

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	ATLANTIC DR	R102	2613	ATLANTIC HOUSE	Very Good +10	1995	2,983	8/29/2023	\$2,800,000	1.00	\$2,800,000	\$1,207,400	\$2,525,000	43%	90%	90%
16	ATLANTIC DR	R102	2616	ATLANTIC HOUSE	Very Good +20	1996	2,468	8/23/2022	\$2,500,000	1.08	\$2,700,000	\$1,108,600	\$2,319,800	44%	86%	93%
17	ATLANTIC DR	R102	2617	ATLANTIC HOUSE	Very Good	1995	1,764	8/3/2023	\$1,750,000	1.00	\$1,750,000	\$877,900	\$1,577,600	50%	90%	90%
21	ATLANTIC DR	R102	2621	ATLANTIC HOUSE	Very Good	1995	3,126	10/12/2022	\$1,950,000	1.08	\$2,106,000	\$1,054,700	\$2,011,000	54%	95%	103%
22	ATLANTIC DR	R102	2622	ATLANTIC HOUSE	Very Good +20	1995	2,705	8/30/2022	\$2,800,000	1.08	\$3,024,000	\$1,249,000	\$2,607,500	45%	86%	93%
37	ATLANTIC DR	R102	2637	ATLANTIC HOUSE	Very Good	1988	1,742	10/27/2023	\$2,225,000	1.00	\$2,225,000	\$1,051,000	\$2,023,300	47%	91%	91%
40	ATLANTIC DR	R102	2640	ATLANTIC HOUSE	Very Good	1988	2,869	9/7/2022	\$2,200,000	1.08	\$2,376,000	\$1,222,600	\$2,157,600	56%	91%	98%
72	ATRIUM WAY	U040	2072	ATRIUM WAY	Average +10	2000	1,080	10/21/2022	\$392,000	1.08	\$423,360	\$221,700	\$389,300	57%	92%	99%
73	ATRIUM WAY	U040	2073	ATRIUM WAY	Average +10	2000	1,080	11/18/2022	\$410,000	1.08	\$442,800	\$222,200	\$404,700	54%	91%	99%
22	BLACK POINT RD	U043	133A	OAK HILL	Average	1973	1,260	4/17/2023	\$385,000	1.04	\$400,400	\$214,800	\$366,400	56%	92%	95%
22	BLACK POINT RD	U043	134E	OAK HILL	Average	1973	1,056	8/24/2022	\$358,000	1.08	\$386,640	\$210,200	\$332,800	59%	86%	93%
309	BLACK POINT RD	R090	1164	SANDPIPER COVE II	Average +20	1985	1,750	9/15/2023	\$820,000	1.00	\$820,000	\$321,400	\$752,500	39%	92%	92%
8	CAMPERDOWN ELM DR	R073	2008	BLACK POINT CONDO	Average +10	2001	903	7/29/2022	\$360,000	1.08	\$388,800	\$201,500	\$348,200	56%	90%	97%
7	CAMPERDOWN ELM DR	R073	2009	BLACK POINT CONDO	Average +10	2001	1,116	3/23/2024	\$405,000	1.00	\$405,000	\$222,700	\$347,300	55%	86%	86%
5	CAMPERDOWN ELM DR	R073	2018	BLACK POINT CONDO	Average +10	2001	1,102	1/19/2023	\$328,500	1.08	\$354,780	\$220,000	\$345,300	67%	97%	105%
5	CAMPERDOWN ELM DR	R073	2019	BLACK POINT CONDO	Average +10	2001	1,284	6/2/2023	\$450,000	1.00	\$450,000	\$254,300	\$416,300	57%	93%	93%
5	CAMPERDOWN ELM DR	R073	2020	BLACK POINT CONDO	Average +10	2001	896	4/1/2022	\$312,000	1.08	\$336,960	\$199,500	\$312,800	64%	93%	100%
9	CANTER WAY	U055	3501	SIMPLICITY COURT	Average +20	2023	520	6/30/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
11	CANTER WAY	U055	3502	SIMPLICITY COURT	Average +20	2023	520	8/24/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
13	CANTER WAY	U055	3503	SIMPLICITY COURT	Average +20	2023	520	7/31/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
15	CANTER WAY	U055	3504	SIMPLICITY COURT	Average +20	2023	520	7/21/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
