

# Capitol Hill

Areas: 35, 40, 65, 70, AND 85.

*Residential Condominium Revalue for 2025 Assessment Roll*



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

201 South Jackson Street, KSC-AS 0708

Seattle, WA 98104

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

Web: <http://www.kingcounty.gov/assessor/>



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*John Wilson*  
*Assessor*

Dear Property Owners,

Our field appraisers work hard throughout the year to visit properties in neighborhoods across King County. As a result, new commercial and residential valuation notices are mailed as values are completed. We value your property at its "true and fair value," reflecting its highest and best use as prescribed by state law (RCW 84.40.030; WAC 458-07-030).

We continue to work to implement your feedback and ensure we provide you with accurate and timely information. We have made significant improvements to our website and online tools to make interacting with us easier. The following report summarizes the results of the assessments for your area. Additionally, I have provided a brief tutorial on our property assessment process. It is meant to provide you with background information about our process and the basis for your area assessments.

Fairness, accuracy, and transparency set the foundation for an effective and accountable government. I am pleased to continue to incorporate your input as we make ongoing improvements to serve you. Our goal is to ensure that every taxpayer is treated fairly and equitably.

Our office is here to serve you. Please don't hesitate to contact us if you have any questions, comments, or concerns about the property assessment process and how it relates to your property.

In Service,

John Wilson  
King County Assessor

# How Property Is Valued

King County along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

## What Are Mass Appraisal Techniques?

In King County, the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and a set of property characteristics for approximately 730,000 residential, commercial and industrial properties. More specifically for commercial property, the Assessor breaks up King County into geographic or specialty (i.e., office buildings, warehouses, retail centers, etc.) market areas and annually develops valuation models using one or more of the three standard appraisal indicators of value: Cost, Sales Comparison (market) and Income. For residential condominium properties the sales comparison approach is the primary indicator of value. The results of the models are then applied to all properties within the same geographic or specialty area.

## Are Properties Inspected?

All property in King County is physically inspected at least once during each six-year cycle. Each year our appraisers inspect a different geographic area. An inspection is frequently an external observation of the property to confirm whether the property has changed by adding new improvements or shows signs of deterioration more than normal for the property's age. From the property inspections we update our property assessment records for each property. In cases where an appraiser has a question, they will attempt to make contact with the property owner or project manager and/or leave a card requesting the taxpayer contact them.

### **RCW 84.40.025 Access to property:**

For the purpose of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter [84.08](#) RCW.

## How are Property Sales Used?

For the annual revaluation of residential condominiums, two years of sales are analyzed with the sales prices time adjusted to January 1 of the current assessment year. Sales prices are adjusted for time to reflect that market prices change over time. During an increasing market, older sales prices often understate the current market value. Conversely, during downward (or recessionary) markets, older sales prices may overstate a property's value on January 1 of the assessment year unless sales are time adjusted. Hence time adjustments are an important element in the valuation process.

## How is Assessment Uniformity Achieved?

We have adopted the Property Assessment Standards prescribed by the International Association of Assessing Officers that may be reviewed at [www.IAAO.org](http://www.IAAO.org). As part of our valuation process statistical testing is performed by reviewing the uniformity of assessments within each specific market area, and project. More specifically Coefficients of Dispersion (aka COD) are developed that show the uniformity of predicted property assessments. We have set our target CODs using the standards set by IAAO which are summarized in the following table:

Type of Property – General	Type of Property - Specific	COD Range
Single-family Residential (including residential condominiums)	Newer or more homogeneous areas	5.0 to 10.0
Single-family Residential	Older or more heterogeneous areas	5.0 to 15.0
Other residential	Rural, seasonal, recreational, manufactured housing, 2-4-unit housing	5.0 to 20.0
Income-Producing Properties	Larger areas represented by samples	5.0 to 15.0
Income-Producing Properties	Smaller areas represented by smaller samples	5.0 to 20.0
Vacant Land		5.0 to 25.0
Other Real and Personal Property		Varies with local conditions

Source: IAAO, *Standard on Ratio Studies, Table 1-3*

More results of the statistical testing process is found within the attached area report.

## Requirements of State Law

Within Washington, property is required to be revalued each year to market value based on its highest and best use. (RCW 84.41.030; 84.40.030; and WAC 458-07-030). Washington Courts have interpreted fair market value as the amount of money a buyer, willing but not obligated to buy, would pay to a seller willing but not obligated to sell. Highest and Best Use is simply viewed as the most profitable use that a property can be legally used for. In cases where a property is underutilized by a property owner, it still must be valued at its highest and best use.

## Appraisal Area Reports

The following area report summarizes the property assessment activities and results for a general market area. The area report is meant to comply with state law for appraisal documentation purposes as well as provide the public with insight into the mass appraisal process.

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# Executive Summary Report

## Capitol Hill

**Neighborhoods:** 35, 40, 65, 70, AND 85.  
**Appraisal Date:** 1/1/2025- 2025 Assessment Roll  
**Previous Physical Inspection:** 2020 through 2025

**Sales - Improved Summary:**

Number of Sales: 756  
 Range of Sale Dates: 1/1/2023 to 12/31/2024

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COD
2024 Value	\$171,200	\$418,600	\$589,800	\$627,500	95.1%	6.82%
2025 Value	\$168,500	\$407,500	\$576,000	\$627,500	92.3%	6.25%
Change	-\$2,700	-\$11,100	-\$13,800			-0.57%
%Change	-1.6%	-2.7%	-2.3%		-2.8%	-8.34%

\*COD is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.57% and -8.34% actually represent an improvement.

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included, and sales excluded from the analysis can be found in the Addenda of this report.

\*\* Sales time adjusted to 1/1/2025.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2024 Value	\$178,200	\$367,500	\$545,700
2025 Value	\$175,200	\$359,400	\$534,600
Percent Change	-1.7%	-2.2%	-2.0%

Number of improved Parcels in the Population: **7,943**

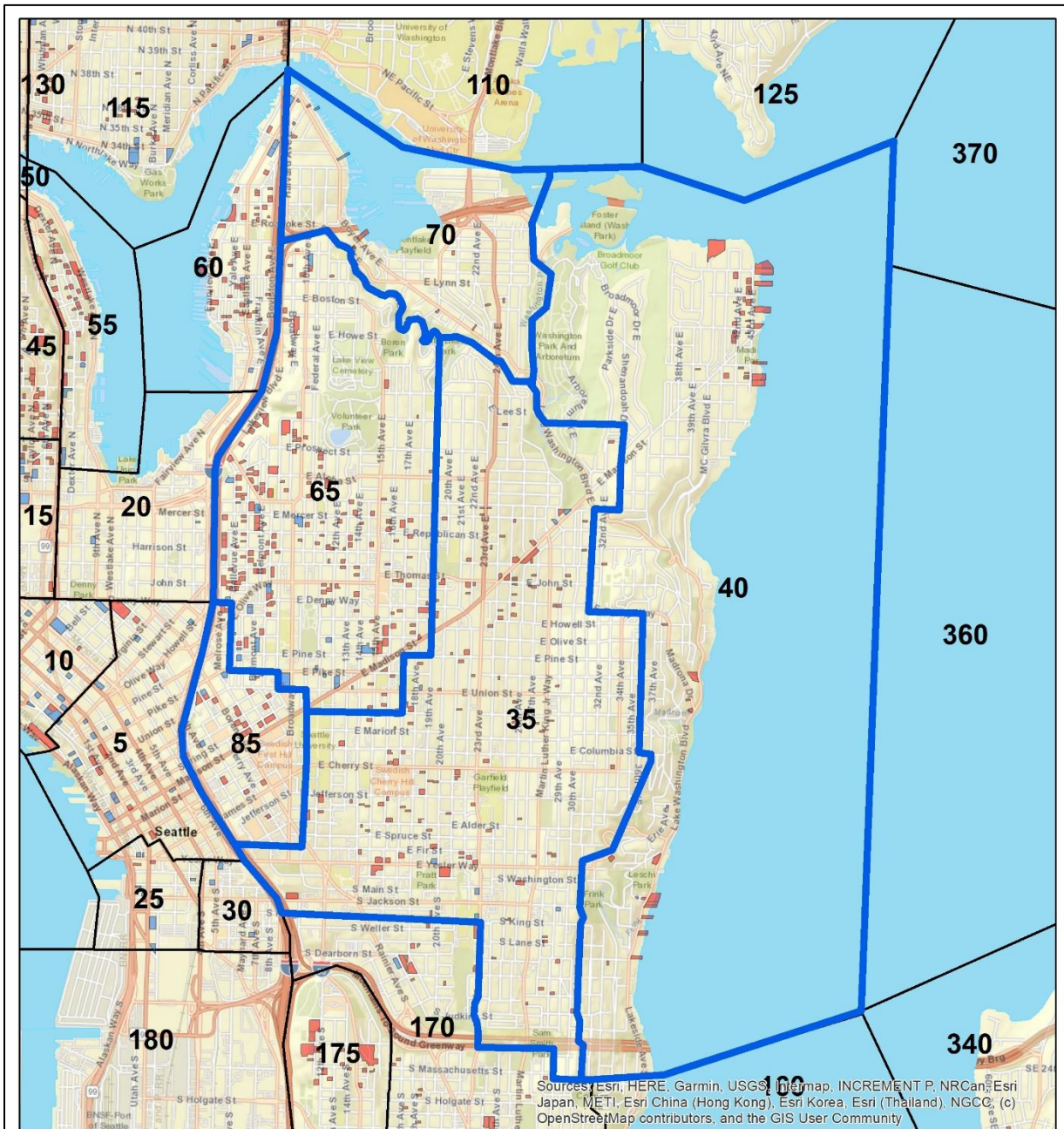
The population summary above includes all residential condominium living units. It excludes parking storage and moorage units and condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor’s files located in the Commercial/Business Division.

**Summary of Findings:**

The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

The Values described in this report improve uniformity, and equity. The recommendation is to post those values for the 2025 assessment roll.

# Capitol Hill Overview Map

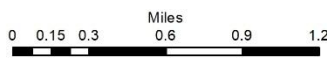


Sources: ESRI, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## Condo Areas: Capitol Hill

**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER
  - Non water
  - Water



# Capitol Hill Ratio Study Reports

## PRE-REVALUE RATIO ANALYSIS

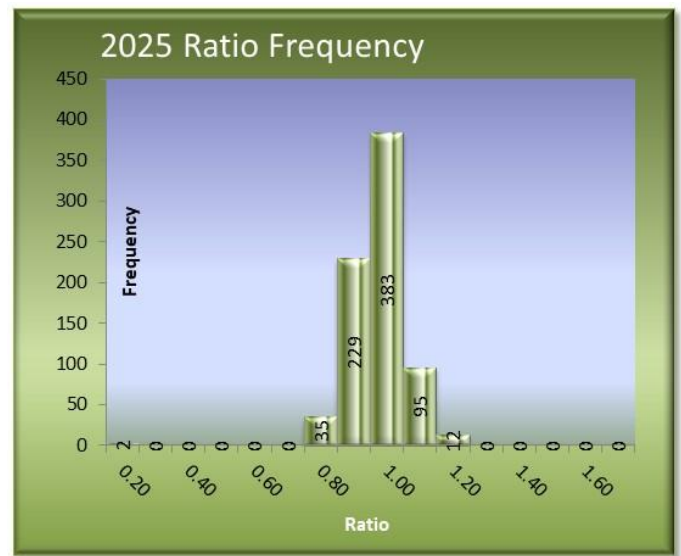
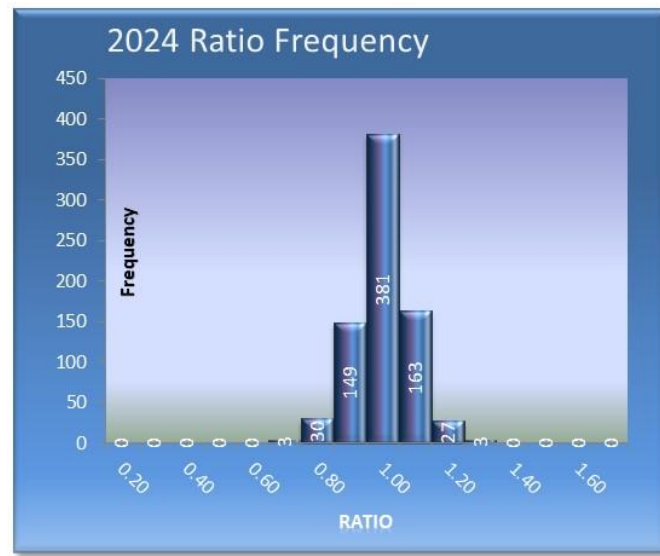
Pre-revalue ratio analysis compares time adjusted sales from 2023 through 2024 in relation to the previous assessed value as of 1/1/2024.

PRE-REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	756
<b>Mean Assessed Value</b>	\$589,800
<b>Mean Adj. Sales Price</b>	\$627,500
<b>Standard Deviation AV</b>	\$350,418
<b>Standard Deviation SP</b>	\$392,795
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.951
<b>Median Ratio</b>	0.952
<b>Weighted Mean Ratio</b>	0.940
UNIFORMITY	
<b>Lowest ratio</b>	0.682
<b>Highest ratio:</b>	1.226
<b>Coefficient of Dispersion</b>	6.82%
<b>Standard Deviation</b>	0.085
<b>Coefficient of Variation</b>	8.89%
<b>Price Related Differential (PRD)</b>	1.012

## POST-REVALUE RATIO ANALYSIS

Post revalue ratio analysis compares time adjusted sales from 2023 through 2024 and reflects the assessment level after the property has been revalued to 1/1/2025.

POST REVALUE RATIO SAMPLE STATISTICS	
<b>Sample size (n)</b>	756
<b>Mean Assessed Value</b>	\$576,000
<b>Mean Sales Price</b>	\$627,500
<b>Standard Deviation AV</b>	\$356,976
<b>Standard Deviation SP</b>	\$392,795
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.923
<b>Median Ratio</b>	0.923
<b>Weighted Mean Ratio</b>	0.918
UNIFORMITY	
<b>Lowest ratio</b>	0.000
<b>Highest ratio:</b>	1.194
<b>Coefficient of Dispersion</b>	6.25%
<b>Standard Deviation</b>	0.087
<b>Coefficient of Variation</b>	9.41%
<b>Price Related Differential (PRD)</b>	1.006



# Part One – Premises of Mass Appraisal

Effective Date of Appraisal: January 1, 2025

Date of Appraisal Report: 6/10/2025

## **Purpose**

The purpose of the mass appraisal is to determine the market value of residential condominium units in the Capitol Hill area.

## **King County Revaluation Cycle**

King County’s revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. The remaining five-sixths of the population are revalued based on the characteristics entered during the previous physical inspection.

## **Inspection**

Capitol Hill Neighborhoods physically inspected for the 2025 appraisal year:

Physical Inspection - Areas					
Condominium Neighborhood		Location	Inspected Project Count	Total Parcels	Percent of Parcel Count
700	65	Capitol Hill	181	4115	51.81%
700	85	First Hill	25	2028	25.53%

Neighborhoods 35, 40, and 70 comprise the annually updated areas.

## Scope of the Appraisal

The following guidelines were considered and adhered to:

- Sales from 1/1/2023 to 12/31/2024 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2025.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standards 5 and 6.

## Sales Verification and Data Collection

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. Appraisers further review sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data in physically inspected areas. In non-inspected areas, the analyst reviewed and verified sales in office. Time constraints prohibit further verification of sales information. Sales removal occurred for parcels meeting the following criteria:

- Assigned or owned parking
- Assigned or owned storage units
- Assigned or owned moorage
- Multi-parcel or multi-unit sales
- Sales of commercial use or apartment use units
- Others as identified as non-market sales

## Approaches to Value

All approaches to value, Income, Cost and Sales Comparison were considered in the appraisal of this area.

The income and cost approaches are not applicable to residential condominium valuation.

The income approach does not apply, since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units.

We do not believe this omission reduces the accuracy of our Estimated Market Values.

Therefore, the sales comparison approach is solely relied on to develop a valuation model for the Capitol Hill area. Our sales sample consists of 756 residential living units that sold during the 24-month period between January 1, 2023, and December 31, 2024. The model was applied to all of the 7,943 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

## Land Value and Commercial Condominiums

The Condominium appraisal team does not value condominium land or commercial condominiums, which are the responsibility of commercial geographic and specialty appraisers.

# Part Two – Presentation of Data

## Identification of the area

### Name or Designation

#### Capitol Hill

#### Area, city, neighborhood, and location data:

The Capitol Hill area includes specialty neighborhoods 35: Central District, 40: Madison Park, 65: Capitol Hill, 70: Montlake and 85: First Hill.

### Boundaries

The Capitol Hill area is an irregular shape roughly defined by the following.

North Boundary – Lake Washington Ship Canal

East Boundary – Lake Washington

West Boundary – Interstate 5

South Boundary – Interstate 90

Physically inspected neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

Area 065 is bounded on the North by SR-520 and East Interlaken Boulevard, on the South by East Spring Street, on the East by 19th Avenue East and on the West by I-5.

Area 085 is bounded on the North by East Spring Street, on the South by a line parallel with East Fir Street, on the East by 10th Avenue East and on the West by I-5.

### Maps

General maps of the Specialty Neighborhoods included in the Capitol Hill area are in the addenda of this report. More detailed Assessor’s maps are located on the 7th floor of the King Street Center.

### Zoning and legal/political consideration

Zoning restrictions, whether county or local, are displayed on Assessor’s maps and are shown as a land characteristic in the Assessor’s property characteristic database. Local jurisdictions exercise authority over local land use and community planning. Regulations regarding zoning are found in their local ordinances.

# Part Three – Analysis of Data and Conclusions

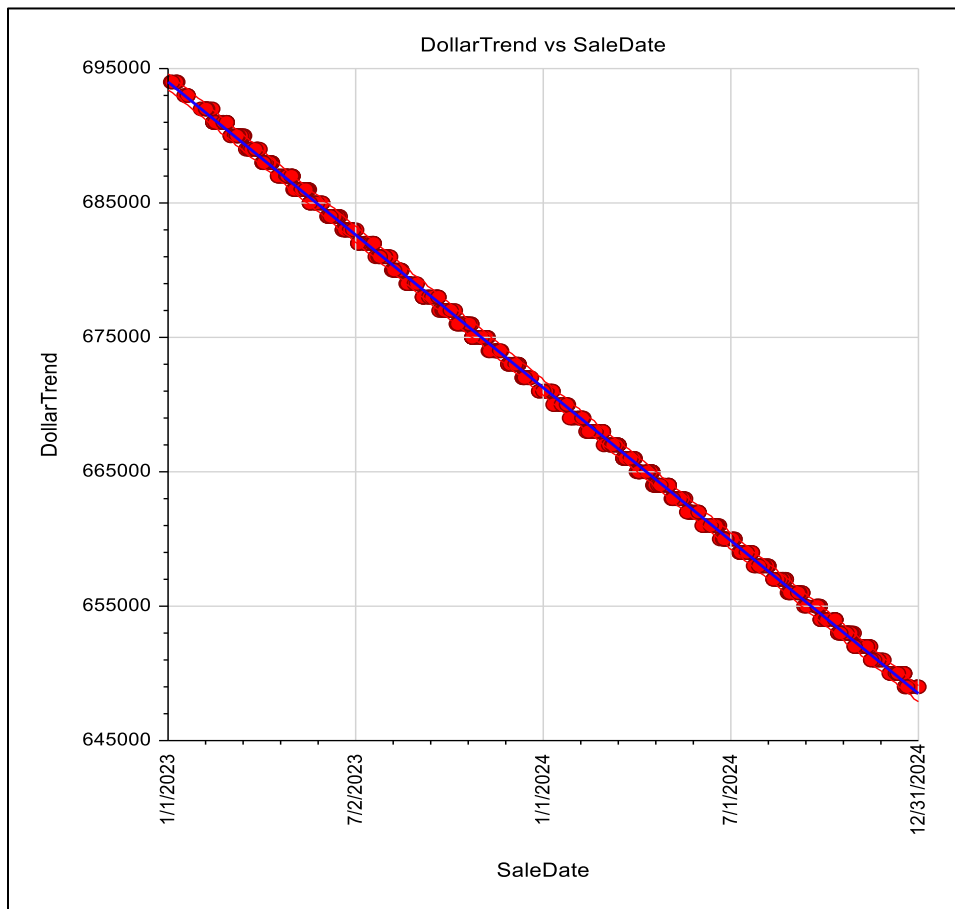
## Highest and best use analysis

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved.

