

SALES STUDY FOR 2025 TAX YEAR

Report Name: C_SalAnal_Res by Area for Board
 April 1st 2022 - March 31st 2024

Sales Study

SALES ANALYSIS BY ECF / NEIGHBORHOOD CODE

City of Sylvan Lake

11:40 AM

Nbhd Code	Parcel Number	Prop. Class	Land Area	Bldg. Style	Bldg. Class	% Good	Sale Date	Adjusted Sale Price	Terms	Sq.Ft.	SalePrice/Sq.Ft.	Projected SEV	Ratio based on Proj. SEV	Comments
Analysis for Area > JKL ECF James K LakeFront														
JKL	84-13-36-430-027	401	0.29 Ac	Colonial/2Sty	BC	75 %	10/06/2023	\$1,195,000	ARM'S LENGTH	3,185	375.20	667,450	55.85 %	
JKL	84-13-36-430-019	401	0.26 Ac	BiLevel	C 10	64 %	06/29/2023	\$640,000	ARM'S LENGTH	2,760	231.88	330,180	51.59 %	
JKL	84-13-36-430-008	401	0.24 Ac	Colonial/2Sty	C 5	59 %	04/04/2023	\$850,000	ARM'S LENGTH	2,383	356.69	339,660	39.96 %	
JKL	84-13-36-430-028	401	0.10 Ac	Bungalow	C	55 %	10/25/2022	\$650,000	ARM'S LENGTH	1,925	337.66	317,190	48.80 %	
									\$3,335,000	10,253	\$325.27	1,654,480		
Total No. of Sales > 4														
								Avg. Sale Price > \$833,750			Avg. Ratio	49.61 %		
 Analysis for Area > LSL E.C.F. Table LSL														
LSL	84-18-01-176-008	401	0.19 Ac	Ranch	C -5	43 %	06/09/2023	\$500,000	ARM'S LENGTH	1,261	396.51	243,130	48.63 %	
LSL	84-18-01-176-007	401	0.19 Ac	Ranch	C -5	44 %	06/05/2023	\$700,000	ARM'S LENGTH	1,703	411.04	274,790	39.26 %	
LSL	84-13-36-432-012	401	0.32 Ac	Colonial/2Sty	BC	67 %	04/12/2023	\$1,000,000	ARM'S LENGTH	2,466	405.52	522,250	52.23 %	

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LSL	84-18-01-126-017	401	0.39 Ac	Colonial/2Sty	C	10	61 % 08/12/2022	\$1,100,000	3-ARM'S LENGTH	2,287	480.98	590,310	53.66 %	
LSL	84-18-01-126-002	401	0.65 Ac	Ranch	C	10	62 % 04/21/2022	\$810,000	3-ARM'S LENGTH	2,080	389.42	545,890	67.39 %	
										\$4,110,000	9,797	\$419.52	2,176,370	
Total No. of Sales > 5										Avg. Sale Price > \$822,000		Avg. Ratio		52.95 %
Analysis for Area > RSL				E.C.F. Table RSL										
RSL	84-18-01-209-008	401	0.24 Ac	Ranch	C		48 % 03/15/2024	\$278,500	3-ARM'S LENGTH	1,459	190.88	155,340	55.78 %	
RSL	84-18-01-232-003	401	0.14 Ac	Ranch	C		45 % 03/07/2024	\$200,000	3-ARM'S LENGTH	869	230.15	104,480	52.24 %	
RSL	84-18-01-183-014	401	0.28 Ac	Ranch	C		45 % 02/26/2024	\$270,619	3-ARM'S LENGTH	1,354	199.87	144,750	53.49 %	
RSL	84-18-01-204-006	401	0.15 Ac	Ranch	C		46 % 02/22/2024	\$277,000	3-ARM'S LENGTH	999	277.28	107,070	38.65 %	
RSL	84-18-01-204-006	401	0.15 Ac	Ranch	C		45 % 02/22/2024	\$277,000	3-ARM'S LENGTH	999	277.28	107,070	38.65 %	
RSL	84-18-01-183-014	401	0.28 Ac	Ranch	C		45 % 02/21/2024	\$270,619	3-ARM'S LENGTH	1,354	199.87	144,750	53.49 %	
RSL			Ac		C		53							

