

**2026 Sales Analysis
Village of Windsor**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	#/Sq	Notes
01-Ranch																				
196/091022293502	7001 Portage Rd	5/9/2025	\$450,000	-4.28%	01	1955	1,442	0	3	2	0	C	Avg	NE 01	43,560	\$152,300	\$470,100	\$317,800	\$206.45	
196/091029242563	4469 Second St	10/15/2025	\$302,500	7.96%	01	1950	1,248	468	2	1	1	C-	Avg	NE 02	8,712	\$62,700	\$280,200	\$217,500	\$192.15	
196/091029268045	4392 Sequoia Dr	4/30/2025	\$395,000	4.61%	01	1970	1,268	0	3	1	1	C	Avg	NE 02	11,326	\$74,400	\$377,600	\$303,200	\$252.84	
196/091031163331	6509 Linden Cir	3/3/2025	\$389,900	-6.95%	01	1964	1,428	0	3	1	0	C	Avg	NE 02	30,056	\$108,100	\$419,000	\$310,900	\$197.34	
196/091030463232	4531 E Oak Ln	10/24/2025	\$550,000	14.39%	01	1987	1,650	0	3	3	0	C+	Avg	NE 02	35,284	\$117,500	\$480,800	\$363,300	\$262.12	
196/091031420455	4571 Linden Dr	10/10/2025	\$340,700	-26.65%	01	1968	1,744	0	3	2	0	C	Avg	NE 02	33,106	\$113,600	\$464,500	\$350,900	\$130.22	
196/091030460824	4511 Maple Ln	12/8/2025	\$440,000	-7.06%	01	1966	2,076	568	3	2	0	C	Avg	NE 02	51,836	\$134,700	\$473,400	\$338,700	\$147.06	
196/091019161553	7035 Bridgeman Rd	3/27/2025	\$475,000	6.91%	01	1972	2,719	848	3	3	1	C	Avg	NE 02	20,909	\$91,600	\$444,300	\$352,700	\$141.01	
196/091030169417	6783 Bootmaker Way	11/14/2025	\$525,000	7.08%	01	1997	2,800	1,200	3	3	0	C+	Avg	NE 05	15,682	\$74,900	\$490,300	\$415,400	\$160.75	
196/091020308790	4370 Juliana Ln	5/2/2025	\$516,000	3.49%	01	2008	2,042	718	4	3	0	C+	Avg	NE 06	9,148	\$76,800	\$498,600	\$421,800	\$215.08	
196/091020309670	4389 Juliana Ln	6/13/2025	\$525,000	2.22%	01	2006	2,616	1,000	4	3	0	C+	Avg	NE 06	10,019	\$84,000	\$513,600	\$429,600	\$168.58	
196/091029306010	6680 Windsor Ridge Ln	5/23/2025	\$443,600	-12.90%	01	2005	1,344	0	3	3	0	C	Avg	NE 07	15,246	\$123,700	\$509,300	\$385,600	\$238.02	
196/091006130011	4627 Willow St	11/19/2025	\$260,000	-7.37%	01	1980	1,584	0	3	2	0	C	Fr	NE 17	15,246	\$63,100	\$280,700	\$217,600	\$124.31	
196/091006267124	7793 Clinton Rd	10/13/2025	\$415,000	-6.68%	01	2000	2,234	800	4	2	0	C	Avg	NE 17	15,246	\$63,100	\$444,700	\$381,600	\$157.52	
196/091009287450	7641 Conifer Ct	5/16/2025	\$469,000	3.35%	01	1985	1,271	0	3	1	0	C	Avg	NE 18	74,923	\$132,900	\$453,800	\$320,900	\$264.44	
02-Bi Level																				
196/091029268812	6785 Dawn Dr	2/20/2025	\$360,000	10.87%	02	1969	2,202	734	5	2	0	C	Avg	NE 02	13,939	\$79,100	\$324,700	\$245,600	\$127.57	
196/091030464008	6604 S Oak Ln	3/14/2025	\$472,000	-2.80%	02	1977	2,650	917	5	3	0	C	Avg	NE 02	31,363	\$110,500	\$485,600	\$375,100	\$136.42	
196/091030463018	6628 S Oak Ln	4/4/2025	\$545,000	-15.71%	02	1973	3,830	1,720	5	3	0	C+	Avg	NE 02	31,799	\$111,200	\$646,600	\$535,400	\$113.26	Remodeled
