

Nick 
FitzGibbon
Let's talk real estate

 **COLDWELL BANKER**
NEUMANN REAL ESTATE,
BROKERAGE

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COMPARATIVE

Market Analysis

Real Estate Evaluation Prepared by Nick FitzGibbon, Sales Representative

meet OUR *TEAM*

We're a team of locals who are passionate about our community and providing unbeatable real estate service within it.



Nick FitzGibbon

Sales Representative | Team Lead

📞 519-830-4823 ✉️ nick@cbn.on.ca

As a truly proud Guelphite, Nick has put his focus and professional effort not only into selling homes but also into selling Guelph. Nick is a professional who understands the commitment required to excel. Nick has turned his drive and passion to aiding his clients with their real estate needs.

His work ethic and superior knowledge of the City of Guelph sets him apart from the rest. He takes pride in providing a professional and passionate experience to ensure his clients are happy. Everything from first-time home buyers to empty nesters, you can count on Nick to help.



John Clark

Sales Representative



Collette Aeschlimann

Sales Representative



Dave Aubrey

Sales Representative



Jessica Furmah

Sales Representative



Jeff Basso

Sales Representative



Christina FitzGibbon

Marketing & Client Relations

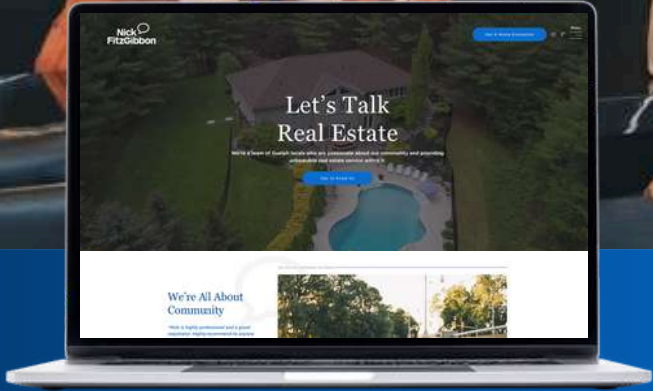


Colette Bayani

Administration Support

we're all about community.

SERVICES



WE ARE LEADERS IN LOCAL REAL ESTATE MARKETING



Extensive Digital Marketing



360° Virtual Tours/iGuides with Floorplans



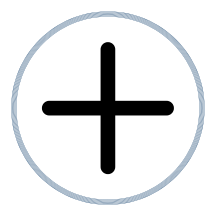
Agent & Public Open Houses



Custom Staging Consultation



Professional Media Package (Photo and Video)



So Much More

reviews



"Nick and Tina worked with us for close to a year in finding both our dream home, and helping to sell our existing home. Fantastic personalized service throughout the buying and selling process. I wouldn't hesitate to recommend Nick and his team to anyone looking to buy or sell real estate."

-Richard H.

"It was fantastic to work with Nick to sell our house. His thorough market research, keen eye, and knowledge and expertise allowed us to sell our home for top dollar on the first day it was listed. Nick was available to talk any time we needed him and kept us well-informed through every step of the process. In particular, we were very impressed with his negotiation skills and care for us as clients. He added so much value to this experience, we look forward to working with Nick again!"

-Brit & Chris

"I have used Nick a couple of times now with both buying and selling our home and investment property in Guelph. He is the best in the business. He is extremely knowledgeable and takes the extra care and time to do things the right way. My wife and I strongly recommend him to anybody that is looking to buy or sell their home. Top notch customer service."

-Matt B.

Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



150 Lynch Circle



31 Sinclair Street



19 Sinclair Street

MLS#®	150 Lynch Circle	X12973676	X13056120
List Price	\$899,900	\$919,000	\$937,999
List Date		04/08/2026	04/29/2026
Status		Active	Active
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	25	4
SqFt Range	1500-2000	2000-2500	1500-2000
Bedrooms	3	3	3
Bedrooms +			
Rooms Rooms +	10.00	14.00	9.00
Total Baths	3/1	2/1	2/1
Kitchens	1+0	1+0	1+0
Family Room	No	No	No
Basement	Finished, Full	Finished	Finished, Full
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick	Brick, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	1	1
Parking Spcs	2	5	3
Lot Front	33.56	30	30
A/C	Central Air	Central Air	Central Air
Sold Price			
Sold Date			

	Price	\$919,000	\$937,999
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis


May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



	150 Lynch Circle 	61 Gaw Crescent	10 Periwinkle Way
MLS#®		X12850452	X13042982
List Price	\$899,900	\$839,900	\$848,900
List Date		03/05/2026	04/24/2026
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	2	2
SqFt Range	1500-2000	1100-1500	1500-2000
Bedrooms	3	3	3
Bedrooms +			
Rooms Rooms +	10.00	9.00	9.00
Total Baths	3/1	2/1	1/1
Kitchens	1+0	1+0	1+0
Family Room	No	No	Yes
Basement	Finished, Full	Finished, Full	Unfinished, Development Pot
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick, Vinyl Siding	Brick, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	2	2
Parking Spcs	2	6	4
Lot Front	33.56	33	33
A/C	Central Air	Central Air	Central Air
Sold Price		\$840,000	\$826,000
Sold Date		03/07/2026	04/26/2026

	Price	\$840,000	\$826,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis


May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



	150 Lynch Circle 	11 Gaw Crescent	5 Gaw Crescent
MLS#®		X12675568	X12758992
List Price	\$899,900	\$848,900	\$849,900
List Date		01/08/2026	02/04/2026
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	14	11
SqFt Range	1500-2000	1500-2000	1100-1500
Bedrooms	3	3	3
Bedrooms +		1	0
Rooms Rooms +	10.00	7.00	8.00
Total Baths	3/1	3/1	2/1
Kitchens	1+0	1+0	1+0
Family Room	No	Yes	No
Basement	Finished, Full	Finished, Full	Finished, Full
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick, Vinyl Siding	Brick, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	2	2
Parking Spcs	2	4	6
Lot Front	33.56	33	33
A/C	Central Air	Central Air	Central Air
Sold Price		\$827,000	\$827,000
Sold Date		01/22/2026	02/15/2026

	Price	\$827,000	\$827,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



	150 Lynch Circle 	9 Pearson Street	9 Gaw Crescent
MLS#®		X12546398	X12767546
List Price	\$899,900	\$849,900	\$885,000
List Date		11/14/2025	02/06/2026
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	4	48
SqFt Range	1500-2000	1500-2000	1100-1500
Bedrooms	3	3	3
Bedrooms +			
Rooms Rooms +	10.00	7.00	11.00
Total Baths	3/1	2/1	2/1
Kitchens	1+0	1+0	1+0
Family Room	No	No	No
Basement	Finished, Full	Full, Unfinished	Finished
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick, Vinyl Siding	Brick Front, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	1	2
Parking Spcs	2	3	4
Lot Front	33.56	30	33
A/C	Central Air	Central Air	Central Air
Sold Price		\$849,000	\$861,000
Sold Date		11/18/2025	03/26/2026

	Price	\$849,000	\$861,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



	150 Lynch Circle 	17 Ferris Circle	20 Wilkie Crescent
MLS#®		X12478244	X12379384
List Price	\$899,900	\$895,000	\$899,500
List Date		10/23/2025	09/03/2025
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	25	147
SqFt Range	1500-2000	1500-2000	1500-2000
Bedrooms	3	4	3
Bedrooms +			1
Rooms Rooms +	10.00	8.00	9.00
Total Baths	3/1	3/1	3/1
Kitchens	1+0	1+0	1+0
Family Room	No	No	Yes
Basement	Finished, Full	Finished W/O	Finished
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick, Concrete	Brick
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	1	1
Parking Spcs	2	2	3
Lot Front	33.56	22	30
A/C	Central Air	Central Air	Central Air
Sold Price		\$880,000	\$870,000
Sold Date		11/17/2025	01/28/2026

