

**2026 Sales Analysis
City of Two Rivers**

| Parcel # | Address | Date | Sale \$ | % | ST | YR | SFLA | FBLA | BD | FB | HB | GR | CDU | NE | Lot | 26 L \$ | Total \$ | 25 Imp \$ | \$/Sq | Notes |
|----------------------------|--------------------|------------|-----------|---------|----|------|-------|------|----|----|----|----|-----|-------|--------|----------|-----------|-----------|----------|--------------|
| 01-Ranch NE 02 | | | | | | | | | | | | | | | | | | | | |
| 053-138-012-150.08 | 1020 28th St | 2/12/2025 | \$108,000 | 5.57% | 01 | 1951 | 774 | 0 | 2 | 1 | 0 | D+ | Avg | NE 02 | 6,882 | \$14,800 | \$102,300 | \$87,500 | \$120.41 | |
| 053-138-004-120.02 | 1210 26th St | 6/24/2025 | \$40,000 | -45.28% | 01 | 1946 | 1,072 | 0 | 3 | 1 | 0 | D | Avg | NE 02 | 9,017 | \$19,400 | \$73,100 | \$53,700 | \$19.22 | |
| 053-147-005-060.00 | 2617 Lincoln Ave | 8/15/2025 | \$206,000 | 20.26% | 01 | 1956 | 1,260 | 0 | 3 | 2 | 0 | C | Avg | NE 02 | 8,059 | \$17,400 | \$171,300 | \$153,900 | \$149.68 | |
| 053-313-001-020.06 | 3404 Garfield St | 10/29/2025 | \$291,000 | 27.63% | 01 | 1993 | 1,586 | 0 | 2 | 2 | 1 | C | Avg | NE 02 | 21,432 | \$27,200 | \$228,000 | \$200,800 | \$166.33 | |
| 053-156-005-012.07 | 2318 Lincoln Ave | 6/20/2025 | \$190,000 | 8.32% | 01 | 1955 | 1,638 | 546 | 3 | 1 | 0 | C | Avg | NE 02 | 5,532 | \$11,900 | \$175,400 | \$163,500 | \$108.73 | |
| 053-230-006-002.00 | 5001 Lincoln Ave | 5/30/2025 | \$259,900 | 35.36% | 01 | 1969 | 1,775 | 507 | 3 | 1 | 1 | C | Avg | NE 02 | 61,855 | \$32,000 | \$192,000 | \$160,000 | \$128.39 | |
| 053-104-003-140.00 | 343 24th St | 11/7/2025 | \$230,000 | -6.66% | 01 | 2001 | 1,904 | 0 | 3 | 2 | 0 | C- | Avg | NE 02 | 12,502 | \$22,800 | \$246,400 | \$223,600 | \$108.82 | |
| 01-Ranch NE 06-07 | | | | | | | | | | | | | | | | | | | | |
| 053-301-004-040.00 | 2322 38th St | 10/23/2025 | \$175,000 | 68.59% | 01 | 1948 | 754 | 0 | 2 | 1 | 0 | C- | Avg | NE 06 | 9,888 | \$22,300 | \$103,800 | \$81,500 | \$202.52 | |
| 053-107-003-100.05 | 3109 School St | 12/8/2025 | \$199,900 | 27.73% | 01 | 1948 | 1,238 | 0 | 3 | 2 | 0 | C | Avg | NE 06 | 6,665 | \$15,000 | \$156,500 | \$141,500 | \$149.35 | |
| 053-304-005-187.07 | 3304 Prairie St | 4/4/2025 | \$185,000 | 26.71% | 01 | 1952 | 1,365 | 0 | 3 | 1 | 1 | C | Avg | NE 06 | 7,884 | \$17,700 | \$146,000 | \$128,300 | \$122.56 | Updated Data |
| 053-108-002-120.02 | 3624 Tannery Rd | 9/15/2025 | \$195,000 | 39.29% | 01 | 1965 | 1,411 | 403 | 3 | 1 | 0 | C+ | Avg | NE 06 | 7,449 | \$16,800 | \$140,000 | \$123,200 | \$126.29 | |
| 053-304-005-220.06 | 2124 33rd St | 2/28/2025 | \$172,000 | 63.19% | 01 | 1953 | 1,481 | 494 | 3 | 1 | 1 | C | Avg | NE 06 | 7,492 | \$16,900 | \$105,400 | \$88,500 | \$104.73 | |
| 053-235-102-000.01 | 3405 Mishicot Rd | 7/25/2025 | \$218,000 | 21.38% | 01 | 1978 | 1,507 | 547 | 3 | 1 | 0 | C+ | Avg | NE 06 | 9,670 | \$21,800 | \$179,600 | \$157,800 | \$130.19 | |
| 053-226-404-150.00 | 2322 37th St | 11/20/2025 | \$150,000 | -8.87% | 01 | 1961 | 1,555 | 359 | 3 | 1 | 1 | C | Avg | NE 06 | 9,104 | \$20,500 | \$164,600 | \$144,100 | \$83.28 | |
| 053-305-002-010.06 | 2537 39th St | 5/7/2025 | \$180,000 | 24.83% | 01 | 1961 | 1,574 | 525 | 2 | 1 | 1 | C | Avg | NE 06 | 8,712 | \$19,600 | \$144,200 | \$124,600 | \$101.91 | |
| 053-304-001-098.04 | 2125 32nd St | 9/19/2025 | \$257,000 | 10.87% | 01 | 1961 | 1,585 | 317 | 3 | 1 | 2 | C+ | Avg | NE 06 | 11,108 | \$23,100 | \$231,800 | \$208,700 | \$147.57 | |
| 053-164-001-030.04 | 2524 36th Place | 4/21/2025 | \$222,900 | 29.59% | 01 | 1968 | 1,664 | 624 | 3 | 1 | 1 | C | Avg | NE 06 | 10,019 | \$22,500 | \$172,000 | \$149,500 | \$120.43 | |
| 053-305-004-030.08 | 3633 Monroe St | 10/1/2025 | \$165,000 | -15.30% | 01 | 1975 | 1,964 | 561 | 3 | 2 | 0 | C+ | Avg | NE 06 | 15,464 | \$25,200 | \$194,800 | \$169,600 | \$71.18 | |
| 053-305-002-011.05 | 3811 Bellevue Pl | 4/18/2025 | \$230,000 | 13.64% | 01 | 1970 | 2,189 | 630 | 3 | 1 | 1 | C | Avg | NE 06 | 7,275 | \$16,400 | \$202,400 | \$186,000 | \$97.58 | |
| 053-164-001-060.07 | 3618 Lowell St | 11/3/2025 | \$210,000 | -10.64% | 01 | 1969 | 2,205 | 509 | 3 | 2 | 0 | C+ | Avg | NE 06 | 9,845 | \$22,100 | \$235,000 | \$212,900 | \$85.22 | |
| 053-304-004-012.01 | 3203 Tannery Rd | 9/2/2025 | \$290,000 | 38.69% | 01 | 1959 | 2,260 | 589 | 3 | 2 | 0 | C+ | Avg | NE 06 | 14,985 | \$25,000 | \$209,100 | \$184,100 | \$117.26 | |
| 053-000-031-040.07 | 1713 22nd St | 6/6/2025 | \$138,500 | 40.32% | 01 | 1885 | 1,212 | 216 | 2 | 1 | 0 | C- | Avg | NE 07 | 7,667 | \$15,400 | \$98,700 | \$83,300 | \$101.57 | |
| 053-102-302-080.00 | 2031 24th St | 3/27/2025 | \$210,500 | 63.30% | 01 | 1959 | 1,342 | 442 | 3 | 1 | 0 | C | Avg | NE 07 | 7,492 | \$15,000 | \$128,900 | \$113,900 | \$145.68 | Remodeled |
