

SALES LISTING STUDY
Market Data From 01/01/23 To 10/01/24
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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
1.01	17		2	472 SHREWSBURY AVENUE	372,800	03/02/23		351,000	FS07
1.01	18		2	476 SHREWSBURY AVENUE	393,600	04/19/24		425,000	FS07
1.01	19		2	484 SHREWSBURY AVENUE	489,700	07/16/24		515,000	FS07
1.01	22		4A	496 SHREWSBURY AVENUE	735,000	03/25/24		760,000	FS58
1.02	57		2	124 CLINTON PLACE	500,900	02/06/23	26	290,000	FS07
2.01	8		2	30 STEVEN AVENUE	442,100	12/01/23	26	320,000	FS07
2.01	14		2	54 STEVEN AVENUE	430,800	08/02/24	10	330,000	FS07
2.01	23		2	67 HOWARD AVENUE	523,800	07/30/24	7	525,000	FS07
2.01	34		2	23 HOWARD AVENUE	527,700	05/31/24		525,000	FS07
3	11		2	56 WILLIAM STREET	405,600	08/14/24		440,000	FS07
3	16		2	78 WILLIAM STREET	511,000	05/04/23	10	320,000	FS07
3	16		2	78 WILLIAM STREET	511,000	08/29/23		534,000	FS07
3	22		2	99 WILLIAM STREET	436,200	07/26/23	10	390,000	FS07
3	29		2	57 WILLIAM STREET	536,300	03/08/23	10	315,000	FS07
3	29		2	57 WILLIAM STREET	536,300	08/30/23	7	519,500	FS07
4.01	20		1	133 NEWMAN SPRINGS ROAD	426,100	04/29/24	10	450,000	AC36
7.01	6		2	9 PICA PLACE	583,100	06/03/24	19	420,000	FS07
7.02	11		2	10 PICA PLACE	842,700	05/22/23		780,000	FS07
10.01	8		2	18 ORCHARD STREET	815,800	09/12/24		824,900	FS07
11.02	19		2	115 SPRINGDALE AVENUE	507,300	05/30/23	7	465,000	FS07
11.02	23		2	57 PEAR STREET	817,800	11/30/23		765,000	FS07
11.02	25		2	61 PEAR STREET	456,600	09/27/23		425,000	FS07
13.01	16		2	118 CHERRY STREET	426,400	05/30/24	1	325,000	FS07
13.03	32		2	72 CHERRY STREET	622,300	07/11/23		595,000	FS07
13.04	64		2	26 CHERRY STREET	366,400	03/21/24		362,500	FS07
13.04	65		2	544 SHREWSBURY AVENUE	326,200	07/06/23		338,000	FS07
14.01	6		2	118 PEACH STREET	463,100	08/07/23		440,000	FS07
14.02	17.05		1	91 APPLE STREET	304,900	06/16/23		285,000	FS51
15.03	1.01		4A	588 SHREWSBURY AVENUE	3,618,100	12/21/23	8	997,800	AC47
16	1.12		2	22 HAZELWOOD TERRACE	997,700	04/15/24		999,999	GBSY
16	1.19		2	36 HAZELWOOD TERRACE	1,016,500	06/20/24		1,060,000	GBAS
16	1.51		2	1 EDWARDS FARM LN	1,159,400	09/15/23		1,100,000	GBBA
16	1.74		2	11 MINERAL SPRINGS LN	1,012,300	03/31/23		945,000	GBMA
16	1.94		2	28 ASPEN LN	1,022,800	02/07/23		945,000	GBMA
16	1.11		2	2 ASPEN LN	1,069,900	08/27/24		1,125,000	GBSY
16	1.11		2	35 MAJESTIC DR	995,800	04/06/23		910,000	GBSY
16	1.12		2	20 MAJESTIC DR	995,800	07/01/24		999,900	GBSY
16	1.14		2	17 MAJESTIC DR	1,003,800	08/09/24		990,000	GBMA
16	1.16		2	21 HAZELWOOD TERRACE	966,500	04/18/23		969,000	GBMA
16	1.17		2	1 HAZELWOOD TERRACE	998,300	09/18/24		995,000	GBSY
19	9.01		2	747 SYCAMORE AVENUE	1,162,000	11/21/23		1,151,000	FS18
20	5		2	807 SYCAMORE AVENUE	760,100	06/06/23		751,000	FS18
22.01	1		2	1 PALOMINO PLACE	760,700	09/13/24	10	675,000	FS37
23.01	3		2	4 ANN COURT	317,600	10/13/23	26	255,000	WBAS
23.01	8		2	8 ANN COURT	348,200	03/18/24	7	365,000	WBAS
23.01	21		2	22 ANN COURT	303,500	09/06/23		295,555	WBAS
23.01	31		2	31 ANN COURT	483,100	01/09/23	7	438,500	WBCR
23.01	41		2	9 BEVERLY COURT	325,900	04/10/24	10	320,000	WBAS
23.01	61		2	ANN COURT	15,200	10/13/23	10	7,000	FS00
23.02	23		2	10 ELIZABETH COURT	451,500	05/01/23		420,000	WBDO
23.02	37		2	16 DAWN COURT	412,400	07/27/23	1	225,000	WBBN

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23.02	41		2	20 DAWN COURT	435,500	07/26/24		450,000	WBBE
23.02	42		2	21 DAWN COURT	460,200	08/29/23		417,500	WBBE
23.02	93		2	DAWN COURT	15,200	07/27/23	1	225,000	FS00
23.03	18		2	1 GLORIA COURT	312,300	06/23/23		301,000	WBAS
23.03	37		2	20 GLORIA COURT	413,400	10/20/23	10	367,000	WBBN
23.03	42		2	25 GLORIA COURT	457,700	09/22/23		455,000	WBCR
23.03	58		2	12 HELENE COURT	459,400	04/19/23		395,000	WBBE
23.03	67		2	21 HELENE COURT	473,700	04/24/24		462,500	WBDO
23.03	81		2	11 IRIS COURT	308,800	04/01/24		300,000	WBAS
23.03	88		2	18 IRIS COURT	452,000	09/07/23	14	135,282	WBBN
23.03	106		2	12 JOYCE COURT	321,300	05/24/23		295,000	WBAS
23.03	108		2	14 JOYCE COURT	489,500	09/27/23		470,000	WBDO
23.03	111		2	17 JOYCE COURT	411,100	12/07/23		400,000	WBBR
23.03	118		2	JOYCE COURT	15,200	05/24/23		295,000	FS00
23.03	142		2	GLORIA COURT	15,200	09/22/23		455,000	FS00
24.02	11		2	6 SOCIETY HILL WAY	761,000	05/16/24		770,000	FS22
24.05	14		2	58 SOCIETY HILL WAY	847,700	08/08/23	26	179,040	FS22
24.05	14		2	58 SOCIETY HILL WAY	847,700	10/31/23		770,000	FS22
24.05	16		2	54 SOCIETY HILL WAY	743,900	11/16/23		740,000	FS22
26	31		2	37 BEAUMONT COURT	432,800	05/03/23	7	381,000	SOHC
26	34		2	38 BEAUMONT COURT	378,200	01/23/23		345,000	5100
26	37		2	43 BEAUMONT COURT	100,000	05/26/23	31	100,000	SOCM
26	43		2	63 BEAUMONT COURT	195,500	07/05/23	21	195,593	SOCM
26	61		2	97 BEAUMONT COURT	413,700	02/28/23	10	345,000	5100
26	71		2	107 BEAUMONT COURT	226,400	05/22/23	14	46,000	SOCM
26	76		2	14 SUN BEAU COURT	220,200	06/07/24	21	220,246	SOCM
26	89		2	27 SUN BEAU COURT	383,700	02/21/23		320,000	5100
26	90		2	28 SUN BEAU COURT	378,200	05/24/24		365,000	5100
26	96		2	39 SUN BEAU COURT	488,800	03/08/23		420,000	SOCH
26	96		2	39 SUN BEAU COURT	488,800	08/15/24		525,000	SOCH
26	98		2	43 SUN BEAU COURT	444,800	02/17/23		390,000	SOCH
26	113		2	22 CITATION COURT	510,700	06/30/23		452,000	SOCH
26	137		2	8 SUN BEAU COURT	403,900	08/15/24		405,000	SOCH
26	139		2	4 SUN BEAU COURT	457,000	05/02/23		430,000	SOCH
26	171		2	58 BEAUMONT COURT	491,400	06/30/23		457,000	SOCH
26	175		2	50 BEAUMONT COURT	430,100	07/08/24		430,000	SOCH
