

**SALES ANALYSIS REPORT**

Urban Vacant Land Sales April 2023 to March 2024

April 1, 2024

Account	Map/Lot	Date	Price	Valuation	Ratio	Mean	Dev
436	032-158	07/26/2023	28,000	8,300	29.6429	62.6838	33.0409
11702	008-006-A	05/31/2023	111,000	39,200	35.3153	62.6838	27.3685
7683	R21-006	09/20/2023	115,000	67,600	58.7826	62.6838	3.9012
6014	R48-036	08/03/2023	65,000	39,600	60.9231	62.6838	1.7607
14152	R23-015-D	06/05/2023	45,000	29,000	64.4444	62.6838	1.7606
5887	R14-153	09/22/2023	35,000	23,900	68.2857	62.6838	5.6019
8071	045-015-B	12/07/2023	7,304	5,600	76.6703	62.6838	13.9865
12502	053-080-A	09/22/2023	65,000	52,500	80.7692	62.6838	18.0854

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales:

8

Totals:

Sale Price:	471,304
Valuation:	265,700
Deviation:	205,604

**Sales Ratio Statistics**

*Median*	62.6838
Mean	59.3542
Mid-Quartile Mean	60.7369
Weighted Mean	56.3755
Average Deviation	13.1882
Coefficient of Dispersion	21.0392
Standard Deviation	17.3790
Coefficient of Variation	27.7249
Price-Related Differential	1.0528