| 053-115-000-291.00 | 1921 29th St | 10/2/2025 | \$217,500 | 37.40% | 01 | 1952 | 1,635 | 303 | 3 | 1 | 1 | C+ | Avg | NE 07 | 8,233 | \$16,500 | \$158,300 | \$141,800 | \$122.94 | |
| 053-102-202-120.04 | 2026 24th St | 11/17/2025 | \$216,500 | 35.14% | 01 | 1955 | 1,904 | 816 | 3 | 2 | 0 | C | Avg | NE 07 | 7,623 | \$15,200 | \$160,200 | \$145,000 | \$105.72 | |
| 01-Ranch NE 08 | | | | | | | | | | | | | | | | | | | | |
| 053-141-002-130.09 | 2717 42nd St | 5/5/2025 | \$230,000 | 63.93% | 01 | 1966 | 1,040 | 0 | 3 | 1 | 0 | C | Avg | NE 08 | 9,235 | \$24,900 | \$140,300 | \$115,400 | \$197.21 | Remodeled |
| 053-103-002-030.06 | 2926 42nd St | 6/8/2025 | \$165,000 | 5.77% | 01 | 1965 | 1,056 | 0 | 3 | 1 | 0 | C | Avg | NE 08 | 9,932 | \$26,800 | \$156,000 | \$129,200 | \$130.87 | |
| 053-141-004-020.08 | 2740 42nd St | 6/2/2025 | \$223,000 | 36.39% | 01 | 1968 | 1,098 | 0 | 2 | 1 | 0 | C | Avg | NE 08 | 8,973 | \$24,200 | \$163,500 | \$139,300 | \$181.06 | |
| 053-226-404-370.04 | 2331 41st St | 8/12/2025 | \$270,000 | 68.12% | 01 | 1974 | 1,140 | 0 | 3 | 1 | 0 | C | Avg | NE 08 | 10,193 | \$27,200 | \$160,600 | \$133,400 | \$212.98 | Remodeled |
| 053-158-002-020.02 | 2629 Riverhills Rd | 2/28/2025 | \$150,000 | -18.21% | 01 | 1971 | 1,147 | 0 | 4 | 1 | 1 | C+ | Avg | NE 08 | 11,761 | \$28,500 | \$183,400 | \$154,900 | \$105.93 | |
| 053-144-005-140.07 | 2918 40th St | 8/14/2025 | \$225,000 | 29.09% | 01 | 1978 | 1,176 | 0 | 3 | 1 | 1 | C | Avg | NE 08 | 18,513 | \$34,200 | \$174,300 | \$140,100 | \$162.24 | |
| 053-144-002-090.04 | 2924 38th St | 8/22/2025 | \$270,000 | 70.99% | 01 | 1975 | 1,352 | 312 | 3 | 1 | 1 | C | Avg | NE 08 | 10,062 | \$27,100 | \$157,900 | \$130,800 | \$179.66 | Remodeled |
| 053-226-301-241.09 | 4436 Mishicot Rd | 4/28/2025 | \$250,000 | 53.56% | 01 | 1980 | 1,367 | 456 | 2 | 1 | 1 | C | Avg | NE 08 | 13,155 | \$29,700 | \$162,800 | \$133,100 | \$161.16 | |
| 053-141-004-101.00 | 4214 Bellevue Pl | 10/23/2025 | \$225,000 | 44.05% | 01 | 1975 | 1,474 | 382 | 3 | 1 | 1 | C | Avg | NE 08 | 10,367 | \$27,300 | \$156,200 | \$128,900 | \$134.12 | |
| 053-158-002-150.04 | 2628 Riverside Dr | 11/6/2025 | \$299,978 | 60.24% | 01 | 1975 | 1,514 | 505 | 3 | 2 | 0 | C | Avg | NE 08 | 12,023 | \$28,700 | \$187,200 | \$158,500 | \$179.18 | |
| 053-163-001-030.05 | 2828 37th St | 11/14/2025 | \$269,900 | 68.79% | 01 | 1961 | 1,608 | 600 | 3 | 2 | 0 | C | Avg | NE 08 | 6,665 | \$18,000 | \$159,900 | \$141,900 | \$156.65 | Remodeled |
| 053-149-001-080.03 | 2313 42nd St | 7/25/2025 | \$220,000 | 51.00% | 01 | 1965 | 1,680 | 720 | 2 | 1 | 0 | C | Avg | NE 08 | 8,930 | \$24,100 | \$145,700 | \$121,600 | \$116.61 | |
| 053-141-002-140.07 | 2723 42nd St | 12/12/2025 | \$239,900 | 47.72% | 01 | 1967 | 1,800 | 600 | 3 | 1 | 1 | C | Avg | NE 08 | 9,235 | \$25,000 | \$162,400 | \$137,400 | \$119.39 | |
| 053-163-008-100.05 | 2726 33rd St | 2/10/2025 | \$242,500 | 32.95% | 01 | 1964 | 1,808 | 560 | 3 | 2 | 1 | C | Avg | NE 08 | 11,238 | \$28,100 | \$182,400 | \$154,300 | \$118.58 | |
| 053-103-002-060.09 | 2908 42nd St | 7/7/2025 | \$256,000 | 52.38% | 01 | 1962 | 1,830 | 686 | 3 | 1 | 1 | C | Avg | NE 08 | 9,845 | \$26,600 | \$168,000 | \$141,400 | \$125.36 | |
| 053-110-001-060.02 | 4105 Clover St | 6/10/2025 | \$282,000 | 29.71% | 01 | 1996 | 1,968 | 368 | 3 | 2 | 0 | C+ | Avg | NE 08 | 13,024 | \$29,600 | \$217,400 | \$187,800 | \$128.25 | |
| 053-149-001-150.08 | 2326 41st St | 7/31/2025 | \$279,600 | 48.01% | 01 | 1969 | 2,006 | 826 | 3 | 2 | 0 | C+ | Avg | NE 08 | 9,932 | \$26,800 | \$188,900 | \$162,100 | \$126.02 | Remodeled |
| 053-226-401-311.02 | 2524 42nd St | 8/27/2025 | \$245,000 | 30.81% | 01 | 1976 | 2,016 | 672 | 3 | 3 | 0 | C+ | Avg | NE 08 | 10,629 | \$27,500 | \$187,300 | \$159,800 | \$107.89 | |
| 053-163-009-060.01 | 2735 33rd St | 10/24/2025 | \$250,000 | 21.12% | 01 | 1966 | 2,064 | 688 | 3 | 1 | 2 | C+ | Avg | NE 08 | 9,975 | \$26,900 | \$206,400 | \$179,500 | \$108.09 | |

**2026 Sales Analysis
City of Two Rivers**

| Parcel # | Address | Date | Sale \$ | % | ST | YR | SFLA | FBLA | BD | FB | HB | GR | CDU | NE | Lot | 26 L \$ | Total \$ | 25 Imp \$ | \$/Sq | Notes |
|----------------------------|----------------------|------------|-----------|---------|----|------|-------|------|----|----|----|----|-----|-------|--------|----------|-----------|-----------|----------|--------------|
| 053-117-003-050.03 | 4606 Laurie Lane | 3/27/2025 | \$280,000 | 34.49% | 01 | 1980 | 2,122 | 874 | 3 | 2 | 0 | C+ | Avg | NE 08 | 10,019 | \$27,000 | \$208,200 | \$181,200 | \$119.23 | |
