Capitol Hill

Areas: 35, 40, 65, 70, AND 85.

Residential Condominium Revalue for 2026 Assessment Roll

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

201 South Jackson Street, KSC-AS 0708
Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov
Web: http://www.kingcounty.gov/assessor/

King County
Department of Assessments
201 South Jackson Street, KSC-AS-0708
Seattle, WA 98104

OFFICE: (206) 296-7300 **FAX (206) 296-0595**
Email: assessor.info@kingcounty.gov
http://www.kingcounty.gov/assessor/

John Wilson
Assessor

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its "true and fair value," reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you with accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you have any questions, comments, or concerns about the property assessment process and how it relates to your property.
In Service,

John Wilson
King County Assessor

How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In King County, the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 730,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For residential condominium properties the sales comparison approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

Are Properties Inspected?

All property in King County is physically inspected at least once during each six-year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will attempt to make contact with the property owner or project manager and/or leave a card requesting the taxpayer contact them.

RCW 84.40.025 Access to property:

> For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.
>
> In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.08 RCW.

How are Property Sales Used?

For the annual revaluation of residential condominiums, two years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at www.IAAO.org. As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, and project. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of Property – General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, Standard on Ratio Studies, 2013, Table 1-3

More results of the statistical testing process is found within the attached area report.

Requirements of State Law

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

Appraisal Area Reports

The following report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

Table of Contents

Executive Summary Report 1
Capitol Hill Overview Map 2
Capitol Hill Ratio Study Reports 3
Part One – Premises of Mass Appraisal 4
Purpose 4
King County Revaluation Cycle 4
Inspection 4
Scope of the Appraisal 5
Sales Verification and Data Collection 5
Approaches to Value 5
Land Value and Commercial Condominiums 5
Part Two – Presentation of Data 6
Identification of the area 6
Name or Designation 6
Capitol Hill 6
Area, city, neighborhood, and location data: 6
Boundaries 6
Maps 6
Zoning and legal/political consideration 6
Part Three – Analysis of Data and Conclusions 7
Highest and best use analysis 7
Market Change of Average Sale Price in the Capitol Hill Area: 7
Chart 1: Progression of average sales price over time (1-1-2024 to 12-31-2025) 7
Capitol Hill Sale Price changes 8
Application of Time Adjustments: 8
Sales comparison approach model description 9
Model specification 9
Model calibration 10
Exceptions: 10
Total Value Model Recommendations, Validation and Conclusions: 14
Model Recommendations 14
Validation 14
Ratio study 14
Conclusion 14
USPAP Compliance 15
Client and Intended Use of the Appraisal: 15

Definition and date of value estimate: 15
Market Value 15
Highest and Best Use 15
Date of Value Estimate 16
Property Rights Appraised: Fee Simple 17
Assumptions and Limiting Conditions: 17
Scope of Work Performed: 18
Certification: 18
Physically Inspected Properties 21
Sales Used in Analysis 26
Sales Removed from Analysis 48
Neighborhood 35 Map 52
Neighborhood 40 Map 53
Neighborhood 65 Map 54
Neighborhood 70 Map 55
Neighborhood 85 Map 56

Executive Summary Report
Capitol Hill

Neighborhoods: **35, 40, 65, 70, AND 85.**

Appraisal Date: **1/1/2026- 2026 Assessment Roll**
Previous Physical Inspection: **2025 through 2026**

Sales - Improved Summary:
Number of Sales: 770
Range of Sale Dates: **1/1/2024 to 12/31/2025**

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2025 Value	$165,700	$414,900	$580,600	$599,000	98.3%	6.86%
2026 Value	$160,300	$391,400	$551,700	$599,000	92.7%	5.72%
Change	-$5,400	-$23,500	-$28,900			-1.14%
%Change	-3.3%	-5.7%	-5.0%		-5.6%	-16.62%

*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.14% and -16.62% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included, and sales excluded from the analysis can be found in the Addenda of this report.
*** Sales time adjusted to 1/1/2026.*

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2025 Value	$175,500	$365,100	$540,600
2026 Value	$170,000	$339,600	$509,600
Percent Change	-3.1%	-7.0%	-5.7%

Number of improved Parcels in the Population: **8,015**

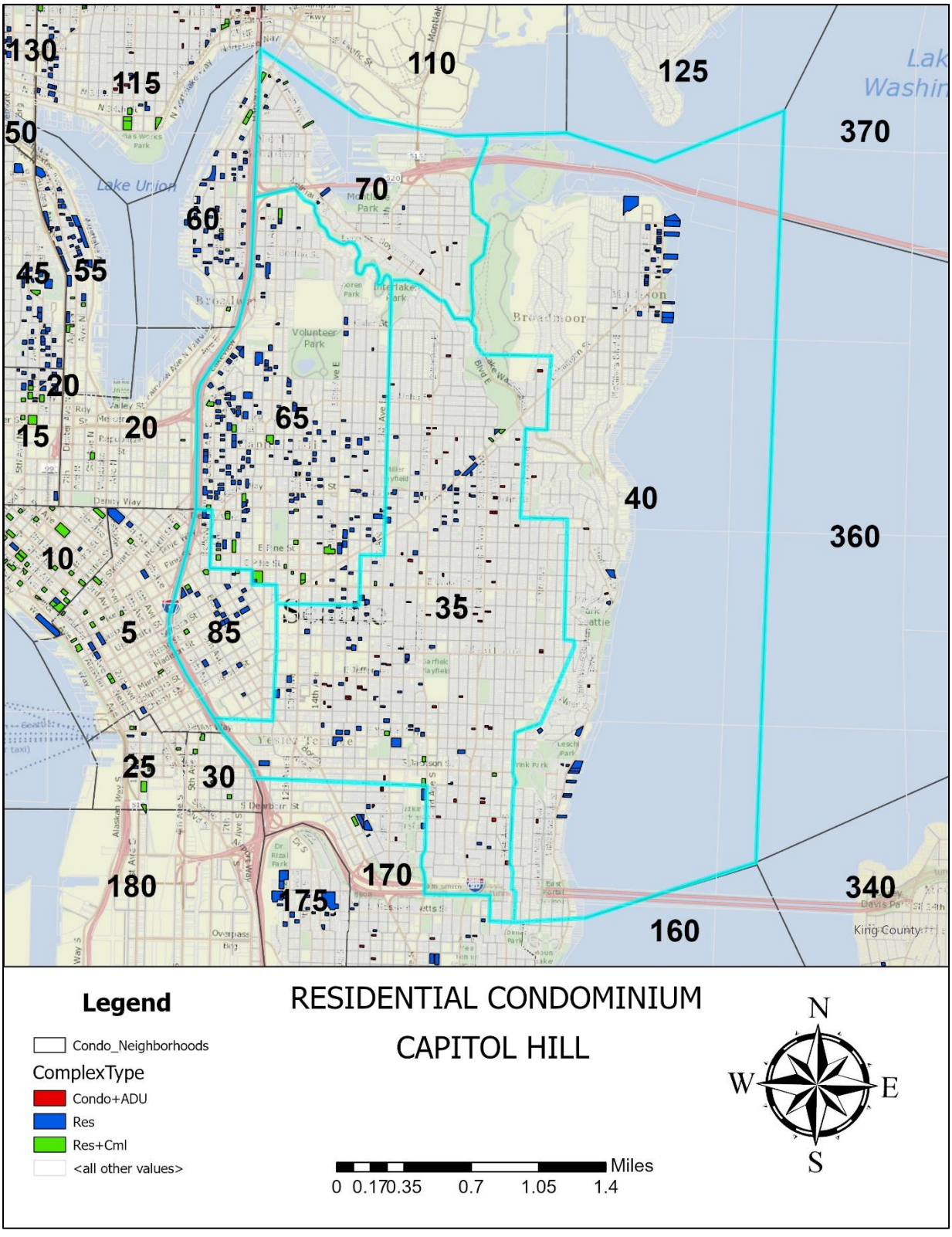
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

Summary of Findings:

The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve uniformity, and equity. The recommendation is to post those values for the 2026 assessment roll.

Capitol Hill Overview Map



Capitol Hill Ratio Study Reports

PRE-REVALUE RATIO ANALYSIS

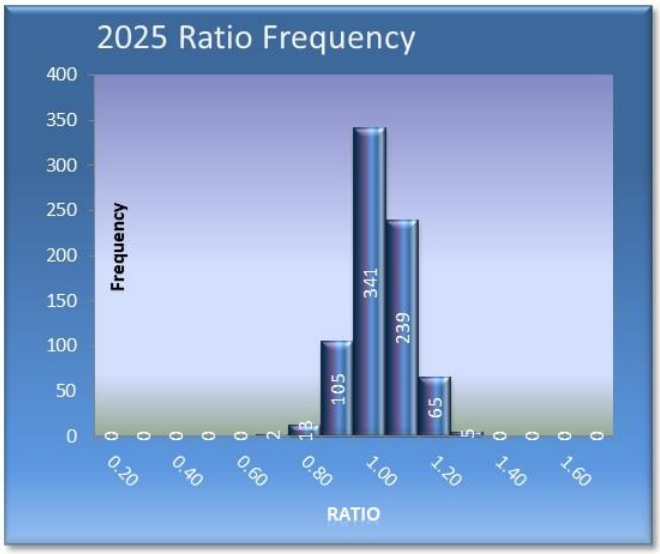
Pre-revalue ratio analysis compares time adjusted sales from 2024 through 2025 in relation to the previous assessed value as of 1/1/2025.

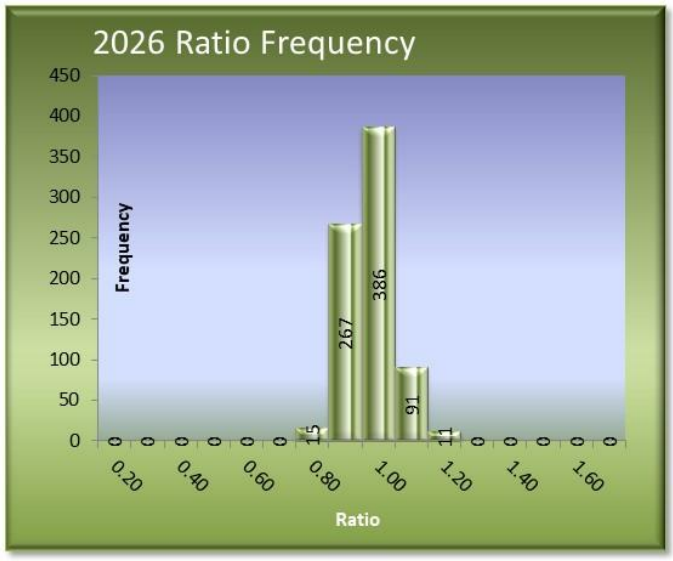
PRE-REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	770
Mean Assessed Value	$580,600
Mean Adj. Sales Price	$599,000
Standard Deviation AV	$346,029
Standard Deviation SP	$376,019
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.983
Median Ratio	0.982
Weighted Mean Ratio	0.969
UNIFORMITY	
Lowest ratio	0.692
Highest ratio:	1.247
Coefficient of Dispersion	6.86%
Standard Deviation	0.087
Coefficient of Variation	8.85%
Price Related Differential (PRD)	1.014

POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2024 through 2025 and reflects the assessment level after the property has been revalued to 1/1/2026.

POST REVALUE RATIO SAMPLE STATISTICS	
Sample size (n)	770
Mean Assessed Value	$551,700
Mean Sales Price	$599,000
Standard Deviation AV	$342,124
Standard Deviation SP	$376,019
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.927
Median Ratio	0.923
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.769
Highest ratio:	1.122
Coefficient of Dispersion	5.72%
Standard Deviation	0.067
Coefficient of Variation	7.27%
Price Related Differential (PRD)	1.006





Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2026

Date of Appraisal Report: 6/1/2026

Purpose

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Capitol Hill area.

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. The remaining five-sixths of the population are revalued based on the characteristics entered during the previous physical inspection.

Inspection

Capitol Hill Neighborhoods physically inspected for the 2026 appraisal year:

Physical Inspection - Areas					
Condominium Neighborhood		Location	Inspected Project Count	Total Parcels	Percent of Parcel Count
700	35	Central District	142	1334	16.64%
700	40	Madison Park	55	853	10.64%
700	70	Montlake	16	148	1.85%

Neighborhoods 65 and 85 comprise the annually updated areas.

Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/1/2024 to 12/31/2025 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2026.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 and 6.

Sales Verification and Data Collection

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. Appraisers further review sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data in physically inspected areas. In non-inspected areas, the analyst reviewed and verified sales in office. Time constraints prohibit further verification of sales information. Sales removal occurred for parcels meeting the following criteria:

- Assigned or owned parking
- Assigned or owned storage units
- Assigned or owned moorage
- Multi-parcel or multi-unit sales
- Sales of commercial use or apartment use units
- Others as identified as non-market sales

Approaches to Value

All approaches to value, Income, Cost and Sales Comparison were considered in the appraisal of this area.

The income and cost approaches are not applicable to residential condominium valuation.

The income approach does not apply, since most condominium units in this area are owner-occupied and not income-producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units.

We do not believe this omission reduces the accuracy of our Estimated Market Values.

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Capitol Hill area. Our sales sample consists of 770 residential living units that sold during the 24-month period between January 1, 2024, and December 31, 2025. The model was applied to all of the 8,015 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

Land Value and Commercial Condominiums

The Condominium appraisal team does not value condominium land or commercial condominiums, which are the responsibility of commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

Capitol Hill

Area, city, neighborhood, and location data:

The Capitol Hill area includes specialty neighborhoods 35: Central District, 40: Madison Park, 65: Capitol Hill, 70: Montlake, and 85: First Hill.

Boundaries

The Capitol Hill area is an irregular shape roughly defined by the following.

North Boundary – Lake Washington Ship Canal
East Boundary – Lake Washington
West Boundary – Interstate 5
South Boundary – Interstate 90

Physically inspected neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

Area 35 is bounded on the North by an irregular line along East Interlaken Boulevard, on the South by South King Street, East to 23rd Avenue South then South to I-90, on the East by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny, West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East and on the West by I-5.

Area 40 is bounded on the North by Portage Bay, on the South by South Atlantic Street, on the East by Lake Washington and on the West by an irregular line roughly parallel with 31st Avenue South then on a northeasterly diagonal from 31st And East Yesler Way to East Columbia and 37th Avenue East, West to 36th Avenue East, North to East Denny West to 31st Avenue East, North to East Mercer then East to 33rd Avenue East.

Area 070 is bounded North by The Lake Washington Ship Canal, on the South by East Interlaken Boulevard, on the East by Lake Washington and on the West by I-5.

Maps

General maps of the Specialty Neighborhoods included in the Capitol Hill area are in the addenda of this report. More detailed Assessor's maps are located on the 7th floor of the King Street Center.

Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

Part Three – Analysis of Data and Conclusions

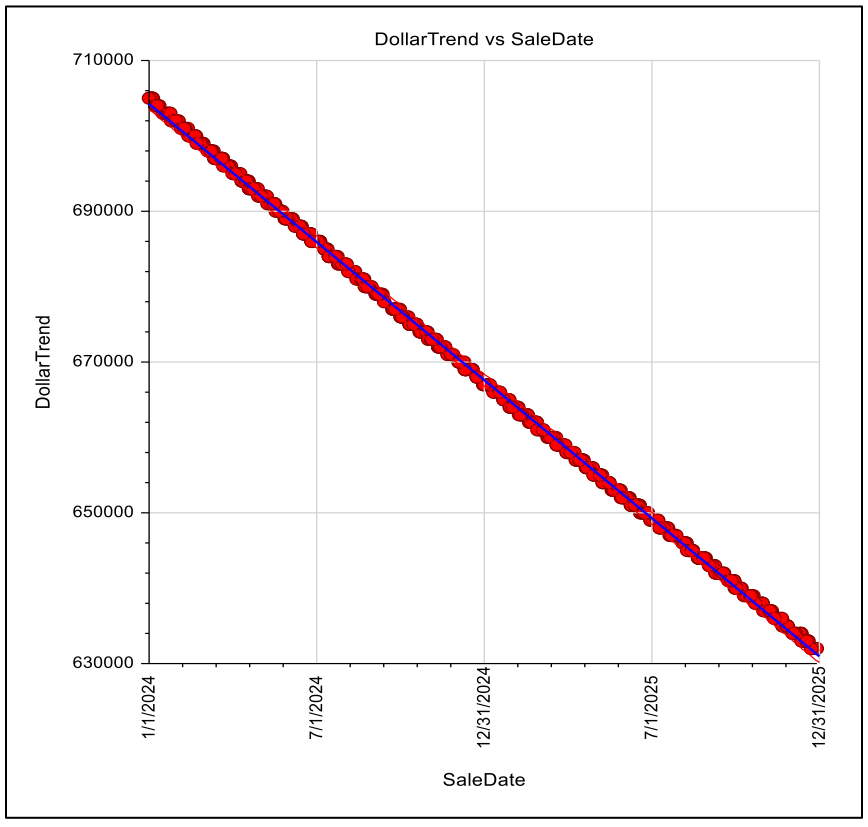
Highest and best use analysis

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

Market Change of Average Sale Price in the Capitol Hill Area:

Analysis of sales in the Capitol Hill area indicated a decrease in value over the two-year period. Overall, values depreciated from an average non-adjusted sales price near $705,000 as of 1-1-2024 by 10.4% to $632,000 as of January 1st, 2026.

Chart 1: Progression of average sales price over time (1-1-2024 to 12-31-2025)



Capitol Hill Sale Price changes (Relative to 1/1/2026 valuation date.)

In a changing market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2024	0.8959	-10.41%
2/1/2024	0.9001	-9.99%
3/1/2024	0.9040	-9.60%
4/1/2024	0.9082	-9.18%
5/1/2024	0.9124	-8.76%
6/1/2024	0.9166	-8.34%
7/1/2024	0.9208	-7.92%
8/1/2024	0.9251	-7.49%
9/1/2024	0.9294	-7.06%
10/1/2024	0.9336	-6.64%
11/1/2024	0.9380	-6.20%
12/1/2024	0.9422	-5.78%
1/1/2025	0.9466	-5.34%
2/1/2025	0.9510	-4.90%
3/1/2025	0.9550	-4.50%
4/1/2025	0.9595	-4.05%
5/1/2025	0.9638	-3.62%
6/1/2025	0.9683	-3.17%
7/1/2025	0.9727	-2.73%
8/1/2025	0.9773	-2.27%
9/1/2025	0.9818	-1.82%
10/1/2025	0.9863	-1.37%
11/1/2025	0.9909	-0.91%
12/1/2025	0.9953	-0.47%
1/1/2026	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2026.

Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	$326,000	1/1/2024	0.8959	$292,000
Sale 2	$281,000	12/31/2024	0.9465	$266,000
Sale 3	$515,000	12/28/2025	0.9994	$515,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(- 0.00015037183553612 * SaleDay)
Where SaleDay = Sale Date -46023
And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

Capitol Hill area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

Model specification

The **characteristic-based adjustment model** includes the following data characteristic variables:

1. Age
2. Building Quality
3. Building Condition
4. Project Location
5. Project Appeal
6. Project size (Number Units)
7. Living Area
8. Floor Level
9. Unit Condition
10. Unit Location
11. Covered Parking
12. Views: Mountain, lake/River, City/Territorial, and Lake Washington
13. ADU Complex Type
14. Top Floor
15. End Units
16. Unit Type: Penthouse, Single-Family, AADU, DADU, and Studio
17. Neighborhood
18. Certain projects as defined by Major.

The definitions of data characteristics included in the model are in the Condominium Coding manual, which is available upon request.