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RSL	84-18-01-206-006	401	0.16 Ac	Colonial/2Sty	C	10	45 %	01/23/2024	\$267,500	ARM'S LENGTH	1,520	175.99	167,310	62.55 %
RSL	84-18-01-182-017	401	0.28 Ac	Ranch	C		56 %	01/12/2024	\$255,000	ARM'S LENGTH	1,579	161.49	212,450	83.31 %
RSL	84-18-01-183-004	401	0.28 Ac	Ranch	C		51 %	12/18/2023	\$275,000	ARM'S LENGTH	1,148	239.55	141,130	51.32 %
RSL	84-18-01-209-019	401	0.32 Ac	TriLevel/Quad	BC		62 %	11/22/2023	\$650,000	ARM'S LENGTH	3,943	164.85	387,510	59.62 %
RSL	84-13-36-479-008	401	0.14 Ac	Bungalow	C		48 %	10/30/2023	\$275,000	ARM'S LENGTH	1,200	229.17	170,030	61.83 %
RSL	84-13-36-482-005	401	0.16 Ac	Ranch	C		43 %	10/26/2023	\$230,000	ARM'S LENGTH	1,079	213.16	103,840	45.15 %
RSL	84-18-01-209-005	401	0.23 Ac	Ranch	C		57 %	10/11/2023	\$330,000	ARM'S LENGTH	1,253	263.37	183,130	55.49 %
RSL	84-13-36-479-021	401	0.14 Ac	Bungalow	C		50 %	10/11/2023	\$260,000	ARM'S LENGTH	1,166	222.98	162,190	62.38 %
RSL	84-18-01-231-005	401	0.14 Ac	Bungalow	C		45 %	09/27/2023	\$254,900	ARM'S LENGTH	1,102	231.31	134,920	52.93 %
RSL	84-18-01-377-013	401	0.15 Ac	Ranch	C	-5	38 %	08/22/2023	\$235,000	ARM'S LENGTH	1,340	175.37	95,690	40.72 %
RSL	84-13-36-455-002	401	0.22 Ac	TriLevel/Quad	C	10	62 %	08/17/2023	\$381,500	ARM'S LENGTH	1,314	290.33	148,060	38.81 %

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RSL	84-13-36-427-001	401	0.09 Ac	Ranch	C	-5	43 % 08/04/2023	\$200,000	ARM'S LENGTH	1,353	147.82	120,090	60.05 %	
RSL	84-18-01-183-011	401	0.14 Ac	Bungalow	C	5	45 % 06/30/2023	\$390,000	ARM'S LENGTH	1,415	275.62	188,250	48.27 %	
RSL	84-18-01-183-003	401	0.14 Ac	Ranch	C	-10	58 % 06/30/2023	\$280,000	ARM'S LENGTH	955	293.19	130,430	46.58 %	
RSL	84-18-01-203-009	401	0.15 Ac	Colonial/2Sty	BC		80 % 05/19/2023	\$1,500,000	ARM'S LENGTH	2,389	627.88	567,360	37.82 %	
RSL	84-18-01-207-030	401	0.32 Ac	Colonial/2Sty	C	10	45 % 04/17/2023	\$375,000	ARM'S LENGTH	1,347	278.40	157,410	41.98 %	
RSL	84-18-01-179-028	401	0.21 Ac	BiLevel	C		59 % 02/28/2023	\$339,000	ARM'S LENGTH	1,875	180.80	178,270	52.59 %	
RSL	84-13-36-481-012	401	0.14 Ac	TriLevel/Quad	C	-5	71 % 02/28/2023	\$370,000	ARM'S LENGTH	1,227	301.55	141,550	38.26 %	
RSL	84-18-01-179-031	401	0.25 Ac	Ranch	C		45 % 02/10/2023	\$275,000	ARM'S LENGTH	1,082	254.16	143,350	52.13 %	
RSL	84-13-36-429-001	401	0.10 Ac	Ranch	C	-5	37 % 12/19/2022	\$200,000	ARM'S LENGTH	1,069	187.09	95,890	47.95 %	Split Description
RSL	84-18-01-207-018	401	0.15 Ac	Ranch	C		57 % 11/30/2022	\$255,000	ARM'S LENGTH	922	276.57	132,200	51.84 %	
RSL	84-13-36-478-012	401	0.29 Ac	Ranch	C		59 % 11/04/2022	\$421,950	ARM'S LENGTH	1,397	302.04	204,270	48.41 %	
RSL	84-18-01-178-025	401	0.23 Ac	Ranch	C	-5	64 % 10/28/2022	\$340,000	ARM'S LENGTH	1,344	252.98	184,220	54.18 %	