17	CANTER WAY	U055	3505	SIMPLICITY COURT	Average +20	2023	520	8/31/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
12	CANTER WAY	U055	3506	SIMPLICITY COURT	Average +20	2023	520	8/11/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
14	CANTER WAY	U055	3507	SIMPLICITY COURT	Average +20	2023	520	6/30/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
16	CANTER WAY	U055	3508	SIMPLICITY COURT	Average +20	2023	520	7/19/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
3	CEDARBROOK DR	R074	503	CEDARBROOK EAST	Average +10	1985	1,528	5/4/2023	\$460,000	1.04	\$478,400	\$241,800	\$418,000	53%	87%	91%
5	CEDARBROOK DR	R074	505	CEDARBROOK EAST	Average +10	1985	1,528	8/11/2023	\$415,000	1.00	\$415,000	\$257,700	\$375,900	62%	91%	91%
6	CEDARBROOK DR	R074	506	CEDARBROOK EAST	Average +10	1985	2,012	5/10/2023	\$415,900	1.04	\$432,536	\$270,300	\$416,800	65%	96%	100%
12	CEDARBROOK DR	R074	512	CEDARBROOK EAST	Average +10	1986	1,608	4/28/2023	\$440,500	1.04	\$458,120	\$252,600	\$425,500	57%	93%	97%
13	CEDARBROOK DR	R074	513	CEDARBROOK EAST	Average +10	1986	1,820	6/3/2022	\$460,000	1.08	\$496,800	\$254,100	\$442,100	55%	89%	96%
22	CEDARBROOK DR	R074	522	CEDARBROOK EAST	Average +10	1985	1,528	4/28/2023	\$495,000	1.04	\$514,800	\$249,100	\$423,800	50%	82%	86%
12	CLEARVIEW DR	U046	1212	CLEARVIEW	Average	1988	1,018	8/24/2022	\$260,000	1.08	\$280,800	\$209,000	\$280,700	80%	100%	108%

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ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	CLEARVIEW DR	U046	1213	CLEARVIEW	Average	1988	1,018	5/31/2022	\$292,000	1.08	\$315,360	\$216,400	\$297,800	74%	94%	102%
22	CLEARVIEW DR	U046	1222	CLEARVIEW	Average	1988	980	8/12/2022	\$300,000	1.08	\$324,000	\$197,300	\$291,800	66%	90%	97%
28	CLEARVIEW DR	U046	1228	CLEARVIEW	Average	1988	980	9/22/2023	\$320,000	1.00	\$320,000	\$191,300	\$283,900	60%	89%	89%
30	CLEARVIEW DR	U046	1230	CLEARVIEW	Average	1988	980	2/15/2023	\$300,000	1.08	\$324,000	\$198,400	\$289,400	66%	89%	96%
21	CLIFF ST	U002	138A	19-21 CLIFF ST	Good +20	1999	1,516	10/18/2023	\$1,600,000	1.00	\$1,600,000	\$893,600	\$1,457,700	56%	91%	91%
19	EAST GRAND AVE	U022	1183	PINE PT TOURIST CT	Average	1948	168	1/12/2024	\$170,000	1.00	\$170,000	\$87,500	\$149,800	51%	88%	88%
19	EAST GRAND AVE	U022	118A	PINE PT TOURIST CT	Average	1958	192	5/13/2022	\$180,000	1.08	\$194,400	\$91,800	\$166,400	51%	86%	92%
9	EAST GRAND AVE	U022	1221	REST POINT	Average	1966	330	10/5/2022	\$217,000	1.08	\$234,360	\$119,900	\$207,300	55%	88%	96%
9	EAST GRAND AVE	U022	1223	REST POINT	Average	1966	330	11/6/2023	\$235,000	1.00	\$235,000	\$119,900	\$210,800	51%	90%	90%
59	EAST GRAND AVE	U023	1001	EVENTIDE	Average +20	1950	656	11/29/2022	\$411,000	1.08	\$443,880	\$272,200	\$389,600	66%	88%	95%
