

# Comparable Market Analysis


Prepared for  
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1016 Ann Marie Way #7,  
Oconomowoc, WI 53066

Property Type: Condominium

Unit Style: 1 Story

Bedrooms: 3

Full Baths: 3

Garage: 2-car attached

Est. Total Sq. Ft.: 2,597

Est Fin Above Grade SqFt: 1,560

Est Fin Below Grade SqFt: 1,037

Basement: Full, walk-out / outer door

Exterior: Brick, Stone, Fiber Cement, Partial-Brick

Subdivision: Glen of Oconomowoc

Water Feature: Pond

School District: Oconomowoc Area

Estimated Year Built: 2015



# Comparable Sales Overview



1040 Ann Marie Way, Oconomowoc

List price \$715,000

Sold price \$715,000

Days on market 4

3 Beds | 3 Baths

Sq Ft: 2,979

Sold Date: 08/04/2025



1047 Ann Marie Way, Oconomowoc

List Price: \$719,500

Sold Price: \$712,000

Days on Market: 48

3 Beds | 3 Baths

Sq Ft: 2,647

Sold Date: 11/10/2025



1032 Ann Marie Way #15, Oconomowoc

List price \$679,900

Sold price \$710,000

Days on market 2

3 Beds | 3 Baths

Sq Ft: 3,161

Sold Date: 10/05/2023



1018 Ann Marie Way #9, Oconomowoc

List Price: \$699,900

Sold Price: \$675,000

Days on Market: 14

2 Beds | 2.5 Bath

Sq Ft: 3,061

Sold Date: 12/12/2024

# Comparable Sales Overview

## Market Summary

Low Sold Price: \$575,000

Average Sold Price: \$677,400

Median Sold Price: \$710,000

High Sold Price: \$715,000

## Listing Price Recommendation

Low Price: \$575,000

High Price: \$715,000

Recommended List Price Range:

\$699,900 to \$712,000

## Overall Market Analysis

Sold Listings: 5

Average List Price: \$699,420

Average Sold Price: \$677,400

Average Sale-to-List Price Ratio: 0.97

Average Square Footage: 2,929

Average List Price per Sq Ft: \$238.80

Average Sold Price per Sq Ft: \$231.30

Average Days on Market: 26

## Pricing Narrative

Based on the five most relevant recent sales within The Glen of Oconomowoc, the subject property is best positioned within a list price range of \$699,900 to \$712,000. Comparable sales range from \$575,000 to \$715,000, with a median sale price of \$710,000, indicating strong support near the upper end of the range.

The highest and most recent comparable properties, which offer similar finishes and overall appeal, sold between \$710,000 and \$715,000 with minimal days on market, reflecting strong buyer demand. Lower-priced sales are either dated or less comparable in size, condition, or timing and therefore carry less weight in determining value.

Given current market conditions, a strategic pricing approach near \$709,900 to \$712,000 would position the property competitively while maximizing exposure and potential for strong buyer interest.