



















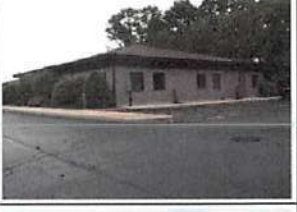

Sales Report






Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-04-104-004 1006 - 1010 McHenry Ave Woodstock, IL 60098	04-1 0060 Commercial	12/28/2017	\$350,000	\$53.39	1.0 Story Steel	6,556 1977	
13-05-156-001 339 Short St - 436 Washington St Woodstock, IL 60098	05-1 0050 Apts 6+	01/02/2018	\$542,500	\$181.44	2.0 Story Masonry	2,990 1972	
13-05-177-038 816 Clay St Woodstock, IL 60098	05-1 0050 Apts 6+	03/28/2017	\$520,000	\$54.62	2.0 Story Brick - 10 Units	9,520 1963	
13-05-305-040 233 Washington St Woodstock, IL 60098	05-3 0070 Office	11/09/2017	\$183,000	\$128.15	1.0 Story Office	1,428 1978	
13-05-355-021 140 Cass St Woodstock, IL 60098	05-3 0060 Commercial	12/05/2017 (Excluded)	\$50,000	\$6.72	2.0 Story Brick	7,440 1925	






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13-05-355-025 124 Cass St Woodstock, IL 60098	05-3 0060 Commercial	** 03/09/2018	\$335,000	\$37.73	1.0 Story Brick	8,878 1930	
13-05-359-001 225 Jackson St Woodstock, IL 60098	05-3 0060 Commercial	** 12/09/2016 (Excluded)	\$1,640,600	\$211.96	1.0 Story Brick	7,740 1979	
13-05-381-021 101 Benton St Woodstock, IL 60098	05-3 0060 Commercial	01/02/2018 (Excluded)	\$552,000	\$28.08	2.0 Story Brick	19,656 1880	
13-05-381-022 111 Van Buren St Woodstock, IL 60098	05-3 0060 Commercial	01/29/2018 (Excluded)	\$875,000	\$94.70	3.0 Story/1.0 Story Brick	9,240 1880	
13-05-389-007 210 Madison St Woodstock, IL 60098	05-3 0070 Office	12/06/2017 (Excluded)	\$167,500	\$86.25	2.0 Story Frame	1,942 1900	

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-05-389-012 350 Church St Woodstock, IL 60098	05-3 0060 Commercial	03/15/2017 (Excluded)	\$17,500	\$7.62	1.0 Story Steel	2,296 1978	
13-05-391-021 333 Jackson St Woodstock, IL 60098	05-3 0070 Office	08/16/2017	\$235,000	\$93.44	1.0 Story Brick	2,515 1960	
13-05-391-022 327 Jackson St Woodstock, IL 60098	05-3 0070 Office	* 05/09/2017 (Excluded)	\$80,000	\$37.88	1.0 Story Masonry	2,112 1967	
13-05-456-058 212 Fair St Woodstock, IL 60098	05-4 0060 Commercial	11/23/2016	\$191,501	\$58.33	1.0 Story CB	3,283 1945	
13-05-481-001 110 Eastwood Dr Woodstock, IL 60098	05-4 0060 Commercial	01/08/2018	\$390,000	\$134.39	1.0 Story Brick	2,902 1987	



Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-06-203-040 740 Washington St Woodstock, IL 60098	06-2 0060 Commercial	** 06/28/2017 (Excluded)	\$2,600,000	\$6,770.83	1.0 Story	384 1998	
13-06-279-037 728 Amsterdam St Woodstock, IL 60098	06-2 0060 Commercial	05/22/2017 (Excluded)	\$255,000	\$40.80	1.0 Story Steel	6,250 1984	
13-06-326-009 1070 Kishwaukee Valley Rd Woodstock, IL 60098	06-3 0060 Commercial	02/02/2017 (Excluded)	\$100	\$0.00	Tower	0 0	
13-06-452-003 665 Jackson St - Unit 3 Woodstock, IL 60098	06-4 0070 Office	03/29/2018	\$150,000	\$42.09	1.0 Story Brick	3,564 1989	
13-08-426-006 890 Lake Ave Woodstock, IL 60098	08-4 0060 Commercial	03/01/2018 (Excluded)	\$920,000	\$33.43	2.0 Story/1.0 Story Block	27,520 1946	