Model calibration

The **regression model** for neighborhoods in the Capitol Hill area was calibrated using selling prices and property characteristics as follows:

-1.00820934657252 + 0.35773872702763 * AADU - 0.438392935165799 * ADUCOMPLEX - 0.0989914618950871 * AGE + 0.0754044203956104 * BLDCONDITION + 0.374509848681606 * BLDQULAITY + 0.0504055118239578 * COVPARKING + 0.33715098504355 * DADU + 0.0144893112038423 * ENDUNITx + 0.0395435930233557 * FLOORc + 0.803992411318843 * LIVAREAx + 0.0266029585881699 * MTNVIEW - 0.108167504181079 * NBHD35 - 0.0473872042148033 * NBRUNITSx + 0.0942302509947646 * PENTHOUSE + 0.195927809621756 * PROJAPPEAL - 0.246589591384047 * PROJHIGH1 - 0.133369109741158 * PROJHIGH2 - 0.125589766138897 * PROJHIGH3 - 0.0929106125594146 * PROJHIGH4 + 0.500099383267189 * PROJLOCATION + 0.43556132796258 * PROJLOW1 + 0.29611858800532 * PROJLOW2 + 0.168456606048593 * PROJLOW3 + 0.0572077263316805 * PROJLOW4 + 0.346362009615161 * SFR + 0.0316683542733634 * SMWATRVIEW + 0.0494875222948106 * STUDIO + 0.0247731018851976 * TERRVIEW + 0.030041216971642 * TOPFLOOR + 0.285087328366304 * UNITCONDITION + 0.122883746979422 * UNITLOCATION + 0.122295304326412 * WASAMMVIEW x Mass Appraisal Adjustment (1-.075)

Exceptions:

Exceptions are properties with characteristics that are insufficiently represented in the sales sample to be adequately represented in the mass appraisal model. Appraiser review of model predicted values in comparison to actual market evidence warrants the following adjustments:

Major	Nbhd	Project Name	Value Notes
025530	35	ARBORETUM PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
216158	35	EAST JAMES PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
219295	35	EAST THOMAS TOWNHOMES CONDOMINIUM	Valued at Land + $1,000 truncated.
230258	35	1125 26TH AVENUE	Valued at EMV x .90 based on market.
230261	35	1134 32ND AVE E Condominium	Valued at EMV x 1.15 based on market.
230263	35	1129 26TH AVENUE	Valued at EMV x .90 based on market.
261733	35	417 CONDOMINIUM	Valued at Land+$1,000, truncated. Land value exceeds market value of units.
363600	35	IVORY COASTE CONDOMINIUM	Valued at EMV x 1.10 based on market.
500660	35	MAD VALLEY CONDOMINIUM ASSOCIATION	Valued DADU at EMV x 1.50 based on market. SFR valued at EMV.
501430	35	MADISON JOHN TOWNHOMES	Valued at EMV less value of separately assessed parking, where applicable.
501480	35	MADISON LOFTS CONDOMINIUM	Valued at EMV x 1.25 based on market.
553200	35	MILLER PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
609322	35	937 26th Ave	Valued MI 0010 at EMV x 1.40 and MI 0020 at EMV x 1.15 based on market.
609323	35	946 19th Ave E	Valued at EMV x 1.15 based on market.
609326	35	919 23RD AVE E	Valued MI 0010 at EMV x 1.20 based on market.
609329	35	932 27TH AVE	Valued at EMV x .90 based on market.
609335	35	938 Martin Luther King Jr Way Condominium	Valued ADU units at EMV x 1.10 based on market history.
609455	35	915 MLK JR WAY CONDOMINIUM	Valued at EMV x 1.25 based on market.
639162	35	123 MARTIN LUTHER KING JR WAY	Valued Unit A at EMV x 1.50 and Unit B at EMV x 1.20 based on area market.
639794	35	1438 22ND AVENUE	Valued MI 0010 at EMV x 1.50 based on market.
639818	35	117 22ND AVE	Valued at EMV x .85 based on market.
670550	35	PENDLETON MILLER CONDOMINIUM	Valued at EMV x 1.10 based on market.
679215	35	PINE ST COTTAGES CONDOMINIUM	Valued at EMV x 1.10 based on market.
743980	35	ROSINA COURT CONDOMINIUM	Valued at EMV x 1.35 based on market.
780299	35	1601 E JEFFERSON ST	Valued at EMV x 1.20 based on market.

Major	Nbhd	Project Name	Value Notes
858700	35	TERRACE STREET TOWNHOMES CONDOMINIUM	Valued at EMV x .85 based on market.
860179	35	3014 E HOWELL ST	Valued at EMV x .90 based on market.
863582	35	314 26TH AVE CONDOMINIUM	Valued at EMV x 1.20 based on market.
863590	35	335 15th Avenue	Valued at EMV x 1.20 based on market.
863655	35	334 17TH AVENUE	Valued at EMV x .90 based on market.
863730	35	332 17TH AVENUE	Valued at EMV x .90 based on market.
872593	35	1201 25th Ave E Condominium	Valued Good Unit Quality at EMV x 1.20 based on market.
872708	35	29 NORMAN CONDOMINIUM	Valued at EMV x .90 based on market.
872929	35	2014 EAST PINE STREET	Valued at EMV x 1.35 based on market.
873254	35	209 15TH AVE Condominium	Valued at EMV x .90 based on market.
260321	40	422 ERIE AVENUE	Valued at EMV x .85 based on market.
261799	40	4211 E MCGILVRA ST	Valued Units A and B at EMV. Unit C valued at EMV x 1.15 based on market.
410470	40	LAKE WASHINGTON COTTAGES CONDOMINIUM	Valued attached townhouse units at EMV x 1.30 based on market. SFR units supported at EMV.
414300	40	LAKESIDE WEST CONDOMINIUM	Valued at EMV less value of separate parking, where applicable.
414740	40	LAKEVIEW LANAI CONDOMINIUM	Valued flats at EMV x .90 SFR unit valued at EMV x .80 based on market.
427910	40	LESCHI SHORES CONDOMINIUM	Valued at EMV x .90 based on market
501520	40	MADISON PARK PLACE CONDOMINIUM	Valued at EMV x 1.30 based on market.
501581	40	MADISON POINT CONDOMINIUM	Valued at EMV x 1.15 based on market.
634200	40	ODESSA	Valued at EMV x 1.50 based on market.
664820	40	PARK LANE THE CONDOMINIUM	Valued at EMV less value of separately assessed parking, where applicable.
863705	40	3313 S DEARBORN ST CONDOMINIUM	Valued at EMV x .90 based on market.
872857	40	TWENTY SIXTY-ONE CONDOMINIUM	Valued at EMV x 1.50 based on market.
872950	40	TWENTY THREE ELEVEN CONDOMINIUM	Valued at EMV x 1.20 based on market.
894615	40	VILLAGGIO CONDOMINIUM	Valued at EMV x 1.10 based on market.
020005	65	AMBASSADOR 1 CONDOMINIUM	Valued at EMV*1.10 based on market sales.
025138	65	APREA VIEW	Valued at EMV*.90 based on market sales.
070460	65	BELMONT LOFTS	Valued at EMV*.90 based on market sales.
070550	65	BELMONT PLACE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
076900	65	BERKSHIRE THE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
104370	65	BRAVO OFF BROADWAY CONDOMINIUM	Valued at EMV*.90 based on market sales.
120205	65	BUNGALOWS THE	Valued at Land + $1,000 as land value exceeds market value of units.
133500	65	CAPITOL CREST	Valued at EMV*.90 based on market sales.
134750	65	CAPITOL VIEW CONDOMINIUM	Valued at EMV*.90 based on market sales.
151050	65	CHANCERY THE CONDOMINIUM	Valued at EMV*.90 based on market sales.
179040	65	COURT CONDOMINIUM	Valued at EMV*1.10 based on market sales.
179260	65	COURTYARD ON CAPITOL HILL THE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
181700	65	CRAWFORD CONDOMINIUM, THE	Valued at EMV*.90 based on market sales.
197450	65	DENNY WAY Condos	Valued at EMV*1.10 based on market sales.
216280	65	EAST MILLER CONDOMINIUM	Valued at EMV*1.20 based on market sales.
228519	65	1800 BOYLSTON CONDOMINIUM	Valued at EMV*1.10 based on market sales.
228525	65	1819-17TH AVE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
230197	65	1118 LAKEVIEW BLVD EAST CONDOMINIUM	Valued at EMV*1.10 based on market sales.
230230	65	1111 EAST PIKE	Valued at EMV*.90 based on market sales.
230272	65	1128 BROADWAY EAST CONDOMINIUM	Valued at EMV*.90 based on market sales.
230280	65	11TH AVE E TOWNHOUSES CONDOMINIUM	Valued at EMV*.90 based on historical and market sales.

Major	Nbhd	Project Name	Value Notes
260320	65	403 THIRTEENTH CONDOMINIUM	Valued MI0050 at EMV*1.20 and 0060 at EMV*1.40 (location) the remainder at EMV.
261748	65	420 MELROSE CONDOMINIUM	Valued at EMV*.90 based on market sales.
267400	65	GABLES THE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
272380	65	GAYLE THE CONDOMINIUM	Valued at EMV x .90 based on market.
279010	65	GLENEAGLES TOWN HOMES CONDOMINIUM	Valued at EMV*1.10 based on market sales.
314800	65	HARVARD CONDOMINIUM	Valued at EMV*.90 based on market sales.
314835	65	HARVARD ESTATES THE	Valued at EMV*1.10
329855	65	HIGHLAND HOUSE CONDOMINIUM	Valued at EMV*.90 based on market sales.
330270	65	HIGHLANDER THE CONDOMINIUM	Valued at EMV*.90 based on market sales.
330700	65	HIGHMARK THE	Valued at EMV*.90 based on market sales.
342700	65	HOMBORNESS CONDOMINIUM	Valued at EMV*1.10 based on market sales.
348600	65	HOWELL STREET	Valued MI 0010 at land + $1,000 as land value allocation exceeds market.
364030	65	JACKSON COURT CONDOMINIUM	Valued at EMV*1.10 based on market sales.
395600	65	LA TOSCANE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
395665	65	LA PERGOLA CONDOMINIUM	Valued at EMV*1.10 based on market sales.
415100	65	LAKEVIEW RESIDENCE	Valued at EMV*1.10 based on market sales.
422120	65	LAURELS THE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
439730	65	LOFTS ON SIXTEENTH AVENUE	Valued at EMV*1.10 based on market sales.
501150	65	MADISON HEIGHTS CONDOMINIUM	Valued at EMV*1.10 based on market sales.
515520	65	MARINER APTS, THE CONDOMINIUM	Valued at EMV*.90 based on market sales.
547016	65	MERITAGE CONDOMINIUM	Valued at EMV*.90 based on market sales.
549100	65	METRO AT PIKE/PINE CONDOMINIUM	Valued at EMV*.80 based on market sales.
549800	65	MEZZO CONDOMINIUM	Valued at EMV*.90 based on market sales.
551210	65	MIDTOWN	Valued at EMV*.90 based on market sales.
664942	65	PARK SUMMIT PH 01 CONDOMINIUM	Valued at EMV*1.10 based on market sales.
723700	65	REPUBLICAN COURT CONDOMINIUM	Valued at EMV*1.10 based on market sales.
735600	65	ROANOKE PLACE CONDOMINIUM	Valued MI 0010 @EMV*1.80 -remaining units valued at EMV based on historical and market sales.
744890	65	ROWAN	Valued at EMV*1.10 based on market sales.
750444	65	SAHALI CONDOMINIUM	Valued at EMV*1.10 based on historical and market sales.
769798	65	714 BELLEVUE AVE E CONDOMINIUM	Valued at EMV*1.10 based on market sales.
769799	65	750 ON THE HILL CONDOMINIUM	Valued at EMV*.90 based on market sales.
808800	65	SUMMIT TERRACE CONDOMINIUM	Minor 0050 valued at Land + $1,000 as land value now exceeds total market value.
860035	65	1310 EAST UNION LOFTS	Valued at EMV*.90 based on historical and market sales.
860335	65	THE THOMAS 12	Valued at EMV x 1.35, based on market.
863440	65	THREE 19 CONDOMINIUM	Valued at EMV*.80 based on market sales.
866345	65	TOWER PLACE CONDOMINIUM	Valued at EMV*1.10 based on market sales.
866495	65	TRACE LOFTS	Valued at EMV*1.10 based on market sales.
870000	65	TUDOR MANOR CONDOMINIUM	Valued at EMV*1.10 based on market sales.
872500	65	1201 E JOHN STREET	Valued at EMV or Land +$1,000 where land value exceeds market.
889650	65	VERTIGO	Valued at EMV*1.10 based on historical and market sales.
896290	65	VOLUNTEER BOULEVARD	Valued at Land + $1,000. Land value exceeds market.
917890	65	WASHINGTON ARMS CONDOMINIUM	Valued at EMV*.90 based on market sales.
102920	70	Boyer Blaine Condominiums	Valued MI 0020 at EMV x 1.25 based on market. MI 0010 at EMV.
216290	70	EAST MILLER TOWNHOUSES CONDOMINIUM	Valued MI 0010 at EMV x .80 based on market, and MI 0020 reduced to EMV x .70 to reflect unfinished basement area.
266260	70	FUHRMAN SHORELANDS	Valued at EMV x .70 based on market trends and area sales.
517510	70	MARTELLO THE CONDOMINIUM	MI 0010 valued at Land +$1,000. Value reflected in joint unit MI 0040.
686185	70	PORTAGE BAY WATERFRONT HOME & FLOATING HOME	Valued at EMV x .70 based on market trends and area sales.

Major	Nbhd	Project Name	Value Notes
924550	70	WEMBLEY COURT CONDOMINIUM	Valued at EMV x 1.25 based on market.
064260	85	BELBOY	Valued at EMV x .90 based on market.
287120	85	GRAYSTONE CONDOMINIUM	Valued at EMV except: Average City View at EMV x 1.10, Good City View at EMV x 1.35, Excellent City view/Penthouse at EMV x 1.75.
380100	85	KELLEHER HOUSE CONDOMINIUM	Valued at EMV x .90 based on market.
445871	85	LUMA	Valued top floor units at EMV x 1.50 based on historic sales and market trends.
507070	85	MANHATTAN CONDOMINIUM	Valued at EMV x .80 based on market.
543810	85	MELROSE THE CONDOMINIUM	Valued Excellent Unit Location at EMV x 1.30 based on market. All others at EMV.
546410	85	MERIDIAN	Valued Manager's unit and Guest Suite at land +$1,000. All others at EMV.
666914	85	PARKVIEW PLAZA CONDOMINIUM	Valued at EMV x .85 based on market.
780433	85	615 EAST PIKE ST CONDOMINIUM	Valued at EMV x .90 based on market.
856060	85	TALISMAN CONDOMINIUM	Valued at EMV x .85, except Top Floor units, valued at EMV X 1.15 based on market.
859000	85	TERRY TERRACE	Valued at EMV x 1.15 based on market.
860030	85	1300 UNIVERSITY CONDOMINIUM	Valued top floor units at EMV x .90 based on market.

** The large number of exception parcels is common due to the size and diversity of projects in these areas.

Total Value Model Recommendations, Validation and Conclusions:

Model Recommendations

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.7%, which is within the recommended range of 90%-110%.

Application of the recommended value for the 2026 assessment year (taxes payable in 2027) results in an average total change from the 2025 assessments of -5.7%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Ratio study

A preliminary ratio Study was completed just prior to the application of the 2026 recommended values. This study compares the prior assessment level using 2025 assessed values (1/1/2025) to current time adjusted sale prices (1/1/2026).

The study was also repeated after application of the 2026 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6.86% to 5.72%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2026 Assessment Roll.

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six-year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

WAC 458-07-030 (3) True and fair value -- Highest and best use.

> *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

> *All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

RCW 36.21.080

> *The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

…the entire [fee] estate is to be assessed and taxed as a unit…

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

…the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee…

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised, assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short-term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.

11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed, and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.

King County

Department of Assessments
King Street Center
201 South Jackson Street, Room 708
Seattle, WA 98104
(206) 296-7300 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

John Wilson
Assessor

As we start preparations for the 2026 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2026, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson
King County Assessor

Addenda

Inspected Properties,

Sales Lists

&

Specialty Area Maps

Physically Inspected Properties

2026 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	35	670550	PENDLETON MILLER CONDOMINIUM	2111 E JOHN ST
700	35	676390	PHOENIX CONDOMINIUM	535 20TH AVE E
700	35	679215	PINE ST COTTAGES CONDOMINIUM	1601 22ND AVE
700	35	683420	PLUM COURT CONDOMINIUM	1812 25TH AVE
700	35	683781	Pointe At First Hill Condominium	300 10TH AVE
700	35	721545	REMINGTON COURT CONDOMINIUM	1310 E REMINGTON CT
700	35	738400	ROCK ROSE CONDOMINIUM	133 22ND AVE E
700	35	743980	ROSINA COURT CONDOMINIUM	1101 18TH AVE
700	35	769761	707 34TH AVE	707 34TH AVE
700	35	769774	713 34TH AVE	713 34TH AVE
700	35	769814	706 16TH AVENUE CONDOMINIUM	706 16TH AVE
700	35	769827	17TH & SPRING CONDOMINIUM	1621 E SPRING ST
700	35	769911	707 21ST AVE	707 21ST AVE
700	35	780291	616 23RD AVENUE EAST	616 23RD AVE E
700	35	780296	617 23rd Ave E Condominium	617 23RD AVE E
700	35	780299	1601 E JEFFERSON ST	1601 E JEFFERSON ST
700	35	780310	1610 E ALDER ST Condominium	1610 E ALDER ST
700	35	780413	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM	1600 E YESLER WAY
700	35	793860	SPRING PARK CONDOMINIUM	1501 E SPRING ST
700	35	794270	SQUIRE PARK PLACE CONDOMINIUM	1814 E JEFFERSON ST
700	35	799990	STERLING COMMONS CONDOMINIUM	2508 S KING ST
700	35	857860	TEMPUS FUGIT CONDOMINIUM	2501 E JOHN ST
700	35	858700	TERRACE STREET TOWNHOMES CONDOMINIUM	2015 E TERRACE ST
700	35	860179	3014 E HOWELL ST	3014 E HOWELL ST
700	35	863427	302 16TH AVE Condominium	302 16TH AVE
700	35	863428	304 16TH AVE Condominium	304 16TH AVE
700	35	863582	314 26TH AVE CONDOMINIUM	312 26TH AVE
700	35	863590	335 15th Avenue	335 15TH AVE
700	35	863610	331 18TH AVENUE	331 18TH AVE
700	35	863655	334 17TH AVENUE	334 17TH AVE
700	35	863730	332 17TH AVENUE	332 17TH AVE
700	35	872593	1201 25th Ave E Condominium	2420 E HIGHLAND DR
700	35	872663	TWENTY-THIRD AND MAIN CONDOMINIUM	301 23RD AVE S
700	35	872671	24TH & DEARBORN	734 24TH AVE S
700	35	872685	25 JOHN CONDOMINIUM	202 25TH AVE E
700	35	872694	2407 E PIKE STREET CONDOMINIUM	2409 E PIKE ST
700	35	872708	29 NORMAN CONDOMINIUM	932 29TH AVE S
700	35	872720	21 CHERRY CONDOMINIUM	612 21ST AVE
700	35	872760	22ND AVENUE PLAZA CONDOMINIUM	148 22ND AVE E
700	35	872853	2609 E JOHN	2609 E JOHN ST
700	35	872929	2014 EAST PINE STREET	2014 E PINE ST
700	35	872957	2313 E HARRISON ST	2313 E HARRISON ST
700	35	872982	2809 E Denny Way Condominiums	2809 E DENNY WAY
700	35	872987	2821 E Denny Way Condominium	2821 E DENNY WAY
700	35	873236	215 27TH AVE EAST CONDOMINIUM	215 27TH AVE E
700	35	873251	217 24TH AVENUE CONDOMINIUM	217 24TH AVE

