

Comparable Market Analysis

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**4456 Weilers Way, Port
Washington, WI 53074**

Property Type: Single-Family Residence

Style: Contemporary

Subdivision: Bluff View Estates

School District: Port Washington-Saukville

Year Built: 2021-2022

Bedrooms: 4

Bathrooms: 3 Full

Finished Above Living Area: 2,692 SF

Finished Lower Living Area: 1,188 SF

Total Finished Living Area: 3,880

Egress and Large Windows

Lot Size: 1.66 Acres

Water Feature: Lake Michigan

Garage: 2-Car Attached



Comparable Sales Overview



4328 High Point Beach Rd Port Washington, Wisconsin 53074

List Price: \$1,350,000

Sold Price: \$1,600,000

Days on Market: 3

4 Beds | 3.5 Baths

Sq Ft: 4,368

Sold Date: 10/31/2025



984 Seanma Wynd Port Washington, WI 53074

List Price: \$1,375,000

Sold Price: \$1,350,000

Days on Market: 13

4 Beds | 3.5 Baths

Sq Ft: 3,177

Sold Date: 10/06/2025



1082 Seanma Wynd Port Washington, WI 53074

List Price: \$1,390,000

Sold Price: \$1,325,000

Days on Market: 29

4 Beds | 3 Baths

Sq Ft: 2,711

Sold Date: 05/06/2026



1010 Noridge Trail Port Washington, WI 53074

List Price: \$1,299,900

Sold Price: \$1,200,000

Days on Market: 22

4 Beds | 2.5 Baths

Sq Ft: 3,623

Sold Date: 01/15/2026

Comparable Sales Overview

Market Summary

Lowest Sale: \$1,200,000

Average Sale: \$1,368,750

Median Sale: \$1,337,500

Highest Sale: \$1,600,000

Listing Price Recommendation

Low: \$1,325,000

High: \$1,375,000

Recommended: \$1,350,000

Overall Market Analysis

Sold Listings: 4

Average List Price: \$1,353,725

Average Sold Price: \$1,368,750

Average Sale-to-List Price Ratio: 101.1%

Average Square Footage: 3,470 Sq Ft

Average List Price per Sq Ft: \$403.35

Average Sold Price per Sq Ft: \$402.80

Average Days on Market: 17

Pricing Narrative

After reviewing these four recent comparable sales, I recommend positioning the property within the \$1.325 million to \$1.375 million range, with \$1,350,000 representing a strong strategic starting point, assuming the home compares favorably in condition, size, amenities, and location.

The comparable properties averaged approximately \$1.369 million in final sale price, with an average market time of only 17 days. Importantly, the results show that buyers are willing to pay a premium when they recognize exceptional value. The High Point Beach property generated immediate competition and ultimately sold for \$1.6 million, while the other three properties sold below asking price.

Pricing at approximately \$1,350,000 places the property squarely within the range buyers have recently demonstrated they are willing to consider. Rather than chasing the highest comparable sale, this strategy is designed to create strong initial interest, maximize showing activity, and put the property in the best position to attract qualified buyers and achieve the strongest possible terms.