

SALES ANALYSIS REPORT

SFamily PUD/Condo April 2022 to April 2023

Account	Map/Lot	Date	Price	4/1/2023 Valuation	Ratio	Mean	Dev
12353	R71-033	07/29/2022	394,377	261,000	66.1803	78.8648	12.6845
5674	R24-009-B	07/29/2022	215,000	142,900	66.4651	78.8648	12.3997
5269	061-021	03/10/2023	203,000	136,400	67.1921	78.8648	11.6727
5740	R41-040	02/28/2023	211,500	142,600	67.4232	78.8648	11.4416
14579	R14-006-D	12/16/2022	187,750	130,200	69.3475	78.8648	9.5173
12355	R71-033	06/07/2022	385,000	269,300	69.9481	78.8648	8.9167
14574	R14-006-D	09/26/2022	190,000	134,300	70.6842	78.8648	8.1806
5267	061-020	08/31/2022	203,000	148,000	72.9064	78.8648	5.9584
14838	R22-008-D	03/24/2023	279,900	205,500	73.4191	78.8648	5.4457
14846	R22-008-D	10/12/2022	250,000	184,100	73.6400	78.8648	5.2248
5253	061-008	09/29/2022	178,000	132,300	74.3258	78.8648	4.5390
14857	R71-033-A	06/20/2022	190,000	141,700	74.5789	78.8648	4.2859
5247	061-002	11/14/2022	195,000	146,900	75.3333	78.8648	3.5315
14984	R45-001-L	11/28/2022	205,000	155,000	75.6098	78.8648	3.2550
5413	061-226	10/13/2022	275,000	209,100	76.0364	78.8648	2.8284
5404	061-100	03/31/2023	180,000	139,900	77.7222	78.8648	1.1426
4120	R45-001-L	09/26/2022	190,000	148,400	78.1053	78.8648	0.7595
9767	R34-065	06/30/2022	221,000	173,100	78.3258	78.8648	0.5390
5415	061-228	06/01/2022	285,000	223,600	78.4561	78.8648	0.4087
5256	061-010	07/28/2022	181,000	142,400	78.6740	78.8648	0.1908
6076	061-036	09/06/2022	180,000	142,300	79.0556	78.8648	0.1908
5078	041-076	04/27/2022	330,000	264,800	80.2424	78.8648	1.3776
4116	R45-001-L	07/28/2022	185,000	150,500	81.3514	78.8648	2.4866
14978	R45-001-L	05/26/2022	185,000	155,000	83.7838	78.8648	4.9190
6754	061-079	08/10/2022	170,000	142,500	83.8235	78.8648	4.9587
10960	R34-030-B	12/05/2022	200,000	168,900	84.4500	78.8648	5.5852
6759	061-083	06/01/2022	165,000	140,000	84.8485	78.8648	5.9837
4115	R45-001-L	04/11/2022	175,000	150,500	86.0000	78.8648	7.1352
5671	R24-009-B	04/15/2022	175,000	151,400	86.5143	78.8648	7.6495
5405	061-091	11/10/2022	155,000	141,000	90.9677	78.8648	12.1029
6174	R24-009-B	05/27/2022	170,000	159,100	93.5882	78.8648	14.7234
14764	R41-054	03/15/2023	140,000	133,100	95.0714	78.8648	16.2066
14891	R71-028-B	04/26/2022	389,900	376,200	96.4863	78.8648	17.6215
11963	R71-033	06/21/2022	365,000	352,700	96.6301	78.8648	17.7653
12040	R71-028-D	07/15/2022	370,000	375,800	101.5676	78.8648	22.7028
6746	061-072	06/03/2022	140,000	142,500	101.7857	78.8648	22.9209
6189	061-247	12/22/2022	201,000	206,700	102.8358	78.8648	23.9710
5059	041-076	10/04/2022	195,050	201,700	103.4094	78.8648	24.5446
12349	R71-033	06/24/2022	379,900	403,500	106.2122	78.8648	27.3474
5402	061-099	04/05/2022	125,000	139,900	111.9200	78.8648	33.0552

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 40

Totals:

Sale Price:	9,015,377
Valuation:	7,464,800
Deviation:	1,550,577

Sales Ratio Statistics

Median	78.8648
Mean	82.8729
Mid-Quartile Mean	81.4511
Weighted Mean	82.8008
Average Deviation	9.6543
Coefficient of Dispersion	12.2416
Standard Deviation	12.7744
Coefficient of Variation	16.1978
Price-Related Differential	1.0009