

Wheaton OaksTownhomes - Property Valuation Report - 2024

Here are the prices at which various models of our townhomes sold and closed in the Calendar Year 2023, compared with the previous year.

Model #	2023 Sold	2023 Prices	Avg Price for Model	Avg % +/-	2024 Sold	2024 Prices	Avg Price for Model	Avg % +/-
101								
102	2	265,000 411,500	338,250	-2.10%	2	350,000 450,000	400,000	18.26%
201	2	380,000 380,000	380,000	17.83%			0	-100.00%
202							0	
203	2	240,000 419,500	329,750	-8.91%	1	355,000	355,000	7.66%
Total Sales /avg price	6	349,333		2.11%	3	385,000		10.21%

Model 101 Original Office Model - Ranch 1389 sf
 Model 102 Ranch 1679 sf
 Model 201 2-Story/Bay Window 1623 sf
 Model 202 2-Story/Front Living Room 1782 sf
 Model 203 2-Story/Front Kitchen 1824 sf

Prepared from API Sales
 Contract Data
 E. Sepke

Wheaton Oaks Townhomes - Property Valuation History

<u>Year</u>	<u>Model</u>				
	<u>101</u>	<u>102</u>	<u>201</u>	<u>202</u>	<u>203</u>
1989		\$173,333	\$141,300	\$149,833	
1990		\$171,625	\$140,133	\$150,250	\$138,250
1991		\$169,000	\$147,500	\$148,967	\$139,000
1992		\$176,250	\$152,750	\$136,500	\$152,500
1993		\$190,200		\$167,333	\$165,000
1994		\$200,000	\$165,500	\$144,950	\$162,750
1995	\$210,900	\$190,238		\$170,000	
1996		\$197,250		\$192,000	\$179,000
1997	\$185,000	\$209,300	\$183,000	\$187,500	\$179,900
1998		\$220,000	\$183,500	\$195,000	\$200,000
1999		\$220,500	\$188,000		\$207,000
2000		\$216,175	\$187,000	\$179,500	\$181,283
2001		\$239,000	\$203,500		\$246,500
2002		\$268,280	\$214,000	\$174,700	\$241,350
2003	\$265,000	\$285,875	\$210,675	\$227,000	
2004		\$309,271		\$335,000	\$280,000
2005		\$395,333	\$303,000		\$278,000
2006		\$407,500	\$288,000	\$330,000	\$284,000
2007		\$372,500			\$295,000
2008			\$320,000		\$279,900
2009		\$279,000			\$246,000
2010		\$241,500	\$238,000	\$245,000	\$222,000
2011	\$213,000	\$226,750			
2012		\$233,866	\$170,000	\$158,000	
2013		\$268,500	\$200,325	\$220,000	\$202,500
2014	\$230,000	\$272,500	\$190,000	\$212,000	\$207,500
2015		\$283,610	\$209,500		\$295,000
2016		\$338,333		\$242,333	\$284,000
2017		\$291,333	\$215,000	\$235,000	\$267,000
2018	\$329,250	\$336,400	\$339,900		\$235,000
2019		\$363,000	\$261,667	\$330,000	
2020		\$344,238	\$313,333	\$279,000	\$365,000
2021	\$334,000	\$358,185	\$372,450	\$333,633	\$342,450
2022		\$345,500	\$322,500	\$335,000	\$362,000
2023		\$338,250	\$380,000		\$329,750
2024		\$400,000			\$355,000

Model 101 - Original Office Model - Ranch

Model 102 Ranch

Model 201 2-Story/Bay Window

Model 202 2-Story/Front Living Room

Model 203 2-Story/Front Kitchen

Wheaton OaksTownhomes - Property Valuation Report - 2022								
Here are the prices at which various models of our townhomes sold and closed in the Calendar Year 2022, compared with the previous year.								
Model #	2021 Sold	2021 Prices	Avg Price for Model	Avg % +/-	2022 Sold	2022 Prices	Avg Price for Model	Avg % +/-
101	1	334,000	334,000	n/a				
102	3	319,555	358,185	4.05%	4	402,000	345,500	-3.54%
		400,000				405,000		
		355,000				225,000		
						350,000		
201	2	384,900	372,450	18.87%	2	325,000	322,500	-13.41%
		360,000				320,000		
202	3	343,000	333,633	19.58%	2	343,000	335,000	0.41%
		347,900				327,000		
		310,000						
203	2	374,900	342,450	-6.18%	2	346,000	362,000	5.71%
		310,000				378,000		
Total Sales /avg price	11	349,023		6.93%	10	342,100		-1.98%
Model 101 Original Office Model - Ranch				1389 sf				
Model 102 Ranch				1679 sf				
Model 201 2-Story/Bay Window				1623 sf				
Model 202 2-Story/Front Living Room				1782 sf				
Model 203 2-Story/Front Kitchen				1824 sf				
						Prepared from API Sales Contract Data		
						E. Sepke		

