

2025 Sales Analysis Town of Oakland

Parcel #	Address	Date	\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	25 L \$	24 Total \$	24 Imp \$	\$/Sq	Notes
01-Ranch																				
022-0613-0813-048	W9045 Lakeview Dr	7/31/2024	\$335,000	24.26%	01	1995	1,194	330	2	2	0	C+	Average	Lake Influence	13,286	\$42,400	\$269,600	\$227,200	\$245.06	
022-0613-0824-035	W9063 Lakeview Dr	5/31/2024	\$685,000	26.27%	01	1975	1,943	463	3	3	0	B	Good	Lake Influence	14,244	\$45,800	\$542,500	\$496,700	\$328.98	
022-0613-0844-016	W8921 Ripley Rd	1/3/2024	\$650,000	-6.77%	01	2019	3,299	1,253	5	3	0	B	Average	Lake Influence	27,791	\$90,000	\$697,200	\$607,200	\$169.75	
022-0613-0721-035	W9574 Blue Jay Way	8/13/2024	\$336,000	12.98%	01	1955	1,939	727	3	1	1	B-	Average	Residential Lot	24,394	\$73,000	\$297,400	\$224,400	\$135.64	
022-0613-0543-016	W9098 Bluewaters Pass	8/30/2024	\$465,000	-4.32%	01	1998	2,772	900	3	3	1	B+	Average	Residential Lot	23,566	\$55,000	\$486,000	\$431,000	\$147.91	
022-0613-3331-008	W8735 Advent Rd	5/21/2024	\$281,000	19.78%	01	1997	1,560	520	3	2	0	C	Average	Rural Residential	27,878	\$24,300	\$234,600	\$210,300	\$164.55	
022-0613-1641-001	N3893 N Oakland Rd	4/26/2024	\$275,000	65.86%	01	1968	1,920	432	3	1	0	C-	Average	Rural Residential	20,473	\$28,000	\$165,800	\$137,800	\$128.65	
02-Bi Lvl																				
022-0613-1722-028	N4025 Majestic Cir	8/16/2024	\$540,000	-5.96%	02	2019	2,500	898	4	3	0	B	Average	Lake Influence	11,108	\$85,000	\$574,200	\$489,200	\$182.00	
022-0613-0824-036	W9061 Lakeview Dr	7/18/2024	\$516,000	31.87%	02	1988	2,752	1,032	3	2	0	B-	Average	Lake Influence	14,723	\$46,900	\$391,300	\$344,400	\$170.46	
03-Split Lvl																				
022-0613-1811-047	N4059 Majestic Cir	3/20/2024	\$565,000	3.69%	03	2005	2,911	1,400	4	3	0	B	Average	Residential Lot	10,629	\$85,000	\$544,900	\$459,900	\$164.89	
06-Cottage																				
022-0613-0742-055	N4228 Sleepy Hollow Rd	9/16/2024	\$337,500	2.43%	06	1952	560	0	0	1	0	B	Average	Lake Frontage	5,358	\$210,000	\$329,500	\$119,500	\$227.68	
022-0613-0644-016	W9358 Ripley Rd	8/16/2024	\$387,000	-8.40%	06	1920	1,506	570	2	2	0	C+	Average	Lake Frontage	9,148	\$232,000	\$422,500	\$190,500	\$102.92	
022-0613-0644-101	N4509 Warne Ave	11/4/2024	\$250,000	8.32%	06	1940	572	0	2	1	0	C+	Average	Lake Influence	3,006	\$17,600	\$230,800	\$213,200	\$406.29	
022-0613-0644-074	N4557 E Shore Place Rd	5/21/2024	\$200,000	39.76%	06	1940	741	0	1	1	0	B	Average	Lake Influence	3,441	\$20,100	\$143,100	\$123,000	\$242.78	Remodeled
022-0613-0644-077	N4569 E Shore Place Rd	3/5/2024	\$232,000	34.57%	06	1940	936	0	2	1	0	B-	Good	Lake Influence	3,528	\$20,600	\$172,400	\$151,800	\$225.85	
022-0613-1811-019	W9370 Burr Ln	12/12/2024	\$270,000	19.31%	06	1955	1,144	0	2	1	0	C-	Average	Lake Influence	43,560	\$120,000	\$226,300	\$106,300	\$131.12	
