

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
13000002.02	200 RIVER PLACE	05/09/22	\$332,500	WD	\$332,500	\$362,704	\$15,760	\$316,740	\$227,803	1.390	1,071	\$295.74	CNDOA	APT FLAT GARDEN
27230089	250 E HARBORTOWN DR	08/16/22	\$285,000	WD	\$285,000	\$307,486	\$0	\$285,000	\$201,895	1.412	1,457	\$195.61	CNDOA	APT HIGH RISE
23002017.21	250 E HARBORTOWN DR	05/27/22	\$210,000	PTA	\$210,000	\$230,576	\$9,680	\$200,320	\$138,684	1.444	1,023	\$195.82	CNDOA	APT HIGH RISE
13000116.04	250 E HARBORTOWN DR	03/26/24	\$225,000	PTA	\$225,000	\$234,077	\$9,680	\$215,320	\$147,339	1.461	1,031	\$208.85	CNDOA	
23002017.23	250 E HARBORTOWN DR	03/26/24	\$225,000	PTA	\$225,000	\$243,757	\$9,680	\$215,320	\$147,339	1.461	1,031	\$208.85	CNDOA	APT HIGH RISE
13000116.07	250 E HARBORTOWN DR	02/28/24	\$250,000	PTA	\$250,000	\$260,008	\$9,680	\$240,320	\$164,365	1.462	1,161	\$206.99	CNDOA	
23002017.25	250 E HARBORTOWN DR	02/28/24	\$250,000	PTA	\$250,000	\$269,688	\$9,680	\$240,320	\$164,365	1.462	1,161	\$206.99	CNDOA	APT HIGH RISE
13000116.02	250 E HARBORTOWN DR	04/22/22	\$229,000	WD	\$229,000	\$232,469	\$9,680	\$219,320	\$146,283	1.499	1,023	\$214.39	CNDOA	APT HIGH RISE
23002005.02	250 E HARBORTOWN DR	04/08/22	\$307,000	PTA	\$307,000	\$307,486	\$0	\$307,000	\$201,895	1.521	1,457	\$210.71	CNDOA	APT HIGH RISE
27230384	250 E HARBORTOWN DR	04/08/22	\$307,000	PTA	\$307,000	\$307,486	\$0	\$307,000	\$201,895	1.521	1,457	\$210.71	CNDOA	APT HIGH RISE
23002017.23	250 E HARBORTOWN DR	07/01/22	\$232,500	PTA	\$232,500	\$242,149	\$9,680	\$222,820	\$146,283	1.523	1,023	\$217.81	CNDOA	APT HIGH RISE
27230113	250 E HARBORTOWN DR	09/14/22	\$175,000	PTA	\$175,000	\$165,073	\$0	\$175,000	\$108,387	1.615	746	\$234.58	CNDOA	APT HIGH RISE
23002017.24	250 E HARBORTOWN DR	05/17/22	\$246,000	PTA	\$246,000	\$242,149	\$9,680	\$236,320	\$146,283	1.615	1,023	\$231.01	CNDOA	APT HIGH RISE
27240836	8200 E JEFFERSON	11/09/22	\$205,000	WD	\$205,000	\$192,525	\$0	\$205,000	\$126,412	1.622	1,142	\$179.51	CNDOA	APT HIGH RISE
23002017.26	250 E HARBORTOWN DR	12/21/22	\$250,000	PTA	\$250,000	\$243,757	\$9,680	\$240,320	\$147,339	1.631	1,031	\$233.09	CNDOA	APT HIGH RISE
23002005.02	250 E HARBORTOWN DR	03/13/23	\$280,000	PTA	\$280,000	\$260,791	\$0	\$280,000	\$171,235	1.635	1,214	\$230.64	CNDOA	APT HIGH RISE
23002017.24	250 E HARBORTOWN DR	06/13/22	\$249,500	PTA	\$249,500	\$242,149	\$9,680	\$239,820	\$146,283	1.639	1,023	\$234.43	CNDOA	APT HIGH RISE
17000011.04	8200 E JEFFERSON	06/07/22	\$215,000	WD	\$215,000	\$194,862	\$9,680	\$205,320	\$121,590	1.689	1,142	\$179.79	CNDOA	APT HIGH RISE
17000011.08	8200 E JEFFERSON	07/19/22	\$217,500	WD	\$217,500	\$194,862	\$9,680	\$207,820	\$121,590	1.709	1,142	\$181.98	CNDOA	APT HIGH RISE
17000012.03	8162 E JEFFERSON	03/24/23	\$375,000	WD	\$375,000	\$332,529	\$9,680	\$365,320	\$211,982	1.723	2,230	\$163.82	CNDOA	APT HIGH RISE
27240547	219 WINDWARD CT	03/28/23	\$389,000	WD	\$389,000	\$337,839	\$0	\$389,000	\$221,825	1.754	1,966	\$197.86	CNDOA	ROW HOUSE
27170076	346 W CRESCENT LANE	05/17/23	\$329,000	PTA	\$329,000	\$283,302	\$15,760	\$313,240	\$165,320	1.895	1,590	\$197.01	CNDOA	APT FLAT GARDEN
23002017.28	250 E HARBORTOWN DR	08/02/22	\$335,000	PTA	\$335,000	\$280,151	\$9,680	\$325,320	\$171,235	1.900	1,214	\$267.97	CNDOA	APT HIGH RISE
27080507	275 LEEWARD	10/02/23	\$394,500	WD	\$394,500	\$309,862	\$0	\$394,500	\$203,455	1.939	1,966	\$200.66	CNDOA	ROW HOUSE
13000116.16	250 E HARBORTOWN DR	12/02/22	\$345,000	PTA	\$345,000	\$270,471	\$9,680	\$335,320	\$171,235	1.958	1,214	\$276.21	CNDOA	
23002017.3	250 E HARBORTOWN DR	12/02/22	\$345,000	PTA	\$345,000	\$280,151	\$9,680	\$335,320	\$171,235	1.958	1,214	\$276.21	CNDOA	APT HIGH RISE
23002017.28	250 E HARBORTOWN DR	01/05/23	\$282,150	PTA	\$282,150	\$230,576	\$9,680	\$272,470	\$138,684	1.965	1,023	\$266.34	CNDOA	APT HIGH RISE
13000117	283 LEEWARD	07/31/23	\$415,000	WD	\$415,000	\$324,302	\$14,440	\$400,560	\$203,455	1.969	1,966	\$203.74	CNDOA	
27240521	8200 E JEFFERSON	10/21/22	\$235,000	PTA	\$235,000	\$180,692	\$0	\$235,000	\$118,642	1.981	1,112	\$211.33	CNDOA	APT HIGH RISE
23002017.26	250 E HARBORTOWN DR	05/20/22	\$285,000	PTA	\$285,000	\$230,576	\$9,680	\$275,320	\$138,684	1.985	1,023	\$269.13	CNDOA	APT HIGH RISE
13000115.05	3305 JIB LANE	05/24/22	\$241,125	OTH	\$241,125	\$187,618	\$15,760	\$225,365	\$112,842	1.997	1,461	\$154.25	CNDOA	APT FLAT GARDEN
27180107	250 E HARBORTOWN DR	05/18/23	\$290,000	PTA	\$290,000	\$230,576	\$9,680	\$280,320	\$138,684	2.021	1,023	\$274.02	CNDOA	APT HIGH RISE
13000115.01	345 E CRESCENT LANE	04/27/23	\$350,000	WD	\$350,000	\$267,542	\$15,760	\$334,240	\$165,320	2.022	1,590	\$210.21	CNDOA	APT FLAT GARDEN
27120219	283 LEEWARD	07/31/23	\$415,000	WD	\$415,000	\$309,862	\$0	\$415,000	\$203,455	2.040	1,966	\$211.09	CNDOA	ROW HOUSE
23002017.29	250 E HARBORTOWN DR	01/05/23	\$297,000	PTA	\$297,000	\$230,576	\$9,680	\$287,320	\$138,684	2.072	1,023	\$280.86	CNDOA	APT HIGH RISE
13000116.17	250 E HARBORTOWN DR	03/08/23	\$730,000	PTA	\$730,000	\$550,622	\$19,360	\$710,640	\$342,470	2.075	2,428	\$292.69	CNDOA	APT HIGH RISE
13000116.17	250 E HARBORTOWN DR	03/08/23	\$730,000	PTA	\$730,000	\$550,622	\$19,360	\$710,640	\$342,470	2.075	2,428	\$292.69	CNDOA	APT HIGH RISE
23002005.02	250 E HARBORTOWN DR	09/29/22	\$420,000	WD	\$420,000	\$307,486	\$0	\$420,000	\$201,895	2.080	1,457	\$288.26	CNDOA	APT HIGH RISE
