inventory and active shelf-life, are analyzed to help provide perspective around pricing favoring buyers/sellers.

4

MARKETING & BUYER ACTIVITY

Each home has its own marketing strategy based on supply and demand, and understanding buyer activity is a critical component.

5

NEXT STEPS

Let's recap, address questions, and align on our next steps.



VALUE OF AN AGENT

Buying a home was likely one of your largest investments. As such, the management and decisions made regarding your largest asset shouldn't be made lightly.

Just as the heart is your body's largest asset, you wouldn't trust open heart surgery to just anyone. While the pillars of the home selling process are fairly consistent, it is hardly ever a straight line. An experienced and dedicated Agent can help guide you through the twists and turns, that will inevitably arise, allowing you to make confident decisions every step of the way.





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353 LINDEN AVE

BRITISH COLUMBIA,

2 Beds | 1 Total Baths

Report valid for 9/17/2025

COMPARATIVE MARKET ANALYSIS

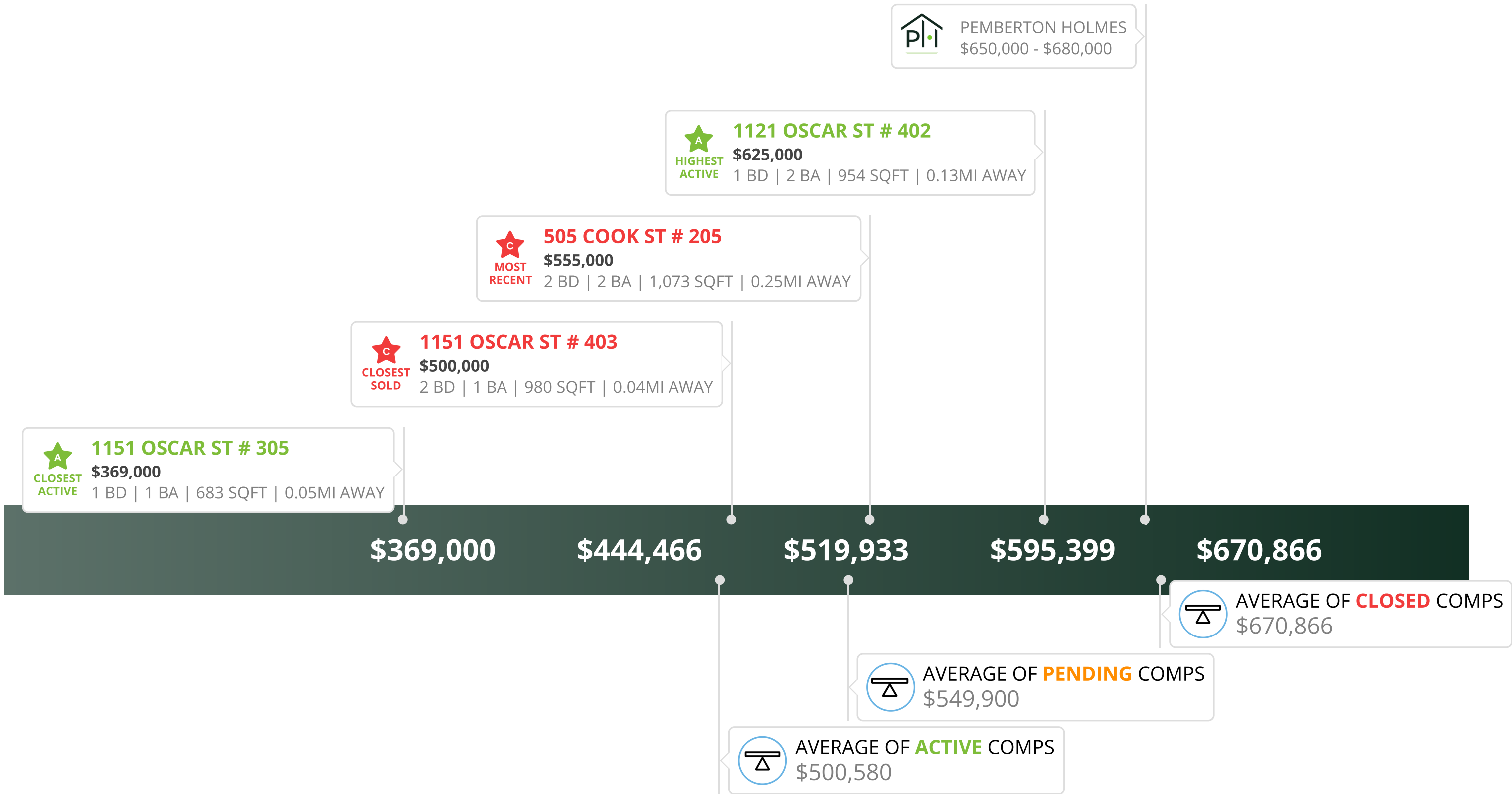
Simply put, a Comparative Market Analysis (CMA) is used to help estimate the value of a home. A CMA helps identify & analyze a property's value based on sales of "comparable" homes and market trends.

COMPARABLE CRITERIA REVIEW

At a minimum, comparables must match the following criteria:

Bed Count 1 - 2	Total Baths 1 - 10+
Distance from Subject 0.25 Mile	Closed Date In 6 Months





Comparable Property Details

ACTIVE

ADDRESS	LIST PRICE	SALE PRICE	BR	BA	SQFT	\$/SQ	BUILT	LIST DATE	DOS	SRC
1151 Oscar St # 305 ★	\$369,000	N/A	1	1	683	\$540	1977	07/09/2025	70	MLS
505 Cook St # 208	\$590,000	N/A	2	2	922	\$640	1980	09/03/2025	14	MLS
1151 Oscar St # 404	\$519,900	N/A	2	1	972	\$535	1974	09/02/2025	15	MLS
1121 Oscar St # 402 ★	\$625,000	N/A	1	2	954	\$655	1990	09/10/2025	7	MLS
1122 Hilda St # 103	\$399,000	N/A	1	1	700	\$570	1971	07/23/2025	56	MLS
AVERAGES	\$500,580	N/A	1.4	1.4	846	\$588	1978		32	

PENDING

ADDRESS	LIST PRICE	SALE PRICE	BR	BA	SQFT	\$/SQ	BUILT	LIST DATE	SRC
1241 Fairfield Rd	\$549,900	N/A	2	1	920	\$598	1981	08/26/2025	Agent
AVERAGES	\$549,900	N/A	2	1	920	\$598	1981		