	Price	\$880,000	\$870,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis


May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



	150 Lynch Circle 	36 Jenson Boulevard	157 Lynch Circle
MLS#®		X12963006	X13005216
List Price	\$899,900	\$899,900	\$924,900
List Date		04/07/2026	04/16/2026
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	34	3	3
SqFt Range	1500-2000	1100-1500	2000-2500
Bedrooms	3	3	4
Bedrooms +			
Rooms Rooms +	10.00	8.00	16.00
Total Baths	3/1	2/1	3/1
Kitchens	1+0	1+0	1+0
Family Room	No	Yes	Yes
Basement	Finished, Full	Finished, Finished W/O, Walk	Finished, Full
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick	Brick, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	2	1
Parking Spcs	2	4	5
Lot Front	33.56	33	30
A/C	Central Air	Central Air	Central Air
Sold Price		\$880,000	\$930,000
Sold Date		04/10/2026	04/19/2026

	Price	\$880,000	\$930,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Price Adjustments

The subject property vs comparable properties.



150 Lynch Circle



128 CLOUGH Crescent

MLS#®	150 Lynch Circle	X12913494
List Price	\$899,900	\$929,000
List Date		03/24/2026
Status		Sold
Prop Type	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached
DOM	34	8
SqFt Range	1500-2000	1500-2000
Bedrooms	3	3
Bedrooms +		0
Rooms Rooms +	10.00	13.00
Total Baths	3/1	2/1
Kitchens	1+0	1+0 0/0
Family Room	No	Yes
Basement	Finished, Full	Finished
Heat Source	Forced Air	Forced Air
Exterior	Brick, Vinyl Siding	Brick, Vinyl Siding
Garage Type	Attached Garage	Attached Garage
Garage Spcs	1	2
Parking Spcs	2	3
Lot Front	33.56	32
A/C	Central Air	Central Air
Sold Price		\$898,000
Sold Date		04/01/2026

Price	\$898,000
Total Adjustments	
Adjusted Price	

Subject Property: 150 Lynch Circle, Guelph

Subject Property



Style: 2 Storey

Year Built: 2004

SqFt Range: 1500-2000 SqFt

Total Bedrooms: 3

Total Bathrooms: 3 Full/1 Half

Welcome to this bright and well maintained 3 bedroom home located in Guelph's desirable south end, close to schools, parks, and everyday amenities. The main floor offers a spacious and sun filled layout where the kitchen opens into a cozy sunken living room, creating a warm and inviting space that is ideal for both everyday living and entertaining. From the living room, step directly outside to your backyard retreat. Surrounded by mature maple trees and cedars that provide beautiful privacy when in full bloom, the yard offers a peaceful outdoor setting. The outdoor enclosure allows you to enjoy the space regardless of the weather, while the above ground heated salt water pool is perfect for warm summer days. A gas BBQ hookup makes outdoor entertaining easy. The fully finished basement adds valuable living space and features a dedicated home theatre, perfect for movie nights, watching the big game, or relaxing with family and friends. Located at the end of the street with only one neighbouring home, this property offers a quiet and private setting while still being just minutes from shopping, restaurants, and other south end amenities. Recent updates include a new furnace and air conditioner (2024), roof (2019), 14 x 20 acrylic patio roof (2020), above ground heated salt water pool (2015) with new liner, salt cell and heater, and a beautifully renovated ensuite featuring a glass shower and floating vanity.

Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Minimums and Maximums

A summary of key property attributes in this analysis.