23002009	1001 W JEFFERSON	02/12/24	\$210,000	PTA	\$210,000	\$171,999	\$15,300	\$194,700	\$92,842	2.097	701	\$277.75	CNDOA	APT HIGH RISE

CNDOA	Totals:		\$12,103,775		\$12,103,775	\$10,601,408		\$11,778,675	\$6,631,680			\$227.94		
	Avg SP:		\$310,353						E.C.F. =>	1.776				

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23002018.12	525 W LAFAYETTE	05/13/22	\$405,000	PTA	\$405,000	\$389,289	\$0	\$405,000	\$233,807	1.732	1,408	\$287.64	CNDOB	SINGLE FAMILY
23002006.08	1135 SHELBY	09/09/22	\$510,000	PTA	\$510,000	\$510,641	\$45,000	\$465,000	\$252,637	1.841	1,305	\$356.32	CNDOB	APT HIGH RISE
23002006.08	1135 SHELBY	10/21/22	\$945,000	PTA	\$945,000	\$686,533	\$0	\$945,000	\$412,332	2.292	2,260	\$418.14	CNDOB	APT HIGH RISE
23002018.11	525 W LAFAYETTE	03/21/24	\$600,000	PTA	\$600,000	\$554,380	\$45,000	\$555,000	\$278,907	1.990	1,726	\$321.55	CNDOB	SINGLE FAMILY
23002018.14	525 W LAFAYETTE	03/07/24	\$327,500	WD	\$327,500	\$256,858	\$0	\$327,500	\$154,269	2.123	929	\$352.53	CNDOB	SINGLE FAMILY
CNDOB		Totals:	\$2,787,500		\$2,787,500	\$2,397,701		\$2,697,500	\$1,331,953			\$347.24		
		Avg SP:	\$557,500						E.C.F. =>	2.025				

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4001592.028	7409 SECOND AVE	08/15/23	\$142,000	WD	\$142,000	\$154,491	\$4,500	\$137,500	\$104,742	1.313	607	\$226.52	CNDOC	APT FLAT GARDEN
4001592.013	7409 SECOND AVE	11/09/23	\$145,000	WD	\$145,000	\$156,646	\$4,500	\$140,500	\$106,247	1.322	616	\$228.08	CNDOC	APT FLAT GARDEN
27240596	7737 WOODWARD	04/14/23	\$250,000	WD	\$250,000	\$252,996	\$0	\$250,000	\$176,673	1.415	1,469	\$170.18	CNDOC	LOFT APT WALKUP
2001199.048	120 SEWARD	12/19/23	\$92,000	WD	\$92,000	\$92,216	\$6,200	\$85,800	\$60,067	1.428	550	\$156.00	CNDOC	APT FLAT GARDEN
2001199.005	120 SEWARD	12/19/23	\$75,000	WD	\$75,000	\$72,958	\$6,200	\$68,800	\$46,619	1.476	550	\$125.09	CNDOC	APT FLAT GARDEN
4001571.002	848 LOTHROP	07/14/23	\$250,000	WD	\$250,000	\$233,390	\$3,600	\$246,400	\$160,468	1.536	1,832	\$134.50	CNDOC	ROW HOUSE
2001199.015	120 SEWARD	09/23/22	\$125,000	PTA	\$125,000	\$114,462	\$6,200	\$118,800	\$75,602	1.571	710	\$167.32	CNDOC	APT FLAT GARDEN
2001199.021	120 SEWARD	06/23/23	\$90,000	WD	\$90,000	\$82,236	\$6,200	\$83,800	\$53,098	1.578	635	\$131.97	CNDOC	APT FLAT GARDEN
2001199.017	120 SEWARD	08/09/22	\$103,000	WD	\$103,000	\$92,216	\$6,200	\$96,800	\$60,067	1.612	550	\$176.00	CNDOC	APT FLAT GARDEN
2001199.029	120 SEWARD	06/29/23	\$82,160	WD	\$82,160	\$72,958	\$6,200	\$75,960	\$46,619	1.629	550	\$138.11	CNDOC	APT FLAT GARDEN
2001199.009	120 SEWARD	08/17/23	\$94,000	WD	\$94,000	\$82,236	\$6,200	\$87,800	\$53,098	1.654	635	\$138.27	CNDOC	APT FLAT GARDEN
2001199.004	120 SEWARD	10/07/22	\$114,900	WD	\$114,900	\$100,013	\$6,200	\$108,700	\$65,512	1.659	605	\$179.67	CNDOC	APT FLAT GARDEN
2001199.022	120 SEWARD	01/05/24	\$83,500	WD	\$83,500	\$71,851	\$6,200	\$77,300	\$45,846	1.686	540	\$143.15	CNDOC	APT FLAT GARDEN
27190088	835 SEVILLE ROW	04/28/22	\$278,900	PTA	\$278,900	\$236,990	\$3,600	\$275,300	\$160,468	1.716	1,832	\$150.27	CNDOC	ROW HOUSE
23002002.38	7709 WOODWARD	12/13/22	\$277,000	PTA	\$277,000	\$223,236	\$0	\$277,000	\$155,891	1.777	1,469	\$188.56	CNDOC	LOFT APT WALKUP
4001568.001	877 SEVILLE ROW	04/01/22	\$290,000	WD	\$290,000	\$233,390	\$3,600	\$286,400	\$160,468	1.785	1,832	\$156.33	CNDOC	ROW HOUSE
2001199.001	120 SEWARD	03/10/23	\$112,500	WD	\$112,500	\$90,750	\$6,200	\$106,300	\$59,043	1.800	715	\$148.67	CNDOC	APT FLAT GARDEN
2001732.042	7637 WOODWARD	05/20/22	\$288,000	WD	\$288,000	\$226,978	\$4,500	\$283,500	\$155,362	1.825	1,469	\$192.99	CNDOC	LOFT APT WALKUP
2001199.039	120 SEWARD	12/28/22	\$119,500	WD	\$119,500	\$90,227	\$6,200	\$113,300	\$58,678	1.931	710	\$159.58	CNDOC	APT FLAT GARDEN
27212367	7409 SECOND AVE	06/01/22	\$162,000	WD	\$162,000	\$125,416	\$4,500	\$157,500	\$81,296	1.937	607	\$259.47	CNDOC	APT FLAT GARDEN
2001199.049	120 SEWARD	06/30/23	\$114,000	WD	\$114,000	\$81,698	\$6,200	\$107,800	\$52,722	2.045	630	\$171.11	CNDOC	APT FLAT GARDEN
2001199.032	120 SEWARD	07/13/23	\$120,000	WD	\$120,000	\$82,773	\$6,200	\$113,800	\$53,473	2.128	640	\$177.81	CNDOC	APT FLAT GARDEN
04001634-5	830 SEVILLE ROW	08/30/22	\$240,000	WD	\$240,000	\$119,850	\$3,600	\$236,400	\$81,180	2.912	1,623	\$145.66	CNDOC	ROW HOUSE
CNDOC		Totals:	\$3,648,460		\$3,648,460	\$3,089,977		\$3,535,460	\$2,073,238			\$168.06		
		Avg SP:	\$158,629						E.C.F. =>	1.705				

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27240833	307 E FERRY	06/01/23	\$360,000	WD	\$360,000	\$500,888	\$0	\$360,000	\$345,440	1.042	1,836	\$196.08	CNDOD	SINGLE FAMILY
23002005.05	15 E KIRBY	01/20/23	\$325,000		\$325,000	\$472,638	\$18,200	\$306,800	\$300,854	1.020	1,528	\$200.79	CNDOD	APT HIGH RISE
27070306	659 W CANFIELD	12/30/22	\$267,500	PTA	\$267,500	\$237,518	\$17,400	\$250,100	\$139,806	1.789	1,204	\$207.72	CNDOD	LOFT APT WALKUP
27212163	242 E PALMER	11/13/23	\$220,000	PTA	\$220,000	\$241,469	\$17,400	\$202,600	\$142,530	1.421	944	\$214.62	CNDOD	LOFT APT WALKUP
27230483	298 E PALMER	10/11/22	\$283,500	WD	\$283,500	\$388,071	\$0	\$283,500	\$267,635	1.059	1,302	\$217.74	CNDOD	ROW HOUSE
2002365.004	500 W WILLIS	05/04/23	\$189,500	WD	\$189,500	\$122,161	\$19,600	\$169,900	\$70,732	2.402	768	\$221.22	CNDOD	APT FLAT GARDEN
1001526.002	5549 BRUSH	11/28/22	\$285,000	WD	\$285,000	\$171,776	\$22,300	\$262,700	\$103,087	2.548	1,184	\$221.88	CNDOD	ROW HOUSE
