

**2026 Sales Analysis  
Village of Shorewood**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
<b>01-Ranch</b>																				
237-0147-000	2301 E Kensington Bl	1/3/2025	\$699,000	1.01%	01	1959	2,230	0	3	2	0	B-	Avg	NE 14	7,797	\$150,900	\$692,000	\$541,100	\$245.78	
<b>03-Split Level</b>																				
235-0075-000	4524 N Sheffield Ave	5/19/2025	\$420,000	-0.28%	03	1939	1,425	0	3	2	0	C	V Gd	NE 17	5,314	\$100,300	\$421,200	\$320,900	\$224.35	
<b>04-Cape Cod   NE 10+17</b>																				
239-0619-000	2007 E Jarvis St	7/31/2025	\$634,000	16.16%	04	1921	1,652	0	4	2	0	C	Gd	NE 10	4,574	\$74,800	\$545,800	\$471,000	\$338.50	
236-0498-000	4312 N Wildwood Ave	3/4/2025	\$605,000	112.28%	04	1940	1,373	0	3	2	1	C-	Avg	NE 17	8,146	\$153,800	\$285,000	\$131,200	\$328.62	Remodeled
235-0025-000	4452 N Sheffield Ave	10/7/2025	\$400,000	14.29%	04	1952	1,422	0	4	2	0	C	Avg	NE 17	5,750	\$108,600	\$350,000	\$241,400	\$204.92	
236-0475-000	4419 N Ardmore Ave	6/25/2025	\$750,000	25.08%	04	1951	2,082	0	4	3	1	C+	V Gd	NE 17	6,055	\$114,400	\$599,600	\$485,200	\$305.28	
<b>04-Cape Cod   NE 12</b>																				
238-0013-000	4150 N Lake Dr	5/28/2025	\$1,825,000	7.67%	04	1949	3,406	510	4	3	1	C+	Gd	NE 12	31,450	\$660,400	\$1,695,000	\$1,034,600	\$341.93	
<b>05-Bungalow</b>																				
240-0378-000	4121 N Larkin St	6/17/2025	\$690,000	-4.46%	05	1927	1,751	0	3	3	0	C	Avg	NE 11	5,271	\$89,800	\$722,200	\$632,400	\$342.78	
276-0196-000	3713 N Murray Ave	5/9/2025	\$384,000	21.10%	05	1925	1,391	0	4	1	1	C	Avg	NE 15	4,443	\$75,500	\$317,100	\$241,600	\$221.78	Remodeled
<b>09-BSS</b>																				
235-0106-000	4605 N Sheffield Ave	8/7/2025	\$262,000	-24.45%	09	1939	842	0	2	1	0	C	Gd	NE 17	5,140	\$97,000	\$346,800	\$249,800	\$195.96	Updated Data
<b>10-Farmhouse   NE 10</b>																				
239-0672-000	1811 E Elmdale Ct	3/17/2025	\$390,000	-6.20%	10	1922	1,168	0	2	1	1	C	Avg	NE 10	4,966	\$81,100	\$415,800	\$334,700	\$264.47	
239-0041-000	4124 N Maryland Ave	9/5/2025	\$585,000	7.66%	10	1921	1,397	0	3	1	1	C+	Avg	NE 10	5,750	\$94,500	\$543,400	\$448,900	\$351.11	
239-0534-000	2031 E Wood Pl	6/3/2025	\$510,000	-6.87%	10	1921	1,419	0	3	2	0	C+	Avg	NE 10	6,011	\$98,400	\$547,600	\$449,200	\$290.06	Updated Data
239-0229-000	4036 N Stowell Ave	4/30/2025	\$360,000	-23.79%	10	1920	1,583	0	3	1	1	C	Gd	NE 10	3,659	\$60,000	\$472,400	\$412,400	\$189.51	
239-0411-000	4158 N Farwell Ave	5/7/2025	\$670,000	6.54%	10	1925	1,673	0	3	2	1	C+	Avg	NE 10	4,792	\$78,700	\$628,900	\$550,200	\$353.44	
239-0228-000	4032 N Stowell Ave	1/28/2025	\$611,500	65.27%	10	1916	1,680	0	3	2	1	C+	Gd	NE 10	6,098	\$100,000	\$370,000	\$270,000	\$304.46	Remodeled
239-0232-000	4050 N Stowell Ave	11/14/2025	\$680,000	-7.57%	10	1918	1,759	0	3	2	1	B-	Avg	NE 10	5,489	\$90,000	\$735,700	\$645,700	\$335.42	
