

**2026 Sales Analysis  
Town of Dayton**

Parcel #	Address	Date	Sale \$	%	ST	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	Lot	26 L \$	Total \$	25 Imp \$	\$/Sq	Notes	
<b>01-Ranch   NE 01, 08-10</b>																				
03 12 72 3	E2220 Conifer Dr	6/30/2025	\$120,000	-32.55%	01	1976	912	0	3	1	0	C	Avg	NE 01	29,359	\$23,200	\$177,900	\$154,700	\$106.14	2-Parcel Sale; #03 12 72 2
03 03 72 6	N2442 Mary St	2/21/2025	\$217,500	57.27%	01	1971	1,000	0	2	1	0	C	Gd	NE 01	21,170	\$20,800	\$138,300	\$117,500	\$196.70	
03 31 22 7	E139 St Rd 22	8/29/2025	\$245,000	47.41%	01	1990	1,008	0	3	1	0	C-	Avg	NE 01	43,560	\$27,200	\$166,200	\$139,000	\$216.07	
03 08 73 7	N1845 William Dr	8/28/2025	\$281,500	46.31%	01	1970	1,757	637	3	2	0	C	Avg	NE 01	29,447	\$23,200	\$192,400	\$169,200	\$147.01	
03 12 71 84	N1705 Virginia Dr	11/24/2025	\$348,000	25.95%	01	1982	2,096	894	3	2	0	C	Avg	NE 01	45,738	\$27,800	\$276,300	\$248,500	\$152.77	
03 17 73 6	N1431 W Stratton Rd	8/29/2025	\$525,000	76.29%	01	1994	2,908	1,123	4	3	0	C+	Avg	NE 01	27,704	\$22,700	\$297,800	\$275,100	\$172.73	Remodeled; 2-Parcel Sale; #03 17 71 13
03 35 72 20	N159 Pine Ln	4/24/2025	\$275,000	67.27%	01	1977	1,718	450	3	1	1	C	Avg	NE 08	50,225	\$23,200	\$164,400	\$141,200	\$146.57	Remodeled; 2-Parcel Sale; #03 35 72 19
03 04 74 3	N2257 Cleghorn Rd	7/7/2025	\$336,500	75.08%	01	1975	1,248	0	3	1	1	C-	Avg	NE 10	21,998	\$36,500	\$192,200	\$155,700	\$240.38	
<b>01-Ranch   NE 02-05</b>																				
03 03 74 13	N2475 E Miner Dr	11/14/2025	\$1,585,000	96.07%	01	1995	2,826	1,126	4	3	1	C+	Gd	NE 02	8,712	\$614,400	\$808,400	\$194,000	\$343.45	
03 17 52 18	N1416 W Stratton Rd	10/30/2025	\$520,000	122.32%	01	1978	1,761	725	4	2	0	C	Avg	NE 04	9,191	\$92,300	\$233,900	\$141,600	\$242.87	
03 17 75 5	N1386 W Stratton Rd	6/27/2025	\$548,000	47.99%	01	1975	1,912	800	2	2		C	Avg	NE 04	34,804	\$207,100	\$370,300	\$163,200	\$178.29	
03 13 73 5	E2483 Spencer Lake Rd	8/18/2025	\$960,000	74.23%	01	1998	3,278	1,384	4	2	1	C+	Avg	NE 04	11,631	\$123,000	\$551,000	\$428,000	\$255.34	
03 01 70 30	E2198 Crystal River Ln	2/7/2025	\$515,000	59.59%	01	1995	1,996	0	3	2	1	C	Avg	NE 05	177,289	\$112,800	\$322,700	\$209,900	\$201.50	2-Parcel Sale; #03 01 70 31
<b>03-Split Level</b>																				
03 01 75 4	E2302 Barnhart Dr	6/27/2025	\$299,999	33.63%	03	1986	2,208	768	3	2	2	C	Avg	NE 05	34,848	\$89,100	\$224,500	\$135,400	\$95.52	Mixed Classes; 2-Parcel Sale; #03 01 75 16
<b>04-Cape Cod</b>																				
03 35 44 2	E2098 Twin Lake Rd	6/27/2025	\$300,000	59.57%	04	1991	912	0	2	1	0	C	Avg	NE 01	217,800	\$57,300	\$188,000	\$130,700	\$266.12	