2002365.005	4202 SECOND	04/07/22	\$180,000	WD	\$180,000	\$89,891	\$19,600	\$160,400	\$48,477	3.309	718	\$223.40	CNDOD	APT FLAT GARDEN
23002005.05	15 E KIRBY	12/27/23	\$170,000	PTA	\$170,000	\$206,777	\$24,600	\$145,400	\$108,674	1.338	643	\$226.13	CNDOD	APT HIGH RISE
27240826	300 E PALMER	11/30/23	\$299,000	WD	\$299,000	\$388,477	\$0	\$299,000	\$267,915	1.116	1,300	\$230.00	CNDOD	ROW HOUSE
1004235.279	15 E KIRBY	10/18/22	\$335,000	PTA	\$335,000	\$390,921	\$18,200	\$316,800	\$257,049	1.232	1,359	\$233.11	CNDOD	
23002005.04	15 E KIRBY	10/18/22	\$335,000	WD	\$335,000	\$409,121	\$18,200	\$316,800	\$257,049	1.232	1,359	\$233.11	CNDOD	APT HIGH RISE
27170064	443 W HANCOCK	07/17/23	\$420,000	PTA	\$420,000	\$361,048	\$19,600	\$400,400	\$221,964	1.804	1,707	\$234.56	CNDOD	APT FLAT GARDEN
2002365.003	500 W WILLIS	05/22/23	\$195,000	WD	\$195,000	\$110,596	\$19,600	\$175,400	\$62,756	2.795	722	\$242.94	CNDOD	APT FLAT GARDEN
23002005.06	15 E KIRBY	04/28/23	\$350,000	PTA	\$350,000	\$388,706	\$0	\$350,000	\$268,073	1.306	1,424	\$245.79	CNDOD	APT HIGH RISE
23002005.04	15 E KIRBY	02/03/23	\$330,000	PTA	\$330,000	\$358,806	\$18,200	\$311,800	\$222,349	1.402	1,264	\$246.68	CNDOD	APT HIGH RISE
4000923.009	4426 W THIRD	03/06/24	\$401,000	PTA	\$401,000	\$176,125	\$19,600	\$381,400	\$107,948	3.533	1,524	\$250.26	CNDOD	APT FLAT GARDEN
23002005.04	15 E KIRBY	03/28/24	\$320,000	PTA	\$320,000	\$322,866	\$0	\$320,000	\$222,666	1.437	1,266	\$252.76	CNDOD	APT HIGH RISE
2002215.013	4221 CASS	03/20/23	\$370,500	WD	\$370,500	\$202,685	\$17,400	\$353,100	\$127,783	2.763	1,356	\$260.40	CNDOD	LOFT APT WALKUP
1004235.314	15 E KIRBY	05/20/22	\$339,000	WD	\$339,000	\$359,065	\$18,200	\$320,800	\$235,079	1.365	1,231	\$260.60	CNDOD	APT HIGH RISE
27240777	15 E KIRBY	05/20/22	\$352,000	PTA	\$352,000	\$375,211	\$12,800	\$339,200	\$241,111	1.407	1,266	\$267.93	CNDOD	APT HIGH RISE
23002005.05	15 E KIRBY	06/28/22	\$340,000	PTA	\$340,000	\$322,406	\$0	\$340,000	\$222,349	1.529	1,264	\$268.99	CNDOD	APT HIGH RISE
23002005.04	15 E KIRBY	04/05/22	\$280,000	PTA	\$280,000	\$288,137	\$0	\$280,000	\$198,715	1.409	1,025	\$273.17	CNDOD	APT HIGH RISE
02000953.006L	445 W HANCOCK	10/20/23	\$450,000	WD	\$450,000	\$326,062	\$19,600	\$430,400	\$211,353	2.036	1,567	\$274.66	CNDOD	APT FLAT GARDEN
2002215.006	4221 CASS	11/01/23	\$365,000	WD	\$365,000	\$239,412	\$17,400	\$347,600	\$153,112	2.270	1,244	\$279.42	CNDOD	LOFT APT WALKUP
1004235.05	15 E KIRBY	05/24/23	\$150,000	WD	\$150,000	\$140,777	\$18,200	\$131,800	\$84,536	1.559	471	\$279.83	CNDOD	APT HIGH RISE
23002019.03	423 E FERRY	03/29/24	\$330,000	PTA	\$330,000	\$164,838	\$19,600	\$310,400	\$86,647	3.582	1,102	\$281.67	CNDOD	SINGLE FAMILY
1004235.151	15 E KIRBY	06/10/22	\$180,000	WD	\$180,000	\$176,029	\$24,600	\$155,400	\$100,020	1.554	546	\$284.62	CNDOD	APT HIGH RISE
1004235.254	15 E KIRBY	07/06/23	\$165,000	WD	\$165,000	\$153,750	\$18,200	\$146,800	\$93,483	1.570	513	\$286.16	CNDOD	APT HIGH RISE
23002005.04	15 E KIRBY	01/17/24	\$160,000	PTA	\$160,000	\$171,555	\$24,489	\$135,511	\$84,536	1.603	471	\$287.71	CNDOD	APT HIGH RISE
23002005.06	15 E KIRBY	05/02/22	\$253,000	PTA	\$253,000	\$232,426	\$18,200	\$234,800	\$135,190	1.737	790	\$297.22	CNDOD	APT HIGH RISE
1004235.155	15 E KIRBY	05/04/22	\$244,000	WD	\$244,000	\$220,410	\$18,200	\$225,800	\$139,455	1.619	746	\$302.68	CNDOD	APT HIGH RISE
27230202	658 W FOREST	11/28/22	\$255,000	PTA	\$255,000	\$216,676	\$0	\$255,000	\$149,432	1.706	842	\$302.85	CNDOD	MULTI DWELLING
23002008.02	248 MACK	05/10/23	\$379,000	PTA	\$379,000	\$191,373	\$0	\$379,000	\$131,981	2.872	1,240	\$305.65	CNDOD	APT FLAT GARDEN
23002005.05	15 E KIRBY	05/02/22	\$255,000	WD	\$255,000	\$234,072	\$0	\$255,000	\$161,429	1.580	790	\$322.78	CNDOD	APT HIGH RISE
4003263.009	615 W HANCOCK	05/12/23	\$400,000	PTA	\$400,000	\$233,684	\$19,600	\$380,400	\$147,644	2.576	1,159	\$328.21	CNDOD	
27220044	615 W HANCOCK	05/12/23	\$400,000	PTA	\$400,000	\$253,284	\$19,600	\$380,400	\$147,644	2.576	1,159	\$328.21	CNDOD	APT FLAT GARDEN
23002005.06	15 E KIRBY	06/30/23	\$230,000	PTA	\$230,000	\$193,977	\$18,200	\$211,800	\$108,674	1.949	643	\$329.39	CNDOD	APT HIGH RISE
1004235.031	15 E KIRBY	05/12/23	\$200,000	WD	\$200,000	\$163,229	\$18,200	\$181,800	\$100,020	1.818	546	\$332.97	CNDOD	APT HIGH RISE
2000897.004	460 W CANFIELD	09/29/23	\$340,000	WD	\$340,000	\$226,507	\$17,400	\$322,600	\$144,212	2.237	915	\$352.57	CNDOD	LOFT APT WALKUP
1004235.266	15 E KIRBY	07/08/22	\$190,000	WD	\$190,000	\$151,796	\$18,200	\$171,800	\$92,135	1.865	471	\$364.76	CNDOD	APT HIGH RISE
2000897.009	460 W CANFIELD	10/03/22	\$305,000	WD	\$305,000	\$187,060	\$17,400	\$287,600	\$117,007	2.458	782	\$367.77	CNDOD	LOFT APT WALKUP
23002006.06	55 W CANFIELD	09/28/23	\$260,000	PTA	\$260,000	\$181,707	\$17,400	\$242,600	\$101,315	2.395	653	\$371.52	CNDOD	LOFT APT WALKUP
23002006.06	55 W CANFIELD	05/31/23	\$282,000	PTA	\$282,000	\$172,618	\$0	\$282,000	\$119,047	2.369	748	\$377.01	CNDOD	LOFT APT WALKUP
23002006.06	55 W CANFIELD	05/12/23	\$335,000	PTA	\$335,000	\$223,013	\$17,400	\$317,600	\$129,802	2.447	814	\$390.17	CNDOD	LOFT APT WALKUP
23002006.06	55 W CANFIELD	05/24/23	\$280,000	PTA	\$280,000	\$161,244	\$0	\$280,000	\$111,203	2.518	712	\$393.26	CNDOD	LOFT APT WALKUP

2000898.011 460 W CANFIELD	01/23/23	\$335,000	WD	\$335,000	\$194,155	\$17,400	\$317,600	\$121,900	2.605	793	\$400.50	CNDOD LOFT APT WALKUP