26.01	22		2	28 PLAYERS CIRCLE	372,600	02/14/23		335,000	SOHC
26.01	62		2	68 PLAYERS CIRCLE	392,400	07/24/24		410,000	SOHC
26.01	86		2	76 PLAYERS CIRCLE	423,200	04/28/23	7	425,000	5100
26.01	107		2	12 SECRETARIAT COURT	519,100	05/19/23		450,000	SOCH
26.01	141		2	72 SECRETARIAT COURT	425,500	03/10/23		400,000	SOCH
26.01	148		2	95 SECRETARIAT COURT	429,300	05/15/24		435,000	SOHC
26.01	149		2	93 SECRETARIAT COURT	397,900	07/26/24		410,000	SOHC
26.01	174		2	109 SECRETARIAT COURT	395,200	01/06/23		375,000	SOHC
26.01	229		2	24 CHURCHILL DOWNS DRIVE	806,900	08/08/23		782,000	FS36
26.01	232		2	30 CHURCHILL DOWNS DRIVE	834,200	05/12/23		775,000	FS36
26.01	240		2	41 CHURCHILL DOWNS DRIVE	754,200	04/19/24		730,000	FS36
26.01	255		2	1 CHURCHILL DOWNS DRIVE	715,900	12/06/23	14	253,363	FS36
27	8		2	31 HOPE ROAD	669,300	04/14/23	10	620,000	AC61
31.01	1.02		4A	2 HANCE AVENUE	2,988,600	10/03/23		3,170,000	AC39
32.01	139		2	154 RIVEREDGE ROAD	845,800	02/07/24		565,000	FS24

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32.01	139		2	154 RIVEREDGE ROAD	845,800	06/07/24	7	850,000	FS24
32.03	80		2	15 HOLLY DRIVE	698,600	11/06/23	10	706,000	FS24
32.04	141		2	160 HANCE AVENUE	515,600	09/06/23	10	505,000	FS24
32.06	116		2	24 HEATHER DRIVE	667,700	08/08/23	10	650,000	FS24
32.07	72		2	82 GLENWOOD DRIVE	671,400	02/10/23		650,000	FS24
33	24		2	42 GREEN MEADOW DRIVE	1,023,500	03/24/23	10	951,000	FS69
33	25		2	44 GREEN MEADOW DRIVE	1,070,900	08/01/24	26	1,210,000	FS69
33.01	2		2	9 GREEN MEADOW DRIVE	930,200	06/05/23	10	865,000	FS69
33.01	9		2	3 GREEN MEADOW DRIVE	994,700	07/16/24		999,999	FS69
37	25.03		2	9 LINDA LANE	1,155,700	06/29/23		1,127,000	SF05
37	27.05		2	16 LINDA LANE	1,048,800	08/04/23	1	950,000	SF05
39.01	4		2	98 CLEARVIEW DRIVE	829,000	08/30/24		840,000	FS28
39.01	16		2	72 CLEARVIEW DRIVE	944,200	08/12/24		950,000	FS28
40.01	15.02		2	100 KNOLLWOOD DRIVE	921,700	08/23/23		935,000	FS28
40.01	16.01		2	96 KNOLLWOOD DRIVE	743,500	09/11/23		700,000	FS28
40.01	33		2	40 BIRCHWOOD COURT	647,200	10/03/23	10	591,500	FS28
40.01	42		2	4 KNOLLWOOD DRIVE	668,200	09/10/24		705,000	FS28
40.02	47		2	22 FARMEDGE LANE	714,500	04/21/23		570,000	FS28
40.02	57		2	65 KNOLLWOOD DRIVE	671,400	07/01/24		685,000	FS28
46	7.01		2	14 HOPE ROAD	833,200	08/15/23	7	800,000	FS18
47.02	35		2	86 EDGEBROOK COURT	637,100	07/31/24		625,000	FS26
47.05	4		2	36 WILLOW ROAD	750,600	04/30/24	7	775,000	FS26
48.01	4		2	11 HOMESTEAD PKWY EAST	773,800	06/15/23		681,000	FS26
48.01	5		2	15 HOMESTEAD PKWY EAST	769,400	05/12/23		795,000	FS26
48.01	6		2	19 HOMESTEAD PKWY EAST	825,800	03/29/23	10	465,000	FS26
48.01	6		2	19 HOMESTEAD PKWY EAST	825,800	12/28/23	7	765,000	FS26
48.02	1		2	904 SYCAMORE AVENUE	871,500	09/15/23	10	790,000	FS26
48.03	3		2	47 CLOVERDALE CIRCLE	733,000	05/03/24		750,000	FS26
48.04	15.01		2	70 CLOVERDALE CIRCLE	924,400	03/09/23	14	239,723	FS26
48.04	15.01		2	70 CLOVERDALE CIRCLE	924,400	07/11/24		915,000	FS26
48.05	18		2	164 CLOVERDALE CIRCLE	841,400	03/01/24	26	875,000	FS26
48.07	6		2	90 CLOVERDALE CIRCLE	910,900	01/13/23	7	850,000	FS26
48.08	6		2	99 CLOVERDALE CIRCLE	957,000	08/28/23		900,000	FS26
48.08	6		2	99 CLOVERDALE CIRCLE	957,000	04/15/24	7	975,000	FS26
48.08	7		2	103 CLOVERDALE CIRCLE	1,202,900	09/13/24		1,229,000	FS26
48.10	3		2	73 EDISON AVE	639,000	06/30/23	10	650,000	FS26
49	12		2	1 TRACY PLACE	849,100	01/12/24		811,000	FS29
51	5		2	40 REEDS ROAD	533,300	03/01/23		525,000	FS26
51	8		2	64 REEDS ROAD	793,500	10/06/23		470,000	FS26
51	8		2	64 REEDS ROAD	793,500	06/07/24	7	780,000	FS26
52.01	10		2	11 KENT PLACE	541,900	12/07/23	26	430,000	FS26
52.01	15		2	59 REEDS ROAD	995,300	06/21/23	7	915,000	FS26
52.01	16		2	20 MEREDITH DRIVE	685,100	02/02/24		670,000	FS26
52.03	33		2	35 MEREDITH DRIVE	746,100	04/20/23		639,000	FS26
53.01	3		2	17 EDISON AVENUE	761,500	06/28/24		765,000	FS26
53.02	68		2	33 WYCKHAM ROAD	890,300	02/01/23	7	857,000	FS26
53.03	55		2	56 WYCKHAM ROAD	737,300	06/06/23		751,000	FS26
53.05	35		2	89 STRATFORD ROAD	838,400	10/26/23		611,000	FS26
55	1.08		2	9 POND VIEW DRIVE	960,400	04/14/23		910,000	FS30
56.01	16		2	67 LENAPE TRAIL	412,800	10/13/23		370,000	LNWD
56.02	42		2	73 DEER PATH COURT	411,900	04/28/23		375,000	LNWD

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56.02	51		2	66 DEER PATH COURT	433,200	10/31/23		421,000	LNWD
56.02	60		2	59 DEER PATH COURT	451,500	02/29/24		450,000	LNWD
56.02	62		15F	57 DEER PATH COURT	416,000	12/01/23	33	385,000	LNWD
56.03	85		2	80 WIGWAM LANE	411,000	09/24/24	10	412,000	LNWD
56.03	94		2	73 WIGWAM LANE	416,000	09/19/23		390,000	LNWD
56.03	95		2	72 WIGWAM LANE	465,500	05/06/24		467,000	LNWD
58.01	13		2	42 LELAND TERRACE	750,900	08/30/24		775,000	FS21
58.02	41.01		2	41 NEVILLE STREET	900,700	04/21/23	26	350,000	FS21
58.02	41.01		2	41 NEVILLE STREET	900,700	04/23/24	7	855,000	FS21
58.03	6		2	23 LELAND TERRACE	829,000	01/10/24		805,000	FS21
58.03	47.01		2	28 NEVILLE STREET	909,400	07/11/24		950,000	FS21
58.03	48.01		2	38 NEVILLE STREET	815,700	06/29/23		730,000	FS21
58.03	55.01		2	387 RIVERDALE AVENUE WEST	671,700	11/14/23	10	500,000	FS21
60.01	2.02		2	371A SWIMMING RIVER ROAD	349,400	03/15/23	26	140,000	AC64
60.01	2.02		2	371A SWIMMING RIVER ROAD	349,400	07/17/24	15	366,000	AC64
60.01	5.03		2	4 GRANT COURT	821,500	06/16/23		735,000	FS33
61.02	88		2	9 PARMLY ROAD	778,300	07/18/23	10	650,000	FS60
61.02	88		2	9 PARMLY ROAD	778,300	02/16/24	7	750,000	FS60
