

**SALES ANALYSIS REPORT**

Two Three and Four Units April 2022 to April 2023

Account	Map/Lot	Date	Price	4/1/2023 Valuation	Ratio	Mean	Dev
3559	055-122	09/29/2022	259,000	107,600	41.5444	85.9259	44.3815
9271	055-122-A	09/29/2022	241,000	116,500	48.3402	85.9259	37.5857
1865	037-182	02/17/2023	480,000	267,700	55.7708	85.9259	30.1551
1811	048-106	12/16/2022	404,000	242,100	59.9257	85.9259	26.0002
3073	048-119	01/18/2023	390,000	237,700	60.9487	85.9259	24.9772
7786	048-206	10/19/2022	325,000	200,400	61.6615	85.9259	24.2644
6640	047-072	04/29/2022	399,900	250,600	62.6657	85.9259	23.2602
3373	034-210-A	07/13/2022	209,000	131,200	62.7751	85.9259	23.1508
3079	055-120	09/29/2022	250,000	160,800	64.3200	85.9259	21.6059
2465	014-102	07/29/2022	240,000	156,600	65.2500	85.9259	20.6759
1158	054-202	09/02/2022	225,000	150,500	66.8889	85.9259	19.0370
3285	047-097	10/11/2022	393,000	262,900	66.8957	85.9259	19.0302
8893	032-137	05/11/2022	219,000	147,500	67.3516	85.9259	18.5743
2315	047-266	05/25/2022	265,000	178,800	67.4717	85.9259	18.4542
4419	057-011	08/11/2022	197,000	133,300	67.6650	85.9259	18.2609
3276	039-165	10/12/2022	215,000	146,700	68.2326	85.9259	17.6933
2932	047-191	05/02/2022	240,000	163,800	68.2500	85.9259	17.6759
3714	047-042	07/19/2022	335,000	231,400	69.0746	85.9259	16.8513
6558	035-066	02/24/2023	240,000	166,300	69.2917	85.9259	16.6342
6572	048-051	07/15/2022	275,000	193,300	70.2909	85.9259	15.6350
8270	040-077	06/29/2022	200,000	140,600	70.3000	85.9259	15.6259
1523	054-129	11/15/2022	375,000	263,700	70.3200	85.9259	15.6059
4499	030-046	05/31/2022	389,000	275,100	70.7198	85.9259	15.2061
2649	021-014	04/08/2022	259,000	193,100	74.5560	85.9259	11.3699
5301	046-174	11/10/2022	340,000	254,700	74.9118	85.9259	11.0141
8490	046-043	12/16/2022	165,000	125,400	76.0000	85.9259	9.9259
8753	048-165	05/16/2022	410,000	315,900	77.0488	85.9259	8.8771
7598	020-048	08/05/2022	290,900	227,100	78.0681	85.9259	7.8578
1100	024-017	09/22/2022	280,000	220,600	78.7857	85.9259	7.1402
1231	048-185	12/01/2022	220,000	173,700	78.9545	85.9259	6.9714
543	049-054	09/29/2022	413,000	326,300	79.0073	85.9259	6.9186
8332	068-003-N	05/18/2022	430,000	340,800	79.2558	85.9259	6.6701
4140	048-163-A	09/29/2022	184,000	148,100	80.4891	85.9259	5.4368
7550	037-072	07/13/2022	209,000	170,800	81.7225	85.9259	4.2034
6323	032-095	01/01/2023	425,000	352,300	82.8941	85.9259	3.0318
1131	048-228	01/24/2023	168,400	139,700	82.9572	85.9259	2.9687
3449	047-169	04/25/2022	223,000	185,400	83.1390	85.9259	2.7869
6108	R12-008-A	03/31/2023	335,000	278,800	83.2239	85.9259	2.7020
4337	017-040	07/25/2022	183,000	153,000	83.6066	85.9259	2.3193
3911	035-124	06/17/2022	190,000	160,100	84.2632	85.9259	1.6627