23002006.06 55 W CANFIELD	09/09/22	\$329,000	PTA	\$329,000	\$185,007	\$0	\$329,000	\$127,591	2.579	800	\$411.25	CNDOD LOFT APT WALKUP
23002018.02 262 MACK	07/07/23	\$445,000	WD	\$445,000	\$396,685	\$22,300	\$422,700	\$242,817	1.741	1,003	\$421.44	CNDOD APT FLAT GARDEN
27240783 460 W CANFIELD	11/27/23	\$380,000	WD	\$380,000	\$194,270	\$0	\$380,000	\$133,979	2.836	868	\$437.79	CNDOD LOFT APT WALKUP
CNDOD	Totals:	\$14,844,000		\$14,844,000	\$12,470,975		\$14,161,511	\$7,916,205			\$290.84	
	Avg SP:	\$296,880						E.C.F. =>	1.789			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
23002019.18	104 EDMUND	10/31/22	\$515,000	WD	\$515,000	\$708,500	\$60,000	\$455,000	\$300,102	1.516	1,463	\$311.00	CNDOE	LOFT APT WALKUP
23002006.1	2915 JOHN R	01/25/24	\$330,000	PTA	\$330,000	\$441,602	\$24,000	\$306,000	\$200,715	1.525	1,290	\$237.21	CNDOE	APT HIGH RISE
23002016.03	3148 JOHN R	11/29/22	\$435,000	PTA	\$435,000	\$572,807	\$23,500	\$411,500	\$268,132	1.535	1,713	\$240.22	CNDOE	ROW HOUSE
27190060	469 W WILLIS	03/21/24	\$255,000	WD	\$255,000	\$325,371	\$0	\$255,000	\$165,921	1.537	1,043	\$244.49	CNDOE	APT FLAT GARDEN
1004189.047	3670 WOODWARD	05/01/23	\$399,900	WD	\$399,900	\$492,116	\$24,676	\$375,224	\$238,368	1.574	1,335	\$281.07	CNDOE	APT HIGH RISE
1004189.021	3670 WOODWARD	10/03/22	\$272,500	WD	\$272,500	\$329,502	\$24,000	\$248,500	\$155,789	1.595	818	\$303.79	CNDOE	APT HIGH RISE
1004160.015	2504 WOODWARD	04/14/23	\$490,000	WD	\$490,000	\$580,082	\$23,500	\$466,500	\$283,826	1.644	2,157	\$216.27	CNDOE	ROW HOUSE
23002002	3670 WOODWARD	03/23/23	\$404,000	WD	\$404,000	\$467,440	\$0	\$404,000	\$238,368	1.695	1,335	\$302.62	CNDOE	APT HIGH RISE
27240781	2600 WOODWARD	11/08/23	\$379,000	WD	\$379,000	\$437,278	\$0	\$379,000	\$222,987	1.700	1,454	\$260.66	CNDOE	ROW HOUSE
23002015.01	444 W WILLIS	11/03/23	\$435,000	PTA	\$435,000	\$520,191	\$23,500	\$411,500	\$241,301	1.705	1,842	\$223.40	CNDOE	LOFT APT WALKUP
23002006.1	2915 JOHN R	11/27/23	\$391,000	PTA	\$391,000	\$461,075	\$24,000	\$367,000	\$210,645	1.742	1,358	\$270.25	CNDOE	APT HIGH RISE
23002021.11	1079 HAMPTON	04/26/23	\$493,000	WD	\$493,000	\$552,926	\$661	\$492,339	\$281,624	1.748	1,618	\$304.29	CNDOE	ROW HOUSE
9004424.15	1061 HAMPTON	07/14/23	\$515,000	WD	\$515,000	\$573,494	\$24,161	\$490,839	\$280,129	1.752	1,618	\$303.36	CNDOE	ROW HOUSE
23002017.1	2642 JOHN R	08/02/23	\$480,000	PTA	\$480,000	\$554,326	\$23,500	\$456,500	\$258,708	1.765	1,290	\$353.88	CNDOE	ROW HOUSE
23002005.19	66 WINDER	05/24/22	\$325,000	PTA	\$325,000	\$377,917	\$23,500	\$301,500	\$168,749	1.787	949	\$317.70	CNDOE	LOFT APT WALKUP
23002006.1	2915 JOHN R	10/04/22	\$385,000	PTA	\$385,000	\$439,547	\$24,000	\$361,000	\$199,667	1.808	1,283	\$281.37	CNDOE	APT HIGH RISE
27230101	2452 WOODWARD	06/17/22	\$549,900	WD	\$549,900	\$594,947	\$0	\$549,900	\$303,390	1.813	2,235	\$246.04	CNDOE	ROW HOUSE
23002005.09	33 WINDER	08/08/22	\$525,000	PTA	\$525,000	\$587,965	\$23,500	\$501,500	\$275,862	1.818	2,090	\$239.95	CNDOE	ROW HOUSE
23002015.08	444 W WILLIS	05/03/23	\$650,000	PTA	\$650,000	\$392,856	\$23,500	\$626,500	\$176,367	3.552	999	\$627.13	CNDOE	LOFT APT WALKUP
20002017.13	221 ALFRED	10/14/22	\$1,150,000	PTA	\$1,150,000	\$715,667	\$0	\$1,150,000	\$364,950	3.151	2,013	\$571.29	CNDOE	ROW HOUSE
23002006.05	444 W WILLIS	05/23/23	\$495,000	WD	\$495,000	\$554,387	\$23,500	\$471,500	\$258,739	1.822	1,842	\$255.97	CNDOE	LOFT APT WALKUP
23002006.1	2915 JOHN R	02/17/23	\$402,000	PTA	\$402,000	\$453,368	\$24,000	\$378,000	\$206,715	1.829	1,331	\$284.00	CNDOE	APT HIGH RISE
23002021.11	1061 HAMPTON	07/14/23	\$515,000	WD	\$515,000	\$549,994	\$661	\$514,339	\$280,129	1.836	1,618	\$317.89	CNDOE	ROW HOUSE
27240600	3670 WOODWARD	07/20/23	\$394,000	WD	\$394,000	\$411,479	\$0	\$394,000	\$209,831	1.878	1,151	\$342.31	CNDOE	APT HIGH RISE
23002006.1	2915 JOHN R	07/20/23	\$500,000	PTA	\$500,000	\$544,311	\$24,000	\$476,000	\$253,091	1.881	1,655	\$287.61	CNDOE	APT HIGH RISE
23002005.2	66 WINDER	06/22/22	\$280,000	WD	\$280,000	\$313,749	\$23,500	\$256,500	\$136,027	1.886	770	\$333.12	CNDOE	LOFT APT WALKUP
23002005.19	66 WINDER	08/25/23	\$345,000	PTA	\$345,000	\$377,917	\$23,500	\$321,500	\$168,749	1.905	949	\$338.78	CNDOE	LOFT APT WALKUP
23002005.19	66 WINDER	05/04/23	\$284,000	PTA	\$284,000	\$313,749	\$23,500	\$260,500	\$136,027	1.915	770	\$338.31	CNDOE	LOFT APT WALKUP
23002021.18	254 EDMUND	02/21/24	\$1,211,675	WD	\$1,211,675	\$1,217,448	\$0	\$1,211,675	\$620,830	1.952	2,740	\$442.22	CNDOE	ROW HOUSE
23002016.03	3148 JOHN R	10/12/23	\$600,000	PTA	\$600,000	\$611,109	\$23,500	\$576,500	\$287,664	2.004	1,845	\$312.47	CNDOE	ROW HOUSE
23002019.18	104 EDMUND	04/28/22	\$515,000	PTA	\$515,000	\$503,546	\$0	\$515,000	\$256,780	2.006	1,248	\$412.66	CNDOE	LOFT APT WALKUP
23002008.02	3100 WOODWARD	06/02/23	\$470,000	PTA	\$470,000	\$468,158	\$23,500	\$446,500	\$214,767	2.079	1,202	\$371.46	CNDOE	LOFT APT WALKUP
23002008.02	3100 WOODWARD	06/02/23	\$470,000	PTA	\$470,000	\$439,872	\$0	\$470,000	\$224,310	2.095	1,261	\$372.72	CNDOE	LOFT APT WALKUP
23002006.05	444 W WILLIS	09/25/23	\$384,200	PTA	\$384,200	\$357,736	\$23,500	\$360,700	\$158,458	2.276	1,156	\$312.02	CNDOE	LOFT APT WALKUP
23002005.19	66 WINDER	06/02/23	\$335,000	PTA	\$335,000	\$313,749	\$23,500	\$311,500	\$136,027	2.290	770	\$404.55	CNDOE	LOFT APT WALKUP
