

Historical analysis of property values by sales price for McCleary Natural Playground in Toronto.

Average Home Price Leslieville						
	2008	increase over previous year	2009	increase over previous year	2010	increase over previous year
Detached	\$ 438,909.00	19%	\$ 475,363.00	8%	\$ 521,983.00	10%
Semi-detached	\$ 408,656.00	11%	\$ 404,349.00	-1%	\$ 467,812.00	16%

Average Home Price within 1 block of McCleary Natural Playground						
	2008	increase over previous year	2009	increase over previous year	2010	increase over previous year
Detached	\$ 379,613.00	18%	\$ 436,554.95	15%	\$ 554,424.79	27%
Semi-detached	\$ 317,827.00	10%	\$ 355,966.24	12%	\$ 459,196.45	29%

Average Home Price within 1 block of McCleary Natural Playground compared to						
	2008	Compared to neighborhood average	2009	Compared to neighborhood average	2010	Compared to neighborhood average
Detached	\$ 379,613.00	-14%	\$ 436,554.95	-8%	\$ 554,424.79	6%
Semi-detached	\$ 317,827.00	-22%	\$ 355,966.24	-12%	\$ 459,196.45	-2%

Conclusion:

* Property Values rose from below average in the neighborhood to average or above in the neighbourhood
 **Average increase of 20% over the surrounding neighborhood after Natural Playground Installation.