## Market Change of Average Sale Price in the Capitol Hill Area:

Analysis of sales in the Capitol Hill area indicated a decrease in value over the two-year period. Overall, values depreciated from an average, non-adjusted sales price near \$694,000 as of 1-1-2023 by -6.58% to \$649,000 as of January 1<sup>st</sup>, 2025.

Chart 1: Progression of average sales price over time (1-1-2023 to 12-31-2024)



## Capitol Hill Sale Price changes (Relative to 1/1/2025 valuation date.)

In a changing market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2023	0.9342	-6.58%
2/1/2023	0.9369	-6.31%
3/1/2023	0.9394	-6.06%
4/1/2023	0.9421	-5.79%
5/1/2023	0.9447	-5.53%
6/1/2023	0.9474	-5.26%
7/1/2023	0.9501	-4.99%
8/1/2023	0.9528	-4.72%
9/1/2023	0.9556	-4.44%
10/1/2023	0.9583	-4.17%
11/1/2023	0.9610	-3.90%
12/1/2023	0.9637	-3.63%
1/1/2024	0.9665	-3.35%
2/1/2024	0.9693	-3.07%
3/1/2024	0.9719	-2.81%
4/1/2024	0.9747	-2.53%
5/1/2024	0.9774	-2.26%
6/1/2024	0.9803	-1.97%
7/1/2024	0.9830	-1.70%
8/1/2024	0.9859	-1.41%
9/1/2024	0.9887	-1.13%
10/1/2024	0.9915	-0.85%
11/1/2024	0.9943	-0.57%
12/1/2024	0.9971	-0.29%
1/1/2025	1.0000	0.00%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2025.

### Application of Time Adjustments:

Examples	Sales Price	Sales Date	Adjustment factor (x Sales Price)	Adjusted Sales price*
Sale 1	\$487,500	1/4/2023	0.9345	\$456,000
Sale 2	\$462,500	12/28/2023	0.9661	\$447,000
Sale 3	\$281,000	12/31/2024	0.9999	\$281,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(- 9.30999753928857E-05\*SaleDay)

Where SaleDay = Sale Date - 45658

And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

## Sales comparison approach model description

Capitol Hill area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

### Model specification

The **characteristic-based adjustment model** includes the following data characteristic variables:

1. Age
2. Building Quality
3. Project Location
4. Project Appeal
5. Number of Units (Project size)
6. Living Area
7. Unit Condition
8. Unit Location
9. Covered Parking
10. Views: Mountain, lake/River, Lake Washington
11. Top Floor
12. End Units
13. Unit Type: Penthouse, Attached Accessory Dwelling Unit
14. Neighborhood
15. Certain projects as defined by Major.

The definitions of data characteristics included in the model are in the Condominium Coding manual, which is available upon request.

## Model calibration

The **regression model** for neighborhoods in the Capitol Hill area was calibrated using selling prices and property characteristics as follows:

-0.814228220924642 - 0.0412140891288458 \* AADU - 0.0875810412633637 \* ADUCOMPLEX - 0.078976365739605 \* AGE + 0.339134380285363 \* BLDQULAITY + 0.0375634949676873 \* COVPARKING + 0.0270714250448114 \* ENDUNITx + 0.784129766445385 \* LIVAREAx + 0.0537808149245596 \* MTNVIEW - 0.0441712937807266 \* NBHD35 - 0.0180067054196146 \* NBRUNITsx + 0.17681877506898 \* PENTHOUSE + 0.384011280777676 \* PROJAPPEAL - 0.17754162345471 \* PROJHIGH1 - 0.165728810191719 \* PROJHIGH2 - 0.113690740749078 \* PROJHIGH3 - 0.0770802312559444 \* PROJHIGH4 + 0.358410120267034 \* PROJLOCATION + 0.332896393315047 \* PROJLOW1 + 0.196029525007258 \* PROJLOW2 + 0.140245007538775 \* PROJLOW3 + 0.0719915964652258 \* PROJLOW4 + 0.063289659207013 \* SMWATRVIEW + 0.0616505783588027 \* TOPFLOOR + 0.25840788108824 \* UNITCONDITION + 0.122456674805051 \* UNITLOCATION + 0.111558303929136 \* WASAMMVIEW  
 x Mass Appraisal Adjustment (1-.075)

## Exceptions:

Exceptions are properties with characteristics that are insufficiently represented in the sales sample to be adequately represented in the mass appraisal model. Appraiser review of model predicted values in comparison to actual market evidence warrants the following adjustments:

Major	Nbhd	Project Name	Value Notes
120260	35	BUNGALOW COURT CONDOMINIUM	Valued at EMV x 1.25 based on market.
142620	35	CASCADE VIEW CONDOMINIUM	Valued at EMV*1.1 based on market.
156170	35	CHESTNUT COURT CONDOMINIUM	Valued at EMV x .90 based on market.
166350	35	COKOFFI CONDOMINIUM	Valued at EMV x 1.10 based on market.
170300	35	COLUMBIA THE CONDOMINIUM	EMV x 1.15 based on market.
216158	35	EAST JAMES PLACE CONDOMINIUM	Valued at EMV x 1.10 based on market.
216180	35	EAST MADISON CONDOS CONDOMINIUM	Valued at EMV x .90 based on market
219295	35	EAST THOMAS TOWNHOMES CONDOMINIUM	Valued at land + \$1,000, truncated.
219380	35	EAST VIEW CONDOMINIUM	Valued at EMV x 1.20 based on market.
236300	35	EPIC CONDOMINIUM	Valued at EMV x .90 based on market
360321	35	450 25TH AVE E	Valued at EMV x .90 based on market.
363600	35	IVORY COASTE CONDOMINIUM	Valued at EMV x 1.25 based on market.
501010	35	MADISON EAST CONDOMINIUM	Valued at EMV x 1.10 based on market.
501480	35	MADISON LOFTS CONDOMINIUM	Valued at EMV x 1.25 based on market.
501570	35	MADISON PARKVIEW CONDOMINIUM	Valued at EMV x .85 based on market.
553200	35	MILLER PLACE CONDOMINIUM	Valued at EMV x 1.20 based on market.
609322	35	937 26th Ave	Valued Unit A at EMV x 1.40 and Unit B at EMV x 1.25 based on market.
609326	35	919 23RD AVE E	Valued MI 0010 based on 2025 maintenance model. Supported by area sales of converted SFRs in the area
609335	35	938 Martin Luther King Jr Way Condominiums	Units B and C valued at EMV x 1.25 based on market. Unit 1 Valued per EMV.

Major	Nbhd	Project Name	Value Notes
609455	35	915 MLK JR WAY CONDOMINIUM	Valued at EMV x 1.25 based on market
639162	35	123 MARTIN LUTHER KING JR WAY	Valued both units at \$675/SF based on neighborhood market sales.
639818	35	117 22ND AVE	Valued at EMV x .80 based on market.
659995	35	PACIFIC CENTER CONDOMINIUM	Valued at EMV x .85 based on market.
676390	35	PHOENIX CONDOMINIUM	Valued at EMV x .90 based on market.
679215	35	PINE ST COTTAGES CONDOMINIUM	Valued at EMV x 1.30 based on market.
743980	35	ROSINA COURT CONDOMINIUM	Valued at Land + \$1,000, truncated.
780296	35	617 23rd Ave E Condominium	Valued at EMV x 1.20 based on market.
780299	35	1601 E JEFFERSON ST Condominium	Valued at EMV x 1.20 based on market.
863590	35	335 15th Avenue	Valued at EMV x 1.20 based on market.
872987	35	2821 E Denny Way Condominium	Valued at EMV x 1.15 based on market.
873254	35	209 15TH AVE Condominium	Valued at EMV x .90 based on market.
880965	35	UNION SQUARE CONDOMINIUM	Valued at EMV x .85 based on market.
918780	35	WASHINGTON STREET TOWNHOMES CONDOMINIUM	Valued at EMV x .90 based on market.
216170	40	EAST LYNN CONDOMINIUM	Valued at EMV x 1.35 based on market.
404180	40	LAKE HOUSE THE CONDOMINIUM	Valued at EMV x 1.10 based on market.
410470	40	LAKE WASHINGTON COTTAGES CONDOMINIUM	Valued at EMV x 1.30 based on market.
501581	40	MADISON POINT CONDOMINIUM	Valued at EMV x 1.3 based on market
634200	40	ODESSA	Valued at EMV x 1.50 based on market.
664820	40	PARK LANE THE CONDOMINIUM	Valued at EMV less separately assessed parking where applicable.
780300	40	1611, THE	Valued at EMV x 1.10 based on market.
780439	40	1623, A CONDOMINIUM	Valued at EMV x 1.10 based on market.
872857	40	TWENTY SIXTY-ONE CONDOMINIUM	Valued at EMV *1.50. Value supported by sales and market.
872950	40	TWENTY-THREE ELEVEN CONDOMINIUM	Valued at EMV x 1.20 based on market.
020005	65	AMBASSADOR 1 CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
020006	65	AMBASSADOR II PH 01 CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
025560	65	ARCADIAN COURT CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
066243	65	BELLAGIO ON CAPITOL HILL CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
070400	65	BELMONT COURT CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
070470	65	BELMONT OFF BROADWAY CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
076685	65	BERING, THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
113100	65	BROADWAY PLAZA CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
133500	65	CAPITOL CREST	Valued at EMV x .90 based on project and similar market sales.
174485	65	CONSULATE THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
179040	65	COURT CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.

Major	Nbhd	Project Name	Value Notes
179260	65	COURTYARD ON CAPITOL HILL THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
184285	65	CRESWICK CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
215940	65	EAST HIGHLAND DRIVE TOWNHOUSES CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
216280	65	EAST MILLER CONDOMINIUM	Valued at EMV x 1.20 based on historical project sales and market sales.
226870	65	EDISON CAPHILL CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
228519	65	1800 BOYLSTON CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
230230	65	1111 EAST PIKE	Valued at EMV x .90 based on project, similar market sales and historical sales.
230280	65	11TH AVE E TOWNHOUSES CONDOMINIUM	Valued at EMV x .80 based on project and similar market sales.
245870	65	FAIRFAX THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
246080	65	FAIRMONT THE CONDOMINIUM	Valued at EMV x 1.20 based on project and similar market sales.
260320	65	403 THIRTEENTH CONDOMINIUM	Valued MI0050 at EMV*1.30 and 0060 at EMV*1.50 (location) the remainder at EMV.
261725	65	FOUR TEN CONDOMINIUM	Affordable housing to be reviewed.
267400	65	GABLES THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
269530	65	GARDEN COURT ON BELMONT CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
278470	65	GLEN RAY CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
289720	65	GREENBUSH COURT CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
314800	65	HARVARD CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
314865	65	HARVARD MARKET CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
330270	65	HIGHLANDER THE CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
330700	65	HIGHMARK THE	Valued at EMV x .90 based on project and similar market sales.
342700	65	HOMBORNESS CONDOMINIUM	Valued at EMV x 1.20 based on project and similar market sales.
364030	65	JACKSON COURT CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales. EMV for parking.
395600	65	LA TOSCANE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
395607	65	LAFLOL CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
409960	65	LAKE VIEW WEST CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
417650	65	LAMPLIGHTER THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
422120	65	LAURELS THE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
501150	65	MADISON HEIGHTS CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
549100	65	METRO AT PIKE/PINE CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
556650	65	MODE	Valued at EMV x 1.10 based on project and similar market sales.
556966	65	MONIQUE LOFTS CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
664190	65	PARK COURT EAST CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
681786	65	PLAZA DEL SOL	Valued at EMV x .90 based on project and similar market sales.
723700	65	REPUBLICAN COURT CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.

Major	Nbhd	Project Name	Value Notes
735600	65	ROANOKE PLACE CONDOMINIUM	Valued MI0010 EMV*.70; MI 0060 valued at previous and the remaining EMV*.85 supported by current and historical sales.
750444	65	SAHALI CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
750600	65	ST HENRY HOUSE CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
767600	65	SEATTLE VISTA CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
769797	65	744 HARVARD AVENUE EAST	Valued at EMV x .90 based on project and similar market sales.
769799	65	750 ON THE HILL CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
857910	65	1014 E. ROY CONDOMINIUM	Valued at EMV x .90 based on historical project sales and market sales.
860035	65	1310 EAST UNION LOFTS	Valued at EMV x .90 based on project and similar market sales. Parking valued at EMV.
863440	65	THREE 19 CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
863665	65	340 17TH AVENUE EAST	Valued at EMV x .90 based on project and similar market sales.
865900	65	TOLTEC CONDOMINIUM	Valued at EMV x .90 based on project and similar market sales.
866495	65	TRACE LOFTS	Valued at EMV x 1.10 based on project and similar market sales.
866497	65	TRACE NORTH	Valued at EMV x .90 based on project and similar market sales.
870000	65	TUDOR MANOR CONDOMINIUM	Valued at EMV x 1.10 based on project and similar market sales.
889200	65	Veduta Condominium	Valued at EMV x .90 based on project and similar market sales.
889880	65	VICTORIA HOUSE CONDOMINIUM	Valued at EMV*.90 based on historical sales in the project and supported by the market.
917890	65	WASHINGTON ARMS CONDOMINIUM	Valued at EMV*.90 based on sales in the project and market.
102920	70	Boyer Blaine Condominiums	Valued MI 0020 at EMV x 1.3 based on market.
216290	70	EAST MILLER TOWNHOUSES CONDOMINIUM	Valued MI 0010 at EMV x .85 and MI 0020 at EMV x .75 based on market.
220760	70	EASTLAKE, THE	Valued Top floor at EMV x .90. All others at EMV.
517510	70	MARTELLO THE CONDOMINIUM	Valued MI 0010 at Land + \$1,000, truncated. Part of economic unit with MI 0040.
872679	70	2036 23RD AVE E CONDOMINIUM	Valued at EMV x 1.25 based on market.
924550	70	WEMBLEY COURT CONDOMINIUM	Valued at EMV x 1.20 based on market.
268067	85	GAINSBOROUGH CONDOMINIUM	Valued Penthouses at EMV x .80 based on market. All others at EMV.
445871	85	LUMA	Valued top floor units at EMV x 1.50 based on historic sales.
543810	85	MELROSE THE CONDOMINIUM	Valued at EMV x 1.10 except Excellent Location at EMV x 1.30.
546410	85	MERIDIAN	Valued Manager's Unit and Guest Suite at Land + \$1,000, Truncated. All others at EMV
769185	85	SENECA 8	Valued at EMV x .90 based on market.
856060	85	TALISMAN CONDOMINIUM	Valued at EMV x 1.10 bases on market.
872620	85	1223 SPRING STREET CONDOMINIUM	Valued at EMV x .85 based on market.

\*\* The large number of exception parcels is common due to the size and diversity of projects in these areas.

# Total Value Model Recommendations, Validation and Conclusions:

## Model Recommendations

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

## Validation

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of buildings. The resulting assessment level is 92.3%, which is within of the recommended range of 90%-110%.

Application of the recommended value for the 2025 assessment year (taxes payable in 2026) results in an average total change from the 2024 assessments of -2.8%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Ratio study

A preliminary ratio Study was completed just prior to the application of the 2025 recommended values. This study compares the prior assessment level using 2024 assessed values (1/1/2024) to current time adjusted sale prices (1/1/2025).

The study was also repeated after application of the 2025 recommended values. The results are included in the validation section of this report showing an improvement in the COD from 6,82% to 6.25%. The resulting reductions in COD demonstrate an improved uniformity in values for these areas. Ratio reports are included in the body of this report.

## Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2025 Assessment Roll.

# USPAP Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP Standards 5 and 6. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six-year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

## Highest and Best Use

### **RCW 84.40.030**

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed, then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.

11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be “typical finish” and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed, and disclosure of research and analyses not performed are identified throughout the body of the report.

### **Certification:**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.



## King County

### Department of Assessments

King Street Center  
201 South Jackson Street, Room 708  
Seattle, WA 98104  
(206) 296-7300 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

*John Wilson*  
*Assessor*

As we start preparations for the 2025 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties.
- Where applicable, validate the correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes, and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State, or local laws or regulations preclude compliance with USPAP.
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties so that ratio statistics can be accurately inferred for the entire population.
- Time adjust sales to January 1, 2025, in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, the Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Thank you for your continued hard work on behalf of our office and the taxpayers of King County. Your dedication to accurate and fair assessments is why our office is one of the best in the nation.

John Wilson  
King County Assessor

**Addenda**

**Inspected Properties,**

**Sales Lists**

**&**

**Specialty Area Maps**

# Physically Inspected Properties

2025 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	65	019325	ALPINE VILLA THE CONDOMINIUM	308 SUMMIT AVE E
700	65	020005	AMBASSADOR 1 CONDOMINIUM	505 E DENNY WAY
700	65	020006	AMBASSADOR II PH 01 CONDOMINIUM	506 E HOWELL ST
700	65	025138	APREA VIEW	601 14TH AVE E
700	65	025560	ARCADIAN COURT CONDOMINIUM	511 E ROY ST
700	65	029010	ARTHAUS	735 FEDERAL AVE E
700	65	051020	BAMBERG CONDOMINIUM	416 E ROY ST
700	65	064325	BELCOURT PLACE CONDOMINIUM	1617 SUMMIT AVE
700	65	066243	BELLAGIO ON CAPITOL HILL CONDOMINIUM	745 BELLEVUE AVE E
700	65	068400	BELLEVUE PLACE CONDOMINIUM	1000 BELLEVUE PL E
700	65	070400	BELMONT COURT CONDOMINIUM	750 BELMONT AVE E
700	65	070460	BELMONT LOFTS	231 BELMONT AVE E
700	65	070470	BELMONT OFF BROADWAY CONDOMINIUM	322 BELMONT AVE E
700	65	070550	BELMONT PLACE CONDOMINIUM	721 BOYLSTON AVE E
700	65	070565	BELMONT VILLAS CONDOMINIUM	704 BELMONT PL E
700	65	076685	BERING, THE CONDOMINIUM	233 14TH AVE E
700	65	076900	BERKSHIRE THE CONDOMINIUM	215 14TH AVE E
700	65	103660	BRAEBURN THE	1420 E PINE ST
700	65	104370	BRAVO OFF BROADWAY CONDOMINIUM	712 E DENNY WAY
700	65	111705	BRIX	530 BROADWAY E
700	65	113100	BROADWAY PLAZA CONDOMINIUM	116 11TH AVE E
700	65	120205	BUNGALOWS THE	421 10TH AVE E
700	65	131105	CAMELLIA MANOR CONDOMINIUM	501 E HARRISON ST
700	65	133500	CAPITOL CREST	717 E DENNY WAY
700	65	134750	CAPITOL VIEW CONDOMINIUM	1115 16TH AVE
700	65	138750	CARMEL HOMES	526 17TH AVE E
700	65	149400	CENTRAL CORNER	1831 12TH AVE E
700	65	151050	CHANCERY THE CONDOMINIUM	2328 10TH AVE E
700	65	160040	CLAIRIDGE CONDOMINIUM	1709 18TH AVE
700	65	174485	CONSULATE THE CONDOMINIUM	2320 10TH AVE E
700	65	176080	CORNICHE THE CONDOMINIUM	131 BELLEVUE AVE E
700	65	179040	COURT CONDOMINIUM	215 17TH AVE E
700	65	179260	COURTYARD ON CAPITOL HILL THE CONDOMINIUM	1600 15TH AVE
700	65	181700	CRAWFORD CONDOMINIUM, THE	1607 SUMMIT AVE
700	65	184285	CRESWICK CONDOMINIUM	1305 E REPUBLICAN ST
700	65	194550	DE LORGES, THE	325 HARVARD AVE E
700	65	197450	DENNY WAY Condos	1818 E DENNY WAY
700	65	215940	EAST HIGHLAND DRIVE TOWNHOUSES CONDOMINIUM	912 E HIGHLAND DR
700	65	216280	EAST MILLER CONDOMINIUM	904 E MILLER ST
700	65	226870	EDISON CAPHILL CONDOMINIUM	121 12TH AVE E
700	65	228519	1800 BOYLSTON CONDOMINIUM	1800 BOYLSTON AVE
700	65	228525	1819-17TH AVE CONDOMINIUM	1819 17TH AVE
700	65	230197	1118 LAKEVIEW BLVD EAST CONDOMINIUM	1118 LAKEVIEW BLVD E