2026 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	35	873254	209 15TH AVE Condominium	209 15TH AVE
700	35	873258	214 29TH AVENUE EAST	214 29TH AVE E
700	35	873279	2815 E DENNY WAY	2815 E DENNY WAY
700	35	880965	UNION SQUARE CONDOMINIUM	1920 E UNION ST
700	35	894400	VILLA ON TERRACE CONDOMINIUM	1101 E TERRACE ST
700	35	894620	VILLANOVA PLACE CONDOMINIUM	1806 E UNION ST
700	35	918780	WASHINGTON STREET TOWNHOMES CONDOMINIUM	2611 S WASHINGTON ST
700	35	923750	WELCH PLAZA CONDOMINIUM	425 23RD AVE S
700	35	980630	YAKIMA 6	803 YAKIMA AVE S
700	35	981920	YESLER HOUSES CONDOMINIUM	103 23RD AVE
700	35	982590	YESLER'S MEWS CONDOMINIUM	112 22ND AVE
700	35	25530	ARBORETUM PLACE CONDOMINIUM	616 29TH AVE E
700	35	25533	ARBORETUM VIEW CONDOMINIUM	2512 E MADISON ST
700	35	78400	BETSY ROSS CONDOMINIUM	1120 17TH AVE
700	35	120260	BUNGALOW COURT CONDOMINIUM	341 16TH AVE
700	35	133600	CAPITOL GATES CONDOMINIUM	917 18TH AVE
700	35	142620	CASCADE VIEW CONDOMINIUM	206 25TH AVE E
700	35	149613	CENTRAL PARK EAST CONDOMINIUM	2001 E YESLER WAY
700	35	149865	Central, The	960 21ST AVE
700	35	155220	CHERRY HILL COURT CONDOMINIUM	116 17TH AVE
700	35	156085	CHERRYWOOD CONDOMINIUM	1910 E FIR ST
700	35	156170	CHESTNUT COURT CONDOMINIUM	922 28TH AVE S
700	35	159870	CITY VIEW LESCHI CONDOMINIUM	2901 S JACKSON ST
700	35	166350	COKOFFI CONDOMINIUM	1220 E COLUMBIA ST
700	35	170300	COLUMBIA THE CONDOMINIUM	1601 E COLUMBIA ST
700	35	170310	COLUMBIA COURT CONDOMINIUM	730 17TH AVE
700	35	216158	EAST JAMES PLACE CONDOMINIUM	600 21ST AVE
700	35	216180	EAST MADISON CONDOS CONDOMINIUM	2591 E MADISON ST
700	35	216190	EAST MADISON TOWNHOMES CONDOMINIUM	137 27TH AVE E
700	35	219290	EAST THOMAS STREET CONDOS CONDOMINIUM	2112 E THOMAS ST
700	35	219295	EAST THOMAS TOWNHOMES CONDOMINIUM	2612 E THOMAS ST
700	35	219380	EAST VIEW CONDOMINIUM	1836 25TH AVE
700	35	228517	18 ALDER CONDOMINIUM	1812 E ALDER ST
700	35	228534	1846 KING STREET	1846 S KING ST
700	35	228540	EIGHTEENTH THE CONDOMINIUM	1522 18TH AVE
700	35	230258	1125 26TH AVENUE	1125 26TH AVE
700	35	230261	1134 32ND AVE E Condominium	1134 32ND AVE E
700	35	230263	1129 26TH AVENUE	1129 26TH AVE
700	35	232650	ELMWOOD PLACE TOWNHOMES	2700 S ELMWOOD PL
700	35	236300	EPIC CONDOMINIUM	412 11TH AVE
700	35	253929	536 28TH AVE S	536 28TH AVE S
700	35	255170	FIR STREET TOWNHOMES CONDOMINIUM	127 22ND AVE
700	35	257006	539 26TH AVE S	539 26TH AVE S
700	35	257007	529 20TH AVE CONDOMINIUM	529 20TH AVE
700	35	257013	553 19TH AVE	553 19TH AVE
700	35	257019	532 19TH AVENUE CONDOMINIUM	532 19TH AVE
700	35	257041	526 28TH AVE S	526 28TH AVE S
700	35	257052	518 30TH AVE E	518 30TH AVE E

2026 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	35	257210	FLEUR DE LIS CONDOMINIUM	1114 17TH AVE
700	35	260421	1468 21ST AVE	1468 21ST AVE
700	35	260818	418 24TH AVENUE EAST	418 24TH AVE E A
700	35	261733	417 CONDOMINIUM	417 23RD AVE
700	35	261749	418 14TH AVE	418 14TH AVE
700	35	261757	1415 29TH AVE CONDOMINIUM	1415 29TH AVE
700	35	270315	GARFIELD CONDOMINIUM	715 24TH AVE
700	35	331820	HILL HOUSE PROJECT CONDOMINIUM	1725 24TH AVE
700	35	360321	450 25TH AVE E	450 25TH AVE E
700	35	363600	IVORY COASTE CONDOMINIUM	923 15TH AVE
700	35	500660	MAD VALLEY CONDOMINIUM ASSOCIATION	3001 E HARRISON ST
700	35	500970	MADISON ARBOR CONDOMINIUM	2626 E MADISON ST
700	35	501010	MADISON EAST CONDOMINIUM	2818 E MADISON ST
700	35	501430	MADISON JOHN TOWNHOMES	212 24TH AVE E
700	35	501480	MADISON LOFTS CONDOMINIUM	2914 E MADISON ST
700	35	501570	MADISON PARKVIEW CONDOMINIUM	2419 E MADISON ST
700	35	501780	MADISON VIEW CONDOMINIUM	1820 24TH AVE
700	35	505110	MAISON JISELLE CONDOMINIUM	120 14TH AVE
700	35	507165	MANHATTAN PLAZA CONDOMINIUM	701 17TH AVE
700	35	513767	MARCHENKO	601 23RD AVE E
700	35	515610	MARION FRANCISCO CONDOMINIUM	1614 E MARION ST
700	35	520175	MATCHWOOD	930 23RD AVE
700	35	551190	MIDORI CONDOMINIUM	1515 E YESLER WAY
700	35	553030	MILL STREET CONDOMINIUM	1918 YESLER WAY
700	35	553200	MILLER PLACE CONDOMINIUM	215 20TH AVE E
700	35	600500	NANTUCKET CONDOMINIUM	2400 E HOWELL ST
700	35	609322	937 26th Ave	937 26TH AVE
700	35	609323	946 19th Ave E	946 19TH AVE E
700	35	609326	919 23RD AVE E	919 23RD AVE E
700	35	609329	932 27TH AVE	932 27TH AVE
700	35	609335	938 Martin Luther King Jr Way Condominium	938 MARTIN LUTHER KING JR WAY
700	35	609411	19 ALDER CONDOMINIUM	210 19TH AVE E
700	35	609425	19TH AVE LOFTS CONDOMINUM	1812 19TH AVE E
700	35	609455	915 MLK JR WAY CONDOMINIUM	915 MARTIN LUTHER KING JR WAY
700	35	638983	125 29TH AVENUE	125 29TH AVE
700	35	638984	127 29TH AVENUE	127 29TH AVE
700	35	639012	129 29th Ave E Condominium	129 29TH AVE E
700	35	639079	1407 E ALDER ST	1407 E ALDER ST
700	35	639102	112 25TH AVE EAST CONDOMINIUM	112 25TH AVE E
700	35	639150	ONE-TEN NINETEENTH AVENUE EAST CONDOMINIUM	110 19TH AVE E
700	35	639158	1131-1133 31ST AVE S CONDOMINIUM	1131 31ST AVE S
700	35	639162	123 MARTIN LUTHER KING JR WAY	123 MARTIN LUTHER KING JR WAY
700	35	639166	130-28TH AVE CONDOMINIUM	130 28TH AVE
700	35	639168	131 29TH AVENUE E	131 29TH AVE E
700	35	639183	1528 ML KING JR WAY	1528 MARTIN LUTHER KING JR WAY
700	35	639794	1438 22ND AVENUE	1438 22ND AVE
700	35	639818	117 22ND AVE	117 22ND AVE

2026 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	35	659995	PACIFIC CENTER CONDOMINIUM	321 10TH AVE S
700	40	133080	CANTERBURY SHORES CONDOMINIUM	2501 CANTERBURY LN E
700	40	145970	CEDAR PARK TOWN HOUSES CONDOMINIUM	2030 42ND AVE E
700	40	216170	EAST LYNN CONDOMINIUM	4220 E LYNN ST
700	40	260321	422 ERIE AVENUE	422 ERIE AVE
700	40	261799	4211 E MCGILVRA ST	4211 E MCGILVRA ST
700	40	311074	HARBOUR HOUSE AT LESCHI CONDOMINIUM	300 LAKESIDE AVE S
700	40	390560	KLAIPEDA CONDOMINIUM	2001 43RD AVE E
700	40	397950	LAKE CONDOMINIUM	414 LAKESIDE AVE S
700	40	404180	LAKE HOUSE THE CONDOMINIUM	2320 43RD AVE E
700	40	405530	LAKE PARK THE CONDOMINIUM	2333 43RD AVE E
700	40	410470	LAKE WASHINGTON COTTAGES CONDOMINIUM	1501 LAKE WASHINGTON BLVD
700	40	414170	LAKESHORE WEST CONDOMINIUM	2360 43RD AVE E
700	40	414177	LAKESIDE CONDOMINIUM	508 LAKESIDE AVE S
700	40	414194	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM	121 LAKESIDE AVE
700	40	414300	LAKESIDE WEST CONDOMINIUM	2040 43RD AVE E
700	40	414740	LAKEVIEW LANAI CONDOMINIUM	1600 43RD AVE E
700	40	427900	LESCHI PLACE CONDOMINIUM	3512 S LESCHI PL
700	40	427910	LESCHI SHORES CONDOMINIUM	720 LAKESIDE AVE S
700	40	438370	LMJ MADISON TOWNHOUSE	4209 E LYNN ST
700	40	501510	MADISON PARK MANOR CONDOMINIUM	2005 42ND AVE E
700	40	501520	MADISON PARK PLACE CONDOMINIUM	2000 43RD AVE E
700	40	501539	MADISON PARK TOWNHOMES CONDOMINIUM	4201 E BLAINE ST
700	40	501540	MADISON PARK TOWNHOUSES CONDOMINIUM	2339 42ND AVE E
700	40	501550	MADISON PARK WATERFRONT CONDOMINIUM	1810 43RD AVE E
700	40	501581	MADISON POINT CONDOMINIUM	2414 43RD AVE E
700	40	501955	MADRONA BEACH	1119 LAKE WASHINGTON BLVD
700	40	531680	MC GILVRA PLACE CONDOMINIUM	1615 43RD AVE E
700	40	607400	NEWTON COURT CONDOMINIUM	1933 42ND AVE E
700	40	609414	1915-42ND AVE E CONDOMINIUM	1915 42ND AVE E
700	40	609415	1905-42ND AVE E CONDOMINIUM	1905 42ND AVE E
700	40	609417	1929-42ND AVE E CONDOMINIUM	1929 42ND AVE E
700	40	614680	NORTH PARK CONDOMINIUM	2055 43RD AVE E
700	40	634200	ODESSA	2307 43RD AVE E
700	40	639042	1423 MADRONA DRIVE CONDOMINIUM	1423 MADRONA DR
700	40	639143	160 LAKE DELL AVE CONDOMINIUM	160 LAKE DELL AVE
700	40	664820	PARK LANE THE CONDOMINIUM	1616 41ST AVE E
700	40	664968	PARK VIEW THE CONDOMINIUM	1929 43RD AVE E
700	40	678090	PIER AT LESCHI THE	334 LAKESIDE AVE S
700	40	739990	ROMISCHER	2315 43RD AVE E
700	40	769808	1739 MADRONA DR	1739 MADRONA DR
700	40	780300	1611, THE	1611 43RD AVE E
700	40	780320	1626 39th Ave E Condominium	1626 39TH AVE E
700	40	780439	1623, A CONDOMINIUM	1623 43RD AVE E
700	40	809195	SUNBREAKER CONDOMINIUM	510 LAKESIDE AVE S
700	40	863572	317 Lakeside Condominium	317 LAKESIDE AVE S
700	40	863620	324 LAKESIDE SOUTH CONDOMINIUM	324 LAKESIDE AVE S
700	40	863705	3313 S DEARBORN ST CONDOMINIUM	3313 S DEARBORN ST

2026 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	40	863740	302 32ND AVE E	302 32ND AVE E
700	40	872680	2057-59 42ND AVE EAST CONDOMINIUM	2057 42ND AVE E
700	40	872857	TWENTY SIXTY-ONE CONDOMINIUM	2061 43RD AVE E
700	40	872925	2013 -43RD AVE EAST CONDOMINIUM	2013 43RD AVE E
700	40	872950	TWENTY THREE ELEVEN CONDOMINIUM	2311 43RD AVE E
700	40	894575	VILLAGE TOWNHOMES	1925 42ND AVE E
700	40	894615	VILLAGGIO CONDOMINIUM	2325 43RD AVE E
700	40	918670	WASHINGTON PARK TOWERS CONDOMINIUM	1620 43RD AVE E
700	70	102920	Boyer Blaine Condominiums	1930 BOYER AVE E
700	70	216290	EAST MILLER TOWNHOUSES CONDOMINIUM	1925 E MILLER ST
700	70	220760	EASTLAKE, THE	3217 EASTLAKE AVE E
700	70	266260	FUHRMAN SHORELANDS	2918 FUHRMAN AVE E
700	70	363460	IVES CONDOMINIUM	3121 FRANKLIN AVE E
700	70	517510	MARTELLO THE CONDOMINIUM	3242 EASTLAKE AVE E
700	70	560450	MONTLAKE MANOR	2206 25TH AVE E
700	70	638939	1765 26TH AVENUE EAST	1765 26TH AVE E
700	70	686185	PORTAGE BAY WATERFRONT HOME & FLOATING HOME	3212 PORTAGE BAY PL E
700	70	686190	PORTAGE BAYSHORE CONDOMINIUM	2524 BOYER AVE E
700	70	776680	SHORECREST CONDOMINIUM	3226 FUHRMAN AVE E
700	70	872679	2036 23RD AVE E CONDOMINIUM	2036 23RD AVE E
700	70	872690	2440 DELMAR DRIVE CONDOMINIUM	2440 DELMAR DR E
700	70	872692	2030 19TH AVE E	2030 19TH AVE E
700	70	872821	2415 E Boston St Condominium	2415 E BOSTON ST
700	70	924550	WEMBLEY COURT CONDOMINIUM	3100 FRANKLIN AVE E

Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	025530	0050	630,000	11/24/2025	626,000	914	4	1,988	4	N	N	ARBORETUM PLACE CONDOMINIUM
35	025530	0060	575,000	9/26/2024	536,000	824	4	1,988	4	N	N	ARBORETUM PLACE CONDOMINIUM
35	078400	0090	450,000	3/20/2025	431,000	683	6	1,928	5	N	N	BETSY ROSS CONDOMINIUM
35	078400	0110	469,000	4/16/2024	427,000	691	6	1,928	5	N	N	BETSY ROSS CONDOMINIUM
35	078400	0130	489,000	9/2/2025	480,000	685	6	1,928	5	N	N	BETSY ROSS CONDOMINIUM
35	120260	0040	432,000	4/4/2025	415,000	464	5	1,917	5	N	N	BUNGALOW COURT CONDOMINIUM
35	133600	0040	790,000	8/28/2024	734,000	1,524	5	1,901	4	N	N	CAPITOL GATES CONDOMINIUM
35	155220	0020	547,500	8/16/2024	508,000	997	4	1,982	4	N	N	CHERRY HILL COURT CONDOMINIUM
35	155220	0040	573,250	5/16/2025	554,000	1,025	4	1,982	4	N	N	CHERRY HILL COURT CONDOMINIUM
35	159870	0070	415,000	11/21/2025	412,000	759	4	2,004	4	N	Y	CITY VIEW LESCHI CONDOMINIUM
35	170300	0020	400,000	9/15/2025	394,000	663	4	1,981	4	N	N	COLUMBIA THE CONDOMINIUM
35	216158	0050	611,000	10/1/2024	570,000	925	5	1,999	3	N	N	EAST JAMES PLACE CONDOMINIUM
35	216180	0040	635,000	12/2/2025	632,000	1,540	4	1,978	4	N	N	EAST MADISON CONDOS CONDOMINIUM
35	216180	0150	679,000	6/9/2025	658,000	1,540	4	1,978	4	N	N	EAST MADISON CONDOS CONDOMINIUM
35	216180	0160	640,000	11/11/2024	601,000	1,540	4	1,978	4	N	N	EAST MADISON CONDOS CONDOMINIUM
35	216190	0010	649,950	4/15/2025	625,000	1,044	4	1,991	4	N	N	EAST MADISON TOWNHOMES CONDOMINIUM
35	216190	0020	650,000	2/20/2025	620,000	1,044	4	1,991	4	N	N	EAST MADISON TOWNHOMES CONDOMINIUM
35	228517	0020	515,000	3/10/2025	493,000	800	4	1,983	4	N	N	18 ALDER CONDOMINIUM
35	230258	0020	775,000	2/5/2024	698,000	1,125	5	2,024	3	N	N	1125 26TH AVENUE
35	230261	0020	849,999	9/9/2025	836,000	1,000	5	2,023	3	N	N	1134 32ND AVE E Condominium
35	230263	0030	799,000	1/23/2024	718,000	1,113	5	2,024	3	N	N	1129 26TH AVENUE
35	236300	0250	490,000	10/6/2025	484,000	1,009	4	2,002	3	N	N	EPIC CONDOMINIUM
35	236300	0350	375,000	8/28/2024	348,000	712	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0360	325,000	10/14/2025	321,000	716	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0400	343,000	11/6/2025	340,000	764	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0460	499,000	3/31/2025	479,000	988	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0480	365,000	9/7/2025	359,000	660	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0490	355,000	7/27/2025	347,000	662	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0630	358,000	6/1/2025	347,000	717	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	236300	0690	339,000	7/18/2024	313,000	503	4	2,002	3	N	Y	EPIC CONDOMINIUM
35	257052	0010	799,900	7/17/2024	738,000	1,705	4	1,910	3	N	N	518 30TH AVE E
35	257052	0020	605,000	4/15/2024	551,000	702	4	2,024	3	N	N	518 30TH AVE E
35	257210	0050	420,000	3/5/2025	401,000	797	5	1,927	4	N	N	FLEUR DE LIS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	257210	0090	408,500	4/10/2025	392,000	797	5	1,927	4	N	N	FLEUR DE LIS CONDOMINIUM
35	260421	0010	879,000	2/26/2024	794,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260421	0020	675,000	11/25/2025	671,000	1,229	4	2,024	3	N	N	1468 21ST AVE
35	260421	0030	844,883	5/8/2025	815,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260421	0040	600,000	12/9/2024	566,000	864	4	2,024	3	N	N	1468 21ST AVE
35	260421	0050	876,500	2/26/2024	792,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260421	0060	800,000	7/7/2025	779,000	1,229	4	2,024	3	N	N	1468 21ST AVE
35	260421	0070	845,000	6/5/2025	819,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260421	0080	599,950	3/5/2025	573,000	864	4	2,024	3	N	N	1468 21ST AVE
35	260818	0010	1,045,000	5/2/2024	954,000	1,139	6	2,024	3	N	N	418 24TH AVENUE EAST
35	260818	0020	2,295,000	5/2/2024	2,094,000	2,644	6	2,024	3	N	Y	418 24TH AVENUE EAST
35	360321	0010	1,515,000	3/20/2024	1,374,000	2,616	5	2,024	3	N	N	450 25TH AVE E
35	360321	0020	735,000	8/2/2024	680,000	1,108	5	2,024	3	N	N	450 25TH AVE E
35	360321	0030	748,900	9/6/2024	697,000	1,108	5	2,024	3	N	N	450 25TH AVE E
35	500970	0060	364,500	7/23/2025	356,000	661	4	1,985	5	N	N	MADISON ARBOR CONDOMINIUM
35	501010	0050	589,000	9/25/2025	580,000	1,082	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501010	0060	630,000	4/16/2025	606,000	1,040	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501010	0080	619,000	6/21/2024	569,000	965	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501010	0100	695,000	7/18/2024	642,000	1,040	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501430	0010	635,000	4/15/2025	611,000	1,267	5	2,000	3	N	N	MADISON JOHN TOWNHOMES
35	501780	0040	314,000	12/23/2024	297,000	495	5	1,908	5	N	N	MADISON VIEW CONDOMINIUM
35	501780	0060	246,950	4/29/2025	238,000	387	5	1,908	5	N	N	MADISON VIEW CONDOMINIUM
35	505110	0100	247,000	5/22/2024	226,000	447	4	1,928	5	N	N	MAISON JISELLE CONDOMINIUM
35	507165	0010	590,000	8/22/2025	578,000	1,339	4	1,981	4	N	N	MANHATTAN PLAZA CONDOMINIUM
35	507165	0160	568,000	2/26/2025	542,000	1,070	4	1,981	4	N	Y	MANHATTAN PLAZA CONDOMINIUM
35	520175	0010	1,100,000	8/27/2025	1,079,000	1,997	5	2,023	3	N	N	MATCHWOOD
35	520175	0020	1,087,500	6/16/2025	1,055,000	1,997	5	2,023	3	N	N	MATCHWOOD
35	520175	0030	835,000	9/29/2025	823,000	1,303	5	2,023	3	N	N	MATCHWOOD
35	551190	0030	478,000	4/16/2024	435,000	1,087	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0050	578,000	4/11/2025	555,000	1,437	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0140	400,000	2/24/2025	382,000	1,062	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0190	440,000	8/19/2024	408,000	1,058	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0220	395,000	12/15/2025	394,000	1,059	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0230	400,000	12/3/2025	398,000	1,062	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	553030	0040	410,000	5/5/2024	374,000	707	4	2,002	3	N	N	MILL STREET CONDOMINIUM
35	553030	0070	350,000	5/31/2025	339,000	642	4	2,002	3	N	N	MILL STREET CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	553030	0240	412,500	4/12/2024	375,000	729	4	2,002	3	N	N	MILL STREET CONDOMINIUM
35	553200	0100	709,000	6/30/2025	690,000	1,341	4	1,999	3	N	N	MILLER PLACE CONDOMINIUM
35	553200	0120	497,000	8/21/2025	487,000	928	4	1,999	3	N	N	MILLER PLACE CONDOMINIUM
35	609329	0010	1,515,000	3/21/2024	1,374,000	2,610	5	2,023	3	N	N	932 27TH AVE
35	609329	0020	735,000	7/15/2024	678,000	1,102	5	2,023	3	N	N	932 27TH AVE
35	609329	0030	760,000	4/23/2025	732,000	1,102	5	2,023	3	N	N	932 27TH AVE
35	609425	0050	439,000	8/28/2025	431,000	836	5	2,004	3	N	N	19TH AVE LOFTS CONDOMINUM
35	609425	0190	389,000	6/19/2025	378,000	704	5	2,004	3	N	N	19TH AVE LOFTS CONDOMINUM
35	638983	0020	739,950	1/19/2024	665,000	1,043	4	2,023	3	N	N	125 29TH AVENUE
35	638983	0030	770,000	2/16/2024	695,000	999	4	2,023	3	N	N	125 29TH AVENUE
35	639102	0050	355,000	5/27/2025	343,000	709	4	1,987	4	N	N	112 25TH AVE EAST CONDOMINIUM
35	639150	0060	615,000	5/9/2024	562,000	923	4	1,999	3	N	Y	ONE-TEN NINETEENTH AVENUE EAST CONDOMINIUM
35	639158	0010	1,429,000	1/4/2024	1,281,000	2,629	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0030	749,000	1/22/2024	673,000	1,086	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0050	1,379,000	1/4/2024	1,236,000	2,423	5	2,023	3	N	Y	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0060	805,000	1/4/2024	722,000	1,092	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639166	0010	1,290,000	2/25/2025	1,231,000	2,610	4	1,901	3	N	N	130-28TH AVE CONDOMINIUM
35	639166	0020	698,000	5/8/2025	673,000	998	4	2,022	3	N	N	130-28TH AVE CONDOMINIUM
35	639168	0010	1,105,000	5/21/2024	1,011,000	1,844	5	1,916	3	N	N	131 29TH AVENUE E
35	639183	0010	1,195,000	10/7/2024	1,117,000	1,904	5	2,025	3	N	N	1528 ML KING JR WAY
35	639183	0020	759,000	10/3/2024	709,000	1,089	5	2,025	3	N	N	1528 ML KING JR WAY
35	639183	0030	795,000	9/30/2024	742,000	1,090	5	2,025	3	N	N	1528 ML KING JR WAY
35	639794	0020	549,000	5/5/2025	529,000	938	4	2,024	3	N	N	1438 22ND AVENUE
35	639794	0030	530,000	6/5/2025	514,000	832	4	2,024	3	N	N	1438 22ND AVENUE
35	639794	0040	997,000	5/31/2024	914,000	1,587	4	2,024	3	N	N	1438 22ND AVENUE
35	639818	0010	875,000	4/2/2025	840,000	1,667	4	2,024	3	N	N	117 22ND AVE
35	676390	0040	260,000	6/25/2024	239,000	521	5	1,923	4	N	N	PHOENIX CONDOMINIUM
35	676390	0120	440,000	11/18/2024	414,000	801	5	1,923	4	N	N	PHOENIX CONDOMINIUM
35	679215	0060	512,000	6/23/2025	497,000	418	5	1,916	5	N	N	PINE ST COTTAGES CONDOMINIUM
35	683420	0010	615,000	4/21/2025	592,000	967	4	1,981	3	N	N	PLUM COURT CONDOMINIUM
35	683420	0030	547,500	12/12/2025	546,000	977	4	1,981	3	N	N	PLUM COURT CONDOMINIUM
35	683420	0070	598,000	4/13/2025	575,000	977	4	1,981	3	N	Y	PLUM COURT CONDOMINIUM
35	683781	0100	257,500	8/26/2025	253,000	444	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0250	247,000	12/12/2025	246,000	475	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0320	418,600	6/20/2025	407,000	620	4	1,990	3	N	Y	Pointe At First Hill Condominium

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	683781	0380	270,000	2/15/2024	244,000	359	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0420	298,500	2/26/2024	270,000	470	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0540	320,000	7/10/2024	295,000	566	4	1,990	3	N	Y	Pointe At First Hill Condominium
35	683781	0690	326,000	1/1/2024	292,000	578	4	1,990	3	N	N	Pointe At First Hill Condominium
35	769761	0010	1,575,000	4/3/2024	1,431,000	1,975	5	2,024	3	N	N	707 34TH AVE
35	769761	0020	839,950	4/3/2024	763,000	1,072	5	2,024	3	N	N	707 34TH AVE
35	769761	0030	869,950	4/3/2024	790,000	1,042	5	2,024	3	N	N	707 34TH AVE
35	769774	0010	1,554,500	4/22/2024	1,416,000	1,975	5	2,024	3	N	N	713 34TH AVE
35	769774	0020	829,950	4/3/2024	754,000	1,072	5	2,024	3	N	N	713 34TH AVE
35	769774	0030	859,950	4/22/2024	784,000	1,042	5	2,024	3	N	N	713 34TH AVE
35	769827	0020	585,000	10/3/2024	546,000	1,031	5	2,004	3	N	N	17TH & SPRING CONDOMINIUM
35	780413	0180	475,000	8/27/2025	466,000	889	4	1,985	4	N	N	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM
35	858700	0030	805,000	9/22/2024	751,000	1,420	4	1,999	3	N	N	TERRACE STREET TOWNHOMES CONDOMINIUM
35	860179	0010	1,235,000	8/21/2024	1,146,000	1,688	5	2,025	3	N	N	3014 E HOWELL ST
35	860179	0020	1,998,000	7/15/2024	1,844,000	3,058	5	2,025	3	N	N	3014 E HOWELL ST
35	863730	0030	880,000	4/10/2025	845,000	1,188	4	2,025	3	N	N	332 17TH AVENUE
35	872663	0210	345,000	3/30/2024	313,000	570	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0220	320,000	6/27/2025	311,000	635	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0230	338,000	2/11/2025	322,000	625	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872685	0040	615,000	11/20/2025	611,000	1,012	4	1,981	4	N	N	25 JOHN CONDOMINIUM
35	872694	0020	1,160,000	4/18/2024	1,056,000	1,840	5	2,019	3	N	Y	2407 E PIKE STREET CONDOMINIUM
35	872982	0010	750,000	6/17/2025	728,000	1,093	5	2,022	3	N	N	2809 E Denny Way Condominiums
35	872982	0030	1,395,000	10/31/2025	1,382,000	2,227	5	2,022	3	N	N	2809 E Denny Way Condominiums
35	873279	0010	1,325,000	6/5/2024	1,215,000	1,909	5	2,024	3	N	N	2815 E DENNY WAY
35	873279	0020	826,000	2/28/2024	746,000	1,134	5	2,024	3	N	N	2815 E DENNY WAY
35	873279	0030	829,950	2/28/2024	750,000	1,088	5	2,024	3	N	N	2815 E DENNY WAY
35	918780	0110	760,000	3/9/2024	688,000	1,328	5	2,000	3	N	N	WASHINGTON STREET TOWNHOMES CONDOMINIUM
35	923750	0060	345,000	5/13/2025	333,000	602	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0090	465,000	4/23/2025	448,000	935	4	2,004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0130	320,000	5/15/2025	309,000	596	4	2,004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0150	330,000	11/11/2024	310,000	651	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0330	455,000	7/23/2025	444,000	1,029	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0370	305,000	10/18/2024	285,000	629	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0520	487,500	12/2/2025	485,000	940	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0570	323,000	1/8/2024	290,000	570	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	981920	0050	494,000	2/22/2024	446,000	962	5	1,900	5	N	N	YESLER HOUSES CONDOMINIUM
35	982590	0050	360,000	7/8/2025	351,000	675	4	2,001	3	N	N	YESLER'S MEWS CONDOMINIUM
40	133080	0090	900,000	11/5/2025	892,000	1,618	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0150	635,000	4/18/2024	578,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0190	659,000	2/24/2025	629,000	891	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0460	919,000	4/23/2025	885,000	1,295	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0530	850,000	3/5/2024	769,000	1,346	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0550	1,389,950	3/28/2024	1,262,000	1,618	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0790	872,000	3/9/2024	789,000	1,131	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0850	750,000	10/22/2024	702,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	216170	0020	2,750,000	6/25/2025	2,673,000	2,254	7	1,988	4	N	Y	EAST LYNN CONDOMINIUM
40	216170	0030	3,000,000	6/19/2024	2,757,000	2,242	7	1,988	4	N	Y	EAST LYNN CONDOMINIUM
40	261799	0010	1,450,000	4/14/2025	1,394,000	1,673	6	2,024	3	N	N	4211 E MCGILVRA ST
40	261799	0030	1,065,000	1/3/2025	1,008,000	928	6	2,024	3	N	N	4211 E MCGILVRA ST
40	311074	0090	2,700,000	3/25/2025	2,588,000	2,510	8	1,986	4	Y	Y	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	404180	0100	1,225,000	8/18/2024	1,136,000	1,045	6	1,968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0110	625,000	5/1/2025	602,000	789	6	1,968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	405530	0010	795,000	8/29/2024	739,000	976	5	1,970	4	N	Y	LAKE PARK THE CONDOMINIUM
40	405530	0090	887,000	9/13/2024	826,000	1,015	5	1,970	4	N	Y	LAKE PARK THE CONDOMINIUM
40	414170	0050	847,700	10/24/2024	794,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0210	878,000	8/21/2025	861,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0290	740,000	6/4/2025	717,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0300	828,000	11/4/2025	821,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0330	820,000	5/28/2024	751,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0520	1,430,000	10/1/2025	1,410,000	1,534	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414194	0010	975,000	6/14/2024	895,000	1,444	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0020	1,275,000	5/20/2025	1,232,000	1,536	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0030	969,000	4/15/2024	882,000	1,531	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0040	1,050,000	6/14/2024	964,000	1,531	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0060	926,250	10/3/2024	865,000	1,536	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0090	1,250,000	5/9/2025	1,206,000	1,408	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0100	1,250,000	5/31/2024	1,146,000	1,421	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414300	0030	520,000	5/21/2025	503,000	553	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	414300	0090	900,000	8/14/2024	834,000	1,041	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0220	475,000	6/18/2024	437,000	553	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0420	470,000	8/21/2025	461,000	553	6	1,961	4	Y	N	LAKESIDE WEST CONDOMINIUM
40	414300	0780	1,800,000	3/9/2024	1,629,000	1,537	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	427910	0020	750,000	1/5/2025	710,000	919	4	1,957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	427910	0030	335,000	9/8/2025	329,000	524	4	1,957	4	Y	N	LESCHI SHORES CONDOMINIUM
40	427910	0280	395,000	11/21/2025	393,000	518	4	1,957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	438370	0010	1,410,000	2/27/2025	1,346,000	1,764	6	1,958	5	N	N	LMJ MADISON TOWNHOUSE
40	501510	0020	899,000	3/13/2024	814,000	1,108	6	1,984	4	N	N	MADISON PARK MANOR CONDOMINIUM
40	501510	0050	850,000	6/13/2025	825,000	1,108	6	1,984	4	N	N	MADISON PARK MANOR CONDOMINIUM
40	501540	0010	925,000	9/30/2025	912,000	1,272	5	1,978	4	N	N	MADISON PARK TOWNHOUSES CONDOMINIUM
40	501540	0040	802,000	11/25/2025	798,000	1,272	5	1,978	4	N	N	MADISON PARK TOWNHOUSES CONDOMINIUM
40	501550	0030	588,000	2/26/2024	531,000	595	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0060	633,000	6/21/2025	615,000	763	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0190	590,000	3/5/2025	564,000	625	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0220	925,500	4/22/2025	891,000	1,135	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0260	440,000	4/24/2024	401,000	561	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501581	0060	1,875,000	8/7/2025	1,834,000	1,724	7	1,999	4	Y	Y	MADISON POINT CONDOMINIUM
40	531680	0020	668,000	10/2/2024	624,000	900	5	1,984	4	N	N	MC GILVRA PLACE CONDOMINIUM
40	614680	0020	593,000	6/26/2025	576,000	790	4	1,981	4	N	Y	NORTH PARK CONDOMINIUM
40	664820	0030	390,000	11/18/2024	367,000	680	4	1,959	4	N	N	PARK LANE THE CONDOMINIUM
40	664820	0110	499,000	11/12/2025	495,000	812	4	1,959	4	N	N	PARK LANE THE CONDOMINIUM
40	664820	0150	405,000	3/3/2025	387,000	680	4	1,959	4	N	N	PARK LANE THE CONDOMINIUM
40	678090	0030	675,000	11/9/2024	634,000	683	4	1,956	4	Y	Y	PIER AT LESCHI THE
40	678090	0130	480,000	10/11/2024	449,000	577	4	1,956	4	Y	Y	PIER AT LESCHI THE
40	678090	0160	513,000	5/29/2024	470,000	556	4	1,956	4	Y	Y	PIER AT LESCHI THE
40	678090	0190	675,000	6/2/2025	654,000	683	4	1,956	4	Y	Y	PIER AT LESCHI THE
40	678090	0240	470,000	7/26/2025	459,000	556	4	1,956	4	Y	Y	PIER AT LESCHI THE
40	739990	0060	2,140,000	3/20/2025	2,050,000	2,385	6	2,007	2	N	Y	ROMISCHER
40	809195	0020	735,000	3/31/2025	705,000	837	5	1,982	4	Y	Y	SUNBREAKER CONDOMINIUM
40	809195	0050	828,000	9/23/2024	772,000	832	5	1,982	4	Y	Y	SUNBREAKER CONDOMINIUM
40	863740	0010	1,650,000	3/6/2024	1,493,000	2,328	5	2,023	3	N	N	302 32ND AVE E
40	863740	0030	895,000	2/7/2024	806,000	1,109	5	2,023	3	N	N	302 32ND AVE E
40	894575	0050	840,000	8/1/2024	777,000	1,214	4	2,000	3	N	N	VILLAGE TOWNHOMES
40	894575	0070	1,000,000	3/24/2025	958,000	1,613	4	2,000	3	N	N	VILLAGE TOWNHOMES
40	894615	0020	1,320,000	10/1/2025	1,302,000	1,400	6	2,000	4	N	Y	VILLAGGIO CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	918670	0040	1,725,000	8/21/2024	1,601,000	1,778	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0070	1,795,000	6/9/2025	1,740,000	1,778	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0080	1,600,000	12/16/2024	1,511,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0180	925,000	3/20/2024	839,000	980	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0300	980,000	2/26/2024	885,000	980	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0350	1,900,000	4/24/2025	1,829,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0355	1,849,000	11/2/2025	1,832,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0355	1,811,805	6/4/2025	1,755,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0570	1,950,000	11/13/2024	1,832,000	2,134	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
65	019325	0100	316,500	12/12/2025	316,000	676	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0120	339,000	7/22/2024	313,000	627	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0160	358,000	9/26/2024	334,000	620	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0180	389,000	6/17/2024	357,000	631	5	1,967	4	N	Y	ALPINE VILLA THE CONDOMINIUM
65	019325	0200	325,000	11/4/2024	305,000	616	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0250	395,000	10/24/2024	370,000	627	5	1,967	4	N	Y	ALPINE VILLA THE CONDOMINIUM
65	020005	0120	374,950	4/22/2024	342,000	556	4	1,923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0420	374,500	5/17/2024	342,000	530	4	1,923	4	N	Y	AMBASSADOR 1 CONDOMINIUM
65	020005	0450	249,950	3/21/2024	227,000	405	4	1,923	4	N	Y	AMBASSADOR 1 CONDOMINIUM
65	020006	0190	360,000	3/19/2024	326,000	566	4	1,992	4	N	Y	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0630	455,000	4/8/2025	437,000	704	4	1,992	4	N	N	AMBASSADOR II PH 01 CONDOMINIUM
65	025138	0080	315,000	9/13/2025	310,000	585	4	1,968	4	N	N	APREA VIEW
65	025560	0090	365,000	9/24/2024	340,000	708	5	1,980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0240	443,000	2/14/2024	400,000	849	5	1,980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	051020	0090	481,000	9/6/2024	447,000	698	4	1,910	4	N	Y	BAMBERG CONDOMINIUM
65	066243	0170	575,000	1/11/2025	545,000	851	6	2,006	3	N	Y	BELLAGIO ON CAPITOL HILL CONDOMINIUM
65	068400	0020	378,000	1/21/2025	359,000	597	4	1,985	4	N	N	BELLEVUE PLACE CONDOMINIUM
65	070400	0030	495,000	6/13/2025	480,000	736	6	1,929	4	N	N	BELMONT COURT CONDOMINIUM
65	070400	0060	670,000	8/27/2024	622,000	1,038	6	1,929	4	N	N	BELMONT COURT CONDOMINIUM
65	070460	0060	318,000	12/18/2025	317,000	626	5	1,989	4	N	N	BELMONT LOFTS
65	070460	0210	507,711	1/8/2024	455,000	762	5	1,989	4	N	N	BELMONT LOFTS
65	070460	0340	545,000	12/11/2025	543,000	863	5	1,989	4	N	Y	BELMONT LOFTS
65	070470	0060	636,000	10/28/2024	596,000	903	5	1,993	4	N	N	BELMONT OFF BROADWAY CONDOMINIUM
65	070470	0120	582,000	5/29/2025	563,000	903	5	1,993	4	N	Y	BELMONT OFF BROADWAY CONDOMINIUM
65	070550	0040	615,000	12/10/2024	580,000	857	6	1,930	5	N	N	BELMONT PLACE CONDOMINIUM
65	076685	0010	530,000	1/5/2024	475,000	795	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0120	330,000	5/15/2024	302,000	465	6	1,928	3	N	N	BERING, THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	076685	0130	289,000	1/16/2025	274,000	420	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0220	610,000	9/4/2024	567,000	1,039	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076900	0030	640,000	10/30/2024	600,000	1,020	5	1,982	4	N	Y	BERKSHIRE THE CONDOMINIUM
65	076900	0100	650,000	11/21/2025	646,000	980	5	1,982	4	N	N	BERKSHIRE THE CONDOMINIUM
65	103660	0450	430,000	8/16/2024	399,000	664	5	2,005	3	N	N	BRAEBURN THE
65	103660	0510	385,000	3/6/2024	348,000	514	5	2,005	3	N	N	BRAEBURN THE
65	103660	0780	439,000	8/24/2024	408,000	664	5	2,005	3	N	Y	BRAEBURN THE
65	103660	0880	400,000	10/10/2025	395,000	692	5	2,005	3	N	N	BRAEBURN THE
65	103660	0920	598,995	2/20/2024	541,000	854	5	2,005	3	N	N	BRAEBURN THE
65	103660	1190	385,000	7/12/2024	355,000	557	5	2,005	3	N	N	BRAEBURN THE
65	103660	1220	390,000	10/11/2024	365,000	548	5	2,005	3	N	N	BRAEBURN THE
65	103660	1420	510,000	1/19/2024	458,000	935	5	2,005	3	N	Y	BRAEBURN THE
65	103660	1550	449,100	9/6/2024	418,000	674	5	2,005	3	N	Y	BRAEBURN THE
65	103660	1560	449,000	8/12/2024	416,000	698	5	2,005	3	N	N	BRAEBURN THE
65	104370	0090	265,000	7/8/2025	258,000	406	4	1,992	4	N	N	BRAVO OFF BROADWAY CONDOMINIUM
65	111705	0140	618,000	7/16/2025	602,000	980	6	2,007	3	N	N	BRIX
65	111705	0320	402,500	11/26/2025	400,000	618	6	2,007	3	N	N	BRIX
65	111705	0380	422,750	11/8/2024	397,000	643	6	2,007	3	N	N	BRIX
65	111705	0510	610,000	10/11/2024	570,000	810	6	2,007	3	N	N	BRIX
65	111705	0760	455,000	2/29/2024	411,000	643	6	2,007	3	N	N	BRIX
65	111705	0800	400,000	7/5/2024	369,000	547	6	2,007	3	N	N	BRIX
65	111705	0820	385,000	12/16/2024	364,000	547	6	2,007	3	N	N	BRIX
65	111705	1010	565,000	5/15/2025	546,000	774	6	2,007	3	N	N	BRIX
65	111705	1120	375,000	9/27/2025	370,000	547	6	2,007	3	N	N	BRIX
65	111705	1160	710,000	1/10/2024	637,000	1,180	6	2,007	3	N	N	BRIX
65	111705	1190	444,000	12/2/2025	442,000	700	6	2,007	3	N	N	BRIX
65	111705	1310	575,000	9/9/2024	535,000	738	6	2,007	3	N	N	BRIX
65	111705	1370	477,000	5/10/2024	436,000	655	6	2,007	3	N	N	BRIX
65	111705	1370	455,000	11/24/2025	452,000	655	6	2,007	3	N	N	BRIX
65	111705	1430	332,500	12/11/2025	331,000	521	6	2,007	3	N	N	BRIX
65	111705	1460	490,000	8/7/2024	454,000	636	6	2,007	3	N	N	BRIX
65	113100	0170	860,000	5/16/2024	786,000	1,115	5	1,985	4	N	Y	BROADWAY PLAZA CONDOMINIUM
65	120205	0060	395,000	11/18/2025	392,000	661	4	1,923	4	N	N	BUNGALOWS THE
65	133500	0050	558,000	6/6/2025	541,000	1,107	4	2,002	3	N	N	CAPITOL CREST
65	134750	0030	500,000	12/19/2025	499,000	879	4	1,987	4	N	N	CAPITOL VIEW CONDOMINIUM
65	138750	0040	359,000	6/10/2025	348,000	541	6	1,955	4	N	N	CARMEL HOMES