| 053-144-003-030.05 | 3710 North Court | 5/5/2025 | \$190,000 | -7.27% | 01 | 1978 | 2,349 | 881 | 3 | 2 | 1 | C+ | Avg | NE 08 | 9,235 | \$24,900 | \$204,900 | \$180,000 | \$70.29 | |
| 053-226-401-330.09 | 2514 42nd St | 6/26/2025 | \$250,000 | 21.77% | 01 | 1963 | 2,459 | 820 | 3 | 1 | 1 | C+ | Avg | NE 08 | 10,324 | \$27,300 | \$205,300 | \$178,000 | \$90.57 | |
| 01-Ranch NE 09-11 | | | | | | | | | | | | | | | | | | | | |
| 053-000-093-071.09 | 1822 11th St | 9/19/2025 | \$127,000 | 56.60% | 01 | 1951 | 672 | 0 | 2 | 1 | 0 | C | Avg | NE 09 | 4,487 | \$6,500 | \$81,100 | \$74,600 | \$179.32 | |
| 053-112-200-311.05 | 1212 Buchholz St | 3/14/2025 | \$135,000 | 22.84% | 01 | 1900 | 844 | 0 | 2 | 1 | 0 | C | Avg | NE 09 | 5,924 | \$8,600 | \$109,900 | \$101,300 | \$149.76 | |
| 053-131-002-041.09 | 1019 Lowell St | 7/30/2025 | \$161,750 | 51.17% | 01 | 1956 | 912 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 5,271 | \$7,600 | \$107,000 | \$99,400 | \$169.02 | Remodeled |
| 053-111-000-120.01 | 904 Lowell St | 7/16/2025 | \$149,900 | 22.77% | 01 | 1949 | 1,014 | 234 | 2 | 1 | 1 | C | Avg | NE 09 | 7,579 | \$11,000 | \$122,100 | \$111,100 | \$136.98 | |
| 053-154-000-101.02 | 918 Buchholz St | 4/11/2025 | \$194,900 | 30.81% | 01 | 1958 | 1,040 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 7,057 | \$10,200 | \$149,000 | \$138,800 | \$177.60 | |
| 053-101-003-241.01 | 1212 Hawthorne St | 10/27/2025 | \$90,000 | -31.61% | 01 | 1948 | 1,114 | 270 | 2 | 1 | 0 | C- | Avg | NE 09 | 6,534 | \$9,500 | \$131,600 | \$122,100 | \$72.26 | |
| 053-101-003-071.06 | 1911 13th St | 1/31/2025 | \$103,000 | -23.70% | 01 | 1957 | 1,146 | 222 | 2 | 1 | 0 | C | Avg | NE 09 | 7,231 | \$10,500 | \$135,000 | \$124,500 | \$80.72 | |
| 053-202-102-020.06 | 2121 Hawthorne Ave | 11/21/2025 | \$150,000 | -6.89% | 01 | 1951 | 1,188 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 89,646 | \$35,500 | \$161,100 | \$125,600 | \$96.38 | |
| 053-112-200-300.08 | 1215 Buchholz St | 4/24/2025 | \$143,685 | -0.50% | 01 | 1960 | 1,264 | 288 | 3 | 2 | 0 | C | Avg | NE 09 | 6,926 | \$10,100 | \$144,400 | \$134,300 | \$105.68 | |
| 053-131-200-080.01 | 1002 Victory St | 4/18/2025 | \$200,000 | 13.64% | 01 | 1959 | 1,382 | 518 | 3 | 1 | 1 | C | Gd | NE 09 | 6,752 | \$9,800 | \$176,000 | \$166,200 | \$137.63 | Remodeled |
| 053-157-005-054.05 | 2513 17th St | 7/30/2025 | \$169,900 | 10.54% | 01 | 1960 | 1,440 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 9,627 | \$14,000 | \$153,700 | \$139,700 | \$108.26 | |
| 053-137-000-051.04 | 2333 9th St | 7/17/2025 | \$237,500 | 23.38% | 01 | 1958 | 1,688 | 482 | 3 | 1 | 0 | C+ | Avg | NE 09 | 11,718 | \$15,400 | \$192,500 | \$177,100 | \$131.58 | |
| 053-000-013-080.06 | 1016 18th St | 11/7/2025 | \$167,500 | 2.63% | 01 | 1950 | 1,645 | 731 | 3 | 2 | 0 | C | Avg | NE 10 | 9,191 | \$22,500 | \$163,200 | \$140,700 | \$88.15 | |
| 053-315-012-200.05 | 4124 Memorial Dr | 4/15/2025 | \$120,000 | -4.53% | 01 | 1940 | 1,026 | 0 | 3 | 1 | 0 | C- | Avg | NE 11 | 8,320 | \$15,600 | \$125,700 | \$110,100 | \$101.75 | |
| 053-315-014-240.01 | 4320 Lakeview Ave | 3/6/2025 | \$202,100 | 8.66% | 01 | 1930 | 1,460 | 292 | 3 | 2 | 0 | C- | Avg | NE 11 | 9,714 | \$18,300 | \$186,000 | \$167,700 | \$125.89 | |
| 02-Bi Level | | | | | | | | | | | | | | | | | | | | |
| 053-162-302-030.08 | 1109 33rd St | 6/5/2025 | \$255,000 | 15.80% | 02 | 1978 | 1,586 | 768 | 4 | 2 | 0 | C+ | Avg | NE 02 | 7,405 | \$15,900 | \$220,200 | \$204,300 | \$150.76 | |
| 053-103-002-190.02 | 2934 43rd St | 7/30/2025 | \$190,000 | -4.14% | 02 | 1970 | 2,022 | 958 | 4 | 2 | 0 | C+ | Avg | NE 08 | 9,017 | \$24,300 | \$198,200 | \$173,900 | \$81.95 | |
| 053-144-001-040.07 | 2829 38th St | 6/30/2025 | \$329,900 | 44.88% | 02 | 1978 | 2,142 | 882 | 4 | 2 | 0 | C+ | Avg | NE 08 | 11,282 | \$28,100 | \$227,700 | \$199,600 | \$140.90 | |
| 03-Split Level | | | | | | | | | | | | | | | | | | | | |
| 053-226-401-130.01 | 2532 43rd St | 11/19/2025 | \$140,000 | -42.34% | 03 | 1965 | 1,914 | 638 | 3 | 3 | 0 | C+ | Avg | NE 08 | 9,975 | \$26,900 | \$242,800 | \$215,900 | \$59.09 | |
| 053-117-004-020.08 | 4512 Forest Hills Dr | 5/16/2025 | \$376,000 | 20.67% | 03 | 1971 | 2,844 | 702 | 4 | 2 | 1 | B- | Avg | NE 08 | 12,807 | \$29,400 | \$311,600 | \$282,200 | \$121.87 | Multi-Parcel |
| 04-Cape Cod | | | | | | | | | | | | | | | | | | | | |
| 053-162-201-143.06 | 1024 31st St | 7/31/2025 | \$160,000 | -13.42% | 04 | 1947 | 1,097 | 0 | 3 | 1 | 0 | C | Avg | NE 02 | 11,238 | \$22,100 | \$184,800 | \$162,700 | \$125.71 | |
| 053-304-001-078.08 | 2131 32nd St | 1/17/2025 | \$200,000 | 6.38% | 04 | 1960 | 1,520 | 0 | 4 | 1 | 1 | C+ | Avg | NE 06 | 10,934 | \$23,000 | \$188,000 | \$165,000 | \$116.45 | |