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1573	006-041	04/01/2022	230,000	195,200	84.8696	85.9259	1.0563
2537	053-083	05/13/2022	270,000	232,000	85.9259	85.9259	0.0000
10548	033-079	07/01/2022	295,000	253,600	85.9661	85.9259	0.0402
8537	030-028	12/16/2022	305,000	263,200	86.2951	85.9259	0.3692
8446	032-173	09/15/2022	230,000	199,800	86.8696	85.9259	0.9437
6714	054-015	08/17/2022	230,000	200,000	86.9565	85.9259	1.0306
7944	023-054	11/18/2022	245,000	213,500	87.1429	85.9259	1.2170
8671	039-143	11/30/2022	275,000	240,100	87.3091	85.9259	1.3832
5957	024-061	07/26/2022	235,000	205,900	87.6170	85.9259	1.6911
4432	035-096	01/13/2023	235,000	206,000	87.6596	85.9259	1.7337
992	026-032	09/01/2022	200,000	176,500	88.2500	85.9259	2.3241
2270	034-012	11/01/2022	190,000	168,700	88.7895	85.9259	2.8636
3513	041-048	10/28/2022	160,000	143,400	89.6250	85.9259	3.6991
1018	053-110-B	06/30/2022	180,000	164,000	91.1111	85.9259	5.1852
3496	039-116	09/20/2022	385,000	355,200	92.2597	85.9259	6.3338
4262	047-053	08/07/2022	189,000	175,200	92.6984	85.9259	6.7725
3467	048-016	12/05/2022	210,000	194,700	92.7143	85.9259	6.7884
6724	054-124	05/16/2022	405,000	375,800	92.7901	85.9259	6.8642
3072	048-039	11/29/2022	300,000	278,700	92.9000	85.9259	6.9741
3948	040-100	02/15/2023	225,888	211,700	93.7190	85.9259	7.7931
3110	021-074	01/16/2023	540,000	509,400	94.3333	85.9259	8.4074
5983	048-212	12/09/2022	250,000	237,600	95.0400	85.9259	9.1141
4422	030-007	08/24/2022	179,900	171,000	95.0528	85.9259	9.1269
8688	030-058	11/23/2022	242,500	232,400	95.8351	85.9259	9.9092
1305	039-168	09/29/2022	150,000	144,200	96.1333	85.9259	10.2074
2041	033-028	04/20/2022	339,000	326,300	96.2537	85.9259	10.3278
1087	039-066-A	11/18/2022	207,000	208,300	100.6280	85.9259	14.7021
1315	038-108	03/31/2023	200,000	205,300	102.6500	85.9259	16.7241
8321	068-003-B	08/19/2022	325,000	338,100	104.0308	85.9259	18.1049
901	047-084	02/06/2023	268,000	279,400	104.2537	85.9259	18.3278
1461	048-036	12/29/2022	292,000	307,300	105.2397	85.9259	19.3138
7830	034-136	12/02/2022	190,000	200,000	105.2632	85.9259	19.3373
6449	025-140-A	03/17/2023	165,777	178,000	107.3732	85.9259	21.4473
7954	034-034	01/31/2023	180,000	199,500	110.8333	85.9259	24.9074
118	047-115	07/15/2022	212,000	243,300	114.7642	85.9259	28.8383
7777	017-038	09/29/2022	180,000	212,600	118.1111	85.9259	32.1852
664	023-056	10/17/2022	165,000	202,100	122.4848	85.9259	36.5589
1659	025-065	05/23/2022	103,000	131,400	127.5728	85.9259	41.6469
1272	030-005	09/29/2022	130,000	167,300	128.6923	85.9259	42.7664
1371	048-042	09/30/2022	156,000	205,300	131.6026	85.9259	45.6767
7950	032-100	12/15/2022	75,000	104,900	139.8667	85.9259	53.9408

### SALES ANALYSIS REPORT

Two Three and Four Units April 2022 to April 2023

6594	R13-014	02/02/2023	210,000	318,500	151.6667	85.9259	65.7408
1876	040-097	12/05/2022	80,000	125,900	157.3750	85.9259	71.4491

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Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 83

Totals:

Sale Price:	21,326,265
Valuation:	17,792,200
Deviation:	3,534,065

#### Sales Ratio Statistics

<b>*Median*</b>	<b>85.9259</b> means 85.9% of market value
Mean	87.0044
Mid-Quartile Mean	84.5554
Weighted Mean	83.4286
Average Deviation	15.6147
Coefficient of Dispersion	18.1723
Standard Deviation	21.3669
Coefficient of Variation	24.8667
Price-Related Differential	1.0429