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	151050	0020	575,000	3/27/2024	522,000	1,010	4	1,928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0030	305,000	7/25/2025	298,000	552	4	1,928	4	N	N	CHANCERY THE CONDOMINIUM
65	174485	0020	455,500	4/29/2024	415,000	640	4	1,984	4	N	N	CONSULATE THE CONDOMINIUM
65	174485	0050	575,000	12/4/2024	542,000	844	4	1,984	4	N	N	CONSULATE THE CONDOMINIUM
65	176080	0070	477,500	5/6/2025	461,000	826	4	1,986	4	N	Y	CORNICHE THE CONDOMINIUM
65	179040	0010	230,000	9/23/2025	227,000	330	5	1,914	5	N	N	COURT CONDOMINIUM
65	179260	0050	668,000	4/21/2024	609,000	1,127	4	1,944	4	N	N	COURTYARD ON CAPITOL HILL THE CONDOMINIUM
65	181700	0030	650,000	2/26/2025	620,000	1,150	5	2,001	3	N	N	CRAWFORD CONDOMINIUM, THE
65	194550	0010	399,998	11/14/2024	376,000	669	5	1,928	4	N	N	DE LORGES, THE
65	194550	0180	338,500	2/24/2024	306,000	511	5	1,928	4	N	N	DE LORGES, THE
65	197450	0090	555,000	6/16/2025	539,000	687	5	1,989	4	N	N	DENNY WAY Condos
65	226870	0510	410,000	5/24/2024	375,000	585	4	2,019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	228519	0060	629,999	6/14/2024	579,000	1,035	4	1,985	4	N	N	1800 BOYLSTON CONDOMINIUM
65	228525	0040	440,000	4/10/2025	423,000	623	4	1,985	3	N	N	1819-17TH AVE CONDOMINIUM
65	228525	0070	469,000	10/2/2025	463,000	703	4	1,985	3	N	N	1819-17TH AVE CONDOMINIUM
65	230197	0010	900,000	1/12/2024	808,000	1,210	7	1,987	3	N	Y	1118 LAKEVIEW BLVD EAST CONDOMINIUM
65	230200	0070	715,000	11/5/2024	671,000	1,200	4	1,981	4	N	N	1111 EAST JOHN CONDOMINIUM
65	230230	0040	404,000	10/7/2025	399,000	754	5	2,008	3	N	N	1111 EAST PIKE
65	230230	0070	435,000	5/6/2025	420,000	709	5	2,008	3	N	N	1111 EAST PIKE
65	230230	0190	455,000	1/31/2025	433,000	706	5	2,008	3	N	N	1111 EAST PIKE
65	230260	0010	600,000	8/20/2024	557,000	987	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0020	615,000	4/22/2024	560,000	1,040	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0030	560,000	7/8/2025	545,000	870	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0100	645,000	7/16/2025	629,000	1,040	6	1,987	4	N	Y	1100 E HARRISON CONDOMINIUM
65	230272	0060	555,000	10/2/2024	518,000	783	5	1,967	4	N	N	1128 BROADWAY EAST CONDOMINIUM
65	233320	0040	695,000	8/6/2024	643,000	1,132	5	1,990	3	N	Y	EMERALD VIEW CONDOMINIUM
65	255725	0060	700,000	8/27/2025	687,000	1,230	5	1,908	5	N	N	FIREHOUSE NO. 25 CONDOMINIUM
65	255725	0070	650,000	6/17/2024	597,000	1,011	5	1,908	5	N	N	FIREHOUSE NO. 25 CONDOMINIUM
65	260320	0040	399,000	6/10/2025	387,000	518	6	2,018	3	N	N	403 THIRTEENTH CONDOMINIUM
65	260779	0190	520,000	3/24/2025	498,000	865	4	1,996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	260779	0200	559,000	7/3/2024	515,000	934	4	1,996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	260779	0220	578,000	6/24/2024	532,000	928	4	1,996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	261748	0030	510,000	10/24/2025	505,000	1,170	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0200	1,014,000	11/18/2024	954,000	1,636	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261990	0061	615,000	8/26/2024	571,000	916	4	1,981	5	N	N	FOX HILL PLAZA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	267400	0020	550,000	9/28/2024	513,000	864	4	1,986	4	N	N	GABLES THE CONDOMINIUM
65	267400	0110	545,000	8/6/2025	533,000	864	4	1,986	4	N	Y	GABLES THE CONDOMINIUM
65	269520	0080	380,000	3/19/2024	344,000	726	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0130	347,188	7/22/2025	339,000	641	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0150	299,950	11/22/2024	282,000	635	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0180	210,000	11/24/2025	209,000	402	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0200	335,000	3/3/2025	320,000	672	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0270	350,000	5/6/2025	338,000	644	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0290	385,000	4/4/2024	350,000	615	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0330	349,950	8/28/2025	343,000	615	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0560	340,000	5/22/2025	329,000	635	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0730	353,000	7/15/2024	326,000	644	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0740	385,000	9/18/2025	379,000	745	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269530	0010	485,000	12/12/2025	484,000	796	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0050	402,000	3/27/2025	385,000	645	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0120	355,000	11/18/2024	334,000	596	5	1,994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0220	355,000	6/24/2025	345,000	565	5	1,994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0250	379,000	5/7/2025	366,000	634	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0260	560,000	8/29/2025	550,000	835	5	1,994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	278470	0140	285,000	7/15/2024	263,000	457	4	1,930	4	N	Y	GLEN RAY CONDOMINIUM
65	278470	0240	505,000	4/19/2024	460,000	770	4	1,930	4	N	N	GLEN RAY CONDOMINIUM
65	279010	0100	415,000	6/11/2024	381,000	720	3	1,959	3	N	Y	GLENEAGLES TOWN HOMES CONDOMINIUM
65	289720	0030	475,000	6/24/2024	437,000	849	4	1,920	4	N	N	GREENBUSH COURT CONDOMINIUM
65	306613	0010	1,700,000	9/23/2024	1,585,000	2,427	7	1,991	3	N	N	HAMPTON COURT CONDOMINIUM
65	313300	0070	574,000	7/18/2025	560,000	889	4	1,965	4	N	Y	HARRISON PARK CONDOMINIUM
65	314800	0010	1,311,000	10/3/2024	1,224,000	2,160	7	1,990	4	N	Y	HARVARD CONDOMINIUM
65	314820	0120	2,419,500	6/8/2024	2,220,000	2,092	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0320	1,850,000	9/2/2025	1,817,000	1,732	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0360	2,250,000	7/19/2025	2,195,000	2,007	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0370	3,250,000	7/11/2024	2,997,000	2,363	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0380	3,000,000	8/27/2025	2,943,000	2,363	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314835	0040	1,330,000	4/22/2024	1,212,000	1,635	8	2,003	3	N	N	HARVARD ESTATES THE
65	314865	0040	2,000,000	1/3/2024	1,792,000	2,436	7	1,996	3	N	Y	HARVARD MARKET CONDOMINIUM
65	329855	0010	1,110,000	12/22/2025	1,108,000	2,137	4	1,907	4	N	N	HIGHLAND HOUSE CONDOMINIUM
65	330270	0060	585,000	1/27/2024	526,000	920	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0070	469,617	1/10/2025	445,000	840	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	330270	0190	499,000	11/15/2024	469,000	840	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0230	590,000	12/3/2025	587,000	961	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0380	510,000	10/18/2024	477,000	771	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0520	600,000	6/4/2024	550,000	840	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330700	0180	465,000	3/12/2024	421,000	789	5	2,003	3	N	Y	HIGHMARK THE
65	342700	0210	515,000	9/11/2024	479,000	766	4	1,925	4	N	Y	HOMBORNESS CONDOMINIUM
65	348600	0030	325,000	11/26/2025	323,000	610	4	1,900	4	N	N	HOWELL STREET
65	356880	0010	287,000	5/19/2025	277,000	270	6	2,008	3	N	N	Impluvium
65	364030	0120	342,000	3/21/2024	310,000	576	5	1,991	3	N	N	JACKSON COURT CONDOMINIUM
65	364030	0390	375,000	8/4/2025	367,000	589	5	1,991	3	N	Y	JACKSON COURT CONDOMINIUM
65	364030	0440	320,000	2/18/2025	305,000	522	5	1,991	3	N	N	JACKSON COURT CONDOMINIUM
65	395600	0040	595,000	4/17/2024	542,000	979	4	1,982	4	N	N	LA TOSCANE CONDOMINIUM
65	395607	0100	495,000	12/11/2025	493,000	920	5	1,929	4	N	N	LAFLOR CONDOMINIUM
65	395665	0150	470,000	5/8/2024	429,000	665	5	1,969	4	N	N	LA PERGOLA CONDOMINIUM
65	409960	0030	699,000	8/5/2024	647,000	1,298	4	1,988	4	N	N	LAKE VIEW WEST CONDOMINIUM
65	409960	0060	630,000	11/12/2025	625,000	1,254	4	1,988	4	N	Y	LAKE VIEW WEST CONDOMINIUM
65	409960	0100	665,000	8/15/2025	651,000	1,163	4	1,988	4	N	Y	LAKE VIEW WEST CONDOMINIUM
65	409960	0120	745,000	1/17/2025	707,000	1,332	4	1,988	4	N	Y	LAKE VIEW WEST CONDOMINIUM
65	415100	0050	1,100,000	6/6/2025	1,066,000	1,392	7	2,008	3	N	Y	LAKEVIEW RESIDENCE
65	417650	0160	635,000	3/11/2025	607,000	934	6	1,962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	421410	0010	550,000	10/17/2025	544,000	702	6	1,922	5	N	N	LAURABELL, THE
65	421410	0020	405,000	12/12/2025	404,000	580	6	1,922	5	N	N	LAURABELL, THE
65	421410	0080	980,000	4/30/2025	944,000	1,340	6	1,922	5	N	Y	LAURABELL, THE
65	422120	0050	875,000	2/15/2024	789,000	1,131	6	1,989	4	N	Y	LAURELS THE CONDOMINIUM
65	439730	0010	533,000	10/29/2025	528,000	840	5	1,906	3	N	N	LOFTS ON SIXTEENTH AVENUE
65	500900	0010	329,106	1/30/2025	313,000	573	4	1,927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	500900	0020	330,000	10/25/2024	309,000	590	4	1,927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	501150	0070	545,000	4/14/2025	524,000	982	4	1,980	4	N	N	MADISON HEIGHTS CONDOMINIUM
65	501150	0100	669,950	5/15/2024	613,000	952	4	1,980	4	N	N	MADISON HEIGHTS CONDOMINIUM
65	515520	0010	370,000	11/2/2024	347,000	890	4	1,962	4	N	N	MARINER APTS, THE CONDOMINIUM
65	515520	0090	722,500	3/13/2025	691,000	1,403	4	1,962	4	N	Y	MARINER APTS, THE CONDOMINIUM
65	521800	0060	282,000	7/20/2024	260,000	367	5	2,000	3	N	N	MAXWELL
65	521800	0280	575,000	8/7/2024	532,000	793	5	2,000	3	N	Y	MAXWELL
65	521800	0510	1,000,000	1/21/2025	949,000	1,415	5	2,000	3	N	Y	MAXWELL
65	521800	0520	375,000	7/3/2024	345,000	502	5	2,000	3	N	Y	MAXWELL
65	524510	0130	296,000	4/25/2025	285,000	450	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	524510	0180	295,000	3/21/2025	283,000	499	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0200	315,000	9/27/2024	294,000	464	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0270	322,000	8/12/2025	315,000	499	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0300	308,000	4/19/2024	280,000	485	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0320	320,500	3/29/2024	291,000	442	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	543830	0050	415,000	12/5/2025	413,000	1,017	4	1,978	4	N	N	MELROSE EAST CONDOMINIUM
65	543830	0100	510,000	1/3/2025	483,000	1,017	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0190	525,000	2/9/2024	473,000	1,023	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0220	505,000	2/13/2024	455,000	1,023	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0430	530,000	3/8/2024	480,000	1,066	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	547016	0150	620,000	6/24/2025	602,000	1,141	5	2,006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0240	465,000	1/8/2024	417,000	762	5	2,006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0300	425,000	7/23/2025	415,000	747	5	2,006	3	N	Y	MERITAGE CONDOMINIUM
65	547950	0070	2,542,500	10/30/2025	2,519,000	3,775	8	1,985	4	N	N	MERRILL COURT CONDOMINIUM
65	549100	0150	385,000	2/21/2024	348,000	616	6	1,988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549800	0170	273,000	10/30/2025	270,000	465	5	1,989	4	N	Y	MEZZO CONDOMINIUM
65	549800	0220	465,000	2/20/2025	443,000	706	5	1,989	4	N	Y	MEZZO CONDOMINIUM
65	551210	0190	620,000	6/26/2024	570,000	1,010	5	1,969	4	N	Y	MIDTOWN
65	556650	0320	399,000	3/24/2025	382,000	692	4	1,956	4	N	N	MODE
65	556966	0050	490,000	5/6/2025	473,000	679	6	1,913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	563550	0090	535,000	8/30/2024	497,000	864	4	1,966	4	N	N	MORGAN CONDOMINIUM
65	608180	0030	533,500	4/21/2025	513,000	753	6	2,000	3	N	N	NICHOLAS COURT CONDOMINIUM
65	608180	0070	440,000	2/25/2025	420,000	662	6	2,000	3	N	N	NICHOLAS COURT CONDOMINIUM
65	639550	0080	349,000	5/27/2025	338,000	609	5	2,001	3	N	N	ONYX CONDOMINIUM
65	639550	0160	342,000	9/9/2025	336,000	557	5	2,001	3	N	Y	ONYX CONDOMINIUM
65	639550	0260	570,000	5/2/2025	549,000	952	5	2,001	3	N	Y	ONYX CONDOMINIUM
65	639550	0470	525,000	8/15/2025	514,000	983	5	2,001	3	N	N	ONYX CONDOMINIUM
65	639550	0630	630,000	4/11/2025	605,000	1,125	5	2,001	3	N	Y	ONYX CONDOMINIUM
65	663380	0050	255,000	11/21/2024	240,000	388	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0240	500,000	4/14/2025	481,000	732	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0420	319,000	11/22/2024	300,000	612	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0620	449,950	11/8/2025	446,000	777	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0630	350,000	10/25/2024	328,000	561	4	1,990	4	N	Y	PARC ON SUMMIT CONDOMINIUM
65	663380	0670	260,000	10/23/2024	244,000	445	4	1,990	4	N	Y	PARC ON SUMMIT CONDOMINIUM
65	664821	0120	318,000	4/16/2025	306,000	511	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0230	317,500	11/8/2025	315,000	510	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	664821	0280	325,000	1/28/2025	309,000	607	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0360	515,000	10/16/2024	482,000	766	6	1,931	4	N	Y	PARK LANE PLACE CONDOMINIUM
65	664821	0370	325,000	7/21/2025	317,000	513	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664942	0240	285,000	4/14/2024	259,000	383	4	1,984	3	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0300	295,000	8/11/2025	289,000	383	4	1,984	3	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0410	410,000	3/19/2024	372,000	639	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	665450	0170	745,000	10/29/2024	698,000	1,170	4	1,980	4	N	Y	PARKE GRANDVIEW CONDOMINIUM
65	665450	0200	710,000	1/28/2025	675,000	1,218	4	1,980	4	N	Y	PARKE GRANDVIEW CONDOMINIUM
65	681786	0110	345,000	10/1/2025	340,000	618	5	1,993	3	N	N	PLAZA DEL SOL
65	681786	0270	335,000	12/17/2024	316,000	619	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0320	550,000	4/16/2025	529,000	980	5	1,993	3	N	N	PLAZA DEL SOL
65	681786	0370	422,000	7/11/2024	389,000	711	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0760	400,000	9/24/2024	373,000	711	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0780	400,000	5/28/2025	387,000	711	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0820	455,000	5/23/2024	416,000	742	5	1,993	3	N	N	PLAZA DEL SOL
65	687140	0290	560,000	9/7/2024	521,000	828	5	1,919	5	N	Y	PORTOFINO CONDOMINIUM
65	687140	0330	574,000	11/4/2024	539,000	818	5	1,919	5	N	Y	PORTOFINO CONDOMINIUM
65	689150	0060	563,000	9/27/2024	525,000	830	5	2,001	3	N	N	PRESS, THE
65	689150	0130	585,000	7/30/2024	541,000	920	5	2,001	3	N	N	PRESS, THE
65	689150	0280	591,000	5/2/2024	539,000	910	5	2,001	3	N	N	PRESS, THE
65	689150	0290	384,000	8/12/2024	356,000	550	5	2,001	3	N	N	PRESS, THE
65	689150	0360	598,000	3/28/2025	573,000	860	5	2,001	3	N	Y	PRESS, THE
65	689150	0540	414,000	7/10/2024	382,000	580	5	2,001	3	N	N	PRESS, THE
65	689150	0590	395,000	9/4/2024	367,000	550	5	2,001	3	N	N	PRESS, THE
65	689150	0660	600,000	7/23/2025	586,000	870	5	2,001	3	N	Y	PRESS, THE
65	689150	0760	386,000	6/5/2024	354,000	480	5	2,001	3	N	N	PRESS, THE
65	689150	0770	335,000	3/2/2025	320,000	480	5	2,001	3	N	N	PRESS, THE
65	689150	0830	355,000	1/27/2025	337,000	530	5	2,001	3	N	N	PRESS, THE
65	689150	0880	300,000	10/26/2024	281,000	530	5	2,001	3	N	N	PRESS, THE
65	689150	1010	368,000	6/7/2025	357,000	510	5	2,001	3	N	N	PRESS, THE
65	689150	1030	479,000	8/24/2024	445,000	740	5	2,001	3	N	N	PRESS, THE
65	689150	1130	310,000	4/17/2025	298,000	510	5	2,001	3	N	Y	PRESS, THE
65	689150	1190	275,000	10/11/2024	257,000	500	5	2,001	3	N	N	PRESS, THE
65	689150	1270	387,000	9/26/2024	361,000	540	5	2,001	3	N	Y	PRESS, THE
65	689150	1340	396,625	4/28/2024	362,000	510	5	2,001	3	N	Y	PRESS, THE
65	689150	1360	480,000	7/24/2024	443,000	740	5	2,001	3	N	Y	PRESS, THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	723700	0030	620,000	10/31/2024	581,000	903	4	1,913	4	N	N	REPUBLICAN COURT CONDOMINIUM
65	744890	0030	430,000	4/14/2025	413,000	610	5	1,927	5	N	N	ROWAN
65	744890	0080	425,000	10/2/2024	397,000	616	5	1,927	5	N	N	ROWAN
65	744890	0130	388,500	12/17/2025	388,000	674	5	1,927	5	N	N	ROWAN
65	750600	0160	630,000	11/25/2024	593,000	984	5	1,986	4	N	N	ST HENRY HOUSE CONDOMINIUM
65	769370	0305	512,000	1/6/2025	485,000	965	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0403	355,000	6/26/2024	327,000	640	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0606	400,000	8/1/2024	370,000	735	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769798	0120	720,000	2/28/2024	651,000	940	6	1,981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0190	850,000	7/25/2024	785,000	904	6	1,981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769799	0070	285,000	10/29/2025	282,000	462	5	2,018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769799	0250	410,000	6/20/2024	377,000	576	5	2,018	3	N	Y	750 ON THE HILL CONDOMINIUM
65	769840	0010	600,000	12/4/2024	566,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0030	630,000	6/23/2025	612,000	1,030	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0100	590,000	7/10/2025	575,000	1,035	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0240	599,000	11/26/2025	596,000	1,125	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0280	591,610	1/30/2024	532,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0310	600,000	6/26/2024	552,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0370	550,000	4/16/2025	529,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769841	0010	404,000	12/4/2024	381,000	742	4	1,965	5	N	N	SEVENTEEN07
65	769841	0030	370,000	2/8/2025	352,000	649	4	1,965	5	N	N	SEVENTEEN07
65	769841	0070	350,000	7/22/2024	323,000	639	4	1,965	5	N	N	SEVENTEEN07
65	769841	0210	489,000	1/31/2025	465,000	817	4	1,965	5	N	N	SEVENTEEN07
65	769841	0320	322,000	5/30/2025	312,000	523	4	1,965	5	N	N	SEVENTEEN07
65	769841	0330	565,000	5/2/2024	516,000	817	4	1,965	5	N	N	SEVENTEEN07
65	771460	0300	740,000	12/13/2025	738,000	919	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	771460	0350	600,000	6/13/2024	551,000	806	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	771460	0430	430,000	12/5/2025	428,000	806	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	773205	0020	322,000	10/1/2025	318,000	544	6	1,929	4	N	N	SHEFFIELD CONDOMINIUM
65	773205	0120	525,000	6/18/2025	510,000	713	6	1,929	4	N	N	SHEFFIELD CONDOMINIUM
65	778785	0030	465,000	3/29/2025	446,000	783	6	1,908	4	N	N	SIENA ON CAPITAL HILL CONDOMINIUM
65	796050	0080	365,000	9/5/2025	359,000	586	4	1,927	4	N	Y	STANFORD APARTMENTS CONDOMINIUM
65	796430	0040	589,500	9/17/2025	580,000	980	6	1,988	4	N	N	STANTON COURT CONDOMINIUM
65	796430	0130	750,000	5/2/2024	684,000	1,000	6	1,988	4	N	N	STANTON COURT CONDOMINIUM
65	808830	0050	330,000	2/5/2024	297,000	539	4	1,968	4	N	N	SUMMIT TOWER
65	857910	0110	665,000	6/25/2025	646,000	1,216	6	1,928	4	N	N	1014 E. ROY CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	857910	0120	625,000	6/16/2025	607,000	1,143	6	1,928	4	N	N	1014 E. ROY CONDOMINIUM
65	857980	0020	735,000	2/11/2025	700,000	1,200	4	1,983	4	N	N	TENTH PLACE CONDOMINIUM
65	863440	0120	650,000	5/16/2024	594,000	1,024	6	2,006	3	N	Y	THREE 19 CONDOMINIUM
65	865900	0010	1,150,000	5/25/2024	1,053,000	2,750	4	1,907	4	N	Y	TOLTEC CONDOMINIUM
65	865900	0050	360,000	2/13/2025	343,000	744	4	1,907	4	N	N	TOLTEC CONDOMINIUM
65	866345	0050	475,000	5/28/2025	460,000	735	4	1,969	4	N	N	TOWER PLACE CONDOMINIUM
65	866495	0240	525,000	7/10/2024	484,000	684	6	2,007	3	N	Y	TRACE LOFTS
65	866495	0290	1,015,000	4/12/2024	923,000	1,154	6	2,007	3	N	Y	TRACE LOFTS
65	866497	0070	310,000	12/17/2024	293,000	488	5	2,007	3	N	N	TRACE NORTH
65	866497	0120	380,000	6/21/2025	369,000	609	5	2,007	3	N	N	TRACE NORTH
65	866497	0170	400,000	4/21/2025	385,000	672	5	2,007	3	N	N	TRACE NORTH
65	866497	0190	358,000	6/9/2025	347,000	671	5	2,007	3	N	N	TRACE NORTH
65	866497	0200	300,000	7/3/2025	292,000	484	5	2,007	3	N	N	TRACE NORTH
65	866497	0340	410,000	5/6/2025	395,000	725	5	2,007	3	N	N	TRACE NORTH
65	866497	0550	362,500	9/26/2025	357,000	609	5	2,007	3	N	N	TRACE NORTH
65	866497	0600	310,000	3/21/2024	281,000	484	5	2,007	3	N	N	TRACE NORTH
65	866497	0670	275,000	7/10/2025	268,000	488	5	2,007	3	N	N	TRACE NORTH
65	866497	0900	420,000	9/29/2025	414,000	752	5	2,007	3	N	N	TRACE NORTH
65	870000	0030	679,900	6/10/2025	659,000	1,148	6	1,929	4	N	N	TUDOR MANOR CONDOMINIUM
65	872601	0050	612,500	6/9/2025	594,000	1,100	4	1,977	4	N	Y	1230-32 LAKEVIEW BOULEVARD EAST CONDOMINIUM
65	873177	0080	399,000	9/5/2024	371,000	722	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	873177	0140	700,000	1/10/2024	628,000	881	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	889600	0110	549,000	12/5/2025	547,000	1,091	4	1,978	4	N	N	VERSAILLES CONDOMINIUM
65	889880	0020	560,000	12/3/2025	558,000	984	4	1,980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	889880	0050	589,000	6/12/2025	571,000	984	4	1,980	4	N	N	VICTORIA HOUSE CONDOMINIUM
65	917890	0010	600,000	5/27/2025	581,000	1,113	6	1,920	4	N	N	WASHINGTON ARMS CONDOMINIUM
65	917890	0140	850,000	7/29/2024	786,000	1,213	6	1,920	4	N	N	WASHINGTON ARMS CONDOMINIUM
65	957315	0010	1,324,900	2/16/2025	1,263,000	1,644	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0020	1,050,000	5/6/2025	1,013,000	1,678	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0030	865,000	5/21/2025	836,000	1,417	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0040	951,525	2/6/2025	906,000	1,453	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0050	1,049,900	7/11/2025	1,023,000	1,644	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0060	1,265,000	2/16/2025	1,206,000	1,676	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0070	869,900	6/11/2025	844,000	1,423	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0080	945,900	2/16/2025	902,000	1,499	5	2,024	3	N	N	WREN TOWNHOMES