CLOSED

ADDRESS	LIST PRICE	SALE PRICE	BR	BA	SQFT	\$/SQ	BUILT	SOLD DATE	DOS	SRC
1145 Oscar St # 3	\$820,000	\$817,000	2	2	1,199	\$681	2006	07/24/2025	56	MLS

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CLOSED

ADDRESS	LIST PRICE	SALE PRICE	BR	BA	SQFT	\$/SQ	BUILT	SOLD DATE	DOS	SRC
1035 Sutilej St # 307	\$1,395,000	\$1,250,000	2	2	1,403	\$891	2010	05/09/2025	43	MLS
1144 Oscar St	\$599,000	\$563,000	1	1	970	\$580	1982	06/26/2025	61	MLS
505 Cook St # 205 ★	\$575,000	\$555,000	2	2	1,073	\$517	1981	08/27/2025	49	MLS
1120 Fairfield Rd # 207	\$585,000	\$585,000	2	2	1,467	\$399	1979	06/25/2025	8	MLS
1246 Fairfield Rd # 402	\$550,000	\$525,000	2	2	1,077	\$487	1994	05/30/2025	24	MLS
1120 Fairfield Rd # 302	\$549,900	\$555,000	2	2	1,061	\$523	1980	04/15/2025	14	MLS
1035 Sutilej St # 304	\$1,199,900	\$1,199,900	2	3	1,215	\$988	2010	06/20/2025	12	MLS
1204 Fairfield Rd # 503	\$799,000	\$799,000	2	2	1,536	\$520	1981	07/29/2025	8	MLS
1070 Southgate St # 101	\$330,000	\$320,000	2	1	1,019	\$314	1995	06/26/2025	23	MLS
1158 Fairfield Rd # 302	\$775,000	\$775,000	2	2	1,186	\$653	1990	06/05/2025	18	MLS
1122 Hilda St # 202	\$449,000	\$442,000	2	1	950	\$465	1971	08/21/2025	41	MLS
240 Cook St # 209	\$769,000	\$769,400	2	1	936	\$822	2011	06/30/2025	11	MLS
1204 Fairfield Rd # 202	\$874,500	\$890,000	2	2	1,663	\$535	1980	07/10/2025	9	MLS

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CLOSED

ADDRESS	LIST PRICE	SALE PRICE	BR	BA	SQFT	\$/SQ	BUILT	SOLD DATE	DOS	SRC
1101 Hilda St # 106	\$600,000	\$590,000	2	2	1,033	\$571	1975	08/08/2025	39	MLS
364 Moss St # 201	\$799,000	\$748,000	2	2	969	\$772	1994	05/15/2025	35	MLS
415 Linden Ave # 204	\$529,000	\$525,000	2	2	1,066	\$492	1971	06/25/2025	7	MLS
420 Linden Ave # 704	\$895,000	\$850,000	2	2	1,217	\$698	1982	05/22/2025	42	MLS
1110 Oscar St # 402	\$699,900	\$700,000	2	2	1,107	\$632	1981	06/06/2025	8	MLS
1151 Oscar St # 403 ★	\$519,900	\$500,000	2	1	980	\$510	1977	05/15/2025	21	MLS
439 Cook St # 304	\$629,900	\$617,500	2	2	1,024	\$603	1981	07/31/2025	54	MLS
240 Cook St # 212	\$625,000	\$610,000	1	1	540	\$1,130	2011	07/30/2025	16	MLS
1060 Southgate St # 102	\$457,000	\$450,000	1	1	483	\$932	1911	08/01/2025	13	MLS
415 LINDEN Ave # 102	\$469,800	\$465,000	2	2	1,104	\$421	1971	06/16/2025	13	MLS
AVERAGES	\$687,283	\$670,867	1.88	1.75	1,095	\$630	1984		26	

1151 Oscar St # 305

BED: 1 | BATH: 1 (Full: 1) | SQFT: 683 | SOURCE: MLS | STATUS: ACTIVE

LISTED PRICE: \$369,000 (\$540/ft) SOLD PRICE: \$0

COMPARABLE DETAILS

DISTANCE	0.08 km away
COMP TYPE	Active
YEAR	1977
FULL LOT SQFT	871

LISTED INFO

LISTING DATE	07/09/2025
DOS	70
MLS ID	1006405
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

505 Cook St # 208

LISTED PRICE: \$590,000 (\$640/ft) SOLD PRICE: \$0

BED: 2

BATH: 2 (Full: 2)

SQFT: 922

SOURCE: MLS

STATUS: ACTIVE

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.40 km away	Water front	Deck	LISTING DATE	09/03/2025
COMP TYPE	Active			DOS	14
YEAR	1980			MLS ID	1012762
FULL LOT SQFT	871			PROPERTY TYPE	Condo



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1151 Oscar St # 404

BED: 2 | BATH: 1 (Full: 1) | SQFT: 972 | SOURCE: MLS | STATUS: ACTIVE

LISTED PRICE: \$519,900 (\$535/ft) SOLD PRICE: \$0

COMPARABLE DETAILS

DISTANCE	0.21 km away
COMP TYPE	Active
YEAR	1974
FULL LOT SQFT	871

FEATURES

View Deck

LISTED INFO

LISTING DATE	09/02/2025
DOS	15
MLS ID	1012469
PROPERTY TYPE	Condo



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1121 Oscar St # 402

LISTED PRICE: \$625,000 (\$655/ft) SOLD PRICE: \$0

BED: 1 | BATH: 2 (Full: 2) | SQFT: 954 | SOURCE: MLS | STATUS: ACTIVE

COMPARABLE DETAILS

DISTANCE	0.21 km away
COMP TYPE	Active
YEAR	1990
FULL LOT SQFT	871

FEATURES

Deck Master on Main

LISTED INFO

LISTING DATE	09/10/2025
DOS	7
MLS ID	1012418
PROPERTY TYPE	Condo



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1122 Hilda St # 103

LISTED PRICE: \$399,000 (\$570/ft) SOLD PRICE: \$0

BED: 1 | BATH: 1 (Full: 1) | SQFT: 700 | SOURCE: MLS | STATUS: ACTIVE

COMPARABLE DETAILS

DISTANCE	0.23 km away
COMP TYPE	Active
YEAR	1971
FULL LOT SQFT	871

FEATURES

Master on Main

LISTED INFO

LISTING DATE	07/23/2025
DOS	56
MLS ID	1008259
PROPERTY TYPE	Condo



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1241 Fairfield Rd

LISTED PRICE: \$549,900 (\$598/ft) SOLD PRICE: \$0

BED: 2 | BATH: 1 (Full: 0) | SQFT: 920 | SOURCE: Agent | STATUS: PENDING

COMPARABLE DETAILS

DISTANCE	0.16 km away
COMP TYPE	Pending
YEAR	1981
FULL LOT SQFT	1,018

FEATURES

Deck

LISTED INFO

LISTING DATE	08/26/2025
MLS ID	1012083
PROPERTY TYPE	Condo



This property was manually added by the Agent and was not sourced from the MLS. All information is deemed reliable but subject to verification.

