

**2026 Sales Analysis  
Village of Williams Bay**

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>																				
WBW 00009	400 W Geneva St	6/5/2025	\$460,000	6.73%	01	1960	1,536	0	4	2	1	C	Avg	NE 101	32,060	\$144,200	\$431,000	\$286,800	\$205.60	
WBW1 00007	311 Frost Dr	4/17/2025	\$560,000	20.48%	01	1965	2,082	0	4	2	1	C	Avg	NE 101	15,115	\$93,300	\$464,800	\$371,500	\$224.16	
WHV 00008	19 Cedar Pt Dr	3/19/2025	\$400,000	65.77%	01	1960	814	0	2	1	0	C	Avg	NE 104	13,809	\$96,300	\$241,300	\$145,000	\$373.10	
WA345700001	513 Free Church Dr	1/15/2025	\$522,000	52.63%	01	1977	1,240	0	3	2	0	C	Avg	NE 104	12,153	\$94,000	\$342,000	\$248,000	\$345.16	
WHV 00055	47 Potawatomi Dr	8/4/2025	\$430,000	31.70%	01	1968	1,364	0	2	1	1	C	Avg	NE 104	9,453	\$86,000	\$326,500	\$240,500	\$252.20	
WUW 00037	113 Potawatomi Dr	7/16/2025	\$675,000	28.18%	01	1999	2,980	980	5	3	0	C+	Gd	NE 104	10,193	\$91,300	\$526,600	\$435,300	\$195.87	
WUW 00062	537 Wiswell Dr	8/8/2025	\$475,000	-14.92%	01	1996	3,406	1,379	3	3	2	C+	Avg	NE 104	12,023	\$93,800	\$558,300	\$464,500	\$111.92	
WSU 00047	57 Collie St	9/19/2025	\$550,000	-25.28%	01	1959	2,230	0	3	2	1	C	Avg	NE 107	19,123	\$309,900	\$736,100	\$426,200	\$107.67	
WA 95600002	64 Collie St	9/19/2025	\$385,000	37.65%	01	1953	999	0	2	1	0	C	Avg	NE 111	12,023	\$100,600	\$279,700	\$179,100	\$284.68	
WOP 00217	213 Center St	5/8/2025	\$350,000	41.13%	01	1960	1,088	0	2	1	0	C	Avg	NE 111	8,712	\$82,800	\$248,000	\$165,200	\$245.59	
WOP 00154	141 Cherry St	5/15/2025	\$495,000	11.69%	01	1963	1,672	0	3	3	0	C	Gd	NE 111	17,424	\$115,800	\$443,200	\$327,400	\$226.79	
<b>03-Split Level</b>																				
WBW1 00004	335 Frost Dr	8/5/2025	\$535,000	8.30%	03	1961	2,532	858	4	2	1	C	Gd	NE 101	21,432	\$112,300	\$494,000	\$381,700	\$166.94	
WUW 00022	544 Wiswell Dr	4/7/2025	\$400,000	29.83%	03	1985	1,176	216	2	2	0	C	Avg	NE 104	12,807	\$94,900	\$308,100	\$213,200	\$259.44	
WUW 00054	513 Wiswell Dr	10/27/2025	\$649,000	48.72%	03	1980	2,424	1,012	4	2	0	C	Avg	NE 104	23,043	\$109,300	\$436,400	\$327,100	\$222.65	
<b>04-Cape Cod   NE 101-104, 1111</b>																				
WBW2 00006	356 Forest Dr	9/30/2025	\$679,000	39.37%	04	1993	3,351	1,560	5	3	0	C+	Avg	NE 101	16,988	\$99,000	\$487,200	\$388,200	\$173.08	
WCP 00057	2 Lincoln Pkwy	11/7/2025	\$1,100,000	23.26%	04	1999	2,776	700	4	4	1	B-	Avg	NE 102	7,492	\$225,000	\$892,400	\$667,400	\$315.20	
WCP2 00028	556 Highland Rd	9/26/2025	\$613,000	3.37%	04	1940	1,208	0	3	2	0	C	Avg	NE 103	6,098	\$365,900	\$593,000	\$227,100	\$204.55	
WHV 00036	71 Menomonee Rd	9/19/2025	\$482,000	72.70%	04	1957	1,461	0	3	2	1	C-	Avg	NE 104	9,453	\$86,000	\$279,100	\$193,100	\$271.05	Remodeled
