

**2025 Sales Analysis
Town of Dayton**

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch NE 01																				
03 02 11 6	N2421 Parfreyville Rd	6/28/2024	\$190,000	12.43%	01	1992	864	0	2	1	0	C-	Avg	NE 01	48,352	\$28,600	\$169,000	\$140,400	\$186.81	
03 20 12 1	N1287 Holmnlane Rd	7/31/2024	\$202,000	-0.44%	01	1980	1,344	0	3	1	1	C	Avg	NE 01	223,027	\$57,800	\$202,900	\$145,100	\$107.29	
03 08 72 6	N1703 Patrick Ln	12/30/2024	\$235,000	30.12%	01	1975	1,560	520	2	1	0	C	Avg	NE 01	35,632	\$25,000	\$180,600	\$155,600	\$134.62	
03 12 71 84	N1705 Virginia Dr	4/26/2024	\$317,500	14.91%	01	1982	2,096	894	3	2	0	C	Avg	NE 01	45,738	\$27,800	\$276,300	\$248,500	\$138.22	
03 11 11 12	N2030 County Road K	4/12/2024	\$265,000	3.43%	01	1968	2,342	754	3	2	0	C	Avg	NE 01	87,120	\$40,800	\$256,200	\$215,400	\$95.73	
03 12 71 26	N1922 Virginia Dr	6/21/2024	\$418,000	57.02%	01	1980	2,966	690	3	3	1	C	Avg	NE 01	39,204	\$26,100	\$266,200	\$240,100	\$132.13	
01-Ranch NE 05-11																				
03 01 70 30	E2198 Crystal River Ln	10/10/2024	\$387,200	19.99%	01	1996	1,996	0	3	2	1	C	Avg	NE 05	223,463	\$181,700	\$322,700	\$209,900	\$102.96	2-Parcel Sale
03 01 70 33	N2206 Parfreyville Rd	8/30/2024	\$170,000	-17.83%	01	1975	1,152	0	3	1	0	C-	Avg	NE 07	87,120	\$66,300	\$206,900	\$140,600	\$90.02	
03 34 71 41	E1621 Park View Way	12/20/2024	\$240,000	137.86%	01	1985	960	0	2	2	0	D+	Avg	NE 08	51,619	\$15,300	\$100,900	\$85,600	\$234.06	Remodeled
03 35 72 20	N159 Pine Ln	1/16/2024	\$177,000	7.66%	01	1977	1,268	0	2	1	1	C	Avg	NE 08	109,423	\$48,800	\$164,400	\$141,200	\$101.10	2-Parcel Sale
03 09 11 10	E1253 Mertl Ln	7/31/2024	\$630,000	140.37%	01	1971	1,352	0	3	2	0	C	Gd	NE 11	136,909	\$138,000	\$262,100	\$196,500	\$363.91	3-Parcel Sale
03-Split-Lvl																				
03 14 33 5	N1401 Drivas Rd	1/30/2024	\$340,000	47.19%	03	1988	1,632	432	3	2	0	C	Avg	NE 01	264,409	\$62,400	\$231,000	\$168,600	\$170.10	
04-Cape Cod																				
03 17 73 12	N1381 W Stratton Rd	5/31/2024	\$225,000	18.73%	04	1980	1,547	0	3	2	0	C+	Avg	NE 01	91,258	\$70,400	\$189,500	\$165,800	\$99.94	3-Parcel Sale
03 04 73 4	N2240 Cleghorn Rd	6/14/2024	\$1,275,000	33.34%	04	1980	1,984	0	3	3	0	C	Avg	NE 02	9,583	\$672,400	\$956,200	\$283,800	\$303.73	
06-Cottage																				
03 05 72 8	N2272 Fern Ave	3/28/2024	\$904,127	-24.91%	06	1970	1,980	0	3	3	0	D	Gd	NE 02	33,759	\$1,000,000	\$1,204,000	\$204,000	-\$48.42	
03 16 52 5	N1401 Speer Rd	7/15/2024	\$600,000	105.55%	06	1950	936	0	2	1	0	C-	Avg	NE 04	8,712	\$210,000	\$291,900	\$81,900	\$416.67	
10-Farmhouse																				
03 32 22 5	E507 State Road 22	1/26/2024	\$149,900	-10.61%	10	1966	814	0	2	1	1	C	Gd	NE 01	64,904	\$42,900	\$167,700	\$124,800	\$131.45	Classes 4-7
03 01 72 21	N2229 County Road K	1/3/2024	\$275,000	28.26%	10	1900	1,504	0	3	1	1	C-	Fr	NE 01	289,325	\$140,000	\$214,400	\$153,800	\$89.76	3-Parcel Sale
03 10 71 1	E1494 Main St	3/15/2024	\$325,000	60.97%	10	1900	2,585	0	4	2	0	C	Avg	NE 01	39,465	\$24,600	\$201,900	\$177,300	\$116.21	
12-Colonial																				
03 16 54 6	N1308 W Stratton Rd	8/7/2024	\$570,000	94.81%	12	1972	3,209	1,449	3	2	1	C	Avg	NE 04	16,335	\$112,800	\$292,600	\$179,800	\$142.47	
13-Contemporary																				
03 13 31 60	E2254 Dayton Rd	4/19/2024	\$300,000	35.62%	13	1984	1,439	449	3	2	0	C-	Avg	NE 01	261,360	\$62,100	\$221,200	\$159,100	\$165.32	
03 12 71 63	N1885 Virginia Dr	10/17/2024	\$290,000	81.93%	13	1976	824	0	1	1	0	C	Avg	NE 09	101,016	\$85,800	\$159,400	\$73,600	\$247.82	
03 11 11 15	N2017 County Road K	11/15/2024	\$346,000	35.47%	13	1978	1,920	384	3	2	1	C	Avg	NE 11	43,560	\$71,400	\$255,400	\$184,000	\$143.02	
14-MSS																				
03 04 59 11	E929 Tammy Trl	4/18/2024	\$2,400,000	92.11%	14	2004	3,420	0	5	4	1	B	Avg	NE 02	36,111	\$884,000	\$1,249,300	\$365,300	\$443.27	
03 02 70 9	E2038 Waletta Dr	9/30/2024	\$330,000	54.06%	14	2006	2,621	857	3	2	1	C	Avg	NE 06	22,564	\$12,100	\$214,200	\$202,100	\$121.29	
03 12 32 4	E2193 Miracle Mountain	5/3/2024	\$390,000	11.21%	14	2001	1,932	0	3	2	1	C+	Avg	NE 07	83,635	\$64,600	\$350,700	\$286,100	\$168.43	
15-MMS NE 01, 07-11																				
03 15 34 6	E1421 Dayton Rd	1/23/2024	\$600,000	6.65%	15	2000	5,836	1,511	4	1	1	B	Avg	NE 01	250,296	\$60,800	\$562,600	\$501,800	\$92.39	
03 12 32 9	E2113 Miracle Mountain	3/11/2024	\$405,000	22.95%	15	1995	3,117	389	5	2	1	C	Avg	NE 07	158,994	\$80,800	\$329,400	\$248,600	\$104.01	
03 11 24 19	N1891 County Road K	5/28/2024	\$455,000	33.51%	15	1978	1,688	0	4	2	1	C+	Avg	NE 11	38,507	\$62,900	\$340,800	\$269,100	\$232.29	
15-MMS NE 02-05																				
03 04 72 21	N2298 Country Ln	5/29/2024	\$1,800,000	43.70%	15	1991	1,956	0	3	2	1	C	Avg	NE 02	38,071	\$1,000,000	\$1,252,600	\$252,600	\$409.00	

