

2025 Sales Analysis City of Watertown

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																				
291-0915-3343-020	107 Lynn St	12/18/2024	\$100,000	-34.81%	01	1958	728	0	2	1	0	C	Avg	NE 01	5,489	\$37,500	\$153,400	\$115,900	\$85.85	
291-0815-0911-039	914 Clark St	8/23/2024	\$185,000	1.93%	01	1953	816	0	2	1	0	C	Gd	NE 01	7,187	\$42,600	\$181,500	\$138,900	\$174.51	
291-0815-0911-034	1409 S Tenth St	4/12/2024	\$53,333	-62.89%	01	1952	887	0	2	1	0	C-	Avg	NE 01	6,839	\$41,500	\$143,700	\$102,200	\$13.34	
291-0815-0921-048	1313 Neenah St	7/5/2024	\$160,000	-5.27%	01	1951	912	0	2	2	0	C-	Fr	NE 01	10,629	\$51,300	\$168,900	\$117,600	\$119.19	
291-0815-0922-070	15 Pawnee St	9/9/2024	\$245,000	15.73%	01	1978	1,056	0	3	1	0	C	Avg	NE 01	13,547	\$52,800	\$211,700	\$158,900	\$182.01	
291-0815-0921-089	1402 Neenah St	5/17/2024	\$237,000	20.37%	01	1954	1,064	0	3	1	0	C	Avg	NE 01	7,144	\$42,400	\$196,900	\$154,500	\$182.89	
291-0815-0922-010	116 Mary St	7/30/2024	\$255,000	19.21%	01	1955	1,064	0	3	1	0	C	Gd	NE 01	6,621	\$40,800	\$213,900	\$173,100	\$201.32	
291-0815-0911-076	914 Reinhold St	6/7/2024	\$100,000	-55.02%	01	1959	1,064	0	3	1	0	C	Gd	NE 01	6,621	\$40,800	\$222,300	\$181,500	\$55.64	
291-0815-0424-091	706 S Second St	12/20/2024	\$225,000	20.97%	01	1956	1,068	0	2	1	1	C	Avg	NE 01	4,966	\$35,600	\$186,000	\$150,400	\$177.34	
291-0815-0323-047	1116 E Main St	12/10/2024	\$190,000	-14.18%	01	1957	1,104	0	3	1	1	C	Avg	NE 01	9,453	\$49,300	\$221,400	\$172,100	\$127.45	
291-0815-0434-096	1209 Dakota St	7/29/2024	\$264,900	10.38%	01	1880	1,128	0	2	1	0	C	Avg	NE 01	12,110	\$52,000	\$240,000	\$188,000	\$188.74	Remodeled
291-0815-0923-006	105 Clark St	7/2/2024	\$270,000	5.10%	01	1956	1,144	0	3	1	0	C	Gd	NE 01	12,981	\$52,500	\$256,900	\$204,400	\$190.12	
291-0815-0911-029	1004 Clark St	10/10/2024	\$307,500	19.14%	01	1966	1,144	0	3	2	0	C	Gd	NE 01	9,148	\$48,500	\$258,100	\$209,600	\$226.40	
291-0815-1021-049	414 Dorothy Pl	12/9/2024	\$200,000	-13.08%	01	1975	1,176	0	3	1	1	C	Avg	NE 01	8,102	\$45,400	\$230,100	\$184,700	\$131.46	
291-0815-0922-080	1313 Waldron St	4/17/2024	\$265,000	14.08%	01	1989	1,236	0	2	1	1	C	Avg	NE 01	13,591	\$52,800	\$232,300	\$179,500	\$171.68	
291-0815-0433-044	20 William St	11/22/2024	\$299,000	22.99%	01	1966	1,240	0	3	1	0	C	Gd	NE 01	12,371	\$52,200	\$243,100	\$190,900	\$199.03	
291-0815-0924-009	201 Clark St	1/24/2024	\$245,000	-3.35%	01	1950	1,288	0	2	2	0	C	Gd	NE 01	7,492	\$43,500	\$253,500	\$210,000	\$156.44	
291-0815-1021-020	407 Dorothy Pl	9/18/2024	\$317,000	5.04%	01	1977	1,508	0	3	1	1	C	Avg	NE 01	13,983	\$53,000	\$301,800	\$248,800	\$175.07	
291-0815-1022-005	1300 Mary St	12/30/2024	\$305,000	14.75%	01	1985	2,202	726	3	3	0	C	Avg	NE 01	11,413	\$51,700	\$265,800	\$214,100	\$115.03	
291-0915-3334-007	216 Elm St	11/26/2024	\$350,000	-6.47%	01	1957	2,888	1,250	5	3	0	C	Gd	NE 01	11,282	\$51,600	\$374,200	\$322,600	\$103.32	
01-Ranch NE 02-05																				
291-0915-3231-044	501 Sweetbriar Ln	8/22/2024	\$350,000	33.64%	01	1992	1,288	0	3	3	0	C	Avg	NE 02	11,718	\$52,200	\$261,900	\$209,700	\$231.21	
291-0915-3224-011	616 Carriage Hill Dr	12/31/2024	\$370,000	30.47%	01	1992	1,508	0	3	2	0	C+	Avg	NE 02	12,720	\$53,600	\$283,600	\$230,000	\$209.81	Remodeled
291-0915-3323-027	202 W Spaulding St	12/30/2024	\$160,000	13.80%	01	1935	800	0	2	1	0	D	Fr	NE 03	5,271	\$24,700	\$140,600	\$115,900	\$169.13	Remodeled
291-0915-3323-031	809 Clay St	9/12/2024	\$120,000	-20.00%	01	1955	816	0	3	1	0	C	Fr	NE 03	7,100	\$33,300	\$150,000	\$116,700	\$106.25	
291-0915-3423-074	1203 Virginia Ave	11/25/2024	\$235,000	12.49%	01	1962	960	0	3	2	0	C-	Gd	NE 03	9,845	\$46,300	\$208,900	\$162,600	\$196.56	
291-0915-3314-074	1303 Valview Ct	3/1/2024	\$232,500	7.29%	01	1958	1,000	0	2	1	0	C	Avg	NE 03	10,977	\$47,600	\$216,700	\$169,100	\$184.90	
291-0915-3314-072	306 E Spaulding St	7/11/2024	\$240,000	8.21%	01	1957	1,039	0	3	1	1	C	Gd	NE 03	8,407	\$39,500	\$221,800	\$182,300	\$192.97	
291-0815-0342-067	310 E Water St	11/12/2024	\$250,000	38.89%	01	1958	1,040	0	3	1	0	C	Avg	NE 03	8,973	\$42,200	\$180,000	\$137,800	\$199.81	
291-0915-3322-051	904 Edgewater Ct	9/24/2024	\$281,000	28.08%	01	1978	1,070	0	3	1	0	C	Avg	NE 03	15,551	\$50,300	\$219,400	\$169,100	\$215.61	
291-0915-3434-069	711 Highland Ave	6/17/2024	\$277,500	18.34%	01	1958	1,120	0	3	1	0	C	Avg	NE 03	13,286	\$49,000	\$234,500	\$185,500	\$204.02	
291-0915-3312-054	1512 Sandy Ln	2/21/2024	\$265,000	15.87%	01	1961	1,152	0	3	1	1	C	Avg	NE 03	8,886	\$41,800	\$228,700	\$186,900	\$193.75	
291-0915-3341-023	1021 Center St	11/18/2024	\$225,000	-0.79%	01	1953	1,226	0	3	2	0	C	Avg	NE 03	6,621	\$31,000	\$226,800	\$195,800	\$158.24	
291-0815-0322-005	2 Park View Ln	1/9/2024	\$225,000	-12.21%	01	1957	1,232	0	3	1	0	C	Gd	NE 03	8,799	\$41,500	\$256,300	\$214,800	\$148.94	