59	EAST GRAND AVE	U023	1002	EVENTIDE	Good	1950	656	11/9/2022	\$400,000	1.08	\$432,000	\$287,700	\$404,500	72%	94%	101%
59	EAST GRAND AVE	U023	1003	EVENTIDE	Good	1950	1,052	4/12/2023	\$769,000	1.04	\$799,760	\$477,900	\$716,300	62%	90%	93%
59	EAST GRAND AVE	U023	1004	EVENTIDE	Good	1950	1,052	12/22/2022	\$749,000	1.08	\$808,920	\$477,900	\$716,300	64%	89%	96%
59	EAST GRAND AVE	U023	1005	EVENTIDE	Average +20	1900	1,176	2/29/2024	\$700,000	1.00	\$700,000	\$325,800	\$650,700	47%	93%	93%
4	ESTATE DR	R061	5304	EVERGREEN PLACE	Average +20	1996	1,582	10/14/2022	\$520,000	1.08	\$561,600	\$338,800	\$517,800	65%	92%	100%
204	FOXCROFT CIR	U045	2104	FOXCROFT	Average	1981	980	8/11/2023	\$350,000	1.00	\$350,000	\$209,100	\$319,000	60%	91%	91%
15	FRONTRUNNER WAY	U055	2715	FRONTRUNNER PARK	Good	2022	2,138	2/24/2023	\$660,000	1.08	\$712,800	\$460,100	\$647,300	70%	91%	98%
17	FRONTRUNNER WAY	U055	2717	FRONTRUNNER PARK	Good	2022	1,963	11/30/2022	\$615,000	1.08	\$664,200	\$433,500	\$599,300	70%	90%	97%
19	FRONTRUNNER WAY	U055	2719	FRONTRUNNER PARK	Good	2022	1,963	10/28/2022	\$599,880	1.08	\$647,870	\$433,500	\$599,300	72%	93%	100%
21	FRONTRUNNER WAY	U055	2721	FRONTRUNNER PARK	Good	2022	1,963	10/21/2022	\$599,000	1.08	\$646,920	\$434,600	\$600,700	73%	93%	100%
23	FRONTRUNNER WAY	U055	2723	FRONTRUNNER PARK	Good	2022	1,963	10/7/2022	\$615,000	1.08	\$664,200	\$437,400	\$605,000	71%	91%	98%
25	FRONTRUNNER WAY	U055	2725	FRONTRUNNER PARK	Good	2022	2,138	9/30/2022	\$619,700	1.08	\$669,276	\$449,300	\$632,100	73%	94%	102%
27	FRONTRUNNER WAY	U055	2727	FRONTRUNNER PARK	Good	2022	2,138	7/27/2022	\$647,421	1.08	\$699,215	\$457,200	\$642,800	71%	92%	99%
29	FRONTRUNNER WAY	U055	2729	FRONTRUNNER PARK	Good	2022	1,963	8/1/2022	\$579,000	1.08	\$625,320	\$433,500	\$599,300	75%	96%	104%
31	FRONTRUNNER WAY	U055	2731	FRONTRUNNER PARK	Good	2022	1,963	10/19/2022	\$589,000	1.08	\$636,120	\$426,800	\$590,000	72%	93%	100%
33	FRONTRUNNER WAY	U055	2733	FRONTRUNNER PARK	Good	2022	1,963	8/1/2022	\$579,695	1.08	\$626,071	\$433,500	\$599,300	75%	96%	103%
35	FRONTRUNNER WAY	U055	2735	FRONTRUNNER PARK	Good	2022	1,963	8/5/2022	\$615,000	1.08	\$664,200	\$433,500	\$599,300	70%	90%	97%
37	FRONTRUNNER WAY	U055	2737	FRONTRUNNER PARK	Good	2022	2,138	8/11/2022	\$668,721	1.08	\$722,219	\$457,200	\$642,800	68%	89%	96%
8	HIGGINS CREEK RD	R100	1208	HIGGINS CREEK RD	Average +20	1989	2,042	7/14/2022	\$730,000	1.08	\$788,400	\$436,200	\$714,900	60%	91%	98%
42	KING ST	U022	060B	MOORINGS BY THE SEA	Average +20	1939	506	7/14/2023	\$405,000	1.00	\$405,000	\$227,200	\$358,900	56%	89%	89%
47	KING ST	U022	977	GABLES BY THE SEA	Good +20	1989	1,847	7/31/2023	\$1,805,000	1.00	\$1,805,000	\$975,200	\$1,633,000	54%	90%	90%
3	KING ST	U022	1086	KING ST	Good	1959	988	6/27/2022	\$785,000	1.08	\$847,800	\$556,300	\$760,700	71%	90%	97%

