

Comparable Market Analysis

Prepared for
Hatim and
Khadieja



**Judy
Huebner**

Realtor/Team Leader
262-391-6372

Judy@housetohometeam.com
www.housetohometeam.com

  @housetohometeam



10105 N Parkside Court
Mequon, Wisconsin 53092

Property Type: Single-Family Residence

Style: Colonial, 2 Story

Subdivision: Parkside

School District: Mequon-Thiensville

Year Built: 1997

Bedrooms: 4

Bathrooms: 3 Full | 1 Half

Total Rooms: 9

Living Area: 4,158 Sq Ft

Lot Size: 1.00 Acre

Water Feature: Creek

Garage: 3.5-Car Attached

Basement: Full, Poured Concrete, Sump

Pump, Partially Finished



Comparable Sales Overview



10018 N Waterleaf Dr, Mequon

List Price: \$924,900

Sold Price: \$957,000

Days on Market: 4

4 Beds | 2.5 Baths

Sq Ft: 5,021

Sold Date: 08/05/2025



10410 N Haddonstone Pl, Mequon

List Price: \$950,000

Sold Price: \$935,090

Days on Market: 50

4 Beds | 2 Full, 2 Half Baths

3,449 Sq Ft

Sold Date: 04/06/2026



10137 N Kenilworth Ct, Mequon

List Price: \$919,000

Sold Price: \$899,999

Days on Market: 125

5 Beds | 4 Full, 1 Half Baths

4,786 Sq Ft

Sold Date: 01/27/2026



10426 N Haddonstone Pl

List Price: \$975,000

Sold Price: \$960,000

Days on Market: 9

4 Beds | 2 Full, 2 Half Baths

4,689 Sq Ft

Sold Date: 08/27/2025

Comparable Sales Overview

Market Summary

Lowest Sale Price: \$899,999
Average Sale Price: \$938,022
Median Sale Price: \$946,045
Highest Sale Price: \$960,000

Listing Price Recommendation

Low Price: \$900,000
High Price: \$960,000
Recommended List Price Range:
\$900,000 – \$940,000

Overall Market Analysis

Sold Listings: 4
Average List Price: \$942,225
Average Sold Price: \$938,022
Average Sale-to-List Price Ratio: 100%
Average Square Footage: 4,486 Sq Ft
Average List Price per Sq Ft: \$214.90
Average Sold Price per Sq Ft: \$213.63
Average Days on Market: 47

Pricing Narrative

Recent comparable sales in the immediate area ranged from \$899,999 to \$960,000, with an average sale price of \$938,022 and a median sale price of \$946,045. These results reflect strong buyer demand for well-maintained homes in established Mequon neighborhoods, particularly those offering generous living spaces, attractive settings, and access to the highly regarded Mequon-Thiensville School District.

The subject property compares favorably to recent sales, offering 4,158 square feet, four bedrooms, three-and-a-half bathrooms, a one-acre lot, and desirable creek frontage within the sought-after Parkside neighborhood. Combined with limited competing inventory, these features position the property favorably within the current market and should attract strong buyer interest.

Based on recent sales activity, current competition, and overall market conditions, the data supports a value range of approximately \$900,000 to \$960,000, with a recommended list price range of \$900,000 to \$940,000.