2025 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	65	230200	1111 EAST JOHN CONDOMINIUM	1111 E JOHN ST
700	65	230230	1111 EAST PIKE	1111 E PIKE ST
700	65	230250	1111 15TH AVE CONDOMINIUM	1111 15TH AVE
700	65	230260	1100 E HARRISON CONDOMINIUM	1100 E HARRISON ST
700	65	230265	1138 BROADWAY EAST CONDOMINIUM	1138 BROADWAY E
700	65	230272	1128 BROADWAY EAST CONDOMINIUM	1128 BROADWAY E
700	65	230280	11TH AVE E TOWNHOUSES CONDOMINIUM	2306 11TH AVE E
700	65	232920	EMBASSY THE CONDOMINIUM	2350 10TH AVE E
700	65	233320	EMERALD VIEW CONDOMINIUM	1202 LAKEVIEW BLVD E
700	65	245870	FAIRFAX THE CONDOMINIUM	1508 10TH AVE E
700	65	246080	FAIRMONT THE CONDOMINIUM	941 11TH AVE E
700	65	253885	1515 EAST UNION CONDOMINIUM	1515 E UNION ST
700	65	255725	FIREHOUSE NO. 25 CONDOMINIUM	1406 HARVARD AVE
700	65	257024	535 SUMMIT AVENUE CONDOMINIUM	535 SUMMIT AVE E
700	65	260320	403 THIRTEENTH CONDOMINIUM	403 13TH AVE E
700	65	260779	FORTUNE VIEW CONDOMINIUM	1819 E DENNY WAY
700	65	261725	FOUR TEN CONDOMINIUM	410 11TH AVE E
700	65	261731	416 FEDERAL AVENUE EAST	416 FEDERAL AVE E
700	65	261748	420 MELROSE CONDOMINIUM	420 MELROSE AVE E
700	65	261990	FOX HILL PLAZA CONDOMINIUM	1729 18TH AVE
700	65	267400	GABLES THE CONDOMINIUM	235 13TH AVE E
700	65	269520	GARDEN COURT CONDOMINIUM	1631 16TH AVE
700	65	269530	GARDEN COURT ON BELMONT CONDOMINIUM	232 BELMONT AVE E
700	65	272380	GAYLE THE CONDOMINIUM	516 E THOMAS ST
700	65	278470	GLEN RAY CONDOMINIUM	411 BOYLSTON AVE E
700	65	279010	GLENEAGLES TOWN HOMES CONDOMINIUM	603 13TH AVE E
700	65	289720	GREENBUSH COURT CONDOMINIUM	713 SUMMIT AVE E
700	65	306613	HAMPTON COURT CONDOMINIUM	726 BELMONT PL E
700	65	313300	HARRISON PARK CONDOMINIUM	1110 E HARRISON ST
700	65	314800	HARVARD CONDOMINIUM	1958 HARVARD AVE E
700	65	314820	HARVARD & HIGHLAND	1188 HARVARD AVE E
700	65	314835	HARVARD ESTATES THE	716 BOYLSTON AVE E
700	65	314865	HARVARD MARKET CONDOMINIUM	1401 BROADWAY
700	65	329855	HIGHLAND HOUSE CONDOMINIUM	1714 E HIGHLAND DR
700	65	330270	HIGHLANDER THE CONDOMINIUM	525 BELMONT AVE E
700	65	330700	HIGHMARK THE	311 E REPUBLICAN ST
700	65	342700	HOMBORNESS CONDOMINIUM	321 BOYLSTON AVE E
700	65	348600	HOWELL STREET	1733 15TH AVE
700	65	356880	Impluvium	1122 BROADWAY E
700	65	364030	JACKSON COURT CONDOMINIUM	530 MELROSE AVE E
700	65	395600	LA TOSCANE CONDOMINIUM	1122 10TH AVE E
700	65	395607	LAFLOR CONDOMINIUM	323 16TH AVE E
700	65	395665	LA PERGOLA CONDOMINIUM	730 BELLEVUE AVE E
700	65	409960	LAKE VIEW WEST CONDOMINIUM	1028 LAKEVIEW BLVD E

2025 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	65	414400	LAKEVIEW CONDOMINIUM	1210 LAKEVIEW BLVD E
700	65	415100	LAKEVIEW RESIDENCE	1114 LAKEVIEW BLVD E
700	65	417650	LAMPLIGHTER THE CONDOMINIUM	505 BELMONT AVE E
700	65	418650	LANGKAWI THE CONDOMINIUM	620 BELLEVUE AVE E
700	65	421410	LAURABELL, THE	1112 BROADWAY
700	65	422120	LAURELS THE CONDOMINIUM	1931 BROADWAY E
700	65	439730	LOFTS ON SIXTEENTH AVENUE	1812 16TH AVE
700	65	500900	MADISON @ 18TH CONDOMINIUM	1640 18TH AVE
700	65	501150	MADISON HEIGHTS CONDOMINIUM	1516 E PIKE ST
700	65	505600	MALDEN COURT CONDOMINIUM	414 MALDEN AVE E
700	65	515520	MARINER APTS, THE CONDOMINIUM	747 BELMONT PL E
700	65	516500	MARQ THE	103 BELLEVUE AVE E
700	65	521800	MAXWELL	700 E DENNY WAY
700	65	524510	MAYFAIR MANOR CONDOMINIUM	1101 17TH AVE
700	65	543830	MELROSE EAST CONDOMINIUM	150 MELROSE AVE E
700	65	547016	MERITAGE CONDOMINIUM	124 BELLEVUE AVE E
700	65	547950	MERRILL COURT CONDOMINIUM	718 E ALOHA ST
700	65	549100	METRO AT PIKE/PINE CONDOMINIUM	1704 BELLEVUE AVE
700	65	549800	MEZZO CONDOMINIUM	711 E DENNY WAY
700	65	551210	MIDTOWN	732 11TH AVE E
700	65	556650	MODE	752 BELLEVUE AVE E
700	65	556966	MONIQUE LOFTS CONDOMINIUM	1024 E PIKE ST
700	65	563550	MORGAN CONDOMINIUM	731 BROADWAY E
700	65	607450	NEWTON PLACE CONDOMINIUM	909 E NEWTON ST
700	65	608180	NICHOLAS COURT CONDOMINIUM	1413 15TH AVE E
700	65	609320	911/913 19TH AVE E CONDOMINIUM	911 19TH AVE E
700	65	609325	954 BROADWAY CONDOMINIUM	954 BROADWAY E
700	65	609595	NOB HILL CONDOMINIUM	521 SUMMIT AVE E
700	65	630150	OAK MANOR CONDOMINIUM	730 BELMONT AVE E
700	65	635210	OLD CONSULATE CONDOMINIUM	435 11TH AVE E
700	65	635320	OLD SILVER CONDOMINIUM	420 16TH AVE
700	65	639550	ONYX CONDOMINIUM	1125 E OLIVE ST
700	65	639680	Opal, The	1605 E PIKE ST
700	65	661090	PALERMO, THE CONDOMINIUM	1029 BELMONT AVE E
700	65	663380	PARC ON SUMMIT CONDOMINIUM	1616 SUMMIT AVE
700	65	664190	PARK COURT EAST CONDOMINIUM	921 11TH AVE E
700	65	664821	PARK LANE PLACE CONDOMINIUM	400 BOYLSTON AVE E
700	65	664822	PARK MANOR CONDOMINIUM	700 15TH AVE E
700	65	664824	PARK MANOR TOWNHOMES CONDOMINIUM	511 17TH AVE E
700	65	664942	PARK SUMMIT PH 01 CONDOMINIUM	211 SUMMIT AVE E
700	65	665450	PARKE GRANDVIEW CONDOMINIUM	1520 15TH AVE E
700	65	681786	PLAZA DEL SOL	1711 E OLIVE WAY
700	65	687140	PORTOFINO CONDOMINIUM	417 E PINE ST
700	65	689150	PRESS, THE	1610 BELMONT AVE
700	65	690873	PROSPECT PLACE ON CAPITOL HILL	1002 E PROSPECT ST

2025 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	65	723700	REPUBLICAN COURT CONDOMINIUM	432 17TH AVE E
700	65	735600	ROANOKE PLACE CONDOMINIUM	2309 10TH AVE E
700	65	744800	ROTHSCHILD CONDOMINIUM	523 11TH AVE E
700	65	744890	ROWAN	525 16TH AVE E
700	65	750444	SAHALI CONDOMINIUM	400 MELROSE AVE E
700	65	750600	ST HENRY HOUSE CONDOMINIUM	1111 10TH AVE E
700	65	750700	ST JOHNS PLACE CONDOMINIUM	524 12TH AVE E
700	65	751050	SAINT THOMAS CONDOMINIUM	1106 E THOMAS ST
700	65	767600	SEATTLE VISTA CONDOMINIUM	1815 14TH AVE
700	65	769370	SENTINEL THE CONDOMINIUM	320 MELROSE AVE E
700	65	769797	744 HARVARD AVENUE EAST	744 HARVARD AVE E
700	65	769798	714 BELLEVUE AVE E CONDOMINIUM	714 BELLEVUE AVE E
700	65	769799	750 ON THE HILL CONDOMINIUM	750 11TH AVE E
700	65	769840	1717-1718 SIXTEENTH AVE CONDOMINIUM	1718 16TH AVE
700	65	769841	SEVENTEEN07	1707 BOYLSTON AVE
700	65	771460	SHANNON CONDOMINIUM	601 BELMONT AVE E
700	65	773205	SHEFFIELD CONDOMINIUM	200 17TH AVE E
700	65	778785	SIENA ON CAPITAL HILL CONDOMINIUM	521 16TH AVE E
700	65	780350	1631/1633/1635 BROADWAY	1633 BROADWAY E
700	65	780409	1619 BROADWAY EAST	1619 BROADWAY E
700	65	780428	613 EAST HIGHLAND DRIVE CONDOMINIUM	613 E HIGHLAND DR
700	65	796050	STANFORD APARTMENTS CONDOMINIUM	404 E HARRISON ST
700	65	796430	STANTON COURT CONDOMINIUM	600 MALDEN AVE E
700	65	808439	SUMMIT PLACE CONDOMINIUM	435 SUMMIT AVE E
700	65	808800	SUMMIT TERRACE CONDOMINIUM	415 SUMMIT AVE E
700	65	808830	SUMMIT TOWER	900 SUMMIT AVE E
700	65	857910	1014 E. ROY CONDOMINIUM	1014 E ROY ST
700	65	857980	TENTH PLACE CONDOMINIUM	512 10TH AVE E
700	65	858000	1012 BELMONT AVE EAST CONDOMINIUM	1012 BELMONT AVE E
700	65	860035	1310 EAST UNION LOFTS	1310 E UNION ST
700	65	863440	THREE 19 CONDOMINIUM	319 SUMMIT AVE E
700	65	863665	340 17TH AVENUE EAST	340 17TH AVE E
700	65	865900	TOLTEC CONDOMINIUM	630 13TH AVE E
700	65	866345	TOWER PLACE CONDOMINIUM	414 13TH AVE E
700	65	866495	TRACE LOFTS	1408 12TH AVE
700	65	866497	TRACE NORTH	1414 12TH AVE
700	65	870000	TUDOR MANOR CONDOMINIUM	111 14TH AVE E
700	65	872500	1201 E JOHN STREET	1201 E JOHN ST
700	65	872601	1230-32 LAKEVIEW BOULEVARD EAST CONDOMINIUM	1230 LAKEVIEW BLVD E
700	65	872978	2333 BROADWAY E CONDOMINIUM	2333 BROADWAY E
700	65	873177	TWIN GABLES CONDOMINIUM	1516 E REPUBLICAN ST
700	65	873241	214 16TH AVENUE	214 16TH AVE E
700	65	889200	Veduta Condominium	321 E THOMAS ST
700	65	889600	VERSAILLES CONDOMINIUM	210 BOYLSTON AVE E
700	65	889650	VERTIGO	705 E REPUBLICAN ST
700	65	889880	VICTORIA HOUSE CONDOMINIUM	303 13TH AVE E

2025 Physically Inspected Projects Capitol Hill				
Specialty	Neighborhood	Major	Project Name	Address
700	65	896290	VOLUNTEER BOULEVARD	520 14TH AVE E
700	65	917890	WASHINGTON ARMS CONDOMINIUM	1065 E PROSPECT ST
700	65	919800	WATERWORKS CONDOMINIUM	1828 11TH AVE
700	85	064260	BELBOY	1424 BELMONT AVE
700	85	090500	BOLERO CONDOMINIUM	1323 BOREN AVE
700	85	193815	DECATUR CONDOMINIUM	1105 SPRING ST
700	85	224890	ELEKTRA CONDOMINIUM	1400 HUBBELL PL
700	85	228523	1805 BELLEVUE CONDOMINIUM	1805 BELLEVUE AVE E
700	85	256030	FIRST HILL PLAZA CONDOMINIUM	1301 SPRING ST
700	85	268067	GAINSBOROUGH CONDOMINIUM	1017 MINOR AVE
700	85	287120	GRAYSTONE CONDOMINIUM	800 COLUMBIA ST
700	85	380100	KELLEHER HOUSE CONDOMINIUM	1120 SPRING ST
700	85	445871	LUMA	1321 SENECA ST
700	85	505151	MAISON VILLE CONDOMINIUM	1740 MELROSE AVE
700	85	507070	MANHATTAN CONDOMINIUM	1200 BOYLSTON AVE
700	85	543810	MELROSE THE CONDOMINIUM	1708 MELROSE AVE E
700	85	546410	MERIDIAN	1420 TERRY AVE
700	85	609310	NINE CHERRY SQUARE	905 CHERRY ST
700	85	635200	OLD COLONY CONDOMINIUM	615 BOREN AVE
700	85	666914	PARKVIEW PLAZA CONDOMINIUM	1101 SENECA ST
700	85	678490	PIKE LOFTS CONDOMINIUM	303 E PIKE ST
700	85	769185	SENECA 8	1120 8TH AVE
700	85	780433	615 EAST PIKE ST CONDOMINIUM	615 E PIKE ST
700	85	815570	SUTTON PLACE CONDOMINIUM	1221 MINOR AVE
700	85	856060	TALISMAN CONDOMINIUM	1000 UNION ST
700	85	859000	TERRY TERRACE	403 TERRY AVE
700	85	860030	1300 UNIVERSITY CONDOMINIUM	1300 UNIVERSITY ST
700	85	872620	1223 SPRING STREET CONDOMINIUM	1223 SPRING ST

## Sales Used in Analysis

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	025530	0060	575,000	9/26/2024	570,000	824	4	1,988	4	N	N	ARBORETUM PLACE CONDOMINIUM
35	025533	0050	370,000	7/25/2023	352,000	622	4	1,991	3	N	N	ARBORETUM VIEW CONDOMINIUM
35	025533	0240	725,000	6/28/2023	689,000	1,039	4	1,991	3	N	N	ARBORETUM VIEW CONDOMINIUM
35	078400	0070	474,000	9/12/2023	453,000	691	6	1,928	4	N	N	BETSY ROSS CONDOMINIUM
35	078400	0100	450,000	3/21/2023	423,000	686	6	1,928	4	N	N	BETSY ROSS CONDOMINIUM
35	078400	0110	469,000	4/16/2024	458,000	691	6	1,928	4	N	N	BETSY ROSS CONDOMINIUM
35	133600	0040	790,000	8/28/2024	781,000	1,524	5	1,901	4	N	N	CAPITOL GATES CONDOMINIUM
35	149613	0240	580,000	6/12/2023	550,000	1,247	3	1,980	4	N	N	CENTRAL PARK EAST CONDOMINIUM
35	155220	0020	547,500	8/16/2024	541,000	997	3	1,982	3	N	N	CHERRY HILL COURT CONDOMINIUM
35	159870	0030	325,000	2/16/2023	305,000	524	4	2,004	4	N	N	CITY VIEW LESCHI CONDOMINIUM
35	166350	0030	469,950	10/24/2023	451,000	714	4	2,007	3	N	N	COKOFFI CONDOMINIUM
35	170300	0030	465,000	4/12/2023	439,000	663	4	1,981	4	N	N	COLUMBIA THE CONDOMINIUM
35	170310	0050	670,000	9/18/2023	641,000	1,062	4	1,924	4	N	N	COLUMBIA COURT CONDOMINIUM
35	216158	0050	611,000	10/1/2024	606,000	925	4	1,999	3	N	N	EAST JAMES PLACE CONDOMINIUM
35	216180	0160	640,000	11/11/2024	637,000	1,540	4	1,978	4	N	Y	EAST MADISON CONDOS CONDOMINIUM
35	219290	0010	386,000	5/5/2023	365,000	595	4	1,980	4	N	N	EAST THOMAS STREET CONDOS CONDOMINIUM
35	219290	0120	555,000	5/12/2023	525,000	974	4	1,980	4	N	N	EAST THOMAS STREET CONDOS CONDOMINIUM
35	230258	0010	996,000	12/13/2023	961,000	1,528	5	2,024	3	N	N	1125 26TH AVENUE
35	230258	0020	775,000	2/5/2024	751,000	1,125	5	2,024	3	N	N	1125 26TH AVENUE
35	230258	0030	825,000	10/26/2023	792,000	1,113	5	2,024	3	N	N	1125 26TH AVENUE
35	230263	0010	1,000,000	11/16/2023	962,000	1,528	5	2,024	3	N	N	1129 26TH AVENUE
35	230263	0020	750,000	11/16/2023	722,000	1,125	5	2,024	3	N	N	1129 26TH AVENUE
35	230263	0030	799,000	1/23/2024	774,000	1,113	5	2,024	3	N	N	1129 26TH AVENUE
35	236300	0350	375,000	8/28/2024	371,000	712	4	2,002	4	N	Y	EPIC CONDOMINIUM
35	236300	0690	339,000	7/18/2024	334,000	503	4	2,002	4	N	Y	EPIC CONDOMINIUM
35	236300	0710	595,000	8/22/2023	568,000	1,035	4	2,002	4	N	Y	EPIC CONDOMINIUM
35	253929	0020	1,120,000	5/19/2023	1,060,000	1,813	4	2,023	2	N	N	536 28TH AVE S
35	255170	0030	485,000	5/17/2023	459,000	823	3	1,983	4	N	N	FIR STREET TOWNHOMES CONDOMINIUM
35	257019	0070	369,000	7/6/2023	351,000	642	4	1,905	4	N	N	532 19TH AVENUE CONDOMINIUM
35	257041	0010	1,390,000	6/22/2023	1,320,000	1,934	4	2,023	3	N	N	526 28TH AVE S
35	257041	0020	767,000	4/20/2023	724,000	965	4	2,023	3	N	N	526 28TH AVE S
35	257052	0010	799,900	7/17/2024	787,000	1,705	4	1,910	3	N	N	518 30TH AVE E
35	257052	0020	605,000	4/15/2024	590,000	702	4	2,024	3	N	N	518 30TH AVE E