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3	KING ST	U022	1089	KING ST	Good	1959	650	5/25/2022	\$590,000	1.08	\$637,200	\$350,300	\$567,800	59%	89%	96%
23	MCCANN WAY	U030	2E09	DUNSTAN CROSSING	Good	2016	1,787	8/16/2023	\$625,000	1.00	\$625,000	\$414,800	\$629,700	66%	101%	101%
25	MCCANN WAY	U030	2E10	DUNSTAN CROSSING	Good	2016	1,787	10/29/2022	\$600,000	1.08	\$648,000	\$418,300	\$635,900	70%	98%	106%
2	MILL COMMONS DR	U052	203	MILL COMMONS	Average +10	2019	1,002	7/22/2022	\$339,000	1.08	\$366,120	\$230,700	\$358,700	68%	98%	106%
34	MILL COMMONS DR	U052	211	MILL COMMONS	Average +10	2019	1,002	6/26/2023	\$425,000	1.00	\$425,000	\$230,700	\$358,700	54%	84%	84%
35	MILL COMMONS DR	U052	217	MILL COMMONS	Average +10	2019	1,002	9/8/2022	\$365,000	1.08	\$394,200	\$225,300	\$350,000	62%	89%	96%
37	MILL COMMONS DR	U052	226	MILL COMMONS	Average +10	2019	1,002	11/8/2023	\$325,000	1.00	\$325,000	\$205,100	\$299,450	63%	92%	92%
37	MILL COMMONS DR	U052	227	MILL COMMONS	Average +10	2019	1,002	8/1/2022	\$350,000	1.08	\$378,000	\$225,900	\$350,900	65%	93%	100%
13	MILL COMMONS DR	U052	2013	MILL COMMONS	Good	2019	1,576	2/24/2023	\$620,000	1.08	\$669,600	\$363,500	\$555,900	59%	83%	90%
19	MILL COMMONS DR	U052	2019	MILL COMMONS	Good	2019	1,563	10/13/2023	\$575,000	1.00	\$575,000	\$354,600	\$532,600	62%	93%	93%
12	OAK DALE DR	R059	2212	OAK DALE	Average +10	1986	882	2/15/2023	\$330,000	1.08	\$356,400	\$178,200	\$309,400	54%	87%	94%
16	OAK DALE DR	R059	2216	OAK DALE	Average +10	1986	882	8/12/2022	\$320,000	1.08	\$345,600	\$179,200	\$311,400	56%	90%	97%
6	OCEANWOOD DR	R100	806	OCEAN WOODS	Average +10	1986	1,874	7/14/2022	\$640,000	1.08	\$691,200	\$423,500	\$620,000	66%	90%	97%
12	PACER WAY	U055	2712	FRONTRUNNER PARK	Good	2022	2,156	1/20/2023	\$675,000	1.08	\$729,000	\$455,000	\$638,700	67%	88%	95%
14	PACER WAY	U055	2714	FRONTRUNNER PARK	Good	2022	1,963	4/28/2023	\$589,000	1.04	\$612,560	\$424,000	\$585,300	72%	96%	99%
16	PACER WAY	U055	2716	FRONTRUNNER PARK	Good	2022	1,963	3/15/2023	\$589,000	1.08	\$636,120	\$424,000	\$585,300	72%	92%	99%
18	PACER WAY	U055	2718	FRONTRUNNER PARK	Good	2022	1,963	2/24/2023	\$589,000	1.08	\$636,120	\$424,000	\$585,300	72%	92%	99%
20	PACER WAY	U055	2720	FRONTRUNNER PARK	Good	2022	1,963	2/16/2023	\$615,000	1.08	\$664,200	\$431,800	\$596,000	70%	90%	97%
22	PACER WAY	U055	2722	FRONTRUNNER PARK	Good	2022	2,156	1/17/2023	\$675,000	1.08	\$729,000	\$455,000	\$638,700	67%	88%	95%
28	PACER WAY	U055	4001	FRONTRUNNER PARK	Average +10	2022	1,028	11/30/2022	\$387,500	1.08	\$418,500	\$235,100	\$373,000	61%	89%	96%
28	PACER WAY	U055	4002	FRONTRUNNER PARK	Average +10	2022	1,024	11/30/2022	\$385,000	1.08	\$415,800	\$234,700	\$372,400	61%	90%	97%