| 053-107-008-130.08 | 1815 30th St | 6/13/2025 | \$176,600 | -0.39% | 04 | 1955 | 1,575 | 225 | 2 | 2 | 0 | C | Avg | NE 06 | 7,449 | \$16,800 | \$177,300 | \$160,500 | \$101.46 | |
| 053-226-404-100.01 | 2342 37th St | 11/17/2025 | \$211,000 | 23.68% | 04 | 1956 | 1,989 | 442 | 4 | 1 | 1 | C | Avg | NE 06 | 9,104 | \$20,500 | \$170,600 | \$150,100 | \$95.78 | |
| 053-115-000-050.01 | 1916 29th St | 12/22/2025 | \$209,000 | 40.84% | 04 | 1949 | 1,100 | 0 | 3 | 1 | 1 | C | Avg | NE 07 | 6,926 | \$13,800 | \$148,400 | \$134,600 | \$177.45 | |
| 053-000-094-040.05 | 1713 12th St | 11/6/2025 | \$170,500 | 19.99% | 04 | 1900 | 1,219 | 0 | 3 | 2 | 0 | C | Avg | NE 09 | 9,017 | \$13,100 | \$142,100 | \$129,000 | \$129.12 | |
| 053-308-001-170.01 | 2518 6th St | 11/4/2025 | \$175,000 | 49.06% | 04 | 1947 | 1,635 | 420 | 5 | 2 | 0 | C | Avg | NE 09 | 6,490 | \$9,400 | \$117,400 | \$108,000 | \$101.28 | |
| 05-Bungalow | | | | | | | | | | | | | | | | | | | | |
| 053-156-006-192.07 | 2404 Lincoln Ave | 4/18/2025 | \$154,750 | 2.35% | 05 | 1936 | 1,511 | 391 | 4 | 1 | 1 | C | Avg | NE 02 | 5,401 | \$11,600 | \$151,200 | \$139,600 | \$94.74 | |
| 053-235-102-010.09 | 3413 Mishicot Road | 3/7/2025 | \$164,500 | 33.31% | 05 | 1956 | 949 | 0 | 2 | 2 | 0 | C | Avg | NE 06 | 9,670 | \$21,800 | \$123,400 | \$101,600 | \$150.37 | |
| 053-000-037-020.08 | 1405 21st St | 1/15/2025 | \$60,000 | -59.46% | 05 | 1925 | 1,532 | 0 | 3 | 2 | 0 | C | Avg | NE 07 | 4,487 | \$9,000 | \$148,000 | \$139,000 | \$33.29 | Needs Review |
| 06-Cottage | | | | | | | | | | | | | | | | | | | | |
| 053-112-100-810.03 | 1420 Lowell St | 6/30/2025 | \$45,000 | 1.12% | 06 | 1928 | 400 | 0 | 1 | 1 | 0 | D | Avg | NE 09 | 3,267 | \$4,700 | \$44,500 | \$39,800 | \$100.75 | |
| 053-135-002-030.08 | 2309 9th Place | 6/23/2025 | \$150,000 | 39.02% | 06 | 1977 | 833 | 0 | 1 | 1 | 0 | C | Avg | NE 09 | 3,833 | \$5,600 | \$107,900 | \$102,300 | \$173.35 | |
| 053-000-005-011.06 | 1618 Jackson St | 9/12/2025 | \$104,900 | 131.57% | 06 | 1920 | 480 | 0 | 1 | 1 | 0 | D | Avg | NE 10 | 2,919 | \$7,100 | \$45,300 | \$38,200 | \$203.75 | |

**2026 Sales Analysis
City of Two Rivers**

| Parcel # | Address | Date | Sale \$ | % | ST | YR | SFLA | FBLA | BD | FB | HB | GR | CDU | NE | Lot | 26 L \$ | Total \$ | 25 Imp \$ | \$/Sq | Notes |
|--------------------------------|--------------------|------------|-----------|---------|----|------|-------|------|----|----|----|----|-----|-------|--------|----------|-----------|-----------|----------|------------------------------|
| 09-BSS | | | | | | | | | | | | | | | | | | | | |
| 053-156-006-012.05 | 2420 Lincoln Ave | 7/25/2025 | \$140,000 | 57.13% | 09 | 1929 | 1,260 | 0 | 3 | 1 | 0 | C | Avg | NE 02 | 5,401 | \$11,600 | \$89,100 | \$77,500 | \$101.90 | |
| 053-138-001-192.01 | 2510 Lincoln Ave | 7/24/2025 | \$192,000 | 40.76% | 09 | 1945 | 1,494 | 458 | 3 | 1 | 1 | C | Avg | NE 02 | 5,532 | \$11,900 | \$136,400 | \$124,500 | \$120.55 | Remodeled |
| 053-101-001-022.00 | 1609 23rd St | 3/4/2025 | \$65,000 | -40.64% | 09 | 1900 | 1,545 | 500 | 2 | 1 | 0 | C- | Avg | NE 07 | 6,621 | \$13,200 | \$109,500 | \$96,300 | \$33.53 | |
| 053-129-001-100.03 | 2940 Memorial Dr | 12/1/2025 | \$249,900 | 55.60% | 09 | 1941 | 1,032 | 0 | 4 | 2 | 0 | C- | Avg | NE 11 | 26,310 | \$27,000 | \$160,600 | \$133,600 | \$215.99 | |
| 10-Farmhouse NE 02-06 | | | | | | | | | | | | | | | | | | | | |
| 053-156-006-140.00 | 1024 24th St | 11/17/2025 | \$189,000 | 69.05% | 10 | 1923 | 930 | 0 | 3 | 1 | 0 | D+ | Avg | NE 02 | 7,449 | \$16,000 | \$111,800 | \$95,800 | \$186.02 | Remodeled |
| 053-162-102-001.07 | 1203 33rd St | 3/11/2025 | \$130,000 | -24.59% | 10 | 1920 | 1,305 | 0 | 3 | 2 | 0 | C- | Avg | NE 02 | 31,537 | \$32,300 | \$172,400 | \$140,100 | \$74.87 | |
| 053-230-303-001.09 | 3713 Lincoln Ave | 10/21/2025 | \$220,000 | -7.95% | 10 | 1900 | 2,108 | 0 | 3 | 2 | 0 | B- | Avg | NE 02 | 81,588 | \$41,800 | \$239,000 | \$197,200 | \$84.54 | Multi-Parcel, Multi-District |
| 053-101-005-040.09 | 2309 Jefferson St | 9/5/2025 | \$265,000 | -1.05% | 10 | 1898 | 1,734 | 0 | 3 | 1 | 1 | C+ | Avg | NE 04 | 18,905 | \$66,800 | \$267,800 | \$201,000 | \$114.30 | |
| 053-127-001-080.09 | 1632 25th St | 11/7/2025 | \$97,499 | -27.99% | 10 | 1870 | 1,550 | 0 | 3 | 1 | 0 | D+ | Avg | NE 06 | 9,932 | \$22,400 | \$135,400 | \$113,000 | \$48.45 | |
| 053-113-005-121.07 | 2600 Washington St | 6/30/2025 | \$389,000 | 33.91% | 10 | 1917 | 2,783 | 0 | 3 | 3 | 1 | B- | Avg | NE 06 | 8,538 | \$19,300 | \$290,500 | \$271,200 | \$132.84 | |
| 10-Farmhouse NE 07 | | | | | | | | | | | | | | | | | | | | |
| 053-000-032-091.03 | 1812 21st St | 1/10/2025 | \$130,000 | 13.64% | 10 | 1910 | 913 | 0 | 3 | 1 | 0 | C | Avg | NE 07 | 6,055 | \$12,100 | \$114,400 | \$102,300 | \$129.13 | Remodeled |