291-0915-3322-021	918 N Water St	10/1/2024	\$335,000	25.00%	01	1970	1,274	0	3	2	0	C	Avg	NE 03	14,244	\$49,600	\$268,000	\$218,400	\$224.02	
291-0915-3321-025	908 Sand St	12/31/2024	\$260,000	0.62%	01	1963	1,281	0	3	2	1	C	Avg	NE 03	13,112	\$48,900	\$258,400	\$209,500	\$164.79	
291-0915-3313-047	223 E Spaulding St	12/6/2024	\$281,000	-0.99%	01	1956	1,314	0	3	1	1	C	Gd	NE 03	13,199	\$48,900	\$283,800	\$234,900	\$176.64	
291-0915-3423-077	1209 Virginia Ave	1/26/2024	\$282,000	11.07%	01	1963	1,316	0	3	1	2	C	Avg	NE 03	9,932	\$46,700	\$253,900	\$207,200	\$178.80	Remodeled
291-0915-3423-038	510 Carl Schurz Dr	12/27/2024	\$310,000	23.06%	01	1970	1,362	0	3	2	0	C	Avg	NE 03	11,456	\$47,900	\$251,900	\$204,000	\$192.44	Remodeled
291-0915-3324-032	757 N Water St	6/20/2024	\$295,000	26.01%	01	1951	1,540	520	4	2	0	C	Gd	NE 03	16,683	\$51,000	\$234,100	\$183,100	\$158.44	
291-0915-2834-012	1201 Sand St	4/12/2024	\$340,000	13.14%	01	1989	1,552	0	3	3	0	C	Avg	NE 03	11,979	\$48,200	\$300,500	\$252,300	\$188.02	
291-0815-0321-045	505 Hall St	4/26/2024	\$317,500	16.39%	01	1993	1,587	0	3	1	1	C	Gd	NE 03	16,422	\$50,800	\$272,800	\$222,000	\$168.05	
291-0915-2834-029	1216 Sand St	4/12/2024	\$304,900	27.68%	01	1982	1,672	600	4	2	0	C	Avg	NE 03	12,110	\$48,300	\$238,800	\$190,500	\$153.47	
291-0915-2843-014	204 Robert St	11/15/2024	\$360,000	24.83%	01	1984	1,702	0	3	2	1	C	Avg	NE 03	14,854	\$49,900	\$288,400	\$238,500	\$182.20	
291-0915-3312-095	204 E Leonard St	2/15/2024	\$280,000	-1.62%	01	1976	1,706	0	2	2	1	C	Avg	NE 03	17,642	\$51,600	\$284,600	\$233,000	\$133.88	
291-0915-2844-033	1519 Prospect St	12/2/2024	\$325,000	#DIV/0!	01	1955	1,748	0	3	1	2	C	Avg	NE 03	28,967	\$45,200	\$0	\$0	\$160.07	
291-0915-3312-075	1505 Lawnview Ln	10/3/2024	\$285,000	19.35%	01	1985	1,785	555	4	2	0	C	Avg	NE 03	11,326	\$47,800	\$238,800	\$191,000	\$132.89	
291-0915-2833-005	1208 Amber Ln	10/31/2024	\$370,000	3.79%	01	1977	3,023	871	4	2	0	C	Avg	NE 03	27,225	\$57,300	\$356,500	\$299,200	\$103.44	
291-0915-3341-044	230 Elizabeth St	12/10/2024	\$420,000	7.97%	01	1953	3,675	1,451	4	2	1	C	Avg	NE 03	24,568	\$55,700	\$389,000	\$333,300	\$99.13	
291-0815-0522-001	1101 W Main St	3/28/2024	\$269,900	36.80%	01	1964	894	0	3	1	0	C	Avg	NE 04	14,026	\$43,200	\$197,300	\$154,100	\$253.58	

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291-0915-3232-009	605 N Votech Dr	11/15/2024	\$379,900	22.67%	01	1988	2,124	0	4	2	1	C	Avg	NE 04	17,642	\$47,900	\$309,700	\$261,800	\$156.31	
291-0915-3141-031	1323 Colonial Dr	7/1/2024	\$365,000	21.30%	01	1993	1,383	0	3	2	0	C	Avg	NE 05	13,504	\$52,100	\$300,900	\$248,800	\$226.25	
291-0915-3141-007	1301 Hadley Ct	12/16/2024	\$325,000	9.46%	01	1996	1,493	0	3	3	0	C	Avg	NE 05	13,504	\$52,100	\$296,900	\$244,800	\$182.79	
291-0915-3114-010	704 Western Meadows Dr	7/16/2024	\$361,200	14.30%	01	1997	1,593	0	3	2	0	C	Avg	NE 05	10,803	\$50,500	\$316,000	\$265,500	\$195.04	
291-0915-3141-070	1319 Louisa St	11/15/2024	\$329,900	-26.11%	01	1992	2,168	0	5	3	0	C+	Gd	NE 05	11,805	\$51,100	\$446,500	\$395,400	\$128.60	
01-Ranch NE 08-09																				
291-0815-0533-066	925 Crestview Dr	12/30/2024	\$240,000	0.97%	01	1996	1,075	0	3	2	0	C	Avg	NE 08	10,934	\$50,900	\$237,700	\$186,800	\$175.91	
291-0815-0543-060	716 Cobblestone Way	10/18/2024	\$310,000	11.07%	01	1992	1,308	0	2	3	0	C	Avg	NE 08	9,714	\$48,600	\$279,100	\$230,500	\$199.85	
291-0815-0532-056	1209 Crestview Dr	4/11/2024	\$331,000	16.18%	01	1998	1,324	0	3	2	0	C	Avg	NE 08	10,716	\$50,700	\$284,900	\$234,200	\$211.71	
291-0815-0533-061	905 Crestview Dr	4/26/2024	\$325,000	14.48%	01	1995	1,327	0	3	2	0	C	Avg	NE 08	9,845	\$49,300	\$283,900	\$234,600	\$207.76	
291-0815-0541-028	555 Milford St	10/31/2024	\$279,900	#DIV/0!	01	1970	1,336	0	3	1	0	C	Avg	NE 08	16,204	\$56,200	\$0	\$0	\$167.44	Parcel Split
291-0815-0821-025	533 Grey Fox Run	3/6/2024	\$299,000	2.29%	01	1999	1,392	0	2	2	0	C	Avg	NE 08	9,409	\$47,000	\$292,300	\$245,300	\$181.03	
291-0815-0533-051	724 Autumn Crest Dr	9/20/2024	\$325,000	8.30%	01	1998	1,420	0	3	2	0	C	Avg	NE 08	9,975	\$49,800	\$300,100	\$250,300	\$193.80	
291-0815-0534-078	811 Cheyenne Cir	10/30/2024	\$325,000	3.24%	01	1994	1,424	0	3	2	0	C+	Avg	NE 08	11,587	\$51,600	\$314,800	\$263,200	\$191.99	
291-0815-0532-106	875 Birchwood Ct	11/20/2024	\$340,000	8.25%	01	1988	1,548	0	3	1	1	C	Avg	NE 08	13,286	\$53,300	\$314,100	\$260,800	\$185.21	
291-0815-0534-061	706 Woodbridge Tr	2/13/2024	\$345,000	3.98%	01	1996	1,568	0	3	3	0	C	Avg	NE 08	10,803	\$50,800	\$331,800	\$281,000	\$187.63	
291-0815-0532-083	613 Autumn Crest Dr	11/12/2024	\$337,000	11.29%	01	1998	1,865	622	3	3	0	C	Avg	NE 08	9,757	\$48,800	\$302,800	\$254,000	\$154.53	
291-0815-0533-036	637 Brookstone Way	6/21/2024	\$350,000	10.13%	01	1999	2,227	891	4	2	0	C	Avg	NE 08	10,149	\$50,100	\$317,800	\$267,700	\$134.67	
291-0815-0534-046	813 Pheasant Run	4/19/2024	\$370,000	14.13%	01	1995	2,263	900	4	3	0	C+	Avg	NE 08	10,585	\$50,600	\$324,200	\$273,600	\$141.14	