28	PACER WAY	U055	4003	FRONTRUNNER PARK	Average +10	2022	882	11/30/2022	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
28	PACER WAY	U055	4004	FRONTRUNNER PARK	Average +10	2022	965	11/30/2022	\$385,000	1.08	\$415,800	\$228,500	\$361,600	59%	87%	94%
28	PACER WAY	U055	4005	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4006	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4007	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4008	FRONTRUNNER PARK	Average +10	2022	1,004	12/15/2023	\$420,000	1.00	\$420,000	\$232,900	\$369,000	55%	88%	88%
28	PACER WAY	U055	4009	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4010	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
28	PACER WAY	U055	4011	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
28	PACER WAY	U055	4012	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
30	PACER WAY	U055	4013	FRONTRUNNER PARK	Average +10	2022	1,028	11/2/2022	\$385,000	1.08	\$415,800	\$235,100	\$373,000	61%	90%	97%

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30	PACER WAY	U055	4014	FRONTRUNNER PARK	Average +10	2022	1,024	10/28/2022	\$375,000	1.08	\$405,000	\$234,700	\$372,400	63%	92%	99%
30	PACER WAY	U055	4015	FRONTRUNNER PARK	Average +10	2022	1,024	10/28/2022	\$385,000	1.08	\$415,800	\$234,700	\$372,400	61%	90%	97%
30	PACER WAY	U055	4016	FRONTRUNNER PARK	Average +10	2022	882	2/8/2023	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
30	PACER WAY	U055	4017	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4018	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$365,000	1.08	\$394,200	\$232,900	\$369,000	64%	94%	101%
30	PACER WAY	U055	4019	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4020	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4021	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4022	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4023	FRONTRUNNER PARK	Average +10	2022	1,004	11/2/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4024	FRONTRUNNER PARK	Average +10	2022	1,004	11/2/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4025	FRONTRUNNER PARK	Average +10	2022	882	2/22/2023	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
32	PACER WAY	U055	4026	FRONTRUNNER PARK	Average +10	2022	1,024	6/20/2023	\$410,000	1.00	\$410,000	\$234,700	\$372,400	57%	91%	91%
32	PACER WAY	U055	4028	FRONTRUNNER PARK	Average +10	2022	1,028	12/30/2022	\$388,900	1.08	\$420,012	\$235,100	\$373,000	60%	89%	96%
32	PACER WAY	U055	4029	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4030	FRONTRUNNER PARK	Average +10	2022	1,004	12/29/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4031	FRONTRUNNER PARK	Average +10	2022	1,004	2/2/2023	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4032	FRONTRUNNER PARK	Average +10	2022	1,004	1/3/2023	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4033	FRONTRUNNER PARK	Average +10	2022	1,004	12/21/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4034	FRONTRUNNER PARK	Average +10	2022	1,004	12/29/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4035	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4036	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
