

Comparable Sales Report

22 MORGAN DRIVE
COLDWATER

PIN 585320234



PROPERTY REPORT

Comparable Sales



Comparable Sales Search

#	Address	Date	Sales Amount (\$)	Lot Size (sq.ft)	\$/sq.ft	Distance (m)	PIN
1	31 GELDERLAND CRT, COLDWATER, L0K1E0	Jun 12, 2024	265,000	83,129.00	3	870	58532022 2
2	21 CLYDESDALE COURT, COLDWATER	May 03, 2024	1,319,741	34,164.00	39	106	58532038 6
3	7 CLYDESDALE COURT, COLDWATER	May 17, 2024	1,487,793	27,114.00	55	297	58532038 0
4	56 GEORGIAN GRANDE DRIVE, COLDWATER	Nov 14, 2024	1,498,000	45,229.00	33	360	58532036 3
5	3 GELDERLAND CRESCENT, COLDWATER	May 17, 2024	1,500,000	28,492.00	53	576	58532021 1
6	20 GELDERLAND CRT, COLDWATER, L0K1E0	Jun 27, 2024	1,555,000	32,130.00	48	694	58532026 0
7	24 OLDENBURG COURT, COLDWATER	Feb 14, 2025	1,625,000	44,175.00	37	644	58532032 3

8	17 FRIESIAN COURT, COLDWATER	Sep 12, 2024	1,869,600	60,912.00	31	968	585320405
9	2 CLYDESDALE COURT, COLDWATER	May 17, 2024	1,881,763	48,588.00	39	315	585320395
10	71 GEORGIAN GRANDE DRIVE, COLDWATER	Dec 20, 2024	1,900,000	54,034.00	35	540	585320351
11	21 OLDENBURG COURT, COLDWATER	Sep 04, 2024	1,985,000	43,313.00	46	509	585320326
12	COLDWATER	Aug 06, 2024	1,986,426	48,620.00	41	893	585320399
13	9 FRIESIAN CRT, COLDWATER	Jun 04, 2024	1,992,681	37,027.00	54	876	585320402
14	15 FRIESIAN COURT, COLDWATER	Nov 14, 2024	2,030,666	29,008.00	70	922	585320404
15	63 THOROUGHBRED DRIVE, COLDWATER	Mar 20, 2025	2,210,469	87,262.00	25	512	585320376
16	77 GEORGIAN GRANDE DRIVE, COLDWATER	Aug 22, 2024	2,350,000	88,005.00	27	664	585320354
17	7 FRIESIAN COURT, COLDWATER	Apr 18, 2024	2,356,096	34,885.00	68	852	585320401

Sales Statistics

Maximu	\$2,356,096
Minimu	\$265,000
Average:	\$1,753,719
Median:	\$1,881,763



*Standard Deviation: The smaller the number, the more similar are the sales results in the area. The larger the number, the more widely spread the sales results are in the area.

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