291-0915-3323-045	809 Jamesway Dr	8/29/2024	\$440,000	27.61%	01	1998	1,440	0	3	2	0	C+	Gd	NE 09	24,176	\$68,400	\$344,800	\$276,400	\$258.06	
01-Ranch NE 11-14																				
291-0815-0334-046	307 S Concord Ave	7/9/2024	\$141,000	-11.54%	01	1950	1,033	0	2	1	0	C-	Fr	NE 11	14,288	\$74,300	\$159,400	\$85,100	\$64.57	
291-0815-0924-047	1607 Neenah St	1/26/2024	\$250,000	-14.06%	01	1965	1,769	0	3	2	0	C	Avg	NE 11	16,858	\$68,000	\$290,900	\$222,900	\$102.88	
291-0815-0913-008	1605 Carlson Pl	9/13/2024	\$230,000	-7.70%	01	1994	1,104	0	3	2	0	C	Avg	NE 12	12,807	\$56,700	\$249,200	\$192,500	\$156.97	
291-0815-0334-041	321 S Concord Ave	7/30/2024	\$230,000	3.74%	01	1950	1,118	0	3	1	0	C	Avg	NE 12	10,716	\$62,000	\$221,700	\$159,700	\$150.27	
291-0815-0333-009	1321 Sunset Ave	11/14/2024	\$282,000	11.68%	01	1950	1,246	0	3	1	0	C	Avg	NE 12	10,498	\$53,700	\$252,500	\$198,800	\$183.23	
291-0815-0334-055	1025 Richards Ave	7/15/2024	\$424,000	-0.24%	01	1955	3,312	0	5	2	1	C-	Fr	NE 12	55,408	\$98,900	\$425,000	\$326,100	\$98.16	
291-0915-2134-017	1401 Country Club Ln	5/31/2024	\$445,000	-16.70%	01	1996	3,215	1,009	3	3	0	B-	Gd	NE 14	25,570	\$78,400	\$534,200	\$455,800	\$114.03	
02-Bi-Lvl																				
291-0915-3423-034	518 Carl Schurz Dr	8/30/2024	\$338,000	25.32%	02	1978	1,948	806	4	2	0	C	Gd	NE 03	11,456	\$47,900	\$269,700	\$221,800	\$148.92	
291-0915-3443-028	1064 Bayberry Dr	6/14/2024	\$368,500	14.44%	02	1978	2,120	940	4	2	0	C	Avg	NE 03	10,890	\$47,500	\$322,000	\$274,500	\$151.42	
291-0915-3233-052	1111 Wilbur St	2/26/2024	\$295,000	-17.85%	02	1973	2,132	962	4	2	0	C	Fr	NE 04	34,848	\$113,900	\$359,100	\$245,200	\$84.94	3-Parcel Sale
291-0915-3232-050	1107 Louisa St	11/1/2024	\$329,000	7.31%	02	1978	2,303	1,022	4	2	0	C	Avg	NE 04	16,335	\$46,200	\$306,600	\$260,400	\$122.80	
291-0915-3142-005	600 Welsh Rd	9/17/2024	\$330,000	25.91%	02	1978	1,460	576	5	2	0	C	Fr	NE 05	29,708	\$61,800	\$262,100	\$200,300	\$183.70	
291-0815-0533-042	620 Brookstone Way	8/26/2024	\$325,000	14.48%	02	1998	1,681	468	3	3	0	C	Avg	NE 08	11,979	\$52,000	\$283,900	\$231,900	\$162.40	
291-0815-0532-026	600 Brookstone Way	3/15/2024	\$330,000	-0.45%	02	2002	1,774	240	4	2	1	C	Avg	NE 08	11,979	\$52,000	\$331,500	\$279,500	\$156.71	
291-0815-0331-044	219 S Concord Ave	12/20/2024	\$420,000	43.93%	02	1956	2,015	500	4	2	0	C	Gd	NE 11	24,786	\$75,600	\$291,800	\$216,200	\$170.92	
291-0815-0913-013	1625 Carlson Pl	9/25/2024	\$355,000	0.54%	02	1998	2,350	1,080	4	3	0	C	Avg	NE 12	15,202	\$59,800	\$353,100	\$293,300	\$125.62	
291-0915-2131-003	1504 Country Club Ln	11/13/2024	\$459,900	3.93%	02	1966	2,229	737	4	2	2	C	Gd	NE 13	31,276	\$87,800	\$442,500	\$354,700	\$166.94	
291-0815-1012-026	1202 Allermann Dr	6/28/2024	\$309,900	13.93%	02	1964	1,717	550	3	2	1	C	Avg	NE 15	15,072	\$56,600	\$272,000	\$215,400	\$147.52	
291-0815-1012-029	1208 Allermann Dr	12/20/2024	\$281,000	-4.36%	02	1967	2,217	665	3	2	1	C	Avg	NE 15	10,629	\$50,800	\$293,800	\$243,000	\$103.83	
03-Split Lvl																				
291-0915-3421-025	904 Valley Dr	7/1/2024	\$310,000	-5.08%	03	1975	1,444	520	3	1	1	C	Avg	NE 03	9,714	\$45,700	\$326,600	\$280,900	\$183.03	
291-0915-3313-037	202 Lounsbury St	2/16/2024	\$255,000	41.67%	03	1965	1,509	0	4	1	1	C	Gd	NE 03	9,017	\$42,400	\$180,000	\$137,600	\$140.89	
291-0915-3423-006	514 Oak Park Ave	11/18/2024	\$379,900	-1.14%	03	1977	2,564	0	4	2	1	C	Gd	NE 03	10,890	\$47,500	\$384,300	\$336,800	\$129.64	
291-0815-0534-087	800 Cherokee Ct	11/27/2024	\$275,000	-11.03%	03	1994	1,661	528	3	2	1	C+	Avg	NE 08	11,935	\$51,900	\$309,100	\$257,200	\$134.32	
291-0815-1012-016	1210 Richards Ave	9/20/2024	\$305,000	9.63%	03	1965	1,872	624	3	2	0	C	Avg	NE 15	12,066	\$52,700	\$278,200	\$225,500	\$134.78	
04-Cape Cod NE 01																				

2025 Sales Analysis City of Watertown

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
291-0815-0322-124	215 Dewey Ave	11/25/2024	\$217,000	334.00%	04	1900	991	0	3	1	0	D+	Fr	NE 01	2,919	\$21,200	\$50,000	\$28,800	\$197.58	
291-0815-0921-002	1303 S Third St	12/19/2024	\$102,000	-38.70%	04	1940	1,080	0	2	1	0	C	Avg	NE 01	5,924	\$38,800	\$166,400	\$127,600	\$58.52	
291-0815-0444-049	1220 Randolph St	1/16/2024	\$230,000	2.36%	04	1948	1,226	0	4	1	0	C	Gd	NE 01	6,621	\$40,800	\$224,700	\$183,900	\$154.32	
291-0815-0434-063	1211 River Dr	3/8/2024	\$261,000	13.97%	04	1950	1,462	0	4	2	0	C	Avg	NE 01	5,750	\$38,200	\$229,000	\$190,800	\$152.39	
291-0815-0323-043	108 N Maple St	9/30/2024	\$275,000	41.32%	04	1935	1,503	0	3	1	0	C	Gd	NE 01	4,269	\$30,900	\$194,600	\$163,700	\$162.41	
291-0815-0414-083	407 S 9th St	8/9/2024	\$230,000	10.95%	04	1951	1,508	0	3	1	0	C	Avg	NE 01	7,013	\$42,000	\$207,300	\$165,300	\$124.67	
291-0815-0921-016	1314 S Third St	11/7/2024	\$235,000	-4.04%	04	1952	1,509	0	3	1	1	C	Avg	NE 01	9,888	\$50,700	\$244,900	\$194,200	\$122.13	