1145 Oscar St # 3

LISTED PRICE: **\$820,000 (\$684/ft)** SOLD PRICE: **\$817,000 (\$681/ft)**

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,199 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.13 km away
COMP TYPE	Sold
YEAR	2006
FULL LOT SQFT	1,307

FEATURES

View Deck

LISTED INFO

SOLD DATE	07/24/2025
DOS	56
MLS ID	989468
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1035 Sutelej St # 307

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,403 | SOURCE: MLS | STATUS: CLOSED

LISTED PRICE: \$1,395,000 (\$994/ft) SOLD PRICE: \$1,250,000 (\$891/ft)

COMPARABLE DETAILS

DISTANCE 0.35 km away
COMP TYPE Sold
YEAR 2010

FEATURES

Deck

LISTED INFO

SOLD DATE 05/09/2025
DOS 43
MLS ID 989583
PROPERTY TYPE Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1144 Oscar St

LISTED PRICE: \$599,000 (\$618/ft) SOLD PRICE: \$563,000 (\$580/ft)

BED: 1 | BATH: 1 (Full: 1) | SQFT: 970 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS

DISTANCE	0.16 km away
COMP TYPE	Sold
YEAR	1982
FULL LOT SQFT	6,534

FEATURES

Water front	Deck
Master on Main	

LISTED INFO

SOLD DATE	06/26/2025
DOS	61
MLS ID	993149
PROPERTY TYPE	Condo



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505 Cook St # 205

LISTED PRICE: **\$575,000 (\$536/ft)**

SOLD PRICE: **\$555,000 (\$517/ft)**

BED: 2

BATH: 2 (Full: 2)

SQFT: 1,073

SOURCE: MLS

STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE0.40 km away

COMP TYPESold

YEAR1981

FULL LOT SQFT1,307

FEATURES

Water front

Deck

LISTED INFO

SOLD DATE08/27/2025

DOS49

MLS ID995487

PROPERTY TYPECondo



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1120 Fairfield Rd # 207

LISTED PRICE: **\$585,000 (\$399/ft)** SOLD PRICE: **\$585,000 (\$399/ft)**

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,467 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.35 km away
COMP TYPE	Sold
YEAR	1979
FULL LOT SQFT	1,307

FEATURES

Water front	Deck
Adult 55+	

LISTED INFO

SOLD DATE	06/25/2025
DOS	8
MLS ID	995553
PROPERTY TYPE	Condo



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1246 Fairfield Rd # 402

LISTED PRICE: \$550,000 (\$511/ft) SOLD PRICE: \$525,000 (\$487/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,077 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.19 km away	View	Deck	SOLD DATE	05/30/2025
COMP TYPE	Sold			DOS	24
YEAR	1994			MLS ID	996726
FULL LOT SQFT	871			PROPERTY TYPE	Condo



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1120 Fairfield Rd # 302

LISTED PRICE: \$549,900 (\$518/ft) SOLD PRICE: \$555,000 (\$523/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,061 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.35 km away	Water front	Deck	SOLD DATE	04/15/2025
COMP TYPE	Sold			DOS	14
YEAR	1980			MLS ID	987832
FULL LOT SQFT	1,307			PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1035 Sutilej St # 304

LISTED PRICE: \$1,199,900 (\$988/ft) SOLD PRICE: \$1,199,900 (\$988/ft)

BED: 2 | BATH: 3 (Full: 3) | SQFT: 1,215 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.37 km away	View	Deck	SOLD DATE	06/20/2025
COMP TYPE	Sold			DOS	12
YEAR	2010			MLS ID	993868
FULL LOT SQFT	1,307			PROPERTY TYPE	Condo



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1204 Fairfield Rd # 503

LISTED PRICE: **\$799,000 (\$520/ft)** SOLD PRICE: **\$799,000 (\$520/ft)**

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,536 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.21 km away
COMP TYPE	Sold
YEAR	1981
FULL LOT SQFT	1,742

FEATURES

Water view	Deck
Adult 55+	

LISTED INFO

SOLD DATE	07/29/2025
DOS	8
MLS ID	1002298
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1070 Southgate St # 101

LISTED PRICE: \$330,000 (\$324/ft) SOLD PRICE: \$320,000 (\$314/ft)

BED: 2 | BATH: 1 (Full: 1) | SQFT: 1,019 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS

DISTANCE	0.32 km away
COMP TYPE	Sold
YEAR	1995
FULL LOT SQFT	871

FEATURES

Deck	Adult 55+
Master on Main	

LISTED INFO

SOLD DATE	06/26/2025
DOS	23
MLS ID	994820
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1158 Fairfield Rd # 302

LISTED PRICE: **\$775,000 (\$653/ft)**

SOLD PRICE: **\$775,000 (\$653/ft)**

BED: 2

BATH: 2 (Full: 2)

SQFT: 1,186

SOURCE: MLS

STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.26 km away
COMP TYPE	Sold
YEAR	1990
FULL LOT SQFT	1,307

FEATURES

View	Deck
Adult 55+	Master on Main

LISTED INFO

SOLD DATE	06/05/2025
DOS	18
MLS ID	988346
PROPERTY TYPE	Condo



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1122 Hilda St # 202

LISTED PRICE: \$449,000 (\$473/ft) SOLD PRICE: \$442,000 (\$465/ft)

BED: 2 | BATH: 1 (Full: 1) | SQFT: 950 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS

DISTANCE	0.23 km away
COMP TYPE	Sold
YEAR	1971
FULL LOT SQFT	871

FEATURES

Deck Master on Main

LISTED INFO

SOLD DATE	08/21/2025
DOS	41
MLS ID	1004089
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

240 Cook St # 209

LISTED PRICE: \$769,000 (\$822/ft) SOLD PRICE: \$769,400 (\$822/ft)

BED: 2 | BATH: 1 (Full: 1) | SQFT: 936 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.35 km away
COMP TYPE	Sold
YEAR	2011
FULL LOT SQFT	871

FEATURES

Deck Master on Main

LISTED INFO

SOLD DATE	06/30/2025
DOS	11
MLS ID	994620
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1204 Fairfield Rd # 202

