

2025 Sales Analysis Town of Buchanan

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 01-02																				
030225600	W2419 Block Rd	8/9/2024	\$330,000	8.87%	01	1997	1,344	0	3	2	0	C	Gd	NE 01	13,504	\$39,700	\$303,100	\$263,400	\$216.00	
030207300	W3282 Creekview La	11/8/2024	\$342,000	3.83%	01	1998	1,416	0	3	2	0	C	Avg	NE 01	12,197	\$39,400	\$329,400	\$290,000	\$213.70	
030111800	N207 Hank Dr	8/7/2024	\$296,000	-2.50%	01	1989	1,272	0	2	1	1	C+	Gd	NE 02	16,988	\$46,000	\$303,600	\$257,600	\$196.54	
030058800	N160 County Rd N	4/5/2024	\$300,000	-0.17%	01	1953	1,320	0	3	1	0	C	Avg	NE 02	59,677	\$73,700	\$300,500	\$226,800	\$171.44	
030089600	W2678 Hillside Dr	5/24/2024	\$285,000	9.24%	01	1963	1,480	0	3	1	1	C	Fr	NE 02	24,829	\$53,800	\$260,900	\$207,100	\$156.22	
030086500	N294 Rogers La	10/11/2024	\$417,000	30.89%	01	1985	1,506	0	4	2	0	C	Avg	NE 02	23,087	\$52,100	\$318,600	\$266,500	\$242.30	
030058900	N154 County Rd N	7/31/2024	\$385,000	12.77%	01	1992	1,560	0	3	2	0	C	Avg	NE 02	52,272	\$72,800	\$341,400	\$268,600	\$200.13	Remodeled
030152500	W2521 Pioneer Ct	1/2/2024	\$360,000	-0.61%	01	1992	1,568	0	3	3	0	C	Gd	NE 02	15,246	\$44,200	\$362,200	\$318,000	\$201.40	
030136400	W2558 Ridgefield Ct	1/19/2024	\$364,900	-6.05%	01	1994	1,576	0	3	3	1	C	Avg	NE 02	22,651	\$51,600	\$388,400	\$336,800	\$198.79	
030061012	N196 Hopfensperger Rd	4/11/2024	\$345,000	-0.61%	01	1996	1,704	0	3	2	0	C	Gd	NE 02	13,504	\$42,500	\$347,100	\$304,600	\$177.52	
030052300	N223 Main St	10/23/2024	\$350,000	-2.80%	01	1988	1,812	0	3	2	1	C	Avg	NE 02	22,651	\$51,600	\$360,100	\$308,500	\$164.68	
030151900	W2540 Pioneer Ct	11/20/2024	\$470,000	8.62%	01	1993	1,840	0	3	3	0	C	Gd	NE 02	19,166	\$48,200	\$432,700	\$384,500	\$229.24	
030155200	W2513 Wedgewood Ct	4/16/2024	\$366,000	13.56%	01	1993	1,848	572	3	2	1	C	Avg	NE 02	19,602	\$48,600	\$322,300	\$273,700	\$171.75	
030058306	N257 Van Handel Dr	6/26/2024	\$335,000	-5.02%	01	1985	1,858	0	3	2	1	C	Avg	NE 02	35,284	\$64,300	\$352,700	\$288,400	\$145.69	
030052602	N124 Pinecrest Bl	8/30/2024	\$350,000	13.31%	01	1999	1,866	526	3	2	0	C	Avg	NE 02	12,197	\$41,200	\$308,900	\$267,700	\$165.49	Remodeled
030183400	W2533 Skyview Ct	7/15/2024	\$420,000	37.70%	01	1995	2,012	0	3	2	1	C	Avg	NE 02	19,166	\$48,200	\$305,000	\$256,800	\$184.79	Remodeled
030058402	N183 Van Handel Dr	3/22/2024	\$360,000	-9.50%	01	1989	2,084	0	3	2	0	C	Avg	NE 02	16,117	\$45,100	\$397,800	\$352,700	\$151.10	
01-Ranch NE 03-04																				