239-0024-000	4128 N Farwell Ave	5/16/2025	\$611,000	6.41%	10	1923	1,777	0	4	1	1	C+	Gd	NE 10	5,445	\$89,500	\$574,200	\$484,700	\$293.47	
239-0656-000	1908 E Elmdale Ct	10/31/2025	\$664,950	6.58%	10	1921	1,834	0	3	2	2	C	Gd	NE 10	4,792	\$78,700	\$623,900	\$545,200	\$319.66	
239-0253-000	4015 N Stowell Ave	7/4/2025	\$405,000	-11.63%	10	1902	1,856	0	4	1	1	C	Avg	NE 10	5,793	\$95,200	\$458,300	\$363,100	\$166.92	
239-0240-000	4071 N Stowell Ave	11/21/2025	\$558,000	10.21%	10	1922	1,904	0	4	1	1	C+	Avg	NE 10	5,793	\$95,200	\$506,300	\$411,100	\$243.07	
239-0177-000	4325 N Murray Ave	2/24/2025	\$165,000	-59.51%	10	1920	1,957	0	3	1	0	C+	Avg	NE 10	5,184	\$85,200	\$407,500	\$322,300	\$40.78	
239-0099-000	4068 N Prospect Ave	9/5/2025	\$425,000	-16.94%	10	1915	2,000	0	4	2	0	C+	Avg	NE 10	5,140	\$84,600	\$511,700	\$427,100	\$170.20	
239-0092-000	4056 N Farwell Ave	11/10/2025	\$585,000	2.69%	10	1923	2,046	0	4	2	0	C+	Avg	NE 10	5,184	\$85,300	\$569,700	\$484,400	\$244.23	
239-0065-000	4069 N Prospect Ave	7/25/2025	\$505,000	-11.14%	10	1917	2,381	0	4	1	1	C+	Avg	NE 10	5,184	\$85,300	\$568,300	\$483,000	\$176.27	
239-0171-000	1901 E Lake Bluff Bl	6/6/2025	\$650,000	6.87%	10	1924	2,871	1,009	5	5	0	C	Gd	NE 10	5,271	\$86,600	\$608,200	\$521,600	\$196.24	
<b>10-Farmhouse   NE 11</b>																				
240-0477-000	4332 N Woodburn St	2/14/2025	\$425,000	1.05%	10	1927	1,398	0	4	1	0	C	Avg	NE 11	5,009	\$85,000	\$420,600	\$335,600	\$243.20	Remodeled
240-0532-000	4229 N Woodburn St	9/26/2025	\$400,000	-17.86%	10	1921	1,406	0	3	1	1	C+	Avg	NE 11	5,706	\$97,200	\$487,000	\$389,800	\$215.36	
240-0180-000	4212 N Newhall St	11/26/2025	\$415,000	-10.93%	10	1927	1,658	0	4	1	0	C	Avg	NE 11	4,792	\$81,600	\$465,900	\$384,300	\$201.09	
240-0475-000	4340 N Woodburn St	11/17/2025	\$350,000	-19.93%	10	1936	1,716	0	4	2	0	C+	Avg	NE 11	5,009	\$85,000	\$437,100	\$352,100	\$154.43	
240-0349-000	4233 N Larkin St	10/7/2025	\$530,000	3.25%	10	1925	1,717	0	4	2	0	C	Avg	NE 11	5,271	\$89,800	\$513,300	\$423,500	\$256.38	
236-0041-000	4462 N Morris Bl	8/25/2025	\$615,000	22.49%	10	1926	1,852	0	3	2	0	C	V Gd	NE 11	4,356	\$74,400	\$502,100	\$427,700	\$291.90	Remodeled
240-0279-000	4058 N Larkin St	4/7/2025	\$615,000	-0.28%	10	1924	1,950	0	3	2	0	C	Gd	NE 11	4,835	\$82,300	\$616,700	\$534,400	\$273.18	
240-0539-000	4201 N Woodburn St	11/6/2025	\$679,000	-4.20%	10	1926	2,550	0	4	2	1	C+	Avg	NE 11	7,013	\$119,100	\$708,800	\$589,700	\$219.57	
240-0341-001	1526 E Olive St	6/4/2025	\$975,000	15.67%	10	1932	2,557	0	3	2	1	C+	Gd	NE 11	8,886	\$150,900	\$842,900	\$692,000	\$322.29	
<b>10-Farmhouse   NE 12</b>																				
277-9991-000	3900 N Lake Dr	10/2/2025	\$3,100,000	6.35%	10	1910	6,188	1,140	5	8	1	B+	V Gd	NE 12	60,766	\$1,007,200	\$2,914,900	\$1,907,700	\$338.20	
<b>10-Farmhouse   NE 14-15</b>																				
