

**2021 V 2025 Revaluation
Comparison of Sales & Assessments by District**

District	01		02		03	
	21 Reval	25 Reval	21 Reval	25 Reval	21 Reval	25 Reval
Sales Period	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25
Count of sales	63	30	33	10	14	6
Min Sale Price	\$700,000	\$925,000	\$1,338,000	\$2,935,000	\$534,000	\$855,000
Max Sale Price	\$5,995,000	\$7,875,000	\$15,088,000	\$12,180,000	\$2,800,000	\$1,100,000
Mean Sale Price	\$2,296,369	\$3,135,950	\$5,654,394	\$6,815,000	\$1,055,105	\$982,500
Median Sale Price	\$2,100,000	\$2,624,500	\$4,910,000	\$6,530,000	\$837,500	\$990,000
Mean 100% Value	1,691,005	2,467,928	4,606,933	6,448,405	792,520	982,551
Median 100% Value	1,396,800	2,040,200	3,565,400	5,072,600	726,300	880,400
% Change from prior list	8%	38%	10%	31%	21%	23%
District	04		05		06	
	21 Reval	25 Reval	21 Reval	25 Reval	21 Reval	25 Reval
Sales Period	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25
Count of sales	51	18	149	50	132	45
Min Sale Price	\$500,000	\$625,000	\$420,000	\$1,475,000	\$655,000	\$890,000
Max Sale Price	\$3,425,000	\$1,900,000	\$6,750,000	\$10,250,000	\$5,600,000	\$7,500,000
Mean Sale Price	\$977,889	\$1,087,903	\$2,645,756	\$3,854,781	\$2,338,956	\$3,076,287
Median Sale Price	\$755,000	\$1,000,000	\$2,395,000	\$3,580,000	\$2,200,000	\$2,800,000
Mean 100% Value	774,566	1,022,337	2,418,506	3,123,160	1,967,331	2,571,046
Median 100% Value	641,200	808,500	2,110,650	2,739,800	1,743,350	2,267,350
% Change from prior list	25%	28%	6%	25%	7%	26%
District	07		08		09	
	21 Reval	25 Reval	21 Reval	25 Reval	21 Reval	25 Reval
Sales Period	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25
Count of sales	88	37	170	80	73	33
Min Sale Price	\$699,000	\$1,857,500	\$389,500	\$1,015,000	\$450,000	\$440,000
Max Sale Price	\$10,750,000	\$8,900,000	\$7,300,000	\$9,550,000	\$2,400,000	\$2,700,000
Mean Sale Price	\$3,318,918	\$4,587,473	\$1,785,556	\$2,414,675	\$994,643	\$1,288,697
Median Sale Price	\$2,757,500	\$4,250,020	\$1,540,000	\$2,092,000	\$875,000	\$1,155,000
Mean 100% Value	2,700,352	3,571,373	1,354,569	1,830,714	837,702	1,078,877
Median 100% Value	2,121,650	2,813,150	1,134,100	1,532,200	755,850	941,400
% Change from prior list	5%	25%	7%	31%	13%	26%

District	10		11		12	
	21 Reval	25 Reval	21 Reval	25 Reval	21 Reval	25 Reval
Sales Period	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25
Count of sales	168	69	173	67	86	32
Min Sale Price	\$740,000	\$1,550,000	\$550,000	\$1,175,000	\$670,000	\$900,000
Max Sale Price	\$45,000,000	\$43,500,000	\$19,250,000	\$21,000,000	\$3,866,000	\$3,976,000
Mean Sale Price	\$3,860,353	\$5,412,610	\$3,701,568	\$5,500,422	\$1,672,462	\$2,052,780
Median Sale Price	\$3,100,000	\$4,095,000	\$3,000,000	\$4,445,000	\$1,530,000	\$1,910,000
Mean 100% Value	3,361,783	4,604,803	3,509,770	4,810,148	1,185,454	1,578,621
Median 100% Value	2,571,000	3,524,250	2,684,800	3,767,350	997,050	1,316,700
% Change from prior list	2%	29%	0%	28%	8%	28%
District	Condo		Waterfront		All	
	21 Reval	25 Reval	21 Reval	25 Reval	21 Reval	25 Reval
Sales Period	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25	7/1/20 - 10/1/21	10/1/24 - 10/1/25
Count of sales	293	131	28	12	1,521	620
Min Sale Price	\$199,774	\$352,000	\$1,200,000	\$3,100,000	\$199,774	\$352,000
Max Sale Price	\$6,295,000	\$6,200,000	\$21,750,000	\$21,000,000	\$45,000,000	\$43,500,000
Mean Sale Price	\$1,111,039	\$1,471,566	\$7,427,924	\$9,860,417	\$2,454,534	\$3,295,327
Median Sale Price	\$782,100	\$1,164,000	\$6,000,000	\$8,812,500	\$1,900,000	\$2,414,500
Mean 100% Value	861,717	1,205,624	8,848,493	11,601,355	2,066,471	2,759,939
Median 100% Value	683,000	949,250	5,837,700	7,422,200	1,323,000	1,777,200
% Change from prior list	7%	36%	13%	28%	6%	29%