030175000	N311 Candlelite Way	10/7/2024	\$343,500	4.98%	01	1996	1,520	0	3	2	0	C	Avg	NE 03	16,117	\$58,100	\$327,200	\$269,100	\$187.76	
030163700	N346 Fieldside La	6/7/2024	\$330,000	-0.63%	01	1993	1,629	0	3	2	0	C	Avg	NE 03	14,810	\$56,800	\$332,100	\$275,300	\$167.71	
030178800	W2543 Brookmeadow Ct	1/17/2024	\$407,400	-1.52%	01	1995	2,014	0	3	3	1	C	Avg	NE 03	20,038	\$62,000	\$413,700	\$351,700	\$171.50	
030199100	N274 Mueller Ct	11/8/2024	\$439,900	3.60%	01	1996	2,194	0	3	3	0	C+	Avg	NE 03	25,700	\$67,700	\$424,600	\$356,900	\$169.64	
030176100	W2579 Oakbrook Ct	6/14/2024	\$426,000	-1.41%	01	1998	2,395	320	4	4	0	C	Avg	NE 03	10,454	\$52,500	\$432,100	\$378,400	\$155.95	
030238200	W2415 Hickory Park Dr	9/16/2024	\$350,000	-12.10%	01	1999	1,700	0	3	2	1	C	Gd	NE 04	13,068	\$55,100	\$398,200	\$343,100	\$173.47	
030228200	W2430 Greenspire Way	10/4/2024	\$285,000	-16.20%	01	1999	1,737	0	3	2	0	C+	Avg	NE 04	10,890	\$52,900	\$340,100	\$287,200	\$133.62	
02-Bi Lvl																				
030053101	N319 Hillside Dr	8/30/2024	\$412,000	-5.35%	02	1971	1,144	0	4	2	0	C	Avg	NE 02	48,352	\$72,400	\$435,300	\$362,900	\$296.85	
03-Split Lvl																				
030187000	N274 Woodstock La	8/13/2024	\$382,000	25.53%	03	1994	1,620	540	3	2	0	C	Avg	NE 02	13,068	\$42,100	\$304,300	\$262,200	\$209.81	
030114200	W2607 Ruby Ct	7/24/2024	\$323,000	0.34%	03	1990	2,088	728	3	2	0	C	Gd	NE 02	14,810	\$43,800	\$321,900	\$278,100	\$133.72	
030199900	W3085 Springfield Dr	12/9/2024	\$375,000	4.90%	03	1994	2,204	728	4	3	0	C	Gd	NE 02	10,454	\$39,400	\$357,500	\$318,100	\$152.27	
030193500	W2411 Valleywood La	6/28/2024	\$402,500	11.00%	03	1994	2,064	672	3	3	0	C+	Avg	NE 03	17,424	\$59,400	\$362,600	\$303,200	\$166.23	
04-Cape Cod																				
030057700	W2728 Cty Rd KK	2/15/2024	\$250,000	-7.99%	04	1945	1,265	0	4	2	0	C	Avg	NE 02	21,780	\$50,800	\$271,700	\$220,900	\$157.47	
030161000	N345 Red Tail La	8/1/2024	\$360,000	9.26%	04	1993	1,696	0	3	2	1	C+	Avg	NE 03	27,007	\$69,000	\$329,500	\$260,500	\$171.58	
10-Farmhouse																				
030025100	W798 Cty Rd CE	8/12/2024	\$189,000	-16.74%	10	1900	1,118	0	4	1	0	C	Avg	NE 01	47,045	\$66,000	\$227,000	\$161,000	\$110.02	
030003901	N1643 Outagamie Rd	5/31/2024	\$428,000	-13.64%	10	1900	2,274	0	3	3	0	B-	V Gd	NE 01	58,806	\$69,200	\$495,600	\$426,400	\$157.78	
12-Colonial																				
30029300	W176 Cty Rd KK	2/12/2024	\$420,000	-18.48%	12	1978	2,522	0	3	2	0	C	Avg	NE 01	131,987	\$89,400	\$515,200	\$425,800	\$131.09	
030206200	N243 Meadow Breeze Ct	9/17/2024	\$370,000	-3.97%	12	1996	1,924	0	3	2	1	C	Gd	NE 03	13,504	\$55,500	\$385,300	\$329,800	\$163.46	