23002006.04	444 W WILLIS	03/08/23	\$835,000	PTA	\$835,000	\$739,431	\$23,500	\$811,500	\$353,101	2.298	2,142	\$378.85	CNDOE	LOFT APT WALKUP
2000889.057	444 W WILLIS	03/08/23	\$835,000	PTA	\$835,000	\$715,931	\$23,500	\$811,500	\$353,101	2.298	2,142	\$378.85	CNDOE	
23002005.19	66 WINDER	03/19/24	\$265,000	WD	\$265,000	\$225,286	\$0	\$265,000	\$114,883	2.307	639	\$414.71	CNDOE	LOFT APT WALKUP
23002006.04	444 W WILLIS	05/27/22	\$357,500	PTA	\$357,500	\$330,813	\$24,348	\$333,152	\$143,864	2.316	972	\$342.75	CNDOE	LOFT APT WALKUP
1000750.007	64 WATSON	03/20/23	\$389,900	WD	\$389,900	\$331,242	\$23,500	\$366,400	\$156,931	2.335	716	\$511.73	CNDOE	SINGLE FAMILY
23002018.07	438 SELDEN	01/20/23	\$462,500	PTA	\$462,500	\$412,652	\$23,500	\$439,000	\$186,462	2.354	1,108	\$396.21	CNDOE	LOFT APT WALKUP
23002021.18	246 EDMUND	02/15/24	\$915,000	PTA	\$915,000	\$761,578	\$0	\$915,000	\$388,362	2.356	1,775	\$515.49	CNDOE	ROW HOUSE
23002015.07	444 W WILLIS	12/01/22	\$420,000	PTA	\$420,000	\$375,008	\$24,348	\$395,652	\$166,401	2.378	1,134	\$348.90	CNDOE	LOFT APT WALKUP
1000749.015	78 WATSON	08/16/22	\$320,000	PTA	\$320,000	\$264,085	\$24,000	\$296,000	\$122,430	2.418	882	\$335.60	CNDOE	
27212199	78 WATSON	08/16/22	\$320,000	PTA	\$320,000	\$288,085	\$24,000	\$296,000	\$122,430	2.418	882	\$335.60	CNDOE	APT HIGH RISE
23002015.07	444 W WILLIS	01/29/24	\$840,000	WD	\$840,000	\$704,267	\$24,066	\$815,934	\$334,592	2.439	2,315	\$352.46	CNDOE	LOFT APT WALKUP
23002015.09	444 W WILLIS	10/24/23	\$437,500	PTA	\$437,500	\$363,109	\$23,500	\$414,000	\$161,198	2.568	1,096	\$377.74	CNDOE	LOFT APT WALKUP
23002006.05	444 W WILLIS	05/24/23	\$625,000	PTA	\$625,000	\$505,343	\$23,500	\$601,500	\$233,729	2.573	1,644	\$365.88	CNDOE	LOFT APT WALKUP

2000889.063	444 W WILLIS	05/24/23	\$625,000	PTA	\$625,000	\$481,843	\$23,500	\$601,500	\$233,729	2.573	1,644	\$365.88	CNDOE
23002017.12	228 ALFRED	06/05/23	\$795,000	WD	\$795,000	\$628,246	\$23,500	\$771,500	\$296,403	2.603	1,671	\$461.70	CNDOE ROW HOUSE
1000673.021	212 ALFRED	07/11/22	\$965,000	PTA	\$965,000	\$732,121	\$23,500	\$941,500	\$361,357	2.605	1,984	\$474.55	CNDOE
23002017.11	212 ALFRED	07/11/22	\$965,000	PTA	\$965,000	\$755,621	\$23,500	\$941,500	\$361,357	2.605	1,984	\$474.55	CNDOE ROW HOUSE
23002018.06	438 SELDEN	07/18/22	\$515,000	PTA	\$515,000	\$414,940	\$23,500	\$491,500	\$187,629	2.620	1,116	\$440.41	CNDOE LOFT APT WALKUP
27240695	233 ALFRED	08/18/23	\$1,000,912	WD	\$1,000,912	\$715,667	\$0	\$1,000,912	\$364,950	2.743	2,013	\$497.22	CNDOE ROW HOUSE
23002017.11	216 ALFRED	09/15/23	\$850,000	WD	\$850,000	\$592,232	\$0	\$850,000	\$302,005	2.815	1,671	\$508.68	CNDOE ROW HOUSE
23002017.13	288 ALFRED	05/06/22	\$915,000	PTA	\$915,000	\$639,232	\$23,500	\$891,500	\$302,005	2.952	1,671	\$533.51	CNDOE ROW HOUSE
2000869.005	4146 SECOND	05/26/23	\$401,000	WD	\$401,000	\$265,095	\$23,500	\$377,500	\$123,200	3.064	1,611	\$234.33	CNDOE APT FLAT GARDEN
23002004.06	627 W ALEXANDRINE	11/21/23	\$615,000	WD	\$615,000	\$423,839	\$23,500	\$591,500	\$192,167	3.078	1,774	\$333.43	CNDOE LOFT APT WALKUP
27170153	627 W ALEXANDRINE	12/27/23	\$590,000	WD	\$590,000	\$374,937	\$0	\$590,000	\$191,197	3.086	1,762	\$334.85	CNDOE LOFT APT WALKUP
23002004.06	627 W ALEXANDRINE	06/27/22	\$629,000	WD	\$629,000	\$423,839	\$23,500	\$605,500	\$192,167	3.151	1,774	\$341.32	CNDOE LOFT APT WALKUP
23002017.13	221 ALFRED	10/14/22	\$1,150,000	PTA	\$1,150,000	\$715,667	\$0	\$1,150,000	\$364,950	3.151	2,013	\$571.29	CNDOE ROW HOUSE
27210161	627 W ALEXANDRINE	06/20/23	\$631,000	PTA	\$631,000	\$420,378	\$23,500	\$607,500	\$190,402	3.191	1,752	\$346.75	CNDOE LOFT APT WALKUP
27220000	627 W ALEXANDRINE	10/20/23	\$715,000	PTA	\$715,000	\$464,985	\$23,500	\$691,500	\$213,149	3.244	2,038	\$339.30	CNDOE LOFT APT WALKUP
02002101.006L	4142 CASS	07/08/22	\$530,000	PTA	\$530,000	\$319,523	\$23,500	\$506,500	\$150,955	3.355	1,507	\$336.10	CNDOE APT FLAT GARDEN
23002023.1	229 EDMUND	02/15/24	\$1,407,330	WD	\$1,407,330	\$739,305	\$0	\$1,407,330	\$377,004	3.733	2,184	\$644.38	CNDOE LOFT APT WALKUP

CNDOE	Totals:	\$36,901,817	\$36,901,817	\$32,680,481	\$35,751,396	\$15,625,853						\$362.39	
	Avg SP:	\$567,720						E.C.F. =>	2.288				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
8005575.001	2557 W MCNICHOLS	04/26/23	\$52,000	WD	\$52,000	\$67,689	\$1,876	\$50,124	\$99,566	0.503	1,002	\$50.02	CNDOF	APT FLAT GARDEN
22031176	8531 SCHAEFER	06/12/23	\$30,000	WD	\$30,000	\$35,906	\$1,400	\$28,600	\$52,203	0.548	774	\$36.95	CNDOF	ROW HOUSE
7001957.006	1935 ORLEANS	03/29/24	\$40,000	WD	\$40,000	\$66,216	\$1,200	\$38,800	\$98,360	0.394	984	\$39.43	CNDOF	APT FLAT GARDEN
22110647	17272 BENTLER	05/19/22	\$24,844	WD	\$24,844	\$38,154	\$1,200	\$23,644	\$55,906	0.423	693	\$34.12	CNDOF	APT FLAT GARDEN
7001957.089	1941 ORLEANS	09/15/23	\$45,000	WD	\$45,000	\$64,626	\$1,200	\$43,800	\$95,955	0.456	956	\$45.82	CNDOF	APT FLAT GARDEN
8005575.003	2557 W MCNICHOLS	11/29/23	\$49,000	WD	\$49,000	\$57,036	\$1,876	\$47,124	\$83,449	0.565	1,095	\$43.04	CNDOF	APT FLAT GARDEN
22110650.02	17288 BENTLER	05/15/23	\$34,250	WD	\$34,250	\$39,289	\$1,200	\$33,050	\$57,623	0.574	717	\$46.09	CNDOF	APT FLAT GARDEN
7001957.076	1941 ORLEANS	02/16/24	\$60,000	PTA	\$60,000	\$64,743	\$1,200	\$58,800	\$96,132	0.612	958	\$61.38	CNDOF	APT FLAT GARDEN
08005574.008L	2557 W MCNICHOLS	03/17/23	\$47,000	PTA	\$47,000	\$47,447	\$1,876	\$45,124	\$68,943	0.655	879	\$51.34	CNDOF	APT FLAT GARDEN