196/091029305790	6708 Windsor Ridge Ln	8/22/2025	\$500,000	-4.31%	02	2006	2,840	1,200	4	2	0	C	Avg	NE 07	13,068	\$117,200	\$522,500	\$405,300	\$134.79	
03-Split Level																				
196/091029263979	4397 Curry Ln	1/31/2025	\$340,000	4.62%	03	1968	1,442	144	3	1	1	C	Avg	NE 02	10,454	\$72,800	\$325,000	\$252,200	\$185.30	
196/091029296907	6761 Sunset Meadow Dr	8/8/2025	\$415,000	-13.92%	03	1970	3,175	900	5	3	0	C	Avg	NE 02	25,265	\$99,500	\$482,100	\$382,600	\$99.37	
196/091006132019	4611 Meadowlark Dr	12/17/2025	\$369,000	-2.87%	03	1978	1,788	468	3	2	1	C	Avg	NE 17	13,068	\$61,800	\$379,900	\$318,100	\$171.81	
04-Cape Cod																				
196/091029305570	6712 Windsor Ridge Ln	8/13/2025	\$510,000	27.44%	04	2009	2,834	902	5	3	1	C	Avg	NE 07	13,504	\$118,500	\$400,200	\$281,700	\$138.14	
196/091009288605	7616 Conifer Ct	3/14/2025	\$600,000	25.34%	04	1999	1,908	0	3	2	1	C+	Avg	NE 18	95,832	\$138,700	\$478,700	\$340,000	\$241.77	
10-Farmhouse																				
196/091029485542	4317 Windsor Rd	4/25/2025	\$239,900	-0.25%	10	1935	720	0	1	1	0	D+	Avg	NE 02	20,909	\$91,600	\$240,500	\$148,900	\$205.97	
196/091029240672	4465 First St	4/14/2025	\$287,000	14.43%	10	1950	1,088	0	2	1	0	C-	Avg	NE 02	6,534	\$47,000	\$250,800	\$203,800	\$220.59	
196/091006256289	7838 Morrison St	8/19/2025	\$260,000	-6.41%	10	1871	1,123	0	1	1	1	C-	Avg	NE 17	15,246	\$63,100	\$277,800	\$214,700	\$175.33	
12-Colonial																				
196/091030163039	6800 Valiant Dr	7/28/2025	\$480,000	-24.52%	12	1995	2,560	600	3	2	1	C+	Avg	NE 05	16,553	\$76,000	\$635,900	\$559,900	\$157.81	
196/091020311320	4400 Singel Way	11/12/2025	\$469,900	3.71%	12	2007	1,980	500	3	3	1	C+	Avg	NE 06	8,712	\$73,200	\$453,100	\$379,900	\$200.35	
196/091029341490	4415 Snowy Ridge Trl	3/20/2025	\$500,000	-4.25%	12	2010	1,876	0	3	3	1	C	Avg	NE 07	10,890	\$110,700	\$522,200	\$411,500	\$207.52	
196/091029363860	4374 Bent Grass Ct	8/29/2025	\$444,000	0.91%	12	2015	1,912	0	3	2	1	C	Avg	NE 07	15,682	\$125,000	\$440,000	\$315,000	\$166.84	
196/091029453450	4312 Autumn Fields Rd	10/31/2025	\$640,000	-12.78%	12	2016	2,880	0	4	2	1	B	Avg	NE 07	19,166	\$135,500	\$733,800	\$598,300	\$175.17	
196/091033201491	4132 Royal View Dr	6/16/2025	\$530,000	-8.54%	12	2016	2,190	0	3	2	1	B-	Avg	NE 08	12,632	\$105,200	\$579,500	\$474,300	\$193.97	
196/091033202151	4125 Royal View Dr	6/27/2025	\$650,000	-10.53%	12	2016	3,118	800	5	3	1	B-	Avg	NE 08	13,939	\$106,700	\$726,500	\$619,800	\$174.25	
196/091033201601	4138 Royal View Dr	4/25/2025	\$675,000	-16.02%	12	2016	3,440	860	5	3	1	B	Avg	NE 08	13,504	\$106,200	\$803,800	\$697,600	\$165.35	