61.04	59		2	23 THAYER DRIVE	1,053,800	07/21/23		605,000	FS60
61.04	59		2	23 THAYER DRIVE	1,053,800	04/19/24	7	1,075,000	FS60
61.06	103		2	109 SWIMMING RIVER ROAD	706,500	04/26/24		750,000	FS60
62.01	11		2	23 PEGASUS DR	1,403,100	09/05/23		1,200,000	FS34
62.01	18		2	30 PEGASUS DRIVE	1,279,400	12/28/23		1,200,000	FS34
62.02	11		2	15 PEGASUS DR	1,733,700	09/29/23	7	1,750,000	FS34
62.03	11		2	2 PEGASUS DRIVE	1,420,200	01/06/23		1,450,000	FS34
62.04	7		2	24 GALLANT FOX DRIVE	1,573,900	05/01/24		1,730,000	FS34
62.04	13		2	48 GALLANT FOX DRIVE	1,311,300	05/10/23		1,350,000	FS34
65.04	18		2	120 WILLSHIRE DRIVE	722,300	12/14/23		691,000	FS67
69	3		2	1182 SYCAMORE AVENUE	646,500	05/26/23	7	634,000	FS26
69.01	7		2	1120 SYCAMORE AVENUE	840,500	08/04/23		800,000	FS26
70.01	11		2	66 OLD MILL ROAD	705,400	06/10/24	26	550,000	FS19
70.01	13		2	6 MARLAND LANE	724,600	05/30/23	7	701,000	FS19
71.01	15		2	79 BRANFORD CIRCLE	745,400	02/24/23	7	510,000	FS13
71.02	25		2	48 BRANFORD CIRCLE	710,400	11/03/23	7	728,000	FS13
74	3		2	30 THORS ROAD	529,900	08/25/23		501,100	FS02
75	2		2	1 SPRING COURT	524,800	09/20/24		530,000	SPMD
75	8		2	7 SPRING COURT	506,100	08/27/24		515,000	SPMD
75	19		2	18 SPRING COURT	516,400	06/11/24		515,000	SPMD
75	25		2	24 SPRING COURT	480,400	10/18/23		461,000	SPMD
75	34		2	7 RAMBLING MEADOWS COURT	480,400	05/01/24		467,000	SPMD
75	44		2	17 RAMBLING MEADOWS COURT	524,800	07/02/24		530,000	SPMD
75	54		2	27 RAMBLING MEADOWS COURT	535,800	10/13/23		505,000	SPMD
75	57		2	30 RAMBLING MEADOWS COURT	501,000	08/26/24		515,000	SPMD
75	69		2	3 RAMBLING MEADOWS COURT	480,400	08/19/24		485,000	SPMD
75	71		2	1 SPRING MEADOW DRIVE	101,000	06/14/23	21	101,018	SPML
75	77		2	7 SPRING MEADOW DRIVE	91,800	01/04/24	21	91,763	SPML
76.02	19		2	36 SUNSET DRIVE	1,181,700	06/03/24		1,249,000	TOLL
76.03	22		2	67 SUNSET DRIVE	1,191,100	04/29/24		1,200,000	TOLL
77.01	1.10		2	6 MARISSA LANE	1,283,300	10/17/23		1,250,000	SF20
81	15.01		2	211 HOCKHOCKSON RD	765,600	05/04/23	1	390,000	AC54
82	6		2	12 YALE COURT	816,300	12/29/23		820,000	FS14

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82.04	6		2	2 HARVARD DRIVE	821,000	05/15/23		718,000	FS14
83	10		2	18 SHEA LANE	1,053,400	09/13/24		1,250,000	FS14
88	2.02		3A	2010 WAYSIDE ROAD	703,600	07/26/24	1	463,000	AC61
89.02	1		2	22 RUTGERS DRIVE	703,700	09/29/23		700,000	FS10
89.02	16		2	11 CORNELL COURT	673,000	07/18/24		675,000	FS10
98	1.01		2	1 WALTHAM DRIVE	1,343,200	05/03/24		1,350,000	AC57
101.06	9		2	23 KRONENBERG STREET	982,400	09/08/23		949,000	SF07
101.07	13		2	16 KRONENBERG STREET	1,008,500	06/27/24		999,999	SF07
101.08	6		2	12 HARMON DRIVE	1,044,700	06/23/23		1,028,000	SF07
101.09	14		2	36 KELLY WAY	691,700	01/18/23	10	655,000	PASQ
101.09	20		2	48 KELLY WAY	691,700	05/19/23	26	336,214	PASQ
101.12	1		1	15 KELLY WAY	729,400	01/26/23	7	645,000	PASQ
101.12	1		2	15 KELLY WAY	729,400	08/26/24		729,000	PASQ
101.12	2		1	17 KELLY WAY	716,200	01/24/23	7	649,990	PASQ
101.12	2		2	17 KELLY WAY	716,200	03/28/24		719,000	PASQ
101.12	3		1	19 KELLY WAY	709,700	01/24/23	7	619,990	PASQ
101.12	4		1	21 KELLY WAY	716,200	01/27/23	7	639,990	PASQ
101.12	5		1	23 KELLY WAY	704,100	01/23/23	7	668,400	PASQ
101.13	2.06		2	24 MIDWAY ROAD SOUTH	544,900	04/28/23	1	440,000	PSCO
101.15	2.05		2	21 MIDWAY ROAD NORTH	625,900	09/28/23	14	308,723	PSAR
101.15	2.07		2	25 MIDWAY ROAD NORTH	638,600	09/13/24		640,000	PSAR
101.15	2.08		2	27 MIDWAY ROAD NORTH	565,000	10/24/23		535,000	PSCO
101.16	11		2	22 MARIVELES WAY	715,100	10/02/23		715,000	PASQ
101.16	16		2	32 MARIVELES WAY	715,100	08/26/24		690,000	PASQ
101.17	6		1	11 BATAAN AVENUE	729,400	03/20/23	7	699,990	PASQ
101.17	7		1	13 BATAAN AVENUE	716,200	03/20/23	7	693,990	PASQ
101.17	8		1	15 BATAAN AVENUE	709,700	03/24/23	7	659,990	PASQ
101.17	9		1	17 BATAAN AVENUE	716,200	03/21/23	7	640,000	PASQ
101.17	9		2	17 BATAAN AVENUE	716,200	03/18/24		715,000	PASQ
101.17	10		1	19 BATAAN AVENUE	729,400	03/23/23	7	675,000	PASQ
101.17	10		2	19 BATAAN AVENUE	729,400	02/09/24		730,000	PASQ
101.17	31		1	97 BATAAN AVENUE	716,200	01/26/23	7	640,000	PASQ
105	27.05		2	33 PHIPPS PLACE	1,242,300	04/05/24		1,270,000	AC54
105.01	38.08		2	18 MAYBERRY DRIVE	834,100	05/21/24	31	603,750	FS65
105.01	38.12		2	34 MAYBERRY DRIVE	1,010,400	12/15/23		950,000	FS65
106.07	17.08		2	6 BLUEBERRY LANE	964,900	01/31/24		999,999	FS65
107	4		4B	1 HAMILTON ROAD	1,531,900	10/01/24		3,170,000	AC35
111	2.01		1	90 DRIFT ROAD	1,375,400	10/01/24		2,000,000	AC29
111	3		1	DRIFT ROAD	617,800	10/01/24		2,000,000	AC29
115	3.03		4A	3 CENTRE PLAZA	4,758,200	07/31/23		4,500,000	MOTL
115	12.07		2	760 HOPE ROAD	702,100	06/12/23	10	650,000	AC52
115	13		1	HOPE & SHAFTO ROADS	73,500	09/25/23	26	72,500	FS44
117	5.01		2	27 BROOK STREET	1,524,000	10/04/23		1,500,000	AC66
117	9.03		2	7 LISA DRIVE	948,800	09/17/24	26	715,000	FS64
117	10.01		1	1199 HOPE ROAD	171,100	03/29/24	9	170,000	AC52
117	17.01		2	1119 HOPE ROAD	636,700	02/02/24		650,000	FS25
117	69		2	9 HONEY LANE	677,500	05/25/23		582,500	FS25
118.02	12		2	12 WAYSIDE TERRACE	431,200	05/15/24		440,000	FS04
120.02	1.03		4A	100 TORMEE DRIVE	14,602,200	07/16/24		14,750,000	AC34
120.05	5		2	5 SAMANTHA DRIVE	446,700	11/30/23		412,000	RG02
120.05	17		2	1 KYLE DRIVE	435,400	04/27/23		375,000	RG02

SALES LISTING STUDY
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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
120.05	18		2	16 KYLE DRIVE	465,900	12/11/23		460,000	RG03