| 053-102-001-060.02 | 2514 Forest Ave | 6/2/2025 | \$200,000 | 80.51% | 10 | 1931 | 960 | 0 | 3 | 1 | 0 | D+ | Avg | NE 07 | 9,017 | \$18,100 | \$110,800 | \$92,700 | \$189.48 | Remodeled |
| 053-101-004-140.01 | 1419 23rd St | 8/27/2025 | \$147,000 | 78.40% | 10 | 1930 | 1,001 | 0 | 3 | 1 | 1 | D+ | Avg | NE 07 | 2,091 | \$4,200 | \$82,400 | \$78,200 | \$142.66 | Remodeled |
| 053-000-029-050.08 | 1519 22nd St | 8/29/2025 | \$135,000 | 121.31% | 10 | 1921 | 1,290 | 0 | 4 | 1 | 1 | C | Avg | NE 07 | 5,009 | \$10,000 | \$61,000 | \$51,000 | \$96.90 | |
| 053-153-002-092.00 | 1912 26th St | 1/16/2025 | \$176,250 | 45.30% | 10 | 1929 | 1,358 | 390 | 3 | 1 | 0 | C | Avg | NE 07 | 3,136 | \$6,300 | \$121,300 | \$115,000 | \$125.15 | |
| 053-101-007-244.09 | 1905 20th St | 10/28/2025 | \$125,000 | 11.31% | 10 | 1928 | 1,365 | 0 | 3 | 2 | 0 | C- | Avg | NE 07 | 2,570 | \$5,100 | \$112,300 | \$107,200 | \$87.84 | |
| 053-126-000-020.05 | 2802 Forest Ave | 12/19/2025 | \$121,500 | -16.26% | 10 | 1916 | 1,485 | 330 | 3 | 1 | 0 | C- | Avg | NE 07 | 8,930 | \$17,800 | \$145,100 | \$127,300 | \$69.83 | |
| 053-153-001-140.04 | 1910 27th St | 11/21/2025 | \$230,000 | 64.29% | 10 | 1926 | 1,536 | 0 | 3 | 2 | 0 | C | Avg | NE 07 | 7,841 | \$15,700 | \$140,000 | \$124,300 | \$139.52 | |
| 053-000-031-080.08 | 1718 21st St | 1/31/2025 | \$177,000 | 29.67% | 10 | 1914 | 1,661 | 149 | 3 | 2 | 0 | C- | Avg | NE 07 | 5,489 | \$11,000 | \$136,500 | \$125,500 | \$99.94 | |
| 053-101-002-020.00 | 2215 Adams St | 11/13/2025 | \$149,900 | 4.31% | 10 | 1900 | 1,882 | 0 | 4 | 1 | 1 | D+ | Avg | NE 07 | 7,928 | \$15,900 | \$143,700 | \$127,800 | \$71.20 | |
| 10-Farmhouse NE 09-10 | | | | | | | | | | | | | | | | | | | | |
| 053-307-000-010.08 | 2116 13th St | 6/26/2025 | \$165,000 | 56.40% | 10 | 1926 | 1,001 | 0 | 3 | 1 | 0 | C- | Avg | NE 09 | 5,455 | \$7,900 | \$105,500 | \$97,600 | \$156.94 | |
| 053-302-002-010.09 | 2304 14th St | 9/11/2025 | \$155,000 | 22.63% | 10 | 1893 | 1,050 | 0 | 2 | 1 | 0 | C- | Avg | NE 09 | 13,634 | \$16,300 | \$126,400 | \$110,100 | \$132.10 | |
| 053-000-087-051.05 | 1717 14th St | 5/14/2025 | \$140,000 | 164.65% | 10 | 1888 | 1,203 | 0 | 4 | 1 | 0 | D+ | Avg | NE 09 | 4,487 | \$6,500 | \$52,900 | \$46,400 | \$110.97 | |
| 053-112-100-380.03 | 2417 16th St | 3/6/2025 | \$179,900 | 36.70% | 10 | 1929 | 1,445 | 353 | 3 | 2 | 0 | C | Avg | NE 09 | 6,534 | \$9,500 | \$131,600 | \$122,100 | \$117.92 | |
| 053-311-002-050.09 | 2216 12th St | 7/30/2025 | \$120,000 | -8.54% | 10 | 1925 | 1,504 | 378 | 4 | 1 | 0 | C | Avg | NE 09 | 6,011 | \$8,700 | \$131,200 | \$122,500 | \$74.00 | |
| 053-101-006-195.00 | 1415 Glenwood St | 1/10/2025 | \$85,000 | -53.12% | 10 | 1929 | 1,596 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 15,507 | \$17,300 | \$181,300 | \$164,000 | \$42.42 | |
| 053-131-200-112.03 | 1005 Webster St | 12/18/2025 | \$160,000 | -1.42% | 10 | 1926 | 1,688 | 0 | 5 | 1 | 1 | C | Avg | NE 09 | 5,401 | \$7,800 | \$162,300 | \$154,500 | \$90.17 | |
| 053-135-001-054.01 | 2317 10th St | 12/15/2025 | \$208,000 | 5.37% | 10 | 1900 | 1,701 | 0 | 3 | 2 | 1 | C | Avg | NE 09 | 5,750 | \$8,400 | \$197,400 | \$189,000 | \$117.34 | |
| 053-112-100-460.06 | 2313 16th St | 10/23/2025 | \$159,000 | 23.64% | 10 | 1910 | 2,081 | 653 | 4 | 1 | 0 | D+ | Avg | NE 09 | 4,792 | \$7,000 | \$128,600 | \$121,600 | \$73.04 | |
| 053-128-006-010.02 | 2022 Lincoln St | 2/24/2025 | \$85,000 | -17.72% | 10 | 1920 | 1,152 | 0 | 3 | 1 | 1 | C | Fr | NE 10 | 3,093 | \$7,500 | \$103,300 | \$95,800 | \$67.27 | Updated Data |
| 053-000-024-011.07 | 2116 Emmet St | 6/30/2025 | \$166,000 | 30.20% | 10 | 1928 | 1,284 | 0 | 3 | 1 | 1 | C | Avg | NE 10 | 5,314 | \$13,100 | \$127,500 | \$114,400 | \$119.08 | |
| 053-000-021-110.03 | 1004 20th St | 7/31/2025 | \$155,000 | 45.40% | 10 | 1900 | 1,386 | 0 | 5 | 2 | 0 | D+ | Avg | NE 10 | 8,973 | \$22,000 | \$106,600 | \$84,600 | \$95.96 | Remodeled |
| 12-Colonial | | | | | | | | | | | | | | | | | | | | |
| 053-156-005-111.07 | 2311 Jackson St | 11/7/2025 | \$154,000 | 25.71% | 12 | 1910 | 1,408 | 0 | 3 | 2 | 0 | C- | Avg | NE 02 | 5,009 | \$10,800 | \$122,500 | \$111,700 | \$101.70 | |
| 053-156-003-010.04 | 2320 Wilson St | 8/20/2025 | \$295,000 | 12.94% | 12 | 1946 | 1,120 | 0 | 2 | 2 | 0 | D+ | Avg | NE 04 | 5,314 | \$21,400 | \$261,200 | \$239,800 | \$244.29 | |
| 053-113-005-060.00 | 1523 27th St | 2/28/2025 | \$150,000 | 55.93% | 12 | 1927 | 1,248 | 0 | 3 | 1 | 0 | C- | Avg | NE 06 | 3,223 | \$7,300 | \$96,200 | \$88,900 | \$114.34 | |