LISTED PRICE: \$874,500 (\$526/ft) SOLD PRICE: \$890,000 (\$535/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,663 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.21 km away	View	Deck	SOLD DATE	07/10/2025
COMP TYPE	Sold	Adult 55+		DOS	9
YEAR	1980			MLS ID	1002290
FULL LOT SQFT	1,742			PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1101 Hilda St # 106

LISTED PRICE: \$600,000 (\$581/ft) SOLD PRICE: \$590,000 (\$571/ft)

BED: 2

BATH: 2 (Full: 2)

SQFT: 1,033

SOURCE: MLS

STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.26 km away	Water front	Deck	SOLD DATE	08/08/2025
COMP TYPE	Sold	Air Condition		DOS	39
YEAR	1975			MLS ID	999432
				PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

364 Moss St # 201

LISTED PRICE: **\$799,000 (\$825/ft)**

SOLD PRICE: **\$748,000 (\$772/ft)**

BED: 2

BATH: 2 (Full: 2)

SQFT: 969

SOURCE: MLS

STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.24 km away
COMP TYPE	Sold
YEAR	1994
FULL LOT SQFT	1,307

FEATURES

Water front	Deck
Air Condition	

LISTED INFO

SOLD DATE	05/15/2025
DOS	35
MLS ID	991732
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

415 Linden Ave # 204

LISTED PRICE: \$529,000 (\$496/ft) SOLD PRICE: \$525,000 (\$492/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,066 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.10 km away	Deck	Master on Main	SOLD DATE	06/25/2025
COMP TYPE	Sold			DOS	7
YEAR	1971			MLS ID	1001734
FULL LOT SQFT	1,307			PROPERTY TYPE	Condo



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420 Linden Ave # 704

LISTED PRICE: \$895,000 (\$735/ft) SOLD PRICE: \$850,000 (\$698/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,217 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS

DISTANCE	0.13 km away
COMP TYPE	Sold
YEAR	1982
FULL LOT SQFT	1,742

FEATURES

View	Deck
Adult 55+	

LISTED INFO

SOLD DATE	05/22/2025
DOS	42
MLS ID	992591
PROPERTY TYPE	Condo



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1110 Oscar St # 402

LISTED PRICE: \$699,900 (\$632/ft) SOLD PRICE: \$700,000 (\$632/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,107 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS

DISTANCE	0.24 km away
COMP TYPE	Sold
YEAR	1981
FULL LOT SQFT	1,307

FEATURES

View	Deck
Master on Main	

LISTED INFO

SOLD DATE	06/06/2025
DOS	8
MLS ID	992590
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1151 Oscar St # 403

LISTED PRICE: **\$519,900 (\$531/ft)** SOLD PRICE: **\$500,000 (\$510/ft)**

BED: 2 | BATH: 1 (Full: 1) | SQFT: 980 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.06 km away	Water view	Deck	SOLD DATE	05/15/2025
COMP TYPE	Sold			DOS	21
YEAR	1977			MLS ID	993349
FULL LOT SQFT	871			PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

439 Cook St # 304

LISTED PRICE: \$629,900 (\$615/ft) SOLD PRICE: \$617,500 (\$603/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,024 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.31 km away
COMP TYPE	Sold
YEAR	1981
FULL LOT SQFT	1,307

FEATURES

Deck

LISTED INFO

SOLD DATE	07/31/2025
DOS	54
MLS ID	994041
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

240 Cook St # 212

BED: 1 | BATH: 1 (Full: 1) | SQFT: 540 | SOURCE: MLS | STATUS: **CLOSED**

LISTED PRICE: **\$625,000 (\$1,157/ft)** SOLD PRICE: **\$610,000 (\$1,130/ft)**

COMPARABLE DETAILS

DISTANCE	0.40 km away
COMP TYPE	Sold
YEAR	2011
FULL LOT SQFT	436

FEATURES

Water front	Deck
Master on Main	

LISTED INFO

SOLD DATE	07/30/2025
DOS	16
MLS ID	1000930
PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

1060 Southgate St # 102

LISTED PRICE: \$457,000 (\$946/ft) SOLD PRICE: \$450,000 (\$932/ft)

BED: 1 | BATH: 1 (Full: 1) | SQFT: 483 | SOURCE: MLS | STATUS: CLOSED

COMPARABLE DETAILS		FEATURES		LISTED INFO	
DISTANCE	0.39 km away	Water front	Deck	SOLD DATE	08/01/2025
COMP TYPE	Sold			DOS	13
YEAR	1911			MLS ID	993446
FULL LOT SQFT	436			PROPERTY TYPE	Condo



All information provided is deemed reliable but is not guaranteed and should be independently verified.

415 LINDEN Ave # 102

LISTED PRICE: \$469,800 (\$426/ft) SOLD PRICE: \$465,000 (\$421/ft)

BED: 2 | BATH: 2 (Full: 2) | SQFT: 1,104 | SOURCE: MLS | STATUS: **CLOSED**

COMPARABLE DETAILS

DISTANCE	0.11 km away
COMP TYPE	Sold
YEAR	1971
FULL LOT SQFT	1,307

FEATURES

View	Deck
Master on Main	

LISTED INFO

SOLD DATE	06/16/2025
DOS	13
MLS ID	996222
PROPERTY TYPE	Condo



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3

MARKET ANALYSIS

Trends, such as selling pace, inventory and active shelf-life, are analyzed to help provide perspective around pricing favoring buyers/sellers.

4

MARKETING & BUYER ACTIVITY

Each home has its own marketing strategy based on supply and demand, and understanding buyer activity is a critical component.

