

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		