239-0119-000	4407 N Maryland Ave	1/24/2025	\$621,000	-0.06%	10	1924	1,688	0	3	1	1	C+	Gd	NE 14	6,360	\$123,100	\$621,400	\$498,300	\$294.96	

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Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
237-0016-000	2518 E Lake Bluff Bl	3/31/2025	\$1,360,000	5.55%	10	1918	3,743	0	4	3	2	B+	Gd	NE 14	7,449	\$144,200	\$1,288,500	\$1,144,300	\$324.82	
275-1059-000	3701 N Morris Bl	9/15/2025	\$305,500	-19.56%	10	1925	1,264	0	3	1	0	C	Avg	NE 15	5,793	\$98,700	\$379,800	\$281,100	\$163.61	
276-0443-000	3553 N Maryland Ave	9/16/2025	\$302,000	-6.33%	10	1912	1,297	0	3	1	0	C+	Avg	NE 15	5,053	\$85,700	\$322,400	\$236,700	\$166.77	
276-0517-000	1914 E Edgewood Ave	6/23/2025	\$305,000	-14.76%	10	1907	1,353	0	3	1	1	C+	Fr	NE 15	3,615	\$61,200	\$357,800	\$296,600	\$180.19	
276-0022-000	1901 E Shorewood Blvd	2/28/2025	\$400,000	0.00%	10	1920	1,357	0	3	2	0	C-	Gd	NE 15	4,443	\$75,600	\$400,000	\$324,400	\$239.06	
277-0106-000	3536 N Downer Ave	5/16/2025	\$530,000	5.98%	10	1924	1,384	0	3	2	0	C	Gd	NE 15	5,271	\$89,800	\$500,100	\$410,300	\$318.06	
276-0783-000	3936 N Frederick Ave	9/19/2025	\$460,000	-4.94%	10	1921	1,570	0	3	2	0	C	Gd	NE 15	5,200	\$88,400	\$483,900	\$395,500	\$236.69	
275-1165-000	1518 E Beverly Rd	3/21/2025	\$380,000	-3.87%	10	1927	1,575	0	4	2	0	C	Avg	NE 15	4,966	\$84,100	\$395,300	\$311,200	\$187.87	
276-0348-000	2405 E Stratford Ct	9/26/2025	\$562,000	-1.40%	10	1908	1,676	0	3	2	0	C+	Gd	NE 15	5,184	\$88,400	\$570,000	\$481,600	\$282.58	
276-0521-000	3508 N Cramer St	9/15/2025	\$410,000	-12.97%	10	1921	1,832	0	4	2	0	C+	Gd	NE 15	3,615	\$61,200	\$471,100	\$409,900	\$190.39	
276-0417-000	1905 E Beverly Rd	9/19/2025	\$470,000	5.00%	10	1926	1,842	0	3	1	1	C+	Fr	NE 15	5,837	\$99,500	\$447,600	\$348,100	\$201.14	
276-0582-000	3933 N Prospect Ave	8/4/2025	\$672,000	4.32%	10	1923	1,886	0	4	2	0	C+	Gd	NE 15	5,358	\$91,100	\$644,200	\$553,100	\$308.01	
276-0418-000	1901 E Beverly Rd	9/30/2025	\$555,000	2.38%	10	1925	1,942	0	6	3	0	C	Gd	NE 15	5,837	\$99,500	\$542,100	\$442,600	\$234.55	
276-0588-000	3909 N Prospect Ave	11/12/2025	\$711,000	41.35%	10	1915	1,965	0	4	2	1	C+	Avg	NE 15	5,358	\$91,100	\$503,000	\$411,900	\$315.47	Remodeled
276-0708-000	3835 N Frederick Ave	8/27/2025	\$680,000	39.83%	10	1919	2,030	0	5	3	0	C+	Avg	NE 15	5,445	\$92,800	\$486,300	\$393,500	\$289.26	Remodeled
277-0107-000	3530 N Downer Ave	11/18/2025	\$645,000	2.11%	10	1925	2,033	0	5	2	1	C+	V Gd	NE 15	5,271	\$89,800	\$631,700	\$541,900	\$273.09	
276-0643-000	3806 N Maryland Ave	10/23/2025	\$500,000	-9.40%	10	1919	2,078	0	4	2	0	C	V Gd	NE 15	4,792	\$81,600	\$551,900	\$470,300	\$201.35	
276-0692-000	2201 E Beverly Rd	6/9/2025	\$600,000	3.04%	10	1926	2,187	0	3	1	1	C+	Avg	NE 15	3,964	\$67,300	\$582,300	\$515,000	\$243.58	