5

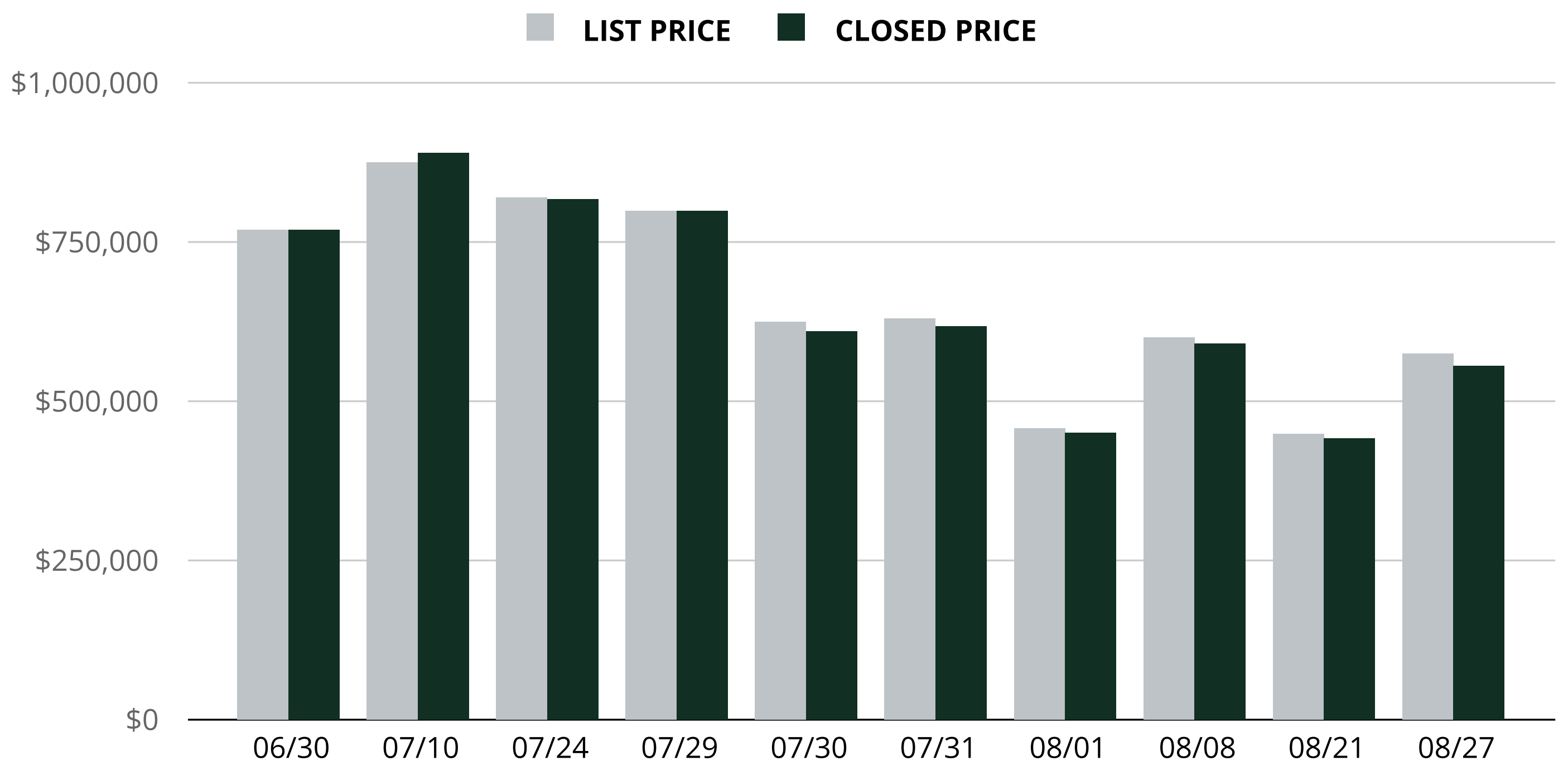
NEXT STEPS

Let's recap, address questions, and align on our next steps.





PRICING RATE OF CHANGE



2%

Pricing Rate of Change

WHAT IS PRICING RATE OF CHANGE?

Pricing rate of change is the difference between the list price at the start of escrow and the sold price at the close of escrow.

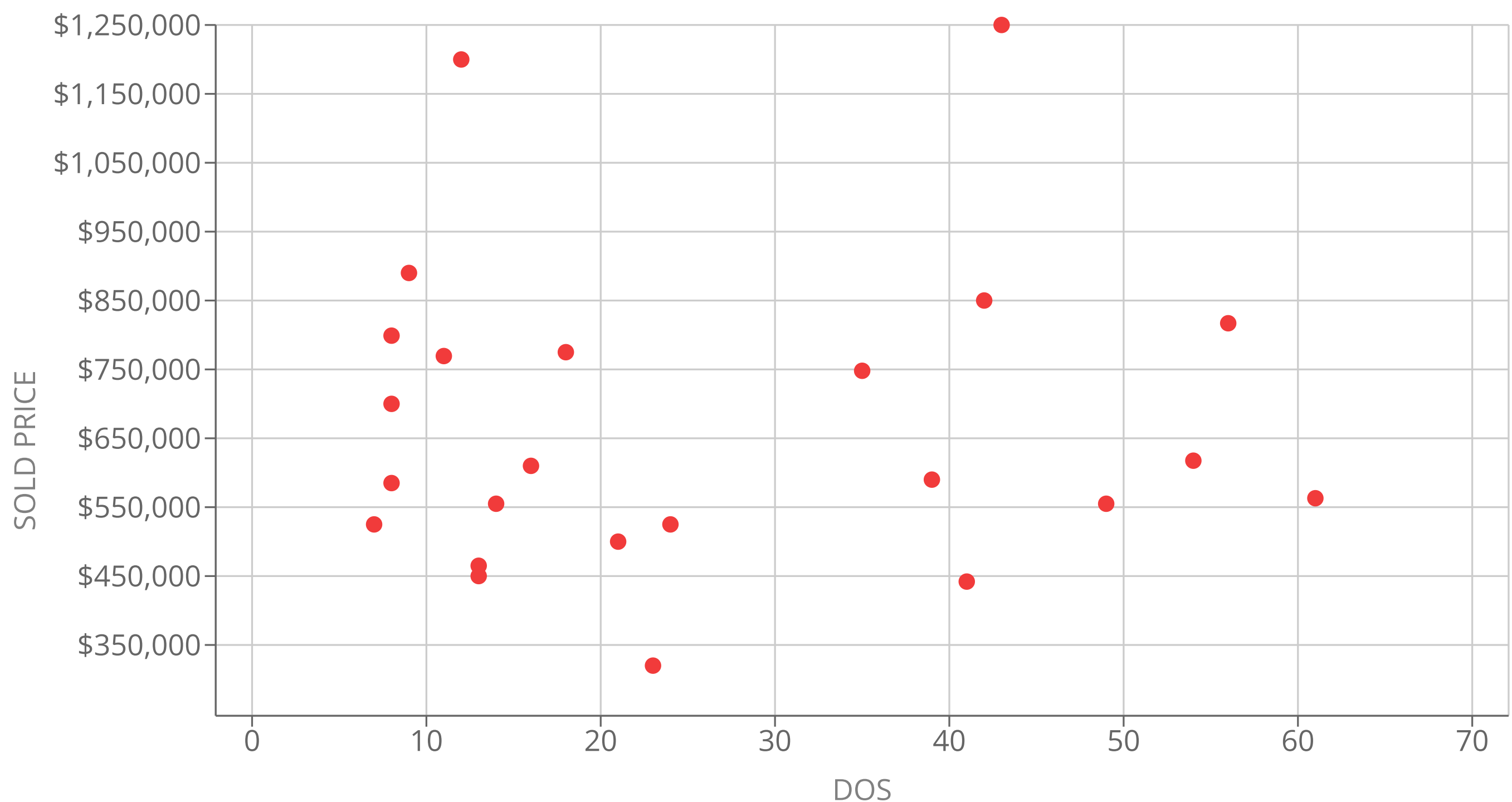
HOW IS PRICING RATE OF CHANGE USED IN A PRICE ANALYSIS?