Listing Price between **\$839,900** and **\$937,999**

Selling Price between **\$826,000** and **\$930,000**

 **3-4 Beds**

 **1-3 Baths**

 **1 Half Bath**

Most common Range of 1500-2000 Square Feet

Year Built between **1996** and **2009**

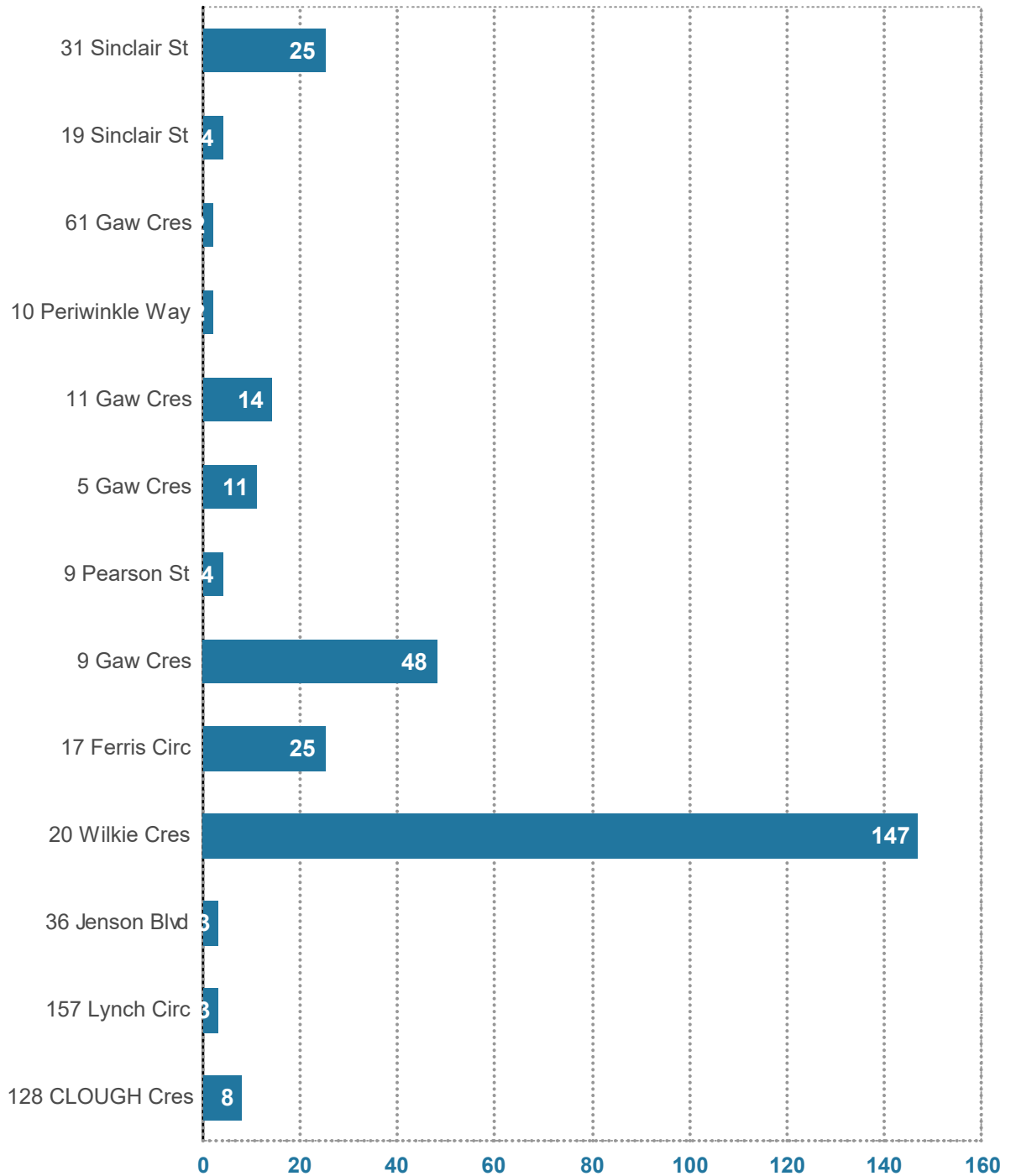
Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Days On Market

The number of days each property has been listed on the market.