120.05	20		2	14 KYLE DRIVE	455,500	03/14/23		407,500	RG03
120.05	25		2	9 KYLE DRIVE	435,400	06/14/24		360,000	RG02
120.05	26		2	24 KYLE DRIVE	465,900	02/26/24		455,000	RG03
120.05	33		2	17 KYLE DRIVE	435,400	09/26/23		416,000	RG02
120.05	61		2	72 KYLE DRIVE	584,200	01/22/24		578,000	RG01
120.05	71		2	92 KYLE DRIVE	568,300	05/15/23		485,000	RG01
120.05	87		2	136 KYLE DRIVE	560,400	02/13/23		490,000	RG01
120.06	27		2	129 KYLE DRIVE	598,600	08/01/23		540,000	RG04
120.06	33		2	141 KYLE DRIVE	610,900	09/29/23		575,000	RG04
120.07	15		2	2 JAKE DRIVE	596,000	07/21/24		591,000	RG04
120.08	13		2	40 KYLE DRIVE	433,300	05/08/24		421,000	RG02
120.08	21		2	24 JAKE DRIVE	433,300	03/01/24		410,000	RG02
120.09	2		2	38 MICHAEL DRIVE	459,500	03/28/23		440,000	RG03
120.09	16		2	10 MICHAEL DRIVE	452,100	11/28/23		450,000	RG03
120.10	59		2	158 KYLE DRIVE	424,400	08/08/24		440,000	RG02
120.10	68		2	28 JAKE DRIVE	449,400	05/01/23		415,000	RG03
120.10	69		2	27 JAKE DRIVE	426,400	07/09/24		442,500	RG02
120.10	80		2	35 JAKE DRIVE	459,600	10/16/23		439,000	RG03
120.10	82		2	58 MICHAEL DRIVE	453,800	10/16/23		443,000	RG03
120.10	86		2	50 MICHAEL DRIVE	446,600	07/12/24		455,000	RG03
120.10	105		2	15 MICHAEL DRIVE	604,600	05/24/24		675,000	RG04
120.10	112		2	1 MICHAEL DRIVE	604,600	08/30/24		645,000	RG04
122	1.01		2	1310 WEST PARK AVENUE	475,800	03/28/24		461,500	FS12
123	53.20		2	52 PERIWINKLE CIRCLE	942,500	06/21/23		925,000	SF02
123	54.01		1	29 SILVERCREST DRIVE	273,500	03/12/24		275,000	AC18
123	54.02		2	4 LAKEVIEW DRIVE	870,700	01/13/23	26	640,000	FS66
123	54.03		2	225 GREEN GROVE ROAD	630,100	01/18/23		535,099	FS66
123.01	6		2	54 SILVERCREST DRIVE	952,900	03/25/24		980,000	AC72
123.01	55.03		2	317 GREEN GROVE ROAD	785,500	04/11/23		752,000	AC72
123.01	59		2	331 GREEN GROVE ROAD	446,100	12/15/23		450,000	FS66
124.01	20		2	49 WILLIAMSBURG DRIVE	540,300	01/17/23		447,500	FS15
124.01	21		2	53 WILLIAMSBURG DRIVE	565,500	04/22/24		548,900	FS15
124.01	24		2	90 COLONIAL DRIVE	706,700	09/30/24		715,000	FS17
124.04	8		2	57 COLONIAL DRIVE	512,100	11/22/23	10	490,000	FS15
124.04	18		2	17 COLONIAL DRIVE	632,000	11/13/23		649,000	FS15
124.04	31		2	121 GARRISON DRIVE	715,600	02/01/24	26	230,000	FS15
124.05	9		2	142 CANNONBALL DRIVE	641,600	01/31/24		647,000	FS15
124.05	13		2	158 CANNONBALL DRIVE	515,600	08/23/24		600,000	FS15
124.05	25		2	37 PEWTER DRIVE	509,700	05/22/23		400,000	FS15
124.05	26		2	33 PEWTER DRIVE	601,100	09/20/24		605,000	FS15
124.06	1		2	40 PEWTER DRIVE	516,800	11/09/23		460,000	FS15
124.09	3		2	31 CRANBERRY DRIVE	548,300	06/21/23		545,000	FS15
124.09	15		2	96 ROSLYN DRIVE	597,500	07/26/23		595,000	FS15
124.09	16		2	11 FLINTLOCK DRIVE	646,800	02/28/23		570,000	FS15
124.10	4		2	14 CRANBERRY DRIVE	478,900	09/29/23		478,000	FS15
124.11	5		2	13 CRANBERRY DRIVE	590,700	09/15/23	7	595,000	FS15
124.11	7		2	5 CRANBERRY DRIVE	616,800	08/15/24		570,000	FS15
124.11	8		2	1 CRANBERRY DRIVE	682,700	07/28/23		610,000	FS15
124.12	11		2	40 PILGRIM AVENUE	451,200	06/30/23		427,000	FS15
124.15	5		2	152 FRONTIER WAY	359,900	07/31/24	1	250,000	PKPL

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BLOCK	LOT	QUAL-IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
124.15	12		2	167 FRONTIER WAY	368,200	08/17/23		350,999	PKPL
124.15	37		2	42 FRONTIER WAY	348,400	07/09/24		355,000	PKPL
124.15	38		2	46 FRONTIER WAY	345,000	04/25/24		365,000	PKPL
124.15	42		2	38 FRONTIER WAY	338,100	03/22/24		352,000	PKPL
124.15	51		2	23 FRONTIER WAY	362,800	03/20/23	26	215,000	PKPL
124.15	53		2	22 FRONTIER WAY	354,900	08/14/24		354,000	PKPL
124.15	58		2	18 FRONTIER WAY	349,700	04/26/24		341,500	PKPL
124.15	61		2	12 FRONTIER WAY	355,300	08/25/23		325,000	PKPL
124.16	2		2	77 FRONTIER WAY	352,700	07/21/23		337,200	PKPL
124.16	13		2	82 FRONTIER WAY	355,300	05/01/24		380,000	PKPL
124.16	31		2	101 FRONTIER WAY	351,700	05/17/23	10	295,000	PKPL
124.17	14		2	145 FRONTIER WAY	379,800	05/24/24		360,000	PKPL
124.17	16		2	148 FRONTIER WAY	345,000	06/11/24		343,000	PKPL
124.40	16		2	65 ROSLYN DRIVE	719,800	09/09/24		775,000	FS15
124.40	18		2	57 ROSLYN DRIVE	727,400	02/09/24	26	500,000	FS15
124.40	18		2	57 ROSLYN DRIVE	727,400	06/10/24	7	710,000	FS15
124.43	8		2	16 DANBURY ROAD	677,000	01/03/23		600,000	FS38
124.43	15		2	42 DANBURY ROAD	630,800	06/20/23		599,900	FS38
124.45	7		2	25 ANDREW DRIVE	599,400	09/28/23		589,900	FS38
124.45	10		2	6 TRENT ROAD	703,100	09/06/24		755,000	FS38
124.47	11		2	42 JONATHAN DRIVE	615,400	01/20/23		538,000	FS38
124.49	16		2	6 KAREN DRIVE	465,700	01/20/23		410,000	TNPN
124.49	23		2	20 KAREN DRIVE	439,200	03/29/23	7	405,000	TNPN
124.49	24		2	22 KAREN DRIVE	391,100	01/25/24	31	369,000	TNPN
124.49	28		2	30 KAREN DRIVE	439,200	08/09/24	7	450,000	TNPN
124.49	29		2	32 KAREN DRIVE	439,200	03/13/24	7	425,000	TNPN
124.49	33		2	17 KAREN DRIVE	439,200	12/01/23	7	415,000	TNPN
124.49	34		2	19 KAREN DRIVE	439,200	03/02/23	7	399,999	TNPN
124.49	38		2	27 KAREN DRIVE	439,200	04/26/24	7	435,000	TNPN
124.49	41		2	5 DIANE DRIVE	377,500	02/15/23		335,000	TPCO
124.49	42		2	8 DIANE DRIVE	327,700	03/11/24	7	315,000	TPCO
124.49	47		2	1 DIANE DRIVE	377,500	03/01/23	7	344,000	TPCO
124.49	49		2	13 DIANE DRIVE	327,700	10/18/23		307,500	TPCO
124.49	51		2	15 DIANE DRIVE	327,700	09/19/23		305,000	TPCO
124.49	54		2	10 DIANE DRIVE	327,700	03/18/24	7	305,999	TPCO
124.49	58		2	24 DIANE DRIVE	377,500	01/12/24		330,000	TPCO
124.49	62		2	18 DIANE DRIVE	327,700	04/30/24	7	315,999	TPCO