WOP 00193	76 Orchard St	2/26/2025	\$240,000	-19.49%	04	1940	1,352	0	2	1	0	C	Avg	NE 111	17,424	\$115,800	\$298,100	\$182,300	\$91.86	
WWUP 00024A	178 Williams St	4/30/2025	\$528,213	-12.72%	04	1945	1,368	0	2	2	0	C	Gd	NE 111	30,448	\$152,300	\$605,200	\$452,900	\$274.79	
WOP 00241	13 Orchard St	9/30/2025	\$460,000	52.27%	04	1929	1,452	0	3	2	1	C	Avg	NE 111	8,712	\$82,800	\$302,100	\$219,300	\$259.78	
WSS 00011	70 Olive St	10/30/2025	\$535,000	38.53%	04	1940	2,249	700	4	2	0	C+	Gd	NE 111	7,971	\$75,700	\$386,200	\$310,500	\$204.22	
<b>04-Cape Cod   NE 106</b>																				
WCP1 00014	88 Oak Birch Dr	10/20/2025	\$3,445,000	99.81%	04	1932	3,963	0	4	3	1	B	V Gd	NE 106	9,757	\$920,000	\$1,724,100	\$804,100	\$637.14	
<b>06-Cottage</b>																				
WHV 00044	5 Menomonee Rd	10/29/2025	\$307,500	33.23%	06	1948	984	0	2	1		C	Avg	NE 104	9,627	\$87,600	\$230,800	\$143,200	\$223.48	
WLW2 00009	82 Lwr Loch Vista Dr	4/9/2025	\$685,000	-12.16%	06	1925	1,008	0	3	2	0	C	Avg	NE 109	5,227	\$182,900	\$779,800	\$596,900	\$498.12	
WLW2 00001	236 Olive St	3/28/2025	\$414,500	10.71%	06	1940	864	0	2	1	0	C	Exc	NE 111	17,424	\$115,800	\$374,400	\$258,600	\$345.72	
<b>09-BSS</b>																				
WWUP 00034	23 Collie St	5/2/2025	\$350,000	40.28%	09	1948	664	0	2	1	0	C-	Avg	NE 111	22,825	\$130,900	\$249,500	\$118,600	\$329.97	
WA 95600001	139 Hickory St	6/13/2025	\$370,000	84.08%	09	1940	760	0	1	1	0	C	Gd	NE 111	7,187	\$68,300	\$201,000	\$132,700	\$396.97	
WBV 00019	49 Stam St	12/19/2025	\$320,000	21.95%	09	1920	1,159	0	3	1	0	C-	Avg	NE 111	9,583	\$91,200	\$262,400	\$171,200	\$197.41	
<b>10-Farmhouse</b>																				
WCP 00127	5 Garfield Pkwy	10/16/2025	\$757,000	14.99%	10	1934	1,648	0	4	2	0	C+	Gd	NE 102	7,492	\$225,000	\$658,300	\$433,300	\$322.82	
WCP1 00017	34 Cedar Pt Dr	10/21/2025	\$715,000	-7.57%	10	1929	924	0	2	1	0	D+	Fr	NE 103	10,324	\$603,900	\$773,600	\$169,700	\$120.24	
WOP 00050	38 W Geneva St	10/14/2025	\$549,000	26.97%	10	1901	1,416	0	3	2	0	C+	Gd	NE 111	8,189	\$77,800	\$432,400	\$354,600	\$332.77	
WOP 00045	91 Williams St	9/3/2025	\$401,000	12.64%	10	1920	1,768	0	3	2	0	C	Avg	NE 111	8,712	\$82,800	\$356,000	\$273,200	\$179.98	
WOP 00142	80 Clover St	11/14/2025	\$670,000	75.48%	10	1901	2,310	0	3	3	0	C+	Avg	NE 111	8,712	\$82,800	\$381,800	\$299,000	\$254.20	Remodeled

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<b>12-Colonial</b>																				
WBAIL 00009	430 Ashley Dr	8/6/2025	\$575,000	-4.79%	12	2020	2,348	0	4	2	1	C	Gd	NE 100	20,125	\$60,200	\$603,900	\$543,700	\$219.25	
WLAK 00035	406 Lakewood Dr	12/23/2025	\$450,000	-9.73%	12	1996	2,192	242	4	2	1	C+	Avg	NE 101	12,850	\$86,600	\$498,500	\$411,900	\$165.78	Remodeled
WUW 00024	552 Wiswell Dr	6/5/2025	\$462,000	-9.14%	12	1980	2,088	0	4	1	1	C+	Avg	NE 104	12,240	\$94,100	\$508,500	\$414,400	\$176.20	