The pricing rate of change can help determine momentum and gauge the possibility of a multiple offer scenario. Given that the data's crux is rooted in sold data, it is imperative to remember what has happened and does not necessarily represent recent trends or what might currently be happening in the active market.





SELLING PACE



19

Half of closed comparables took less than 19 days on site

WHAT IS SELLING PACE?

Selling pace highlights the days on site from the original listing date to the closing date of each comparable against the final closing sale price.

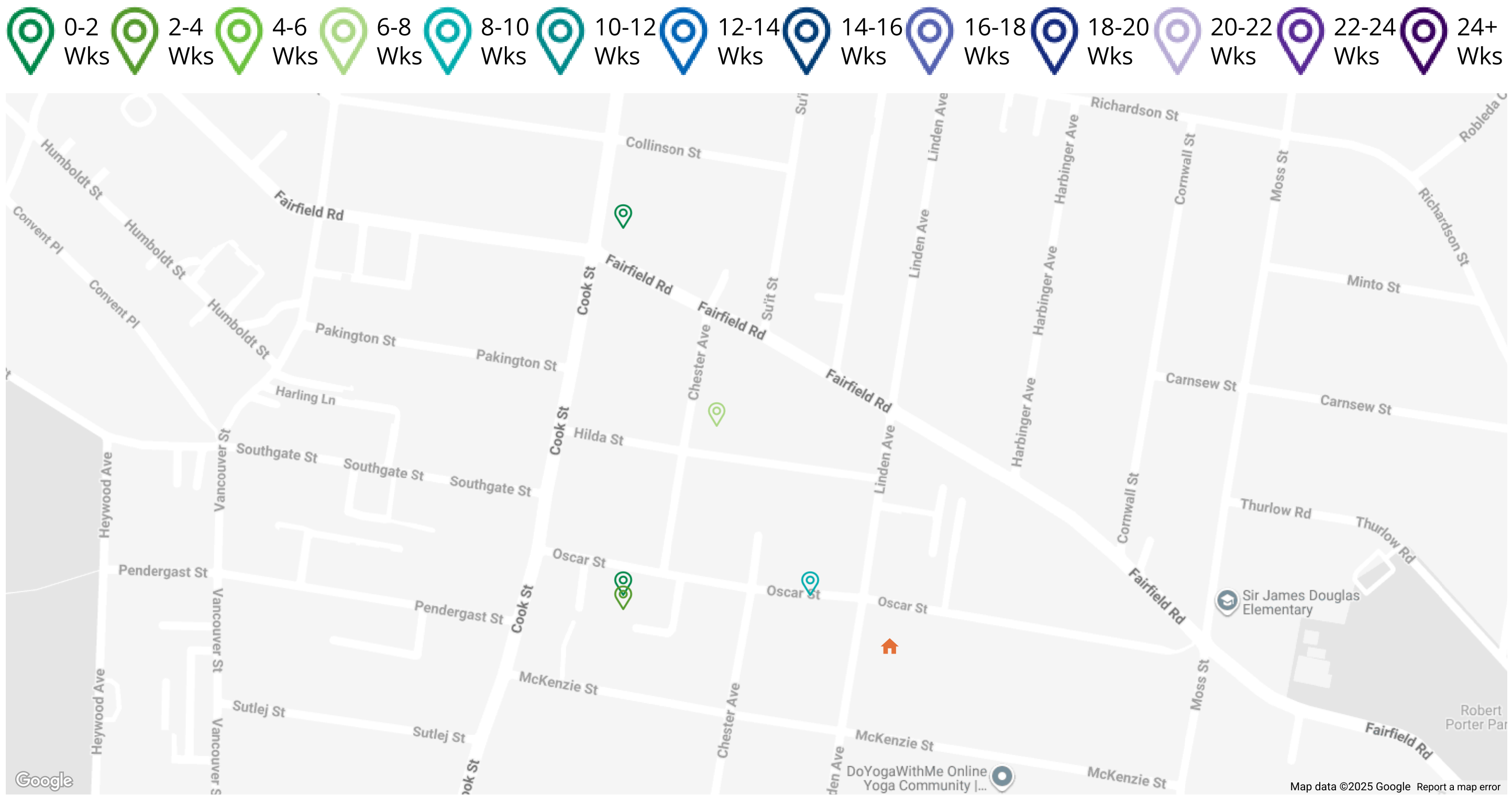
HOW IS SELLING PACE USED IN A PRICE ANALYSIS?

Examining days on site in the same view as sold price can help pinpoint whether pricing affects the selling pace of comparable homes in the neighborhood. In a market with low buyer momentum, a property that's priced too high can sit too long and lead to costly price reductions.





FRESH/STALE



The average active comparable has been on site for 5 weeks

Fresh

WHAT IS FRESH/STALE?

Fresh/stale maps highlight how many comparable properties are currently on the market, where they are located in relation to the subject property, and how long they have been on site (a fresh or stale indicator).