124.49	63		2	17 DIANE DRIVE	327,700	12/21/23	7	305,000	TPCO
124.49	66		2	32 DIANE DRIVE	327,700	05/20/24	7	322,250	TPCO
124.49	67		2	31 DIANE DRIVE	327,700	03/10/23	7	279,999	TPCO
124.49	79		2	33 DIANE DRIVE	327,700	10/27/23	26	275,000	TPCO
124.49	83		2	47 DIANE DRIVE	327,700	04/28/23	7	282,999	TPCO
124.49	85		2	43 DIANE DRIVE	327,700	06/03/24	7	324,999	TPCO
124.49	87		2	41 DIANE DRIVE	377,500	02/09/23	7	330,000	TPCO
124.49	99		2	63 DIANE DRIVE	298,000	01/16/23		239,999	TPCO
124.49	106		2	72 DIANE DRIVE	345,400	03/26/24		330,000	TPCO
124.49	108		2	68 DIANE DRIVE	377,500	01/16/24	7	346,999	TPCO
124.49	109		2	67 DIANE DRIVE	337,000	01/17/24	7	346,999	TPCO
124.49	110		2	66 DIANE DRIVE	327,700	06/02/23	7	285,000	TPCO
124.49	111		2	65 DIANE DRIVE	327,700	03/12/24	7	305,999	TPCO
124.49	114		2	80 DIANE DRIVE	332,800	09/24/24		330,000	TPCO

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BLOCK	LOT	QUAL-IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
124.49	116		2	76 DIANE DRIVE	327,700	08/25/23	7	301,611	TPCO
124.49	118		2	74 DIANE DRIVE	377,500	02/02/24		346,999	TPCO
124.49	121		2	85 DIANE DRIVE	330,800	07/22/24	7	340,000	TPCO
124.49	124		2	84 DIANE DRIVE	298,000	05/29/24		305,000	TPCO
124.49	130		2	96 DIANE DRIVE	377,500	06/24/24	7	402,000	TPCO
124.50	14		2	117 COLONIAL DRIVE	674,600	08/14/23		655,000	FS17
124.50	37		2	23 DES MOINES COURT	328,400	07/24/23		320,000	PRP5
124.50	40		2	18 DES MOINES COURT	384,200	02/15/24		385,000	PRPL
124.50	54		2	48 DES MOINES COURT	293,800	04/15/24	28	215,000	PRP5
124.50	74		2	76 DES MOINES COURT	383,000	06/24/24		370,000	PRPL
124.50	101		2	119 DES MOINES COURT	449,100	09/06/24		475,000	PRPL
124.50	110		2	40 RICHMOND COURT	428,600	04/30/24		432,000	PRP4
124.50	114		2	36 RICHMOND COURT	489,300	05/26/23		455,000	PRPL
124.50	124		2	54 RICHMOND COURT	435,600	11/09/23		415,000	PRPL
124.50	133		2	47 RICHMOND COURT	343,600	06/17/24		354,000	PRP1
124.50	151		2	13 ST. PAUL COURT	492,000	07/24/24		550,000	PRP2
124.50	157		2	19 ST. PAUL COURT	492,000	08/19/24		470,000	PRP2
124.50	165		2	27 ST. PAUL COURT	492,000	10/04/23		460,000	PRP2
124.50	217		2	27 RICHMOND COURT	443,400	05/30/24		450,000	PRPL
124.50	221		2	99 DES MOINES COURT	376,300	07/18/24		378,000	PRPL
124.50	222		2	100 DES MOINES COURT	394,100	10/19/23		389,000	PRPL
124.50	242		2	40 DES MOINES COURT	462,800	01/19/24		423,000	PRP3
124.50	247		2	1 DES MOINES COURT	388,000	04/06/23		345,000	PRPL
124.50	304		2	4 TOPEKA COURT	489,000	06/06/23		485,500	PRP2
124.51	15		2	25 MADISON COURT	460,700	04/19/23		320,000	PRPL
124.51	45		2	67 MADISON COURT	327,900	02/10/23		299,000	PRP1
124.51	75		2	93 MADISON COURT	460,800	07/17/23		450,000	PRP4
124.51	99		2	5 PHOENIX COURT	421,600	10/31/23		425,000	PRP4
124.51	131		2	37 PHOENIX COURT	434,300	05/10/24		465,000	PRP4
124.51	149		2	43 PHOENIX COURT	327,900	03/03/23		315,000	PRP1
124.51	157		2	59 PHOENIX COURT	441,800	09/06/24		445,000	PRP4
124.51	158		2	60 PHOENIX COURT	447,800	04/22/24	3	385,000	PRP4
124.51	175		2	17 DOVER COURT	436,400	06/13/23		425,000	PRPL
124.51	178		2	40 DOVER COURT	454,900	02/05/24		455,000	PRPL
124.51	180		2	38 DOVER COURT	428,600	06/22/23		407,000	PRP4
124.51	192		2	50 DOVER COURT	465,700	10/31/23	26	334,000	PRDR
124.51	199		2	41 DOVER COURT	450,300	01/25/23		363,000	PRPL
124.51	236		2	8 BOISE COURT	437,000	05/17/24		455,000	PRP3
124.51	244		2	12 BOISE COURT	437,500	09/06/23		425,000	PRP3
124.51	249		2	5 NASHVILLE COURT	388,000	08/02/24	10	350,000	PRPL
124.51	263		2	15 NASHVILLE COURT	395,000	06/12/24		395,000	PRPL
124.51	267		2	7 SANTA FE COURT	394,900	01/12/23		340,000	PRPL
124.51	280		2	16 SANTA FE COURT	420,600	07/07/23		400,000	PRP3
124.51	290		2	10 LINCOLN COURT	437,500	06/02/23		370,000	PRP3
124.51	293		2	13 LINCOLN COURT	419,400	02/09/24		440,000	PRPL
124.51	294		2	14 LINCOLN COURT	416,600	03/15/23		385,000	PRP6
124.51	300		2	8 JUNEAU COURT	407,100	12/07/23		380,000	PRP3
124.52	22		2	135 AUGUSTA STREET	660,500	03/20/24		720,000	FS17
124.53	1		2	3 CHICAGO STREET	667,000	07/19/24		670,000	FS17
124.56	22		2	35 ANNAPOLIS STREET	675,100	03/18/24		665,000	FS17
124.60	11		2	45 BISMARK STREET	586,700	07/31/23		565,000	PAPL

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BLOCK	LOT	QUAL-IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
124.60	41		2	61 CHEYENNE STREET	531,100	05/03/24		580,000	PAPL
124.61	10		2	121 CHEYENNE STREET	546,500	01/22/24	8	240,000	PAPL
124.61	38		2	108 CHEYENNE STREET	562,900	06/09/23		547,000	PAPL
124.61	45		2	80 CHEYENNE STREET	548,700	11/27/23		520,000	PAPL
124.62	6		2	33 AUSTIN STREET	565,000	03/01/24		545,000	PAPL
124.62	42		2	44 AUSTIN STREET	555,300	05/01/24		592,500	PAPL
124.63	29.19		2	42 OAK LEAF LANE	645,000	07/16/24		649,000	PKVW
125	2		1	ASBURY AVENUE	1,080,000	01/18/23		1,500,000	AC32
125	3		1	5171 ASBURY AVE	453,000	01/18/23		1,500,000	AC32
128.03	38		2	1961 JUMPING BROOK ROAD	640,000	05/30/24	26	660,000	FS16
129	2.12		2	8 SOUTH POINTE CIRCLE	495,800	07/22/24		500,000	STHP
129	2.21		2	23 SOUTH POINTE CIRCLE	454,400	08/08/24		490,000	STHP
129	11		2	5054 ASBURY AVE	608,400	05/25/23	10	310,000	AC60
129	11		2	5054 ASBURY AVE	608,400	05/10/24	7	650,000	AC60
129.01	9		2	17 MOUNT RUN	594,800	08/04/23		561,000	FS23
129.01	11		2	21 MOUNT RUN	616,300	08/29/24	26	570,000	FS23
129.01	18		2	9 VIXEN PLACE	603,000	03/01/24		605,000	FS23
129.01	23		2	4 VIXEN PLACE	645,200	06/23/23		643,000	FS23