196/091028460196	6643 Forest Park Dr	6/20/2025	\$500,000	2.97%	12	1978	2,180	0	3	2	1	C	Avg	NE 09	21,780	\$110,100	\$485,600	\$375,500	\$178.85	
196/091034466295	3996 Villa Oak Dr	7/17/2025	\$600,000	18.95%	12	1977	2,104	0	4	2	1	C+	Avg	NE 13	20,909	\$97,100	\$504,400	\$407,300	\$239.02	
13-Contemporary																				

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196/091028461293	6640 Forest Park Dr	4/11/2025	\$585,000	-23.47%	13	1987	3,354	1,061	4	3	1	B-	Avg	NE 09	25,700	\$114,800	\$764,400	\$649,600	\$140.19	
196/091027385200	6695 Burnick Ct	6/30/2025	\$785,000	-25.56%	13	2020	4,342	2,050	4	3	2	B	Gd	NE 09	122,404	\$158,000	\$1,054,500	\$896,500	\$144.40	
196/091027467940	3742 Sunny Wood Dr	5/9/2025	\$629,900	-3.09%	13	1987	3,156	890	3	2	2	C+	Avg	NE 12	29,621	\$129,500	\$650,000	\$520,500	\$158.56	
14-MSS NE 01-06																				
196/091025361440	6627 Prairie Hill	10/24/2025	\$2,068,758	517089.50%	14	2025	5357	1786	2	2	1	B-	Avg	NE 01	46,609	\$153,200	\$400	\$0	\$357.58	NSFD
196/091025360340	3330 Colton Way	10/7/2025	\$1,440,000	638.84%	14	2025	5,831	2,631	4	3	1	B-	Avg	NE 01	29,185	\$114,900	\$194,900	\$80,000	\$227.25	NSFD
196/091029242456	4471 Second St	11/17/2025	\$395,000	5.42%	14	2024	1,206	0	2	1	1	C+	Avg	NE 02	8,712	\$62,700	\$374,700	\$312,000	\$275.54	
196/091030414110	6630 Traveler Trl	3/14/2025	\$575,000	4.30%	14	2016	2,846	1,100	4	3	0	B-	Avg	NE 05	16,117	\$75,500	\$551,300	\$475,800	\$175.51	
196/091030414990	6631 Traveler Trl	10/9/2025	\$630,000	16.54%	14	2017	2,878	1,200	4	3	0	B	Avg	NE 05	13,939	\$72,600	\$540,600	\$468,000	\$193.68	
196/091020321370	6972 Heirloom Dr	7/31/2025	\$475,900	3.16%	14	2014	1,577	0	3	2	0	C+	Avg	NE 06	9,148	\$76,800	\$461,300	\$384,500	\$253.08	
14-MSS NE 07																				
196/091029475571	4006 Banbury St	6/24/2025	\$545,000	294.36%	14	2025	1,822	0	3	2	0	C+	Avg	NE 07	11,761	\$113,300	\$138,200	\$24,900	\$236.94	NSFD
196/091029474551	4005 Banbury St	2/27/2025	\$519,900	73.13%	14	2025	1,866	0	3	2	0	C+	Avg	NE 07	11,761	\$113,300	\$300,300	\$187,000	\$227.90	NSFD
196/091029476851	4120 Eton Cir	9/29/2025	\$520,000	5.14%	14	2024	1,869	0	3	2		B	Avg	NE 07	10,454	\$109,400	\$494,600	\$385,200	\$219.69	
196/091029471911	4133 Eton Cir	5/23/2025	\$609,180	226.99%	14	2025	2,171	0	3	2	0	C+	Avg	NE 07	12,632	\$115,900	\$186,300	\$70,400	\$227.21	NSFD
196/091029475681	4004 Banbury Street	11/3/2025	\$574,600	384.89%	14	2025	2,273	0	3	2	1	C+	Avg	NE 07	13,504	\$118,500	\$118,500	\$0	\$200.66	NSFD
196/091032202570	4369 Autumn Harvest Way	2/24/2025	\$523,500	-15.22%	14	2018	2,416	700	3	3	0	B-	Avg	NE 07	12,197	\$114,600	\$617,500	\$502,900	\$169.25	
196/091032200920	4399 Eagle Ridge Ln	9/3/2025	\$655,000	7.03%	14	2017	2,897	1,100	4	3	0	B-	Avg	NE 07	11,326	\$112,000	\$612,000	\$500,000	\$187.44	