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-08-427-004 855 Lake Ave Woodstock, IL 60098	08-4 0060 Commercial	02/16/2018 (Excluded)	\$1,445,455	\$162.85	1.0 Story Steel	8,876 1984	
13-08-427-004 855 Lake Ave Woodstock, IL 60098	08-4 0060 Commercial	02/06/2018 (Excluded)	\$1,445,455	\$162.85	1.0 Story Steel	8,876 1984	
13-08-427-004 855 Lake Ave Woodstock, IL 60098	08-4 0060 Commercial	12/29/2016 (Excluded)	\$685,000	\$77.17	1.0 Story Steel	8,876 1984	
13-08-427-004 855 Lake Ave Woodstock, IL 60098	08-4 0060 Commercial	10/31/2016	\$635,000	\$71.54	1.0 Story Steel	8,876 1984	
13-08-477-009 1480 Eastwood Dr Woodstock, IL 60098	08-4 0060 Commercial	10/11/2016 (Excluded)	\$286,000	\$79.84	1.0 Story Brick	3,582 1996	

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-09-151-020 520 S Eastwood Dr Woodstock, IL 60098	09-1 0060 Commercial	11/28/2016	\$1,590,000	\$309.70	1.0 Story Brick	5,134 2012	
13-09-326-013 1500 McConnell Rd Woodstock, IL 60098	09-3 0080 Industrial	* 03/03/2017 (Excluded)	\$950,000	\$33.90	1.0 Story Steel	28,020 1982	
13-09-351-028 1285 Eastwood Dr Woodstock, IL 60098	09-3 0060 Commercial	01/03/2018 (Excluded)	\$2,285,000	\$285.63	1.0 Story Block	8,000 2007	
13-09-476-004 11595 McConnell Rd Woodstock, IL 60098	09-4 0080 Industrial	** 01/04/2017 (Excluded)	\$3,500,000	\$6.02	1.0 Story Brick/Steel	581,330 1985	
13-09-476-006 11595 McConnell Rd Woodstock, IL 60098	09-4 0080 Industrial	* 01/04/2017 (Excluded)	\$3,500,000	\$0.00		0 0	

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-16-177-004 11605 - 11607 - 11609 - 11611 - Woodstock, IL 60098	16-1 0060 Commercial	10/27/2016 (Excluded)	\$1,400,000	\$100.27	1.0 Story Brick	13,962 2006	
13-16-301-033 2205 Eastwood Dr Woodstock, IL 60098	16-3 0060 Commercial	** 01/24/2017 (Excluded)	\$9,000,000	\$626.52	1.0 Story Concrete Block	14,365 1992	
13-16-301-053 2235 Eastwood Dr Woodstock, IL 60098	16-3 0060 Commercial	* 01/24/2017 (Excluded)	\$9,000,000	\$95.86	1.0 Story Concrete	93,884 1981	
13-16-304-003 1249 Cobblestone Way Woodstock, IL 60098	16-3 0080 Industrial	11/10/2016 (Excluded)	\$160,000	\$45.58	1.0 Story Steel Condo	3,510 1987	
13-16-304-005 1255 Cobblestone Way Woodstock, IL 60098	16-3 0080 Industrial	10/30/2017	\$90,000	\$48.97	1.0 Story Steel Condo	1,838 1987	

Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-17-426-003 2705 Rt 47 Woodstock, IL 60098	17-4 0080 Industrial	12/22/2017 (Excluded)	\$175,000	\$45.57	1.0 Story Masonry	3,840 1965	
13-25-126-011 8618 Ridgefield Rd Crystal Lake, IL 60012	25-1 0080 Industrial	10/25/2016	\$175,000	\$21.76	1.0 Story Steel	8,044 1960	

Summary Statistics

Total Number of Sales:	37	Total Sales Amount:	\$46,376,611
Average Sales Amount:	\$1,253,421	Average Sales/Sqft:	\$277.72
Highest Sale Amount:	\$9,000,000	Highest Sales/Sqft:	\$6,770.83
Lowest Sale Amount:	\$100	Lowest Sales/Sqft:	\$0.00
Median Sale Amount:	\$520,000	Median Sales/Sqft:	\$58.33
Standard Deviation:	2,086,865		