

**2025 Sales Analysis
Town of Caledonia**

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch																				
11004 996.04	N5518 St Hwy 78	6/10/2024	\$315,000	65.27%	01	1974	1,152	0	3	1	0	C	Avg	NE 01	108,029	\$58,000	\$190,600	\$132,600	\$223.09	
11004 211.102	N4644 Allan Rd	10/15/2024	\$440,000	55.97%	01	1997	2,381	839	3	3	0	C+	Avg	NE 01	60,113	\$53,900	\$282,100	\$228,200	\$162.16	
11004 1806	N3480 Koepp Rd	11/25/2024	\$325,000	33.63%	01	2005	1,836	756	3	2	0	B-	Gd	NE 05	0	\$62,400	\$243,200	\$180,800	\$143.03	
11004 211.12	N4656 Allan Rd	7/31/2024	\$432,000	13.21%	01	1993	3,203	1,274	3	2	0	C+	Gd	NE 08	53,360	\$84,100	\$381,600	\$297,500	\$108.62	2-Parcel Sale
11004 1024.E2	N6736 Blackhawk Rd	11/26/2024	\$288,500	21.22%	01	1975	1,596	684	3	2	0	C	Avg	NE 09	22,216	\$19,200	\$238,000	\$218,800	\$168.73	
11004 1024.102	W9060 Hilltop Rd	10/31/2024	\$430,000	52.86%	01	2006	3,268	1,484	4	3	0	B-	Avg	NE 09	29,969	\$25,800	\$281,300	\$255,500	\$123.68	
11004 1787.01	N6789 Hillside Rd	10/14/2024	\$557,000	16.28%	01	2018	4,424	2,200	5	4	0	B+	Avg	NE 09	40,075	\$34,800	\$479,000	\$444,200	\$118.04	
11004 1619	W8923 Hilltop Rd	10/11/2024	\$300,000	32.68%	01	1970	1,745	753	3	1	0	C	Avg	NE 10	39,994	\$40,400	\$226,100	\$185,700	\$148.77	Remodeled; 2-Parcel Sale
11004 14.5	N5040 Cty Hwy U	7/10/2024	\$1,250,000	68.19%	01	1989	5,135	1,500	4	3	1	B+	Avg	NE 11	81,022	\$384,500	\$743,200	\$358,700	\$168.55	
03-Split Lvl																				
11004 1024.203	N6726 Blackhawk Road	5/15/2024	\$299,000	51.78%	03	1995	1,381	200	2	2	0	C+	Avg	NE 01	25,091	\$30,200	\$197,000	\$166,800	\$194.64	
11004 737.A	N6078 Mielke Dr	6/4/2024	\$302,000	50.47%	03	1972	1,428	0	3	1	1	C	Avg	NE 01	47,916	\$52,900	\$200,700	\$147,800	\$174.44	
11004 1074.A	N6402 Cty Hwy U	4/25/2024	\$235,000	16.57%	03	1965	1,718	518	3	2	0	C+	Avg	NE 01	43,560	\$52,500	\$201,600	\$149,100	\$106.23	
04-Cape Cod																				
11004 953.4	N5549 Beich Rd	12/3/2024	\$450,000	23.29%	04	1975	1,920	384	3	2	0	C-	Avg	NE 01	108,029	\$58,000	\$365,000	\$307,000	\$204.17	
10-Farmhouse																				
11004 899.03	W11936 Cty Hwy W	12/5/2024	\$495,000	156.21%	10	1900	2,754	0	3	3	1	D+	Avg	NE 01	56,192	\$53,600	\$193,200	\$139,600	\$160.28	Remodeled
11004 692.01	W11473 Pigtail Alley Rd	2/2/2024	\$1,101,750	264.58%	10	1900	3,032	0	2	1	0	C	Avg	NE 01	198,634	\$65,800	\$302,200	\$236,400	\$341.67	Mixed Classes; 7-Parcel Sale
13-Contemporary																				
11004 386.A1	W11135 Lakeview Dr	7/29/2024	\$1,695,500	45.34%	13	2019	3,070	0	4	3	0	B+	Avg	NE 06	43,560	\$422,900	\$1,166,600	\$743,700	\$414.53	
14-MSS																				
11004 1777	N6772 Hillside Rd	5/15/2024	\$419,900	233.25%	14	2024	1,600	0	3	2	0	C+	Avg	NE 09	40,076	\$51,000	\$126,000	\$75,000	\$230.56	NSFD; 2-Parcel Sale
15-MMS																				
11004 404.29	N3344 Koepp Rd	12/11/2024	\$2,800,000	27.38%	15	2010	7,992	2,906	5	4	1	C	Avg	NE 06	134,600	\$495,900	\$2,198,200	\$1,702,300	\$288.30	