

SALES ANALYSIS REPORT

Comm Ind and Lg Apt April 2023 to March 2024

April 1, 2024

Account	Map/Lot	Date	Price	Valuation	Ratio	Mean	Dev
1460	040-073	10/03/2023	1,177,500	450,200	38.2335	93.9228	55.6893
2344	039-206	11/21/2023	489,000	241,500	49.3865	93.9228	44.5363
4595	049-254	02/05/2024	300,000	154,800	51.6000	93.9228	42.3228
5508	048-031	10/31/2023	525,000	271,200	51.6571	93.9228	42.2657
2243	048-041	07/31/2023	680,000	384,900	56.6029	93.9228	37.3199
11366	R25-036	04/20/2023	2,900,000	1,697,400	58.5310	93.9228	35.3918
4939	041-082	05/19/2023	129,000	86,000	66.6667	93.9228	27.2561
10359	002-046	08/30/2023	300,000	203,000	67.6667	93.9228	26.2561
6392	052-021	03/21/2024	405,000	276,400	68.2469	93.9228	25.6759
12837	R08-001-F	12/18/2023	600,000	412,900	68.8167	93.9228	25.1061
2385	022-010	03/07/2024	285,000	199,600	70.0351	93.9228	23.8877
10007	R28-005-A	11/09/2023	1,161,900	872,100	75.0581	93.9228	18.8647
1524	048-180	12/01/2023	620,000	472,500	76.2097	93.9228	17.7131
1453	048-048	01/31/2024	550,000	452,100	82.2000	93.9228	11.7228
9434	062-196	10/18/2023	3,500,000	2,890,000	82.5714	93.9228	11.3514
9531	R09-034	02/26/2024	650,000	565,700	87.0308	93.9228	6.8920
4944	041-082	02/29/2024	225,000	196,200	87.2000	93.9228	6.7228
6460	R31-005	10/16/2023	1,200,000	1,047,800	87.3167	93.9228	6.6061
7385	R18-011-A	07/19/2023	850,000	742,400	87.3412	93.9228	6.5816
9764	R34-064	02/27/2024	805,000	720,300	89.4783	93.9228	4.4445
9373	042-217	06/28/2023	1,157,140	1,083,400	93.6274	93.9228	0.2954
9243	053-078	06/20/2023	225,222	212,200	94.2181	93.9228	0.2953
7247	R61-003	12/01/2023	350,000	335,200	95.7714	93.9228	1.8486
3821	049-010	11/08/2023	450,000	437,400	97.2000	93.9228	3.2772
4941	041-082	02/29/2024	125,000	125,900	100.7200	93.9228	6.7972
3133	048-270	07/19/2023	525,000	538,000	102.4762	93.9228	8.5534
7790	022-044	10/31/2023	375,000	392,100	104.5600	93.9228	10.6372
9160	R25-016	05/19/2023	166,000	175,600	105.7831	93.9228	11.8603
7196	049-020	08/25/2023	400,000	429,900	107.4750	93.9228	13.5522
4458	R55-011	09/13/2023	400,000	437,900	109.4750	93.9228	15.5522
6764	R70-015	01/24/2024	94,000	103,100	109.6809	93.9228	15.7581
8983	R28-008	11/30/2023	1,000,000	1,101,100	110.1100	93.9228	16.1872
4721	R61-009-J	07/27/2023	680,000	760,300	111.8088	93.9228	17.8860
9232	049-022	09/06/2023	430,000	484,800	112.7442	93.9228	18.8214
9022	R09-011-A	09/01/2023	600,000	683,400	113.9000	93.9228	19.9772
8399	048-054	01/29/2024	295,000	340,700	115.4915	93.9228	21.5687
7135	040-118	09/19/2023	320,000	402,700	125.8438	93.9228	31.9210
7041	R69-014	05/04/2023	665,000	867,900	130.5113	93.9228	36.5885
446	039-205	07/31/2023	140,000	184,700	131.9286	93.9228	38.0058
7566	R11-020	12/15/2023	800,000	1,056,000	132.0000	93.9228	38.0772

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9070	048-183	01/25/2024	200,000	270,100	135.0500	93.9228	41.1272
1858	054-111	01/25/2024	575,000	779,200	135.5130	93.9228	41.5902

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 42

Totals:

Sale Price:	27,324,762
Valuation:	23,538,600
Deviation:	3,786,162

Sales Ratio Statistics

Median	93.9228
Mean	92.3271
Mid-Quartile Mean	92.6960
Weighted Mean	86.1438
Average Deviation	21.1139
Coefficient of Dispersion	22.4801
Standard Deviation	25.4813
Coefficient of Variation	27.1300
Price-Related Differential	1.0718