

# Market Review

Sippy Downs - Jan-Mar, 2015





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The size of this area is approximately 15 square km(s). It has 1 park covering nearly 3% of the total area.

The population in 2006 was 6793 people. By 2011 the population was 9086 showing a changing population in the area during that time.

The predominant age group in Sippy Downs is 0-14 years.

In 2006, 54.6% of the homes in this area were owner-occupied compared with 54.6% in 2011.

House  
Current Median

\$445k

Prior  
Median \$440k

Unit  
Current Median

\$200k

Prior  
Median \$195k

# of Properties  
on the Market

74

Sales results are based on the last 12 months of sales (Mar-14 to Mar-15). Current median is based on the last 6 months (Sep-14 to Mar-15) and the prior median is based on the prior 6 months (Mar-14 to Aug-14). Listing count is the total number of listings currently advertised at time of generation.

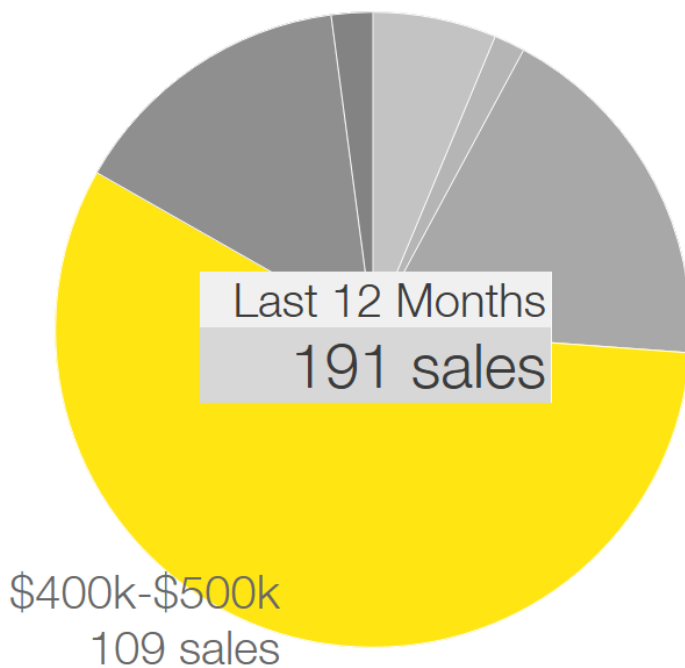
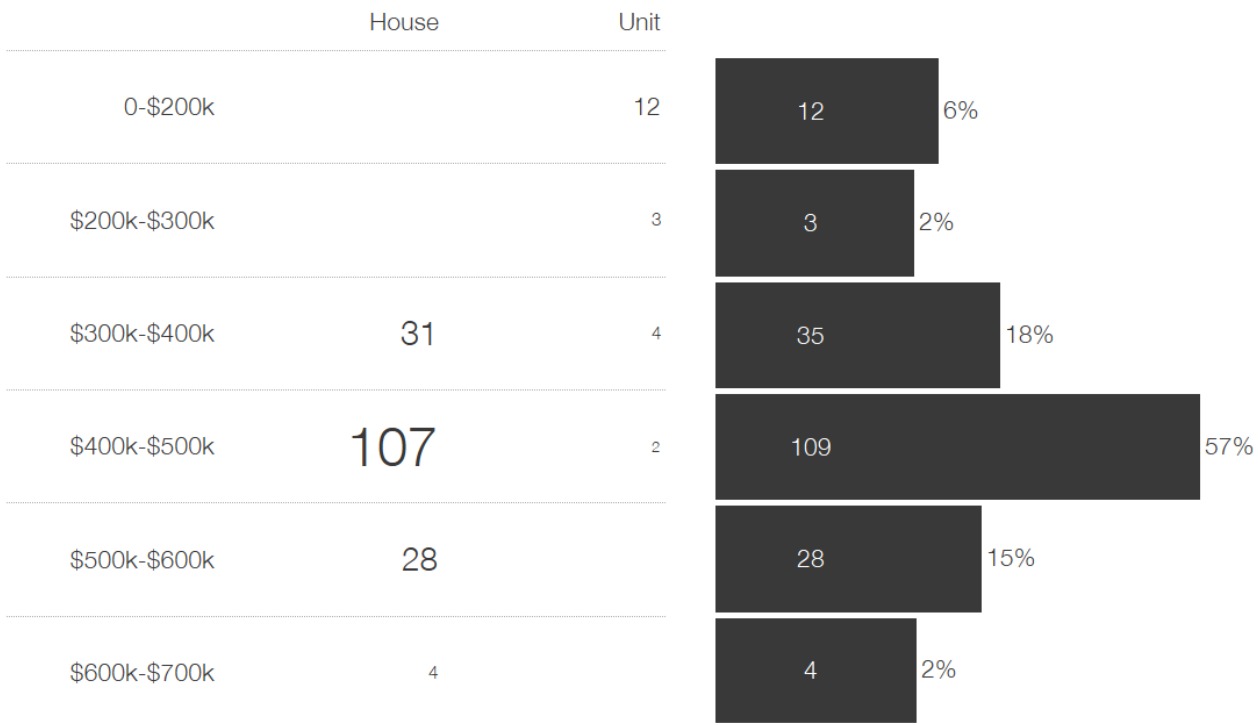
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# Recent Activity