196/091032124410	6573 Norski Ct	9/19/2025	\$707,000	-0.77%	14	2019	2,921	1,073	5	3	0	C+	Avg	NE 07	10,019	\$108,100	\$712,500	\$604,400	\$205.03	
196/091029362540	6647 Prairie Creek Rd	9/18/2025	\$515,000	-12.16%	14	2016	3,096	1,400	4	3	0	C+	Avg	NE 07	10,890	\$110,700	\$586,300	\$475,600	\$130.59	
14-MSS NE 08																				
196/091028426101	6679 Ramshorn Dr	7/15/2025	\$598,100	146.44%	14	2025	1,566	0	2	2	0	C+	Avg	NE 08	12,632	\$105,200	\$242,700	\$137,500	\$314.75	NSFD
196/091028444001	6643 Royal View Dr	11/6/2025	\$635,000	80.55%	14	2025	1,583	0	3	2	0	C+	Avg	NE 08	13,939	\$106,700	\$351,700	\$245,000	\$333.73	NSFD
196/091028442041	4039 Royal View Dr	7/3/2025	\$546,900	197.23%	14	2025	1,599	0	3	2	0	C+	Avg	NE 08	20,038	\$114,000	\$184,000	\$70,000	\$270.73	NSFD
196/091028425551	4083 Eagle Mound Pass	2/28/2025	\$518,900	-1.12%	14	2024	1,610	0	3	2		C+	Avg	NE 08	13,504	\$106,200	\$524,800	\$418,600	\$256.34	
196/091028444331	6631 Royal View Dr	7/25/2025	\$579,900	80.99%	14	2025	1,619	0	3	2	0	C+	Avg	NE 08	16,988	\$110,400	\$320,400	\$210,000	\$289.99	NSFD
196/091028443891	6647 Royal View Dr	4/25/2025	\$589,900	68.21%	14	2025	1,713	0	3	2	0	C+	Avg	NE 08	13,068	\$105,700	\$350,700	\$245,000	\$282.66	NSFD
196/091028301001	6675 Werner Farm Dr	4/25/2025	\$589,900	589800.00%	14	2025	1,726	0	3	2	0	C+	Avg	NE 08	13,068	\$105,700	\$100	\$0	\$280.53	NSFD
196/091028361251	6609 Warner Farm Dr	1/6/2025	\$520,000	-13.36%	14	2021	1,727	0	3	2	0	C	Avg	NE 08	17,860	\$111,400	\$600,200	\$488,800	\$236.60	
196/091033129331	6579 Grouse Woods Rd	10/16/2025	\$606,400	606300.00%	14	2025	1,791	0	3	3	0	C+	Avg	NE 08	11,761	\$104,100	\$100	\$0	\$280.46	NSFD
196/091028300341	6699 Warner Farm Dr	2/28/2025	\$537,900	-7.88%	14	2024	1,841	0	3	2		C+	Avg	NE 08	12,632	\$105,200	\$583,900	\$478,700	\$235.04	
196/091028444881	6602 Grouse Woods Rd	11/20/2025	\$729,500	364650.00%	14	2025	1,860	0	2	2	0	C+	Avg	NE 08	14,375	\$107,300	\$200	\$0	\$334.52	NSFD
196/091028423001	6672 Ramshorn Dr	2/28/2025	\$695,582	17.48%	14	2024	1,867	0	3	2		C+	Avg	NE 08	13,939	\$106,700	\$592,100	\$485,400	\$315.42	
196/091028449181	6660 Honeycomb Ln	2/18/2025	\$617,358	51.05%	14	2025	1,897	0	3	2	1	C+	Avg	NE 08	13,504	\$106,200	\$408,700	\$302,500	\$269.46	NSFD
196/091028444221	6635 Royal View Dr	9/11/2025	\$589,800	192.70%	14	2025	1,952	0	3	2	1	C+	Avg	NE 08	15,682	\$108,800	\$201,500	\$92,700	\$246.41	NSFD
196/091028426921	6676 Honeycomb Ln	2/27/2025	\$712,675	95.68%	14	2025	1,953	0	3	2	0	C+	Avg	NE 08	12,632	\$105,200	\$364,200	\$259,000	\$311.05	NSFD
196/091028445761	6648 Grouse Woods Rd	5/12/2025	\$673,600	190.22%	14	2025	1,998	0	3	2	1	C+	Avg	NE 08	12,197	\$104,600	\$232,100	\$127,500	\$284.78	NSFD