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	260421	0010	879,000	2/26/2024	854,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260421	0040	600,000	12/9/2024	599,000	864	4	2,024	3	N	N	1468 21ST AVE
35	260421	0050	876,500	2/26/2024	852,000	1,258	4	2,024	3	N	N	1468 21ST AVE
35	260818	0010	1,045,000	5/2/2024	1,022,000	1,139	6	2,024	3	N	N	418 24TH AVENUE EAST
35	260818	0020	2,295,000	5/2/2024	2,243,000	2,644	6	2,024	3	N	Y	418 24TH AVENUE EAST
35	261757	0010	670,000	6/22/2023	636,000	840	5	2,023	3	N	N	1415 29TH AVE CONDOMINIUM
35	261757	0020	655,000	6/15/2023	621,000	840	5	2,023	3	N	N	1415 29TH AVE CONDOMINIUM
35	261757	0030	649,950	7/11/2023	618,000	840	5	2,023	3	N	N	1415 29TH AVE CONDOMINIUM
35	270315	0150	400,000	9/6/2023	382,000	751	5	1,928	4	N	N	GARFIELD CONDOMINIUM
35	360321	0020	735,000	8/2/2024	725,000	1,108	5	2,024	3	N	N	450 25TH AVE E
35	360321	0030	748,900	9/6/2024	741,000	1,108	5	2,024	3	N	N	450 25TH AVE E
35	500660	0010	786,580	6/7/2023	746,000	1,296	4	1,909	3	N	N	MAD VALLEY CONDOMINIUM ASSOCIATION
35	501010	0080	619,000	6/21/2024	608,000	965	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501010	0100	695,000	7/18/2024	684,000	1,040	5	2,003	3	N	N	MADISON EAST CONDOMINIUM
35	501480	0150	915,000	2/15/2023	858,000	957	6	2,008	3	N	N	MADISON LOFTS CONDOMINIUM
35	501780	0040	314,000	12/23/2024	314,000	495	5	1,908	5	N	N	MADISON VIEW CONDOMINIUM
35	505110	0060	292,000	6/23/2023	277,000	447	4	1,928	5	N	N	MAISON JISELLE CONDOMINIUM
35	505110	0100	247,000	5/22/2024	242,000	447	4	1,928	5	N	N	MAISON JISELLE CONDOMINIUM
35	505110	0120	296,200	5/8/2023	280,000	447	4	1,928	5	N	N	MAISON JISELLE CONDOMINIUM
35	507165	0110	590,000	5/27/2023	559,000	1,070	4	1,981	4	N	N	MANHATTAN PLAZA CONDOMINIUM
35	551190	0030	478,000	4/16/2024	467,000	1,087	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0100	450,000	12/6/2023	434,000	1,062	4	2,002	3	N	N	MIDORI CONDOMINIUM
35	551190	0190	440,000	8/19/2024	435,000	1,058	4	2,002	3	N	Y	MIDORI CONDOMINIUM
35	551190	0190	450,000	10/17/2023	432,000	1,058	4	2,002	3	N	Y	MIDORI CONDOMINIUM
35	553030	0040	410,000	5/5/2024	401,000	707	4	2,002	3	N	N	MILL STREET CONDOMINIUM
35	553030	0240	412,500	4/12/2024	402,000	729	4	2,002	3	N	N	MILL STREET CONDOMINIUM
35	553200	0190	555,000	12/9/2024	554,000	800	4	1,999	3	N	N	MILLER PLACE CONDOMINIUM
35	609329	0010	1,515,000	3/21/2024	1,475,000	2,610	5	2,023	3	N	N	932 27TH AVE
35	609329	0020	735,000	7/15/2024	723,000	1,102	5	2,023	3	N	N	932 27TH AVE
35	609425	0120	645,000	1/10/2023	603,000	945	5	2,004	3	N	Y	19TH AVE LOFTS CONDOMINIUM
35	609425	0130	585,000	8/21/2024	578,000	820	5	2,004	3	N	Y	19TH AVE LOFTS CONDOMINIUM
35	609425	0280	575,000	11/7/2023	553,000	943	5	2,004	3	N	Y	19TH AVE LOFTS CONDOMINIUM
35	638983	0010	979,950	12/8/2023	945,000	1,383	4	2,023	3	N	N	125 29TH AVENUE
35	638983	0020	739,950	1/19/2024	716,000	1,043	4	2,023	3	N	N	125 29TH AVENUE
35	638983	0030	770,000	2/16/2024	747,000	999	4	2,023	3	N	N	125 29TH AVENUE
35	638984	0010	970,000	11/21/2023	934,000	1,383	4	2,023	3	N	N	127 29TH AVENUE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	638984	0020	739,950	12/8/2023	714,000	1,043	4	2,023	3	N	N	127 29TH AVENUE
35	638984	0030	799,950	12/8/2023	771,000	999	4	2,023	3	N	N	127 29TH AVENUE
35	639150	0060	615,000	5/9/2024	602,000	923	4	1,999	3	N	Y	ONE-TEN NINETEENTH AVENUE EAST CONDOMINIUM
35	639158	0010	1,429,000	1/4/2024	1,382,000	2,629	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0020	739,000	12/7/2023	713,000	1,089	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0030	749,000	1/22/2024	725,000	1,086	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0040	829,000	10/16/2023	796,000	1,086	5	2,023	3	N	Y	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0050	1,379,000	1/4/2024	1,333,000	2,423	5	2,023	3	N	Y	1131-1133 31ST AVE S CONDOMINIUM
35	639158	0060	805,000	1/4/2024	778,000	1,092	5	2,023	3	N	N	1131-1133 31ST AVE S CONDOMINIUM
35	639166	0020	690,000	4/4/2023	650,000	998	4	2,022	3	N	N	130-28TH AVE CONDOMINIUM
35	639168	0010	1,105,000	5/21/2024	1,082,000	1,844	4	1,916	3	N	N	131 29TH AVENUE E
35	639168	0010	1,015,000	8/3/2023	967,000	1,844	4	1,916	3	N	N	131 29TH AVENUE E
35	639168	0020	815,000	8/3/2023	777,000	1,088	4	2,023	3	N	N	131 29TH AVENUE E
35	639794	0040	997,000	5/31/2024	977,000	1,587	4	2,024	3	N	N	1438 22ND AVENUE
35	659995	0080	365,000	5/1/2023	345,000	764	4	2,000	3	N	N	PACIFIC CENTER CONDOMINIUM
35	676390	0120	440,000	11/18/2024	438,000	801	5	1,923	4	N	N	PHOENIX CONDOMINIUM
35	683781	0260	375,000	3/18/2023	353,000	473	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0380	270,000	2/15/2024	262,000	359	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0420	298,500	2/26/2024	290,000	470	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0540	320,000	7/10/2024	315,000	566	4	1,990	3	N	Y	Pointe At First Hill Condominium
35	683781	0690	326,000	1/1/2024	315,000	578	4	1,990	3	N	N	Pointe At First Hill Condominium
35	683781	0700	474,888	10/10/2023	455,000	929	4	1,990	3	N	N	Pointe At First Hill Condominium
35	743980	0050	380,000	9/6/2023	363,000	586	5	1,928	4	N	N	ROSINA COURT CONDOMINIUM
35	769761	0010	1,575,000	4/3/2024	1,535,000	1,975	5	2,024	3	N	N	707 34TH AVE
35	769761	0020	839,950	4/3/2024	819,000	1,072	5	2,024	3	N	N	707 34TH AVE
35	769761	0030	869,950	4/3/2024	848,000	1,042	5	2,024	3	N	N	707 34TH AVE
35	769774	0010	1,554,500	4/22/2024	1,518,000	1,975	5	2,024	3	N	N	713 34TH AVE
35	769774	0020	829,950	4/3/2024	809,000	1,072	5	2,024	3	N	N	713 34TH AVE
35	769774	0030	859,950	4/22/2024	840,000	1,042	5	2,024	3	N	N	713 34TH AVE
35	769827	0020	585,000	10/3/2024	580,000	1,031	5	2,004	3	N	N	17TH & SPRING CONDOMINIUM
35	769827	0050	674,950	4/24/2023	637,000	1,128	5	2,004	3	N	N	17TH & SPRING CONDOMINIUM
35	769827	0070	950,000	3/9/2023	893,000	1,620	5	2,004	3	N	N	17TH & SPRING CONDOMINIUM
35	780291	0010	1,399,000	3/29/2023	1,318,000	2,227	5	2,023	3	N	N	616 23RD AVENUE EAST
35	780291	0020	769,000	3/29/2023	724,000	973	5	2,023	3	N	N	616 23RD AVENUE EAST
35	780413	0030	525,000	9/7/2023	502,000	898	4	1,985	3	N	N	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	780413	0120	500,000	6/20/2023	475,000	898	4	1,985	3	N	N	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM
35	780413	0210	575,000	8/15/2023	549,000	958	4	1,985	3	N	N	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM
35	780413	0230	357,000	2/21/2023	335,000	553	4	1,985	3	N	N	SIXTEENTH AVENUE TOWNHOMES CONDOMINIUM
35	793860	0090	282,000	7/5/2023	268,000	427	5	1,982	4	N	Y	SPRING PARK CONDOMINIUM
35	857860	0010	890,000	4/6/2023	839,000	1,225	5	2,000	3	N	N	TEMPUS FUGIT CONDOMINIUM
35	858700	0030	805,000	9/22/2024	797,000	1,420	4	1,999	3	N	N	TERRACE STREET TOWNHOMES CONDOMINIUM
35	863582	0010	595,000	2/14/2023	558,000	844	4	2,023	3	N	N	314 26TH AVE CONDOMINIUM
35	863610	0010	1,425,000	10/16/2023	1,367,000	2,303	5	2,023	3	N	N	331 18TH AVENUE
35	863610	0020	785,000	8/15/2023	749,000	1,101	5	2,023	3	N	N	331 18TH AVENUE
35	863610	0030	899,950	8/15/2023	859,000	1,120	5	2,023	3	N	N	331 18TH AVENUE
35	863655	0010	1,130,000	8/31/2023	1,080,000	1,950	5	2,023	3	N	N	334 17TH AVENUE
35	863655	0020	755,000	7/28/2023	719,000	1,135	5	2,023	3	N	N	334 17TH AVENUE
35	863655	0030	860,000	6/30/2023	817,000	1,109	5	2,023	3	N	N	334 17TH AVENUE
35	872663	0210	345,000	3/30/2024	336,000	570	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0260	315,000	9/6/2023	301,000	505	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0260	329,950	3/22/2023	311,000	505	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0310	333,500	10/18/2023	320,000	530	4	2,000	3	N	Y	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872663	0500	329,950	3/3/2023	310,000	505	4	2,000	3	N	N	TWENTY-THIRD AND MAIN CONDOMINIUM
35	872694	0020	1,160,000	4/18/2024	1,132,000	1,840	5	2,019	3	N	Y	2407 E PIKE STREET CONDOMINIUM
35	872957	0010	1,499,900	6/27/2023	1,425,000	2,121	5	2,023	3	N	N	2313 E HARRISON ST
35	872957	0020	830,000	7/19/2023	790,000	1,059	5	2,023	3	N	N	2313 E HARRISON ST
35	872957	0030	875,000	7/12/2023	832,000	1,099	5	2,023	3	N	N	2313 E HARRISON ST
35	873251	0010	739,000	1/9/2023	691,000	985	5	2,023	3	N	N	217 24TH AVENUE CONDOMINIUM
35	873251	0020	664,500	5/5/2023	628,000	999	5	2,023	3	N	N	217 24TH AVENUE CONDOMINIUM
35	873251	0030	683,000	3/23/2023	643,000	909	5	2,023	3	N	N	217 24TH AVENUE CONDOMINIUM
35	873251	0050	710,000	2/14/2023	666,000	999	5	2,023	3	N	N	217 24TH AVENUE CONDOMINIUM
35	873251	0060	739,950	2/14/2023	694,000	860	5	2,023	3	N	N	217 24TH AVENUE CONDOMINIUM
35	873254	0020	1,049,995	2/27/2023	986,000	1,637	4	2,023	3	N	Y	209 15TH AVE Condominium
35	873258	0010	1,805,000	4/4/2023	1,701,000	3,094	5	2,023	3	N	N	214 29TH AVENUE EAST
35	873258	0020	819,950	5/2/2023	775,000	1,127	5	2,023	3	N	N	214 29TH AVENUE EAST
35	873279	0010	1,325,000	6/5/2024	1,299,000	1,909	5	2,024	3	N	N	2815 E DENNY WAY
35	873279	0020	826,000	2/28/2024	803,000	1,134	5	2,024	3	N	N	2815 E DENNY WAY
35	873279	0030	829,950	2/28/2024	806,000	1,088	5	2,024	3	N	N	2815 E DENNY WAY
35	918780	0110	760,000	3/9/2024	739,000	1,328	5	2,000	3	N	N	WASHINGTON STREET TOWNHOMES CONDOMINIUM
35	923750	0030	408,000	8/5/2023	389,000	719	4	2,004	3	N	Y	WELCH PLAZA CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
35	923750	0140	350,000	5/15/2023	331,000	605	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0150	330,000	11/11/2024	328,000	651	4	2,004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0370	305,000	10/18/2024	303,000	629	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	923750	0400	359,000	5/11/2023	339,000	604	4	2,004	3	N	Y	WELCH PLAZA CONDOMINIUM
35	923750	0570	323,000	1/8/2024	312,000	570	4	2,004	3	N	N	WELCH PLAZA CONDOMINIUM
35	980630	0010	1,215,000	6/22/2023	1,153,000	1,873	5	2,023	3	N	N	YAKIMA 6
35	980630	0020	710,000	9/29/2023	680,000	1,056	5	2,023	3	N	N	YAKIMA 6
35	980630	0030	790,000	9/29/2023	757,000	1,037	5	2,023	3	N	N	YAKIMA 6
35	980630	0040	1,225,000	6/22/2023	1,163,000	1,873	5	2,023	3	N	N	YAKIMA 6
35	980630	0050	699,950	8/15/2023	668,000	1,056	5	2,023	3	N	N	YAKIMA 6
35	980630	0060	799,950	6/29/2023	760,000	1,037	5	2,023	3	N	N	YAKIMA 6
35	981920	0010	480,000	6/13/2023	455,000	1,017	4	1,900	5	N	N	YESLER HOUSES CONDOMINIUM
35	981920	0050	494,000	2/22/2024	480,000	962	4	1,900	5	N	N	YESLER HOUSES CONDOMINIUM
35	981920	0060	545,000	3/24/2023	513,000	1,067	4	1,900	5	N	Y	YESLER HOUSES CONDOMINIUM
40	133080	0110	745,000	8/24/2023	711,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0140	475,000	10/2/2023	455,000	694	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0150	635,000	4/18/2024	620,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0220	700,000	6/23/2023	665,000	1,125	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0300	799,000	5/19/2023	756,000	1,346	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0460	905,000	4/10/2023	853,000	1,295	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0530	850,000	3/5/2024	826,000	1,346	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0630	635,000	6/16/2023	602,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0790	872,000	3/9/2024	848,000	1,131	5	1,967	4	Y	Y	CANTERBURY SHORES CONDOMINIUM
40	133080	0850	750,000	10/22/2024	745,000	1,006	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0870	715,000	5/11/2023	676,000	943	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	133080	0880	500,000	10/24/2023	480,000	891	5	1,967	4	Y	N	CANTERBURY SHORES CONDOMINIUM
40	260321	0010	1,425,000	11/17/2023	1,372,000	1,787	5	2,023	3	N	Y	422 ERIE AVENUE
40	260321	0020	925,000	11/17/2023	890,000	1,195	5	2,023	3	N	Y	422 ERIE AVENUE
40	311074	0110	2,010,000	8/9/2023	1,917,000	2,130	8	1,986	4	Y	Y	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	311074	0120	2,400,000	5/2/2023	2,267,000	2,296	8	1,986	4	Y	Y	HARBOUR HOUSE AT LESCHI CONDOMINIUM
40	404180	0100	1,225,000	8/18/2024	1,210,000	1,045	6	1,968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	404180	0390	875,000	6/13/2023	830,000	832	6	1,968	4	Y	Y	LAKE HOUSE THE CONDOMINIUM
40	405530	0010	795,000	8/29/2024	786,000	976	6	1,970	4	N	Y	LAKE PARK THE CONDOMINIUM
40	405530	0020	654,750	8/24/2023	625,000	780	6	1,970	4	N	N	LAKE PARK THE CONDOMINIUM
40	405530	0090	887,000	9/13/2024	878,000	1,015	6	1,970	4	N	Y	LAKE PARK THE CONDOMINIUM
40	414170	0050	847,700	10/24/2024	842,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	414170	0320	820,000	7/20/2023	780,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0330	820,000	5/28/2024	804,000	1,025	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414170	0390	550,000	10/23/2023	528,000	813	6	1,966	4	Y	Y	LAKESHORE WEST CONDOMINIUM
40	414194	0010	975,000	6/14/2024	957,000	1,444	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0030	969,000	4/15/2024	946,000	1,531	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0040	1,050,000	6/14/2024	1,031,000	1,531	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0060	926,250	10/3/2024	919,000	1,536	6	1,998	4	N	N	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414194	0160	1,585,000	3/20/2023	1,492,000	1,829	6	1,998	4	N	Y	LAKESIDE AT LESCHI RESIDENTIAL CONDOMINIUM
40	414300	0090	900,000	8/14/2024	888,000	1,041	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0120	828,000	8/2/2023	789,000	975	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0220	475,000	6/18/2024	466,000	553	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0420	515,000	3/9/2023	484,000	553	6	1,961	4	Y	N	LAKESIDE WEST CONDOMINIUM
40	414300	0480	499,950	4/28/2023	472,000	553	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0650	925,000	11/17/2023	890,000	1,119	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0750	858,500	10/17/2023	824,000	1,119	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0780	1,800,000	3/9/2024	1,751,000	1,537	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	414300	0820	630,000	10/11/2023	604,000	551	6	1,961	4	Y	Y	LAKESIDE WEST CONDOMINIUM
40	427910	0090	360,000	2/6/2023	337,000	525	4	1,957	4	Y	N	LESCHI SHORES CONDOMINIUM
40	427910	0200	365,000	3/11/2024	355,000	518	4	1,957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	427910	0290	365,000	3/28/2024	356,000	518	4	1,957	4	Y	Y	LESCHI SHORES CONDOMINIUM
40	501510	0020	899,000	3/13/2024	875,000	1,108	6	1,984	4	N	N	MADISON PARK MANOR CONDOMINIUM
40	501510	0050	890,000	10/9/2023	853,000	1,108	6	1,984	4	N	N	MADISON PARK MANOR CONDOMINIUM
40	501520	0010	2,400,000	6/8/2023	2,275,000	2,307	7	1,985	4	Y	Y	MADISON PARK PLACE CONDOMINIUM
40	501520	0060	2,883,400	7/30/2024	2,842,000	2,255	7	1,985	4	Y	Y	MADISON PARK PLACE CONDOMINIUM
40	501520	0120	2,895,000	7/11/2023	2,753,000	2,255	7	1,985	4	Y	Y	MADISON PARK PLACE CONDOMINIUM
40	501520	0150	3,475,000	6/26/2023	3,300,000	2,255	7	1,985	4	Y	Y	MADISON PARK PLACE CONDOMINIUM
40	501540	0070	1,187,500	4/12/2023	1,120,000	1,908	5	1,978	4	N	N	MADISON PARK TOWNHOUSES CONDOMINIUM
40	501550	0030	588,000	2/26/2024	571,000	595	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0220	1,120,000	9/20/2023	1,072,000	1,135	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0260	440,000	4/24/2024	430,000	561	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0400	475,000	1/20/2023	445,000	530	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	501550	0410	315,000	2/27/2023	296,000	327	4	1,964	5	Y	Y	MADISON PARK WATERFRONT CONDOMINIUM
40	531680	0020	668,000	10/2/2024	662,000	900	5	1,984	4	N	N	MC GILVRA PLACE CONDOMINIUM
40	614680	0050	764,500	10/12/2023	733,000	931	4	1,981	4	N	Y	NORTH PARK CONDOMINIUM
40	639042	0010	1,800,000	8/9/2023	1,716,000	2,529	4	2,023	3	N	Y	1423 MADRONA DRIVE CONDOMINIUM
40	639042	0020	815,000	8/9/2023	777,000	1,222	4	2,023	3	N	N	1423 MADRONA DRIVE CONDOMINIUM