03 13 75 7	N1465 W Spencer Lake Rd	4/11/2025	\$350,000	56.39%	04	1999	1,559	0	2	3	0	C	Avg	NE 01	22,521	\$21,300	\$223,800	\$202,500	\$210.84	
03 17 73 12	N1381 W Stratton Rd	7/22/2025	\$419,900	121.58%	04	1980	1,897	350	2	2	0	C+	Avg	NE 01	31,276	\$23,700	\$189,500	\$165,800	\$208.86	Remodeled; 2-Parcel Sale; #03 17 71 20
<b>09-BSS</b>																				
03 10 71 8	E1418 Main St	1/31/2025	\$275,000	68.20%	09	1940	1,512	0	3	1	0	C-	Avg	NE 01	16,248	\$17,900	\$163,500	\$145,600	\$170.04	
03 20 42 4	N1053 St Rd 22	5/28/2025	\$225,000	-9.75%	09	1930	1,560	0	3	1	0	C	Avg	NE 01	163,786	\$51,200	\$249,300	\$198,100	\$111.41	
03 12 71 62	N1959 Virginia Dr	2/7/2025	\$319,900	33.24%	09	1955	1,100	200	3	2	0	C	Avg	NE 09	36,895	\$100,700	\$240,100	\$139,400	\$199.27	
<b>10-Farmhouse</b>																				
03 24 32 3	N1031 East Rd	10/8/2025	\$360,000	90.07%	10	1900	1,387	0	3	1	0	C	Avg	NE 01	217,800	\$57,300	\$189,400	\$132,100	\$218.24	
03 30 71 15	E269 Hudziak Rd	12/15/2025	\$330,000	82.62%	10	1910	1,390	0	3	2	0	C	Avg	NE 01	172,498	\$52,200	\$180,700	\$128,500	\$199.86	
03 04 56 13	N2361 Long Cove Dr	6/30/2025	\$2,150,000	59.58%	10	1910	3,319	0	5	3	1	B-	Gd	NE 02	42,689	\$1,040,000	\$1,347,300	\$307,300	\$334.44	
03 10 24 18	E1457 Rural Rd	12/31/2025	\$689,900	33.31%	10	1901	2,828	1,180	3	3	0	C	Avg	NE 11	100,188	\$110,500	\$517,500	\$407,000	\$204.88	
<b>15-MMS</b>																				
03 15 34 6	E1421 Dayton Rd	10/17/2025	\$575,000	2.20%	15	2000	5,836	1,511	4	3	1	B	Avg	NE 01	250,296	\$60,800	\$562,600	\$501,800	\$88.11	
03 04 56 18	N2317 Long Cove Dr	7/14/2025	\$2,003,000	138.79%	15	1930	2,482	0	4	3	0	C+	Avg	NE 02	10,237	\$608,600	\$838,800	\$230,200	\$561.80	
03 04 56 12	N2371 Long Cove Dr	12/31/2025	\$1,954,000	152.29%	15	2000	2,520	630	3	3	1	C+	Avg	NE 02	13,068	\$510,000	\$774,500	\$264,500	\$573.02	Remodeled
03 10 71 16	E1398 Rural Rd	9/24/2025	\$775,000	75.94%	15	1995	2,690	0	3	2	1	B-	Avg	NE 11	39,160	\$71,900	\$440,500	\$368,600	\$261.38	
<b>21-Manufactured</b>																				
03 12 72 23	N1983 Evergreen Ln	12/22/2025	\$188,000	29.39%	21	1989	1,104	0	3	1	0	C-	Avg	NE 01	30,013	\$23,400	\$145,300	\$121,900	\$149.09	
03 01 43 8	E2397 Crystal Rd	10/20/2025	\$97,900	0.00%	21	1970	1,204	0	2	1	0	E	Fr	NE 01	78,408	\$35,800	\$97,900	\$62,100	\$51.58	
03 13 52 7	N1391 McAllister Rd	9/30/2025	\$295,000	134.13%	21	2001	1,890	0	3	2	0	E+	Fr	NE 04	63,510	\$106,600	\$126,000	\$19,400	\$99.68	Remodeled
03 34 71 17	E1692 Park View Way	2/28/2025	\$170,000	19.13%	21	2019	1,067	0	3	2	0	C	Avg	NE 08	58,980	\$25,400	\$142,700	\$117,300	\$135.52	
<b>22-Other</b>																				
03 01 22 2	E2190 Parfreyville Rd	6/19/2025	\$374,000	52.34%	22	1975	1,560	0	2	2	0	C-	Avg	NE 01	217,800	\$57,300	\$245,500	\$188,200	\$203.01	