

Comparable Market Analysis

Prepared for:
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**119 W Vintage Drive
Mequon, WI 53092**

Property Type: Single-Family Residence

Architecture: Cape Cod

Style: Two-Story

Subdivision: Vintage Estates

School District: Mequon-Thiensville

Year Built: 1991

Bedrooms: 4

Bathrooms: 2 Full | 2 Half

Total Rooms: 9

Living Area: 4,386 Sq. Ft.

Lot Size: 0.725 Acre

Garage: 3-Car Attached

Basement: Full, Block Construction



Comparable Sales Overview



10113 N Vintage Ct, Mequon, WI 53092

List Price: \$1,650,000

Sold Price: \$1,650,000

Days on Market: 5

4 Beds

4 Full | 1 Half Baths

Sq Ft: 7,600

Sold Date: 04/30/2025



10123 N Lake Shore Dr, Mequon, WI 53092

List Price: \$1,395,000

Sold Price: \$1,300,000

Days on Market: 63

5 Beds

4 Full | 2 Half Baths:

Sq Ft: 6,326

Sold Date: 12/31/2024



106 W Vintage Dr, Mequon, WI 53092

List Price: \$1,195,000

Sold Price: \$1,250,000

Days on Market: 13

4 Beds

4 Full | 2 Half Baths

Sq Ft: 6,682

Sold Date: 07/14/2025



112 W Vintage Dr Mequon, WI 53092

List Price: \$1,325,000

Sold Price: \$1,325,000

Days on Market: 16

5 Beds

3 Full | 1 Half Baths

Sq Ft: 4,627

Sold Date: 4/16/2026

Comparable Sales Overview

Market Summary

Lowest Sale: \$1,250,000

Average Sale: \$1,381,250

Median Sale: \$1,312,500

Highest Sale: \$1,650,000

Listing Price Recommendation

Low Price: \$1,000,000

High Price: \$1,100,000

Recommended List Price: \$1,100,000+

Overall Market Analysis

Sold Listings: 4

Average List Price: \$1,391,250

Average Sold Price: \$1,381,250

Average Sale-to-List Price Ratio: 99.3%

Average Square Footage: 6,309 sq. ft.

Average List Price per Sq. Ft.: \$221

Average Sold Price per Sq. Ft.: \$219

Average Days on Market: 24

Pricing Narrative

After carefully analyzing the recent comparable sales, current market conditions, and the unique characteristics of your home, I recommend an initial list price of \$1,100,000.

Recent comparable properties in Vintage Estates have sold between \$1.25 million and \$1.65 million; however, each home differs in size, condition, updates, location within the neighborhood, and overall buyer appeal. Pricing strategically at \$1,100,000 is intended to position your home as an exceptional value, generate strong interest upon entering the market, and encourage serious buyers to act.

Today's buyers are highly informed and quick to recognize value. Homes that are priced competitively often receive greater showing activity and stronger offers. Beginning at \$1,100,000 provides an opportunity to maximize exposure while allowing the market to respond to the home's unique features and overall value.

My goal is not simply to list your home—it is to create excitement, attract the greatest number of qualified buyers, and achieve the strongest possible price and terms.