

SALES ANALYSIS REPORT

SFamily Condo PUD April 2023 to March 2024

April 1, 2024

Account	Map/Lot	Date	Price	Valuation	Ratio	Mean	Dev
6221	061-052	10/24/2023	220,000	164,900	74.9545	87.8636	12.9091
5636	061-034	11/03/2023	216,000	164,600	76.2037	87.8636	11.6599
5637	061-035	06/09/2023	227,000	173,900	76.6079	87.8636	11.2557
5674	R24-009-B	06/06/2023	247,500	192,800	77.8990	87.8636	9.9646
14829	R22-008-D	09/15/2023	321,000	256,000	79.7508	87.8636	8.1128
14619	R14-006-D	10/11/2023	212,000	172,600	81.4151	87.8636	6.4485
5746	R41-040	07/18/2023	235,000	192,600	81.9574	87.8636	5.9062
5271	061-023	02/16/2024	210,000	173,500	82.6190	87.8636	5.2446
5077	041-076	10/10/2023	399,000	330,700	82.8822	87.8636	4.9814
14835	R22-008-D	08/04/2023	275,000	230,200	83.7091	87.8636	4.1545
4124	R45-001-L	01/11/2024	201,500	170,500	84.6154	87.8636	3.2482
5252	061-007	08/18/2023	200,000	170,000	85.0000	87.8636	2.8636
6190	061-248	06/21/2023	328,000	279,300	85.1524	87.8636	2.7112
14839	R22-008-D	04/10/2023	300,000	256,600	85.5333	87.8636	2.3303
5637	061-035	03/29/2024	200,000	173,900	86.9500	87.8636	0.9136
14572	R14-006-D	06/02/2023	198,000	172,600	87.1717	87.8636	0.6919
5743	R41-040	04/10/2023	220,000	193,300	87.8636	87.8636	0.0000
6132	061-219	04/04/2023	312,000	281,600	90.2564	87.8636	2.3928
9765	R34-065	02/15/2024	205,000	188,100	91.7561	87.8636	3.8925
6173	R24-009-B	06/30/2023	204,000	188,400	92.3529	87.8636	4.4893
14769	R41-055	10/17/2023	160,000	148,700	92.9375	87.8636	5.0739
5793	R41-003-F	08/10/2023	212,000	198,700	93.7264	87.8636	5.8628
14880	R71-028-B	08/16/2023	395,000	370,700	93.8481	87.8636	5.9845
5065	041-076	08/24/2023	339,000	318,900	94.0708	87.8636	6.2072
5079	041-076	06/29/2023	325,000	307,500	94.6154	87.8636	6.7518
12043	R71-028-C	10/12/2023	455,000	432,000	94.9451	87.8636	7.0815
5078	041-076	04/03/2023	340,000	323,200	95.0588	87.8636	7.1952
14849	R22-008-D	06/01/2023	240,000	230,200	95.9167	87.8636	8.0531
14843	R22-008-D	05/31/2023	240,000	233,100	97.1250	87.8636	9.2614
14765	R41-054	03/29/2024	145,000	148,500	102.4138	87.8636	14.5502
12027	R71-028-D	10/26/2023	375,000	392,100	104.5600	87.8636	16.6964
5275	061-027	04/14/2023	170,000	177,900	104.6471	87.8636	16.7835
5064	041-076	08/15/2023	300,000	339,800	113.2667	87.8636	25.4031

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 33

Totals:

Sale Price:	8,627,000
Valuation:	7,747,400
Deviation:	879,600

Sales Ratio Statistics

Median	87.8636
Mean	89.4479
Mid-Quartile Mean	88.8849
Weighted Mean	89.8041
Average Deviation	7.2447
Coefficient of Dispersion	8.2454
Standard Deviation	8.9855
Coefficient of Variation	10.2266
Price-Related Differential	0.9960