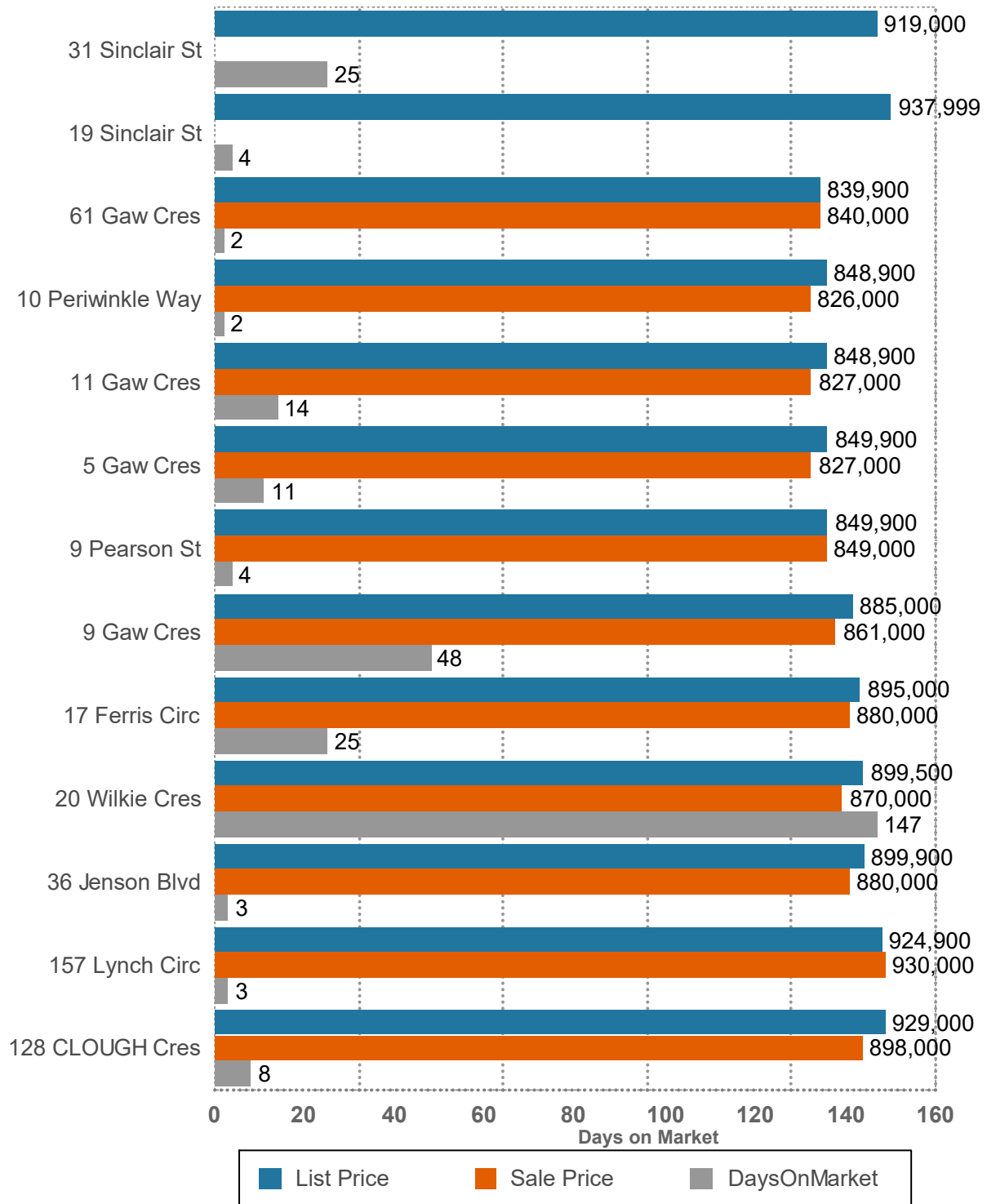
Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

List Price, Sale Price, and Days on Market

List price, and sale price of sold listings, with the number of days each property has been listed on the market.



Comparative Market Analysis


May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Brief Summary of Comparable Properties

A brief summary of the subject and comparable properties in this market analysis.

