

QUEENS HARBOUR

Comprehensive Analysis,  
July 2024



| Sta-tus | Lot # | Address            | List price  | Sq Ft Heated | LP/Sq Ft | Sold date  | Sold price  | SP/Sq Ft | DTS |
|---------|-------|--------------------|-------------|--------------|----------|------------|-------------|----------|-----|
| ACT     | 31    | 3563 FAIR OAKS LN  | \$1,595,000 | 3,544        | \$450    |            |             |          |     |
| ACT     | 89    | 3605 FAIR OAKS PL  | \$1,625,000 | 3,713        | \$438    |            |             |          |     |
| ACT     | 45    | 3576 FAIR OAKS WAY | \$3,999,000 | 3,727        | \$1,073  |            |             |          |     |
| PND     | 101   | 3520 FAIR OAKS LN  | \$1,699,000 | 2,902        | \$585    |            |             |          |     |
| PND     | 25    | 3551 FAIR OAKS LN  | \$2,395,000 | 2,966        | \$807    |            |             |          |     |
| SLD     | 102   | 3518 FAIR OAKS LN  | \$1,995,000 | 3,016        | \$661    | 10/23/2023 | \$1,850,000 | \$613    | 53  |
| SLD     | 12    | 3525 FAIR OAKS LN  | \$1,600,000 | 2,482        | \$645    | 3/29/2024  | \$1,600,000 | \$645    | 1   |
| SLD     | 13    | 3527 FAIR OAKS LN  | \$2,595,000 | 4,154        | \$625    | 3/15/2024  | \$2,547,500 | \$613    | 162 |
| SLD     | 90    | 3542 FAIR OAKS LN  | \$2,695,000 | 3,134        | \$860    | 12/13/2023 | \$2,695,000 | \$860    | 146 |
| SLD     | 56    | 3554 FAIR OAKS LN  | \$4,200,000 | 4,493        | \$935    | 10/16/2023 | \$3,825,000 | \$851    | 133 |
| SLD     | 41    | 3584 FAIR OAKS LN  | \$2,550,000 | 2,959        | \$862    | 6/28/2024  | \$2,300,000 | \$777    | 113 |
| SLD     | 38    | 3590 FAIR OAKS LN  | \$2,695,000 | 3,957        | \$681    | 1/26/2024  | \$2,500,000 | \$632    | 231 |
| SLD     | 88    | 3607 FAIR OAKS PL  | \$1,549,000 | 2,339        | \$662    | 12/14/2023 | \$1,650,000 | \$705    | 55  |
| SLD     | 83    | 3617 FAIR OAKS PL  | \$1,995,000 | 2,950        | \$676    | 8/4/2023   | \$1,995,000 | \$676    | 22  |
| SLD     | 47    | 3572 FAIR OAKS WAY | \$3,999,000 | 3,052        | \$1,310  | 2/28/2024  | \$3,900,000 | \$1,278  | 26  |
| SLD     | 47    | 3572 FAIR OAKS WAY | \$2,195,000 | 3,052        | \$719    | 10/30/2023 | \$2,100,000 | \$688    | 7   |

\*\*Roger's listing/sale

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