276-0616-000	3905 N Farwell Ave	12/19/2025	\$425,000	-30.17%	10	1915	2,516	0	4	1	1	C+	V Gd	NE 15	4,792	\$81,600	\$608,600	\$527,000	\$136.49	
276-0001-000	3836 N Murray Ave	2/28/2025	\$368,400	-36.02%	10	1925	2,562	0	4	2	1	C+	Avg	NE 15	7,405	\$126,000	\$575,800	\$449,800	\$94.61	
276-0466-000	3536 N Frederick Ave	6/24/2025	\$651,500	-2.06%	10	1916	2,615	0	4	1	1	B-	Avg	NE 15	5,663	\$96,400	\$665,200	\$568,800	\$212.28	
276-0349-000	2401 E Stratford Ct	9/29/2025	\$700,000	2.32%	10	1915	2,688	0	4	1	1	B-	Avg	NE 15	7,013	\$119,300	\$684,100	\$564,800	\$216.03	
276-0653-000	3833 N Prospect Ave	9/11/2025	\$935,000	11.59%	10	1925	2,989	0	4	2	1	B-	Gd	NE 15	8,059	\$136,700	\$837,900	\$701,200	\$267.08	Remodeled
<b>10-Farmhouse   NE 16-17</b>																				
276-0048-000	2514 E Shorewood Bl	6/23/2025	\$825,000	-3.25%	10	1923	2,123	0	3	2	1	C+	Avg	NE 16	6,839	\$129,100	\$852,700	\$723,600	\$327.79	
276-0235-000	2515 E Newton Ave	6/16/2025	\$795,000	3.72%	10	1910	2,226	0	4	2	1	C+	V Gd	NE 16	8,407	\$158,300	\$766,500	\$608,200	\$286.03	
276-0250-000	2500 E Menlo Bl	2/3/2025	\$801,000	8.77%	10	1918	2,337	0	3	2	1	C+	Avg	NE 16	10,498	\$191,600	\$736,400	\$544,800	\$260.76	Remodeled
277-0230-000	2617 E Capitol Dr	7/11/2025	\$750,000	4.56%	10	1935	2,401	0	4	2	1	C+	Avg	NE 16	7,057	\$132,700	\$717,300	\$584,600	\$257.10	
276-0068-000	3933 N Stowell Ave	6/16/2025	\$850,000	38.39%	10	1916	2,601	0	3	1	2	B-	Avg	NE 16	7,841	\$148,200	\$614,200	\$466,000	\$269.82	
277-0066-000	3955 N Harcourt Pl	5/16/2025	\$975,000	-5.04%	10	1914	2,902	0	5	2	3	B	V Gd	NE 16	6,795	\$128,200	\$1,026,800	\$898,600	\$291.80	
276-0070-000	3921 N Stowell Ave	7/25/2025	\$845,000	13.53%	10	1915	2,909	0	4	3	0	C+	Avg	NE 16	7,841	\$148,200	\$744,300	\$596,100	\$239.53	
276-0069-000	3927 N Stowell Ave	7/11/2025	\$880,000	1.73%	10	1915	3,013	0	4	2	1	C+	Avg	NE 16	7,841	\$148,200	\$865,000	\$716,800	\$242.88	
277-0039-000	2712 E Beverly Rd	7/11/2025	\$896,800	20.38%	10	1915	3,227	0	4	2	1	B-	Avg	NE 16	7,492	\$141,400	\$745,000	\$603,600	\$234.09	
277-0150-000	3534 N Summit Ave	7/7/2025	\$1,262,000	13.64%	10	1926	3,551	0	5	3	1	B	Gd	NE 16	7,187	\$135,700	\$1,110,500	\$974,800	\$317.18	Remodeled
277-0197-000	2609 E Newton Ave	6/9/2025	\$1,225,000	-5.54%	10	1925	3,800	0	4	4	1	C+	Avg	NE 16	10,542	\$191,800	\$1,296,900	\$1,105,100	\$271.89	
277-0187-000	2724 E Menlo Blvd	6/16/2025	\$1,787,500	56.76%	10	1926	5,172	0	7	4	2	B+	Avg	NE 16	10,716	\$192,700	\$1,140,300	\$947,600	\$308.35	
236-0420-000	4410 N Marlborough Dr	5/9/2025	\$575,000	9.50%	10	1937	1,931	0	4	1	1	C+	Gd	NE 17	5,750	\$108,600	\$525,100	\$416,500	\$241.53	
236-0479-000	4392 N Wildwood Ave	6/2/2025	\$790,000	-0.75%	10	1930	2,027	0	4	2	1	B-	V Gd	NE 17	6,360	\$119,700	\$796,000	\$676,300	\$330.69	
240-0517-000	4318 N Ardmore Ave	7/7/2025	\$630,000	0.03%	10	1939	2,406	0	4	2	1	C+	Avg	NE 17	7,057	\$132,900	\$629,800	\$496,900	\$206.61	