Status: Active

Address	MLS#	Sub Type	SqFt Rng	Bds	Bds+	Baths	L/S Price	Status Dt	DOM
 150 Lynch Circle		Detached	1500-2000	3		3/1			
31 Sinclair Street	X12973676	Detached	2000-2500	3		2/1	\$919,000	4/8/26	25
19 Sinclair Street	X13056120	Detached	1500-2000	3		2/1	\$937,999	4/29/26	4
Average			1500-2000	3		2/1	\$928,500		15

Status: Sold

Address	MLS#	Sub Type	SqFt Rng	Bds	Bds+	Baths	L/S Price	Status Dt	DOM
 150 Lynch Circle		Detached	1500-2000	3		3/1			
61 Gaw Crescent	X12850452	Detached	1100-1500	3		2/1	\$840,000	3/7/26	2
10 Periwinkle Way	X13042982	Detached	1500-2000	3		1/1	\$826,000	4/26/26	2
11 Gaw Crescent	X12675568	Detached	1500-2000	3	1	3/1	\$827,000	1/22/26	14
5 Gaw Crescent	X12758992	Detached	1100-1500	3	0	2/1	\$827,000	2/15/26	11
9 Pearson Street	X12546398	Detached	1500-2000	3		2/1	\$849,000	11/18/25	4
9 Gaw Crescent	X12767546	Detached	1100-1500	3		2/1	\$861,000	3/26/26	48
17 Ferris Circle	X12478244	Detached	1500-2000	4		3/1	\$880,000	11/17/25	25
20 Wilkie Crescent	X12379384	Detached	1500-2000	3	1	3/1	\$870,000	1/28/26	147
36 Jenson Boulevard	X12963006	Detached	1100-1500	3		2/1	\$880,000	4/10/26	3
157 Lynch Circle	X13005216	Detached	2000-2500	4		3/1	\$930,000	4/19/26	3
128 CLOUGH Crescent	X12913494	Detached	1500-2000	3	0	2/1	\$898,000	4/1/26	8
Average			1500-2000	3	1	2/1	\$862,545		24

Summary

Status	Total	Avg Price	Mode SqFt Rng	Median	Low	High	Avg DOM
Active	2	\$928,500	1500-2000	\$928,500	\$919,000	\$937,999	15
Sold	11	\$862,545	1500-2000	\$861,000	\$826,000	\$930,000	24
Total	13	\$872,692	1500-2000	\$870,000	\$826,000	\$937,999	23