## Sales by Price - Last 12 months

### SIPPY DOWNS









































# Sales and Listings

## Recent Sales

House	31 WISTERIA CRES SIPPY DOWNS 3 Mar 2015 - \$430,000	4  2  2 
Unit	69/7 -15 VARSITYVIEW CRT SIPPY DOWNS 2 Mar 2015 - \$200,000	4  4  1 
House	14 TRINITY CRES SIPPY DOWNS 23 Feb 2015 - \$405,000	4  2  2 
House	48 KEPPLGROVE DR SIPPY DOWNS 19 Feb 2015 - \$510,000	3  2  2 
House	17 DELAWARE DR SIPPY DOWNS 18 Feb 2015 - \$426,500	4  2  2 
House	8 RIBBONWOOD ST SIPPY DOWNS 18 Feb 2015 - \$435,000	4  2  2 
House	60 KEPPLGROVE DR SIPPY DOWNS 16 Feb 2015 - \$421,000	3  2  2 
House	18 NORTHRIDGE CRT SIPPY DOWNS 16 Feb 2015 - \$520,000	4  2  3 
House	11 DAVIS ST SIPPY DOWNS 3 Feb 2015 - \$428,000	4  2  2 
House	10 TOLMAN ST SIPPY DOWNS 2 Feb 2015 - \$429,000	3  2  2 
House	10 SANDLEIGH CRES SIPPY DOWNS 29 Jan 2015 - \$655,000	5  2  2 
House	3 BERNHEID CRES SIPPY DOWNS 22 Jan 2015 - \$385,000	3  2  2 

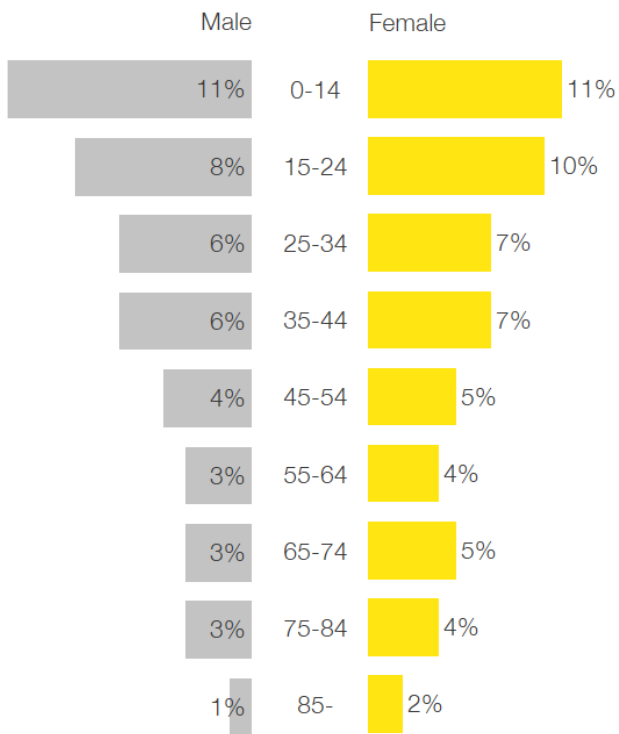
## Recent Listings

House	9 SANDLEIGH CRES SIPPY DOWNS 10 Mar - \$670,000	4  2  2 
House	10 LEEA ST SIPPY DOWNS 10 Mar - \$415,000 (Under Offer)	3  2  2 
House	8 CHESTERTON CRES SIPPY DOWNS 9 Mar - Contact Michael	3  2  2 
House	BIRCHGROVE ST SIPPY DOWNS 7 Mar - Auction	5  2  2 
House	10 ALBANY ST SIPPY DOWNS 6 Mar - Offers over \$560,000 invited	4  2  2 
House	19 REGAL CRES SIPPY DOWNS 5 Mar - \$649,000	5  2  2 
House	1 MOZART ST SIPPY DOWNS 5 Mar - \$499,000	4  2  2 
House	Sippy Downs Sippy Downs 5 Mar - \$359,900	3  2  1 
House	LOT 91 'FLAME TREE POCKET' Sippy Downs 5 Mar - \$387,700	3  2  2 
House	SIPPY DOWNS SIPPY DOWNS 4 Mar - Offers Over \$485,000	3  2  2 
House	39 FITZWILLIAM DR SIPPY DOWNS 4 Mar - Auction	4  2  2 
House	21 DORIAN CRES SIPPY DOWNS 3 Mar - \$379,000	3  1  2 

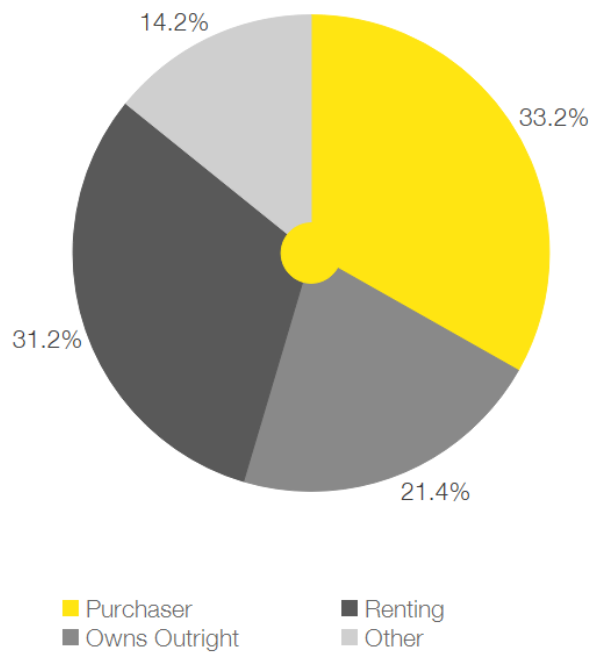
# Demographics

## Population

### SIPPY DOWNS



## Tenure Types



## Household Income

