





Sales Report

| Parcel Information | Neighborhood/ Property Class | Sale Date | Sale Amount | Sales/Sqft | Model Name | Bldg. Sqft. / Year Built | Photo |
|---|------------------------------|-----------------------------|-------------|------------|-----------------------|-----------------------------|---|
| 13-05-130-020 1019 Seminary Ave Woodstock, IL 60098 | 05-1 0060 Commercial | 12/28/2022 (Excluded) | \$125,000 | \$83.33 | 1.0 Story Masonry | 1,500 1995 |  |
| 13-05-201-001 1144 Seminary Ave Woodstock, IL 60098 | 05-2 0060 Commercial | ** 12/27/2022 (Excluded) | \$1,350,000 | \$608.11 | 1.0 Story Masonry | 2,220 1992 |  |
| 13-05-201-010 1108 Seminary Ave Woodstock, IL 60098 | 05-2 0070 Office | * 08/03/2023 (Excluded) | \$415,000 | \$55.56 | 1.0 Story Steel/Brick | 7,470 1977 |  |
| 13-05-276-021 739 McHenry Ave Woodstock, IL 60098 | 05-2 0060 Commercial | 06/15/2022 (Excluded) | \$175,000 | \$46.05 | 1.0 Story Frame | 3,800 1946 |  |
| 13-05-304-004 200 Washington St Woodstock, IL 60098 | 05-3 0060 Commercial | ** 08/29/2022 | \$305,000 | \$19.39 | 1.0 Story Block | 15,730 1946 |  |
| 13-05-361-010 222 Tryon St Woodstock, IL 60098 | 05-3 0050 Apts 6+ | 10/04/2022 | \$850,000 | \$104.94 | 3.0 Story Brick | 8,100 1968 |  |

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| 13-05-361-012 212 - 214 - 216 - 218 - 220 Tryon Woodstock, IL 60098 | 05-3 0050 Apts 6+ | 01/01/2023 | \$90,000 | \$24.77 | 2.0 Sty/1.0 Sty - 5 Units | 3,633 1860 |  |
| 13-05-381-020 125 Calhoun St Woodstock, IL 60098 | 05-3 0060 Commercial | 06/06/2023 | \$260,000 | \$169.27 | 1.0 Story Block | 1,536 1900 |  |
| 13-05-402-023 204 Seminary Ave Woodstock, IL 60098 | 05-4 0060 Commercial | 08/10/2022 (Excluded) | \$80,000 | \$22.15 | 1.0 Story Block | 3,612 1935 |  |
| 13-07-430-032 1140 - 1142 Dean St Woodstock, IL 60098 | 07-4 0070 Office | 01/04/2023 | \$289,000 | \$56.41 | 2.0 Story/1.0 Story Frame | 5,123 1952 |  |
| 13-08-276-003 650 Eastwood Dr Woodstock, IL 60098 | 08-2 0060 Commercial | 08/18/2022 | \$1,500,000 | \$375.00 | 1.0 Story Steel | 4,000 1969 |  |
| 13-08-426-025 1386 - 1390 Eastwood Dr Woodstock, IL 60098 | 08-4 0060 Commercial | * 04/24/2023 (Excluded) | \$1,025,000 | \$64.64 | 2.0 Story/1.0 Story Steel | 15,857 1988 |  |



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| 13-09-151-031 760 Eastwood Dr Woodstock, IL 60098 | 09-1 0060 Commercial | 07/21/2022 (Excluded) | \$2,000 | \$0.71 | 1.0 Story Block | 2,800 1952 |  |
| 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 |  |
| 13-09-304-008 1199 Eastwood Dr Woodstock, IL 60098 | 09-3 0060 Commercial | 08/21/2023 | \$722,500 | \$299.42 | 1.0 Story Block | 2,413 1999 |  |
| 13-09-351-031 1409 - 1411 Eastwood Dr Woodstock, IL 60098 | 09-3 0060 Commercial | 10/28/2022 (Excluded) | \$598,000 | \$149.02 | 1.0 Story Frame | 4,013 1947 |  |
| 13-09-476-023 1005 Courtaulds Dr Woodstock, IL 60098 | 09-4 0080 Industrial | 04/07/2023 | \$4,500,000 | \$35.22 | 1.0 Story Block | 127,765 1995 |  |
| 13-09-477-007 1991 Duncan Pl Woodstock, IL 60098 | 09-4 0080 Industrial | ** 08/17/2023 | \$1,350,000 | \$90.09 | 1.0 Story | 14,985 2006 |  |

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| 13-16-101-015 11913 Industrial Heights Dr Woodstock, IL 60098 | 16-1 0080 Industrial | 06/19/2023 (Excluded) | \$265,000 | \$53.00 | 1.0 Story Steel | 5,000 1995 |  |
| 13-16-128-001 1290 Lake Ave Woodstock, IL 60098 | 16-1 0060 Commercial | 02/28/2023 (Excluded) | \$2,750,000 | \$167.93 | 2.0 Story Brick | 16,376 2002 |  |
| 13-16-301-008 2145 Eastwood Dr Woodstock, IL 60098 | 16-3 0060 Commercial | ** 11/22/2022 | \$2,000,000 | \$105.26 | 1.0 Story Steel | 19,000 1978 |  |
| 13-16-301-046 2105 Eastwood Dr Woodstock, IL 60098 | 16-3 0060 Commercial | * 11/03/2022 (Excluded) | \$3,685,250 | \$69.27 | 2.0 Story Masonry | 53,200 1999 |  |
| 13-16-303-003 1260 - 1262 Cobblestone Way Woodstock, IL 60098 | 16-3 0080 Industrial | 09/13/2022 | \$520,000 | \$81.35 | 1.0 Story Concrete Block | 6,392 1985 |  |
| 13-17-427-008 935 Dieckman Rd Woodstock, IL 60098 | 17-4 0080 Industrial | 06/30/2023 (Excluded) | \$825,000 | \$68.75 | 1.0 Story Steel | 12,000 1988 |  |

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| 13-17-476-006 2500 Eastwood Dr Woodstock, IL 60098 | 17-4 0080 Industrial | 07/14/2022 | \$2,000,000 | \$76.98 | 1.0 Story Brick | 25,982 1969 |  |
| 13-22-105-005 2450 Lake Shore Dr Woodstock, IL 60098 | 22-1 0070 Office | 07/14/2022 (Excluded) | \$966,016 | \$135.56 | 1.0 Story Office | 7,126 2004 |  |

Summary Statistics

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|------------------------|-------------|---------------------|--------------|
| Total Number of Sales: | 26 | Total Sales Amount: | \$26,787,766 |
| Average Sales Amount: | \$1,030,298 | Average Sales/Sqft: | \$116.62 |
| Highest Sale Amount: | \$4,500,000 | Highest Sales/Sqft: | \$608.11 |
| Lowest Sale Amount: | \$2,000 | Lowest Sales/Sqft: | \$0.71 |
| Median Sale Amount: | \$660,250 | Median Sales/Sqft: | \$73.52 |
| Standard Deviation: | 1,145,305 | | |