291-0815-0434-014	1134 River Dr	12/27/2024	\$278,000	18.30%	04	1923	1,530	0	4	1	0	C	Avg	NE 01	9,148	\$48,500	\$235,000	\$186,500	\$150.00	
291-0815-0921-106	1406 Dakota St	10/1/2024	\$263,000	3.99%	04	1947	1,744	0	4	2	0	C	Avg	NE 01	10,062	\$51,000	\$252,900	\$201,900	\$121.56	
04-Cape Cod NE 03-12																				
291-0915-3314-014	1125 Center St	11/25/2024	\$182,000	-10.39%	04	1950	1,132	0	2	1	1	C	Avg	NE 03	9,714	\$45,600	\$203,100	\$157,500	\$120.49	
291-0915-3423-090	1172 N 4th St	5/10/2024	\$246,500	2.07%	04	1950	1,488	0	3	1	0	C	Avg	NE 03	23,000	\$54,800	\$241,500	\$186,700	\$128.83	
291-0815-0522-039	1015 Meadow St	12/13/2024	\$90,000	-59.79%	04	1978	1,313	0	3	1	0	C	Gd	NE 04	9,757	\$37,100	\$223,800	\$186,700	\$40.29	
291-0815-0541-015	544 Milford St	12/9/2024	\$280,000	15.99%	04	1950	1,898	0	4	3	0	C	Gd	NE 08	19,515	\$59,500	\$241,400	\$181,900	\$116.17	
291-0915-3331-008	709 N Water St	7/8/2024	\$310,000	1.14%	04	1968	2,093	0	3	3	0	C	Avg	NE 11	13,765	\$88,100	\$306,500	\$218,400	\$106.02	
291-0815-0332-045	909 Harvey Ave	7/12/2024	\$230,000	19.92%	04	1952	884	0	2	2	0	C	Gd	NE 12	6,011	\$31,800	\$191,800	\$160,000	\$224.21	
291-0815-0333-023	913 Harvey Ave	4/4/2024	\$305,000	43.94%	04	1947	1,203	0	3	2	0	C	Gd	NE 12	5,837	\$31,000	\$211,900	\$180,900	\$227.76	
05-Bungalow NE 01																				
291-0815-0421-044	215 N Washington St	10/18/2024	\$140,000	51.02%	05	1920	732	0	2	1	0	C	Avg	NE 01	1,830	\$13,300	\$92,700	\$79,400	\$173.09	
291-0815-0322-082	215 N Maple St	5/28/2024	\$240,000	33.33%	05	1926	862	0	2	1	0	C	Gd	NE 01	7,187	\$42,600	\$180,000	\$137,400	\$229.00	
291-0915-3333-045	417 N Monroe St	4/15/2024	\$223,500	13.97%	05	1940	936	0	3	1	0	C	Gd	NE 01	7,667	\$44,000	\$196,100	\$152,100	\$191.77	
291-0815-0424-094	705 S Second St	2/29/2024	\$173,000	31.06%	05	1926	974	0	3	1	1	C	Avg	NE 01	2,744	\$19,800	\$132,000	\$112,200	\$157.29	
291-0815-0441-092	628 S Twelfth St	8/9/2024	\$185,000	-8.91%	05	1925	1,063	0	3	2	0	C	Avg	NE 01	14,505	\$53,300	\$203,100	\$149,800	\$123.89	
291-0815-0441-080	1007 Carr St	8/2/2024	\$260,000	20.15%	05	1925	1,145	0	3	1	0	C	V Gd	NE 01	6,490	\$40,400	\$216,400	\$176,000	\$191.79	
291-0815-0414-123	1009 Wisconsin St	9/6/2024	\$215,000	4.32%	05	1928	1,155	0	3	1	0	C	Avg	NE 01	3,006	\$21,600	\$206,100	\$184,500	\$167.45	
291-0815-0423-007	313 S Church St	11/21/2024	\$240,600	10.57%	05	1936	1,264	0	3	1	1	C	Avg	NE 01	9,496	\$49,500	\$217,600	\$168,100	\$151.19	
291-0815-0412-015	221 E Division St	9/16/2024	\$200,000	-4.21%	05	1932	1,303	0	3	1	1	C	Gd	NE 01	3,267	\$23,600	\$208,800	\$185,200	\$135.38	
291-0815-0422-011	305 N Warren St	12/30/2024	\$146,600	-18.51%	05	1921	1,396	0	4	2	0	C-	Avg	NE 01	4,879	\$35,200	\$179,900	\$144,700	\$79.80	
291-0815-0411-118	617 Cole St	3/11/2024	\$231,800	-0.98%	05	1926	1,400	0	3	2	0	C	Gd	NE 01	5,184	\$36,600	\$234,100	\$197,500	\$139.43	
291-0815-0322-086	1200 Ruth St	12/2/2024	\$230,000	26.65%	05	1926	1,435	0	4	1	0	C	Avg	NE 01	4,748	\$34,200	\$181,600	\$147,400	\$136.45	
291-0815-0412-066	311 N 4th St	2/2/2024	\$161,000	-16.41%	05	1920	1,437	0	2	1	0	C-	Avg	NE 01	4,008	\$28,800	\$192,600	\$163,800	\$92.00	
291-0915-3331-030	216 Margaret St	6/11/2024	\$250,000	16.28%	05	1915	1,492	0	4	1	0	C	Avg	NE 01	7,275	\$42,800	\$215,000	\$172,200	\$138.87	
291-0915-3333-125	323 N Monroe St	6/26/2024	\$255,000	13.59%	05	1920	1,502	350	3	3	0	C	Gd	NE 01	4,879	\$35,300	\$224,500	\$189,200	\$146.27	
291-0815-0421-069	115 N Church St	5/30/2024	\$195,000	-23.59%	05	1920	1,517	0	4	1	1	C	Gd	NE 01	8,712	\$47,100	\$255,200	\$208,100	\$97.50	
291-0815-0322-028	309 Dewey Ave	2/15/2024	\$354,900	175.12%	05	1936	1,543	0	2	1	0	C	Avg	NE 01	7,013	\$42,100	\$129,000	\$86,900	\$202.72	Remodeled
291-0815-0414-160	700 S Eighth St	8/7/2024	\$185,000	-6.80%	05	1920	1,566	0	5	1	0	C	Avg	NE 01	7,013	\$42,000	\$198,500	\$156,500	\$91.32	
291-0815-0441-081	1011 Carr St	10/4/2024	\$265,000	-10.23%	05	1920	1,724	0	3	2	0	C	V Gd	NE 01	7,928	\$44,800	\$295,200	\$250,400	\$127.73	
05-Bungalow NE 03-11																				
291-0915-3341-059	1022 Center St	9/12/2024	\$251,000	16.80%	05	1923	1,206	0	3	1	0	C	Gd	NE 03	8,930	\$41,900	\$214,900	\$173,000	\$173.38	
291-0915-3332-047	717 N Church St	3/27/2024	\$188,100	-5.81%	05	1930	1,216	0	4	1	1	C	Avg	NE 11	26,092	\$75,200	\$199,700	\$124,500	\$92.85	
291-0915-3332-052	731 N Church St	2/23/2024	\$159,000	-14.52%	05	1925	2,000	0	4	1	1	C	Avg	NE 11	41,164	\$79,500	\$186,000	\$106,500	\$39.75	In Disrepair
06-Cottage																				
291-0915-3314-022	1208 Center St	2/2/2024	\$124,900	-4.87%	06	1943	480	0	2	1	0	D	V Pr	NE 03	7,841	\$36,900	\$131,300	\$94,400	\$183.33	
09-BSS																				
291-0815-0434-089	1220 S Third St	6/14/2024	\$146,000	17.84%	09	1880	798	0	1	1	0	D+	Fr	NE 01	14,201	\$53,100	\$123,900	\$70,800	\$116.42	
