

Nick 
FitzGibbon
Let's talk real estate

 **COLDWELL BANKER**
NEUMANN REAL ESTATE,
BROKERAGE

nickfitzgibbon.com
nick@cbn.on.ca
70 Victoria St, Elora, ON
824 Gordon St, Guelph ON



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

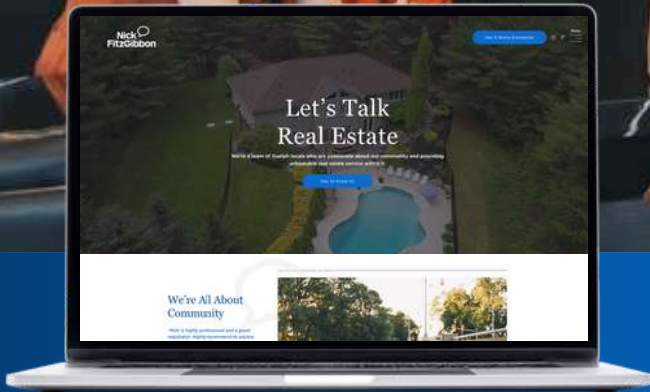


Colette Bayani

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**



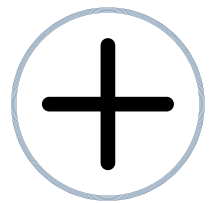
**Agent & Public
Open Houses**



**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 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

Price Adjustments

The subject property vs comparable properties.



	74 Rodney Boulevard 	64 Forest Street	65 Dean Avenue
MLS#®		X12922942	X12922478
List Price	\$1,100,000	\$1,099,000	\$1,689,000
List Date	04/15/2026	03/26/2026	03/25/2026
Status		Sold	Sold
Prop Type	Residential Freehold	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached	Detached
DOM	12	8	4
SqFt Range	700-1100	2000-2500	2500-3000
Bedrooms	3	5	4
Bedrooms +	2		1
Rooms Rooms +	6.00	5.00	20.00
Total Baths	2/0	2/2	3/1
Kitchens	1+0	1+0	1+0
Family Room	No	Yes	Yes
Basement	Finished, Full	Finished, Full, Separate Entr:	Full
Heat Source	Forced Air	Forced Air	Forced Air
Exterior	Brick	Alum Siding, Brick	Stone, Vinyl Siding
Garage Type	Attached Garage	Attached Garage	Attached Garage
Garage Spcs	1	1	2
Parking Spcs	5	3	4
Lot Front	80	58	53
A/C	None	Central Air	Central Air
Sold Price	\$1,027,500	\$1,127,001	\$1,750,000
Sold Date	4/27/2026	04/03/2026	03/29/2026

	Price	\$1,127,001	\$1,750,000
	Total Adjustments		
	Adjusted Price		

Comparative Market Analysis


May 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

Price Adjustments

The subject property vs comparable properties.



	74 Rodney Boulevard 	69 Forest Street
MLS#®		X12440239
List Price	\$1,100,000	\$829,900
List Date	04/15/2026	10/02/2025
Status		Sold
Prop Type	Residential Freehold	Residential Freehold
Sub Type	Detached	Detached
DOM	12	15
SqFt Range	700-1100	1100-1500
Bedrooms	3	4
Bedrooms +	2	
Rooms Rooms +	6.00	11.00
Total Baths	2/0	2/0
Kitchens	1+0	1+0 0/0
Family Room	No	No
Basement	Finished, Full	Finished, Full
Heat Source	Forced Air	Forced Air
Exterior	Brick	Alum Siding, Brick
Garage Type	Attached Garage	Attached Garage
Garage Spcs	1	1
Parking Spcs	5	2
Lot Front	80	100
A/C	None	Central Air
Sold Price	\$1,027,500	\$797,500
Sold Date	4/27/2026	10/17/2025