129.02	7		2	13 CANIDAE COURT	420,300	02/23/23		350,000	MONT
129.02	8		2	15 CANIDAE COURT	436,000	07/12/24		445,000	BELM
129.02	18		2	26 CANIDAE COURT	447,100	01/05/24		430,000	BELM
129.03	1		2	1 DRESSAGE COURT	320,500	11/03/23		345,000	EXCE
129.03	10		2	10 DRESSAGE COURT	338,300	02/24/23		250,000	EXCE
129.04	14		2	32 MOUNT RUN	559,100	07/13/23	7	530,000	FS23
129.05	5		2	10 TERRIER COURT	419,700	01/13/23		335,000	SARA
129.05	9		2	18 TERRIER COURT	388,800	03/28/23		350,000	SARA
129.05	36		2	8 BRIDLE PATH	557,100	10/02/23		570,000	FS23
129.06	14		2	27 TACK COURT	392,900	12/22/23		405,000	SARA
129.06	26		2	11 HORSESHOE COURT	400,000	05/01/24		405,000	MONT
129.06	28		2	15 HORSESHOE COURT	388,300	05/03/24		417,000	SARA
129.06	46		2	51 HORSESHOE COURT	410,700	05/30/23		340,000	SARA
129.06	59		2	22 HORSESHOE COURT	401,600	02/22/24	8	108,000	MONT
129.07	1		2	36 STIRRUP COURT	395,900	12/21/23		395,000	MONT
129.07	4		2	30 STIRRUP COURT	431,900	07/22/24		445,000	MONT
129.07	9		2	20 STIRRUP COURT	418,200	01/17/24		410,000	MONT
129.07	36		2	14 JODPHUR COURT	440,600	08/17/23		425,000	BELM
129.07	39		2	8 JODPHUR COURT	426,500	12/18/23		400,000	BELM
129.07	40		2	6 JODPHUR COURT	408,300	09/03/24		410,000	MONT
129.07	52		2	1 GROOM COURT	429,600	07/24/23		415,000	MONT
129.08	2		2	2 CROP COURT	346,800	10/31/23		335,000	EXCE
129.08	9		2	9 CROP COURT	318,700	04/05/24	10	319,900	EXCE
129.08	17		2	17 CROP COURT	329,600	06/14/24		331,000	EXCE
129.08	34		2	2 BASSET COURT	378,700	08/31/23		335,000	NASH
129.09	16		2	16 GAIT COURT	358,900	11/29/23		350,000	FOXB
129.09	21		2	21 GAIT COURT	315,400	04/10/23		278,000	EXCE
129.09	25		2	25 GAIT COURT	316,300	08/02/24		320,000	EXCE
129.09	30		2	30 GAIT COURT	388,400	02/22/23	31	350,000	NASH
129.09	50		2	10 FENNEC COURT	105,000	09/17/24	21	105,002	FOXM
129.09	55		2	15 FENNEC COURT	138,400	10/26/23	21	138,434	FOXM
129.09	55		15C	15 FENNEC COURT	138,400	06/07/24	21	138,434	FOXM
129.09	68		2	8 FENNEC COURT	360,800	02/01/24		355,000	FOXC

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
129.09	74		2	34 FENNEC COURT	97,500	01/31/24	21	97,491	FOXM
129.10	2		2	2 HACKAMORE COURT	324,700	06/06/24		325,000	EXCE
129.10	13		2	13 HACKAMORE COURT	390,100	07/14/23		380,000	NASH
129.10	27		2	27 THOROUGHFBRED FARE	354,200	11/06/23		340,000	FOXB
129.10	49		2	5 THOROUGHFBRED FARE	324,700	11/10/23	1	110,000	EXCE
129.10	58		2	30 JOCKEY LANE	119,400	10/27/23	21	119,482	FOXM
129.10	62		2	34 JOCKEY LANE	107,900	04/27/23	21	107,885	FOXM
129.10	116		2	1 JOCKEY LANE	323,600	05/16/23	10	295,000	EXCE
129.10	118		2	3 JOCKEY LANE	365,900	05/24/23		360,000	FOXC
129.10	123		2	8 JOCKEY LANE	362,600	03/29/23		340,000	FOXB
129.10	138		2	3 CAVALERIE COURT	362,300	09/06/23	7	350,000	FOXB
129.11	2		2	3 STALLION COURT	457,900	06/05/24		490,000	FOXT
129.11	11		2	15 STEWARD COURT	473,300	08/05/24		495,000	FOXT
129.11	27		2	6 SHIRE PLACE	456,900	09/28/23		420,000	FOXT
129.11	35		2	2 BEAGLE PLACE	460,700	01/05/23		409,000	FOXT
129.11	40		2	20 HUNT COURT	486,400	07/10/23		420,000	FOXT
129.11	52		2	23 WOODCHUCK COURT	459,400	01/24/23		380,000	FOXT
129.11	71		2	1 SADDLE COURT	460,700	04/25/24		453,000	FOXT
129.13	20.08		2	16 BUFORD COURT	474,200	09/20/23		450,000	FOXT
129.13	20.15		2	30 BUFORD COURT	402,800	09/22/23		385,000	FOXT
129.13	20.24		2	48 BUFORD COURT	478,700	05/18/23		477,000	FOXT
129.13	20.51		2	22 FORREST COURT	448,600	05/10/23		464,000	FORR
129.13	21.17		2	33 NUTMEG COURT	513,300	08/26/24		520,000	NUTM
129.13	21.18		2	35 NUTMEG COURT	518,700	06/23/23		485,000	NUTM
129.14	30.04		2	7 SARATOGA COURT	480,600	08/02/24		465,000	FOXT
129.14	30.06		2	11 SARATOGA COURT	494,200	08/20/24		550,000	FOXT
129.14	30.35		2	16 SARATOGA COURT	489,000	01/05/24	14	181,052	FOXT
129.14	30.39		2	8 SARATOGA COURT	480,600	01/30/23		406,000	FOXT
129.15	32.01		2	38 SAN ANITA DRIVE	477,100	05/10/24		485,000	FOXT
129.15	32.13		2	86 SAN ANITA DRIVE	484,700	11/22/23	26	441,000	FOXT
129.15	32.54		2	33 HAWTHORNE DRIVE	480,600	04/20/24	8	200,000	FOXT
129.15	32.68		2	40 MAYWOOD RUN	481,600	10/30/23		450,000	FOXT
129.15	33.10		2	20 SANTA ROSA LANE	504,300	07/22/24		508,000	FOXN
129.15	33.21		2	42 SANTA ROSA LANE	506,200	07/15/24		505,000	FOXN
129.15	33.40		2	10 PIMLECO DRIVE	473,600	01/18/24		450,000	FOXT
129.15	33.54		2	3 SANTA ROSA LANE	500,700	09/29/23		450,000	FOXN
129.15	33.87		2	10 HAWTHORNE DRIVE	480,600	01/19/23		390,000	FOXT
129.15	33.88		2	12 HAWTHORNE DRIVE	501,000	04/02/24		500,000	FOXT
129.15	33.89		2	50 HAWTHORNE DRIVE	491,000	06/30/23		475,000	FOXT
143	8		2	3016 SHAFTO ROAD	410,100	04/28/23		375,000	FS05
143	12.02		2	2970 SHAFTO ROAD	559,100	08/15/23	12	111,000	AC50
143	12.02		2	2970 SHAFTO ROAD	559,100	10/26/23	31	294,900	AC50
143	12.02		2	2970 SHAFTO ROAD	559,100	07/31/24	7	575,000	AC50
143	17.02		1	104 WARDELL ROAD	109,600	10/27/23	10	20,000	AC24
145	21.01		1	3196 SHAFTO ROAD	44,000	03/01/23		45,000	FS06
147	4.01		2	80 SHARK RIVER ROAD	532,500	04/28/23		280,000	FS32
147	10.20		2	29 ABBEY ROAD	730,600	05/05/23		705,000	BOUL
147	10.51		2	18 ABBEY ROAD	834,600	09/07/23		775,000	BOUL
147.01	13		2	44 WYNCREST LANE	743,400	06/14/24		739,000	FS31
150.03	2.01		1	2 WEMBLEY WAY	702,200	01/19/23	24	10,300,000	SF21
150.03	2.01		1	2 WEMBLEY WAY	702,200	08/17/23	30	240,000	SF21

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
150.03	3		1	4 WEMBLEY WAY	657,400	01/19/23	24	10,300,000	SF21
150.03	3		1	4 WEMBLEY WAY	657,400	08/17/23	30	240,000	SF21