291-0815-0323-016	1409 Duffy St	1/26/2024	\$172,000	0.70%	09	1948	850	0	2	1	0	C	Avg	NE 01	7,492	\$43,500	\$170,800	\$127,300	\$151.18	
291-0915-3314-039	226 Lounsbury St	9/18/2024	\$220,000	71.88%	09	1946	740	0	3	1	0	C	Avg	NE 03	14,985	\$50,000	\$128,000	\$78,000	\$229.73	
291-0915-3314-010	1215 Center St	7/8/2024	\$365,000	-8.98%	09	2002	2,934	1,400	4	2	1	C	Gd	NE 03	20,909	\$53,600	\$401,000	\$347,400	\$106.13	

2025 Sales Analysis City of Watertown

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
10-Farmhouse NE 01																				
291-0815-0412-070	416 Jones St	5/10/2024	\$175,000	152.16%	10	1950	864	0	2	1	0	D	Avg	NE 01	2,178	\$15,600	\$69,400	\$53,800	\$184.49	
291-0915-3332-024	702 N Church St	9/25/2024	\$164,000	4.06%	10	1900	892	0	2	1	0	C	Avg	NE 01	6,839	\$41,500	\$157,600	\$116,100	\$137.33	
291-0915-3343-131	205 Herman St	8/29/2024	\$155,000	-2.94%	10	1900	972	0	2	1	0	C	Avg	NE 01	4,312	\$31,100	\$159,700	\$128,600	\$127.47	
291-0915-3334-037	408 N Water St	8/30/2024	\$145,000	-5.48%	10	1860	1,014	0	2	1	0	D	Avg	NE 01	8,015	\$45,000	\$153,400	\$108,400	\$98.62	
291-0915-3344-021	413 Emerald St	1/26/2024	\$173,000	15.26%	10	1900	1,034	0	3	1	0	D+	Avg	NE 01	5,750	\$38,200	\$150,100	\$111,900	\$130.37	
291-0815-0412-003	415 E Division St	3/25/2024	\$150,000	9.49%	10	1890	1,036	0	2	1	0	D+	Avg	NE 01	5,619	\$37,900	\$137,000	\$99,100	\$108.20	
291-0915-3333-015	503 N Warren St	9/17/2024	\$206,000	42.66%	10	1930	1,036	0	3	1	0	C	Avg	NE 01	3,833	\$27,500	\$144,400	\$116,900	\$172.30	
291-0815-1023-028	524 Humboldt St	3/29/2024	\$195,000	14.50%	10	1903	1,072	0	3	1	0	D	Avg	NE 01	9,801	\$50,400	\$170,300	\$119,900	\$134.89	
291-0815-0423-077	405 S Montgomery St	12/17/2024	\$180,200	-2.54%	10	1920	1,150	0	2	1	0	C-	Gd	NE 01	8,712	\$47,100	\$184,900	\$137,800	\$115.74	
291-0815-0324-006	1418 E Main St	8/22/2024	\$235,000	21.82%	10	1870	1,156	0	3	2	0	C-	Gd	NE 01	9,365	\$49,100	\$192,900	\$143,800	\$160.81	
291-0815-0424-055	611 S First St	12/11/2024	\$199,000	23.99%	10	1900	1,171	0	2	2	0	D+	Avg	NE 01	5,401	\$37,200	\$160,500	\$123,300	\$138.17	
291-0915-3344-046	925 N 4th St	5/13/2024	\$140,000	-2.71%	10	1870	1,204	0	2	1	1	C	Avg	NE 01	4,008	\$29,000	\$143,900	\$114,900	\$92.19	
291-0815-0414-091	906 Wisconsin St	8/30/2024	\$195,000	23.11%	10	1880	1,228	0	1	2	0	D+	Avg	NE 01	7,710	\$44,200	\$158,400	\$114,200	\$122.80	
291-0815-0431-046	202 Hyland St	12/12/2024	\$100,000	-26.90%	10	1920	1,229	0	4	1	1	C-	Avg	NE 01	3,311	\$23,800	\$136,800	\$113,000	\$62.00	
291-0815-0441-099	915 S Tenth St	8/7/2024	\$280,000	33.59%	10	1920	1,258	0	3	1	1	C	Gd	NE 01	14,418	\$53,200	\$209,600	\$156,400	\$180.29	
291-0815-0423-083	414 W Milwaukee St	2/29/2024	\$195,000	28.97%	10	1926	1,296	0	3	1	1	C-	Fr	NE 01	6,142	\$39,400	\$151,200	\$111,800	\$120.06	
291-0915-3344-022	607 Harold St	6/18/2024	\$231,000	34.54%	10	1938	1,314	0	3	2	0	C	Avg	NE 01	4,966	\$35,600	\$171,700	\$136,100	\$148.71	
291-0815-0414-140	605 S 9th St	12/31/2024	\$222,900	32.36%	10	1900	1,366	0	3	1	0	C	Avg	NE 01	6,970	\$41,900	\$168,400	\$126,500	\$132.50	
291-0915-3333-058	420 N Warren St	4/18/2024	\$217,000	6.11%	10	1908	1,371	0	4	1	0	C	Gd	NE 01	6,621	\$40,800	\$204,500	\$163,700	\$128.52	
291-0815-0442-071	1016 S Eighth St	12/5/2024	\$275,000	18.18%	10	1926	1,386	0	3	1	0	C	Avg	NE 01	6,621	\$40,800	\$232,700	\$191,900	\$168.98	
291-0815-0421-126	117 S Washington St	9/10/2024	\$186,000	12.73%	10	1908	1,402	0	3	1	1	C-	Avg	NE 01	4,879	\$35,100	\$165,000	\$129,900	\$107.63	
291-0815-0422-094	611 O'Connell St	10/4/2024	\$245,000	31.44%	10	1946	1,406	0	4	1	1	C	Avg	NE 01	5,358	\$37,100	\$186,400	\$149,300	\$147.87	
291-0815-0414-125	601 S Tenth St	7/11/2024	\$200,000	3.20%	10	1915	1,408	0	3	1	1	C	Gd	NE 01	4,095	\$29,500	\$193,800	\$164,300	\$121.09	
291-0815-0414-155	611 S Eighth St	7/31/2024	\$145,000	-19.62%	10	1920	1,418	0	3	1	0	C	Avg	NE 01	7,362	\$43,100	\$180,400	\$137,300	\$71.86	
291-0815-0442-050	412 Clyman St	4/15/2024	\$150,000	-2.02%	10	1880	1,428	0	4	1	0	D+	Avg	NE 01	5,401	\$37,200	\$153,100	\$115,900	\$78.99	
291-0815-0414-115	510 College Ave	7/30/2024	\$222,000	17.21%	10	1880	1,451	0	4	2	0	C	Gd	NE 01	3,964	\$28,400	\$189,400	\$161,000	\$133.43	
291-0815-1022-035	1204 Clark St	7/19/2024	\$220,000	23.66%	10	1890	1,458	0	3	1	1	D+	Avg	NE 01	6,621	\$40,800	\$177,900	\$137,100	\$122.91	Remodeled
291-0815-0423-004	217 S Montgomery St	7/25/2024	\$230,000	23.59%	10	1920	1,464	0	4	1	0	C	Avg	NE 01	5,489	\$37,400	\$186,100	\$148,700	\$131.56	
291-0815-0441-030	712 Western Ave	9/20/2024	\$200,000	17.23%	10	1900	1,466	0	2	1	0	D+	Avg	NE 01	6,882	\$41,700	\$170,600	\$128,900	\$107.98	
291-0915-3333-009	608 N Montgomery St	2/7/2024	\$263,000	31.50%	10	1900	1,491	0	3	2	0	C-	Avg	NE 01	8,712	\$47,100	\$200,000	\$152,900	\$144.80	Remodeled
291-0815-0423-033	309 S Warren St	4/15/2024	\$280,000	3.74%	10	1900	1,542	0	4	2	0	C	Gd	NE 01	5,663	\$38,000	\$269,900	\$231,900	\$156.94	