19	PACER WAY	U055	3201	19-21 PACER WAY	Good	2022	1,500	8/17/2022	\$500,000	1.08	\$540,000	\$374,400	\$494,600	75%	92%	99%
21	PACER WAY	U055	3202	19-21 PACER WAY	Good	2022	1,500	7/28/2022	\$489,000	1.08	\$528,120	\$374,400	\$494,600	77%	94%	101%
4	PAULSEN DR	U030	2V01	DUNSTAN CROSSING	Good	2023	1,392	1/25/2024	\$658,480	1.00	\$658,480	\$170,000	\$571,700	26%	87%	87%
6	PAULSEN DR	U030	2V02	DUNSTAN CROSSING	Good	2023	1,392	1/31/2024	\$665,650	1.00	\$665,650	\$170,000	\$571,700	26%	86%	86%
10	PAULSEN DR	U030	2V03	DUNSTAN CROSSING	Good	2023	1,727	3/28/2024	\$706,757	1.00	\$706,757	\$150,000	\$629,600	21%	89%	89%
12	PAULSEN DR	U030	2V04	DUNSTAN CROSSING	Good	2023	1,871	11/28/2023	\$783,075	1.00	\$783,075	\$150,000	\$653,900	19%	84%	84%
16	PAULSEN DR	U030	2V05	DUNSTAN CROSSING	Good	2023	1,392	8/31/2023	\$645,205	1.00	\$645,205	\$310,900	\$576,000	48%	89%	89%
18	PAULSEN DR	U030	2V06	DUNSTAN CROSSING	Good	2023	1,392	6/23/2023	\$598,275	1.00	\$598,275	\$354,100	\$575,700	59%	96%	96%
32	PAULSEN DR	U030	2V07	DUNSTAN CROSSING	Good	2022	1,727	1/4/2024	\$685,000	1.00	\$685,000	\$450,500	\$624,600	66%	91%	91%
34	PAULSEN DR	U030	2V08	DUNSTAN CROSSING	Good	2022	1,727	12/16/2022	\$664,896	1.08	\$718,088	\$454,900	\$631,700	68%	88%	95%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	PAULSEN DR	U030	2V10	DUNSTAN CROSSING	Good	2022	1,512	10/31/2022	\$572,432	1.08	\$618,227	\$401,500	\$582,700	70%	94%	102%
65	PINE POINT RD	R065	201	MARSH WINDS	Average +10	1984	1,165	5/4/2022	\$416,000	1.08	\$449,280	\$243,600	\$395,600	59%	88%	95%
65	PINE POINT RD	R065	202	MARSH WINDS	Average	1989	1,558	8/3/2023	\$380,000	1.00	\$380,000	\$266,500	\$353,900	70%	93%	93%
65	PINE POINT RD	R065	207	MARSH WINDS	Average +10	1984	1,305	7/5/2023	\$445,000	1.00	\$445,000	\$245,700	\$412,000	55%	93%	93%
65	PINE POINT RD	R065	212	MARSH WINDS	Average +10	1984	1,135	9/5/2023	\$465,000	1.00	\$465,000	\$239,600	\$409,400	52%	88%	88%
5	REEF LN	U009	1905	OLDE MILLBROOK	Average +10	1986	1,639	2/20/2024	\$470,000	1.00	\$470,000	\$258,100	\$432,900	55%	92%	92%
6	REEF LN	U009	1906	OLDE MILLBROOK	Average +10	1986	1,677	12/22/2022	\$427,500	1.08	\$461,700	\$277,600	\$442,600	65%	96%	104%
25	RUNNING TIDE DR	U009	1925	OLDE MILLBROOK	Average +10	1985	1,639	10/13/2022	\$410,000	1.08	\$442,800	\$258,000	\$401,000	63%	91%	98%
26	RUNNING TIDE DR	U009	1926	OLDE MILLBROOK	Average +20	1985	1,639	11/29/2023	\$530,000	1.00	\$530,000	\$258,400	\$464,600	49%	88%	88%