	Price	\$797,500
	Total Adjustments	
	Adjusted Price	

Subject Property: 74 Rodney Boulevard, Guelph

Subject Property



Style: Bungalow

Year Built: 1955

SqFt Range: 700-1100 SqFt

Total Bedrooms: 5

Total Bathrooms: 2 Full/0 Half

Set on an impressive 80 x 164 ft lot in Guelph's highly sought-after Old University neighbourhood, 74 Rodney Blvd offers a rare opportunity to secure space, privacy, and long-term potential in one of the city's most established areas. Properties of this size are seldom available here, surrounded by mature trees and quiet streets. The lot is the true standout, with a deep backyard backing onto peaceful green space, creating a private, park-like setting that is increasingly hard to find within city limits. The generous frontage and depth provide exceptional flexibility for future plans, whether you are considering renovations, an addition, or exploring redevelopment potential. Adding to the outdoor appeal is a detached hobby room in the backyard—an ideal space for art projects, exercising, reading, or simply enjoying some quiet time. Featuring a large new window with screen, it offers a bright and comfortable retreat separate from the main home. Great opportunity for immediate occupancy as a student rental. Featuring five bedrooms, including two basement bedrooms with oversized windows, this property presents a low-risk, solid investment just minutes from the University of Guelph. Location is equally compelling. Just minutes from the University of Guelph and within walking distance to the Guelph Farmers' Market, as well as local downtown shops and restaurants, this address offers a highly walkable lifestyle. Nearby parks, trails, and green spaces add to the appeal, while convenient access to major routes makes commuting simple. A property defined by its lot, setting, and location, 74 Rodney Blvd presents a unique opportunity in a neighbourhood where properties like this are rarely offered.

Comparative Market Analysis

May 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

Minimums and Maximums

A summary of key property attributes in this analysis.