030165900	W2505 Fieldside Ct	12/6/2024	\$519,900	0.62%	12	1996	2,924	0	4	2	1	C+	Gd	NE 03	27,007	\$69,000	\$516,700	\$447,700	\$154.21	
030166700	W2510 Valleywood La	12/19/2024	\$470,000	-4.06%	12	1998	3,374	770	5	2	2	C+	Gd	NE 03	23,087	\$65,100	\$489,900	\$424,800	\$120.01	
030228800	W2402 Greenspire Way	8/9/2024	\$410,000	2.71%	12	2000	1,880	0	3	2	1	C+	Avg	NE 04	12,197	\$54,200	\$399,200	\$345,000	\$189.26	Remodeled

2025 Sales Analysis Town of Buchanan

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
14-MSS NE 01																				
030051123	N217 Pinecrest Bl	6/14/2024	\$397,000	-4.59%	14	2019	1,510	0	2	2	1	C+	Avg	NE 01	7,841	\$30,600	\$416,100	\$385,500	\$242.65	
030015504	W217 Meadow Ridge Trl	12/5/2024	\$448,900	576.05%	14	2024	1,619	0	3	2		C+	Avg	NE 01	48,787	\$66,400	\$66,400	\$0	\$236.26	NSFD
030015505	W278 Sunset View Ci	12/23/2024	\$450,607	586.90%	14	2024	1,660	0	3	2		C+	Avg	NE 01	45,738	\$65,600	\$65,600	\$0	\$231.93	NSFD
030015510	W175 Sunset View Ci	11/8/2024	\$507,900	659.19%	14	2024	1,830	0	3	1	2	C+	Avg	NE 01	50,530	\$66,900	\$66,900	\$0	\$240.98	NSFD
030196600	W2298 Block Rd	8/5/2024	\$400,208	-1.01%	14	2000	2,228	743	3	3	0	C	Avg	NE 01	12,632	\$39,500	\$404,300	\$364,800	\$161.90	
030196700	W2290 Block Rd	5/15/2024	\$370,000	5.56%	14	2000	2,568	1,126	4	2	1	C	Avg	NE 01	12,632	\$39,500	\$350,500	\$311,000	\$128.70	
030028501	W400 Cty Rd KK	9/13/2024	\$830,000	31.39%	14	2004	3,067	1,022	4	2	1	C+	Gd	NE 01	248,728	\$114,500	\$631,700	\$517,200	\$233.29	Mixed Classes
14-MSS NE 02-06																				
030215900	W3025 Just About La	6/19/2024	\$376,000	12.31%	14	2001	1,471	135	4	2	0	C	Avg	NE 02	10,890	\$39,900	\$334,800	\$294,900	\$228.48	
030197800	W2303 St Germaine Ct	2/20/2024	\$320,000	-23.39%	14	2000	1,776	0	3	2	1	C	Gd	NE 03	15,246	\$57,200	\$417,700	\$360,500	\$147.97	
030246300	W2337 Greenspire Way	10/17/2024	\$359,900	6.64%	14	2002	1,494	0	3	2	0	C+	Avg	NE 04	16,553	\$58,500	\$337,500	\$279,000	\$201.74	
030231100	N217 Marion Av	12/6/2024	\$399,900	4.71%	14	1999	1,548	0	5	3	0	C+	Gd	NE 04	14,375	\$56,400	\$381,900	\$325,500	\$221.90	
030247100	W2395 Greenspire Way	9/25/2024	\$389,900	-6.05%	14	2001	3,050	1,453	3	2	1	C+	Avg	NE 04	23,087	\$65,100	\$415,000	\$349,900	\$106.49	
030264100	N249 Whitetail Ridge Ct	8/29/2024	\$812,000	9.36%	14	2008	3,727	1,357	4	3	2	B	Exc	NE 05	19,602	\$60,400	\$742,500	\$682,100	\$201.66	Remodeled
030013703	N1065 Outagamie Rd	7/31/2024	\$510,000	8.03%	14	2000	1,870	0	3	2	1	C	Avg	NE 06	130,680	\$62,400	\$472,100	\$409,700	\$239.36	