196/091028446531	6625 Grouse Woods Rd	7/1/2025	\$620,000	619900.00%	14	2025	2,042	0	3	2	1	C+	Avg	NE 08	12,197	\$104,600	\$100	\$0	\$252.40	NSFD
196/091028303631	6682 Warner Farm	7/16/2025	\$624,900	-3.10%	14	2024	2,070	0	3	2	1	C+	Avg	NE 08	13,939	\$106,700	\$644,900	\$538,200	\$250.34	
196/091028301221	4151 Border Pass	5/6/2025	\$460,000	109.28%	14	2025	2,123	705	4	1	2	C+	Avg	NE 08	14,375	\$107,300	\$219,800	\$112,500	\$166.13	NSFD
196/091028423881	4062 Eagle Mound Pass	2/28/2025	\$615,000	-4.59%	14	2024	2,149	0	3	2	1	C+	Avg	NE 08	14,375	\$107,300	\$644,600	\$537,300	\$236.25	
196/091028445431	6632 Grouse Woods Rd	5/30/2025	\$700,000	103.37%	14	2025	2,169	0	3	2	1	C+	Avg	NE 08	12,632	\$105,200	\$344,200	\$239,000	\$274.23	NSFD
196/091028424871	6715 Honey Bee Ct	4/21/2025	\$640,000	60.08%	14	2025	2,237	0	3	2	1	C+	Avg	NE 08	17,424	\$110,900	\$399,800	\$288,900	\$236.52	NSFD
196/091028445101	6614 Grouse Woods Rd	8/29/2025	\$656,500	328150.00%	14	2025	2,237	0	3	2	1	C+	Avg	NE 08	14,375	\$107,300	\$200	\$0	\$245.51	NSFD
196/091028440051	4089 Golden Wheat Run	5/19/2025	\$640,000	-1.52%	14	2022	2,384	550	4	3	0	C+	Avg	NE 08	12,632	\$105,200	\$649,900	\$544,700	\$224.33	
196/091028365751	4104 Painted Arabian Run	11/21/2025	\$589,500	-2.38%	14	2021	2,595	1,100	4	3	0	C+	Avg	NE 08	14,810	\$107,800	\$603,900	\$496,100	\$185.63	
196/091033127981	6586 Grouse Woods Rd	10/23/2025	\$647,500	323650.00%	14	2025	2,623	832	3	3	0	C+	Avg	NE 08	15,246	\$108,300	\$200	\$0	\$205.57	NSFD
196/091028301111	6671 Warner Farm Dr	9/11/2025	\$529,900	264850.00%	14	2025	2,710	900	4	3	0	C+	Avg	NE 08	14,810	\$107,800	\$200	\$0	\$155.76	NSFD
196/091028300561	6691 Warner Farm Dr	11/21/2025	\$549,900	549800.00%	14	2025	2,736	936	4	3	0	C+	Avg	NE 08	12,632	\$105,200	\$100	\$0	\$162.54	NSFD

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196/091028301621	4095 Eagle Mound Pass	10/27/2025	\$581,000	580900.00%	14	2025	2,824	962	4	3	0	C+	Avg	NE 08	12,632	\$105,200	\$100	\$0	\$168.48	NSFD
196/091028446971	6601 Grouse Woods Rd	10/3/2025	\$576,300	288050.00%	14	2025	2,826	962	4	3	0	C+	Avg	NE 08	14,810	\$107,800	\$200	\$0	\$165.78	NSFD
196/091028300671	6687 Warner Farm Dr	10/31/2025	\$549,000	548900.00%	14	2025	2,856	936	4	3	0	C+	Avg	NE 08	12,632	\$105,200	\$100	\$0	\$155.39	NSFD
196/091028301511	4099 Eagle Mound Pass	6/20/2025	\$590,000	229.06%	14	2025	2,924	1,062	4	3	0	C+	Avg	NE 08	16,117	\$109,300	\$179,300	\$70,000	\$164.40	NSFD
196/091028365421	4117 Painted Arabian Run	5/20/2025	\$725,000	5.65%	14	2020	2,945	1,000	4	3	1	C+	Avg	NE 08	12,632	\$105,200	\$686,200	\$581,000	\$210.46	
196/091028425441	4087 Eagle Mound Pass	1/31/2025	\$565,000	68.25%	14	2025	3,009	1,160	4	3	1	C+	Avg	NE 08	15,246	\$108,300	\$335,800	\$227,500	\$151.78	NSFD