291-0815-0434-085	1221 S Third St	11/15/2024	\$215,000	1.18%	10	1890	1,544	0	3	2	0	C	Avg	NE 01	10,846	\$51,400	\$212,500	\$161,100	\$105.96	
291-0815-0423-099	307 W Milwaukee St	8/14/2024	\$223,000	27.79%	10	1900	1,549	0	3	2	0	C-	Gd	NE 01	3,790	\$27,400	\$174,500	\$147,100	\$126.28	
291-0815-0414-021	411 College Ave	12/2/2024	\$299,900	20.64%	10	1860	1,667	0	4	1	1	C	Gd	NE 01	21,214	\$56,600	\$248,600	\$192,000	\$145.95	
291-0915-3333-132	307 N Monroe St	7/26/2024	\$212,000	21.56%	10	1860	1,669	0	4	2	0	C-	Fr	NE 01	8,712	\$47,100	\$174,400	\$127,300	\$98.80	
291-0815-0421-074	122 N Washington St	11/13/2024	\$219,000	10.05%	10	1846	1,676	0	3	1	1	C	Avg	NE 01	8,712	\$47,100	\$199,000	\$151,900	\$102.57	
291-0915-3344-024	711 N 4th St	10/18/2024	\$280,000	45.53%	10	1905	1,712	0	3	1	1	C	Gd	NE 01	5,837	\$38,500	\$192,400	\$153,900	\$141.06	
291-0815-0413-025	307 S 4th St	7/31/2024	\$205,000	6.94%	10	1926	1,782	0	4	2	0	D+	Avg	NE 01	5,401	\$37,200	\$191,700	\$154,500	\$94.16	
291-0915-3334-085	420 N Washington St	12/16/2024	\$290,000	38.23%	10	1889	1,810	0	3	1	1	C	Avg	NE 01	9,409	\$49,200	\$209,800	\$160,600	\$133.04	Remodeled
291-0815-0322-107	1122 Ruth St	7/10/2024	\$314,900	30.66%	10	1926	1,861	0	4	1	1	C	Gd	NE 01	7,057	\$42,200	\$241,000	\$198,800	\$146.53	
291-0915-3333-079	513 N Montgomery St	12/27/2024	\$305,000	76.61%	10	1926	1,896	0	4	2	0	C-	Avg	NE 01	9,365	\$49,100	\$172,700	\$123,600	\$134.97	Remodeled
291-0815-0921-056	117 William St	7/12/2024	\$217,500	5.22%	10	1870	1,910	0	4	2	0	C-	Avg	NE 01	17,206	\$54,600	\$206,700	\$152,100	\$85.29	
291-0815-0411-213	209 College Ave	6/10/2024	\$172,500	-15.52%	10	1880	1,970	0	3	1	1	C	Fr	NE 01	9,017	\$48,000	\$204,200	\$156,200	\$63.20	
291-0815-0412-258	411 N Fifth St	12/27/2024	\$274,900	3.89%	10	1880	2,006	0	3	2	0	C	Gd	NE 01	5,401	\$37,200	\$264,600	\$227,400	\$118.49	
291-0815-0413-124	700 S Fifth St	12/2/2024	\$341,000	24.41%	10	1900	2,288	0	4	2	1	C	Gd	NE 01	7,187	\$42,600	\$274,100	\$231,500	\$130.42	
10-Farmhouse NE 03-13																				
291-0915-3312-094	1501 N Second St	2/6/2024	\$275,000	33.24%	10	1880	1,500	0	3	1	1	C-	Gd	NE 03	7,754	\$36,400	\$206,400	\$170,000	\$159.07	
291-0815-0342-006	301 E Water St	1/31/2024	\$345,000	-8.22%	10	1910	2,590	0	4	1	1	C+	Avg	NE 03	33,062	\$60,800	\$375,900	\$315,100	\$109.73	
291-0915-3232-046	1108 Louisa St	8/16/2024	\$255,000	31.78%	10	1920	1,257	0	2	1	0	D+	Avg	NE 04	37,767	\$74,100	\$193,500	\$119,400	\$143.91	

2025 Sales Analysis City of Watertown

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
291-0815-0521-037	1001 Meadow St	11/1/2024	\$185,000	20.13%	10	1870	1,626	0	3	1	0	D+	Gd	NE 04	11,631	\$40,100	\$154,000	\$113,900	\$89.11	
291-0815-0322-020	419 Dewey Ave	2/21/2024	\$300,000	62.16%	10	1907	1,632	0	4	1	1	C	Avg	NE 11	10,498	\$65,500	\$185,000	\$119,500	\$143.69	Remodeled
291-0915-3342-002	1026 N Second St	6/18/2024	\$355,000	-3.43%	10	1880	2,152	0	4	2	0	C	Gd	NE 11	21,911	\$99,100	\$367,600	\$268,500	\$118.91	
291-0815-0332-033	811 Richards Ave	10/31/2024	\$285,000	18.36%	10	1910	1,398	0	3	1	1	C	Gd	NE 12	8,233	\$43,700	\$240,800	\$197,100	\$172.60	
291-0815-0332-008	811 Harvey Ave	7/8/2024	\$292,000	12.39%	10	1922	1,400	0	3	2	0	C+	Gd	NE 12	6,142	\$32,700	\$259,800	\$227,100	\$185.21	
291-0815-0332-022	808 Harvey Ave	5/3/2024	\$319,000	65.71%	10	1920	1,536	0	4	1	2	C	Avg	NE 12	8,581	\$45,600	\$192,500	\$146,900	\$177.99	
291-0815-0332-010	815 Harvey Ave	12/4/2024	\$214,000	-5.27%	10	1928	1,944	0	4	2	0	C	Avg	NE 12	7,492	\$39,800	\$225,900	\$186,100	\$89.61	
291-0915-2133-005	1400 Hinze Ln	6/10/2024	\$265,000	-10.74%	10	1900	1,941	0	3	1	0	C-	Avg	NE 13	33,149	\$71,100	\$296,900	\$225,800	\$99.90	
12-Colonial NE 01-03																				
291-0815-0323-013	125 N Concord Ave	12/23/2024	\$193,000	27.48%	12	1935	1,232	0	3	1	0	C	Fr	NE 01	6,229	\$39,800	\$151,400	\$111,600	\$124.35	
291-0815-0441-037	812 S 9th St	1/17/2024	\$328,500	-18.43%	12	1940	2,373	0	4	2	1	C+	V Gd	NE 01	8,102	\$45,400	\$402,700	\$357,300	\$119.30	
291-0815-0442-055	809 S 7th St	5/17/2024	\$351,000	0.00%	12	1920	3,100	0	5	2	1	C+	V Gd	NE 01	8,102	\$45,400	\$351,000	\$305,600	\$98.58	
291-0915-3443-023	1080 Laurel Ct	4/5/2024	\$405,000	-11.61%	12	1973	2,606	0	4	2	1	C	Gd	NE 03	35,807	\$103,500	\$458,200	\$354,700	\$115.69	2-Parcel Sale
12-Colonial NE 08																				
291-0815-0543-084	729 Oakwood Ln	2/26/2024	\$335,000	41.41%	12	1995	1,284	0	3	2	1	C	Avg	NE 08	9,932	\$49,600	\$236,900	\$187,300	\$222.27	Remodeled
291-0815-0543-004	713 Pheasant Run	6/6/2024	\$377,500	27.10%	12	1996	1,650	0	3	2	1	C	Avg	NE 08	11,238	\$51,200	\$297,000	\$245,800	\$197.76	
291-0815-0533-019	871 Hickory Ct	11/27/2024	\$325,000	15.74%	12	1980	1,710	0	4	2	0	C	Avg	NE 08	11,892	\$51,900	\$280,800	\$228,900	\$159.71	
