

Comparable Market Analysis

Prepared for
Shane and Jennifer
Hitchler



Judy Huebner

Realtor/Team Leader
262-391-6372

Judy@housetohometeam.com
www.housetohometeam.com

  @housetohometeam



1299 Creekside Lane
Grafton, WI, 53024

Property Type: Single-Family Residence
Style: Colonial, 2-Story with Walkout Basement
Subdivision: Creekside Estates
School District: Cedarburg
Year Built: 1998
Bedrooms: 4
Full Bathrooms: 4
Half Bathrooms: 1
Total Rooms: 9
Est. Total Sq. Ft.: 3,831
Est Fin Above Grade SqFt: 3,164
Est Fin Below Grade SqFt: 667
Lot Size: 0.44 Acres
Garage: 3-Car Attached Garage
Waterfront Type: Cedar Creek Frontage



Comparable Sales Overview



279 High Forest Dr, Grafton

List Price: \$1,399,900

Sold Price: \$1,285,000

Days on Market: 16

4 Beds | 3.5 Baths

Sq Ft: 4,404

Sold Date: 02/27/2026



1175 Aspen Ct, Grafton

List Price: \$1,150,000

Sold Price: \$1,125,000

Days on Market: 4

4 Beds | 3.5 Baths

Sq Ft: 3,497

Sold Date: 09/05/2025



1169 Aspen Ct, Grafton

List Price: \$1,169,000

Sold Price: \$1,110,000

Days on Market: 65

4 Beds | 4.5 Baths

Sq Ft: 4,174

Sold Date: 05/20/2026



1802 S Green Bay Rd, Grafton

List Price: \$1,100,000

Status: Pending

Days on Market: 34

3 Beds | 2.5 Baths

Sq Ft: 2,567

Pending Date: 05/28/2026

Comparable Sales Overview

Market Summary

Low Sold Price: \$1,110,000

Average Sold Price: \$1,173,333

Median Sold Price: \$1,125,000

High Sold Price: \$1,285,000

Listing Price Recommendation

Low Price: \$1,110,000

High Price: \$1,285,000

Recommended List Price: \$1,200,000

Overall Market Analysis

Sold Listings: 3

Average List Price: \$1,239,633

Average Sold Price: \$1,173,333

Average Sale-to-List Price Ratio: 0.95

Average Square Footage: 4,025

Average List Price per Sq Ft: \$308.93

Average Sold Price per Sq Ft: \$293.14

Average Days on Market: 28

Average Cumulative Days on Market: 28

Pricing Narrative

Based on the most recent comparable sales and current pending activity in the Grafton luxury waterfront market, the subject property is best positioned at approximately \$1,200,000. Recent comparable sales range from \$1,110,000 to \$1,285,000, with an average sold price of \$1,173,333.

The subject property offers 3,831 square feet, four bedrooms, four and one-half bathrooms, creek frontage, and a desirable location within Creekside Estates. Comparable sales demonstrate strong demand for well-maintained waterfront properties, while the pending listing at \$1,100,000 provides additional support for pricing in this range. Given the subject property's features, waterfront setting, finished walkout lower level, and overall market position, a list price of approximately \$1,200,000 should attract qualified buyers while maximizing market value.