196/091028302751	6687 Honeycomb Ln	3/14/2025	\$700,000	2.13%	14	2024	3,227	1,334	5	3	0	C+	Avg	NE 08	14,810	\$107,800	\$685,400	\$577,600	\$183.51	CI 4-7
196/091028442481	6638 Royal View Dr	5/1/2025	\$854,200	259.36%	14	2025	3,279	1,380	4	3	0	C+	Avg	NE 08	23,087	\$117,700	\$237,700	\$120,000	\$224.61	NSFD
196/091028424761	6719 Honeybee Ct	11/10/2025	\$623,900	470.81%	14	2025	3,635	1,392	3	3	1	C+	Avg	NE 08	16,117	\$109,300	\$109,300	\$0	\$141.57	NSFD
196/091028444111	6639 Royal View Dr	9/8/2025	\$638,900	319350.00%	14	2025	3,635	1,392	3	3	1	C+	Avg	NE 08	16,117	\$109,300	\$200	\$0	\$145.69	NSFD
14-MSS NE 12-16																				
196/091034280750	3847 Combs Ct	9/12/2025	\$660,000	4.00%	14	2010	3,074	1,196	5	3	0	B-	Avg	NE 12	65,340	\$154,100	\$634,600	\$480,500	\$164.57	
196/091035463970	6346 Sienna Ct	5/19/2025	\$690,000	0.03%	14	2019	3,262	1,305	3	2	1	B-	Avg	NE 15	31,799	\$147,900	\$689,800	\$541,900	\$166.19	
196/091025401330	6682 Morning Dew Ln	4/29/2025	\$934,583	190.06%	14	2025	2,304	0	3	3	0	C+	Avg	NE 16	30,928	\$163,200	\$322,200	\$159,000	\$334.80	NSFD
196/091025440010	6655 Florance Ruth Ln	6/9/2025	\$979,900	246.38%	14	2025	3,272	1,269	5	3	1	C+	Avg	NE 16	24,394	\$140,400	\$282,900	\$142,500	\$256.57	NSFD
196/091025462320	6638 Wagner's Vineyard Trl	11/7/2025	\$1,399,900	574.00%	14	2025	3,660	1,567	5	3	1	B-	Avg	NE 16	44,431	\$207,700	\$207,700	\$0	\$325.74	NSFD
196/091025428310	6712 Florance Ruth Ln	6/17/2025	\$1,000,000	-0.62%	14	2016	3,986	1,892	5	3	1	A	Avg	NE 16	29,185	\$157,100	\$1,006,200	\$849,100	\$211.47	
15-MMS NE 01-07																				
196/091025360560	3314 Colton Way	9/24/2025	\$1,243,100	512.67%	15	2025	3,828	1,000	5	3	1	B-	Avg	NE 01	29,185	\$114,900	\$202,900	\$88,000	\$294.72	NSFD
196/091029477511	4144 Eton Cir	4/25/2025	\$510,000	146.85%	15	2025	2,052	0	3	2	1	C+	Avg	NE 07	10,019	\$108,100	\$206,600	\$98,500	\$195.86	NSFD
196/091029475131	4014 Banbury St	7/8/2025	\$480,000	318.85%	15	2025	2,052	0	3	2	1	C+	Avg	NE 07	12,197	\$114,600	\$114,600	\$0	\$178.07	NSFD
196/091029474661	4007 Banbury St	8/22/2025	\$529,290	367.16%	15	2025	2,052	0	3	2	1	C+	Avg	NE 07	11,761	\$113,300	\$113,300	\$0	\$202.72	NSFD
196/091029471361	4123 Eton Cir	5/8/2025	\$554,900	89.13%	15	2025	2,201	0	4	2	1	C+	Avg	NE 07	9,583	\$103,500	\$293,400	\$189,900	\$205.09	NSFD
196/091029473231	4031 Taunton Rd	8/7/2025	\$549,900	431.30%	15	2025	2,201	0	4	2	1	C+	Avg	NE 07	9,583	\$103,500	\$103,500	\$0	\$202.82	NSFD
196/091029475241	4012 Banbury St	7/10/2025	\$519,900	358.87%	15	2025	2,201	0	4	2	1	C+	Avg	NE 07	11,761	\$113,300	\$113,300	\$0	\$184.73	NSFD