150.03	3		1	4 WEMBLEY WAY	657,400	06/28/24	7	646,990	SF21
150.03	4		1	6 WEMBLEY WAY	657,400	01/19/23	24	10,300,000	SF21
150.03	4		1	6 WEMBLEY WAY	657,400	08/17/23	30	240,000	SF21
150.03	4		1	6 WEMBLEY WAY	657,400	07/09/24	7	646,990	SF21
150.03	5		1	8 WEMBLEY WAY	659,000	01/19/23	24	10,300,000	SF21
150.03	5		1	8 WEMBLEY WAY	659,000	08/17/23	30	240,000	SF21
150.03	5		1	8 WEMBLEY WAY	659,000	06/28/24	7	644,990	SF21
150.03	6		1	10 WEMBLEY WAY	674,600	01/19/23	24	10,300,000	SF21
150.03	6		1	10 WEMBLEY WAY	674,600	08/17/23	30	240,000	SF21
150.03	6		1	10 WEMBLEY WAY	674,600	06/28/24	7	671,990	SF21
150.03	7		1	12 WEMBLEY WAY	676,000	01/19/23		10,300,000	SF21
150.03	7		1	12 WEMBLEY WAY	676,000	08/17/23	30	240,000	SF21
150.03	7		1	12 WEMBLEY WAY	676,000	08/01/24	7	687,490	SF21
150.03	8		1	14 WEMBLEY WAY	657,300	01/19/23		10,300,000	SF21
150.03	8		1	14 WEMBLEY WAY	657,300	08/17/23	30	240,000	SF21
150.03	8		1	14 WEMBLEY WAY	657,300	08/05/24	7	669,990	SF21
150.03	9		1	16 WEMBLEY WAY	657,400	01/19/23		10,300,000	SF21
150.03	9		1	16 WEMBLEY WAY	657,400	08/17/23	30	240,000	SF21
150.03	9		1	16 WEMBLEY WAY	657,400	07/31/24	7	661,990	SF21
150.03	10		1	18 WEMBLEY WAY	657,600	01/19/23		10,300,000	SF21
150.03	10		1	18 WEMBLEY WAY	657,600	08/17/23	30	240,000	SF21
150.03	10		1	18 WEMBLEY WAY	657,600	07/31/24	7	655,990	SF21
150.03	11.01		1	20 WEMBLEY WAY	675,400	08/17/23	30	240,000	SF21
150.03	11.01		1	20 WEMBLEY WAY	675,400	07/31/24	7	685,990	SF21
150.03	13.01		1	22 WEMBLEY WAY	120,600	08/17/23	30	240,000	SF21
150.03	14		1	24 WEMBLEY WAY	118,000	01/19/23		10,300,000	SF21
150.03	14		1	24 WEMBLEY WAY	118,000	08/17/23	30	240,000	SF21
150.03	15		1	26 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	15		1	26 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	16		1	28 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	16		1	28 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	17		1	30 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	17		1	30 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	18		1	32 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	18		1	32 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	19		1	34 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	19		1	34 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	20		1	36 WEMBLEY WAY	120,100	01/19/23		10,300,000	SF21
150.03	20		1	36 WEMBLEY WAY	120,100	08/17/23	30	240,000	SF21
150.03	21		1	38 WEMBLEY WAY	120,100	01/19/23		10,300,000	SF21
150.03	21		1	38 WEMBLEY WAY	120,100	08/17/23	30	240,000	SF21
150.03	22		1	40 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	22		1	40 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	23		1	42 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	23		1	42 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	24		1	44 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	24		1	44 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	25		1	46 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	25		1	46 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
150.03	26		1	48 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	26		1	48 WEMBLEY WAY	120,400	08/17/23	30	240,000	SF21
150.03	27		1	50 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	27		1	50 WEMBLEY WAY	120,400	08/17/23	30	240,000	SF21
150.03	28		1	52 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	28		1	52 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	29		1	54 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	29		1	54 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	30		1	56 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	30		1	56 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	31		1	58 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	31		1	58 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	32		1	60 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	32		1	60 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	33		1	62 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	33		1	62 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	34		1	64 WEMBLEY WAY	120,300	01/19/23		10,300,000	SF21
150.03	34		1	64 WEMBLEY WAY	120,300	08/17/23	30	240,000	SF21
150.03	35		1	120 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	35		1	120 WEMBLEY WAY	120,400	08/01/24	30	250,000	SF21
150.03	36		1	122 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	36		1	122 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	37		1	124 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	37		1	124 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	38		1	126 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	38		1	126 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	39		1	128 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	39		1	128 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	40		1	130 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	40		1	130 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	41		1	132 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	41		1	132 WEMBLEY WAY	117,900	08/01/24	30	250,000	SF21
150.03	42		1	134 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	42		1	134 WEMBLEY WAY	120,400	08/01/24	30	250,000	SF21
150.03	51.01		1	150 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	52		1	152 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	53		1	154 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	54		1	156 WEMBLEY WAY	118,000	01/19/23		10,300,000	SF21