| 053-143-000-530.07 | 1817 27th St | 4/30/2025 | \$190,000 | 7.71% | 12 | 1940 | 1,355 | 191 | 2 | 1 | 0 | C- | Avg | NE 06 | 5,619 | \$12,600 | \$176,400 | \$163,800 | \$130.92 | |
| 053-143-000-240.08 | 2600 Monroe St | 12/18/2025 | \$230,000 | 58.95% | 12 | 1925 | 1,560 | 0 | 3 | 2 | 0 | C | Avg | NE 06 | 5,314 | \$12,000 | \$144,700 | \$132,700 | \$139.74 | |
| 053-124-003-081.07 | 2811 School St | 8/8/2025 | \$225,000 | 28.42% | 12 | 1948 | 1,666 | 0 | 3 | 1 | 1 | C | Avg | NE 06 | 4,443 | \$10,000 | \$175,200 | \$165,200 | \$129.05 | |

**2026 Sales Analysis
City of Two Rivers**

| Parcel # | Address | Date | Sale \$ | % | ST | YR | SFLA | FBLA | BD | FB | HB | GR | CDU | NE | Lot | 26 L \$ | Total \$ | 25 Imp \$ | \$/Sq | Notes |
|-----------------------------------|---------------------|------------|-----------|---------|----|------|-------|------|----|----|----|----|-----|-------|--------|----------|-----------|-----------|----------|-----------|
| 053-153-004-230.09 | 1822 29th St | 10/20/2025 | \$222,000 | 32.78% | 12 | 1938 | 2,040 | 312 | 3 | 1 | 1 | C | Avg | NE 06 | 6,098 | \$13,700 | \$167,200 | \$153,500 | \$102.11 | |
| 053-306-000-020.07 | 2714 School St | 12/2/2025 | \$200,000 | 15.74% | 12 | 1930 | 1,664 | 0 | 4 | 1 | 1 | C+ | Avg | NE 07 | 4,051 | \$8,100 | \$172,800 | \$164,700 | \$115.32 | |
| 053-158-003-020.00 | 2628 Riverhills Rd | 8/8/2025 | \$285,500 | 20.41% | 12 | 1969 | 2,340 | 468 | 3 | 1 | 1 | C | Avg | NE 08 | 12,023 | \$28,700 | \$237,100 | \$208,400 | \$109.74 | |
| 053-101-003-106.05 | 1946 Roosevelt Ave | 4/25/2025 | \$125,000 | -10.27% | 12 | 1927 | 1,571 | 111 | 4 | 1 | 1 | C | Avg | NE 09 | 4,312 | \$6,200 | \$139,300 | \$133,100 | \$75.62 | |
| 13-Contemporary NE 02-08 | | | | | | | | | | | | | | | | | | | | |
| 053-159-001-010.05 | 3318 Riverview Dr | 2/18/2025 | \$157,000 | 27.13% | 13 | 1920 | 750 | 0 | 3 | 2 | 0 | C- | Avg | NE 02 | 20,168 | \$26,600 | \$123,500 | \$96,900 | \$173.87 | |
| 053-138-007-140.01 | 1026 27th St | 12/10/2025 | \$147,000 | -11.07% | 13 | 1947 | 952 | 0 | 2 | 1 | 0 | C+ | Avg | NE 02 | 6,882 | \$14,800 | \$165,300 | \$150,500 | \$138.87 | |
| 053-147-010-100.02 | 702 23rd St | 12/17/2025 | \$170,000 | 12.21% | 13 | 1951 | 974 | 0 | 2 | 1 | 0 | C- | Avg | NE 02 | 8,015 | \$17,200 | \$151,500 | \$134,300 | \$156.88 | |
| 053-156-004-120.09 | 2302 Jackson St | 5/9/2025 | \$166,000 | 56.46% | 13 | 1939 | 1,049 | 0 | 3 | 1 | 0 | C- | Fr | NE 02 | 4,792 | \$10,300 | \$106,100 | \$95,800 | \$148.43 | |
| 053-156-006-080.02 | 1031 25th St | 1/30/2025 | \$171,250 | 10.06% | 13 | 1953 | 1,260 | 420 | 2 | 1 | 0 | C- | Avg | NE 02 | 7,492 | \$16,100 | \$155,600 | \$139,500 | \$123.13 | |
| 053-138-007-040.02 | 1013 28th St | 7/18/2025 | \$209,900 | 36.03% | 13 | 1951 | 1,563 | 521 | 3 | 1 | 1 | C- | Avg | NE 02 | 13,809 | \$23,400 | \$154,300 | \$130,900 | \$119.32 | Remodeled |
| 053-156-005-080.04 | 1029 24th St | 8/14/2025 | \$200,000 | 2.46% | 13 | 1951 | 2,205 | 490 | 4 | 2 | 0 | C | Avg | NE 02 | 7,492 | \$16,100 | \$195,200 | \$179,100 | \$83.40 | |
| 053-153-005-110.01 | 1800 27th St | 2/10/2025 | \$200,000 | 16.82% | 13 | 1926 | 1,522 | 0 | 4 | 2 | 0 | C- | Avg | NE 06 | 9,322 | \$21,000 | \$171,200 | \$150,200 | \$117.61 | |
| 053-304-011-170.04 | 2116 35th St | 4/11/2025 | \$195,000 | 2.96% | 13 | 1957 | 1,904 | 544 | 4 | 1 | 0 | C | Avg | NE 06 | 7,492 | \$16,900 | \$189,400 | \$172,500 | \$93.54 | |
| 053-235-101-260.08 | 2308 34th St | 10/24/2025 | \$220,900 | -2.17% | 13 | 1959 | 2,210 | 282 | 5 | 2 | 0 | C+ | Avg | NE 06 | 7,536 | \$16,900 | \$225,800 | \$208,900 | \$92.31 | |
| 053-107-002-211.03 | 3315 School St | 8/18/2025 | \$190,000 | -16.45% | 13 | 1935 | 2,238 | 237 | 4 | 2 | 1 | C+ | Avg | NE 06 | 10,454 | \$22,700 | \$227,400 | \$204,700 | \$74.75 | |
| 053-115-000-062.07 | 1920 29th St | 7/9/2025 | \$172,000 | 15.59% | 13 | 1951 | 987 | 0 | 2 | 1 | 1 | C | Avg | NE 07 | 4,400 | \$8,800 | \$148,800 | \$140,000 | \$165.35 | |
| 053-000-045-030.09 | 1711 20th St | 10/20/2025 | \$140,000 | 5.50% | 13 | 1903 | 1,017 | 0 | 3 | 1 | 0 | C | Avg | NE 07 | 7,492 | \$15,000 | \$132,700 | \$117,700 | \$122.91 | |
| 053-000-030-071.01 | 2107 Monroe St | 7/15/2025 | \$237,500 | 104.21% | 13 | 1899 | 1,306 | 0 | 3 | 2 | 0 | C | Avg | NE 07 | 4,008 | \$8,000 | \$116,300 | \$108,300 | \$175.73 | Remodeled |
| 053-000-044-020.04 | 1607 20th St | 3/19/2025 | \$133,000 | 41.94% | 13 | 1870 | 1,343 | 242 | 2 | 1 | 0 | D+ | Avg | NE 07 | 3,354 | \$6,800 | \$93,700 | \$86,900 | \$93.97 | |
| 053-226-401-520.09 | 2413 45th St | 10/24/2025 | \$200,000 | -1.72% | 13 | 1948 | 1,555 | 398 | 3 | 1 | 1 | C | Avg | NE 08 | 9,801 | \$26,400 | \$203,500 | \$177,100 | \$111.64 | |