WBV 00007	18 Highland St	6/30/2025	\$600,000	38.12%	12	1940	2,014	0	3	2	0	C+	Gd	NE 111	9,583	\$91,200	\$434,400	\$343,200	\$252.63	
<b>13-Contemporary</b>																				
WCP 00192	638 Washington Pkwy	9/29/2025	\$885,000	24.40%	13	1948	1,652	0	4	3	0	C+	Avg	NE 102	9,017	\$270,500	\$711,400	\$440,900	\$371.97	
<b>14-MSS</b>																				
WBAIL 00162	405 Cambridge Dr	8/29/2025	\$495,000	7.26%	14	2021	1,781	0	3	2	0	C	Gd	NE 100	20,430	\$60,500	\$461,500	\$401,000	\$243.96	
WBAIL 00053	424 Cumberland Trl	8/28/2025	\$556,589	278194.50%	14	2025	1,887	0	3	2	0	C+	Avg	NE 100	20,040	\$60,000	\$200	\$0	\$263.16	NSFD
WBAIL 00143	414 Kensington Ct	7/17/2025	\$494,972	164890.67%	14	2025	1,912	0	2	2	0	C+	Avg	NE 100	25,263	\$66,300	\$300	\$0	\$224.20	NSFD
WBAIL 00159	411 Cambridge Dr	10/22/2025	\$497,580	248690.00%	14	2025	1,912	0	3	2	1	C+	Avg	NE 100	20,430	\$60,500	\$200	\$0	\$228.60	NSFD
WBAIL 00147	411 Canterbury Ct	11/19/2025	\$521,938	260869.00%	14	2025	1,954	0	3	2	0	C+	Avg	NE 100	20,430	\$60,500	\$200	\$0	\$236.15	NSFD
WBAIL 00152	410 Canterbury Ct	11/5/2025	\$500,239	250019.50%	14	2025	1,954	0	3	2	0	C+	Avg	NE 100	20,430	\$60,500	\$200	\$0	\$225.05	NSFD
WBAIL 00137	402 Kensington Ct	2/18/2025	\$637,118	54.23%	14	2025	2,179	0	4	2	1	B-	Avg	NE 100	22,695	\$63,200	\$413,100	\$349,900	\$263.39	NSFD
WBAIL 00154	414 Canterbury Ct	12/11/2025	\$719,062	359431.00%	14	2025	2,362	0	4	2	1	C+	Avg	NE 100	20,430	\$60,500	\$200	\$0	\$278.82	NSFD
WBAIL 00138	404 Kensington Ct	8/1/2025	\$582,781	291290.50%	14	2025	2,364	0	4	2	1	B-	Avg	NE 100	20,040	\$60,500	\$200	\$0	\$220.93	NSFD
WBAIL 00081	470 Chasefield Dr	1/16/2025	\$535,000	-33.15%	14	2018	3,402	1,600	4	3	0	C	V Gd	NE 100	21,214	\$61,400	\$800,300	\$738,900	\$139.21	Remodeled
WLAK 00050	413 Maple Ln	9/25/2025	\$470,000	-5.39%	14	2003	1,866	0	3	2	0	C+	Avg	NE 101	12,371	\$85,100	\$496,800	\$411,700	\$206.27	
WPV 00058	522 Prairie View Rd	7/24/2025	\$680,322	7.10%	14	2019	2,408	0	3	2	0	C+	V Gd	NE 110	12,153	\$91,600	\$635,200	\$543,600	\$244.49	
WUH 00004	24 Stam St	7/1/2025	\$450,000	21.85%	14	2008	1,233	0	3	1	0	C	Avg	NE 111	16,335	\$112,700	\$369,300	\$256,600	\$273.56	
WWUP 00035	98 Congress St	8/1/2025	\$600,000	14.29%	14	2005	3,673	0	6	4	0	C	Avg	NE 111	26,484	\$141,200	\$525,000	\$383,800	\$124.91	3 Dwellings
<b>15-MMS   NE 100, 110-111</b>																				
WBAIL 00158	413 Cambridge Dr	6/1/2025	\$501,474	250637.00%	15	2025	2,174	0	4	2	1	C+	Avg	NE 100	20,430	\$60,500	\$200	\$0	\$202.84	NSFD
WPV 00010	521 Prairie View Rd	10/24/2025	\$685,000	14.91%	15	2005	3,498	1,146	4	3	1	C	Avg	NE 110	12,763	\$93,700	\$596,100	\$502,400	\$169.04	