196/091029472021	4135 Eton Cir	1/21/2025	\$555,000	1.50%	15	2024	2,261	0	3	2	1	C+	Avg	NE 07	13,068	\$117,200	\$546,800	\$429,600	\$193.63	
196/091029472791	4149 Eton Cir	5/28/2025	\$550,000	317.93%	15	2025	2,264	0	3	2	1	C+	Avg	NE 07	9,583	\$103,500	\$131,600	\$28,100	\$197.22	NSFD
196/091029474991	4013 Banbury St	11/25/2025	\$519,765	375.11%	15	2025	2,273	0	3	2	1	C+	Avg	NE 07	10,454	\$109,400	\$109,400	\$0	\$180.54	NSFD
196/091029477621	4146 Eton Cir	5/29/2025	\$561,900	314.08%	15	2025	2,282	0	3	2	1	C+	Avg	NE 07	10,019	\$108,100	\$135,700	\$27,600	\$198.86	NSFD
196/091032123640	6562 Norski Ct	7/29/2025	\$700,000	532.34%	15	2025	2,329	0	4	2	1	C+	Avg	NE 07	10,890	\$110,700	\$110,700	\$0	\$253.03	NSFD
196/091029475351	4010 Banbury St	8/12/2025	\$584,900	416.24%	15	2025	2,512	0	4	2	1	C+	Avg	NE 07	11,761	\$113,300	\$113,300	\$0	\$187.74	NSFD
196/091029474441	4003 Banbury St	9/22/2025	\$538,910	375.65%	15	2025	2,519	0	4	3	0	C+	Avg	NE 07	11,761	\$113,300	\$113,300	\$0	\$168.96	NSFD
196/091029474881	4011 Banbury St	8/26/2025	\$559,665	382.89%	15	2025	2,528	0	3	2	1	C+	Avg	NE 07	12,632	\$115,900	\$115,900	\$0	\$175.54	NSFD
196/091029459081	4044 Taunton Rd	5/30/2025	\$569,900	301.34%	15	2025	2,612	0	4	2	1	C+	Avg	NE 07	11,761	\$113,300	\$142,000	\$28,700	\$174.81	NSFD
196/091029471801	4131 Eton Cir	5/13/2025	\$649,900	212.60%	15	2025	2,907	0	4	2	1	C+	Avg	NE 07	16,553	\$127,700	\$207,900	\$80,200	\$179.64	NSFD
196/091029473341	4029 Taunton Rd	5/29/2025	\$634,900	352.85%	15	2025	2,907	0	4	2	1	C+	Avg	NE 07	10,019	\$108,100	\$140,200	\$32,100	\$181.22	NSFD
196/091029475461	4008 Banbury St	7/3/2025	\$653,976	477.21%	15	2025	2,907	0	5	3	0	C+	Avg	NE 07	11,761	\$113,300	\$113,300	\$0	\$185.99	NSFD
196/091029458501	4015 Banbury St	7/1/2025	\$649,900	-9.72%	15	2022	2,907	0	4	2	1	C+	Avg	NE 07	18,295	\$132,900	\$719,900	\$587,000	\$177.85	
196/091029452900	6647 Wolf Hollow Rd	5/23/2025	\$633,000	2.61%	15	2020	2,932	700	4	3	1	C+	Avg	NE 07	13,939	\$119,800	\$616,900	\$497,100	\$175.03	
196/091029451330	4329 Welcome Home Ct	1/24/2025	\$633,500	0.00%	15	2020	3,372	893	5	3	1	B-	Avg	NE 07	12,197	\$114,600	\$633,500	\$518,900	\$153.88	
196/091029477291	4136 Eton Cir	10/20/2025	\$475,000	-19.75%	15	2022	3,769	1,157	6	3	1	C+	Avg	NE 07	14,810	\$122,400	\$591,900	\$469,500	\$93.55	
15-MMS NE 08																				
196/091028442701	6646 Royal View Dr	8/18/2025	\$695,757	488.63%	15	2025	2,316	0	5	2	2	C+	Avg	NE 08	23,522	\$118,200	\$118,200	\$0	\$249.38	NSFD
196/091028445321	6626 Grouse Woods Rd	6/30/2025	\$644,900	129.34%	15	2025	2,333	0	4	2	1	C+	Avg	NE 08	13,504	\$106,200	\$281,200	\$175,000	\$230.90	NSFD
196/091028444991	6608 Grouse Woods Rd	10/20/2025	\$604,900	604800.00%	15	2025	2,370	0	3	2	1	C+	Avg	NE 08	12,197	\$104,600	\$100	\$0	\$211.10	NSFD