| 053-226-401-720.07 | 2521 44th St | 5/16/2025 | \$280,000 | -5.76% | 13 | 1980 | 2,106 | 0 | 3 | 2 | 0 | B- | Avg | NE 08 | 11,195 | \$28,000 | \$297,100 | \$269,100 | \$119.66 | |
| 13-Contemporary NE 09-10 | | | | | | | | | | | | | | | | | | | | |
| 053-157-006-030.02 | 1618 Hawthorne Ave | 7/2/2025 | \$135,000 | 39.61% | 13 | 1948 | 820 | 0 | 2 | 1 | 0 | C- | Avg | NE 09 | 5,358 | \$7,800 | \$96,700 | \$88,900 | \$155.12 | |
| 053-109-004-050.01 | 2717 13th St | 7/25/2025 | \$177,500 | 65.42% | 13 | 1953 | 840 | 0 | 4 | 2 | 0 | D+ | Avg | NE 09 | 6,578 | \$9,500 | \$107,300 | \$97,800 | \$200.00 | |
| 053-112-100-520.04 | 2406 15th St | 6/23/2025 | \$149,000 | 49.45% | 13 | 1942 | 900 | 0 | 2 | 1 | 0 | C- | Avg | NE 09 | 6,447 | \$9,300 | \$99,700 | \$90,400 | \$155.22 | |
| 053-000-085-064.04 | 1419 School St | 3/7/2025 | \$149,900 | 42.76% | 13 | 1920 | 910 | 0 | 2 | 1 | 0 | D+ | Avg | NE 09 | 9,583 | \$13,900 | \$105,000 | \$91,100 | \$149.45 | |
| 053-112-200-100.00 | 2615 14th St | 9/5/2025 | \$150,000 | 33.21% | 13 | 1949 | 1,070 | 370 | 2 | 1 | 1 | C- | Avg | NE 09 | 7,536 | \$10,900 | \$112,600 | \$101,700 | \$130.00 | |
| 053-101-006-193.02 | 1423 Glenwood St | 9/19/2025 | \$170,000 | 31.17% | 13 | 1929 | 1,100 | 0 | 3 | 1 | 0 | C | Avg | NE 09 | 11,456 | \$15,200 | \$129,600 | \$114,400 | \$140.73 | |
| 053-135-002-020.00 | 2307 9th Place | 8/8/2025 | \$172,000 | 63.81% | 13 | 1930 | 1,100 | 0 | 3 | 1 | 0 | C- | Avg | NE 09 | 3,790 | \$5,500 | \$105,000 | \$99,500 | \$151.36 | |
| 053-311-004-110.03 | 1108 Hawthorne St | 5/28/2025 | \$91,800 | -4.47% | 13 | 1918 | 1,191 | 0 | 3 | 1 | 0 | D+ | Avg | NE 09 | 5,881 | \$8,500 | \$96,100 | \$87,600 | \$69.94 | |
| 053-112-200-220.05 | 2508 13th St | 2/17/2025 | \$157,500 | 3.01% | 13 | 1955 | 1,515 | 284 | 4 | 1 | 1 | C- | Avg | NE 09 | 7,449 | \$10,800 | \$152,900 | \$142,100 | \$96.83 | |
| 053-000-006-070.02 | 1609 Jackson St | 12/5/2025 | \$130,000 | 76.63% | 13 | 1885 | 672 | 0 | 2 | 1 | 0 | D+ | Avg | NE 10 | 3,136 | \$7,700 | \$73,600 | \$65,900 | \$181.99 | |
| 053-128-013-061.06 | 908 19th St | 5/9/2025 | \$95,000 | -2.56% | 13 | 1920 | 1,100 | 0 | 3 | 1 | 0 | D | Avg | NE 10 | 3,136 | \$7,700 | \$97,500 | \$89,800 | \$79.36 | |
| 053-128-012-021.07 | 811 20th St | 10/10/2025 | \$135,000 | 15.38% | 13 | 1920 | 1,140 | 0 | 2 | 1 | 0 | C- | Avg | NE 10 | 5,881 | \$14,400 | \$117,000 | \$102,600 | \$105.79 | |
| 053-000-013-012.09 | 1814 Emmet St | 5/13/2025 | \$142,300 | 24.82% | 13 | 1927 | 1,184 | 0 | 2 | 1 | 0 | C | Avg | NE 10 | 2,919 | \$7,200 | \$114,000 | \$106,800 | \$114.10 | |
| 053-000-007-050.04 | 911 17th St | 12/1/2025 | \$150,000 | 6.46% | 13 | 1908 | 1,362 | 195 | 2 | 1 | 0 | C | Avg | NE 10 | 5,924 | \$14,500 | \$140,900 | \$126,400 | \$99.49 | |
| 053-000-006-060.04 | 1021 17th St | 5/19/2025 | \$175,000 | 36.51% | 13 | 1900 | 1,511 | 378 | 3 | 1 | 1 | C- | Avg | NE 10 | 4,704 | \$11,500 | \$128,200 | \$116,700 | \$108.21 | |
| 14-MSS | | | | | | | | | | | | | | | | | | | | |
| 053-161-012-102.02 | 3129 Sandy Ridge Dr | 3/3/2025 | \$440,000 | 13.64% | 14 | 2024 | 1,778 | 0 | 3 | 2 | | B- | Avg | NE 02 | 13,155 | \$23,100 | \$387,200 | \$364,100 | \$234.48 | |
| 15-MMS | | | | | | | | | | | | | | | | | | | | |
| 053-315-018-040.04 | 120 Eleanor St | 11/3/2025 | \$307,000 | 745.73% | 15 | 2025 | 1,675 | 525 | 3 | 3 | 1 | C+ | Avg | NE 11 | 14,593 | \$21,100 | \$36,300 | \$15,200 | \$170.69 | NSFD |
| 17-Condo | | | | | | | | | | | | | | | | | | | | |

**2026 Sales Analysis
City of Two Rivers**

| Parcel # | Address | Date | Sale \$ | % | ST | YR | SFLA | FBLA | BD | FB | HB | GR | CDU | NE | Lot | 26 L \$ | Total \$ | 25 Imp \$ | \$/Sq | Notes |
|---------------------|--------------------|------------|-----------|---------|----|------|-------|------|----|----|----|----|-----|-------|--------|----------|-----------|-----------|----------|------------------------------|
| 053-317-000-120.09 | 1524 Deer Brook Dr | 8/8/2025 | \$285,000 | 12.96% | 17 | 1999 | 1,254 | 0 | 2 | 2 | 0 | C+ | Avg | NE 16 | 8,059 | \$10,800 | \$252,300 | \$241,500 | \$218.66 | |
| 053-317-000-240.08 | 1705 Blue Heron Dr | 5/2/2025 | \$260,000 | 11.16% | 17 | 1994 | 1,266 | 0 | 2 | 2 | 0 | C+ | Avg | NE 16 | 5,793 | \$10,800 | \$233,900 | \$223,100 | \$196.84 | |
| 053-317-000-260.03 | 1708 Blue Heron Dr | 1/14/2025 | \$385,000 | 28.89% | 17 | 1994 | 1,987 | 745 | 3 | 2 | 1 | C+ | Avg | NE 16 | 6,795 | \$21,800 | \$298,700 | \$276,900 | \$182.79 | |
| 053-317-000-350.04 | 1723 Blue Heron Dr | 6/10/2025 | \$435,000 | 34.38% | 17 | 1996 | 2,053 | 770 | 2 | 2 | 1 | C+ | Avg | NE 16 | 6,926 | \$21,800 | \$323,700 | \$301,900 | \$201.27 | |
| 053-317-000-300.05 | 1716 Blue Heron Dr | 5/16/2025 | \$392,500 | 26.57% | 17 | 1995 | 2,122 | 874 | 2 | 3 | 0 | C+ | Avg | NE 16 | 6,578 | \$21,800 | \$310,100 | \$288,300 | \$174.69 | |