17	SANDPIPER COVE RD	R090	1114	SANDPIPER COVE	Average	1977	962	9/29/2022	\$290,000	1.08	\$313,200	\$203,000	\$287,300	70%	92%	99%
16	SANDPIPER COVE RD	R090	1115	SANDPIPER COVE	Average	1977	962	4/12/2022	\$305,000	1.08	\$329,400	\$204,100	\$285,600	67%	87%	94%
8	SANDPIPER COVE RD	R090	1107	SANDPIPER COVE	Average +10	1977	958	12/29/2023	\$385,000	1.00	\$385,000	\$202,700	\$334,500	53%	87%	87%
131	SCARBOROUGH DOWNS RD	U055	105	TANDEM COURT	Average +10	2021	1,004	1/5/2024	\$400,000	1.00	\$400,000	\$232,900	\$369,000	58%	92%	92%
137	SCARBOROUGH DOWNS RD	U055	116	TANDEM COURT	Average +10	2021	1,002	11/8/2023	\$415,000	1.00	\$415,000	\$232,400	\$368,300	56%	89%	89%
137	SCARBOROUGH DOWNS RD	U055	120	TANDEM COURT	Average +10	2021	1,004	6/1/2023	\$405,000	1.00	\$405,000	\$232,900	\$369,000	58%	91%	91%
146	SCARBOROUGH DOWNS RD	U055	208	GABLES AT THE DOWNS	Average +10	2021	1,004	7/19/2023	\$410,000	1.00	\$410,000	\$231,900	\$363,200	57%	89%	89%
156	SCARBOROUGH DOWNS RD	U055	226	GABLES AT THE DOWNS	Average +10	2021	1,031	7/11/2023	\$415,000	1.00	\$415,000	\$234,400	\$367,600	56%	89%	89%
91	SOUTHPOINTE DR	U040	2091	SOUTHPOINTE DR	Average +10	1999	1,644	12/13/2022	\$390,000	1.08	\$421,200	\$305,900	\$393,200	78%	93%	101%
92	SOUTHPOINTE DR	U040	2092	SOUTHPOINTE DR	Average +10	1999	1,648	1/12/2023	\$435,000	1.08	\$469,800	\$311,700	\$429,400	72%	91%	99%
86	STEWART DR	U030	2T08	DUNSTAN CROSSING	Good	2020	1,384	7/11/2022	\$560,000	1.08	\$604,800	\$391,600	\$565,800	70%	94%	101%
189	STEWART DR	U030	2M27	DUNSTAN CROSSING	Good	2023	1,871	12/15/2023	\$715,137	1.00	\$715,137	\$37,500	\$651,100	5%	91%	91%
8	STONE CREEK DR	R061	5608	STONE CREEK DR	Average +20	1997	1,469	6/13/2022	\$444,000	1.08	\$479,520	\$307,100	\$456,300	69%	95%	103%
12	STONE CREEK DR	R061	5612	STONE CREEK DR	Average +20	1998	1,469	10/6/2022	\$500,000	1.08	\$540,000	\$310,800	\$461,800	62%	86%	92%
14	STONE CREEK DR	R061	5614	STONE CREEK DR	Average +20	1998	1,469	5/9/2022	\$485,000	1.08	\$523,800	\$313,200	\$468,900	65%	90%	97%
19	STONE CREEK DR	R061	5619	STONE CREEK DR	Average +20	1998	1,469	7/21/2023	\$465,000	1.00	\$465,000	\$309,000	\$445,200	66%	96%	96%
22	STONE CREEK DR	R061	5622	STONE CREEK DR	Average +20	1998	1,469	12/12/2022	\$460,000	1.08	\$496,800	\$308,700	\$460,400	67%	93%	100%
28	STONE CREEK DR	R061	5628	STONE CREEK DR	Average +20	1997	1,309	11/29/2023	\$472,000	1.00	\$472,000	\$303,300	\$444,200	64%	94%	94%
30	STONE CREEK DR	R061	5630	STONE CREEK DR	Average +20	1999	1,306	9/28/2023	\$485,000	1.00	\$485,000	\$301,700	\$430,300	62%	89%	89%
2	STRATTON RD	U044	1324	CLEARVIEW	Average +10	1982	1,213	10/6/2023	\$360,000	1.00	\$360,000	\$253,800	\$338,300	71%	94%	94%
4	STRATTON RD	U044	1326	CLEARVIEW	Average +10	1982	1,395	11/10/2022	\$355,000	1.08	\$383,400	\$248,100	\$368,900	70%	96%	104%