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
40	664820	0030	390,000	11/18/2024	388,000	680	4	1,959	4	N	N	PARK LANE THE CONDOMINIUM
40	664820	0050	440,000	7/26/2023	419,000	680	4	1,959	4	N	N	PARK LANE THE CONDOMINIUM
40	678090	0030	675,000	11/9/2024	672,000	683	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0070	486,100	6/27/2023	462,000	683	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0120	1,010,000	6/5/2023	957,000	1,046	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0130	480,000	10/11/2024	476,000	577	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0160	513,000	5/29/2024	503,000	556	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0200	1,230,500	11/6/2023	1,183,000	1,046	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	678090	0280	1,100,000	3/3/2023	1,033,000	1,046	4	1,956	5	Y	Y	PIER AT LESCHI THE
40	769808	0010	1,600,000	9/26/2023	1,532,000	2,087	5	2,023	3	N	N	1739 MADRONA DR
40	769808	0020	868,850	6/7/2023	824,000	996	5	2,023	3	N	N	1739 MADRONA DR
40	769808	0030	910,000	7/17/2023	866,000	999	5	2,023	3	N	N	1739 MADRONA DR
40	809195	0030	579,000	12/5/2023	558,000	765	5	1,982	4	Y	Y	SUNBREAKER CONDOMINIUM
40	809195	0050	828,000	9/23/2024	820,000	832	5	1,982	4	Y	Y	SUNBREAKER CONDOMINIUM
40	863705	0010	1,950,000	1/9/2023	1,823,000	2,507	5	2,023	3	N	Y	3313 S DEARBORN ST CONDOMINIUM
40	863740	0010	1,650,000	3/6/2024	1,604,000	2,328	5	2,023	3	N	N	302 32ND AVE E
40	863740	0020	788,500	12/18/2023	761,000	1,135	5	2,023	3	N	N	302 32ND AVE E
40	863740	0030	895,000	2/7/2024	868,000	1,109	5	2,023	3	N	N	302 32ND AVE E
40	872950	0010	689,000	6/27/2023	654,000	672	5	1,968	4	N	Y	TWENTY-THREE ELEVEN CONDOMINIUM
40	894575	0020	680,000	10/17/2023	653,000	1,162	4	2,000	3	N	N	VILLAGE TOWNHOMES
40	894575	0050	840,000	8/1/2024	828,000	1,214	4	2,000	3	N	N	VILLAGE TOWNHOMES
40	918670	0040	1,725,000	8/21/2024	1,704,000	1,778	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0080	1,600,000	12/16/2024	1,598,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0180	925,000	3/20/2024	901,000	980	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0300	980,000	2/26/2024	952,000	980	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0320	1,900,000	8/2/2023	1,811,000	1,652	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
40	918670	0570	1,950,000	11/13/2024	1,941,000	2,134	7	1,969	4	Y	Y	WASHINGTON PARK TOWERS CONDOMINIUM
65	019325	0040	365,000	8/11/2023	348,000	631	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0120	339,000	7/22/2024	334,000	627	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0160	358,000	9/26/2024	355,000	620	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0180	389,000	6/17/2024	382,000	631	5	1,967	4	N	Y	ALPINE VILLA THE CONDOMINIUM
65	019325	0200	325,000	11/4/2024	323,000	616	5	1,967	4	N	N	ALPINE VILLA THE CONDOMINIUM
65	019325	0250	395,000	10/24/2024	392,000	627	5	1,967	4	N	Y	ALPINE VILLA THE CONDOMINIUM
65	020005	0120	374,950	4/22/2024	366,000	556	4	1,923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0160	349,000	8/10/2023	333,000	501	4	1,923	4	N	N	AMBASSADOR 1 CONDOMINIUM
65	020005	0420	374,500	5/17/2024	367,000	530	4	1,923	4	N	Y	AMBASSADOR 1 CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	020005	0450	249,950	3/21/2024	243,000	405	4	1,923	4	N	Y	AMBASSADOR 1 CONDOMINIUM
65	020006	0110	346,000	12/20/2023	334,000	566	4	1,992	4	N	Y	AMBASSADOR II PH 01 CONDOMINIUM
65	020006	0190	360,000	3/19/2024	350,000	566	4	1,992	4	N	Y	AMBASSADOR II PH 01 CONDOMINIUM
65	025560	0090	365,000	9/24/2024	362,000	708	5	1,980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0160	420,000	7/3/2023	399,000	659	5	1,980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	025560	0240	443,000	2/14/2024	430,000	849	5	1,980	4	N	N	ARCADIAN COURT CONDOMINIUM
65	051020	0090	481,000	9/6/2024	476,000	698	4	1,910	4	N	Y	BAMBERG CONDOMINIUM
65	066243	0210	1,555,000	8/14/2023	1,483,000	1,960	6	2,006	3	N	Y	BELLAGIO ON CAPITOL HILL CONDOMINIUM
65	070400	0010	650,000	4/10/2023	613,000	1,052	6	1,929	4	N	N	BELMONT COURT CONDOMINIUM
65	070400	0060	670,000	8/27/2024	662,000	1,038	6	1,929	4	N	N	BELMONT COURT CONDOMINIUM
65	070460	0210	507,711	1/8/2024	491,000	762	5	1,989	4	N	N	BELMONT LOFTS
65	070460	0320	505,000	5/12/2023	478,000	629	5	1,989	4	N	N	BELMONT LOFTS
65	070460	0400	621,000	5/16/2023	587,000	919	5	1,989	4	N	Y	BELMONT LOFTS
65	070470	0060	636,000	10/28/2024	632,000	903	5	1,993	4	N	N	BELMONT OFF BROADWAY CONDOMINIUM
65	070470	0080	525,000	4/19/2023	495,000	776	5	1,993	4	N	Y	BELMONT OFF BROADWAY CONDOMINIUM
65	070550	0040	615,000	12/10/2024	614,000	857	6	1,930	5	N	N	BELMONT PLACE CONDOMINIUM
65	070550	0070	525,000	2/7/2023	492,000	690	6	1,930	5	N	N	BELMONT PLACE CONDOMINIUM
65	070550	0170	710,000	11/28/2023	684,000	862	6	1,930	5	N	N	BELMONT PLACE CONDOMINIUM
65	076685	0010	530,000	1/5/2024	512,000	795	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0030	740,000	5/10/2024	724,000	1,011	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0060	295,000	3/29/2023	278,000	396	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0120	330,000	5/15/2024	323,000	465	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076685	0220	610,000	9/4/2024	603,000	1,039	6	1,928	3	N	N	BERING, THE CONDOMINIUM
65	076900	0020	590,000	3/30/2023	556,000	930	5	1,982	4	N	N	BERKSHIRE THE CONDOMINIUM
65	076900	0020	590,000	9/29/2023	565,000	930	5	1,982	4	N	N	BERKSHIRE THE CONDOMINIUM
65	076900	0030	640,000	10/30/2024	636,000	1,020	5	1,982	4	N	Y	BERKSHIRE THE CONDOMINIUM
65	103660	0210	435,000	10/27/2023	418,000	633	5	2,005	3	N	N	BRAEBURN THE
65	103660	0320	300,000	4/6/2023	283,000	468	5	2,005	3	N	N	BRAEBURN THE
65	103660	0450	430,000	8/16/2024	425,000	664	5	2,005	3	N	N	BRAEBURN THE
65	103660	0510	385,000	3/6/2024	374,000	514	5	2,005	3	N	N	BRAEBURN THE
65	103660	0780	439,000	8/24/2024	434,000	664	5	2,005	3	N	Y	BRAEBURN THE
65	103660	0860	385,000	9/21/2023	369,000	583	5	2,005	3	N	N	BRAEBURN THE
65	103660	0900	590,000	5/30/2023	559,000	895	5	2,005	3	N	N	BRAEBURN THE
65	103660	0920	598,995	2/20/2024	582,000	854	5	2,005	3	N	N	BRAEBURN THE
65	103660	1060	720,000	9/6/2023	688,000	1,149	5	2,005	3	N	N	BRAEBURN THE
65	103660	1190	385,000	7/12/2024	379,000	557	5	2,005	3	N	N	BRAEBURN THE



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	103660	1210	325,000	6/6/2023	308,000	516	5	2,005	3	N	N	BRAEBURN THE
65	103660	1220	390,000	10/11/2024	387,000	548	5	2,005	3	N	N	BRAEBURN THE
65	103660	1420	510,000	1/19/2024	494,000	935	5	2,005	3	N	Y	BRAEBURN THE
65	103660	1550	449,100	9/6/2024	444,000	674	5	2,005	3	N	Y	BRAEBURN THE
65	103660	1560	449,000	8/12/2024	443,000	698	5	2,005	3	N	N	BRAEBURN THE
65	111705	0380	422,750	11/8/2024	421,000	643	6	2,007	3	N	N	BRIX
65	111705	0510	610,000	10/11/2024	605,000	810	6	2,007	3	N	N	BRIX
65	111705	0760	455,000	2/29/2024	442,000	643	6	2,007	3	N	N	BRIX
65	111705	0780	759,000	5/8/2023	717,000	1,069	6	2,007	3	N	N	BRIX
65	111705	0800	400,000	7/5/2024	393,000	547	6	2,007	3	N	N	BRIX
65	111705	0820	385,000	12/16/2024	384,000	547	6	2,007	3	N	N	BRIX
65	111705	1130	412,000	10/24/2023	396,000	547	6	2,007	3	N	N	BRIX
65	111705	1160	710,000	1/10/2024	687,000	1,180	6	2,007	3	N	N	BRIX
65	111705	1200	465,500	12/4/2023	449,000	674	6	2,007	3	N	N	BRIX
65	111705	1290	420,000	3/10/2023	395,000	523	6	2,007	3	N	N	BRIX
65	111705	1310	575,000	9/9/2024	569,000	738	6	2,007	3	N	N	BRIX
65	111705	1370	477,000	5/10/2024	467,000	655	6	2,007	3	N	N	BRIX
65	111705	1410	525,000	8/16/2023	501,000	656	6	2,007	3	N	N	BRIX
65	111705	1460	490,000	8/7/2024	483,000	636	6	2,007	3	N	N	BRIX
65	113100	0170	860,000	5/16/2024	842,000	1,115	5	1,985	4	N	Y	BROADWAY PLAZA CONDOMINIUM
65	120205	0020	429,500	11/6/2023	413,000	652	4	1,923	4	N	N	BUNGALOWS THE
65	120205	0040	423,000	4/27/2023	399,000	723	4	1,923	4	N	N	BUNGALOWS THE
65	131105	0030	400,000	5/4/2023	378,000	778	4	1,953	4	N	N	CAMELLIA MANOR CONDOMINIUM
65	131105	0070	499,000	11/9/2023	480,000	774	4	1,953	4	N	N	CAMELLIA MANOR CONDOMINIUM
65	133500	0020	589,000	11/30/2023	568,000	1,107	4	2,002	3	N	N	CAPITOL CREST
65	151050	0020	575,000	3/27/2024	560,000	1,010	4	1,928	4	N	N	CHANCERY THE CONDOMINIUM
65	151050	0080	587,000	2/2/2023	550,000	1,010	4	1,928	4	N	N	CHANCERY THE CONDOMINIUM
65	174485	0020	455,500	4/29/2024	445,000	640	4	1,984	4	N	N	CONSULATE THE CONDOMINIUM
65	174485	0050	575,000	12/4/2024	574,000	844	4	1,984	4	N	N	CONSULATE THE CONDOMINIUM
65	179040	0130	252,500	9/27/2023	242,000	317	5	1,914	5	N	N	COURT CONDOMINIUM
65	179260	0010	650,000	11/18/2023	626,000	1,127	4	1,944	4	N	N	COURTYARD ON CAPITOL HILL THE CONDOMINIUM
65	179260	0050	668,000	4/21/2024	652,000	1,127	4	1,944	4	N	N	COURTYARD ON CAPITOL HILL THE CONDOMINIUM
65	184285	0090	410,000	3/23/2023	386,000	626	7	1,928	4	N	N	CRESWICK CONDOMINIUM
65	194550	0010	399,998	11/14/2024	398,000	669	5	1,928	4	N	N	DE LORGES, THE
65	194550	0180	338,500	2/24/2024	329,000	511	5	1,928	4	N	N	DE LORGES, THE

Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	215940	0030	1,440,250	5/17/2023	1,363,000	1,675	7	1,979	4	N	N	EAST HIGHLAND DRIVE TOWNHOUSES CONDOMINIUM
65	226870	0450	356,140	11/2/2023	342,000	543	4	2,019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	226870	0510	410,000	5/24/2024	402,000	585	4	2,019	3	N	N	EDISON CAPHILL CONDOMINIUM
65	228519	0060	629,999	6/14/2024	618,000	1,035	4	1,985	4	N	N	1800 BOYLSTON CONDOMINIUM
65	230197	0010	900,000	1/12/2024	871,000	1,210	7	1,987	3	N	Y	1118 LAKEVIEW BLVD EAST CONDOMINIUM
65	230197	0020	897,000	5/11/2023	848,000	1,375	7	1,987	3	N	Y	1118 LAKEVIEW BLVD EAST CONDOMINIUM
65	230200	0070	715,000	11/5/2024	711,000	1,200	4	1,981	4	N	N	1111 EAST JOHN CONDOMINIUM
65	230230	0080	460,000	5/15/2023	435,000	793	5	2,008	3	N	N	1111 EAST PIKE
65	230260	0010	600,000	8/20/2024	593,000	987	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0020	615,000	4/22/2024	601,000	1,040	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230260	0050	630,000	8/29/2023	602,000	990	6	1,987	4	N	N	1100 E HARRISON CONDOMINIUM
65	230272	0020	560,000	3/10/2023	526,000	732	5	1,967	4	N	N	1128 BROADWAY EAST CONDOMINIUM
65	230272	0060	555,000	10/2/2024	550,000	783	5	1,967	4	N	N	1128 BROADWAY EAST CONDOMINIUM
65	232920	0070	540,000	6/17/2023	512,000	850	4	1,985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0290	361,000	9/20/2023	346,000	588	4	1,985	4	N	N	EMBASSY THE CONDOMINIUM
65	232920	0300	560,000	5/1/2023	529,000	802	4	1,985	4	N	N	EMBASSY THE CONDOMINIUM
65	233320	0030	749,000	7/1/2023	712,000	1,126	5	1,990	3	N	Y	EMERALD VIEW CONDOMINIUM
65	233320	0040	695,000	8/6/2024	685,000	1,132	5	1,990	3	N	Y	EMERALD VIEW CONDOMINIUM
65	233320	0060	800,000	3/16/2023	753,000	1,226	5	1,990	3	N	Y	EMERALD VIEW CONDOMINIUM
65	245870	0140	572,000	5/23/2023	541,000	695	5	1,923	4	N	N	FAIRFAX THE CONDOMINIUM
65	255725	0070	650,000	6/17/2024	638,000	1,011	5	1,908	5	N	N	FIREHOUSE NO. 25 CONDOMINIUM
65	260779	0200	559,000	7/3/2024	550,000	934	4	1,996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	260779	0220	578,000	6/24/2024	568,000	928	4	1,996	4	N	N	FORTUNE VIEW CONDOMINIUM
65	261748	0010	550,000	5/29/2023	521,000	1,153	6	1,992	3	N	N	420 MELROSE CONDOMINIUM
65	261748	0030	608,000	9/11/2023	582,000	1,170	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0050	549,950	6/24/2024	540,000	1,170	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0060	585,000	11/6/2023	562,000	1,094	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0080	500,000	2/8/2024	485,000	1,094	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0140	640,000	3/8/2023	602,000	1,082	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261748	0200	1,014,000	11/18/2024	1,010,000	1,636	6	1,992	3	N	Y	420 MELROSE CONDOMINIUM
65	261990	0061	615,000	8/26/2024	608,000	916	4	1,981	5	N	N	FOX HILL PLAZA CONDOMINIUM
65	261990	0061	599,000	4/26/2023	566,000	916	4	1,981	5	N	N	FOX HILL PLAZA CONDOMINIUM
65	261990	0071	612,000	3/9/2023	575,000	916	4	1,981	5	N	Y	FOX HILL PLAZA CONDOMINIUM
65	267400	0020	550,000	9/28/2024	545,000	864	4	1,986	4	N	N	GABLES THE CONDOMINIUM
65	267400	0080	570,000	10/24/2023	547,000	864	4	1,986	4	N	Y	GABLES THE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	269520	0080	380,000	3/19/2024	370,000	726	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0150	299,950	11/22/2024	299,000	635	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0290	385,000	4/4/2024	375,000	615	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0380	345,000	6/6/2023	327,000	651	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0410	360,000	5/11/2023	340,000	654	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269520	0730	353,000	7/15/2024	347,000	644	6	1,929	4	N	N	GARDEN COURT CONDOMINIUM
65	269530	0100	400,000	6/13/2023	379,000	634	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0120	355,000	11/18/2024	354,000	596	5	1,994	3	N	Y	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0180	410,000	6/15/2023	389,000	634	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	269530	0240	487,500	1/4/2023	456,000	853	5	1,994	3	N	N	GARDEN COURT ON BELMONT CONDOMINIUM
65	272380	0020	375,000	6/14/2023	356,000	653	4	1,917	4	N	N	GAYLE THE CONDOMINIUM
65	278470	0140	285,000	7/15/2024	281,000	457	4	1,930	4	N	Y	GLEN RAY CONDOMINIUM
65	278470	0240	505,000	4/19/2024	493,000	770	4	1,930	4	N	N	GLEN RAY CONDOMINIUM
65	289720	0030	475,000	6/24/2024	467,000	849	4	1,920	4	N	N	GREENBUSH COURT CONDOMINIUM
65	306613	0010	1,700,000	9/23/2024	1,684,000	2,427	7	1,991	3	N	N	HAMPTON COURT CONDOMINIUM
65	314800	0010	1,311,000	10/3/2024	1,300,000	2,160	7	1,990	4	N	Y	HARVARD CONDOMINIUM
65	314820	0120	2,419,500	6/8/2024	2,373,000	2,092	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0200	2,595,000	4/27/2023	2,451,000	2,520	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0220	2,450,000	10/24/2023	2,353,000	1,790	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314820	0370	3,250,000	7/11/2024	3,198,000	2,363	8	2,009	3	N	N	HARVARD & HIGHLAND
65	314835	0040	1,330,000	4/22/2024	1,299,000	1,635	8	2,003	3	N	N	HARVARD ESTATES THE
65	314835	0070	1,770,000	8/21/2023	1,690,000	1,635	8	2,003	3	N	N	HARVARD ESTATES THE
65	314835	0080	1,750,000	9/27/2024	1,734,000	1,635	8	2,003	3	N	N	HARVARD ESTATES THE
65	314835	0100	1,195,000	11/7/2023	1,149,000	1,188	8	2,003	3	N	N	HARVARD ESTATES THE
65	314835	0120	2,684,688	4/22/2023	2,534,000	2,270	8	2,003	3	N	Y	HARVARD ESTATES THE
65	314835	0140	1,465,000	6/6/2023	1,389,000	1,635	8	2,003	3	N	N	HARVARD ESTATES THE
65	314835	0230	2,665,000	8/7/2023	2,541,000	2,297	8	2,003	3	N	Y	HARVARD ESTATES THE
65	314865	0040	2,000,000	1/3/2024	1,933,000	2,436	7	1,996	3	N	Y	HARVARD MARKET CONDOMINIUM
65	330270	0060	585,000	1/27/2024	567,000	920	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0190	499,000	11/15/2024	497,000	840	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0230	649,900	7/12/2023	618,000	961	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0380	510,000	10/18/2024	506,000	771	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330270	0520	600,000	6/4/2024	588,000	840	6	1,965	4	N	Y	HIGHLANDER THE CONDOMINIUM
65	330700	0110	850,000	6/29/2023	807,000	1,711	5	2,003	3	N	Y	HIGHMARK THE
65	330700	0180	465,000	3/12/2024	452,000	789	5	2,003	3	N	Y	HIGHMARK THE
65	342700	0210	515,000	9/11/2024	510,000	766	4	1,925	4	N	Y	HOMBORNESS CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	364030	0120	342,000	3/21/2024	333,000	576	5	1,991	3	N	N	JACKSON COURT CONDOMINIUM
65	364030	0130	475,000	2/24/2023	446,000	691	5	1,991	3	N	N	JACKSON COURT CONDOMINIUM
65	364030	0150	450,000	9/27/2023	431,000	686	5	1,991	3	N	N	JACKSON COURT CONDOMINIUM
65	395600	0040	595,000	4/17/2024	581,000	979	4	1,982	4	N	N	LA TOSCANE CONDOMINIUM
65	395607	0110	300,000	7/20/2023	286,000	498	5	1,929	4	N	N	LAFLOR CONDOMINIUM
65	395665	0150	470,000	5/8/2024	460,000	665	5	1,969	4	N	N	LA PERGOLA CONDOMINIUM
65	395665	0200	440,000	2/24/2023	413,000	665	5	1,969	4	N	Y	LA PERGOLA CONDOMINIUM
65	409960	0030	699,000	8/5/2024	689,000	1,298	4	1,988	4	N	N	LAKE VIEW WEST CONDOMINIUM
65	417650	0440	770,000	9/22/2023	737,000	1,042	6	1,962	4	N	Y	LAMPLIGHTER THE CONDOMINIUM
65	422120	0050	875,000	2/15/2024	849,000	1,131	6	1,989	4	N	Y	LAURELS THE CONDOMINIUM
65	500900	0020	330,000	10/25/2024	328,000	590	4	1,927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	500900	0050	365,000	2/24/2023	343,000	616	4	1,927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	500900	0070	361,000	7/31/2023	344,000	598	4	1,927	4	N	N	MADISON @ 18TH CONDOMINIUM
65	501150	0100	669,950	5/15/2024	656,000	952	4	1,980	4	N	N	MADISON HEIGHTS CONDOMINIUM
65	516500	0370	420,000	9/8/2023	402,000	617	6	2,003	3	N	N	MARQ THE
65	521800	0060	282,000	7/20/2024	278,000	367	5	2,000	3	N	N	MAXWELL
65	521800	0100	399,000	10/20/2023	383,000	502	5	2,000	3	N	N	MAXWELL
65	521800	0270	394,000	6/15/2023	374,000	482	5	2,000	3	N	N	MAXWELL
65	521800	0280	575,000	8/7/2024	567,000	793	5	2,000	3	N	Y	MAXWELL
65	521800	0280	580,000	3/28/2023	546,000	793	5	2,000	3	N	Y	MAXWELL
65	521800	0410	550,000	3/7/2023	517,000	789	5	2,000	3	N	N	MAXWELL
65	521800	0520	375,000	7/3/2024	369,000	502	5	2,000	3	N	Y	MAXWELL
65	524510	0200	315,000	9/27/2024	312,000	464	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0290	312,500	7/25/2023	298,000	450	4	1,928	3	N	Y	MAYFAIR MANOR CONDOMINIUM
65	524510	0300	308,000	4/19/2024	301,000	485	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	524510	0320	320,500	3/29/2024	312,000	442	4	1,928	3	N	N	MAYFAIR MANOR CONDOMINIUM
65	543830	0190	525,000	2/9/2024	509,000	1,023	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0200	515,000	4/18/2023	486,000	1,023	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0220	505,000	2/13/2024	490,000	1,023	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0250	515,000	9/15/2023	493,000	1,066	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	543830	0430	530,000	3/8/2024	515,000	1,066	4	1,978	4	N	Y	MELROSE EAST CONDOMINIUM
65	547016	0070	605,000	2/8/2023	567,000	1,040	5	2,006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0120	670,000	3/29/2023	631,000	1,141	5	2,006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0210	432,000	10/7/2023	414,000	747	5	2,006	3	N	Y	MERITAGE CONDOMINIUM
65	547016	0240	465,000	1/8/2024	450,000	762	5	2,006	3	N	N	MERITAGE CONDOMINIUM
65	547016	0430	465,000	7/15/2023	442,000	648	5	2,006	3	N	Y	MERITAGE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	549100	0030	399,000	11/20/2023	384,000	722	6	1,988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0140	468,000	8/14/2023	446,000	653	6	1,988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	549100	0150	385,000	2/21/2024	374,000	616	6	1,988	4	N	N	METRO AT PIKE/PINE CONDOMINIUM
65	551210	0190	620,000	6/26/2024	609,000	1,010	5	1,969	4	N	Y	MIDTOWN
65	556650	0070	555,000	6/20/2023	527,000	827	4	1,956	4	N	N	MODE
65	556650	0260	310,000	7/20/2023	295,000	448	4	1,956	4	N	N	MODE
65	556966	0030	985,000	7/18/2023	937,000	1,366	6	1,913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	556966	0100	615,000	5/19/2023	582,000	690	6	1,913	5	N	N	MONIQUE LOFTS CONDOMINIUM
65	563550	0090	535,000	8/30/2024	529,000	864	4	1,966	4	N	N	MORGAN CONDOMINIUM
65	609595	0040	495,000	5/31/2023	469,000	785	5	1,984	4	N	N	NOB HILL CONDOMINIUM
65	639550	0110	299,000	10/31/2023	287,000	436	5	2,001	3	N	N	ONYX CONDOMINIUM
65	639550	0450	419,000	8/11/2023	400,000	646	5	2,001	3	N	N	ONYX CONDOMINIUM
65	639550	0620	495,000	4/5/2023	466,000	719	5	2,001	3	N	Y	ONYX CONDOMINIUM
65	639680	0030	1,110,000	10/13/2023	1,065,000	1,363	6	2,003	3	N	N	Opal, The
65	639680	0040	740,000	10/19/2023	710,000	874	6	2,003	3	N	N	Opal, The
65	661090	0040	835,000	6/26/2023	793,000	1,282	5	1,999	3	N	Y	PALERMO, THE CONDOMINIUM
65	661090	0050	665,000	7/14/2023	633,000	1,114	5	1,999	3	N	Y	PALERMO, THE CONDOMINIUM
65	663380	0050	255,000	11/21/2024	254,000	388	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0420	319,000	11/22/2024	318,000	612	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0530	401,500	10/18/2023	385,000	594	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	663380	0630	350,000	10/25/2024	348,000	561	4	1,990	4	N	Y	PARC ON SUMMIT CONDOMINIUM
65	663380	0670	260,000	10/23/2024	258,000	445	4	1,990	4	N	Y	PARC ON SUMMIT CONDOMINIUM
65	663380	0700	550,000	6/28/2023	522,000	777	4	1,990	4	N	N	PARC ON SUMMIT CONDOMINIUM
65	664190	0050	1,100,000	10/18/2023	1,056,000	1,378	6	1,922	4	N	Y	PARK COURT EAST CONDOMINIUM
65	664821	0300	415,000	11/15/2023	399,000	642	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664821	0320	389,000	3/11/2023	366,000	568	6	1,931	4	N	Y	PARK LANE PLACE CONDOMINIUM
65	664821	0360	515,000	10/16/2024	511,000	766	6	1,931	4	N	Y	PARK LANE PLACE CONDOMINIUM
65	664821	0380	519,900	4/22/2023	491,000	682	6	1,931	4	N	N	PARK LANE PLACE CONDOMINIUM
65	664942	0240	285,000	4/14/2024	278,000	383	4	1,984	3	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0410	410,000	3/19/2024	399,000	639	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0470	278,000	2/23/2023	261,000	383	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0510	380,000	8/12/2023	362,000	589	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0700	260,000	7/28/2023	248,000	383	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0710	465,000	5/15/2023	440,000	557	4	1,984	3	N	Y	PARK SUMMIT PH 01 CONDOMINIUM
65	664942	0720	399,000	12/3/2023	385,000	557	4	1,984	3	N	N	PARK SUMMIT PH 01 CONDOMINIUM
65	665450	0170	745,000	10/29/2024	741,000	1,170	4	1,980	4	N	Y	PARKE GRANDVIEW CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	681786	0270	335,000	12/17/2024	335,000	619	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0300	625,000	5/24/2023	592,000	970	5	1,993	3	N	N	PLAZA DEL SOL
65	681786	0370	422,000	7/11/2024	415,000	711	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0380	449,000	7/5/2023	427,000	618	5	1,993	3	N	N	PLAZA DEL SOL
65	681786	0650	349,500	1/5/2023	327,000	592	5	1,993	3	N	N	PLAZA DEL SOL
65	681786	0760	400,000	9/24/2024	396,000	711	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0770	435,000	12/12/2023	420,000	619	5	1,993	3	N	Y	PLAZA DEL SOL
65	681786	0820	455,000	5/23/2024	446,000	742	5	1,993	3	N	N	PLAZA DEL SOL
65	687140	0040	500,000	7/31/2024	493,000	658	5	1,919	5	N	N	PORTOFINO CONDOMINIUM
65	687140	0130	422,000	2/15/2023	396,000	556	5	1,919	5	N	N	PORTOFINO CONDOMINIUM
65	687140	0290	560,000	9/7/2024	554,000	828	5	1,919	5	N	Y	PORTOFINO CONDOMINIUM
65	687140	0330	574,000	11/4/2024	571,000	818	5	1,919	5	N	Y	PORTOFINO CONDOMINIUM
65	689150	0030	575,000	11/8/2023	553,000	900	5	2,001	3	N	N	PRESS, THE
65	689150	0060	563,000	9/27/2024	558,000	830	5	2,001	3	N	N	PRESS, THE
65	689150	0130	585,000	7/30/2024	577,000	920	5	2,001	3	N	N	PRESS, THE
65	689150	0280	591,000	5/2/2024	578,000	910	5	2,001	3	N	N	PRESS, THE
65	689150	0290	384,000	8/12/2024	379,000	550	5	2,001	3	N	N	PRESS, THE
65	689150	0540	414,000	7/10/2024	407,000	580	5	2,001	3	N	Y	PRESS, THE
65	689150	0570	445,000	5/22/2023	421,000	670	5	2,001	3	N	Y	PRESS, THE
65	689150	0590	425,000	1/20/2023	398,000	550	5	2,001	3	N	N	PRESS, THE
65	689150	0590	395,000	9/4/2024	391,000	550	5	2,001	3	N	N	PRESS, THE
65	689150	0760	386,000	6/5/2024	379,000	480	5	2,001	3	N	N	PRESS, THE
65	689150	0830	375,000	6/24/2023	356,000	530	5	2,001	3	N	N	PRESS, THE
65	689150	0880	300,000	10/26/2024	298,000	530	5	2,001	3	N	N	PRESS, THE
65	689150	0980	255,000	10/16/2024	253,000	510	5	2,001	3	N	N	PRESS, THE
65	689150	1030	479,000	8/24/2024	473,000	740	5	2,001	3	N	N	PRESS, THE
65	689150	1190	275,000	10/11/2024	273,000	500	5	2,001	3	N	N	PRESS, THE
65	689150	1200	333,000	11/28/2023	321,000	520	5	2,001	3	N	N	PRESS, THE
65	689150	1210	490,000	3/9/2023	461,000	730	5	2,001	3	N	N	PRESS, THE
65	689150	1270	387,000	9/26/2024	384,000	540	5	2,001	3	N	Y	PRESS, THE
65	689150	1340	396,625	4/28/2024	388,000	510	5	2,001	3	N	Y	PRESS, THE
65	689150	1360	480,000	7/24/2024	473,000	740	5	2,001	3	N	Y	PRESS, THE
65	723700	0030	620,000	10/31/2024	616,000	903	4	1,913	4	N	N	REPUBLICAN COURT CONDOMINIUM
65	735600	0080	545,000	3/27/2023	513,000	1,013	5	1,910	3	N	N	ROANOKE PLACE CONDOMINIUM
65	744890	0060	433,500	5/25/2023	410,000	629	5	1,927	5	N	N	ROWAN
65	744890	0080	425,000	10/2/2024	421,000	616	5	1,927	5	N	N	ROWAN



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	744890	0090	442,000	8/15/2023	422,000	674	5	1,927	5	N	N	ROWAN
65	744890	0100	400,000	12/13/2023	386,000	568	5	1,927	5	N	N	ROWAN
65	750444	0150	466,000	8/9/2023	444,000	818	4	1,967	4	N	Y	SAHALI CONDOMINIUM
65	750600	0160	630,000	11/25/2024	628,000	984	5	1,986	4	N	N	ST HENRY HOUSE CONDOMINIUM
65	767600	0030	377,000	6/26/2023	358,000	645	4	1,980	4	N	N	SEATTLE VISTA CONDOMINIUM
65	769370	0403	355,000	6/26/2024	349,000	640	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0503	360,000	4/26/2023	340,000	640	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0606	400,000	8/1/2024	394,000	735	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0702	920,000	10/20/2023	883,000	1,560	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769370	0704	915,000	6/14/2023	868,000	1,560	5	1,966	4	N	Y	SENTINEL THE CONDOMINIUM
65	769797	0010	810,000	6/30/2023	769,000	1,111	6	2,008	3	N	N	744 HARVARD AVENUE EAST
65	769797	0040	1,325,000	3/31/2023	1,248,000	2,021	6	2,008	3	N	N	744 HARVARD AVENUE EAST
65	769798	0090	740,000	10/30/2023	711,000	904	6	1,981	4	N	N	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0120	720,000	2/28/2024	700,000	940	6	1,981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769798	0190	850,000	7/25/2024	837,000	904	6	1,981	4	N	Y	714 BELLEVUE AVE E CONDOMINIUM
65	769799	0250	410,000	6/20/2024	403,000	576	4	2,018	3	N	N	750 ON THE HILL CONDOMINIUM
65	769840	0010	600,000	12/4/2024	598,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0010	585,000	3/11/2023	550,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0280	591,610	1/30/2024	573,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769840	0310	600,000	6/26/2024	590,000	1,010	4	1,980	4	N	N	1717-1718 SIXTEENTH AVE CONDOMINIUM
65	769841	0010	404,000	12/4/2024	403,000	742	4	1,965	5	N	N	SEVENTEEN07
65	769841	0070	350,000	7/22/2024	345,000	639	4	1,965	5	N	N	SEVENTEEN07
65	769841	0170	385,000	4/28/2023	364,000	665	4	1,965	5	N	N	SEVENTEEN07
65	769841	0330	565,000	5/2/2024	552,000	817	4	1,965	5	N	N	SEVENTEEN07
65	771460	0030	990,000	9/11/2023	947,000	1,303	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	771460	0220	585,000	5/3/2023	553,000	919	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	771460	0350	600,000	6/13/2024	589,000	806	6	1,970	4	N	Y	SHANNON CONDOMINIUM
65	778785	0020	506,000	7/26/2023	482,000	757	6	1,908	4	N	N	SIENA ON CAPITAL HILL CONDOMINIUM
65	796430	0130	750,000	5/2/2024	733,000	1,000	6	1,988	4	N	N	STANTON COURT CONDOMINIUM
65	808830	0050	330,000	2/5/2024	320,000	539	4	1,968	4	N	N	SUMMIT TOWER
65	860035	0040	760,000	1/11/2024	735,000	1,123	7	2,001	4	N	N	1310 EAST UNION LOFTS
65	863440	0120	650,000	5/16/2024	636,000	1,024	6	2,006	3	N	Y	THREE 19 CONDOMINIUM
65	863665	0010	1,274,950	2/13/2023	1,196,000	1,615	5	2,023	3	N	N	340 17TH AVENUE EAST
65	863665	0020	824,950	4/7/2023	778,000	1,234	5	2,023	3	N	N	340 17TH AVENUE EAST
65	863665	0030	849,000	5/11/2023	803,000	1,293	5	2,023	3	N	N	340 17TH AVENUE EAST
65	865900	0010	1,150,000	5/25/2024	1,127,000	2,750	4	1,907	4	N	Y	TOLTEC CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
65	865900	0140	280,000	11/13/2023	269,000	528	4	1,907	4	N	N	TOLTEC CONDOMINIUM
65	866495	0240	525,000	7/10/2024	517,000	684	6	2,007	3	N	Y	TRACE LOFTS
65	866495	0290	1,015,000	4/12/2024	990,000	1,154	6	2,007	3	N	Y	TRACE LOFTS
65	866495	0360	1,145,000	11/2/2023	1,100,000	1,214	6	2,007	3	N	Y	TRACE LOFTS
65	866497	0070	310,000	12/17/2024	310,000	488	5	2,007	3	N	N	TRACE NORTH
65	866497	0330	475,000	5/1/2023	449,000	725	5	2,007	3	N	N	TRACE NORTH
65	866497	0600	310,000	3/21/2024	302,000	484	5	2,007	3	N	N	TRACE NORTH
65	870000	0020	535,000	12/14/2023	516,000	712	6	1,929	4	N	N	TUDOR MANOR CONDOMINIUM
65	870000	0050	525,000	8/24/2023	501,000	690	6	1,929	4	N	N	TUDOR MANOR CONDOMINIUM
65	872978	0010	1,300,000	2/27/2023	1,221,000	2,867	4	1,906	3	N	N	2333 BROADWAY E CONDOMINIUM
65	873177	0050	1,095,000	5/12/2023	1,036,000	1,399	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	873177	0080	399,000	9/5/2024	395,000	722	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	873177	0100	449,950	12/14/2023	434,000	722	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	873177	0140	700,000	1/10/2024	677,000	881	7	1,929	4	N	N	TWIN GABLES CONDOMINIUM
65	889200	0030	370,000	3/26/2024	360,000	651	5	2,005	3	N	N	Veduta Condominium
65	889200	0090	488,800	4/11/2023	461,000	707	5	2,005	3	N	N	Veduta Condominium
65	889600	0050	520,000	10/3/2023	498,000	1,091	4	1,978	4	N	N	VERSAILLES CONDOMINIUM
65	889600	0120	660,000	5/8/2023	624,000	1,091	4	1,978	4	N	N	VERSAILLES CONDOMINIUM
65	889650	0030	499,950	2/23/2023	469,000	796	4	1,963	5	N	N	VERTIGO
65	889650	0060	505,000	5/15/2023	478,000	806	4	1,963	5	N	N	VERTIGO
65	889650	0230	435,000	8/8/2023	415,000	632	4	1,963	5	N	N	VERTIGO
65	917890	0140	850,000	7/29/2024	838,000	1,213	6	1,920	4	N	N	WASHINGTON ARMS CONDOMINIUM
65	919800	0130	425,000	2/8/2023	398,000	530	5	1,987	4	N	Y	WATERWORKS CONDOMINIUM
70	102920	0010	1,531,188	10/1/2024	1,518,000	3,022	5	1,924	3	N	N	Boyer Blaine Condominiums
70	220760	0170	670,000	2/12/2024	650,000	1,306	5	2,002	3	N	Y	EASTLAKE, THE
70	220760	0190	465,000	11/4/2024	462,000	881	5	2,002	3	N	Y	EASTLAKE, THE
70	220760	0230	580,000	3/13/2023	545,000	1,003	5	2,002	3	N	Y	EASTLAKE, THE
70	220760	0240	560,000	5/7/2024	548,000	1,006	5	2,002	3	N	N	EASTLAKE, THE
70	220760	0260	561,000	6/8/2023	532,000	1,025	5	2,002	3	N	N	EASTLAKE, THE
70	517510	0050	575,000	11/5/2024	572,000	934	5	1,916	4	N	Y	MARTELLO THE CONDOMINIUM
70	686190	0160	520,000	11/25/2024	518,000	766	4	1,958	4	Y	N	PORTAGE BAYSHORE CONDOMINIUM
70	776680	0010	560,000	12/17/2023	540,000	733	6	1,928	5	N	Y	SHORECREST CONDOMINIUM
70	776680	0050	620,000	9/25/2024	614,000	1,021	6	1,928	5	N	Y	SHORECREST CONDOMINIUM
70	776680	0060	607,500	5/16/2023	575,000	830	6	1,928	5	N	Y	SHORECREST CONDOMINIUM
70	872692	0010	1,230,000	5/23/2024	1,205,000	1,742	5	2,024	3	N	N	2030 19TH AVE E
70	872692	0020	817,000	5/23/2024	800,000	1,089	5	2,024	3	N	N	2030 19TH AVE E