21075326	4535 CADIEUX	10/31/22	\$46,000	WD	\$46,000	\$46,049	\$1,200	\$44,800	\$67,850	0.660	642	\$69.78	CNDOF	APT FLAT GARDEN
22110647.01	17272 BENTLER	04/29/22	\$38,500	WD	\$38,500	\$38,154	\$1,200	\$37,300	\$55,906	0.667	693	\$53.82	CNDOF	APT FLAT GARDEN
8005574.002	2599 W MCNICHOLS	08/10/22	\$48,000	PTA	\$48,000	\$47,447	\$1,876	\$46,124	\$68,943	0.669	879	\$52.47	CNDOF	APT FLAT GARDEN
22030340.02	20258 SCHAEFER	08/09/23	\$39,400	WD	\$39,400	\$38,894	\$1,200	\$38,200	\$57,026	0.670	677	\$56.43	CNDOF	APT FLAT GARDEN
16025181.003L	3717 OAKMAN	06/08/22	\$50,000	PTA	\$50,000	\$49,053	\$1,200	\$48,800	\$72,395	0.674	1,180	\$41.36	CNDOF	APT FLAT GARDEN
22030044.01	16516 SCHAEFER	02/22/24	\$36,000	PTA	\$36,000	\$34,901	\$1,200	\$34,800	\$50,985	0.683	702	\$49.57	CNDOF	RES CONDO
22030340.03	13521 NORFOLK	10/11/23	\$40,000	PTA	\$40,000	\$38,474	\$1,200	\$38,800	\$56,390	0.688	668	\$58.08	CNDOF	APT FLAT GARDEN
22030340.01	20210 SCHAEFER	12/09/22	\$40,000	PTA	\$40,000	\$38,427	\$1,200	\$38,800	\$56,319	0.689	667	\$58.17	CNDOF	APT FLAT GARDEN
16024219	3436 EWALD	04/07/23	\$62,000	WD	\$62,000	\$35,926	\$1,200	\$60,800	\$52,536	1.157	746	\$81.50	CNDOF	APT FLAT GARDEN
27071322	1565 CHERBONEAU PL	08/05/22	\$84,900	PTA	\$84,900	\$51,390	\$1,200	\$83,700	\$74,115	1.129	618	\$135.44	CNDOF	APT FLAT GARDEN
7001957.011	1947 ORLEANS	09/30/22	\$110,000	WD	\$110,000	\$104,214	\$1,200	\$108,800	\$155,846	0.698	1,647	\$66.06	CNDOF	APT FLAT GARDEN
7001960.007	1515 CHERBONEAU PL	04/15/22	\$120,000	WD	\$120,000	\$68,130	\$1,200	\$118,800	\$101,256	1.173	851	\$139.60	CNDOF	APT FLAT GARDEN
7001957.069	1941 ORLEANS	04/25/22	\$84,100	PTA	\$84,100	\$47,171	\$1,200	\$82,900	\$69,548	1.192	659	\$125.80	CNDOF	APT FLAT GARDEN
22030340.01	20210 SCHAEFER	04/29/22	\$41,000	QC	\$41,000	\$38,427	\$1,200	\$39,800	\$56,319	0.707	667	\$59.67	CNDOF	APT FLAT GARDEN
7001957.035	2011 ORLEANS	12/22/23	\$110,000	WD	\$110,000	\$102,271	\$1,200	\$108,800	\$152,906	0.712	1,609	\$67.62	CNDOF	APT FLAT GARDEN
22030044.01	16516 SCHAEFER	02/21/24	\$36,000	WD	\$36,000	\$33,095	\$1,200	\$34,800	\$48,253	0.721	661	\$52.65	CNDOF	RES CONDO
13008761	1634 E OUTER	09/30/22	\$48,500	WD	\$48,500	\$43,803	\$1,200	\$47,300	\$64,452	0.734	868	\$54.49	CNDOF	APT FLAT GARDEN
8005573.002	2557 W MCNICHOLS	03/18/24	\$52,000	WD	\$52,000	\$46,858	\$1,876	\$50,124	\$68,051	0.737	866	\$57.88	CNDOF	APT FLAT GARDEN
8005575.004	2557 W MCNICHOLS	04/19/22	\$58,000	WD	\$58,000	\$52,117	\$1,876	\$56,124	\$76,008	0.738	983	\$57.09	CNDOF	APT FLAT GARDEN
21021293	16027 E SEVEN MILE	04/07/22	\$95,000	PTA	\$95,000	\$53,568	\$1,200	\$93,800	\$79,225	1.184	792	\$118.43	CNDOF	APT FLAT GARDEN
22110648	17274 BENTLER	03/15/23	\$43,500	WD	\$43,500	\$38,154	\$1,200	\$42,300	\$55,906	0.757	693	\$61.04	CNDOF	APT FLAT GARDEN
22110649	17276 BENTLER	03/15/23	\$37,000	WD	\$37,000	\$32,259	\$1,200	\$35,800	\$46,988	0.762	571	\$62.70	CNDOF	APT FLAT GARDEN
22110647.01	17270 BENTLER	03/15/23	\$43,500	WD	\$43,500	\$37,533	\$1,200	\$42,300	\$54,967	0.770	680	\$62.21	CNDOF	APT FLAT GARDEN
22110648	17274 BENTLER	10/07/22	\$37,000	WD	\$37,000	\$30,624	\$1,200	\$35,800	\$44,514	0.804	538	\$66.54	CNDOF	APT FLAT GARDEN
22004229	9500 STAHELIN	06/15/22	\$68,000	PTA	\$68,000	\$38,191	\$1,200	\$66,800	\$55,962	1.194	797	\$83.81	CNDOF	APT FLAT GARDEN
22110648	17274 BENTLER	04/24/23	\$47,500	WD	\$47,500	\$39,006	\$1,200	\$46,300	\$57,195	0.810	711	\$65.12	CNDOF	APT FLAT GARDEN
27240578	1941 ORLEANS	05/19/23	\$99,900	WD	\$99,900	\$79,740	\$0	\$99,900	\$120,635	0.828	929	\$107.53	CNDOF	APT FLAT GARDEN
13000458	534 ST MARON PL	03/20/24	\$64,000	WD	\$64,000	\$50,026	\$1,400	\$62,600	\$73,564	0.851	758	\$82.59	CNDOF	ROW HOUSE
13008771	1672 E OUTER	05/02/22	\$59,500	WD	\$59,500	\$43,803	\$1,200	\$58,300	\$64,452	0.905	868	\$67.17	CNDOF	APT FLAT GARDEN
08005574.008L	2557 W MCNICHOLS	06/30/22	\$65,000	PTA	\$65,000	\$47,447	\$1,876	\$63,124	\$68,943	0.916	879	\$71.81	CNDOF	APT FLAT GARDEN
7001957.077	1941 ORLEANS	04/19/22	\$105,000	WD	\$105,000	\$64,626	\$1,200	\$103,800	\$95,955	1.082	956	\$108.58	CNDOF	APT FLAT GARDEN
7001960.057	1565 CHERBONEAU PL	07/25/23	\$110,000	WD	\$110,000	\$66,634	\$1,200	\$108,800	\$98,992	1.099	831	\$130.93	CNDOF	APT FLAT GARDEN
CNDOF		Totals:	\$2,186,394		\$2,186,394	\$1,926,258		\$2,135,662	\$2,835,592			\$66.53		
		Avg SP:	\$53,327						E.C.F. =>	0.753				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
13000118.04	3320 SPINNAKER LANE	09/09/22	\$115,000	WD	\$115,000	\$135,925	\$1,500	\$113,500	\$102,224	1.110	740	\$153.38	CNDOG	APT HIGH RISE
23002023.08	2736 HARRISON	11/15/23	\$373,600	WD	\$373,600	\$397,846	\$1,900	\$371,700	\$299,655	1.240	1,154	\$322.10	CNDOG	LOFT APT WALKUP
27214005	601 LEMAY	09/21/23	\$380,000	PTA	\$380,000	\$385,648	\$605	\$379,395	\$292,808	1.296	3,327	\$114.04	CNDOG	SINGLE FAMILY
13000118.01	3320 SPINNAKER LANE	09/08/22	\$207,000	WD	\$207,000	\$209,949	\$1,500	\$205,500	\$158,516	1.296	1,090	\$188.53	CNDOG	APT HIGH RISE
27230339	4530 COMMONWEALTH	06/17/22	\$370,000	WD	\$370,000	\$364,546	\$0	\$370,000	\$277,221	1.335	1,050	\$352.38	CNDOG	RES CONDO
23002019.01	3320 SPINNAKER LANE	06/03/22	\$225,000	PTA	\$225,000	\$211,449	\$1,500	\$223,500	\$158,516	1.410	1,090	\$205.05	CNDOG	APT HIGH RISE
13000119	3320 SPINNAKER LANE	06/15/23	\$153,000	WD	\$153,000	\$135,925	\$1,500	\$151,500	\$102,224	1.482	740	\$204.73	CNDOG	APT HIGH RISE