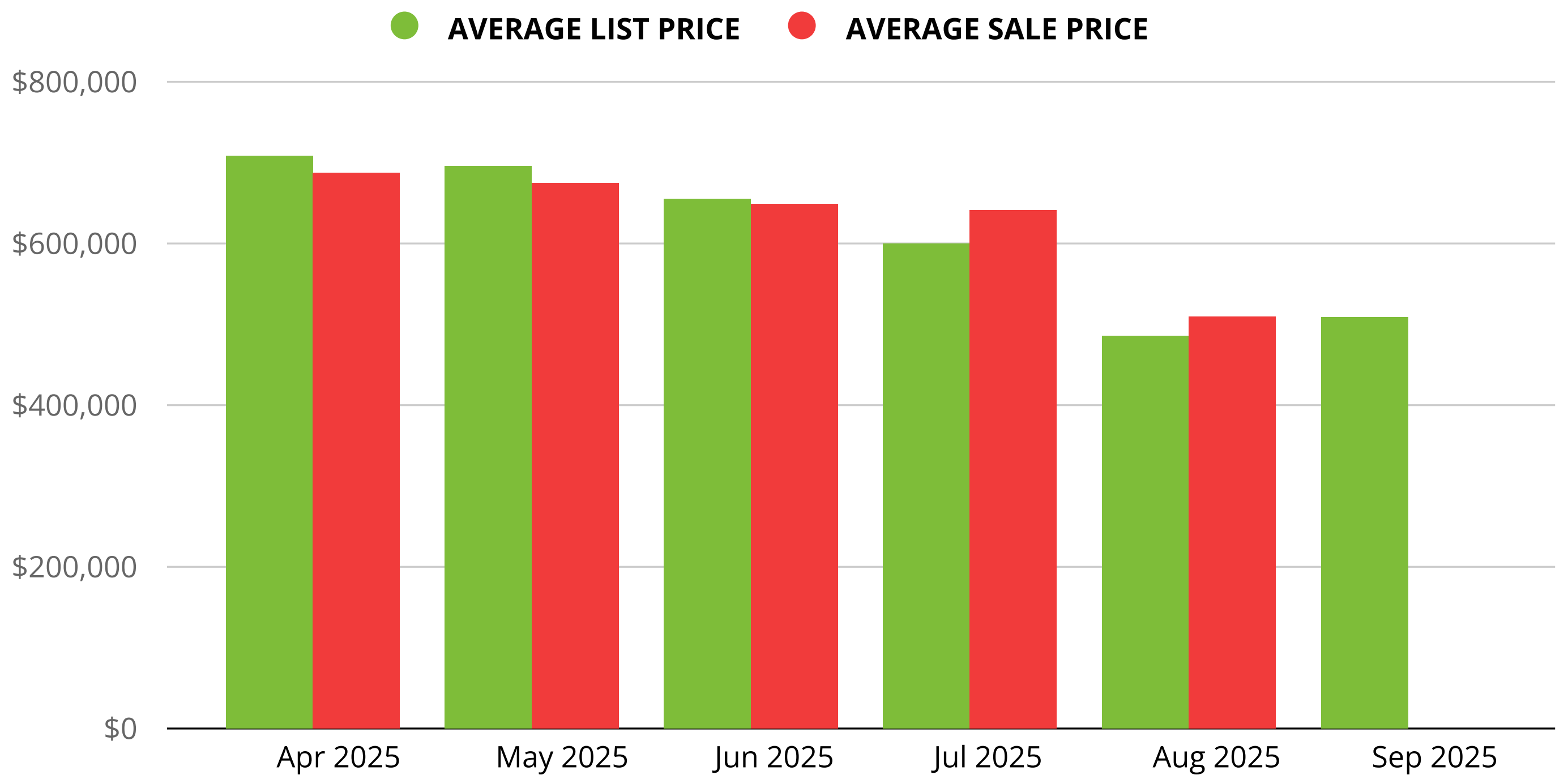
HOW IS FRESH/STALE USED IN A PRICE ANALYSIS?

Quantity, proximity, and time spent on site are critical variables in determining a solid offense pricing strategy. Quantity helps identify other options buyers have, while the time spent on site can reveal pricing expectations and price fatigue.





AVERAGE MONTHLY LIST/SALE PRICE



Average list price of all monthly active and pending comparables

\$508,800

WHAT IS AVERAGE MONTHLY PRICE?

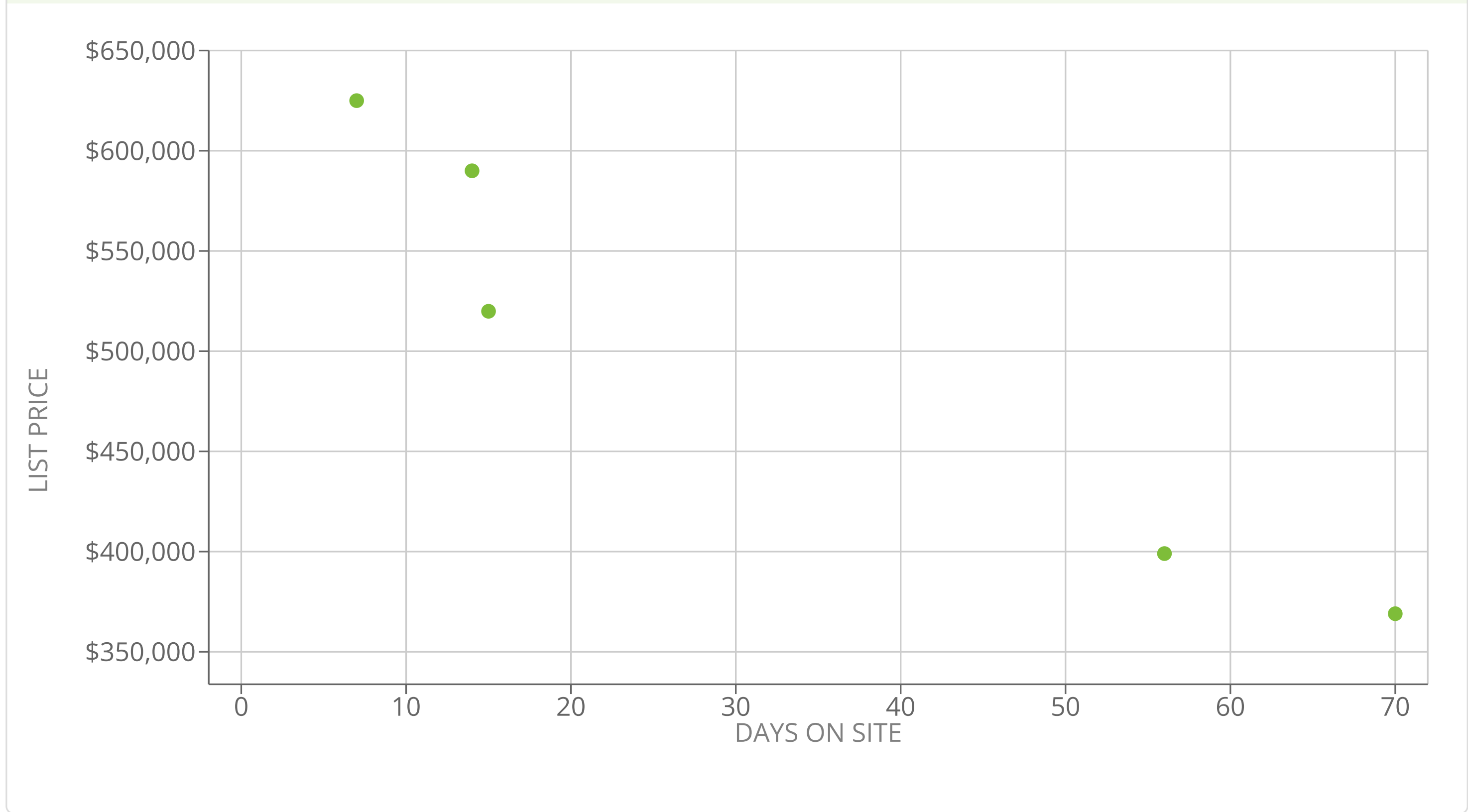
The chart illustrates a monthly comparison of the average list and sold price of comparable properties.