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RSL	84-13-36-477-038	401	0.14 Ac	Colonial/2Sty	BC	59 %	10/25/2022	\$600,000	3-ARM'S LENGTH	2,375	252.63	299,250	49.88 %	
RSL	84-13-36-481-035	401	0.14 Ac	Ranch	C	57 %	10/07/2022	\$265,000	3-ARM'S LENGTH	913	290.25	125,060	47.19 %	
RSL	84-13-36-481-021	401	0.14 Ac	Bungalow	C	49 %	10/03/2022	\$385,000	3-ARM'S LENGTH	1,241	310.23	168,280	43.71 %	
RSL	84-13-36-480-034	401	0.19 Ac	Colonial/2Sty	C 15	88 %	09/26/2022	\$555,000	3-ARM'S LENGTH	2,585	214.70	326,760	58.88 %	
RSL	84-18-01-207-009	401	0.19 Ac	Bungalow	C	45 %	09/19/2022	\$390,000	3-ARM'S LENGTH	1,618	241.04	190,370	48.81 %	
RSL	84-18-01-228-005	401	0.20 Ac	Bungalow	C	45 %	08/31/2022	\$216,500	3-ARM'S LENGTH	812	266.63	113,040	52.21 %	
RSL	84-13-36-481-025	401	0.14 Ac	Ranch	C	50 %	07/22/2022	\$325,000	3-ARM'S LENGTH	1,233	263.58	138,000	42.46 %	
RSL	84-18-01-203-028	401	0.16 Ac	Colonial/2Sty	BC -5	82 %	07/22/2022	\$599,900	3-ARM'S LENGTH	3,052	196.56	386,090	64.36 %	
RSL	84-13-36-481-013	401	0.14 Ac	Bungalow	C 10	48 %	07/20/2022	\$400,000	3-ARM'S LENGTH	1,650	242.42	207,900	51.98 %	
RSL	84-13-36-455-004	401	0.16 Ac	Colonial/2Sty	B	87 %	07/15/2022	\$750,000	3-ARM'S LENGTH	2,353	318.74	407,440	54.33 %	
RSL	84-18-01-182-018	401	0.33 Ac	Bungalow	C	40 %	07/15/2022	\$389,000	3-ARM'S LENGTH	1,843	211.07	148,600	38.20 %	
RSL	84-18-01-179-009	401	0.21 Ac	Bungalow	C	45 %	07/01/2022	\$285,000	3-ARM'S LENGTH	1,252	227.64	158,830	55.73 %	