196/091028446201	6643 Grouse Woods Rd	11/14/2025	\$616,500	616400.00%	15	2025	2,382	0	4	2	1	C+	Avg	NE 08	12,197	\$104,600	\$100	\$0	\$214.90	NSFD
196/091028424541	6720 Honey Bee Ct	2/3/2025	\$633,400	-8.30%	15	2024	2,514	0	4	2	1	C+	Avg	NE 08	18,731	\$112,500	\$690,700	\$578,200	\$207.20	
196/091028446421	6631 Grouse Woods Rd	8/28/2025	\$634,900	634800.00%	15	2025	2,580	0	4	3	0	C+	Avg	NE 08	12,197	\$104,600	\$100	\$0	\$205.54	NSFD
196/091028424651	6723 Honey Bee Ct	5/30/2025	\$664,900	219.97%	15	2025	2,596	0	4	2	1	C+	Avg	NE 08	17,860	\$111,400	\$207,800	\$96,400	\$213.21	NSFD

**2026 Sales Analysis
Village of Windsor**

Parcel #	Address	Date	Sale \$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	#/Sq	Notes
196/091028448621	6656 Ramshorn Dr	2/28/2025	\$700,900	-5.82%	15	2024	3,506	848	5	3	1	C+	Avg	NE 08	11,326	\$103,600	\$744,200	\$640,600	\$170.37	
196/091028440381	6649 Ramshorn Dr	4/7/2025	\$790,000	5.66%	15	2022	3,587	1,077	6	3	1	C+	Avg	NE 08	12,632	\$105,200	\$747,700	\$642,500	\$190.91	
15-MMS NE 10-16																				
196/091033465191	6359 Forest Park Dr	11/3/2025	\$800,000	22.19%	15	2023	2,572	0	3	3	1	C+	Avg	NE 10	82,764	\$140,300	\$654,700	\$514,400	\$256.49	
196/091035461440	6365 Hayden Rd	12/12/2025	\$825,000	3.29%	15	2019	3,653	1,109	4	3	1	B-	Gd	NE 15	27,443	\$136,000	\$798,700	\$662,700	\$188.61	
196/091025460890	6613 Wagner's Vineyard Trl	5/16/2025	\$1,530,000	1.89%	15	2022	4,263	1,064	5	3	1	B	Avg	NE 16	28,314	\$154,100	\$1,501,600	\$1,347,500	\$322.75	
196/091025401770	6702 Wagner's Vineyard Trl	12/31/2025	\$828,390	276030.00%	15	2025	2,719	0	3	2	1	C+	Avg	NE 16	32,234	\$167,800	\$300	\$0	\$242.95	NSFD
17-Condo																				
196/091020367241	4402 Gray Rd	10/24/2025	\$335,000	#DIV/0!	17	2001	1,487	437	4	2	0	C	Avg	NE 01	6,098	\$39,600		\$4,740,100	\$198.66	
196/091030479565	4499 Golf Dr	6/20/2025	\$312,000	27.66%	17	1986	1,522	505	3	2	1	C	Avg	NE 02	0	\$30,000	\$244,400	\$214,400	\$185.28	
196/091030455441	4561 Golf Dr	9/12/2025	\$500,000	-5.11%	17	2019	1,827	0	3	2	0	C+	Gd	NE 02	11,718	\$75,100	\$526,900	\$451,800	\$232.57	
196/091033207041	6532 Cortland Park Dr	5/30/2025	\$525,000	19.54%	17	2021	2,701	938	4	3	1	C+	Avg	NE 22	8,712	\$30,000	\$439,200	\$409,200	\$183.27	
196/091020345310	4440 Gray Rd	3/7/2025	\$290,000	11.45%	17	2004	1,368	0	2	1	1	C+	Avg	NE 25	0	\$27,000	\$260,200	\$233,200	\$192.25	
19-Duplex																				
196/091030460011	4520 Golf Dr	4/16/2025	\$480,000	-2.56%	19	1973	2,650	0	6	2	2	C	Avg	NE 02	21,344	\$92,400	\$492,600	\$400,200	\$146.26	
196/091006250220	4698 Willow St	12/4/2025	\$501,000	7.14%	19	1970	3,994	1,134	7	4	3	C	Avg	NE 17	16,117	\$63,700	\$467,600	\$403,900	\$109.49	2-Parcel Sale