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
70	872692	0030	789,000	5/23/2024	773,000	1,024	5	2,024	3	N	N	2030 19TH AVE E
85	064260	0100	345,000	7/29/2024	340,000	615	4	1,900	5	N	N	BELBOY
85	090500	0110	280,000	11/5/2024	279,000	407	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0140	320,000	4/11/2023	302,000	509	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0200	289,000	5/18/2023	273,000	375	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0260	275,000	12/23/2024	275,000	407	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0290	309,000	12/17/2024	309,000	548	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0570	335,000	4/18/2023	316,000	440	5	2,001	3	N	Y	BOLERO CONDOMINIUM
85	090500	0610	382,000	5/22/2024	374,000	594	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0640	325,000	12/30/2024	325,000	516	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	090500	0740	379,000	10/23/2023	364,000	548	5	2,001	3	N	N	BOLERO CONDOMINIUM
85	193815	0050	309,950	2/7/2023	291,000	600	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0120	324,900	4/19/2024	317,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0190	328,000	8/23/2024	324,000	590	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0200	300,000	9/21/2023	287,000	620	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0230	305,000	12/28/2023	295,000	530	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0260	321,000	6/26/2023	305,000	700	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0310	307,500	12/18/2023	297,000	600	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0390	290,000	10/9/2023	278,000	560	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0410	331,000	9/20/2023	317,000	610	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0560	309,903	4/21/2024	303,000	620	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0570	410,000	9/15/2023	392,000	790	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0760	265,000	11/8/2024	264,000	540	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0770	325,000	12/12/2023	314,000	610	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0780	350,000	2/20/2024	340,000	630	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	0860	300,000	5/18/2024	294,000	700	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	193815	0880	327,200	6/7/2023	310,000	540	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1110	300,000	12/16/2023	290,000	560	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1160	320,000	4/26/2023	302,000	620	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1200	281,000	12/31/2024	281,000	640	4	1,950	5	N	Y	DECATUR CONDOMINIUM
85	193815	1330	290,000	8/3/2024	286,000	630	4	1,950	5	N	N	DECATUR CONDOMINIUM
85	224890	0080	315,000	9/29/2023	302,000	447	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0150	295,000	11/12/2024	294,000	447	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0240	320,000	6/15/2024	314,000	447	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0300	350,000	8/4/2023	334,000	545	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0480	324,500	1/24/2024	314,000	580	4	1,957	4	N	N	ELEKTRA CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	224890	0540	311,000	9/24/2024	308,000	572	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	0960	380,500	6/23/2023	361,000	568	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1060	374,000	7/22/2023	356,000	602	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1100	399,000	11/6/2024	397,000	673	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1130	255,900	3/22/2024	249,000	301	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1190	397,500	5/16/2024	389,000	660	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1330	460,000	4/27/2023	434,000	896	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1440	440,000	9/12/2023	421,000	714	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1580	255,000	4/1/2024	249,000	301	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1660	310,000	10/18/2024	308,000	602	4	1,957	4	N	N	ELEKTRA CONDOMINIUM
85	224890	1750	450,000	10/14/2023	432,000	802	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	224890	1860	628,333	9/27/2023	602,000	1,080	4	1,957	4	N	Y	ELEKTRA CONDOMINIUM
85	228523	0160	581,000	12/4/2023	560,000	1,039	4	1,995	3	N	Y	1805 BELLEVUE CONDOMINIUM
85	256030	0120	725,000	4/5/2024	707,000	1,290	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0130	650,000	4/3/2024	634,000	1,185	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0280	690,000	12/18/2024	689,000	1,250	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0340	662,500	2/27/2023	622,000	1,250	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0430	590,500	10/18/2024	586,000	1,185	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	0950	1,350,000	6/14/2023	1,281,000	1,790	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1100	895,000	1/17/2023	837,000	1,425	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	256030	1300	1,180,000	4/26/2024	1,153,000	1,425	7	1,982	3	N	Y	FIRST HILL PLAZA CONDOMINIUM
85	268067	0220	698,000	3/14/2024	679,000	1,186	6	1,930	4	N	N	GAINSBOROUGH CONDOMINIUM
85	268067	0420	738,000	5/28/2024	723,000	1,186	6	1,930	4	N	Y	GAINSBOROUGH CONDOMINIUM
85	287120	0050	375,000	10/30/2024	373,000	539	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0130	435,000	5/20/2024	426,000	539	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0140	410,000	12/11/2024	409,000	538	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0150	875,000	5/6/2024	856,000	1,053	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0160	445,000	5/31/2024	436,000	601	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0170	495,000	12/10/2024	494,000	547	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0200	389,900	6/12/2024	383,000	519	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0250	385,000	5/6/2024	376,000	539	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0260	415,000	4/11/2024	405,000	538	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0270	911,000	3/7/2024	886,000	1,053	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0290	445,000	12/17/2024	444,000	547	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0360	524,900	3/14/2024	511,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0370	450,000	4/15/2024	439,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	287120	0390	846,000	3/11/2024	823,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0410	579,900	7/1/2024	570,000	544	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0420	465,000	10/14/2024	462,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0430	380,000	6/27/2024	373,000	525	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0460	497,500	3/26/2024	485,000	565	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0470	490,000	12/5/2023	472,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0480	510,000	5/16/2024	499,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0490	409,000	10/22/2024	406,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0560	475,000	3/14/2024	462,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0620	415,000	3/29/2024	404,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0660	531,900	4/26/2024	520,000	607	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0740	510,000	6/25/2024	501,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0750	957,000	5/31/2024	938,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0760	485,000	4/22/2024	474,000	601	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0800	405,000	6/17/2024	398,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0840	639,900	3/6/2024	622,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0860	465,885	12/11/2024	465,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0870	925,000	7/13/2024	910,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0950	445,900	12/5/2023	430,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	0960	680,200	3/14/2024	662,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	0980	535,000	12/23/2024	535,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1070	525,900	1/16/2024	509,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1100	450,000	11/7/2024	448,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1130	589,990	2/2/2024	572,000	544	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1190	455,900	1/29/2024	442,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1200	689,700	12/5/2023	665,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1220	450,000	10/23/2024	447,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1310	602,880	12/5/2023	581,000	517	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1320	604,900	12/5/2023	583,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1330	490,000	5/14/2024	480,000	539	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1400	420,367	12/11/2024	420,000	513	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1440	689,900	4/22/2024	674,000	589	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1460	540,000	7/5/2024	531,000	538	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1470	990,000	4/9/2024	966,000	1,053	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1540	610,000	5/13/2024	597,000	565	7	2,024	3	N	N	GRAYSTONE CONDOMINIUM
85	287120	1570	803,900	2/15/2024	780,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	287120	1660	1,010,000	10/18/2024	1,003,000	1,071	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1730	770,000	10/9/2024	764,000	836	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1820	1,040,000	10/22/2024	1,033,000	1,071	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	1940	1,080,000	11/15/2024	1,075,000	1,105	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	287120	2020	1,075,000	12/15/2024	1,073,000	1,105	7	2,024	3	N	Y	GRAYSTONE CONDOMINIUM
85	380100	0020	570,000	6/6/2023	540,000	918	6	1,982	4	N	N	KELLEHER HOUSE CONDOMINIUM
85	380100	0090	670,000	8/15/2023	639,000	1,065	6	1,982	4	N	N	KELLEHER HOUSE CONDOMINIUM
85	380100	0310	750,000	5/24/2024	735,000	1,065	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0330	690,000	10/14/2024	685,000	1,065	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	380100	0360	585,000	7/31/2023	557,000	918	6	1,982	4	N	Y	KELLEHER HOUSE CONDOMINIUM
85	445871	0280	795,000	3/10/2023	747,000	1,186	5	2,016	3	N	N	LUMA
85	445871	0350	532,000	11/11/2024	529,000	691	5	2,016	3	N	N	LUMA
85	445871	0360	585,000	9/19/2023	560,000	794	5	2,016	3	N	Y	LUMA
85	445871	0440	635,000	5/31/2023	602,000	794	5	2,016	3	N	Y	LUMA
85	445871	0460	595,000	6/27/2024	585,000	794	5	2,016	3	N	Y	LUMA
85	445871	0800	975,000	1/25/2024	944,000	1,181	5	2,016	3	N	Y	LUMA
85	445871	0810	680,000	11/13/2024	677,000	846	5	2,016	3	N	Y	LUMA
85	445871	1070	550,000	6/18/2024	540,000	691	5	2,016	3	N	Y	LUMA
85	445871	1290	740,000	4/3/2023	697,000	846	5	2,016	3	N	Y	LUMA
85	445871	1450	600,000	6/30/2023	570,000	691	5	2,016	3	N	Y	LUMA
85	445871	1600	768,000	5/20/2023	727,000	793	5	2,016	3	N	Y	LUMA
85	505151	0010	462,500	12/28/2023	447,000	1,205	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0020	525,000	7/12/2023	499,000	1,096	4	1,963	4	N	N	MAISON VILLE CONDOMINIUM
85	505151	0110	516,000	8/15/2023	492,000	1,096	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	505151	0340	383,000	8/19/2024	378,000	731	4	1,963	4	N	Y	MAISON VILLE CONDOMINIUM
85	507070	0030	260,000	6/25/2024	255,000	600	4	1,960	4	N	N	MANHATTAN CONDOMINIUM
85	507070	0110	304,000	5/13/2024	297,000	600	4	1,960	4	N	N	MANHATTAN CONDOMINIUM
85	546410	0050	515,000	2/21/2023	483,000	794	6	2,002	3	N	N	MERIDIAN
85	546410	0540	380,000	10/21/2023	365,000	622	6	2,002	3	N	N	MERIDIAN
85	546410	0580	367,500	12/18/2024	367,000	615	6	2,002	3	N	Y	MERIDIAN
85	546410	0620	435,000	3/15/2023	409,000	622	6	2,002	3	N	Y	MERIDIAN
85	546410	0880	700,000	8/27/2024	692,000	1,103	6	2,002	3	N	Y	MERIDIAN
85	546410	1270	448,000	3/27/2024	436,000	557	6	2,002	3	N	Y	MERIDIAN
85	546410	1330	725,000	11/10/2023	697,000	1,310	6	2,002	3	N	Y	MERIDIAN
85	546410	1410	772,487	5/16/2023	731,000	1,310	6	2,002	3	N	Y	MERIDIAN
85	546410	1610	1,915,000	4/16/2024	1,869,000	2,189	6	2,002	3	N	Y	MERIDIAN



Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	609310	0090	368,250	11/27/2024	367,000	653	5	1,969	4	N	N	NINE CHERRY SQUARE
85	609310	0130	325,000	9/25/2023	311,000	505	5	1,969	4	N	N	NINE CHERRY SQUARE
85	609310	0250	299,950	6/27/2024	295,000	505	5	1,969	4	N	N	NINE CHERRY SQUARE
85	635200	0220	604,000	9/9/2024	598,000	1,112	5	1,909	4	N	N	OLD COLONY CONDOMINIUM
85	666914	0010	700,000	5/24/2023	663,000	1,070	6	1,981	3	N	N	PARKVIEW PLAZA CONDOMINIUM
85	666914	0070	490,000	7/19/2023	466,000	855	6	1,981	3	N	N	PARKVIEW PLAZA CONDOMINIUM
85	678490	0140	515,000	10/23/2024	512,000	742	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0270	510,000	7/19/2024	502,000	774	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0280	499,000	12/4/2023	481,000	796	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0370	388,500	12/20/2024	388,000	719	6	1,998	3	N	N	PIKE LOFTS CONDOMINIUM
85	678490	0460	750,000	6/14/2023	711,000	1,102	6	1,998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	678490	0530	550,000	5/24/2024	539,000	774	6	1,998	3	N	Y	PIKE LOFTS CONDOMINIUM
85	769185	0190	515,000	10/2/2024	511,000	1,060	5	1,970	4	N	N	SENECA 8
85	769185	0420	590,000	8/16/2023	563,000	1,060	5	1,970	4	N	Y	SENECA 8
85	769185	0540	546,000	12/3/2024	545,000	1,060	5	1,970	4	N	Y	SENECA 8
85	769185	0610	467,500	12/11/2024	467,000	1,050	5	1,970	4	N	Y	SENECA 8
85	780433	0100	375,000	11/6/2023	361,000	540	5	1,999	3	N	N	615 EAST PIKE ST CONDOMINIUM
85	815570	0100	480,000	8/22/2024	474,000	925	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0200	369,000	2/15/2024	358,000	675	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0280	435,000	10/15/2024	432,000	682	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0480	369,000	8/21/2024	364,000	608	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0550	421,000	3/28/2023	396,000	661	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0750	490,000	8/27/2024	484,000	889	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	0800	369,000	4/3/2023	348,000	675	4	1,960	4	N	N	SUTTON PLACE CONDOMINIUM
85	815570	0840	345,000	2/8/2024	335,000	611	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	0930	514,000	11/3/2024	511,000	895	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	815570	1030	965,000	10/11/2024	958,000	1,873	4	1,960	4	N	Y	SUTTON PLACE CONDOMINIUM
85	856060	0060	380,000	2/6/2023	356,000	518	5	1,965	4	N	N	TALISMAN CONDOMINIUM
85	856060	0460	380,000	7/26/2024	374,000	527	5	1,965	4	N	N	TALISMAN CONDOMINIUM
85	859000	0090	202,500	2/10/2023	190,000	299	4	1,907	5	N	N	TERRY TERRACE
85	859000	0160	215,000	7/19/2023	205,000	299	4	1,907	5	N	N	TERRY TERRACE
85	859000	0170	433,500	5/15/2023	410,000	890	4	1,907	5	N	N	TERRY TERRACE
85	859000	0230	215,000	5/16/2024	210,000	299	4	1,907	5	N	N	TERRY TERRACE
85	859000	0260	249,000	12/13/2023	240,000	459	4	1,907	5	N	N	TERRY TERRACE
85	860030	0020	396,500	9/18/2023	379,000	668	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0060	276,000	3/13/2023	260,000	381	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM



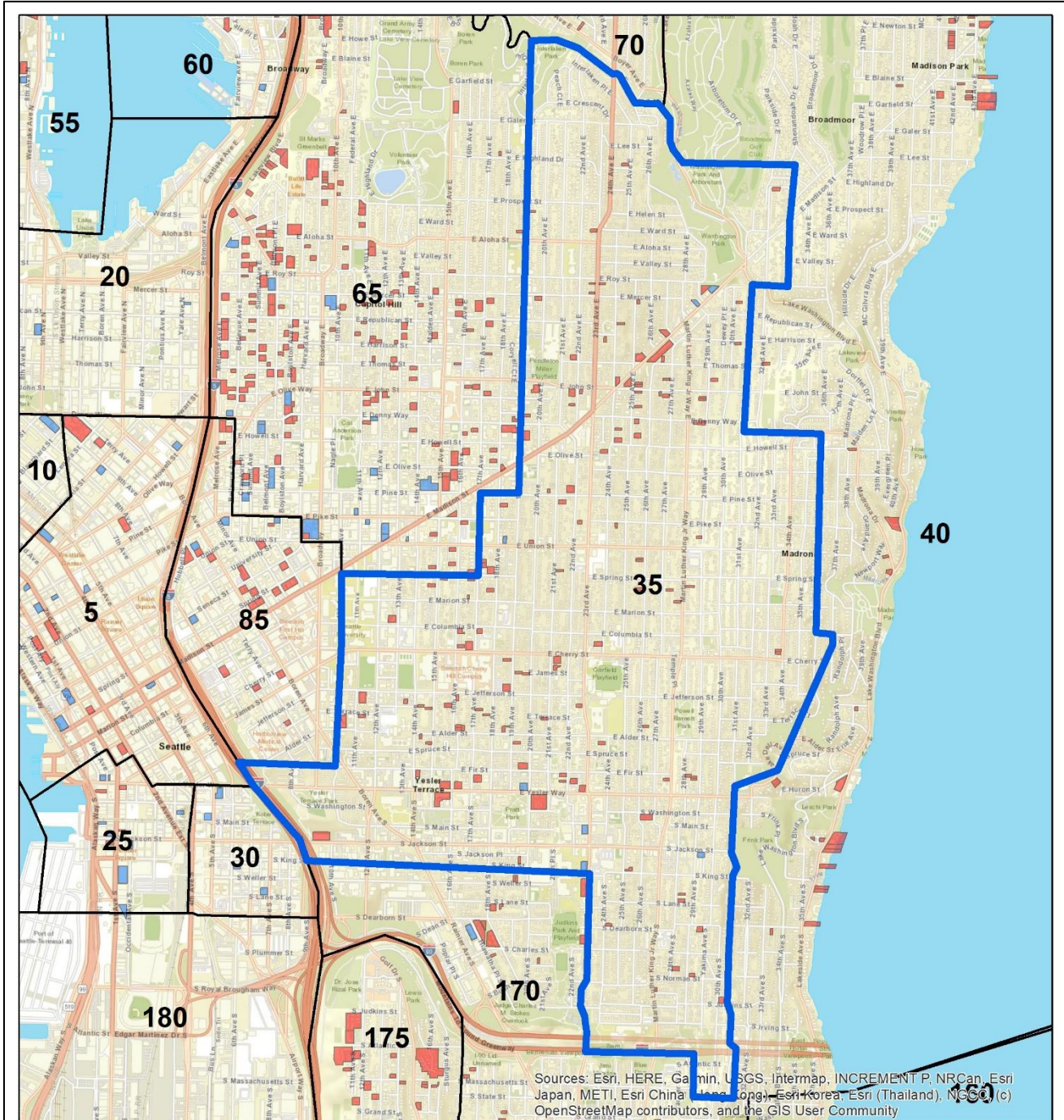
Area	Major	Minor	Sale Price	Sale Date	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	Water-front	View	Complex Name
85	860030	0060	280,000	12/30/2024	280,000	381	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0220	450,000	10/27/2024	447,000	627	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0240	399,000	4/11/2024	389,000	627	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0320	435,000	5/26/2023	412,000	762	5	1,980	3	N	Y	1300 UNIVERSITY CONDOMINIUM
85	860030	0340	415,000	12/7/2023	400,000	627	5	1,980	3	N	N	1300 UNIVERSITY CONDOMINIUM
85	860030	0380	435,000	7/7/2023	414,000	762	5	1,980	3	N	Y	1300 UNIVERSITY CONDOMINIUM
85	872620	0200	1,400,000	5/2/2023	1,323,000	2,666	6	1,929	3	N	Y	1223 SPRING STREET CONDOMINIUM

## Sales Removed from Analysis

Area	Major	Minor	Sale Price	Sale Date	Comments
35	025530	0060	575,000	9/21/2024	RELOCATION - SALE TO SERVICE
35	025530	0070	440,000	4/26/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
35	133600	0010	332,561	5/3/2024	QUIT CLAIM DEED
35	360321	0010	1,515,000	3/20/2024	SAS-DIAGNOSTIC OUTLIER
35	501480	0090	925,000	5/15/2023	SAS-DIAGNOSTIC OUTLIER
35	501570	0110	530,000	6/28/2023	SAS-DIAGNOSTIC OUTLIER
35	551190	0120	225,000	1/25/2024	NON-REPRESENTATIVE SALE
35	639079	0010	692,667	5/30/2024	NO MARKET EXPOSURE
35	639079	0020	692,667	5/30/2024	NO MARKET EXPOSURE
35	639079	0030	692,667	5/30/2024	NO MARKET EXPOSURE
35	659995	0010	210,500	5/16/2023	RELATED PARTY, FRIEND, OR NEIGHBOR
35	676390	0040	260,000	6/25/2024	SAS-DIAGNOSTIC OUTLIER
35	679215	0010	535,000	10/3/2023	SAS-DIAGNOSTIC OUTLIER
35	769814	0010	240,000	3/9/2023	CONTRACT OR CASH SALE
40	133080	0260	547,943	12/8/2023	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
40	133080	0550	1,389,950	3/28/2024	SAS-DIAGNOSTIC OUTLIER
40	216170	0030	3,000,000	6/19/2024	SAS-DIAGNOSTIC OUTLIER
40	404180	0150	735,000	9/6/2023	SAS-DIAGNOSTIC OUTLIER
40	410470	0020	570,000	7/31/2024	SAS-DIAGNOSTIC OUTLIER
40	414194	0100	1,250,000	5/31/2024	SAS-DIAGNOSTIC OUTLIER
40	501550	0080	505,000	5/30/2023	NO MARKET EXPOSURE
40	634200	0010	3,300,000	4/10/2024	SAS-DIAGNOSTIC OUTLIER
40	664820	0100	310,000	3/28/2023	SELLING OR BUYING COSTS AFFECTING SALE PRICE
40	678090	0210	477,000	1/24/2024	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
40	678090	0280	1,300,000	3/18/2024	SAS-DIAGNOSTIC OUTLIER
40	872857	0020	2,995,000	8/19/2024	SAS-DIAGNOSTIC OUTLIER
40	918670	0530	2,700,000	11/26/2024	SAS-DIAGNOSTIC OUTLIER
65	068400	0030	25,782	11/2/2023	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
65	103660	0970	1,175,000	12/13/2023	SAS-DIAGNOSTIC OUTLIER
65	179040	0030	335,000	4/4/2024	SAS-DIAGNOSTIC OUTLIER
65	230280	0020	1,200,000	11/21/2023	SAS-DIAGNOSTIC OUTLIER
65	230280	0020	1,175,000	3/6/2023	SAS-DIAGNOSTIC OUTLIER
65	245870	0060	330,000	2/26/2024	SAS-DIAGNOSTIC OUTLIER
65	246080	0040	2,225,000	5/21/2024	SAS-DIAGNOSTIC OUTLIER
65	246080	0050	1,950,000	7/28/2023	SAS-DIAGNOSTIC OUTLIER
65	253885	0030	150,000	10/5/2024	FORCED SALE
65	255725	0040	750,000	8/16/2024	NO MARKET EXPOSURE
65	261725	0010	440,000	4/18/2023	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	261725	0020	619,607	3/14/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0030	470,000	3/10/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0040	619,607	3/30/2023	EXEMPT FROM EXCISE TAX; AFFORDABLE HOUSING SALES; AND OTHER WARNINGS
65	261725	0050	472,681	3/15/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0060	346,997	3/21/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0070	346,997	7/17/2023	AFFORDABLE HOUSING SALES; SALE PRICE UPDATED BY SALES ID GROUP
65	261725	0080	472,681	3/27/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS

