





## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-05-156-006 Vacant Short St Woodstock, IL 60098	05-1 0060 Commercial	05/18/2021 (Excluded)	\$200,000	\$0.00		0 0	Image was not found.
13-05-201-030 1010 - 1014 Seminary Ave Woodstock, IL 60098	05-2 0060 Commercial	07/26/2021	\$395,000	\$79.80	1.0 Story Brick/Block	4,950 2002	
13-05-254-005 730 Seminary Ave - Rogers Hall Woodstock, IL 60098	05-2 0050 Apts 6+	01/18/2022	\$1,235,000	\$121.67	2.0 Story Brick	10,150 1910	
13-05-276-023 777 McHenry Ave Woodstock, IL 60098	05-2 0080 Industrial	04/19/2022	\$100,000	\$53.19	1.0 Story Masonry	1,880 1955	Image was not found.
13-05-305-001 235 Washington St Woodstock, IL 60098	05-3 0060 Commercial	06/10/2021 (Excluded)	\$60,000	\$54.74	1.0 Story Masonry	1,096 1930	
13-05-330-006 315 Madison St Woodstock, IL 60098	05-3 0060 Commercial	03/21/2022	\$1,685,000	\$755.94	1.0 Story Masonry	2,229 2008	



## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-05-354-006 101 Throop St Woodstock, IL 60098	05-3 0070 Office	10/08/2021	\$617,500	\$67.69	2.0 Story Brick	9,122 1945	
13-05-355-032 132 - 134 Cass St Woodstock, IL 60098	05-3 0060 Commercial	03/09/2022	\$321,500	\$54.45	2.0 Story Brick	5,904 1905	
13-05-357-005 401 Jackson St Woodstock, IL 60098	05-3 0050 Apts 6+	** 04/26/2022 (Excluded)	\$550,000	\$121.31	2.0 Story/1.0 Story Mason	4,534 1870	
13-05-357-006 128 Hayward St Woodstock, IL 60098	05-3 0050 Apts 6+	* 04/26/2022 (Excluded)	\$550,000	\$126.49	2.0 Story Frame	4,348 1906	
13-05-376-010 222 Main St Woodstock, IL 60098	05-3 0070 Office	02/08/2022 (Excluded)	\$130,000	\$95.59	1.0 Story Brick	1,360 1910	
13-05-376-011 220 Main St - 221 Benton St Woodstock, IL 60098	05-3 0060 Commercial	09/08/2021	\$295,000	\$134.09	2.0 Story Brick	2,200 1913	


## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-05-380-003 122 Benton St Woodstock, IL 60098	05-3 0060 Commercial	07/21/2021 (Excluded)	\$275,000	\$65.29	2.0 Story Brick	4,212 1910	
13-05-381-016 Vacant Jefferson St Woodstock, IL 60098	05-3 0050 Apts 6+	* 12/09/2021 (Excluded)	\$580,000	\$0.00		0 0	
13-05-381-017 118 Jefferson St Woodstock, IL 60098	05-3 0050 Apts 6+	** 12/09/2021 (Excluded)	\$580,000	\$77.69	3.0 Story Brick	7,466 1900	
13-05-384-009 101 - 109 Jefferson St Woodstock, IL 60098	05-3 0070 Office	04/30/2021 (Excluded)	\$150,000	\$7.78	1.0 Story	19,287 1987	
13-05-388-005 203 Madison St Woodstock, IL 60098	05-3 0060 Commercial	* 09/24/2021 (Excluded)	\$250,000	\$196.54	1.0 Story Concrete Block	1,272 2010	
13-05-402-022 210 Seminary Ave Woodstock, IL 60098	05-4 0080 Industrial	12/17/2021 (Excluded)	\$330,000	\$23.25	2.0 Story/1.0 Story Block	14,194 1950	

## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-05-402-024 427 E Judd St Woodstock, IL 60098	05-4 0080 Industrial	01/06/2022 (Excluded)	\$125,000	\$10.79	1.0 Story Brick/Block	11,588 1952	
13-05-456-033 666 Calhoun St Woodstock, IL 60098	05-4 0060 Commercial	* 07/16/2021 (Excluded)	\$943,100	\$134.02	1.0 Story Block	7,037 1957	
13-05-456-036 218 Fair St Woodstock, IL 60098	05-4 0060 Commercial	08/03/2021	\$199,000	\$89.68	1.0 Story Brick	2,219 1968	
13-05-456-063 670 Calhoun St Woodstock, IL 60098	05-4 0060 Commercial	** 07/16/2021 (Excluded)	\$943,100	\$89.39	1.0 Story Masonry	10,550 1961	
13-05-478-023 935 - 941 Country Club Rd Woodstock, IL 60098	05-4 0060 Commercial	03/18/2021	\$857,418	\$153.49	1.0 Story Brick Veneer	5,586 2021	
13-06-279-031 725 Wicker St Woodstock, IL 60098	06-2 0060 Commercial	10/01/2021	\$225,000	\$62.50	1.0 Story Block	3,600 1950	

## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-09-154-004 684 Eastwood Dr Woodstock, IL 60098	09-1 0070 Office	05/26/2022 (Excluded)	\$140,000	\$70.07	1.0 Story Brick/Block	1,998 1959	
13-09-154-005 686 Eastwood Dr Woodstock, IL 60098	09-1 0060 Commercial	08/05/2021	\$305,000	\$59.01	1.0 Story Brick/Block	5,169 1959	
13-09-306-001 1100 McConnell Rd Woodstock, IL 60098	09-3 0060 Commercial	07/13/2021 (Excluded)	\$950,000	\$267.91	1.0 Story Car Wash	3,546 1997	
13-09-351-030 Vacant Strip Eastwood Dr Woodstock, IL 60098	09-3 0060 Commercial	03/10/2021 (Excluded)	\$40,000	\$1.84		0 0	
13-09-478-002 Vacant Lt 12 Duncan Pl Woodstock, IL 60098	09-4 0080 Industrial	03/30/2021	\$87,500	\$0.00		0 0	
13-16-126-021 1270 Lake Ave Woodstock, IL 60098	16-1 0060 Commercial	05/21/2021 (Excluded)	\$1,300,000	\$64.90	1.0 Story Brick	20,031 2022	

## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-16-304-006 1253 Cobblestone Way Woodstock, IL 60098	16-3 0080 Industrial	07/08/2021	\$137,500	\$74.81	1.0 Story Steel Condo	1,838 1987	
13-16-401-001 Vacant Lt 1 Lake Ave Woodstock, IL 60098	16-4 0060 Commercial	** 08/02/2021 (Excluded)	\$150,000	\$0.00		0 0	
13-16-401-002 Vacant Lt 2 Cobblestone Way Woodstock, IL 60098	16-4 0060 Commercial	* 08/02/2021 (Excluded)	\$150,000	\$0.00		0 0	
13-16-401-003 Vacant Lt 3 Cobblestone Way Woodstock, IL 60098	16-4 0060 Commercial	* 08/02/2021 (Excluded)	\$150,000	\$0.00		0 0	
13-17-226-030 1710 - 1740 Eastwood Dr Woodstock, IL 60098	17-2 0060 Commercial	04/30/2021 (Excluded)	\$675,000	\$66.96		0 0	
13-17-426-012 2200 Tech Ct Woodstock, IL 60098	17-4 0080 Industrial	** 12/30/2021	\$1,050,000	\$117.19	1.0 Story Steel	8,960 1996	

## Sales Report

Parcel Information	Neighborhood/ Property Class	Sale Date	Sale Amount	Sales/Sqft	Model Name	Bldg. Sqft. / Year Built	Photo
13-17-426-013 2205 Tech Ct Woodstock, IL 60098	17-4 0080 Industrial	* 12/30/2021 (Excluded)	\$1,050,000	\$172.70	1.0 Story Steel	6,080 1996	
13-20-100-010 Vacant Dean St Rd Woodstock, IL 60098	20-1 0060 Commercial	01/03/2022	\$100,000	\$0.00		0 0	
13-22-101-003 Vacant Lt 5 Lake Shore Woodstock, IL 60098	22-1 0080 Industrial	12/22/2021 (Excluded)	\$125,000	\$0.00		0 0	
13-22-106-004 2446 Lake Shore Dr - Unit 1A Woodstock, IL 60098	22-1 0070 Office	06/11/2021	\$189,000	\$87.50	1.0 Story Brick West Unit	2,160 2006	
13-24-451-005 4001 Country Club Rd Woodstock, IL 60098	24-4 0080 Industrial	12/29/2021 (Excluded)	\$2,050,000	\$170.83	1.0 Story Showroom/Warehouse	12,000 2007	
13-25-202-002 4124 Country Club Rd Crystal Lake, IL 60012	25-2 0060 Commercial	10/01/2021	\$113,500	\$47.77	1.0 Story Brick	2,376 1920	

**Summary Statistics**

Total Number of Sales:	42	Total Sales Amount:	\$20,359,118
Average Sales Amount:	\$484,740	Average Sales/Sqft:	\$89.92
Highest Sale Amount:	\$2,050,000	Highest Sales/Sqft:	\$755.94
Lowest Sale Amount:	\$40,000	Lowest Sales/Sqft:	\$0.00
Median Sale Amount:	\$285,000	Median Sales/Sqft:	\$67.32
Standard Deviation:	473,676		