15-MMS																				
030031510	W1440 Maes Ct	12/6/2024	\$800,000	-2.55%	15	1997	4,115	1,418	4	3	1	B+	Avg	NE 01	235,224	\$117,800	\$820,900	\$703,100	\$165.78	
030203500	W3042 Pinewood Ct	8/14/2024	\$420,000	14.75%	15	1995	1,913	0	3	2	1	C	Avg	NE 02	16,988	\$46,000	\$366,000	\$320,000	\$195.50	
030129400	W2814 Crestwood Ct	3/20/2024	\$349,000	-13.16%	15	1989	2,647	0	2	2	0	C+	Avg	NE 02	16,988	\$46,000	\$401,900	\$355,900	\$114.47	
030117900	W2886 Oakridge Dr	10/11/2024	\$570,000	2.00%	15	1990	3,224	0	4	2	2	C+	Avg	NE 02	43,560	\$71,800	\$558,800	\$487,000	\$154.53	
030177100	W2555 Buchanan Rd	4/22/2024	\$474,000	2.75%	15	2002	3,438	1,184	3	3	1	C+	Avg	NE 03	16,988	\$53,100	\$461,300	\$408,200	\$122.43	
030252200	W2575 Fontana Way	9/13/2024	\$660,000	19.41%	15	2000	3,901	713	4	2	2	C+	Gd	NE 03	20,909	\$62,900	\$552,700	\$489,800	\$153.06	
030070704	W2526 Brookhaven Dr	6/25/2024	\$600,000	8.01%	15	1980	3,190	0	3	2	1	C+	Avg	NE 05	198,634	\$129,400	\$555,500	\$426,100	\$147.52	Mixed Classes
030247300	N1123 Caitlin Way	7/3/2024	\$850,000	31.31%	15	1998	3,908	947	4	4	1	B	Avg	NE 05	222,156	\$87,100	\$647,300	\$560,200	\$195.21	
17-Condo																				
030205501	W2861 Brookhaven Dr	11/18/2024	\$230,000	5.89%	17	1994	1,572	624	3	2	0	C	Avg	NE 14	12,197	\$39,400	\$217,200	\$177,800	\$121.25	
18-Townhouse																				
030204100	W2844 Brookhaven Dr	7/31/2024	\$320,000	21.86%	18	1996	1,336	0	2	3	0	C	Gd	NE 01	6,970	\$27,200	\$262,600	\$235,400	\$219.16	
19-Duplex																				
030248900	N208 State Park Rd	12/13/2024	\$462,000	17.92%	19	2000	2,800	0	6	2	2	C	Avg	NE 01	16,553	\$40,300	\$391,800	\$351,500	\$150.61	
030212200	W3149 Westowne Ct	5/21/2024	\$213,500	-60.04%	19	2011	3,498	0	5	5	0	C+	Avg	NE 01	27,443	\$42,500	\$534,300	\$491,800	\$48.89	
21-Manufactured																				
030061002	N154 Hopfensperger Rd	4/18/2024	\$330,000	4.56%	21	1987	1,560	0	3	2	1	C-	Avg	NE 02	22,651	\$51,600	\$315,600	\$264,000	\$178.46	
22-Other																				
030210801	W3152 Westowne Ct	11/21/2024	\$295,000	17.06%	22	2000	1,478	0	3	2	0	C	Avg	NE 01	6,098	\$23,800	\$252,000	\$228,200	\$183.49	
030211501	W3198 Westowne Ct	2/29/2024	\$309,900	13.31%	22	1995	1,760	0	2	3	0	C	Avg	NE 01	12,632	\$39,500	\$273,500	\$234,000	\$153.64	
030209400	N313 Pinecrest Bl	5/30/2024	\$250,000	8.46%	22	1996	2,200	1,042	3	2	0	C	Avg	NE 01	6,098	\$23,800	\$230,500	\$206,700	\$102.82	
030223200	N255 Eastowne La	1/22/2024	\$279,000	10.67%	22	2000	1,461	180	3	2	1	C	Gd	NE 02	9,583	\$37,400	\$252,100	\$214,700	\$165.37	