150.03	55		1	158 WEMBLEY WAY	118,200	01/19/23		10,300,000	SF21
150.03	56		1	160 WEMBLEY WAY	121,800	01/19/23		10,300,000	SF21
150.03	57		1	43 WEMBLEY WAY	120,100	01/19/23		10,300,000	SF21
150.03	57		1	43 WEMBLEY WAY	120,100	08/17/23	30	240,000	SF21
150.03	58		1	41 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	58		1	41 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	59		1	39 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	59		1	39 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	60		1	37 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	60		1	37 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	61		1	35 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	61		1	35 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	62		1	33 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21

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BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
150.03	62		1	33 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	63		1	31 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	63		1	31 WEMBLEY WAY	117,900	08/17/23	30	240,000	SF21
150.03	64		1	29 WEMBLEY WAY	120,300	01/19/23		10,300,000	SF21
150.03	64		1	29 WEMBLEY WAY	120,300	08/17/23	30	240,000	SF21
150.03	65		1	17 WEMBLEY WAY	674,900	01/19/23		10,300,000	SF21
150.03	65		1	17 WEMBLEY WAY	674,900	08/17/23	30	240,000	SF21
150.03	65		1	17 WEMBLEY WAY	674,900	08/02/24	7	676,990	SF21
150.03	66		1	15 WEMBLEY WAY	658,000	01/19/23		10,300,000	SF21
150.03	66		1	15 WEMBLEY WAY	658,000	08/17/23	30	240,000	SF21
150.03	66		1	15 WEMBLEY WAY	658,000	08/22/24	7	657,990	SF21
150.03	67		1	13 WEMBLEY WAY	659,600	01/19/23		10,300,000	SF21
150.03	67		1	13 WEMBLEY WAY	659,600	08/17/23	30	240,000	SF21
150.03	67		1	13 WEMBLEY WAY	659,600	07/31/24	7	653,990	SF21
150.03	68		1	11 WEMBLEY WAY	657,800	01/19/23		10,300,000	SF21
150.03	68		1	11 WEMBLEY WAY	657,800	08/17/23	30	240,000	SF21
150.03	68		1	11 WEMBLEY WAY	657,800	07/31/24	7	659,990	SF21
150.03	69		1	9 WEMBLEY WAY	657,600	01/19/23		10,300,000	SF21
150.03	69		1	9 WEMBLEY WAY	657,600	08/17/23	30	240,000	SF21
150.03	69		1	9 WEMBLEY WAY	657,600	08/09/24	7	661,990	SF21
150.03	70		1	7 WEMBLEY WAY	120,300	01/19/23		10,300,000	SF21
150.03	70		1	7 WEMBLEY WAY	120,300	08/17/23	30	250,000	SF21
150.03	71.01		1	71-105 WEMBLEY WAY	1,556,400	06/28/24	7	1,530,000	SF21
150.03	79		1	107 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21
150.03	79		1	107 WEMBLEY WAY	120,400	06/06/24	30	250,000	SF21
150.03	80		1	109 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	80		1	109 WEMBLEY WAY	117,900	06/06/24	30	250,000	SF21
150.03	81		1	111 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	81		1	111 WEMBLEY WAY	117,900	06/06/24	30	250,000	SF21
150.03	82		1	113 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	82		1	113 WEMBLEY WAY	117,900	06/06/24	30	250,000	SF21
150.03	83		1	115 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	83		1	115 WEMBLEY WAY	117,900	06/06/24	30	250,000	SF21
150.03	84		1	117 WEMBLEY WAY	120,300	01/19/23		10,300,000	SF21
150.03	84		1	117 WEMBLEY WAY	120,300	06/06/24	30	250,000	SF21
150.03	85		1	2 ROTHBURY COURT	120,300	01/19/23		10,300,000	SF21
150.03	85		1	2 ROTHBURY COURT	120,300	08/29/24	30	250,000	SF21
150.03	86		1	4 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	86		1	4 ROTHBURY COURT	117,900	08/29/24	30	250,000	SF21
150.03	87		1	6 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	87		1	6 ROTHBURY COURT	117,900	08/29/24	30	250,000	SF21
150.03	88		1	8 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	88		1	8 ROTHBURY COURT	117,900	08/29/24	30	250,000	SF21
150.03	89		1	10 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	89		1	10 ROTHBURY COURT	117,900	08/29/24	30	250,000	SF21
150.03	90		1	12 ROTHBURY COURT	120,000	01/19/23		10,300,000	SF21
150.03	90		1	12 ROTHBURY COURT	120,000	08/29/24	30	250,000	SF21
150.03	91		1	14 ROTHBURY COURT	120,200	01/19/23		10,300,000	SF21
150.03	92		1	16 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	93		1	18 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	94		1	20 ROTHBURY COURT	120,300	01/19/23		10,300,000	SF21

SALES LISTING STUDY
 Market Data From 01/01/23 To 10/01/24
 Class= Nu=Y Qual= Style=

BLOCK	LOT	QUAL- IFIER	CLA	PROPERTY ADDRESS	TAX LIST VALUE	DEED DATE	NU#	SALES PRICE	NEIGH
150.03	95		1	15 ROTHBURY COURT	120,300	01/19/23		10,300,000	SF21
150.03	96		1	13 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	97		1	11 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	98		1	9 ROTHBURY COURT	119,700	01/19/23		10,300,000	SF21
150.03	99		1	7 ROTHBURY COURT	120,000	01/19/23		10,300,000	SF21
150.03	99		1	7 ROTHBURY COURT	120,000	10/01/24	30	250,000	SF21
150.03	100		1	5 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	100		1	5 ROTHBURY COURT	117,900	10/01/24	30	250,000	SF21
150.03	101		1	3 ROTHBURY COURT	117,900	01/19/23		10,300,000	SF21
150.03	101		1	3 ROTHBURY COURT	117,900	10/01/24	30	250,000	SF21
150.03	102		1	1 ROTHBURY COURT	120,300	01/19/23		10,300,000	SF21
150.03	103		1	143 WEMBLEY WAY	118,200	01/19/23		10,300,000	SF21
150.03	104		1	145 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	105		1	147 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	106		1	149 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	107		1	151 WEMBLEY WAY	117,900	01/19/23		10,300,000	SF21
150.03	108		1	153 WEMBLEY WAY	120,400	01/19/23		10,300,000	SF21