| 18-Townhouse | | | | | | | | | | | | | | | | | | | | |
| 053-000-027-101.01 | 1302 21st St | 1/31/2025 | \$70,000 | -30.83% | 18 | 1900 | 1,290 | 0 | 4 | 2 | 0 | C | Avg | NE 07 | 4,487 | \$9,000 | \$101,200 | \$92,200 | \$47.29 | |
| 053-118-002-090.06 | 2207 School St | 12/29/2025 | \$755,000 | 697.25% | 18 | 1929 | 1,408 | 0 | 2 | 2 | 0 | D+ | Avg | NE 07 | 4,225 | \$8,500 | \$94,700 | \$86,200 | \$530.18 | Multi-Parcel, Multi-District |
| 053-118-002-101.03 | 1824 22nd St | 12/29/2025 | \$755,000 | 743.58% | 18 | 1929 | 1,408 | 0 | 2 | 2 | 0 | D+ | Avg | NE 07 | 3,615 | \$7,200 | \$89,500 | \$82,300 | \$531.11 | Multi-Parcel, Multi-District |
| 053-118-002-102.02 | 1826 22nd St | 12/29/2025 | \$755,000 | 684.82% | 18 | 1929 | 1,408 | 0 | 2 | 2 | 0 | D+ | Avg | NE 07 | 3,703 | \$7,400 | \$96,200 | \$88,800 | \$530.97 | Multi-Parcel, Multi-District |
| 053-000-033-021.06 | 1807 21st St | 4/18/2025 | \$135,000 | 20.54% | 18 | 1905 | 1,506 | 0 | 4 | 2 | 0 | C- | Avg | NE 07 | 2,352 | \$4,700 | \$112,000 | \$107,300 | \$86.52 | |
| 053-000-041-091.04 | 1910 E River St | 11/24/2025 | \$64,000 | -40.24% | 18 | 1900 | 1,600 | 0 | 4 | 2 | 0 | D+ | Pr | NE 07 | 3,659 | \$7,300 | \$107,100 | \$99,800 | \$35.44 | |
| 053-000-045-062.00 | 1913 Madison St | 3/27/2025 | \$650,000 | 530.46% | 18 | 1928 | 1,636 | 0 | 4 | 2 | 0 | D+ | Avg | NE 07 | 2,396 | \$4,800 | \$103,100 | \$98,300 | \$394.38 | Multi-Parcel, Multi-District |
| 053-000-035-080.09 | 1618 20th St | 3/27/2025 | \$650,000 | 360.99% | 18 | 1903 | 1,744 | 0 | 4 | 2 | 0 | C- | Avg | NE 07 | 9,017 | \$18,000 | \$141,000 | \$123,000 | \$362.39 | Multi-Parcel, Multi-District |
| 053-000-045-010.03 | 1920 Monroe St | 12/30/2025 | \$121,000 | -6.49% | 18 | 1870 | 1,808 | 0 | 4 | 2 | 0 | C- | Avg | NE 07 | 7,405 | \$14,800 | \$129,400 | \$114,600 | \$58.74 | |
| 053-127-004-030.04 | 1619 24th St | 9/2/2025 | \$196,500 | 45.99% | 18 | 1915 | 2,268 | 504 | 4 | 2 | 0 | C | Avg | NE 07 | 3,703 | \$7,400 | \$134,600 | \$127,200 | \$83.38 | |
| 053-153-001-081.05 | 2707 Forest Ave | 3/3/2025 | \$178,000 | 11.67% | 18 | 1895 | 2,506 | 0 | 6 | 2 | 0 | C+ | Avg | NE 07 | 11,979 | \$21,000 | \$159,400 | \$138,400 | \$62.65 | Multi-Parcel |
| 053-311-006-040.03 | 2215 11th St | 4/22/2025 | \$76,500 | 1.19% | 18 | 1926 | 1,390 | 0 | 3 | 2 | 0 | D+ | Avg | NE 09 | 6,055 | \$8,800 | \$75,600 | \$66,800 | \$48.71 | |
| 053-310-003-081.01 | 1307 Hawthorne Ave | 7/3/2025 | \$179,000 | 75.15% | 18 | 1900 | 1,486 | 0 | 3 | 2 | 0 | D+ | Avg | NE 09 | 8,233 | \$11,900 | \$102,200 | \$90,300 | \$112.45 | Remodeled |
| 053-101-003-103.08 | 1952 Roosevelt Ave | 2/3/2025 | \$120,000 | -9.37% | 18 | 1885 | 1,796 | 0 | 5 | 2 | 0 | C | Avg | NE 09 | 4,966 | \$7,200 | \$132,400 | \$125,200 | \$62.81 | |
| 053-000-014-080.04 | 912 18th St | 3/28/2025 | \$125,000 | 19.05% | 18 | 1923 | 1,778 | 194 | 4 | 2 | 0 | C- | Avg | NE 10 | 4,792 | \$11,800 | \$105,000 | \$93,200 | \$63.67 | |
| 053-000-010-052.06 | 1701 East St | 10/31/2025 | \$159,900 | 23.00% | 18 | 1880 | 3,038 | 0 | 3 | 2 | 1 | C | Avg | NE 10 | 3,223 | \$7,900 | \$130,000 | \$122,100 | \$50.03 | |
| 19-Duplex | | | | | | | | | | | | | | | | | | | | |
| 053-309-001-030.00 | 1023 35th Pl | 10/10/2025 | \$160,000 | 21.40% | 19 | 1964 | 1,664 | 0 | 4 | 2 | 0 | C- | Avg | NE 02 | 13,504 | \$23,300 | \$131,800 | \$108,500 | \$82.15 | |
| 053-235-101-130.06 | 2524 34th St | 3/27/2025 | \$200,000 | 25.39% | 19 | 1957 | 2,074 | 0 | 6 | 2 | 0 | C | Avg | NE 06 | 9,017 | \$20,300 | \$159,500 | \$139,200 | \$86.64 | Multi-Parcel |
| 053-235-101-140.04 | 2520 34th St | 3/27/2025 | \$200,000 | 27.06% | 19 | 1957 | 2,074 | 0 | 6 | 2 | 0 | C | Avg | NE 06 | 9,017 | \$20,300 | \$157,400 | \$137,100 | \$86.64 | Multi-Parcel |
| 053-102-202-040.01 | 2015 25th St | 10/30/2025 | \$100,000 | -38.88% | 19 | 1927 | 1,541 | 0 | 4 | 2 | | C | Avg | NE 07 | 7,710 | \$15,400 | \$163,600 | \$148,200 | \$54.90 | |
| 053-113-001-090.03 | 1412 23rd St | 6/11/2025 | \$157,000 | 11.66% | 19 | 1890 | 1,856 | 0 | 5 | 2 | 0 | C | Avg | NE 07 | 6,752 | \$13,500 | \$140,600 | \$127,100 | \$77.32 | |
| 053-000-050-050.04 | 1519 19th St | 10/21/2025 | \$175,000 | 1.57% | 19 | 1912 | 2,669 | 297 | 6 | 2 | 0 | C | Avg | NE 07 | 6,752 | \$13,500 | \$172,300 | \$158,800 | \$60.51 | |
| 053-000-093-110.02 | 1804 11th St | 1/10/2025 | \$78,000 | -28.24% | 19 | 1883 | 1,692 | 0 | 4 | 2 | 0 | D+ | Avg | NE 09 | 4,530 | \$6,600 | \$108,700 | \$102,100 | \$42.20 | |
| 053-101-003-172.05 | 2213 14th St | 10/22/2025 | \$175,000 | 46.69% | 19 | 1900 | 1,728 | 0 | 3 | 2 | 0 | C- | Avg | NE 09 | 8,625 | \$12,500 | \$119,300 | \$106,800 | \$94.04 | |