022-0613-0431-007	N4625 CTH A	12/20/2024	\$410,000	18.16%	06	1968	1,152	0	3	1	0	C	Average	Rural Residential	74,923	\$61,000	\$347,000	\$286,000	\$302.95	
10-Farmhouse																				
022-0613-0723-023	N4345 Second St	7/19/2024	\$353,000	20.60%	10	1900	1,837	0	4	2	0	C	Average	Residential Lot	16,552	\$104,000	\$292,700	\$188,700	\$135.55	2-Parcel Sale
022-0613-0943-000	W8620 Perry Rd	11/26/2024	\$355,000	44.43%	10	1940	2,168	0	4	2	0	C-	Average	Rural Residential	130,288	\$93,800	\$245,800	\$152,000	\$120.48	
13-Contemporary																				
022-0613-1722-020	N4044 Majestic Cir	9/13/2024	\$650,000	2.12%	13	2018	1,978	0	3	2	0	B+	Average	Lake Frontage	12,197	\$89,000	\$636,500	\$547,500	\$283.62	
022-0613-0813-055	W9015 Lakeview Dr	9/11/2024	\$631,658	11.09%	13	1994	3,010	728	5	3	1	A-	Average	Lake Influence	21,039	\$66,700	\$568,600	\$501,900	\$187.69	
022-0613-0643-023	W9400 Ripley Rd	10/2/2024	\$1,005,000	13.73%	13	1994	3,568	1,529	3	2	1	B+	Good	Lake Influence	46,566	\$165,000	\$883,700	\$718,700	\$235.43	
022-0613-0543-011	N4516 Wolff Rd	5/16/2024	\$315,000	26.30%	13	2004	1,610	740	3	2	0	B	Average	Residential Lot	19,341	\$50,000	\$249,400	\$199,400	\$164.60	
022-0613-0531-023	W9180 Wilderness Pl	8/20/2024	\$560,000	-7.38%	13	1997	2,481	0	3	2	1	B+	Average	Residential Lot	33,411	\$76,000	\$604,600	\$528,600	\$195.08	
022-0613-0534-041	W9182 Bluewaters Pass	7/1/2024	\$535,000	-11.34%	13	1998	2,553	0	3	2	1	B	Average	Residential Lot	20,038	\$50,000	\$603,400	\$553,400	\$189.97	
022-0613-0531-001	W9125 Tall Pines Pl	5/8/2024	\$500,000	11.88%	13	1997	2,661	722	4	3	1	B-	Average	Residential Lot	22,521	\$65,000	\$446,900	\$381,900	\$163.47	Remodeled
14-MSS																				
022-0613-0743-033	N4134 Sleepy Hollow Rd	11/1/2024	\$831,000	-0.30%	14	2011	1,799	765	3	2	0	B+	Average	Lake Frontage	8,668	\$320,000	\$833,500	\$513,500	\$284.05	
022-0613-1722-026	N4014 Majestic Cir	8/23/2024	\$540,000	5.90%	14	2008	2,594	0	3	2	1	B-	Average	Lake Influence	32,147	\$89,000	\$509,900	\$420,900	\$173.86	
15-MMS																				
022-0613-1722-015	N4071 Marshview Ct	2/14/2024	\$610,000	-14.19%	15	1995	3,149	961	4	3	1	A-	Good	Lake Frontage	18,905	\$69,400	\$710,900	\$641,500	\$171.67	
022-0613-1811-028	W9368 USH 12	5/1/2024	\$492,400	38.78%	15	1995	2,070	0	3	2	1	C+	Average	Lake Influence	42,950	\$115,000	\$354,800	\$239,800	\$182.32	
17-Condo																				
022-0613-0742-090	N4237 Alpine Village Ln 2	8/28/2024	\$379,900	46.45%	17	2005	1,849	0	3	2	0	C+	Average	Residential Lot	0	\$23,000	\$259,400	\$236,400	\$193.02	
22-Other																				
022-0613-1643-001	W8678 USH 12	4/26/2024	\$135,000	14.21%	22	1906	1,468	0	3	1	0		Average	Rural Residential	152,024	\$103,800	\$118,200	\$14,400	\$21.25	