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	957315	0090	1,180,000	12/5/2025	1,175,000	2,124	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0100	1,449,900	8/5/2025	1,418,000	2,054	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0110	1,425,000	6/11/2025	1,382,000	2,016	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0120	1,481,468	8/5/2025	1,449,000	2,084	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0130	1,524,900	5/21/2025	1,474,000	2,023	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0140	1,505,000	3/16/2025	1,441,000	2,011	5	2,024	3	N	N	WREN TOWNHOMES
65	957315	0150	1,350,000	5/1/2025	1,301,000	1,790	5	1,941	3	N	N	WREN TOWNHOMES
70	102920	0010	1,531,188	10/1/2024	1,429,000	3,022	5	1,924	3	N	N	Boyer Blaine Condominiums
70	220760	0170	670,000	2/12/2024	604,000	1,306	5	2,002	3	N	Y	EASTLAKE, THE
70	220760	0190	465,000	11/4/2024	436,000	881	5	2,002	3	N	Y	EASTLAKE, THE
70	220760	0240	560,000	5/7/2024	511,000	1,006	5	2,002	3	N	N	EASTLAKE, THE
70	517510	0050	575,000	11/5/2024	540,000	934	5	1,916	4	N	Y	MARTELLO THE CONDOMINIUM
70	560450	0010	1,950,000	2/12/2025	1,858,000	2,816	5	2,024	3	N	N	MONTLAKE MANOR
70	560450	0020	1,033,000	1/31/2025	982,000	1,242	5	2,024	3	N	N	MONTLAKE MANOR
70	638939	0010	1,679,000	6/4/2025	1,627,000	2,010	6	2,025	3	N	N	1765 26TH AVENUE EAST
70	638939	0020	985,000	6/17/2025	956,000	1,088	6	2,025	3	N	N	1765 26TH AVENUE EAST
70	686190	0040	520,000	7/25/2025	508,000	729	4	1,958	4	Y	Y	PORTAGE BAYSHORE CONDOMINIUM
70	686190	0160	520,000	11/25/2024	489,000	766	4	1,958	4	Y	N	PORTAGE BAYSHORE CONDOMINIUM
70	686190	0240	450,000	6/4/2025	436,000	767	4	1,958	4	Y	N	PORTAGE BAYSHORE CONDOMINIUM
70	776680	0040	625,000	6/27/2025	608,000	1,022	6	1,928	5	N	Y	SHORECREST CONDOMINIUM
70	776680	0050	620,000	9/25/2024	578,000	1,021	6	1,928	5	N	Y	SHORECREST CONDOMINIUM
70	872692	0010	1,230,000	5/23/2024	1,126,000	1,742	5	2,024	3	N	N	2030 19TH AVE E
70	872692	0020	817,000	5/23/2024	748,000	1,089	5	2,024	3	N	N	2030 19TH AVE E
70	872692	0030	789,000	5/23/2024	722,000	1,024	5	2,024	3	N	N	2030 19TH AVE E
85	064260	0100	345,000	7/29/2024	319,000	615	4	1,900	5	N	N	BELBOY
85	090500	0110	280,000	11/5/2024	263,000	407	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0260	275,000	12/23/2024	260,000	407	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0290	309,000	12/17/2024	292,000	548	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0610	382,000	5/22/2024	350,000	594	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0640	325,000	12/30/2024	308,000	516	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	193815	0060	264,950	9/26/2025	261,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0070	275,000	11/12/2025	273,000	600	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0120	324,900	4/19/2024	296,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0180	293,000	10/15/2025	290,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0190	328,000	8/23/2024	304,000	590	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0280	249,000	6/13/2025	242,000	530	4	1,950	5	N	N	DECATUR CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	193815	0290	275,000	6/19/2025	267,000	610	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0330	340,000	10/13/2025	336,000	780	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0530	310,000	2/10/2025	295,000	620	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0560	309,903	4/21/2024	282,000	620	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0650	275,000	7/22/2025	268,000	610	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0760	265,000	11/8/2024	249,000	540	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0780	350,000	2/20/2024	316,000	630	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0860	300,000	5/18/2024	274,000	700	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0900	295,000	8/14/2025	289,000	640	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0970	278,000	2/4/2025	265,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	1200	281,000	12/31/2024	266,000	640	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1230	264,000	10/22/2025	261,000	560	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1330	290,000	8/3/2024	268,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	1400	289,000	7/28/2025	282,000	620	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1430	255,000	11/7/2025	253,000	540	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	224890	0110	339,500	11/6/2025	337,000	817	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0150	295,000	11/12/2024	277,000	447	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0240	320,000	6/15/2024	294,000	447	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0370	309,000	4/16/2025	297,000	491	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0480	324,500	1/24/2024	292,000	580	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0540	311,000	9/24/2024	290,000	572	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0680	290,000	6/11/2025	281,000	447	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	0740	325,000	8/11/2025	318,000	660	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1020	395,000	8/11/2025	387,000	724	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1100	399,000	11/6/2024	375,000	673	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1130	255,900	3/22/2024	232,000	301	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1190	397,500	5/16/2024	363,000	660	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1230	315,000	2/13/2025	300,000	580	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1260	299,950	5/20/2025	290,000	568	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1410	340,000	11/9/2025	337,000	568	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1450	463,880	5/16/2025	448,000	802	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1470	399,000	4/16/2025	384,000	724	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1580	255,000	4/1/2024	232,000	301	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1660	310,000	10/18/2024	290,000	602	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1670	282,000	6/17/2025	274,000	425	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1720	310,000	5/13/2025	299,000	492	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	224890	1790	395,000	5/2/2025	381,000	660	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1850	395,000	6/6/2025	383,000	673	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	228523	0010	530,000	2/25/2025	506,000	1,126	4	1,995	3	N	N	1805 BELLEVUE CONDOMINIUM
85	228523	0130	660,000	6/15/2025	640,000	1,125	4	1,995	3	N	Y	1805 BELLEVUE CONDOMINIUM
85	256030	0120	725,000	4/5/2024	659,000	1,290	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0130	650,000	4/3/2024	591,000	1,185	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0170	399,000	10/23/2025	395,000	845	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0190	680,000	4/17/2025	654,000	1,185	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0280	690,000	12/18/2024	652,000	1,250	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0430	590,500	10/18/2024	553,000	1,185	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0520	680,000	2/19/2025	648,000	1,250	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0540	652,000	12/23/2025	651,000	1,290	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0700	998,000	4/11/2025	959,000	1,250	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0990	1,200,000	3/12/2025	1,148,000	1,790	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1030	1,250,000	3/27/2025	1,198,000	1,790	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1060	1,000,000	6/18/2025	971,000	1,425	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1260	955,000	12/18/2025	953,000	1,425	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1300	1,180,000	4/26/2024	1,076,000	1,425	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	268067	0220	698,000	3/14/2024	632,000	1,186	6	1,930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0420	738,000	5/28/2024	676,000	1,186	6	1,930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	268067	0430	700,000	4/28/2025	674,000	1,187	6	1,930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	268067	0550	1,075,000	5/23/2025	1,040,000	1,541	6	1,930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	287120	0060	400,000	1/27/2025	380,000	538	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0070	865,000	2/10/2025	824,000	1,053	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0090	575,000	6/24/2025	559,000	681	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0120	800,000	8/8/2025	783,000	1,081	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0130	435,000	5/20/2024	398,000	539	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0140	410,000	12/11/2024	387,000	538	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0150	875,000	5/6/2024	799,000	1,053	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0160	445,000	5/31/2024	408,000	601	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0170	495,000	12/10/2024	467,000	547	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0200	389,900	6/12/2024	358,000	519	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0220	480,000	2/13/2025	457,000	623	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0240	553,000	8/8/2025	541,000	589	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0260	415,000	4/11/2024	377,000	538	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0270	911,000	3/7/2024	824,000	1,053	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	287120	0290	445,000	12/17/2024	420,000	547	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0300	425,000	8/5/2025	416,000	407	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0350	455,000	9/26/2025	448,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0360	524,900	3/14/2024	475,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0370	450,000	4/15/2024	410,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0380	495,000	2/1/2025	471,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0390	846,000	3/11/2024	766,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0410	579,900	7/1/2024	534,000	544	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0420	465,000	10/14/2024	435,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0460	497,500	3/26/2024	451,000	565	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0480	510,000	5/16/2024	466,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0490	409,000	10/22/2024	383,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0500	425,000	1/31/2025	404,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0550	460,000	9/12/2025	452,000	525	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0560	475,000	3/14/2024	430,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0620	415,000	3/29/2024	377,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0660	531,900	4/26/2024	485,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0700	495,000	12/18/2025	494,000	565	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0730	410,000	2/10/2025	390,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0740	510,000	6/25/2024	469,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0750	957,000	5/31/2024	877,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0760	485,000	4/22/2024	442,000	601	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0800	405,000	6/17/2024	372,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0840	639,900	3/6/2024	579,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0860	465,885	12/11/2024	440,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0870	925,000	7/13/2024	853,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0900	515,000	12/28/2025	515,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0960	680,200	3/14/2024	616,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0970	420,000	5/14/2025	406,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0980	535,000	12/23/2024	506,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0990	935,000	5/9/2025	902,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1070	525,900	1/16/2024	472,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1090	425,000	11/15/2025	422,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1100	450,000	11/7/2024	422,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1110	925,000	2/26/2025	883,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1130	589,990	2/2/2024	531,000	544	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	287120	1160	420,000	8/14/2025	411,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1190	455,900	1/29/2024	410,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1210	430,000	3/31/2025	413,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1220	450,000	10/23/2024	422,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1230	950,000	12/8/2025	947,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1320	610,000	2/3/2025	580,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1330	490,000	5/14/2024	448,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1380	610,000	11/26/2025	607,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1400	420,367	12/11/2024	397,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1430	540,000	6/2/2025	523,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1440	689,900	4/22/2024	629,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1460	540,000	7/5/2024	498,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1470	990,000	4/9/2024	900,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1500	627,800	3/13/2025	601,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1540	610,000	5/13/2024	558,000	565	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1560	1,040,000	5/14/2025	1,004,000	1,100	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1570	803,900	2/15/2024	725,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1600	970,000	4/14/2025	933,000	1,094	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1650	765,000	3/19/2025	733,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1660	1,010,000	10/18/2024	945,000	1,071	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1690	699,000	3/24/2025	670,000	833	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1730	770,000	10/9/2024	720,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1810	795,000	6/24/2025	772,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1820	1,040,000	10/22/2024	974,000	1,071	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1940	1,080,000	11/15/2024	1,015,000	1,105	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	2020	1,075,000	12/15/2024	1,015,000	1,105	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	380100	0310	750,000	5/24/2024	687,000	1,065	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0330	690,000	10/14/2024	645,000	1,065	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0580	997,500	2/21/2025	951,000	1,526	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	445871	0010	748,000	2/5/2025	712,000	1,233	5	2,016	3	N	N	LUMA
85	445871	0240	510,000	8/25/2025	500,000	847	5	2,016	3	N	N	LUMA
85	445871	0350	532,000	11/11/2024	500,000	691	5	2,016	3	N	N	LUMA
85	445871	0450	450,000	8/22/2025	441,000	648	5	2,016	3	N	Y	LUMA
85	445871	0460	595,000	6/27/2024	548,000	794	5	2,016	3	N	Y	LUMA
85	445871	0510	505,000	2/21/2025	482,000	691	5	2,016	3	N	N	LUMA
85	445871	0570	490,000	6/17/2025	476,000	846	5	2,016	3	N	Y	LUMA

