



► Queens Harbour Comparative Market Analysis, May 2024



Status	Lot #	Address	List price	Sq Ft Heated	LP/Sq Ft	Sold date	Sold price	SP/Sq Ft	DTS
ACT	101	3520 FAIR OAKS LN	\$1,799,000	2,902	\$620				
ACT	31	3563 FAIR OAKS LN	\$1,615,000	3,544	\$456				
ACT	41	3584 FAIR OAKS LN	\$2,550,000	2,959	\$862				
ACT	89	3605 FAIR OAKS PL	\$1,625,000	3,713	\$438				
ACT	61	3606 FAIR OAKS PL	\$3,325,000	3,842	\$865				
PND	25	3551 FAIR OAKS LN	\$2,395,000	2,966	\$807				
SLD	102	3518 FAIR OAKS LN	\$1,995,000	3,016	\$661	10/23/23	\$1,850,000	\$613	53
SLD	12	3525 FAIR OAKS LN	\$1,600,000	2,482	\$645	3/29/24	\$1,600,000	\$645	1
SLD	13	3527 FAIR OAKS LN	\$2,595,000	4,154	\$625	3/15/24	\$2,547,500	\$613	162
SLD	95	3532 FAIR OAKS LN	\$2,895,000	3,524	\$822	6/16/23	\$2,700,000	\$766	118
SLD	16	3533 FAIR OAKS LN	\$2,999,000	3,909	\$767	7/6/23	\$2,999,000	\$767	255
SLD	90	3542 FAIR OAKS LN	\$2,695,000	3,134	\$860	12/13/23	\$2,695,000	\$860	146
SLD	56	3554 FAIR OAKS LN	\$4,200,000	4,493	\$935	10/16/23	\$3,825,000	\$851	133
SLD	38	3590 FAIR OAKS LN	\$2,695,000	3,957	\$681	1/26/24	\$2,500,000	\$632	231
SLD	88	3607 FAIR OAKS PL	\$1,549,000	2,339	\$662	12/14/23	\$1,650,000	\$705	55
SLD	83	3617 FAIR OAKS PL	\$1,995,000	2,950	\$676	8/4/23	\$1,995,000	\$676	22
SLD	76	3636 FAIR OAKS PL	\$3,995,000	3,851	\$1,037	6/26/23	\$3,500,000	\$909	103
SLD	47	3572 FAIR OAKS WAY	\$2,195,000	3,052	\$719	10/30/23	\$2,100,000	\$688	7
SLD	47	3572 FAIR OAKS WAY	\$3,999,000	3,052	\$1,310	2/28/24	\$3,900,000	\$1,278	26

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