291-0815-0821-026	535 Grey Fox Run	5/20/2024	\$326,000	12.92%	12	2003	1,802	0	3	2	1	C	Avg	NE 08	9,714	\$48,700	\$288,700	\$240,000	\$153.88	
291-0815-0822-010	933 Liberty Ln	10/4/2024	\$334,600	-3.93%	12	1980	2,064	0	4	2	1	C	Avg	NE 08	22,738	\$62,700	\$348,300	\$285,600	\$131.73	
291-0815-0821-001	534 Grey Fox Run	1/30/2024	\$395,000	2.38%	12	2001	2,186	0	3	2	2	C	Avg	NE 08	9,365	\$46,800	\$385,800	\$339,000	\$159.29	
291-0815-0822-020	615 South St	8/1/2024	\$200,000	72.27%	12	1972	2,688	0	4	2	1	C	Avg	NE 08	45,956	\$84,300	\$116,100	\$31,800	\$43.04	
12-Colonial NE 10-18																				
291-0915-3411-010	1404 Fairfield Ct	2/29/2024	\$329,000	-10.82%	12	2001	2,076	0	3	2	1	C+	Gd	NE 10	13,809	\$54,900	\$368,900	\$314,000	\$132.03	
291-0815-0324-034	204 E Water St	1/4/2024	\$422,500	-4.11%	12	1948	2,587	0	4	1	1	B	Avg	NE 11	23,479	\$71,600	\$440,600	\$369,000	\$135.64	
291-0915-2134-007	1424 Country Club Ln	7/26/2024	\$610,000	-4.48%	12	1994	3,190	0	3	3	1	B-	Avg	NE 13	34,761	\$89,900	\$638,600	\$548,700	\$163.04	
291-0815-1013-011	204 West Haven Dr	9/6/2024	\$380,000	-3.04%	12	2007	2,196	0	4	2	1	C+	Gd	NE 18	11,195	\$53,700	\$391,900	\$338,200	\$148.59	
14-MSS NE 03-08																				
291-0915-3342-022	204 North Ave	2/5/2024	\$285,000	5.17%	14	2001	1,056	0	3	1	1	C	Avg	NE 03	10,411	\$47,300	\$271,000	\$223,700	\$225.09	
291-0815-0533-090	1006 Buttercup Way	5/24/2024	\$338,500	29.10%	14	2000	1,200	0	3	2	0	C	Avg	NE 08	9,017	\$45,000	\$262,200	\$217,200	\$244.58	
291-0815-0641-068	1201 Hazelcrest Dr	8/23/2024	\$360,000	34.83%	14	2003	1,208	0	3	4	0	C+	Avg	NE 08	10,890	\$50,900	\$267,000	\$216,100	\$255.88	
291-0815-0533-112	833 Wild Rose Way	12/30/2024	\$330,000	21.86%	14	2000	1,316	0	3	2	0	C	Avg	NE 08	9,583	\$48,000	\$270,800	\$222,800	\$214.29	
291-0815-0644-062	807 Belmont Dr	3/29/2024	\$375,000	0.46%	14	2015	1,580	140	3	2	0	C+	Gd	NE 08	11,718	\$51,700	\$373,300	\$321,600	\$204.62	
291-0815-0644-078	727 Belmont Dr	6/18/2024	\$422,000	-8.46%	14	2020	1,664	0	3	2	0	C+	Gd	NE 08	9,670	\$48,400	\$461,000	\$412,600	\$224.52	
291-0815-0531-033	805 Fieldcrest Ct	11/14/2024	\$419,900	7.25%	14	2000	1,693	0	3	2	0	C+	Avg	NE 08	13,983	\$54,000	\$391,500	\$337,500	\$216.13	
291-0815-0644-076	723 Belmont Dr	6/10/2024	\$405,000	11.66%	14	2020	1,785	0	4	2	0	C+	Gd	NE 08	10,977	\$51,000	\$362,700	\$311,700	\$198.32	
291-0815-0532-031	537 Autumn Crest Dr	4/4/2024	\$350,000	19.74%	14	2002	1,984	738	4	2	1	C	Avg	NE 08	10,411	\$50,400	\$292,300	\$241,900	\$151.01	
291-0815-0542-021	622 Green Ridge Cir	4/15/2024	\$410,000	-5.20%	14	2003	2,101	335	4	3	0	C+	Avg	NE 08	24,807	\$104,800	\$432,500	\$327,700	\$145.26	2-Parcel Sale
14-MSS NE 10																				
291-0915-3414-076	1413 Beacon Dr	9/30/2024	\$405,945	677.67%	14	2024	1,575	0	3	2		B	Avg	NE 10	11,718	\$52,200	\$52,200	\$0	\$224.60	NSFD
291-0915-3414-080	1414 Beacon Dr	11/15/2024	\$415,000	695.02%	14	2024	1,586	0	3	2		B	Avg	NE 10	11,718	\$52,200	\$52,200	\$0	\$228.75	NSFD
291-0915-3414-075	1415 Beacon Dr	3/7/2024	\$407,650	143.52%	14	2024	1,645	0	3	2	0	B	Avg	NE 10	11,718	\$52,200	\$167,400	\$115,200	\$216.08	NSFD
291-0915-3414-077	1411 Beacon Dr	5/15/2024	\$415,820	440.03%	14	2024	1,758	0	3	2	0	B	Avg	NE 10	11,718	\$52,200	\$77,000	\$24,800	\$206.84	NSFD
291-0915-3411-051	1402 Wedgewood Ct	9/13/2024	\$425,000	6.22%	14	2009	2,949	1,300	4	3	0	C+	V Gd	NE 10	21,432	\$64,800	\$400,100	\$335,300	\$122.14	
14-MSS NE 11-18																				
291-0815-1011-008	402 Riverwood Ct	9/20/2024	\$660,000	47.45%	14	2002	2,998	1,092	4	3	0	C+	Gd	NE 11	73,921	\$162,300	\$447,600	\$285,300	\$166.01	
291-0815-1011-025	1401 Richards Ave	11/7/2024	\$649,900	7.60%	14	2000	3,148	1,000	3	3	0	C+	Avg	NE 11	23,174	\$123,700	\$604,000	\$480,300	\$167.15	
291-0815-0741-004	803 Casey Dr	4/5/2024	\$325,000	-4.47%	14	2005	1,507	0	3	2	0	C	Avg	NE 17	9,975	\$49,800	\$340,200	\$290,400	\$182.61	
291-0815-0741-053	905 Ridge Ct	4/22/2024	\$385,000	207.26%	14	2023	1,627	0	3	2	0	B	Avg	NE 17	15,377	\$57,000	\$125,300	\$68,300	\$201.60	NSFD
291-0815-0741-058	915 Ridge Ct	6/19/2024	\$389,900	670.55%	14	2024	1,649	0	3	2		B	Avg	NE 17	10,454	\$50,600	\$50,600	\$0	\$205.76	NSFD

2025 Sales Analysis City of Watertown

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
291-0815-1014-048	117 West Haven Dr	5/31/2024	\$416,000	12.74%	14	2005	2,500	1,046	3	3	0	C	Gd	NE 18	11,108	\$53,700	\$369,000	\$315,300	\$144.92	
15-MMS																				
291-0815-0532-005	504 Benton St	2/9/2024	\$327,000	-4.22%	15	1996	1,756	0	3	2	1	C+	Fr	NE 08	21,824	\$61,800	\$341,400	\$279,600	\$151.03	
291-0815-0822-043	933 South St	8/27/2024	\$370,000	-9.78%	15	2002	2,252	0	4	2	1	C	Avg	NE 08	13,896	\$53,900	\$410,100	\$356,200	\$140.36	
291-0915-3414-074	1417 Beacon Dr	7/1/2024	\$397,500	145.98%	15	2024	1,980	0	4	2	1	B	Avg	NE 10	11,718	\$52,200	\$161,600	\$109,400	\$174.39	NSFD