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RSL	84-18-01-234-015	401	0.14 Ac	Bungalow	C	45 %	06/30/2022	\$269,134	ARM'S LENGTH	906	297.06	137,400	51.05 %	
RSL	84-13-36-482-001	401	0.25 Ac	Ranch	C	-5	06/17/2022	\$350,000	ARM'S LENGTH	1,210	289.26	188,440	53.84 %	
RSL	84-18-01-235-009	401	0.17 Ac	Bungalow	C		05/20/2022	\$310,000	ARM'S LENGTH	1,344	230.65	160,570	51.80 %	
RSL	84-18-01-251-011	401	0.22 Ac	TriLevel/Quad	C	5	05/18/2022	\$332,000	ARM'S LENGTH	1,703	194.95	172,510	51.96 %	
RSL	84-13-36-481-024	401	0.20 Ac	Ranch	C	5	05/10/2022	\$500,000	ARM'S LENGTH	1,650	303.03	207,320	41.46 %	
RSL	84-18-01-234-010	401	0.14 Ac	Bungalow	C		04/22/2022	\$295,000	ARM'S LENGTH	1,226	240.62	145,480	49.32 %	

\$17,450,122 70,261 \$248.36 8,734,250

Total No. of Sales > 48

Avg. Sale Price > \$363,544 Avg. Ratio 50.05 %

Analysis for Area > **RWB** **E.C.F. Table RWB**

RWB	84-18-01-177-008	401	0.20 Ac	Bungalow	C	-5	10/31/2023	\$264,500	ARM'S LENGTH	1,142	231.61	117,240	44.33 %	
RWB	84-18-01-330-009	401	0.27 Ac	Ranch	C	-5	09/26/2023	\$163,500	ARM'S LENGTH	774	211.24	68,690	42.01 %	
RWB	84-18-01-330-008	401	0.18 Ac	Ranch	C	-5	09/22/2023	\$169,500	ARM'S LENGTH	1,007	168.32	95,980	56.63 %	

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RWB	84-18-01-181-014	401	0.18 Ac	Ranch	C	-5	56 % 08/30/2023	\$276,000	ARM'S LENGTH	1,396	197.71	145,940	52.88 %		
RWB	84-18-01-178-001	401	0.35 Ac	Ranch	C	-5	55 % 08/30/2023	\$366,000	ARM'S LENGTH	1,367	267.74	173,960	47.53 %		
RWB	84-18-01-177-008	401	0.20 Ac	Bungalow	C	-5	52 % 07/25/2023	\$257,300	ARM'S LENGTH	1,142	225.31	117,240	45.57 %	Not on the mrkt	
RWB	84-18-01-177-008	401	0.20 Ac	Bungalow	C	-5	52 % 07/17/2023	\$257,300	ARM'S LENGTH	1,142	225.31	117,240	45.57 %		
RWB	84-18-01-176-033	401	0.20 Ac	Bungalow	C	-5	53 % 03/02/2023	\$330,000	ARM'S LENGTH	1,518	217.39	158,720	48.10 %		
RWB	84-18-01-181-009	401	0.20 Ac	Bungalow	C	-5	57 % 08/22/2022	\$267,500	ARM'S LENGTH	1,144	233.83	141,040	52.73 %		
RWB	84-18-01-176-025	401	0.21 Ac	Bungalow	C	-5	49 % 08/05/2022	\$264,000	ARM'S LENGTH	1,382	191.03	131,350	49.75 %		
RWB	84-18-01-326-001	401	0.20 Ac	Bungalow	C	-5	56 % 08/04/2022	\$212,500	ARM'S LENGTH	1,132	187.72	134,370	63.23 %		
RWB	84-18-01-176-019	401	0.21 Ac	Bungalow	C	-5	52 % 05/27/2022	\$270,000	ARM'S LENGTH	1,156	233.56	124,530	46.12 %		
RWB	84-18-01-182-007	401	0.20 Ac	Ranch	C	-5	56 % 05/09/2022	\$283,000	ARM'S LENGTH	1,312	215.70	133,460	47.16 %		
								\$3,381,100		15,614	\$216.54	1,659,760			
Total No. of Sales > 13															
								Avg. Sale Price > \$260,085			Avg. Ratio	49.09 %			