Listing Price between \$829,900 and \$1,689,000

Selling Price between \$797,500 and \$1,750,000

 4-5 Beds

 2-3 Baths

 0-2 Half Baths

Most common Range of 1100-1500 Square Feet

Year Built between 1958 and 2019

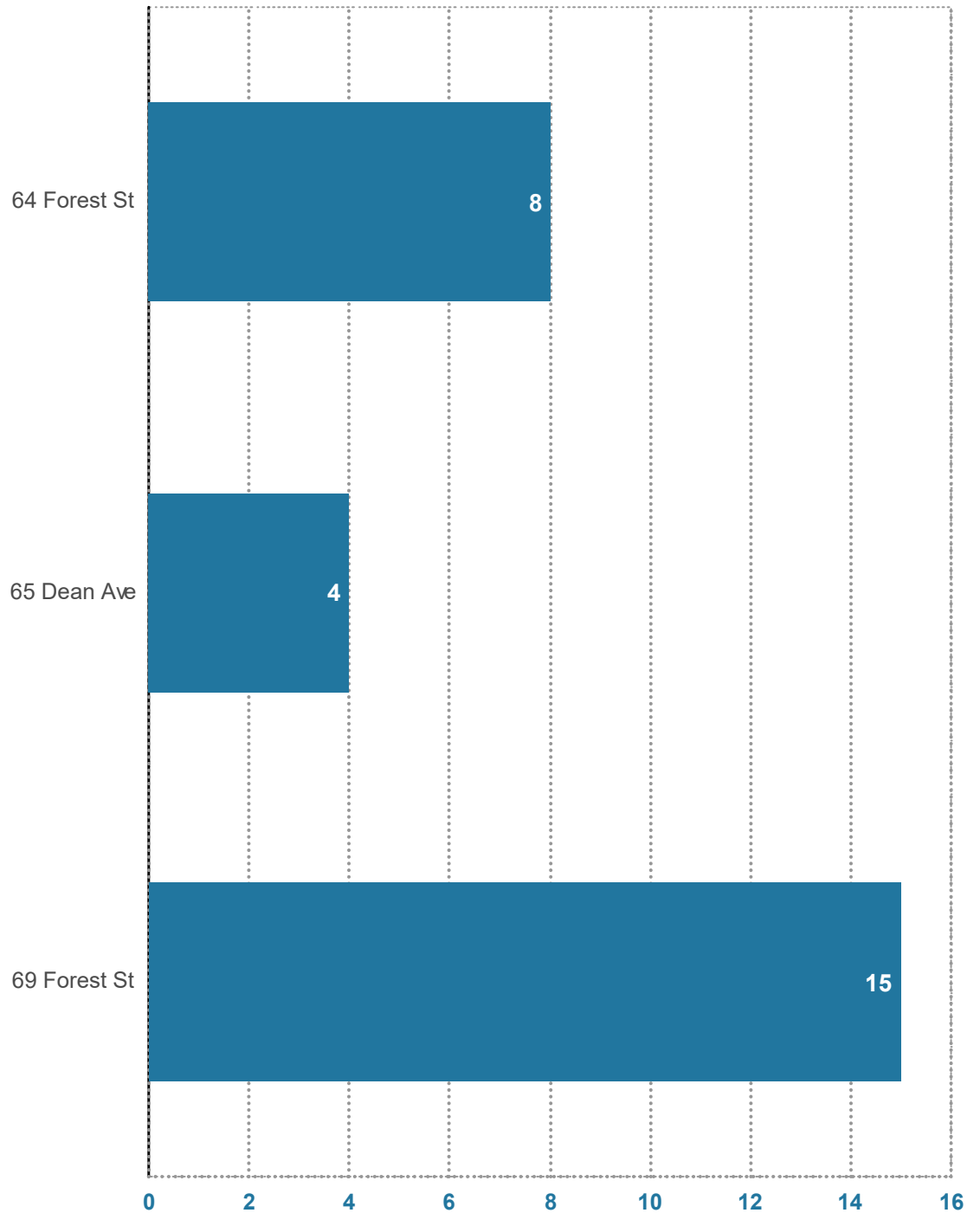
Comparative Market Analysis

May 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

Days On Market

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



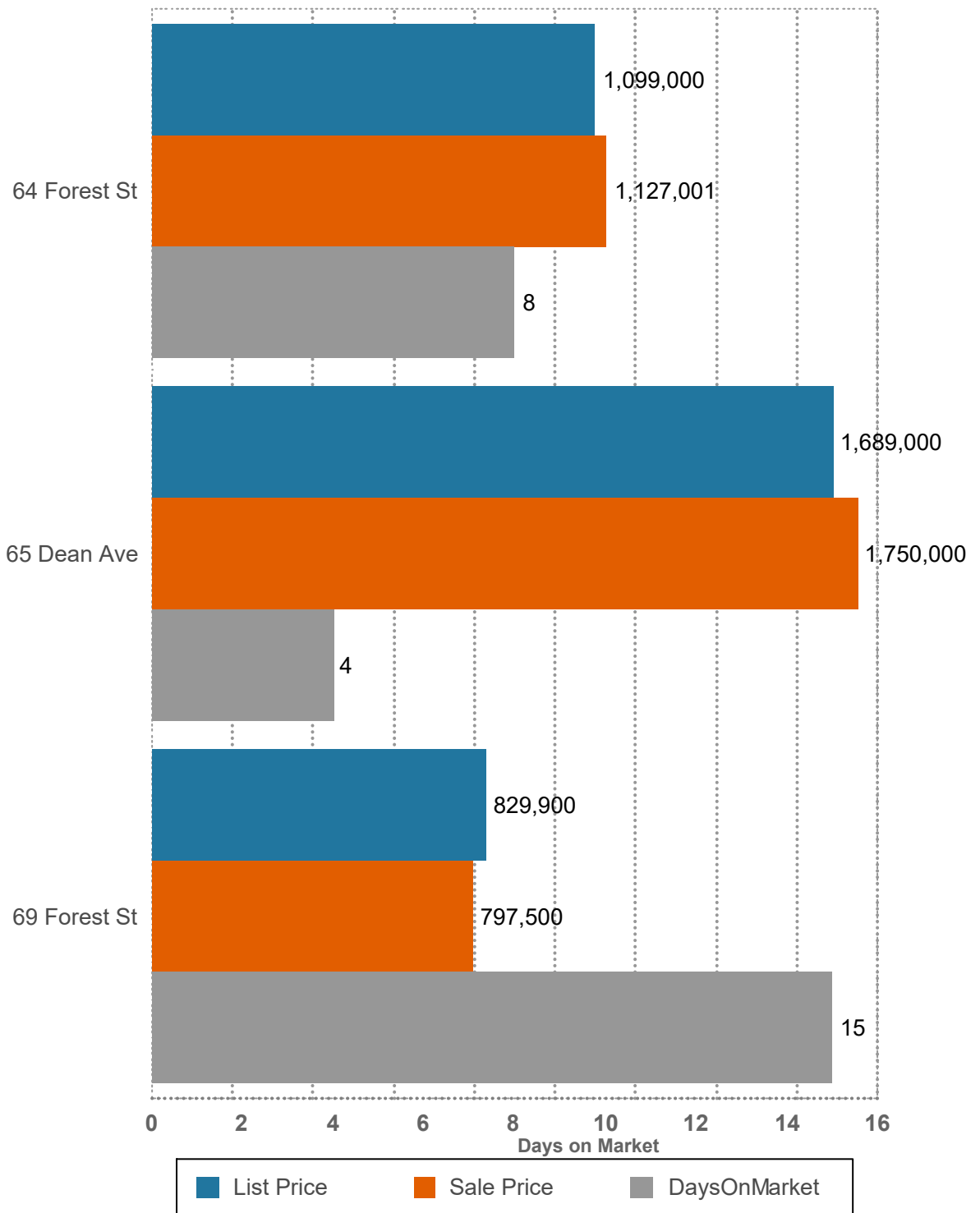
Comparative Market Analysis

May 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

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 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3

Brief Summary of Comparable Properties

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

Status: Sold

Address	MLS#	Sub Type	SqFt Rng	Bds	Bds+	Baths	L/S Price	Status Dt	DOM
 74 Rodney Boulevard		Detached	700-1100	3	2	2/0			
64 Forest Street	X12922942	Detached	2000-2500	5		2/2	\$1,127,001	4/3/26	8
65 Dean Avenue	X12922478	Detached	2500-3000	4	1	3/1	\$1,750,000	3/29/26	4
69 Forest Street	X12440239	Detached	1100-1500	4		2/0	\$797,500	10/17/25	15
Average			1100-1500	4	1	2/1	\$1,224,834		9

Summary

Status	Total	Avg Price	Mode SqFt Rng	Median	Low	High	Avg DOM
Sold	3	\$1,224,834	1100-1500	\$1,127,001	\$797,500	\$1,750,000	9
Total	3	\$1,224,834	1100-1500	\$1,127,001	\$797,500	\$1,750,000	9