23002019.01	3320 SPINNAKER LANE	09/23/22	\$235,000	WD	\$235,000	\$208,449	\$0	\$235,000	\$158,516	1.482	1,090	\$215.60	CNDOG	APT HIGH RISE
23002005.15	650 FAIRVIEW	02/22/23	\$300,000	PTA	\$300,000	\$263,490	\$0	\$300,000	\$200,373	1.497	2,106	\$142.45	CNDOG	SINGLE FAMILY
23002019.01	3320 SPINNAKER LANE	04/26/23	\$155,000	WD	\$155,000	\$134,425	\$0	\$155,000	\$102,224	1.516	740	\$209.46	CNDOG	APT HIGH RISE
13000119.04	3320 SPINNAKER LANE	08/17/23	\$270,000	WD	\$270,000	\$209,949	\$1,500	\$268,500	\$158,516	1.694	1,090	\$246.33	CNDOG	APT HIGH RISE
13000119.05	3320 SPINNAKER LANE	05/02/22	\$370,000	WD	\$370,000	\$209,949	\$1,500	\$368,500	\$158,516	2.325	1,090	\$338.07	CNDOG	APT HIGH RISE
27230408	4530 COMMONWEALTH	07/06/22	\$380,000	WD	\$380,000	\$272,815	\$0	\$380,000	\$207,464	1.832	1,050	\$361.90	CNDOG	RES CONDO
27230353	4530 COMMONWEALTH	06/17/22	\$406,100	WD	\$406,100	\$272,815	\$0	\$406,100	\$207,464	1.957	1,050	\$386.76	CNDOG	RES CONDO
13000119.04	3320 SPINNAKER LANE	05/22/23	\$320,000	WD	\$320,000	\$209,949	\$1,500	\$318,500	\$158,516	2.009	1,090	\$292.20	CNDOG	APT HIGH RISE
CNDOG		Totals:	\$3,939,700		\$3,939,700	\$3,413,180		\$4,246,695	\$2,742,756			\$248.87		
		Avg SP:	\$262,647						E.C.F. =>	1.548				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
15000037.13	6533 E JEFFERSON	11/03/23	\$278,800	WD	\$278,800	\$304,855	\$7,900	\$270,900	\$270,205	1.003	1,312	\$206.48	CNDOH	LOFT APT WALKUP
15000037.02	6533 E JEFFERSON	04/20/22	\$143,000	WD	\$143,000	\$147,940	\$7,900	\$135,100	\$127,425	1.060	857	\$157.64	CNDOH	LOFT APT WALKUP
27100373	561 NORTHPARK	10/06/23	\$300,000	PTA	\$300,000	\$305,955	\$0	\$300,000	\$278,394	1.078	1,782	\$168.35	CNDOH	SINGLE FAMILY
11000676	1766 CAMPAU FARMS CIRCLE	04/07/22	\$168,000	WD	\$168,000	\$170,834	\$13,000	\$155,000	\$143,616	1.079	918	\$168.85	CNDOH	ROW HOUSE
17012664	1757 TOWNSEND	10/31/22	\$241,000	PTA	\$241,000	\$241,971	\$7,500	\$233,500	\$213,349	1.094	1,758	\$132.82	CNDOH	APT FLAT GARDEN
11000699	1847 CAMPAU FARMS CIRCLE	03/17/23	\$185,000	WD	\$185,000	\$185,483	\$13,000	\$172,000	\$156,945	1.096	951	\$180.86	CNDOH	ROW HOUSE
27212281	1719 CAMPAU FARMS CIRCLE	03/26/24	\$187,000	PTA	\$187,000	\$198,483	\$13,000	\$174,000	\$156,945	1.109	951	\$182.97	CNDOH	ROW HOUSE
11000701	1911 CAMPAU FARMS CIRCLE	06/21/23	\$173,000	WD	\$173,000	\$171,439	\$13,605	\$159,395	\$143,616	1.110	918	\$173.63	CNDOH	ROW HOUSE
27240852	425 CLAIRPOINTE WOODS	06/07/23	\$375,000	WD	\$375,000	\$363,814	\$771	\$374,229	\$330,339	1.133	2,684	\$139.43	CNDOH	SINGLE FAMILY
11000665.004L	1621 CAMPAU FARMS CIRCLE	07/21/22	\$200,000	PTA	\$200,000	\$185,483	\$13,000	\$187,000	\$156,945	1.191	951	\$196.64	CNDOH	ROW HOUSE
27200198	1724 CAMPAU FARMS CIRCLE	11/10/23	\$175,500	WD	\$175,500	\$157,834	\$0	\$175,500	\$143,616	1.222	918	\$191.18	CNDOH	ROW HOUSE
27240713	6533 E JEFFERSON	05/31/22	\$200,000	WD	\$200,000	\$175,644	\$0	\$200,000	\$159,822	1.251	1,068	\$187.27	CNDOH	LOFT APT WALKUP
15000037.12	6533 E JEFFERSON	11/22/23	\$270,000	WD	\$270,000	\$232,943	\$7,900	\$262,100	\$204,771	1.280	1,255	\$208.84	CNDOH	LOFT APT WALKUP
27230146	6533 E JEFFERSON	08/30/22	\$165,000	WD	\$165,000	\$117,556	\$848	\$164,152	\$106,195	1.546	775	\$211.81	CNDOH	LOFT APT WALKUP
8005877.003	1516 W CANFIELD	06/17/22	\$350,000	WD	\$350,000	\$229,899	\$13,000	\$337,000	\$197,360	1.708	1,844	\$182.75	CNDOH	ROW HOUSE
27210301	1026 18TH	04/14/22	\$240,000	PTA	\$240,000	\$171,735	\$13,000	\$227,000	\$132,607	1.712	1,024	\$221.68	CNDOH	ROW HOUSE
27190238	1512 W CANFIELD	11/07/22	\$380,000	PTA	\$380,000	\$244,411	\$13,000	\$367,000	\$198,736	1.847	1,898	\$193.36	CNDOH	ROW HOUSE
23002017.3	1454 TOWNSEND	04/22/22	\$450,000	PTA	\$450,000	\$249,511	\$0	\$450,000	\$227,035	1.982	1,014	\$443.79	CNDOH	LOFT APT WALKUP
CNDOH		Totals:	\$4,481,300		\$4,481,300	\$3,855,790		\$4,343,876	\$3,347,922			\$197.13		
		Avg SP:	\$248,961						E.C.F. =>	1.297				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27230505	5766 TRUMBULL	07/08/22	\$320,000	WD	\$320,000	\$366,431	\$0	\$320,000	\$254,820	1.256	1,177	\$271.88	CNDOI	LOFT APT WALKUP
27240632	1395 ANTIETAM	06/30/23	\$255,000	WD	\$255,000	\$291,645	\$0	\$255,000	\$202,813	1.257	1,365	\$186.81	CNDOI	LOFT APT WALKUP
8006194.004	5201 COMMONWEALTH	08/14/23	\$250,000	WD	\$250,000	\$283,628	\$12,600	\$237,400	\$188,476	1.260	1,250	\$189.92	CNDOI	APT FLAT GARDEN
23002003.17	1395 ANTIETAM	02/05/24	\$264,000	PTA	\$264,000	\$306,870	\$8,400	\$255,600	\$201,718	1.267	1,350	\$189.33	CNDOI	LOFT APT WALKUP
27212600	4154 ARETHA AVE	07/06/23	\$405,000	PTA	\$405,000	\$472,776	\$18,605	\$386,395	\$303,318	1.274	2,540	\$152.12	CNDOI	SINGLE FAMILY
23002019.06	1350 BAGLEY	08/04/23	\$620,000	WD	\$620,000	\$680,306	\$0	\$620,000	\$473,092	1.311	2,304	\$269.10	CNDOI	RES CONDO
11000072.01	2987 FRANKLIN	05/10/23	\$250,000	WD	\$250,000	\$269,321	\$8,400	\$241,600	\$181,447	1.332	860	\$280.93	CNDOI	LOFT APT WALKUP
27190111	1616 MERRICK	07/31/23	\$365,000	PTA	\$365,000	\$391,592	\$12,600	\$352,400	\$254,793	1.383	1,921	\$183.45	CNDOI	APT FLAT GARDEN
5000630.053	1395 ANTIETAM	10/24/23	\$395,000	WD	\$395,000	\$404,122	\$8,400	\$386,600	\$275,189	1.405	1,575	\$245.46	CNDOI	LOFT APT WALKUP
23002019.06	1346 BAGLEY	10/03/23	\$745,000	PTA	\$745,000	\$756,755	\$0	\$745,000	\$526,255	1.416	2,612	\$285.22	CNDOI	RES CONDO