29	TEAL POINT DR	R074	1429	TEAL POINT DR	Average +10	1997	1,593	10/25/2022	\$500,000	1.08	\$540,000	\$332,900	\$497,500	67%	92%	100%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
8	WALDRON DR	U030	2I01	DUNSTAN CROSSING	Good	2009	2,053	9/18/2023	\$649,000	1.00	\$649,000	\$404,800	\$606,300	62%	93%	93%
19	WALDRON DR	U030	2H05	DUNSTAN CROSSING	Good	2011	2,120	9/19/2023	\$649,000	1.00	\$649,000	\$411,000	\$636,100	63%	98%	98%
21	WALDRON DR	U030	2H06	DUNSTAN CROSSING	Good	2011	2,183	7/24/2023	\$713,000	1.00	\$713,000	\$429,500	\$659,100	60%	92%	92%
10	WEBSTER WAY	U030	2J05	DUNSTAN CROSSING	Good +10	2012	2,566	6/23/2023	\$812,000	1.00	\$812,000	\$517,000	\$762,000	64%	94%	94%
14	WEBSTER WAY	U030	2J07	DUNSTAN CROSSING	Good +10	2010	2,403	7/27/2023	\$740,000	1.00	\$740,000	\$499,500	\$727,300	68%	98%	98%
6	WHISTLER LNDG	R074	1206	WHISTLER LANDING	Average +10	1988	1,177	4/4/2023	\$397,100	1.04	\$412,984	\$288,800	\$368,100	73%	89%	93%
18	WILLOWOOD LN	U039	818	WILLOWOODS	Average	1985	1,293	6/8/2022	\$425,000	1.08	\$459,000	\$228,400	\$384,000	54%	84%	90%
19	WILLOWOOD LN	U039	819	WILLOWOODS	Average	1986	1,293	9/26/2023	\$407,500	1.00	\$407,500	\$232,000	\$389,900	57%	96%	96%

Condominiums Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio	
2022	Apr	2	65%	90%	97%	
	May	5	62%	89%	96%	
	Jun	4	62%	89%	97%	
	Jul	7	67%	92%	100%	
	Aug	12	65%	91%	98%	
	Sep	4	65%	91%	99%	
	Oct	21	64%	92%	99%	
	Nov	19	63%	90%	98%	
	Dec	12	64%	90%	98%	
	2023	Jan	5	67%	91%	98%
		Feb	9	64%	90%	97%
		Mar	1	72%	92%	99%
Apr		6	62%	90%	94%	
May		2	59%	92%	96%	
Jun		8	55%	91%	91%	
Jul		11	56%	92%	92%	
Aug		10	53%	92%	92%	
Sep		7	56%	92%	92%	
Oct		4	59%	92%	92%	
Nov		6	50%	89%	89%	
Dec		3	38%	89%	89%	
2024	Jan	5	45%	89%	89%	
	Feb	2	51%	93%	93%	
	Mar	2	38%	87%	87%	
Totals →		167	60%	91%	95%	

BLDG Grade	# Sales	Time Trended Ratio
Average	17	90%
Average +10	74	91%
Average +20	22	91%
Good	43	92%
Good +10	2	96%
Good +20	2	91%
Very Good	4	92%
Very Good +10	1	90%
Very Good +20	2	86%
Total →	167	91%

Condo Complex	# Sales	Time Trended Ratio
19-21 CLIFF ST	1	91%
19-21 PACER WAY	2	93%
ATLANTIC HOUSE	7	90%
ATRIUM WAY	2	92%
BLACK POINT CONDO	5	92%
CEDARBROOK EAST	6	90%
CLEARVIEW	7	93%
DUNSTAN CROSSING	18	92%
EVENTIDE	5	90%
EVERGREEN PLACE	1	92%
FOXCROFT	1	91%
FRONTRUNNER PARK	53	91%
GABLES AT THE DOWNS	2	89%
GABLES BY THE SEA	1	90%
HIGGINS CREEK RD	1	91%
KING ST	2	89%
MARSH WINDS	4	90%
MILL COMMONS	7	90%
MOORINGS BY THE SEA	1	89%
OAK DALE	2	88%
OAK HILL	2	89%
OCEAN WOODS	1	90%
OLDE MILLBROOK	4	92%
PINE PT TOURIST CT	2	87%
REST POINT	2	89%
SANDPIPER COVE	3	88%
SANDPIPER COVE II	1	92%
SIMPLICITY COURT	8	90%
SOUTHPOINTE DR	2	92%
STONEY CREEK DR	7	92%
TANDEM COURT	3	91%
TEAL POINT DR	1	92%
WHISTLER LANDING	1	89%
WILLOWOODS	2	90%
Total →	167	91%