236-0318-000	1200 E Glendale Ave	12/19/2025	\$925,000	71.14%	10	1939	3,607	0	5	3	1	B	Avg	NE 17	7,797	\$147,000	\$540,500	\$393,500	\$215.69	Remodeled
<b>12-Colonial   NE 11, 16-17</b>																				
236-0558-000	4453 N Morris Bl	5/15/2025	\$451,000	10.00%	12	1942	1,307	0	3	1	1	C	Avg	NE 11	4,574	\$77,500	\$410,000	\$332,500	\$285.77	
236-0585-000	4453 N Woodburn St	3/27/2025	\$510,000	10.99%	12	1944	1,348	0	3	1	2	C+	Gd	NE 11	5,314	\$90,700	\$459,500	\$368,800	\$311.05	Remodeled
236-0086-000	4535 N Woodburn St	8/18/2025	\$456,000	-22.51%	12	1941	1,808	0	3	1	1	C	Gd	NE 11	5,576	\$94,900	\$588,500	\$493,600	\$199.72	
240-0470-000	4237 N Morris Bl	6/9/2025	\$670,888	14.06%	12	1926	1,939	0	3	2	1	C+	Avg	NE 11	5,053	\$85,700	\$588,200	\$502,500	\$301.80	
277-0233-000	3935 N Ridgefield Cr	8/15/2025	\$850,000	11.90%	12	1950	2,547	0	4	2	0	C+	Gd	NE 16	6,708	\$126,400	\$759,600	\$633,200	\$284.10	Remodeled
277-0169-000	3514 N Shepard Ave	3/7/2025	\$1,115,000	2.35%	12	1921	3,062	0	4	3	1	B+	V Gd	NE 16	8,712	\$164,200	\$1,089,400	\$925,200	\$310.52	
277-0078-000	3954 N Harcourt Pl	11/14/2025	\$1,015,000	-9.98%	12	1959	3,674	160	5	3	0	B	Gd	NE 16	7,797	\$147,000	\$1,127,500	\$980,500	\$236.25	
277-0138-000	3535 N Summit Ave	6/20/2025	\$1,232,500	6.44%	12	1924	4,222	468	5	3	2	B	Gd	NE 16	7,841	\$148,000	\$1,157,900	\$1,009,900	\$256.87	
235-0103-000	4544 N Woodruff Ave	1/31/2025	\$435,000	21.54%	12	1947	1,426	0	3	1	1	C	Gd	NE 17	5,140	\$96,700	\$357,900	\$261,200	\$237.24	
240-0576-000	4241 N Ardmore Ave	5/22/2025	\$593,580	25.55%	12	1950	1,555	0	3	1	1	C	V Gd	NE 17	4,922	\$92,700	\$472,800	\$380,100	\$322.11	

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Village of Shorewood**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
241-1042-000	4327 N Wildwood Ave	4/7/2025	\$475,000	23.38%	12	1952	1,600	0	3	1	1	C	Avg	NE 17	4,922	\$92,700	\$385,000	\$292,300	\$238.94	
236-0514-000	4279 N Olsen Ave	7/14/2025	\$725,000	69.75%	12	1951	2,119	0	3	2	1	C	Avg	NE 17	5,532	\$104,100	\$427,100	\$323,000	\$293.02	Remodeled
<b>12-Colonial   NE 12</b>																				
238-0007-000	4232 N Lake Dr	4/23/2025	\$1,700,000	27.54%	16	1914	4,666	448	6	3	2	A-	Gd	NE 12	21,432	\$560,300	\$1,332,900	\$772,600	\$244.26	
238-0003-000	4320 N Lake Dr	5/9/2025	\$2,300,000	-4.02%	16	1916	6,181	0	5	4	1	A	Gd	NE 12	67,170	\$853,500	\$2,396,300	\$1,542,800	\$234.02	
238-0001-000	4408 N Lake Dr	5/20/2025	\$1,750,000	-11.78%	16	1920	7,197	1,200	6	5	1	B+	Avg	NE 12	58,762	\$782,000	\$1,983,600	\$1,201,600	\$134.50	
237-0005-000	4424 N Lake Dr	3/28/2025	\$2,225,000	-2.08%	16	1917	7,983	0	6	5	2	A-	Fr	NE 12	50,530	\$771,200	\$2,272,300	\$1,501,100	\$182.11	
<b>13-Contemporary</b>																				
238-0032-000	4217 N Lake Dr	4/17/2025	\$1,995,000	-6.65%	16	1908	5,628	0	5	3	1	A-	Gd	NE 13	23,871	\$347,600	\$2,137,100	\$1,789,500	\$292.71	