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	445871	0730	600,000	7/23/2025	586,000	846	5	2,016	3	N	Y	LUMA
85	445871	0800	975,000	1/25/2024	877,000	1,181	5	2,016	3	N	Y	LUMA
85	445871	0810	680,000	11/13/2024	639,000	846	5	2,016	3	N	Y	LUMA
85	445871	0840	660,000	3/23/2025	632,000	794	5	2,016	3	N	Y	LUMA
85	445871	1070	550,000	6/18/2024	505,000	691	5	2,016	3	N	Y	LUMA
85	505151	0250	589,000	4/2/2025	565,000	1,205	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0330	375,000	12/10/2025	374,000	731	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0340	383,000	8/19/2024	355,000	731	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	507070	0030	260,000	6/25/2024	239,000	600	4	1,960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0110	304,000	5/13/2024	278,000	600	4	1,960	4	N	N	MANHATTAN CONDOMINIUM
85	543810	0070	489,000	4/24/2025	471,000	818	4	1,994	4	N	Y	MELROSE THE CONDOMINIUM
85	546410	0400	639,000	1/22/2025	607,000	1,103	6	2,002	3	N	N	MERIDIAN
85	546410	0540	330,000	10/3/2025	326,000	622	6	2,002	3	N	N	MERIDIAN
85	546410	0560	650,000	12/22/2025	649,000	1,103	6	2,002	3	N	Y	MERIDIAN
85	546410	0580	367,500	12/18/2024	347,000	615	6	2,002	3	N	Y	MERIDIAN
85	546410	0590	412,000	9/12/2025	405,000	751	6	2,002	3	N	Y	MERIDIAN
85	546410	0820	390,000	6/26/2025	379,000	615	6	2,002	3	N	Y	MERIDIAN
85	546410	0880	700,000	8/27/2024	650,000	1,103	6	2,002	3	N	Y	MERIDIAN
85	546410	1080	435,000	7/22/2025	424,000	750	6	2,002	3	N	Y	MERIDIAN
85	546410	1270	448,000	3/27/2024	407,000	557	6	2,002	3	N	Y	MERIDIAN
85	546410	1410	780,000	5/13/2025	753,000	1,310	6	2,002	3	N	Y	MERIDIAN
85	546410	1550	1,250,000	12/5/2025	1,245,000	1,664	6	2,002	3	N	Y	MERIDIAN
85	546410	1610	1,915,000	4/16/2024	1,743,000	2,189	6	2,002	3	N	Y	MERIDIAN
85	609310	0010	300,000	8/9/2025	294,000	527	5	1,969	4	N	N	NINE CHERRY SQUARE
85	609310	0090	368,250	11/27/2024	347,000	653	5	1,969	4	N	N	NINE CHERRY SQUARE
85	609310	0250	299,950	6/27/2024	276,000	505	5	1,969	4	N	N	NINE CHERRY SQUARE
85	609310	0270	400,000	8/6/2025	391,000	653	5	1,969	4	N	Y	NINE CHERRY SQUARE
85	609310	0350	250,000	10/17/2025	247,000	311	5	1,969	4	N	Y	NINE CHERRY SQUARE
85	609310	0380	375,000	4/21/2025	361,000	476	5	1,969	4	N	Y	NINE CHERRY SQUARE
85	635200	0220	604,000	9/9/2024	562,000	1,112	5	1,909	4	N	N	OLD COLONY CONDOMINIUM
85	666914	0180	580,000	7/8/2025	565,000	1,096	6	1,981	3	N	Y	PARKVIEW PLAZA CONDOMINIUM
85	666914	0200	589,000	4/14/2025	566,000	964	6	1,981	3	N	Y	PARKVIEW PLAZA CONDOMINIUM
85	678490	0130	500,000	4/30/2025	482,000	742	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0140	515,000	10/23/2024	482,000	742	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0270	510,000	7/19/2024	471,000	774	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0530	550,000	5/24/2024	504,000	774	6	1,998	3	N	Y	PIKE LOFTS CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	769185	0010	739,000	7/14/2025	720,000	1,315	5	1,970	4	N	N	SENECA 8
85	769185	0190	515,000	10/2/2024	481,000	1,060	5	1,970	4	N	N	SENECA 8
85	769185	0310	580,000	10/20/2025	574,000	1,060	5	1,970	4	N	Y	SENECA 8
85	769185	0530	480,000	10/18/2025	475,000	1,050	5	1,970	4	N	N	SENECA 8
85	769185	0540	546,000	12/3/2024	515,000	1,060	5	1,970	4	N	Y	SENECA 8
85	769185	0610	467,500	12/11/2024	441,000	1,050	5	1,970	4	N	Y	SENECA 8
85	780433	0160	329,000	4/18/2025	316,000	542	5	1,999	3	N	N	615 EAST PIKE ST CONDOMINIUM
85	815570	0100	480,000	8/22/2024	445,000	925	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0200	369,000	2/15/2024	333,000	675	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0280	435,000	10/15/2024	407,000	682	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0400	399,950	5/16/2025	386,000	682	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0480	369,000	8/21/2024	342,000	608	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0750	490,000	8/27/2024	455,000	889	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	0840	345,000	2/8/2024	311,000	611	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	0930	514,000	11/3/2024	482,000	895	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	1030	965,000	10/11/2024	902,000	1,873	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	856060	0460	380,000	7/26/2024	351,000	527	5	1,965	4	N	N	TALISMAN CONDOMINIUM
85	859000	0230	215,000	5/16/2024	197,000	299	4	1,907	5	N	N	TERRY TERRACE
85	860030	0060	280,000	12/30/2024	265,000	381	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0190	275,000	3/3/2025	263,000	381	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0220	450,000	10/27/2024	422,000	627	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0240	399,000	4/11/2024	363,000	627	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0250	440,000	1/16/2025	417,000	827	5	1,980	3	N	Y	1300 UNIVERSITY CONDOMINIUM
85	860030	0310	480,000	2/7/2025	457,000	827	5	1,980	3	N	Y	1300 UNIVERSITY CONDOMINIUM

Sales Removed from Analysis

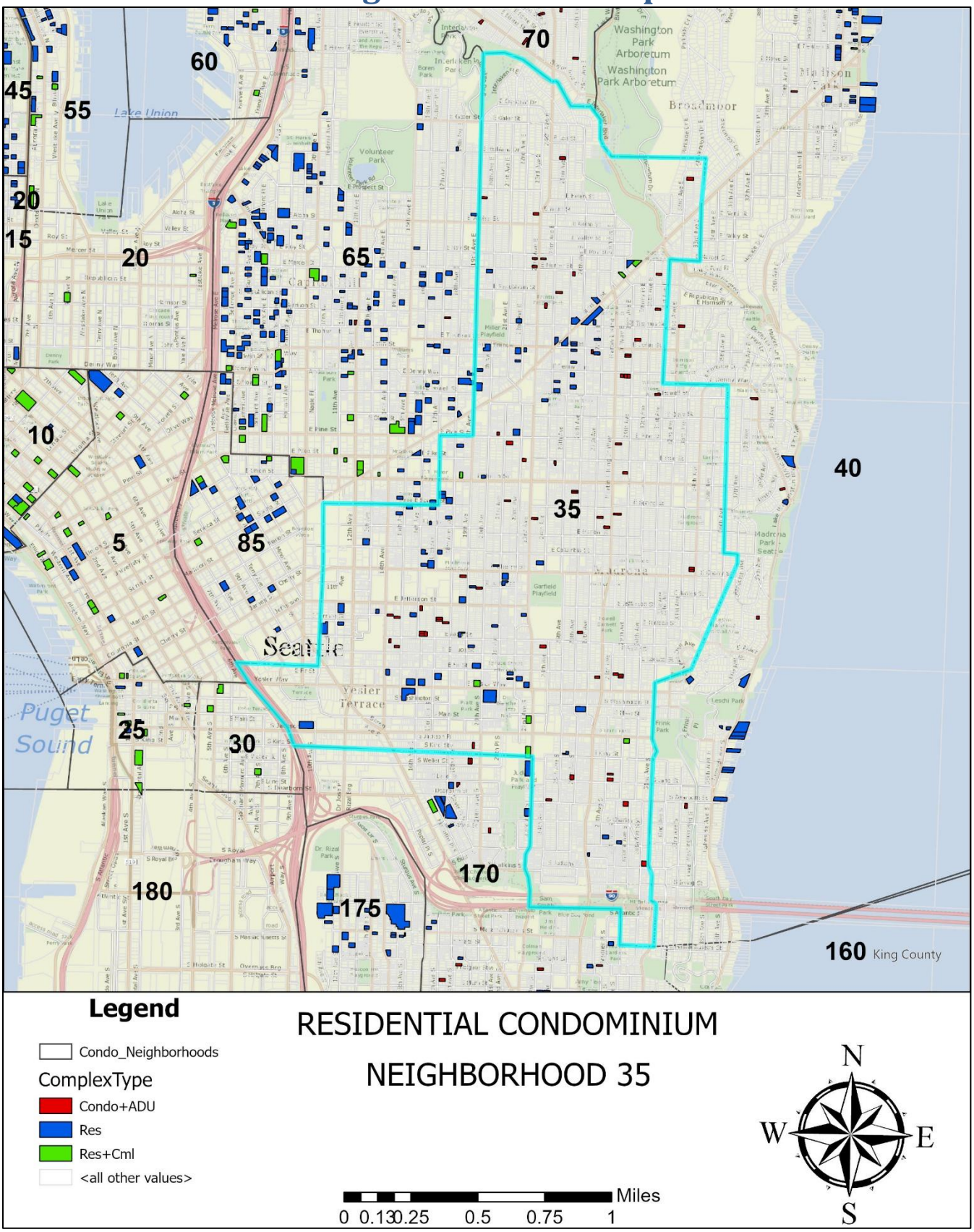
Area	Major	Minor	Sale Price	Sale Date	Comments
35	025530	0060	575,000	9/21/2024	RELOCATION - SALE TO SERVICE
35	025530	0070	440,000	4/26/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
35	078400	0020	325,000	10/16/2025	NON-REPRESENTATIVE SALE
35	133600	0010	332,561	5/3/2024	QUIT CLAIM DEED
35	149613	0140	435,000	5/27/2025	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
35	159870	0150	500,000	3/27/2025	RELATED PARTY, FRIEND, OR NEIGHBOR
35	228534	0010	936,000	5/13/2025	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
35	236300	0680	285,000	1/29/2025	SAS-DIAGNOSTIC OUTLIER
35	257006	0010	800,000	5/29/2025	CORPORATE AFFILIATES; STATEMENT TO DOR
35	500660	0020	879,000	4/24/2025	SAS-DIAGNOSTIC OUTLIER
35	505110	0040	73,466	12/5/2025	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
35	507165	0010	590,000	8/22/2025	RELOCATION - SALE TO SERVICE
35	551190	0120	225,000	1/25/2024	NON-REPRESENTATIVE SALE
35	553200	0050	580,000	9/3/2025	RESIDUAL OUTLIER
35	553200	0190	555,000	12/9/2024	RESIDUAL OUTLIER
35	609425	0130	585,000	8/21/2024	SAS-DIAGNOSTIC OUTLIER
35	609425	0360	635,000	11/26/2025	SAS-DIAGNOSTIC OUTLIER
35	609455	0020	625,000	2/6/2025	SAS-DIAGNOSTIC OUTLIER
35	639079	0010	692,667	5/30/2024	NO MARKET EXPOSURE
35	639079	0020	692,667	5/30/2024	NO MARKET EXPOSURE
35	639079	0030	692,667	5/30/2024	NO MARKET EXPOSURE
35	639794	0010	795,000	1/15/2025	SAS-DIAGNOSTIC OUTLIER
35	793860	0080	100,200	12/24/2025	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
35	863730	0010	754,000	12/19/2025	SAS-DIAGNOSTIC OUTLIER
35	863730	0020	665,000	10/24/2025	SAS-DIAGNOSTIC OUTLIER
35	872593	0010	2,275,000	6/28/2025	SAS-DIAGNOSTIC OUTLIER
35	872929	0010	1,399,000	9/2/2025	RELOCATION - SALE TO SERVICE
35	872929	0010	1,399,000	9/2/2025	SAS-DIAGNOSTIC OUTLIER
35	923750	0060	265,300	2/13/2025	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
40	133080	0420	770,000	4/9/2025	SAS-DIAGNOSTIC OUTLIER
40	133080	0650	285,000	9/25/2025	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
40	390560	0010	485,000	5/28/2025	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE
40	397950	0140	510,000	8/20/2025	NO MARKET EXPOSURE
40	404180	0140	1,200,000	4/1/2025	SAS-DIAGNOSTIC OUTLIER
40	404180	0440	1,700,000	8/7/2025	SAS-DIAGNOSTIC OUTLIER
40	410470	0020	570,000	7/31/2024	SAS-DIAGNOSTIC OUTLIER
40	410470	0090	587,500	3/13/2025	SAS-DIAGNOSTIC OUTLIER
40	414740	0180	425,000	7/11/2025	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
40	414740	0200	850,000	10/9/2025	SAS-DIAGNOSTIC OUTLIER
40	414740	0300	467,500	5/23/2025	NON-REPRESENTATIVE SALE
40	427910	0200	365,000	3/11/2024	SAS-DIAGNOSTIC OUTLIER
40	427910	0290	365,000	3/28/2024	SAS-DIAGNOSTIC OUTLIER
40	427910	0300	350,000	11/24/2025	SAS-DIAGNOSTIC OUTLIER
40	438370	0020	1,200,000	2/27/2025	SAS-DIAGNOSTIC OUTLIER
40	501520	0060	2,883,400	7/30/2024	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
40	634200	0010	3,300,000	4/10/2024	SAS-DIAGNOSTIC OUTLIER
40	678090	0210	477,000	1/24/2024	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
40	678090	0280	1,300,000	3/18/2024	SAS-DIAGNOSTIC OUTLIER
40	872857	0020	2,995,000	8/19/2024	SAS-DIAGNOSTIC OUTLIER
40	918670	0130	2,250,000	12/11/2025	SAS-DIAGNOSTIC OUTLIER
40	918670	0250	1,975,000	8/29/2025	SAS-DIAGNOSTIC OUTLIER
40	918670	0420	3,825,000	8/4/2025	MULTI-PARCEL SALE
40	918670	0420	3,825,000	11/7/2025	MULTI-PARCEL SALE
40	918670	0430	3,825,000	8/4/2025	MULTI-PARCEL SALE
40	918670	0430	3,825,000	11/7/2025	MULTI-PARCEL SALE
40	918670	0530	2,700,000	11/26/2024	SAS-DIAGNOSTIC OUTLIER
65	066243	0210	1,600,000	9/3/2025	SAS-DIAGNOSTIC OUTLIER
65	076685	0030	740,000	5/10/2024	SAS-DIAGNOSTIC OUTLIER
65	179040	0030	335,000	4/4/2024	SAS-DIAGNOSTIC OUTLIER
65	245870	0060	330,000	2/26/2024	NON-REPRESENTATIVE SALE
65	246080	0010	1,870,000	5/23/2025	SAS-DIAGNOSTIC OUTLIER
65	246080	0040	2,225,000	5/21/2024	SAS-DIAGNOSTIC OUTLIER
65	253885	0030	150,000	10/5/2024	FORCED SALE
65	255725	0040	750,000	8/16/2024	NO MARKET EXPOSURE
65	261725	0100	415,000	8/6/2025	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0100	239,017	8/5/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	261748	0050	549,950	6/24/2024	SAS-DIAGNOSTIC OUTLIER
65	261748	0080	500,000	2/8/2024	SAS-DIAGNOSTIC OUTLIER
65	269530	0120	259,600	4/25/2024	NO MARKET EXPOSURE
65	272380	0050	275,000	12/18/2025	SAS-DIAGNOSTIC OUTLIER
65	289720	0010	585,000	11/18/2024	SAS-DIAGNOSTIC OUTLIER
65	314835	0080	1,750,000	9/27/2024	SAS-DIAGNOSTIC OUTLIER
65	326836	0010	375,000	6/4/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0020	400,000	9/5/2025	AFFORDABLE HOUSING SALES
65	326836	0030	462,800	6/26/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0040	405,000	8/27/2025	AFFORDABLE HOUSING SALES
65	326836	0050	430,000	11/24/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0060	405,000	6/24/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0070	400,000	7/23/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0080	500,000	7/22/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0090	390,000	6/3/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0100	442,800	6/26/2025	AFFORDABLE HOUSING SALES; SALE PRICE UPDATED BY SALES ID GROUP
65	326836	0110	440,000	6/26/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0120	500,000	6/6/2025	STATEMENT TO DOR; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0130	462,800	6/26/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0140	505,000	6/13/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0150	500,000	6/3/2025	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	326836	0160	500,000	6/17/2025	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	326836	0170	577,800	7/7/2025	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS

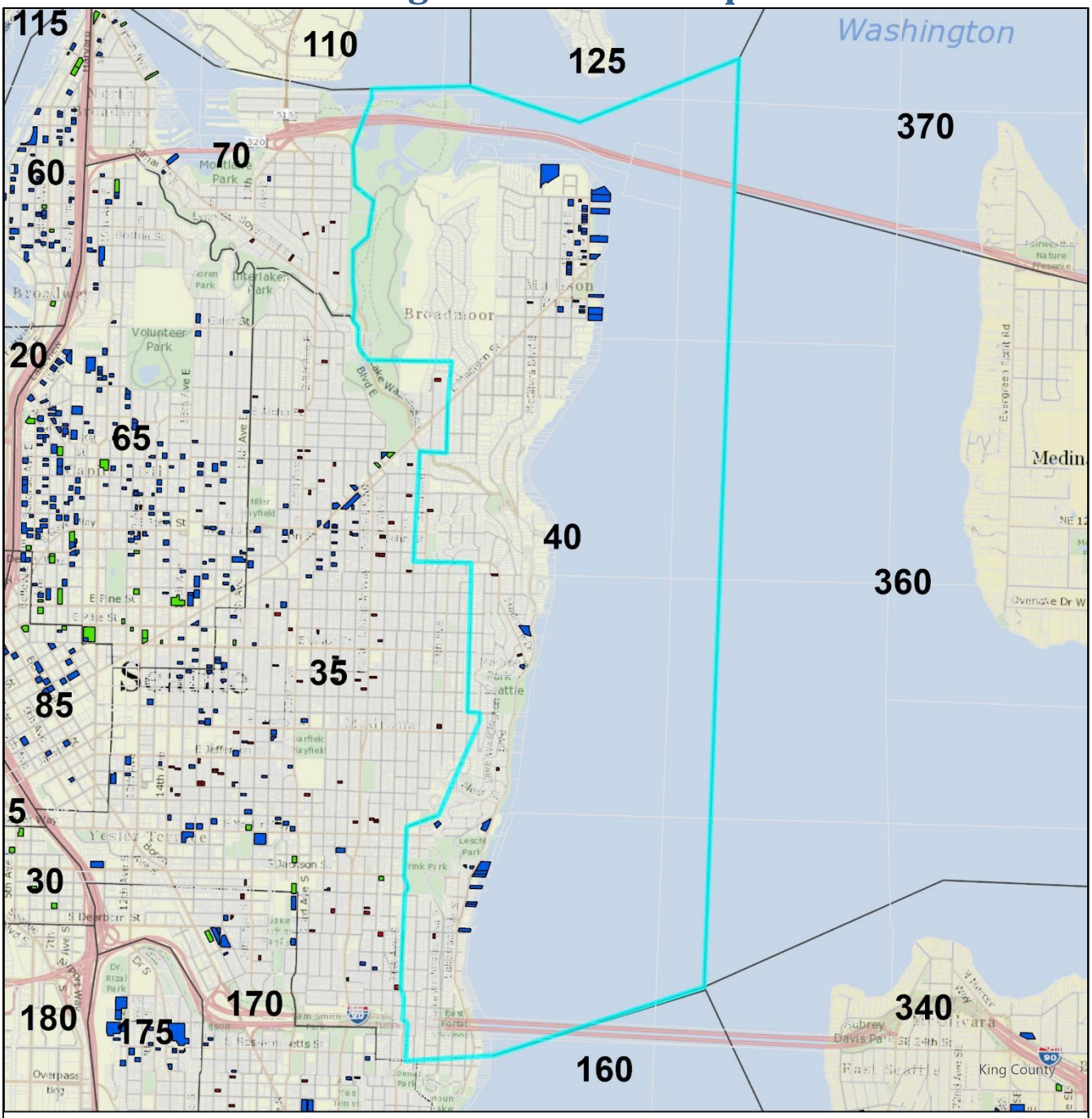
Area	Major	Minor	Sale Price	Sale Date	Comments
65	342700	0180	200,000	11/10/2025	NON-REPRESENTATIVE SALE
65	409960	0040	400,100	10/30/2025	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	417650	0330	495,000	12/29/2025	NON-REPRESENTATIVE SALE
65	500900	0020	153,371	10/18/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
65	516500	0170	316,900	3/25/2025	RESIDUAL OUTLIER
65	516500	0190	420,000	4/24/2024	NO MARKET EXPOSURE
65	521800	0070	329,950	5/20/2024	NO MARKET EXPOSURE
65	521800	0520	292,500	4/10/2024	NO MARKET EXPOSURE
65	556650	0090	229,500	8/27/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	556650	0090	245,000	3/10/2025	FINANCIAL INSTITUTION RESALE
65	556650	0280	259,900	11/6/2024	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
65	556966	0070	550,000	12/10/2024	NO MARKET EXPOSURE
65	556966	0190	800,000	10/3/2024	MULTI-PARCEL SALE
65	556966	0200	800,000	10/3/2024	MULTI-PARCEL SALE
65	556966	0220	385,000	7/31/2025	SAS-DIAGNOSTIC OUTLIER
65	639550	0130	132,679	7/25/2025	QUIT CLAIM DEED
65	664821	0300	181,000	5/21/2025	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
65	664942	0600	200,000	2/24/2025	NO MARKET EXPOSURE
65	664942	0640	425,000	12/6/2024	NO MARKET EXPOSURE
65	687140	0040	500,000	7/31/2024	SAS-DIAGNOSTIC OUTLIER
65	687140	0230	270,000	12/5/2025	RESIDUAL OUTLIER
65	689150	0340	295,000	10/16/2025	RESIDUAL OUTLIER
65	689150	0980	255,000	10/16/2024	SAS-DIAGNOSTIC OUTLIER
65	769370	0305	512,000	1/6/2025	RELOCATION - SALE TO SERVICE; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS
65	771460	0200	1,100,000	8/25/2025	SAS-DIAGNOSTIC OUTLIER
65	808439	0060	320,000	4/22/2025	RESIDUAL OUTLIER
65	857910	0040	297,000	2/7/2025	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	858000	0020	1,595,000	8/25/2025	SAS-DIAGNOSTIC OUTLIER
65	860035	0040	760,000	1/11/2024	SAS-DIAGNOSTIC OUTLIER
65	860335	0010	1,035,000	7/9/2024	SAS-DIAGNOSTIC OUTLIER
65	866497	0040	725,000	8/20/2025	SAS-DIAGNOSTIC OUTLIER
65	889200	0030	370,000	3/26/2024	RESIDUAL OUTLIER
70	686190	0190	42,769	3/21/2025	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
85	224890	0070	221,000	3/27/2024	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
85	224890	1020	433,000	8/16/2024	CORPORATE AFFILIATES; NO MARKET EXPOSURE; AND OTHER WARNINGS
85	256030	1220	1,395,000	8/7/2024	SAS-DIAGNOSTIC OUTLIER
85	268067	0530	815,000	5/26/2025	RESIDUAL OUTLIER
85	268067	0540	658,000	12/20/2024	NON-REPRESENTATIVE SALE
85	287120	0050	375,000	10/30/2024	RESIDUAL OUTLIER
85	287120	0190	390,000	9/8/2025	RESIDUAL OUTLIER
85	287120	0250	385,000	5/6/2024	RESIDUAL OUTLIER
85	287120	0430	380,000	6/27/2024	RESIDUAL OUTLIER
85	287120	2100	1,142,500	6/24/2025	RESIDUAL OUTLIER
85	287120	2500	1,280,000	6/24/2025	SAS-DIAGNOSTIC OUTLIER
85	287120	2680	3,300,000	9/8/2025	SAS-DIAGNOSTIC OUTLIER
85	507070	0460	550,000	5/7/2024	SAS-DIAGNOSTIC OUTLIER
85	666914	0220	650,000	11/15/2025	SAS-DIAGNOSTIC OUTLIER
85	678490	0370	388,500	12/20/2024	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Price	Sale Date	Comments
85	769185	0170	168,485	7/3/2025	NO MARKET EXPOSURE
85	769185	0200	410,000	2/19/2025	SAS-DIAGNOSTIC OUTLIER
85	815570	0680	257,964	11/18/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
85	815570	1130	800,000	6/9/2025	SAS-DIAGNOSTIC OUTLIER
85	856060	0310	220,000	7/29/2025	RESIDUAL OUTLIER
85	856060	0600	235,000	7/2/2025	RESIDUAL OUTLIER
85	859000	0160	235,000	1/16/2025	SAS-DIAGNOSTIC OUTLIER
85	860030	0470	396,000	5/30/2024	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
85	860030	0510	415,950	6/5/2025	SAS-DIAGNOSTIC OUTLIER

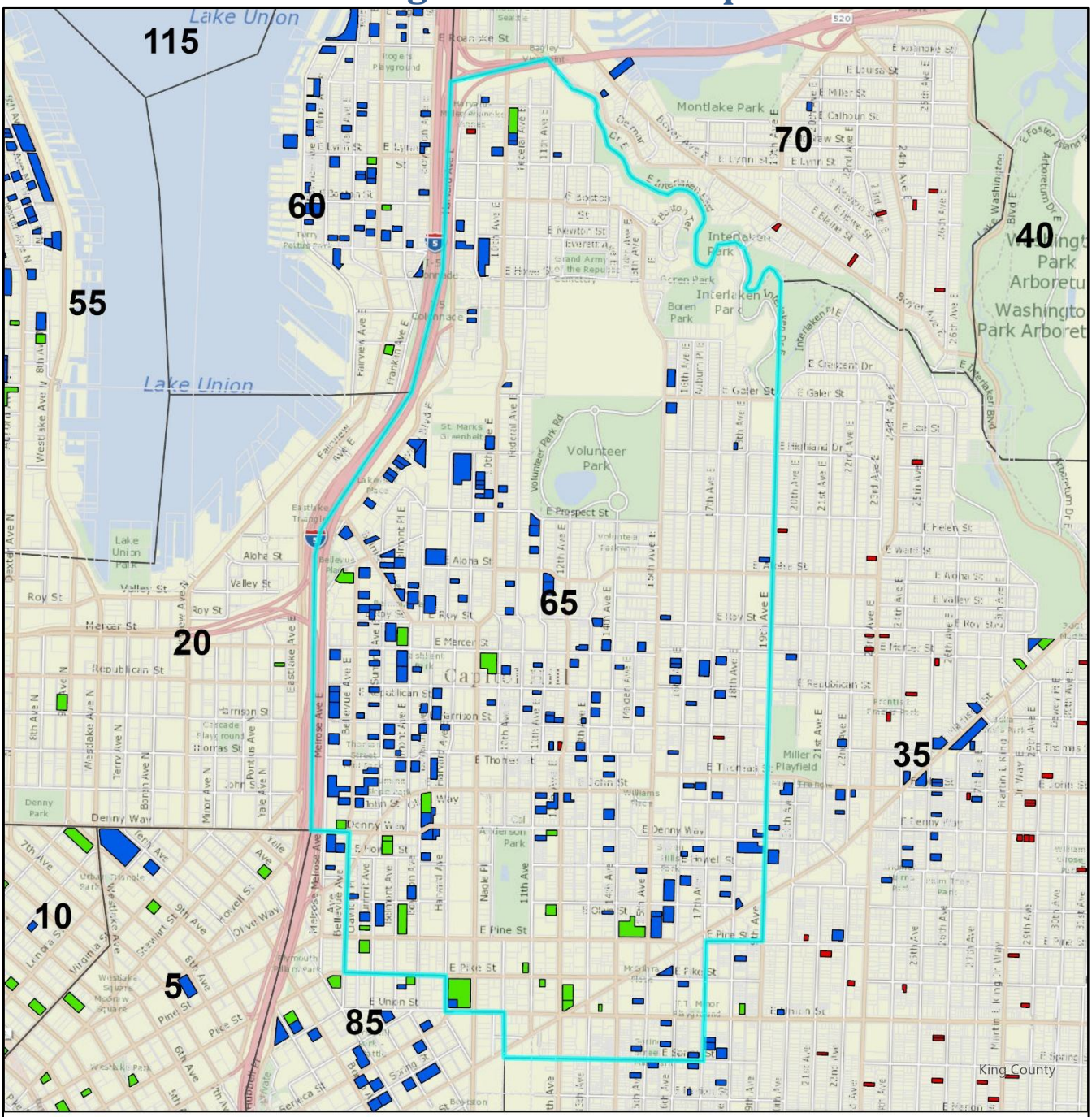
Neighborhood 35 Map



Neighborhood 40 Map



Neighborhood 65 Map



Legend

- Condo_Neighborhoods

ComplexType

- Condo+ADU
- Res
- Res+Cml
- <all other values>

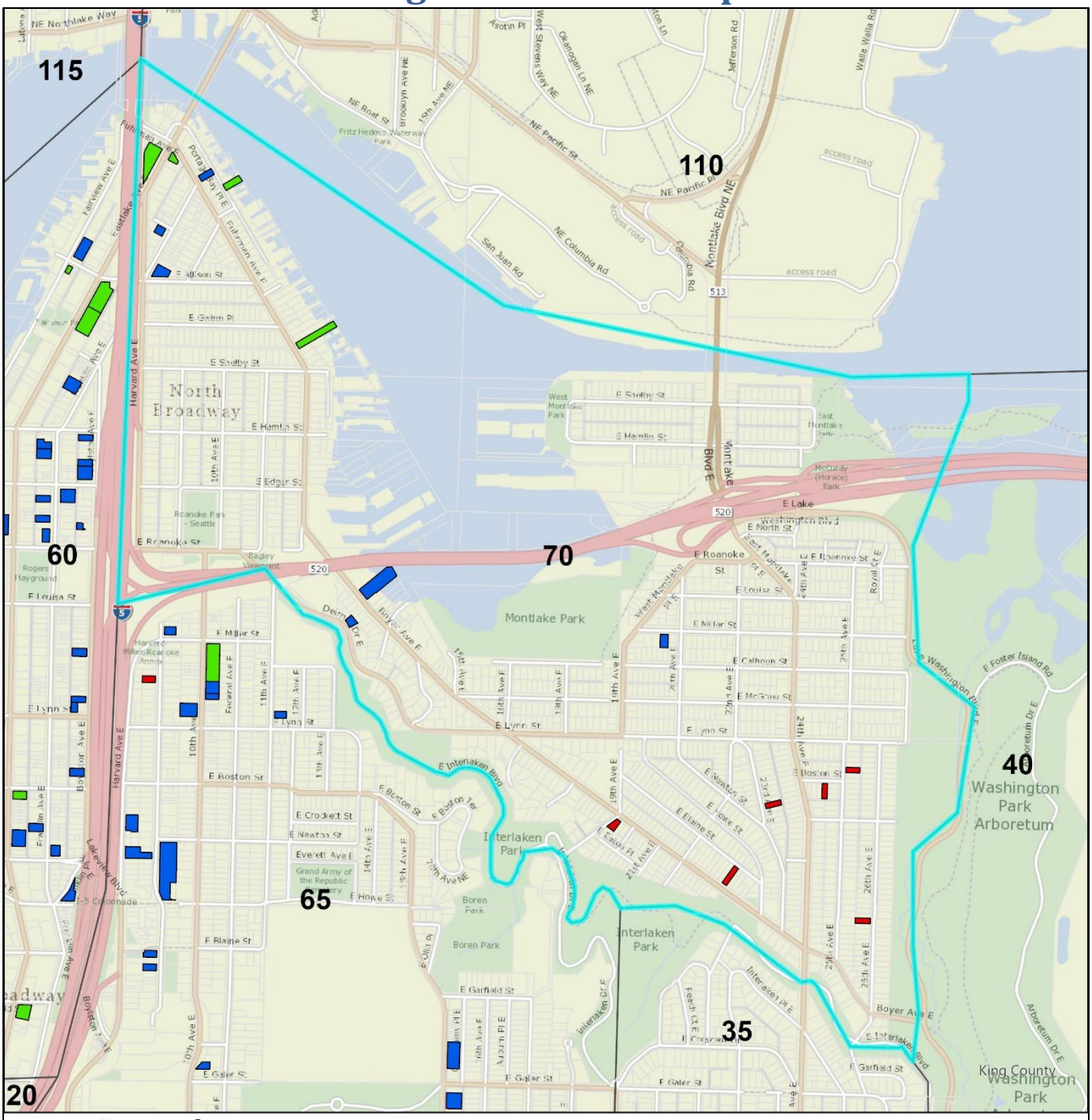
RESIDENTIAL CONDOMINIUM

NEIGHBORHOOD 65

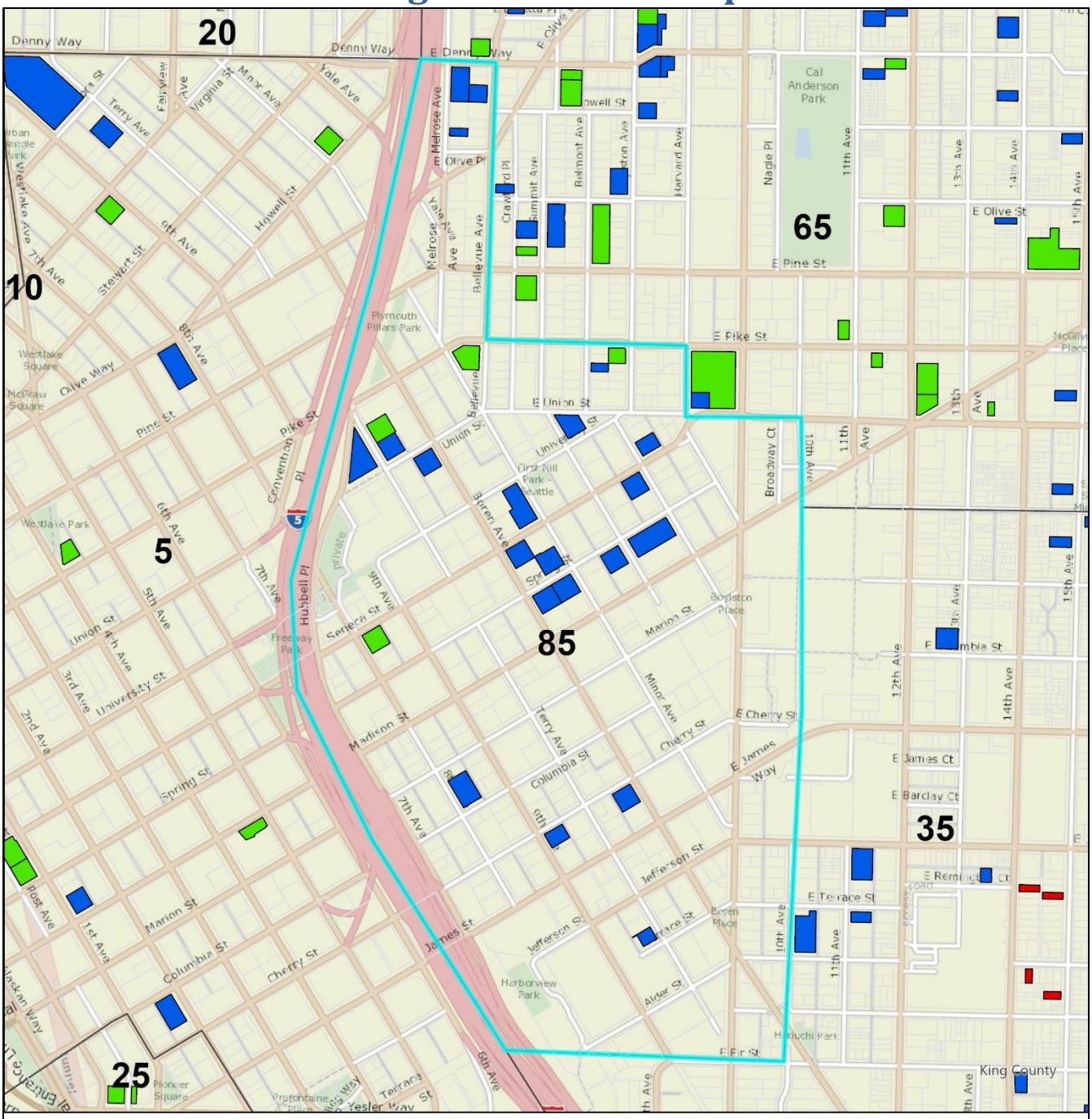
N W E S

0 0.07 0.15 0.3 0.45 0.6 Miles

Neighborhood 70 Map



Neighborhood 85 Map



Legend

- Condo_Neighborhoods

ComplexType

- Condo+ADU
- Res
- Res+Cml
- <all other values>

RESIDENTIAL CONDOMINIUM

NEIGHBORHOOD 85

N W E S

0 0.05 0.1 0.19 0.29 0.38 Miles