5000630.04	1395 ANTIETAM	04/05/23	\$309,000	WD	\$309,000	\$303,239	\$8,400	\$300,600	\$206,470	1.456	1,412	\$212.89	CNDOI	LOFT APT WALKUP
11000072.01	2987 FRANKLIN	06/30/23	\$325,000	WD	\$325,000	\$318,254	\$8,400	\$316,600	\$215,476	1.469	1,022	\$309.78	CNDOI	LOFT APT WALKUP
27240850	1395 ANTIETAM	04/05/23	\$309,000	WD	\$309,000	\$294,839	\$0	\$309,000	\$206,470	1.497	1,412	\$218.84	CNDOI	LOFT APT WALKUP
23002005.07	2003 BROOKLYN	04/28/22	\$407,000	WD	\$407,000	\$389,840	\$0	\$407,000	\$271,099	1.501	1,247	\$326.38	CNDOI	LOFT APT WALKUP
23002021	2037 11TH	05/23/23	\$590,000	WD	\$590,000	\$546,907	\$0	\$590,000	\$380,325	1.551	1,771	\$333.15	CNDOI	RES CONDO
27230017	1395 ANTIETAM	06/28/22	\$309,000	WD	\$309,000	\$271,362	\$0	\$309,000	\$188,708	1.637	1,280	\$241.41	CNDOI	LOFT APT WALKUP
27212094	1244 LABROSSE	04/14/22	\$360,000	PTA	\$360,000	\$321,523	\$11,400	\$348,600	\$207,735	1.678	1,300	\$268.15	CNDOI	ROW HOUSE
6005728.022	1360 CALUMET	02/01/24	\$670,200	PTA	\$670,200	\$574,067	\$18,000	\$652,200	\$386,695	1.687	1,766	\$369.31	CNDOI	APT FLAT GARDEN
6005945.003	4304 TRUMBULL	01/26/24	\$215,000	WD	\$215,000	\$175,293	\$8,400	\$206,600	\$116,059	1.780	504	\$409.92	CNDOI	LOFT APT WALKUP
27230390	2003 BROOKLYN	04/28/22	\$407,000	WD	\$407,000	\$326,498	\$0	\$407,000	\$227,050	1.793	1,247	\$326.38	CNDOI	LOFT APT WALKUP
23002005.07	2003 BROOKLYN	05/05/23	\$535,000	PTA	\$535,000	\$424,365	\$8,400	\$526,600	\$283,425	1.858	1,293	\$407.27	CNDOI	LOFT APT WALKUP
08005984.005L	1545 SELDEN	09/01/22	\$240,300	PTA	\$240,300	\$177,094	\$13,448	\$226,852	\$113,801	1.993	905	\$250.67	CNDOI	APT FLAT GARDEN
8000384.013	1640 BAGLEY	01/24/24	\$599,000	WD	\$599,000	\$432,734	\$8,400	\$590,600	\$295,086	2.001	1,380	\$427.97	CNDOI	LOFT APT WALKUP
23002018.08	2305 TRUMBULL	04/10/23	\$535,000	PTA	\$535,000	\$362,254	\$11,400	\$523,600	\$236,060	2.218	1,546	\$338.68	CNDOI	LOFT APT WALKUP
23002015.04	3434 RUSSELL	04/28/22	\$615,000	PTA	\$615,000	\$404,390	\$8,400	\$606,600	\$269,534	2.251	1,232	\$492.37	CNDOI	LOFT APT WALKUP
23002018.07	2215 TRUMBULL	09/27/23	\$555,000	WD	\$555,000	\$362,254	\$11,400	\$543,600	\$236,060	2.303	1,546	\$351.62	CNDOI	LOFT APT WALKUP
23002023.05	1539 PALLISTER	01/22/24	\$384,200	WD	\$384,200	\$250,252	\$8,400	\$375,800	\$162,345	2.315	1,241	\$302.82	CNDOI	ROW HOUSE
8005576.01	1543 PALLISTER	02/29/24	\$392,000	PTA	\$392,000	\$241,852	\$8,400	\$383,600	\$162,345	2.363	1,241	\$309.11	CNDOI	ROW HOUSE
23002018.08	2241 TRUMBULL	01/27/23	\$570,000	PTA	\$570,000	\$362,254	\$11,400	\$558,600	\$236,060	2.366	1,546	\$361.32	CNDOI	LOFT APT WALKUP
23002018.08	2251 TRUMBULL	12/06/23	\$585,000	WD	\$585,000	\$339,454	\$0	\$585,000	\$236,060	2.478	1,546	\$378.40	CNDOI	LOFT APT WALKUP
27230475	8122 ST PAUL	06/27/22	\$368,000	WD	\$368,000	\$196,954	\$0	\$368,000	\$136,964	2.687	2,017	\$182.45	CNDOI	ROW HOUSE
CNDOI		Totals:	\$13,148,700		\$13,148,700	\$11,299,125		\$12,935,447	\$7,635,745			\$292.68		
		Avg SP:	\$424,152						E.C.F. =>	1.694				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
6000002.06	1001 W JEFFERSON	02/28/24	\$465,000	PTA	\$465,000	\$442,465	\$15,976	\$449,024	\$213,013	2.108	1,300	\$345.40	CNDRF	
6000003.053	1001 W JEFFERSON	12/27/23	\$240,000	WD	\$240,000	\$226,416	\$15,300	\$224,700	\$105,611	2.128	793	\$283.35	CNDRF	APT HIGH RISE
27210420	1001 W JEFFERSON	06/03/22	\$340,000	WD	\$340,000	\$317,822	\$0	\$340,000	\$158,991	2.138	1,200	\$283.33	CNDRF	APT HIGH RISE
6000002.068	1001 W JEFFERSON	04/14/23	\$220,000	WD	\$220,000	\$204,211	\$15,300	\$204,700	\$94,503	2.166	713	\$287.10	CNDRF	APT HIGH RISE
27240782	1001 W JEFFERSON	07/13/22	\$232,500	WD	\$232,500	\$207,968	\$676	\$231,824	\$103,698	2.236	793	\$292.34	CNDRF	APT HIGH RISE
27230038	1001 W JEFFERSON	05/06/22	\$230,000	WD	\$230,000	\$199,090	\$0	\$230,000	\$99,595	2.309	750	\$306.67	CNDRF	APT HIGH RISE
6000002.143	1001 W JEFFERSON	03/25/24	\$175,000	WD	\$175,000	\$153,191	\$15,300	\$159,700	\$68,980	2.315	552	\$289.31	CNDRF	APT HIGH RISE
27240621	1001 W JEFFERSON	02/06/23	\$320,000	WD	\$320,000	\$271,413	\$0	\$320,000	\$135,774	2.357	1,019	\$314.03	CNDRF	APT HIGH RISE
6000002.181	1001 W JEFFERSON	02/27/23	\$220,000	WD	\$220,000	\$177,661	\$15,300	\$204,700	\$81,221	2.520	620	\$330.16	CNDRF	APT HIGH RISE
23002004.04	1001 W JEFFERSON	05/20/22	\$205,000	PTA	\$205,000	\$162,361	\$0	\$205,000	\$81,221	2.524	620	\$330.65	CNDRF	APT HIGH RISE
23002004.04	1001 W JEFFERSON	09/25/23	\$397,000	PTA	\$397,000	\$331,894	\$15,300	\$381,700	\$150,722	2.532	1,135	\$336.30	CNDRF	APT HIGH RISE
23002004.04	1001 W JEFFERSON	06/14/22	\$450,000	PTA	\$450,000	\$373,403	\$15,300	\$434,700	\$171,487	2.535	1,300	\$334.38	CNDRF	APT HIGH RISE
27240707	1001 W JEFFERSON	05/31/22	\$215,000	WD	\$215,000	\$162,361	\$0	\$215,000	\$81,221	2.647	620	\$346.77	CNDRF	APT HIGH RISE
CNDRF		Totals:	\$3,709,500		\$3,709,500	\$3,230,256		\$3,601,048	\$1,546,037			\$313.83		
		Avg SP:	\$285,346						E.C.F. =>	2.329				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21000076.02	201 KEELSON	11/08/23	\$675,000	WD	\$675,000	\$636,561	\$18,871	\$656,129	\$595,651	1.102	3,646	\$179.96	CNDSH	SINGLE FAMILY
21000077.02	161 KEELSON	04/11/22	\$744,000	OTH	\$744,000	\$697,006	\$18,871	\$725,129	\$653,939	1.109	3,670	\$197.58	CNDSH	SINGLE FAMILY
CNDSH			Totals:		\$1,419,000	\$1,419,000		\$1,381,258	\$1,249,590			\$188.77		
			Avg SP:		\$709,500				E.C.F. =>	1.105				