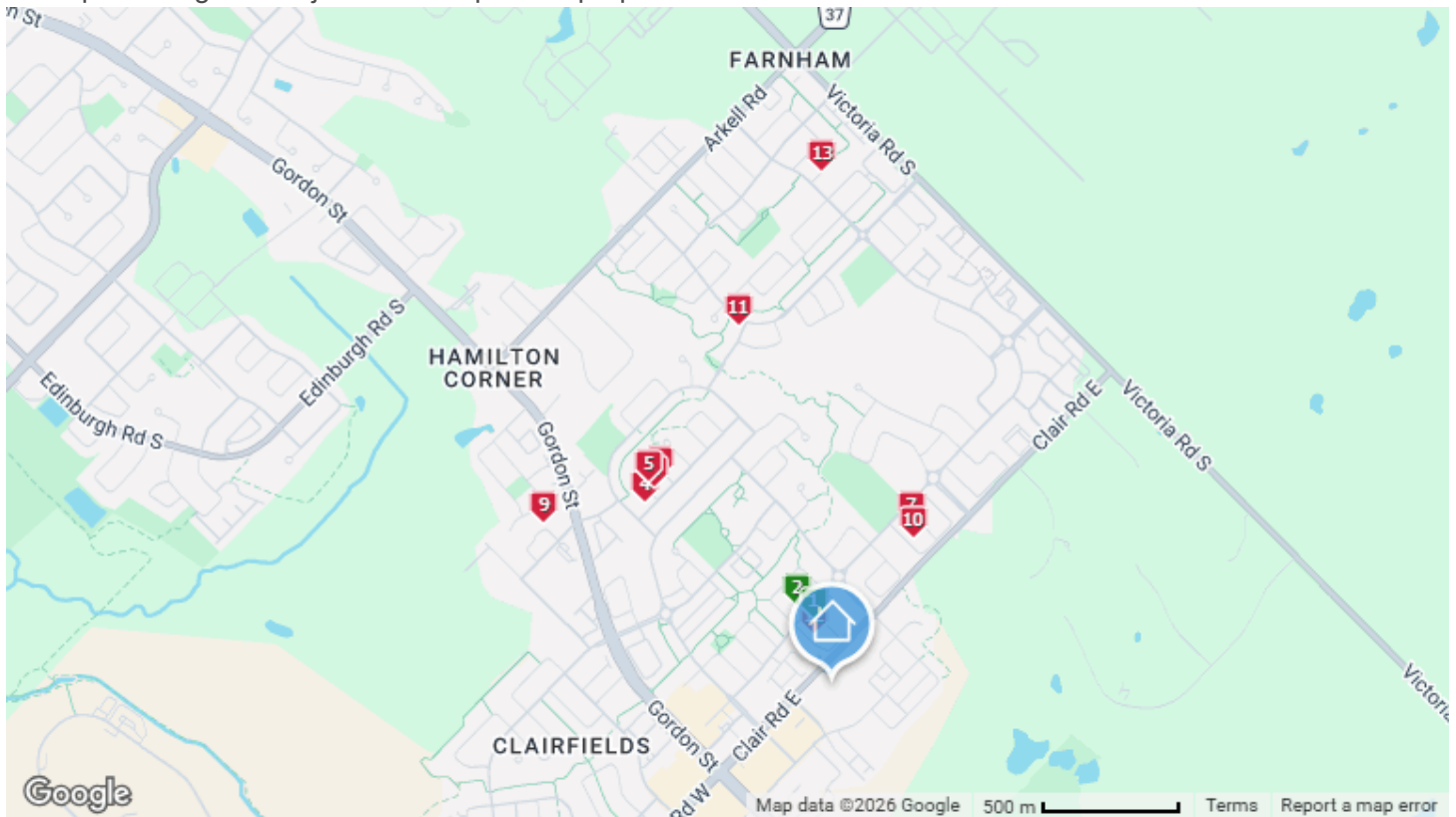
Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7







Property Locations

A map showing the subject and comparable properties



150 Lynch Circle , Guelph, N1L 1R7

Beds 3 **Baths** 3 **Sq.Ft.** 1500-2000

 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
1 31 Sinclair St, Guelph, N1L 1R6	\$919,000	4/8/26	3	2	2000-2500
2 19 Sinclair St, Guelph, N1L 1S1	\$937,999	4/29/26	3	2	1500-2000
3 61 Gaw Cres, Guelph, N1L 1H9	\$840,000	3/7/26	3	2	1100-1500
4 10 Periwinkle Way, Guelph, N1L 1H8	\$826,000	4/26/26	3	1	1500-2000
5 11 Gaw Cres, Guelph, N1L 1H8	\$827,000	1/22/26	4	3	1500-2000
6 5 Gaw Cres, Guelph, N1L 1H8	\$827,000	2/15/26	3	2	1100-1500
7 9 Pearson St, Guelph, N1L 0C2	\$849,000	11/18/25	3	2	1500-2000
8 9 Gaw Cres, Guelph, N1L 1H8	\$861,000	3/26/26	3	2	1100-1500
9 17 Ferris Circ, Guelph, N1G 0H2	\$880,000	11/17/25	4	3	1500-2000
10 20 Wilkie Cres, Guelph, N1L 0B1	\$870,000	1/28/26	4	3	1500-2000
11 36 Jenson Blvd, Guelph, N1L 1L1	\$880,000	4/10/26	3	2	1100-1500
12 157 Lynch Circ, Guelph, N1L 1R7	\$930,000	4/19/26	4	3	2000-2500