Area	Major	Minor	Sale Price	Sale Date	Comments
65	261725	0090	346,997	7/7/2023	AFFORDABLE HOUSING SALES
65	261725	0100	346,997	4/14/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0110	472,681	7/13/2023	AFFORDABLE HOUSING SALES; SALE PRICE UPDATED BY SALES ID GROUP
65	261725	0120	346,997	3/15/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	261725	0130	346,997	3/20/2023	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AND OTHER WARNINGS
65	269530	0030	415,000	3/3/2023	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
65	269530	0120	259,600	4/25/2024	NO MARKET EXPOSURE
65	279010	0100	415,000	6/11/2024	SAS-DIAGNOSTIC OUTLIER
65	289720	0010	585,000	11/18/2024	SAS-DIAGNOSTIC OUTLIER
65	417650	0520	675,000	6/28/2023	RELATED PARTY, FRIEND, OR NEIGHBOR
65	500900	0020	153,371	10/18/2024	RELATED PARTY, FRIEND, OR NEIGHBOR
65	515520	0010	370,000	11/2/2024	SAS-DIAGNOSTIC OUTLIER
65	516500	0190	420,000	4/24/2024	NO MARKET EXPOSURE
65	521800	0070	329,950	5/20/2024	NO MARKET EXPOSURE
65	521800	0520	292,500	4/10/2024	NO MARKET EXPOSURE
65	543830	0360	470,000	10/17/2023	SAS-DIAGNOSTIC OUTLIER
65	556650	0090	229,500	8/27/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	556650	0280	259,350	6/21/2023	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
65	556650	0280	259,350	10/20/2023	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	556650	0280	259,350	10/20/2023	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
65	556650	0280	259,900	11/6/2024	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
65	556966	0070	550,000	12/10/2024	NO MARKET EXPOSURE
65	556966	0190	800,000	10/3/2024	MULTI-PARCEL SALE
65	556966	0200	800,000	10/3/2024	MULTI-PARCEL SALE
65	664942	0640	425,000	12/6/2024	NO MARKET EXPOSURE
65	750444	0190	200,000	10/27/2023	RELATED PARTY, FRIEND, OR NEIGHBOR
70	220760	0230	624,500	1/24/2023	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
70	872679	0010	1,752,000	9/13/2023	SAS-DIAGNOSTIC OUTLIER
85	224890	0070	221,000	3/27/2024	EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
85	224890	1020	433,000	8/16/2024	CORPORATE AFFILIATES; NO MARKET EXPOSURE; AND OTHER WARNINGS
85	256030	1220	1,395,000	8/7/2024	SAS-DIAGNOSTIC OUTLIER
85	268067	0540	658,000	12/20/2024	NON-REPRESENTATIVE SALE
85	287120	0230	413,000	12/15/2023	SAS-DIAGNOSTIC OUTLIER
85	287120	1630	1,010,900	12/5/2023	SAS-DIAGNOSTIC OUTLIER
85	445871	0920	638,550	4/27/2023	NON-REPRESENTATIVE SALE
85	445871	1610	1,525,000	10/24/2023	SAS-DIAGNOSTIC OUTLIER
85	507070	0460	550,000	5/7/2024	SAS-DIAGNOSTIC OUTLIER
85	815570	0060	300,000	3/9/2023	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONDO WITH GARAGE, MOORAGE, OR STORAGE
85	815570	0180	290,000	4/4/2023	CONDO WITH GARAGE, MOORAGE, OR STORAGE; RELATED PARTY, FRIEND, OR NEIGHBOR
85	815570	0680	257,964	11/18/2024	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
85	815570	0810	203,706	1/17/2023	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
85	860030	0470	396,000	5/30/2024	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
85	860030	0550	650,000	6/29/2023	NON-REPRESENTATIVE SALE
85	872620	0060	1,100,000	6/20/2023	SAS-DIAGNOSTIC OUTLIER

# Neighborhood 35 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, OpenStreetMap contributors, and the GIS User Community

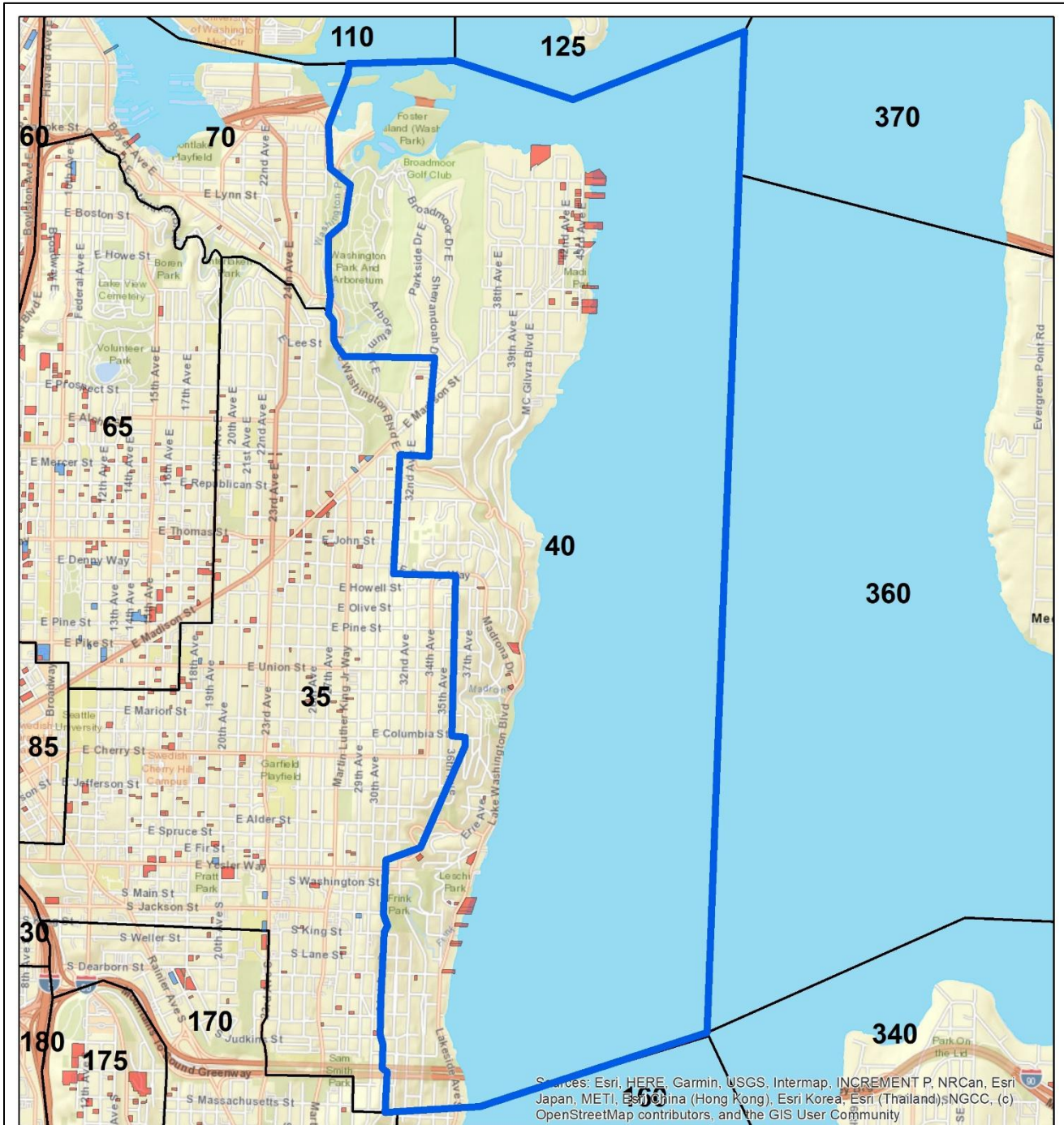
## Condo Neighborhood 35: Central District

**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- <all other values>
- WATER**
  - Non water
  - Water



# Neighborhood 40 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

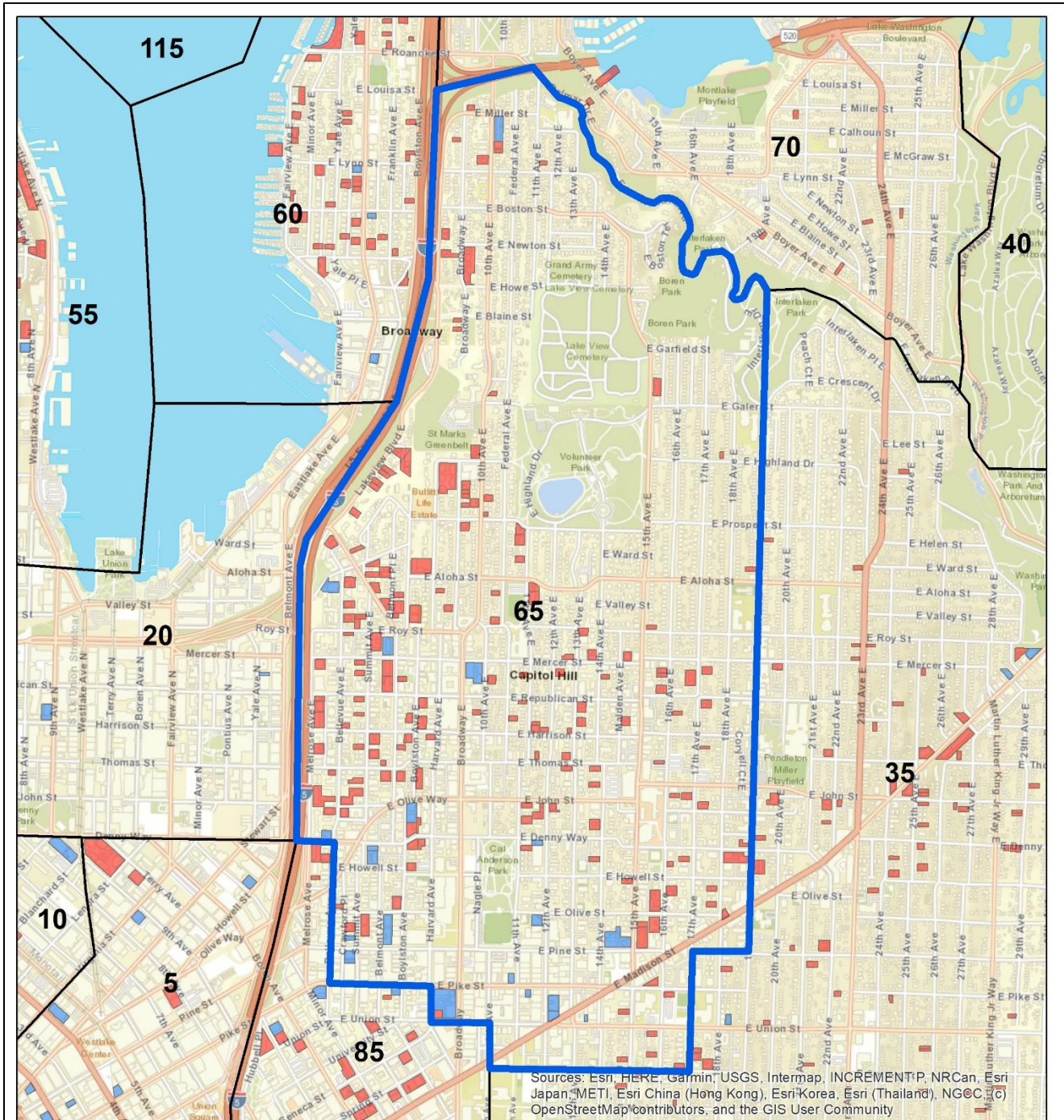
**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
  - <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 40: Madison Park



# Neighborhood 65 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

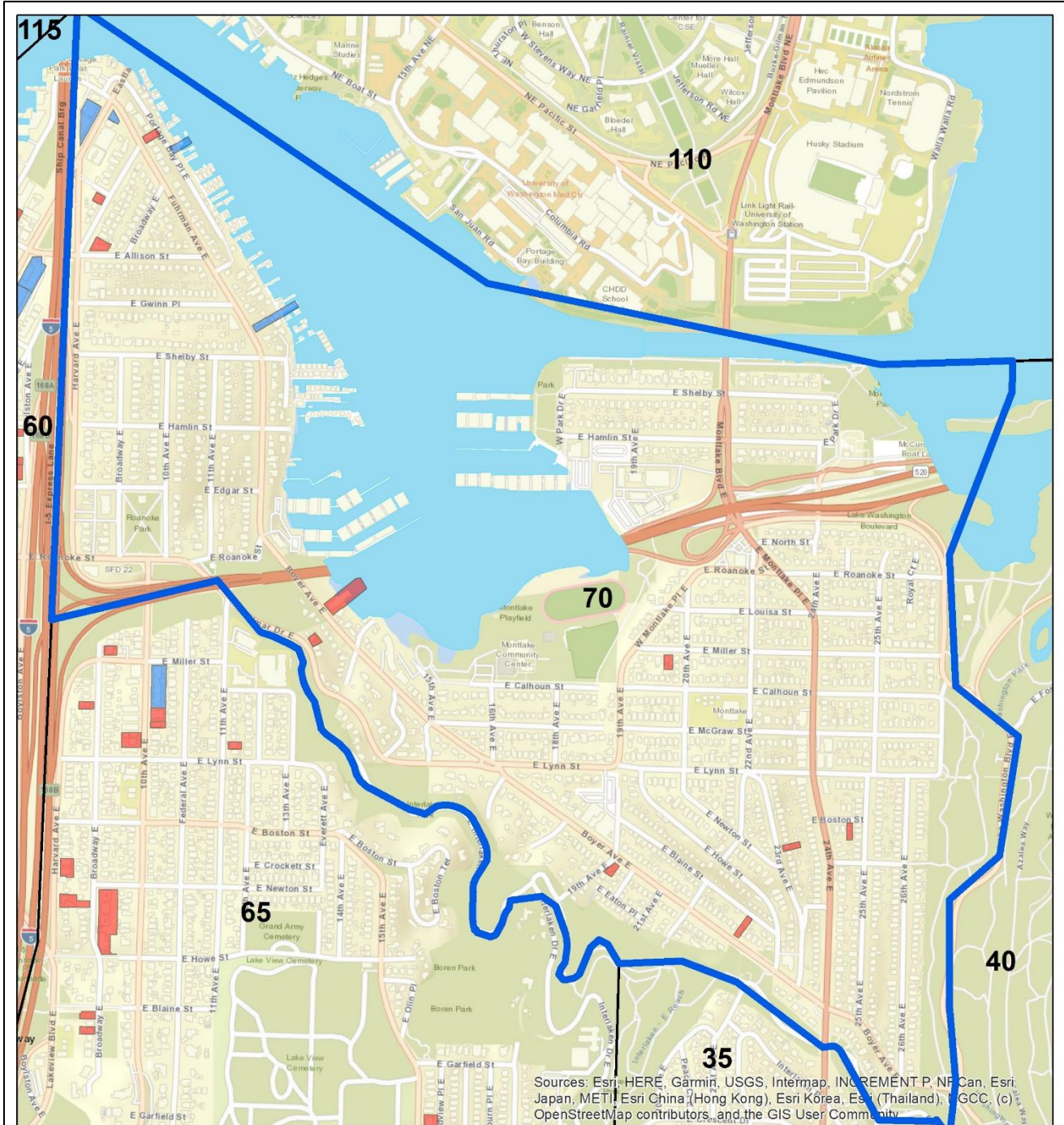
**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 65: Capitol Hill



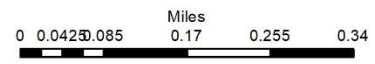
# Neighborhood 70 Map



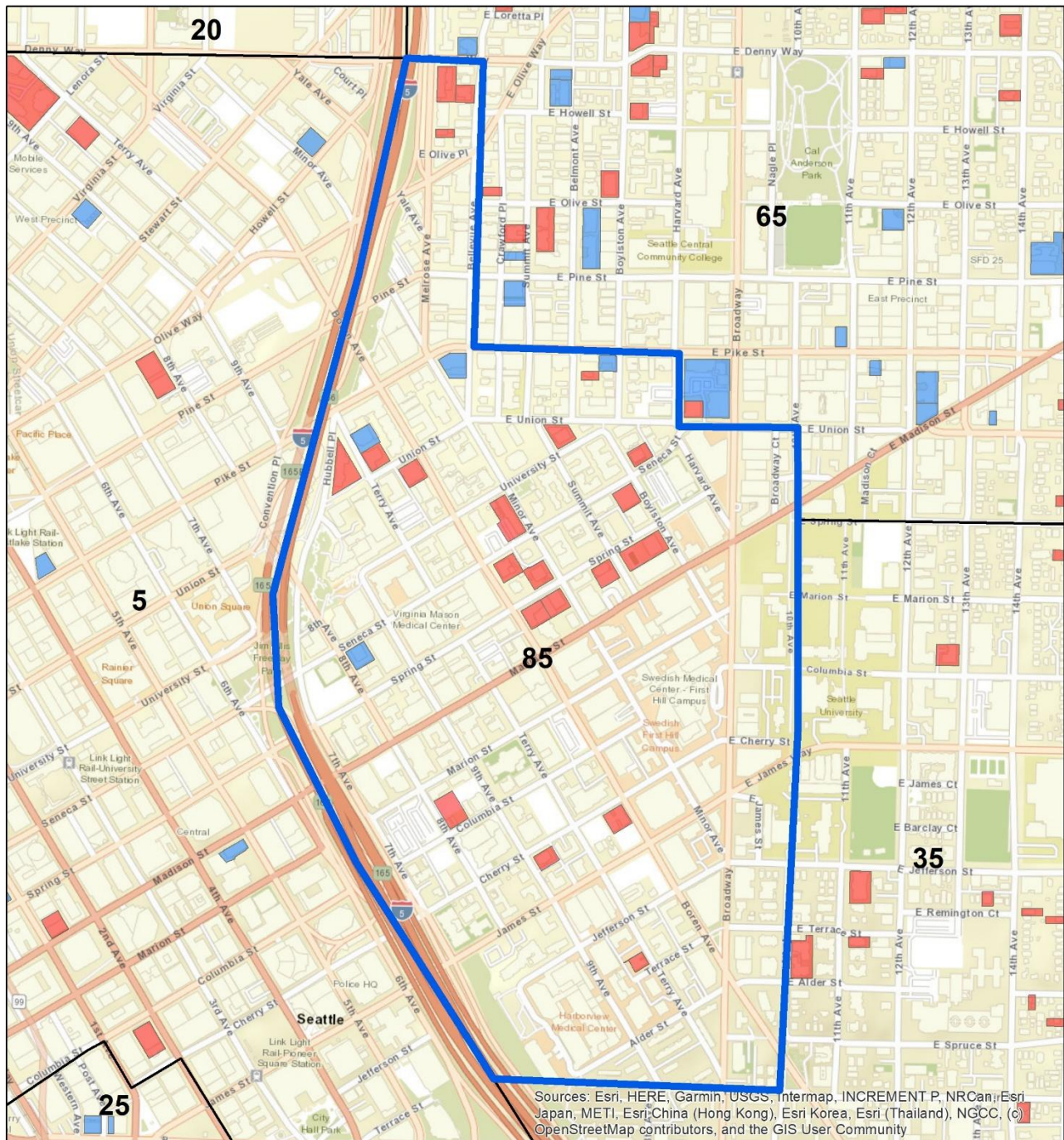
**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 70: Montlake



# Neighborhood 85 Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri-China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**Legend**

- parcel
- ApplGroup
  - K
  - M
- Condo\_Neighborhoods
- Major open water and double-banked streams and rivers
- <all other values>
- WATER**
  - Non water
  - Water

## Condo Neighborhood 85: First Hill