<b>17-Condo   NE 15-61</b>																				
276-0343-101	2427 E Stratford Ct #1	3/25/2025	\$286,000	4.65%	17	1922	1,601	0	2	1	0	C+	Gd	NE 15	0	\$5,200	\$273,300	\$268,100	\$175.39	
239-0218-004	4019 Downer Ave	10/22/2025	\$331,000	-0.18%	17	1925	1,568	0	3	1	0	C+	Gd	NE 60	8,538	\$50,000	\$331,600	\$281,600	\$179.21	Remodeled
276-0690-102	3719 N Farwell Ave	5/29/2025	\$300,000	-4.18%	17	1925	1,134	0	2	1	0	C+	Avg	NE 61	0	\$49,800	\$313,100	\$263,300	\$220.63	Remodeled
<b>17-Condo   NE 62</b>																				
276-0749-333	3942 N Oakland Ave #333	7/31/2025	\$176,000	8.17%	17	1983	870	0	1	1	0	C+	Avg	NE 62	0	\$25,000	\$162,700	\$137,700	\$173.56	
276-0752-360	1906 E Shorewood Blvd #360	7/28/2025	\$191,000	-0.93%	17	1979	911	0	1	1	0	C+	Gd	NE 62	0	\$25,000	\$192,800	\$167,800	\$182.22	
276-0749-342	3942 N Oakland Ave #342	11/6/2025	\$185,250	-16.70%	17	1983	925	0	1	1	0	C+	Avg	NE 62	0	\$25,000	\$222,400	\$197,400	\$173.24	Remodeled
276-0749-132	3942 N Oakland Ave #132	3/31/2025	\$180,000	-4.10%	17	1983	947	0	1	1	0	C+	Avg	NE 62	0	\$25,000	\$187,700	\$162,700	\$163.67	
276-0749-228	3916 N Oakland Ave #228	1/9/2025	\$231,000	5.29%	17	1986	1,070	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$219,400	\$194,400	\$192.52	
276-0749-101	1818 E Shorewood Bl #101	8/21/2025	\$233,000	2.78%	17	1980	1,092	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$226,700	\$201,700	\$190.48	Remodeled
276-0749-143	3942 N Oakland Ave #143	7/17/2025	\$228,000	-3.43%	17	1983	1,122	0	2	2	0	C+	Gd	NE 62	0	\$25,000	\$236,100	\$211,100	\$180.93	Remodeled
276-0752-250	1906 E Shorewood Blvd #250	7/11/2025	\$234,500	-18.26%	17	1979	1,136	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$286,900	\$261,900	\$184.42	Remodeled
276-0749-336	3942 N Oakland Ave #336	11/7/2025	\$220,000	-8.14%	17	1983	1,152	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$239,500	\$214,500	\$169.27	
276-0031-371	3838 N Oakland Ave #371	6/27/2025	\$165,000	-32.52%	17	1980	1,153	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$244,500	\$219,500	\$121.42	
276-0752-255	1906 E Shorewood Blvd #255	11/17/2025	\$215,000	-23.65%	17	1979	1,153	0	2	2	0	C+	Gd	NE 62	0	\$25,000	\$281,600	\$256,600	\$164.79	
276-0749-113	1818 E Shorewood Bl #113	5/15/2025	\$235,000	9.81%	17	1980	1,170	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$214,000	\$189,000	\$179.49	
276-0749-137	3942 N Oakland Ave #137	6/27/2025	\$270,000	17.14%	17	1983	1,187	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$230,500	\$205,500	\$206.40	
276-0031-273	3838 N Oakland Ave #273	1/7/2025	\$210,000	0.00%	17	1980	1,208	0	2	2	0	C+	Avg	NE 62	0	\$25,000	\$210,000	\$185,000	\$153.15	
<b>17-Condo   NE 63-69</b>																				