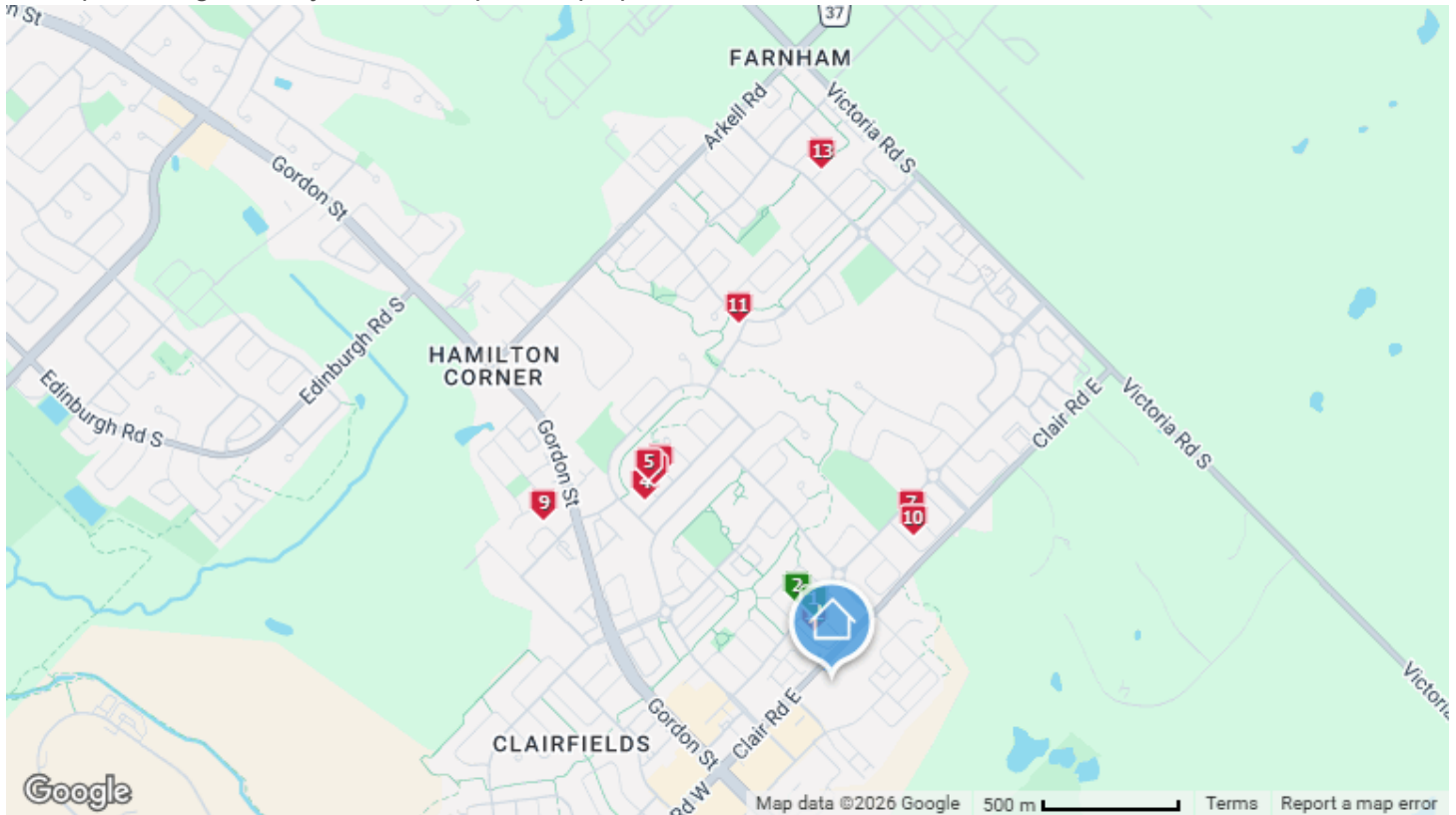
Comparative Market Analysis

May 3, 2026

Subject Property: 150 Lynch Circle, Guelph, N1L 1R7

Property Locations

A map showing the subject and comparable properties



150 Lynch Circle , Guelph, N1L 1R7

Beds	Baths	Sq.Ft.
3	3	1500-2000



Address



Price



Date



Beds



Baths



Sq.Ft.

13 128 Clough Cres, Guelph, N1L 0E4

\$898,000

4/1/26

3

2

1500-2000

Let's talk real estate.



Nick
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SALES REPRESENTATIVE

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