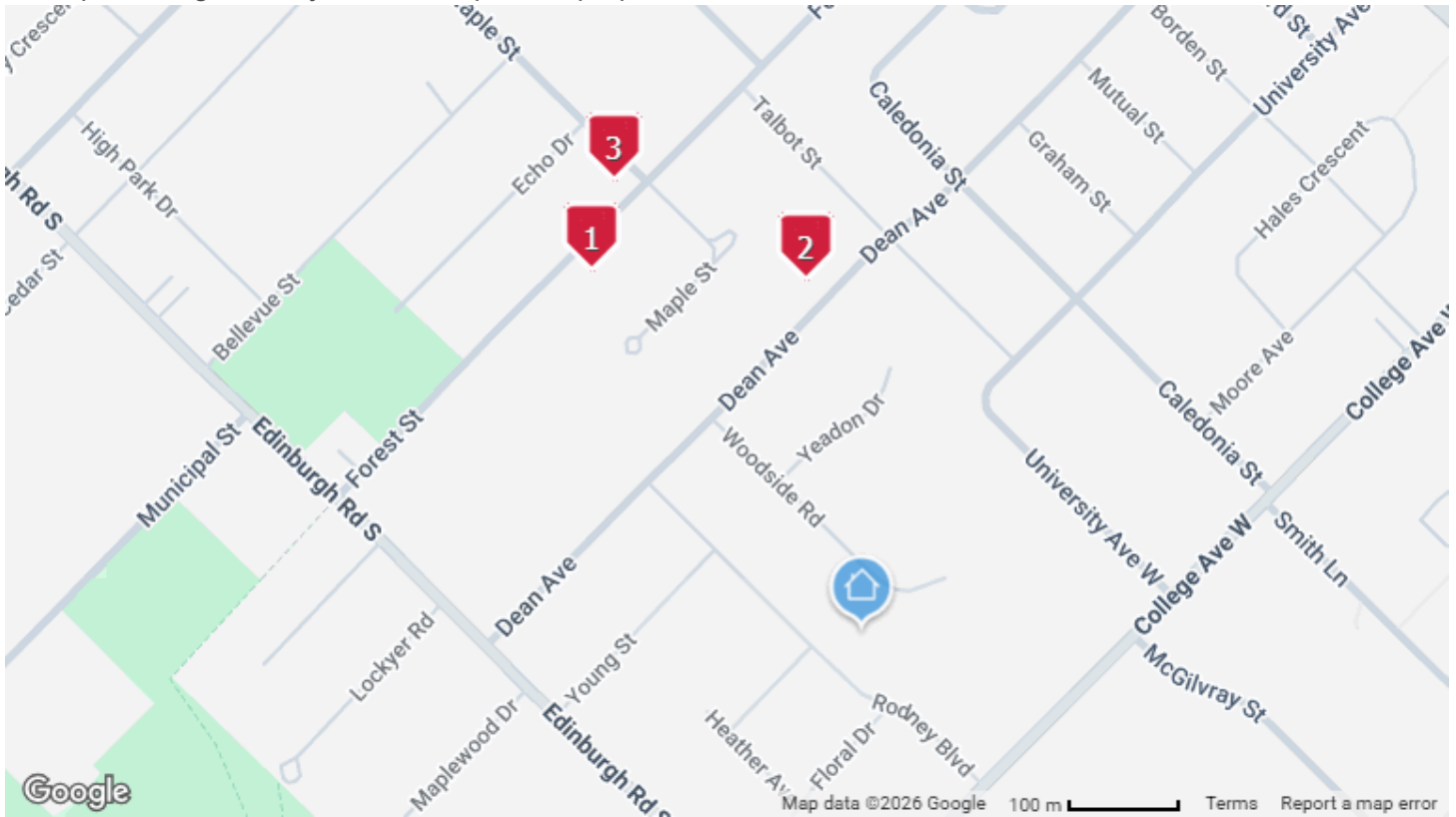
Comparative Market Analysis

May 21, 2026

Subject Property: 74 Rodney Boulevard, Guelph, N1G 2H3







Property Locations

A map showing the subject and comparable properties



74 Rodney Boulevard , Guelph, N1G 2H3

Beds 5
Baths 2
Sq.Ft. 700-1100

 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
1 64 Forest St, Guelph, N1G 1H9	\$1,127,001	4/3/26	5	2	2000-2500
2 65 Dean Ave, Guelph, N1G 1L3	\$1,750,000	3/29/26	5	3	2500-3000
3 69 Forest St, Guelph, N1G 1J3	\$797,500	10/17/25	4	2	1100-1500

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