276-0307-112	3525 N Prospect Ave	2/27/2025	\$759,000	1.01%	17	1999	1,319	0	3	2	1	B-	Avg	NE 63	0	\$65,000	\$751,400	\$686,400	\$526.16	
276-0307-106	2312 E Edgewood Ave	6/9/2025	\$515,000	-10.71%	17	1999	1,875	345	2	2	2	B-	Avg	NE 63	0	\$65,000	\$576,800	\$511,800	\$240.00	
276-0307-101	2322 E Edgewood Ave	4/14/2025	\$550,000	-7.22%	17	1999	1,938	0	3	2	2	B-	Avg	NE 63	0	\$65,000	\$592,800	\$527,800	\$250.26	
276-0307-115	2307 E Stratford Ct	1/3/2025	\$525,000	1.00%	17	1998	1,938	0	3	2	1	B-	Avg	NE 63	0	\$65,000	\$519,800	\$454,800	\$237.36	
276-0307-114	2305 E Stratford Ct	9/18/2025	\$670,000	1.89%	17	1999	2,096	0	3	3	1	B-	Avg	NE 63	0	\$65,000	\$657,600	\$592,600	\$288.65	
276-0307-109	2302 E Edgewood Ave	2/18/2025	\$600,000	7.76%	17	1999	2,243	450	2	2	1	B-	Avg	NE 63	0	\$65,000	\$556,800	\$491,800	\$238.52	
276-0307-116	2309 E Stratford Ct	9/29/2025	\$838,000	0.95%	17	1999	2,391	0	3	2	2	B-	Avg	NE 63	0	\$65,000	\$830,100	\$765,100	\$323.30	
276-0422-024	3710 Oakland Ave #304	7/7/2025	\$328,000	-8.20%	17	2004	1,512	0	2	2	0	B-	Avg	NE 64	0	\$29,000	\$357,300	\$328,300	\$197.75	Remodeled
236-0589-000	1717 Kensington Blvd #201	5/5/2025	\$380,000	-5.92%	17	2004	1,380	0	2	2	0	B-	Avg	NE 65	0	\$42,000	\$403,900	\$361,900	\$244.93	
236-0604-000	1717 Kensington Blvd #400	8/15/2025	\$450,000	8.43%	17	2005	1,424	0	2	2	0	B-	Avg	NE 65	0	\$42,000	\$415,000	\$373,000	\$286.52	
239-0526-001	2512 E Marion St	5/30/2025	\$435,000	17.76%	17	1926	1,900	0	3	2	0	B-	Gd	NE 69	7,013	\$69,900	\$369,400	\$299,500	\$192.16	
<b>19-Duplex   NE 10-11</b>																				
239-0389-000	4159-4161 N Farwell Ave	5/29/2025	\$510,000	26.08%	19	1921	2,289	0	4	2	0	C+	Avg	NE 10	4,792	\$78,700	\$404,500	\$325,800	\$188.42	Remodeled
239-0577-000	1830-1832 E Jarvis St	6/17/2025	\$475,000	3.06%	19	1924	2,302	0	4	2	0	C+	Avg	NE 10	4,792	\$78,700	\$460,900	\$382,200	\$172.15	Remodeled
239-0252-000	4019-4021 N Stowell Ave	9/10/2025	\$485,000	-9.51%	19	1894	2,366	0	5	2	0	C	Gd	NE 10	6,055	\$99,400	\$536,000	\$436,600	\$162.98	Remodeled
239-0239-000	4075-4077 N Stowell Ave	6/2/2025	\$761,200	15.84%	19	1926	2,820	0	6	2	0	C+	Avg	NE 10	6,447	\$105,800	\$657,100	\$551,300	\$232.41	
237-0222-000	4437-4439 N Cramer St	10/6/2025	\$477,500	3.15%	19	1956	3,110	0	4	2	1	C	Avg	NE 10	4,792	\$78,700	\$462,900	\$384,200	\$128.23	
239-0163-000	4425 N Cramer St	9/2/2025	\$710,000	17.80%	19	1928	3,536	0	6	2	0	C+	Avg	NE 10	5,401	\$88,600	\$602,700	\$514,100	\$175.74	Remodeled
236-0246-000	4532-4532A N Bartlett Ave	8/13/2025	\$435,000	2.81%	19	1926	2,079	0	3	2	0	C	Avg	NE 11	4,312	\$73,400	\$423,100	\$349,700	\$173.93	Remodeled

**2026 Sales Analysis  
Village of Shorewood**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes
236-0144-000	4504-4506 N Larkin St	5/5/2025	\$469,900	-4.14%	19	1927	2,088	0	4	2	0	C+	V Gd	NE 11	4,792	\$81,600	\$490,200	\$408,600	\$185.97	
