

SALES ANALYSIS REPORT

2 3 and 4 Unit Sales April 2023 to March 2024

Account	Map/Lot	Date	Price	April 1, 2024 Valuation	Ratio	Mean	Dev
8243	010-046	11/13/2023	406,000	234,000	57.6355	86.2487	28.6132
7996	037-180	09/08/2023	376,000	216,900	57.6862	86.2487	28.5625
3324	034-056	10/30/2023	275,000	164,400	59.7818	86.2487	26.4669
8872	033-037	12/07/2023	410,000	249,600	60.8780	86.2487	25.3707
8370	047-001	07/27/2023	485,000	297,100	61.2577	86.2487	24.9910
2809	053-161	02/28/2024	245,000	153,100	62.4898	86.2487	23.7589
8727	039-164	08/17/2023	265,000	169,400	63.9245	86.2487	22.3242
1131	048-228	01/25/2024	240,000	153,600	64.0000	86.2487	22.2487
4004	031-025	11/17/2023	310,000	201,900	65.1290	86.2487	21.1197
8490	046-043	02/16/2024	250,000	165,800	66.3200	86.2487	19.9287
6375	021-005	03/15/2024	275,000	189,200	68.8000	86.2487	17.4487
3651	053-233	10/06/2023	325,000	225,500	69.3846	86.2487	16.8641
1145	054-134	03/25/2024	374,000	261,500	69.9198	86.2487	16.3289
9021	040-038-A	04/03/2023	346,000	246,200	71.1561	86.2487	15.0926
1990	035-165	09/21/2023	270,000	195,500	72.4074	86.2487	13.8413
1438	038-053	03/08/2024	550,000	403,900	73.4364	86.2487	12.8123
2977	006-065	01/19/2024	254,000	187,300	73.7402	86.2487	12.5085
6312	048-092	12/29/2023	245,000	181,300	74.0000	86.2487	12.2487
4140	048-163-A	12/15/2023	270,000	200,800	74.3704	86.2487	11.8783
876	038-138	04/25/2023	410,000	309,500	75.4878	86.2487	10.7609
3538	039-051	11/15/2023	327,500	248,400	75.8473	86.2487	10.4014
8479	047-252	08/30/2023	275,000	212,000	77.0909	86.2487	9.1578
3162	013-130	02/22/2024	214,295	165,600	77.2767	86.2487	8.9720
8751	021-050-A	08/04/2023	310,000	241,800	78.0000	86.2487	8.2487
2762	021-099	04/03/2023	284,000	222,200	78.2394	86.2487	8.0093
9084	048-067	02/27/2024	355,000	279,600	78.7606	86.2487	7.4881
2131	014-001	07/20/2023	338,000	268,800	79.5266	86.2487	6.7221
1305	039-168	11/28/2023	192,050	159,200	82.8951	86.2487	3.3536
5547	032-116	10/26/2023	210,000	175,100	83.3810	86.2487	2.8677
1670	032-084	08/08/2023	240,000	200,800	83.6667	86.2487	2.5820
1486	031-003	11/29/2023	255,000	215,300	84.4314	86.2487	1.8173
5301	046-174	01/22/2024	342,000	289,600	84.6784	86.2487	1.5703
1072	047-218	10/26/2023	315,000	267,700	84.9841	86.2487	1.2646
4334	023-003	06/05/2023	324,000	278,300	85.8951	86.2487	0.3536
1315	038-108	08/18/2023	259,000	224,300	86.6023	86.2487	0.3536
2645	052-024	06/01/2023	275,000	240,300	87.3818	86.2487	1.1331
3255	031-050	01/12/2024	310,000	271,100	87.4516	86.2487	1.2029
1147	R23-021	07/21/2023	267,500	236,400	88.3738	86.2487	2.1251
267	046-098	11/28/2023	266,000	236,400	88.8722	86.2487	2.6235
7572	047-143	02/06/2024	250,000	222,800	89.1200	86.2487	2.8713

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8910	032-132	04/12/2023	260,000	231,900	89.1923	86.2487	2.9436
963	048-038	07/06/2023	330,000	297,500	90.1515	86.2487	3.9028
3348	023-091-A	03/22/2024	290,000	268,600	92.6207	86.2487	6.3720
1292	048-005	05/04/2023	320,000	297,700	93.0313	86.2487	6.7826
4434	032-074	07/26/2023	199,266	187,500	94.0953	86.2487	7.8466
5580	040-104	12/08/2023	310,000	292,300	94.2903	86.2487	8.0416
8632	047-149	03/29/2024	221,000	208,900	94.5249	86.2487	8.2762
8973	023-008	11/28/2023	325,000	308,900	95.0462	86.2487	8.7975
4237	053-003	05/23/2023	256,000	243,700	95.1953	86.2487	8.9466
1083	025-149	08/24/2023	127,000	124,200	97.7953	86.2487	11.5466
9696	063-002	10/13/2023	500,000	489,800	97.9600	86.2487	11.7113
297	038-084	06/29/2023	340,000	335,900	98.7941	86.2487	12.5454
7307	034-070	10/24/2023	299,000	299,100	100.0334	86.2487	13.7847
176	012-099	06/20/2023	227,500	229,100	100.7033	86.2487	14.4546
4310	047-234	05/12/2023	340,000	352,200	103.5882	86.2487	17.3395
3211	039-185	05/03/2023	280,000	291,200	104.0000	86.2487	17.7513
9259	055-109-A	01/18/2024	225,000	234,300	104.1333	86.2487	17.8846
1876	040-097	12/22/2023	130,000	136,300	104.8462	86.2487	18.5975
6022	047-052	09/25/2023	315,000	339,800	107.8730	86.2487	21.6243
1560	040-121	06/29/2023	189,000	207,400	109.7354	86.2487	23.4867
3348	023-091-A	06/01/2023	240,000	268,600	111.9167	86.2487	25.6680
8759	017-032	12/14/2023	172,000	192,800	112.0930	86.2487	25.8443
9003	035-107	06/01/2023	185,000	211,300	114.2162	86.2487	27.9675
2203	034-015	05/31/2023	180,000	206,100	114.5000	86.2487	28.2513
2538	031-031	10/13/2023	140,000	171,700	122.6429	86.2487	36.3942
10827	039-217-A	11/15/2023	160,000	201,800	126.1250	86.2487	39.8763
2774	047-030	02/16/2024	510,000	643,500	126.1765	86.2487	39.9278
3692	055-112	11/13/2023	185,000	255,400	138.0541	86.2487	51.8054

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 68

Totals:

Sale Price:	19,446,111
Valuation:	16,589,700
Deviation:	2,856,411

Sales Ratio Statistics

Median	86.2487
Mean	87.3179
Mid-Quartile Mean	86.1496
Weighted Mean	85.3111
Average Deviation	14.4803
Coefficient of Dispersion	16.7890
Standard Deviation	18.0924
Coefficient of Variation	20.9770
Price-Related Differential	1.0235