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03 04 72 20	N2300 Country Ln	5/28/2024	\$1,700,000	38.32%	15	1978	3,166	0	5	3	1	C+	Avg	NE 02	16,683	\$920,000	\$1,229,000	\$309,000	\$246.37	
03 16 53 20	N1339 Speer Rd	6/28/2024	\$711,000	44.92%	15	2004	3,287	1,159	3	3	1	D+	Avg	NE 04	31,189	\$225,000	\$490,600	\$265,600	\$147.86	
03 10 13 11	N1939 Eldon Ln	6/3/2024	\$636,000	17.21%	15	2021	1,890	0	2	2	0	B-	Avg	NE 05	144,184	\$202,000	\$542,600	\$340,600	\$229.63	
21-Manufactured NE 01+08																				
03 13 31 4	E2281 Spencer Lake Rd	9/27/2024	\$80,000	-23.74%	21	1970	871	0	3	1	1	E	Avg	NE 01	87,120	\$40,800	\$104,900	\$64,100	\$45.01	
03 11 24 16	E1813 Rural Rd	11/8/2024	\$90,000	-32.43%	21	1985	960	0	2	1	0	D+	Avg	NE 01	91,476	\$41,400	\$133,200	\$91,800	\$50.63	
03 01 12 34	N2406 Skyview Ln	11/27/2024	\$365,000	46.00%	21	2014	1,616	0	3	2	0	C	Avg	NE 01	109,336	\$44,300	\$250,000	\$205,700	\$198.45	Remodeled
03 35 72 30	N130 Pine Ln	4/30/2024	\$180,000	79.28%	21	1998	1,110	0	3	2	0	E	Avg	NE 08	101,408	\$34,200	\$100,400	\$66,200	\$131.35	
21-Manufactured NE 04+05																				
03 13 52 7	N1391 Mcallister Rd	6/18/2024	\$150,000	19.05%	21	2001	1,890	0	3	2	0	E+	Fr	NE 04	63,510	\$106,600	\$126,000	\$19,400	\$22.96	
03 01 75 10	E2335 Barnhart Dr	8/5/2024	\$255,200	38.85%	21	1990	1,592	0	4	3	0	C-	Avg	NE 05	52,708	\$66,300	\$183,800	\$117,500	\$118.66	
22-Other																				
03 12 71 73	N1795 Virginia Dr	12/19/2024	\$407,000	90.99%	22	1995	1,634	674	3	2	0	C+	Avg	NE 09	24,481	\$69,300	\$213,100	\$143,800	\$206.67	