240-0140-000	1713-1715 E Marion St	9/5/2025	\$405,000	-20.07%	19	1924	2,192	0	4	2	0	C	Avg	NE 11	6,665	\$113,600	\$506,700	\$393,100	\$132.94	
240-0163-000	4301 N Newhall St	3/6/2025	\$480,000	-8.48%	19	1926	2,288	0	4	2	0	C	Avg	NE 11	5,445	\$92,800	\$524,500	\$431,700	\$169.23	Remodeled
236-0584-000	4455-4457 N Woodburn St	8/22/2025	\$490,000	11.97%	19	1940	2,482	0	4	2	0	C	Avg	NE 11	5,314	\$90,700	\$437,600	\$346,900	\$160.88	
236-0193-000	4476-4478 N Newhall St	4/30/2025	\$434,000	-16.17%	19	1928	2,799	0	5	2	0	C	Avg	NE 11	4,792	\$81,600	\$517,700	\$436,100	\$125.90	
<b>19-Duplex   NE 15-69</b>																				
276-0534-000	3558-3560 N Cramer St	4/30/2025	\$410,000	-0.77%	19	1958	2,014	0	6	2	0	C	Avg	NE 15	4,530	\$77,100	\$413,200	\$336,100	\$165.29	
275-1034-000	1637-1639 E Newton Ave	4/23/2025	\$460,000	-20.18%	19	1927	2,463	0	4	2	1	C	Gd	NE 15	5,227	\$89,100	\$576,300	\$487,200	\$150.59	
276-0192-000	1829-1831 E Newton Ave	11/12/2025	\$470,000	-6.11%	19	1926	2,547	0	4	2	1	C+	Gd	NE 15	5,009	\$85,000	\$500,600	\$415,600	\$151.16	
276-0041-000	3935-3937 N Downer Ave	5/30/2025	\$625,000	6.46%	19	1924	2,724	0	8	3	0	C+	Avg	NE 15	6,447	\$109,700	\$587,100	\$477,400	\$189.17	
276-0144-000	3571-3573 N Maryland Ave	4/30/2025	\$445,000	-7.77%	19	1912	2,776	0	4	2	0	C	Avg	NE 15	5,489	\$93,300	\$482,500	\$389,200	\$126.69	
276-0399-000	2123 E Beverly Rd	12/1/2025	\$790,000	-14.62%	19	1926	3,675	0	7	3	0	B-	Gd	NE 15	7,318	\$124,600	\$925,300	\$800,700	\$181.06	
276-0688-000	2301-2303 E Beverly Rd	4/4/2025	\$930,000	32.86%	19	1928	3,944	0	6	3	0	B-	Avg	NE 15	7,187	\$121,900	\$700,000	\$578,100	\$204.89	Remodeled
276-0150-000	3564-3566 N Frederick Ave	2/17/2025	\$1,050,000	32.66%	19	1930	4,844	0	9	6	2	C+	Fr	NE 15	6,229	\$106,300	\$791,500	\$685,200	\$194.82	
236-0543-000	4242-4244 N Olsen Ave	4/30/2025	\$567,500	18.60%	19	1950	2,192	0	6	2	2	C	Avg	NE 17	6,186	\$116,300	\$478,500	\$362,200	\$205.84	
236-0384-000	1213-1215 E Kensington Bl	8/20/2025	\$325,000	-21.93%	19	1936	2,299	0	4	2	0	C+	Gd	NE 17	5,532	\$104,100	\$416,300	\$312,200	\$96.09	
235-0006-000	4451-4453 N Marlborough Dr	2/14/2025	\$433,500	-5.97%	19	1941	2,522	0	4	2	0	C+	Avg	NE 17	5,619	\$106,000	\$461,000	\$355,000	\$129.86	
236-0339-000	1218-1220 E Kensington Bl	6/13/2025	\$496,000	1.18%	19	1940	2,608	0	4	2	0	C+	Avg	NE 17	5,532	\$104,100	\$490,200	\$386,100	\$150.27	Remodeled
236-0515-000	4307-4309 N Ardmore Ave	4/1/2025	\$660,000	0.09%	19	1955	3,164	0	6	2	2	C+	Gd	NE 17	8,538	\$160,600	\$659,400	\$498,800	\$157.84	
240-0110-003	4053 N Bartlett Ave	10/21/2025	\$670,000	#DIV/0!	19	1931	3,886	0	7	2	2	C	Gd	NE 69	5,532	\$53,600			\$158.62	New Parcel
<b>22-Other</b>																				
238-0032-000	4217 N Lake Dr	4/17/2025	\$1,995,000	-6.65%	22	1908	1,014	0	2	1	0	C-	Avg	NE 13	23,871	\$347,600	\$2,137,100	\$1,789,500	\$1,624.65	