291-0915-3414-072	1421 Beacon Dr	12/13/2024	\$419,467	703.58%	15	2024	2,149	0	4	2	1	B	Avg	NE 10	11,718	\$52,200	\$52,200	\$0	\$170.90	NSFD
291-0915-3411-081	1425 Stoneridge Dr	5/10/2024	\$415,000	1.57%	15	2021	2,667	600	4	3	1	B-	Gd	NE 10	12,371	\$53,100	\$408,600	\$355,500	\$135.70	
291-0915-3411-006	1412 Fairfield Ct	8/23/2024	\$560,000	5.56%	15	2002	3,360	200	5	4	1	C+	Gd	NE 10	19,646	\$62,500	\$530,500	\$468,000	\$148.07	
291-0815-0741-051	904 Ridge Ct	8/6/2024	\$399,900	650.28%	15	2024	2,149	0	4	2	1	B	Avg	NE 17	12,502	\$53,300	\$53,300	\$0	\$161.28	NSFD
291-0815-0741-050	906 Ridge Ct	12/6/2024	\$377,000	7.25%	15	2022	2,490	520	3	2	1	C+	Avg	NE 17	9,278	\$46,400	\$351,500	\$305,100	\$132.77	
291-0815-1014-003	108 East Haven Dr	3/20/2024	\$320,000	13.56%	15	2001	1,293	0	3	2	0	C	Avg	NE 18	12,110	\$54,300	\$281,800	\$227,500	\$205.49	
17-Condo																				
291-0915-3333-155	509 N Warren St #1	2/29/2024	\$265,000	-4.09%	17	2019	1,456	576	3	2	0	C	Exc	NE 01	4,182	\$30,100	\$276,300	\$246,200	\$161.33	
291-0815-1014-090	107 Concord Pl	7/29/2024	\$348,900	30.24%	17	2007	2,173	778	3	3	0	C+	Gd	NE 21	8,581	\$15,000	\$267,900	\$252,900	\$153.66	
291-0815-0641-080	1218 Steeplechase Dr	7/26/2024	\$375,000	12.85%	17	2003	1,500	0	2	2	0	C+	Avg	NE 23	11,848	\$20,000	\$332,300	\$312,300	\$236.67	
291-0815-1611-056	336 Lauren Ln	8/1/2024	\$275,000	1.81%	17	2006	1,916	540	4	3	0	C+	Avg	NE 25	6,055	\$20,000	\$270,100	\$250,100	\$133.09	
291-0915-3332-072	316 Creekside Ct	11/15/2024	\$383,000	683.23%	17	2023	1,357	0	1	1	1	B	Avg	NE 27	0	\$20,000	\$48,900	\$28,900	\$267.50	NSFD
291-0915-3332-074	312 Creekside Ct	2/19/2024	\$280,000	-22.82%	17	2012	1,390	0	3	2	0	C	Exc	NE 27	0	\$20,000	\$362,800	\$342,800	\$187.05	
291-0915-3332-085	706 Laurie Ann Cir	9/25/2024	\$369,000	16.70%	17	2023	2,273	923	3	3	0	C+	Avg	NE 27	0	\$20,000	\$316,200	\$296,200	\$153.54	NSFD
19-Duplex																				
291-0815-0412-042	401 N 4th St	4/19/2024	\$149,900	55.98%	19	1900	1,215	0	3	2	0	C-	Fr	NE 51	4,225	\$30,300	\$96,100	\$65,800	\$98.44	
291-0915-3334-022	204 Rock St	10/21/2024	\$155,000	-7.57%	19	1850	1,323	0	3	2	0	D+	Avg	NE 51	9,409	\$51,800	\$167,700	\$115,900	\$78.00	
291-0815-0521-032	1013 1/2 Meadow St	9/3/2024	\$150,000	-13.14%	19	1870	1,760	0	4	2	0	C-	Avg	NE 51	14,985	\$55,200	\$172,700	\$117,500	\$53.86	
291-0915-3343-134	200 Lynn St Dupl	7/17/2024	\$80,000	-35.17%	19	1900	1,856	0	4	1	0	C-	Fr	NE 51	3,833	\$27,700	\$123,400	\$95,700	\$28.18	
291-0915-3334-034	420 N Water St	8/1/2024	\$235,000	6.67%	19	1905	2,011	0	4	2	0	C-	Gd	NE 51	8,320	\$51,200	\$220,300	\$169,100	\$91.40	
291-0815-0423-019	307 1/2 S Montgomery St	12/20/2024	\$185,000	22.76%	19	1900	2,016	0	4	2	0	C-	Fr	NE 51	7,144	\$50,500	\$150,700	\$100,200	\$66.72	
291-0815-0522-045	212 Cherrywood Ln	7/12/2024	\$250,000	7.94%	19	1989	2,016	0	4	2	2	C	Avg	NE 51	6,011	\$43,300	\$231,600	\$188,300	\$102.53	
291-0915-3141-059	1226 Doris St	12/13/2024	\$260,000	6.73%	19	1986	2,080	1,040	4	2	0	C	Avg	NE 51	12,415	\$53,600	\$243,600	\$190,000	\$99.23	
291-0815-0414-066	405 S 7th St	4/16/2024	\$140,500	-25.86%	19	1910	2,114	0	4	2	0	C	Avg	NE 51	7,013	\$50,400	\$189,500	\$139,100	\$42.62	
291-0915-3234-055	1009 Wilbur St	2/28/2024	\$600,000	16.50%	19	1972	2,160	0	6	2	2	C	Avg	NE 51	15,856	\$102,000	\$515,000	\$413,000	\$230.56	2-Parcel Sale
291-0915-3421-042	1400 Greencrest Dr	9/16/2024	\$280,000	3.28%	19	1978	2,244	0	6	2	2	C	Avg	NE 51	10,846	\$52,700	\$271,100	\$218,400	\$101.29	
291-0915-3234-053	1001 Wilbur St	2/28/2024	\$600,000	16.50%	19	1972	2,288	0	6	2	2	C	Avg	NE 51	15,856	\$102,000	\$515,000	\$413,000	\$217.66	2-Parcel Sale
291-0815-0442-016	811 1/2 S 6th St	8/16/2024	\$325,000	299.26%	19	1926	2,320	0	4	3	1	C-	Pr	NE 51	6,490	\$46,800	\$81,400	\$34,600	\$119.91	
291-0815-0411-226	815 Market St	6/27/2024	\$200,000	9.95%	19	1880	2,459	0	4	2	0	C-	Fr	NE 51	6,142	\$44,300	\$181,900	\$137,600	\$63.32	
291-0815-0411-196	105 1/2 N 10th St	6/3/2024	\$275,000	15.40%	19	1900	2,550	0	6	2	1	C	Gd	NE 51	6,490	\$46,700	\$238,300	\$191,600	\$89.53	
291-0815-0424-074	416 1/2 S Washington St	9/6/2024	\$274,900	5.98%	19	1926	2,556	0	6	2	0	C	Avg	NE 51	9,888	\$52,100	\$259,400	\$207,300	\$87.17	
291-0915-3343-055	604 N Second St	8/9/2024	\$249,000	40.44%	19	1932	2,600	0	5	2	0	C	Fr	NE 51	3,920	\$28,100	\$177,300	\$149,200	\$84.96	
291-0915-3343-068	600 N 4th St Dupl	7/12/2024	\$280,000	28.85%	19	1850	2,950	0	5	2	0	C-	Avg	NE 51	8,407	\$51,300	\$217,300	\$166,000	\$77.53	
291-0815-0414-063	217 S 7th St	6/27/2024	\$248,000	22.95%	19	1920	3,024	0	6	2	0	C	Avg	NE 51	7,667	\$50,800	\$201,700	\$150,900	\$65.21	
20-Apartment																				
291-0815-0412-229	200 1/2 S 6th St	6/28/2024	\$125,000	-6.16%	20	1880	1,530	0	2	2	0	D+	Fr	NE 51	5,401	\$38,900	\$133,200	\$94,300	\$56.27	
291-0815-0413-040	305 S 2nd St	8/23/2024	\$220,000	49.56%	20	1900	2,110	0	3	3	0	C	Avg	NE 51	7,144	\$50,500	\$147,100	\$96,600	\$80.33	