WWUP 00001	205 Theatre Rd	10/21/2025	\$670,000	-2.84%	15	2014	2,798	0	4	2	1	C+	Avg	NE 111	43,821	\$189,100	\$689,600	\$500,500	\$171.87	
<b>15-MMS   NE 105</b>																				
WA425100001	132 Conference Pt Rd	4/21/2025	\$8,100,000	-0.46%	15	1974	7,726	2,461	7	6	2	AA+	V Gd	NE 105	65,732	\$5,032,500	\$8,137,500	\$3,105,000	\$397.04	
<b>17-Condo   NE 500</b>																				
WBP 00004	91A Potawatomi Dr #4L	1/14/2025	\$322,500	-4.95%	17	2000	1,250	0	2	2	0	C+	Avg	NE 500	0	\$25,000	\$339,300	\$314,300	\$238.00	Remodeled
WBP 00012	91C Potawatomi Dr #4R	6/12/2025	\$345,000	1.68%	17	1988	1,250	0	2	2	0	C+	Avg	NE 500	0	\$25,000	\$339,300	\$314,300	\$256.00	
WBP 00018	91E Potawatomi Dr #2L	9/2/2025	\$310,000	-8.64%	17	1998	1,250	0	2	2	0	C+	Avg	NE 500	0	\$25,000	\$339,300	\$314,300	\$228.00	
WBP 00028	91G Potawatomi Dr #4L	5/5/2025	\$345,000	1.68%	17	1998	1,250	0	2	2	0	C+	Avg	NE 500	0	\$25,000	\$339,300	\$314,300	\$256.00	
WBP3 00009	91L Potawatomi Dr #109	10/14/2025	\$300,000	-11.58%	17	2000	1,250	0	2	2	0	C+	Avg	NE 500	0	\$25,000	\$339,300	\$314,300	\$220.00	
WBP3 00011	91L Potawatomi Dr #111	12/16/2025	\$320,000	-14.51%	17	2000	1,500	0	3	2	0	C+	Avg	NE 500	0	\$25,000	\$374,300	\$349,300	\$196.67	
<b>17-Condo   NE 501-510</b>																				
WBC 00005	9 S Walworth Ave #202	2/18/2025	\$875,000	15.37%	17	1970	1,412	0	2	2	0	B-	Avg	NE 501	0	\$115,000	\$758,400	\$643,400	\$538.24	
WBCS 00020	35 S Walworth Ave #504	8/28/2025	\$1,250,000	5.98%	17	1975	2,092	0	3	2	0	B-	Gd	NE 502	0	\$85,000	\$1,179,500	\$1,094,500	\$556.88	
WBR 00007	205 Williams St #7	6/9/2025	\$170,000	-22.73%	17	1980	837	0	2	1	0	C	Avg	NE 504	0	\$15,000	\$220,000	\$205,000	\$185.19	
WBR 00009	205 Williams St #9	5/23/2025	\$195,000	-18.72%	17	1980	871	0	2	1	0	C	Avg	NE 504	0	\$15,000	\$239,900	\$224,900	\$206.66	
WBR 00013	204 Elmhurst Ct #13	8/29/2025	\$189,000	-21.22%	17	1980	871	0	2	1	0	C	Avg	NE 504	0	\$15,000	\$239,900	\$224,900	\$199.77	
WBR 00012	204 Elmhurst Ct #12	5/23/2025	\$390,000	14.71%	17	1978	1,675	0	3	3	0	C	Avg	NE 504	0	\$15,000	\$340,000	\$325,000	\$223.88	
WEC1 00014	55 Stark St #14	12/12/2025	\$285,000	23.38%	17	2005	1,292	0	2	1	0	C+	Avg	NE 506	0	\$25,000	\$231,000	\$206,000	\$201.24	

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WUS 00037A	37 Willabay Dr #A	6/5/2025	\$434,000	25.04%	17	1980	1,200	0	2	2	0	C+	Gd	NE 510	0	\$15,000	\$347,100	\$332,100	\$349.17	
WUS 00003D	3 Highwood Ct #D	8/15/2025	\$390,000	12.36%	17	1980	1,400	0	2	2	0	C+	Avg	NE 510	0	\$15,000	\$347,100	\$332,100	\$267.86	
WUS 00009B	9 Wildwood Ct #B	8/8/2025	\$422,500	21.72%	17	1980	1,400	0	3	2	0	C+	Gd	NE 510	0	\$15,000	\$347,100	\$332,100	\$291.07	
WUS 00037B	37 Willabay Dr #B	4/1/2025	\$435,000	17.57%	17	1980	1,400	0	2	2	0	C+	Gd	NE 510	0	\$15,000	\$370,000	\$355,000	\$300.00	