HOW IS AVERAGE MONTHLY PRICE USED IN A PRICE ANALYSIS?

The monthly trend can help identify how supply and demand is influencing the list price of comparable properties. While the trend can be very insightful for gauging how aggressive/conservative to price, it's critical to balance these insights with an analysis of recent closed sales too.



ACTIVE SHELF LIFE



Current Active Shelf Life

32 DAYS

WHAT IS ACTIVE SHELF LIFE?

Active shelf life highlights the average number of days active and pending comparable properties are on the site each month.

HOW IS ACTIVE SHELF LIFE USED IN A PRICE ANALYSIS?

Understanding how long similar homes are sitting on site can help set expectations on how long it might take to find a buyer – and when to consider a price reduction.





WHY PRICING CORRECTLY IS IMPORTANT

How a home is priced directly impacts the volume of potential buyers that a home attracts.

Pricing is psychological.

- Pricing at value: Triggers a sense of urgency in the buyer to act immediately and not let "a deal" pass by.
- Pricing well below value: Opens up buyer concerns about what might be wrong with the home.
- Pricing well above value: Closes off a pool of buyers that have set limits on their search.

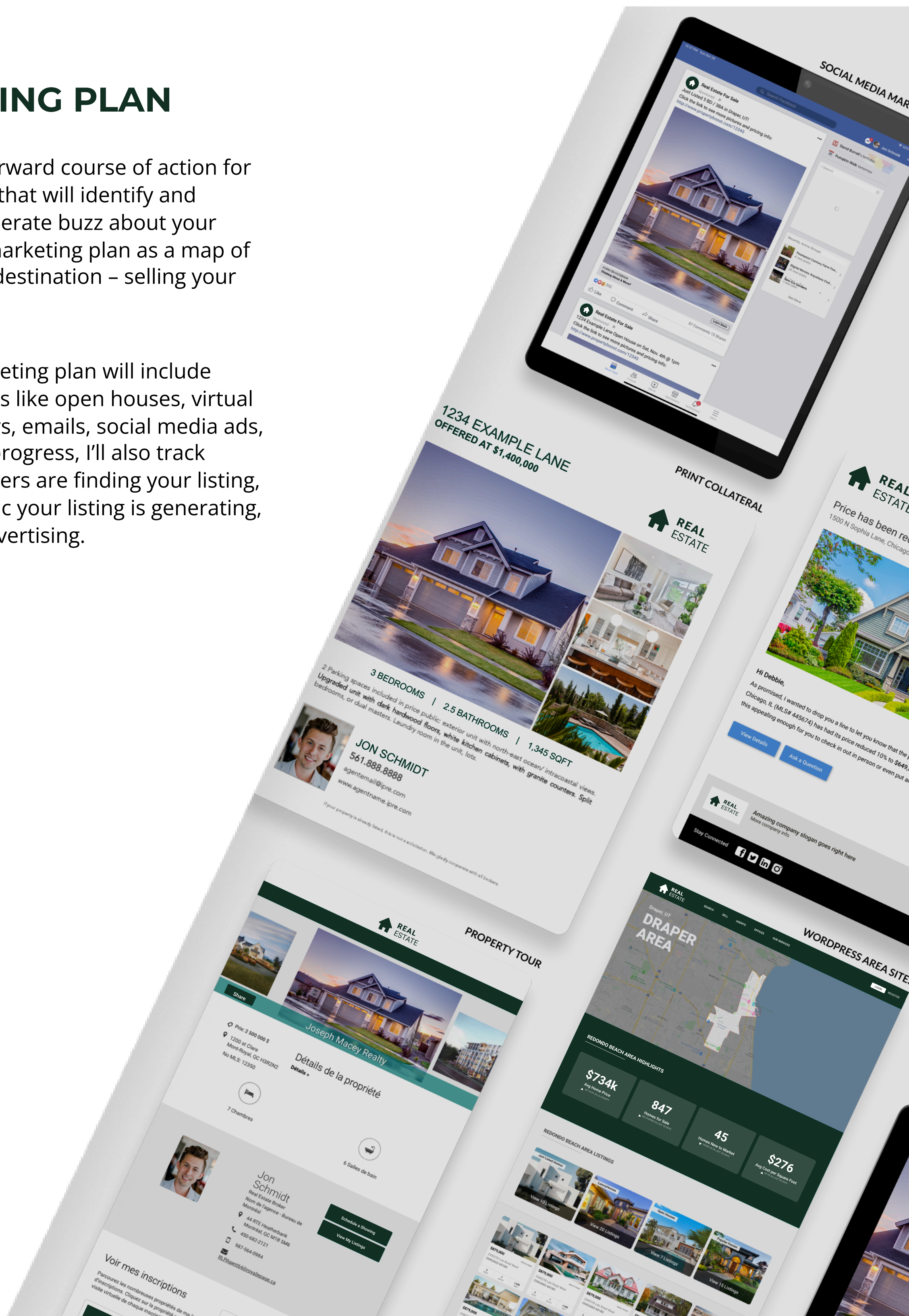




MY MARKETING PLAN

I'll provide a straightforward course of action for marketing your home that will identify and attract buyers and generate buzz about your listing. Think of your marketing plan as a map of the road to your final destination – selling your home.

Your customized marketing plan will include various marketing tools like open houses, virtual tours, websites, mailers, emails, social media ads, and others. To prove progress, I'll also track metrics like where buyers are finding your listing, how much online traffic your listing is generating, and returns on any advertising.





1

WHY I AM THE RIGHT FIT

My value proposition, expertise, and track record.

2

WHAT'S MY HOME WORTH?

Comparable properties, trends, features, public estimates and outliers are highlighted to give the full pricing picture in a single visual.

3

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NEXT STEPS

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THANK YOU

This is a big decision, thank you for allowing me the opportunity to assist. Let's discuss next steps.

CHOOSE YOUR NEXT STEP:

☐

LET'S GET STARTED
VIEW CONTRACT

☐

I NEED
MORE TIME / INFO

