

Comparable Market Analysis

111 N Main St, Mayville, WI, 53050

Prepared for Mayville Library—Friday, August 25, 2023

Prepared by Hayley J Malone of RE/MAX Insight

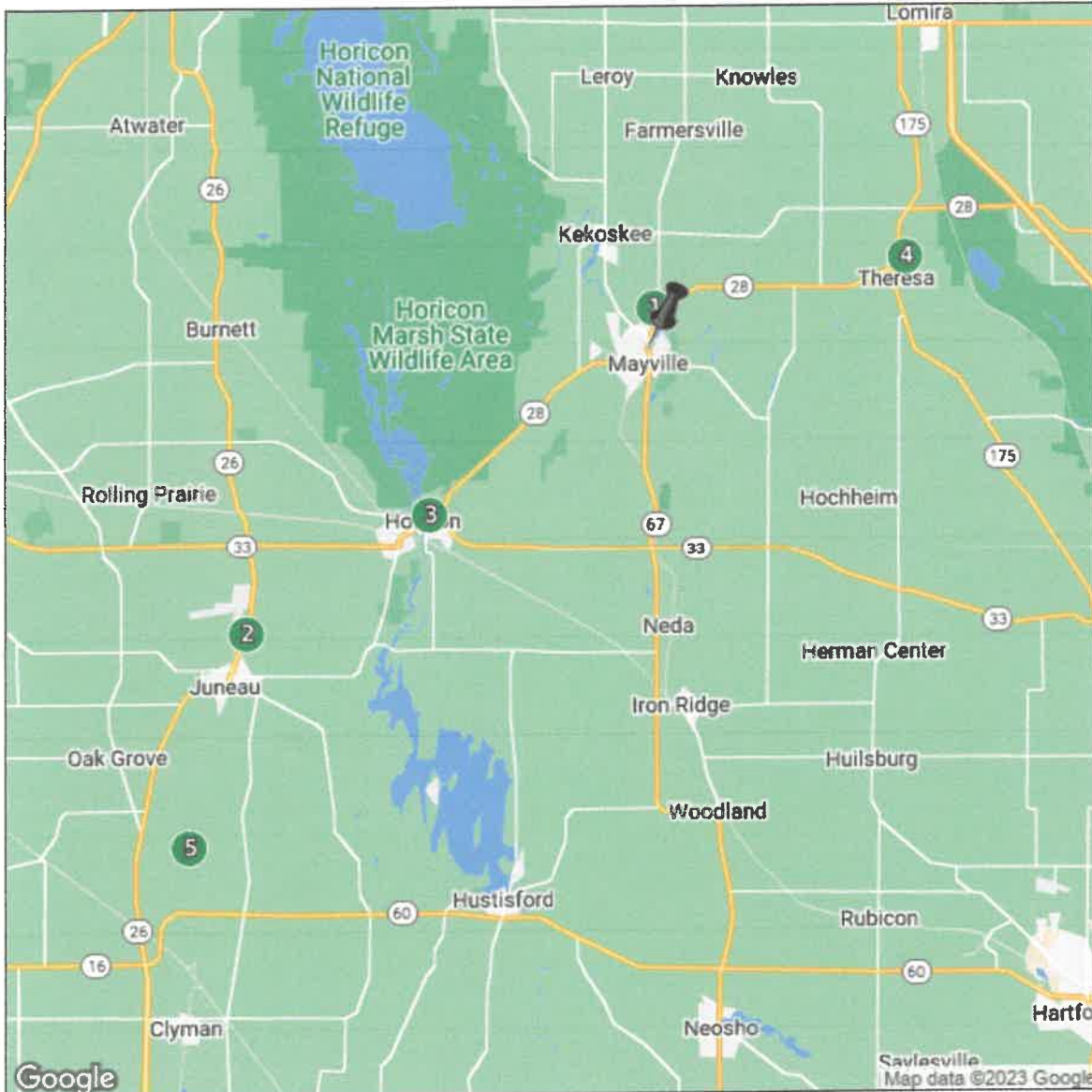
See my Website
hayleymalone.com



I Look forward to hearing
from you!

☺ Hayley Malone

Map of Subject And Comparable Properties



● Active
 ● Sold
 ● Pending
 ● Withdrawn
 ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	111 N Main St , Mayville WI 53050			
1	1019 N Main St , Mayville WI 53050	1839152	Active	0.83m
2	820 N Main Street , Juneau WI 53039	1909152	Active	9.30m
3	611 E Walnut Street , Horicon WI 53032	1959075	Active	5.17m
4	300 Depot Rd , Theresa WI 53091	1836885	Active	5.20m
5	N4589 Primrose Lane , Clyman WI 53039	1957620	Active	12.82m

Subject

Address	111 N Main St , Mayville, WI 53050
Type Commercial	
County	
Est. Total Sq. Ft.	
# of Stories	
Proximity to HWY	
Roofing	
Sale Includes	
Lot Description	
Est. Acreage	
# of Acres	
Taxes	
Tax Year	
Est. Year Built	
Heating/Cooling	
Truck Door Height	

Comparable Properties

Subject

1839152

1909152

1959075



111 N Main St
Mayville WI 53050

1019 N Main St
Mayville WI

820 N Main Street
Juneau WI

611 E Walnut Street
Horicon WI

Distance From Subject		0.83	9.30	5.17
List Price		\$1,700,000	\$1,395,000	\$975,000
Original List Price		\$1,750,000	\$1,500,000	\$975,000
Sold Price				
Status		Active	Active	Active
Status Date		06/20/2023	05/14/2021	07/01/2023
Days on Market		67	834	57
Cumulative Days on Market		67	834	57
Adjustment			+/-	+/-
Type Commercial		Warehouse; Special Purpose; Storage	Wholesale; Office(s); Warehouse	
County		Dodge	Dodge	Dodge
Est. Total Sq. Ft.		25,200	26,000	6,200
# of Stories		1	2	3
Proximity to HWY		0-1 Miles		
Roofing		Metal	Flat	Composition
Sale Includes		Real Estate; Easements; Business Name; Customer List; Rental Units	Lease	Business Name; Customer List; Equipment; Furniture; Inventory
Lot Description		3.57 Acres	0	108 X 255
Est. Acreage		3.57	8.15	0.5
# of Acres				
Taxes		9,697	8,372	9,953
Tax Year		2022	2020	2022
Est. Year Built		2000	1983	1902
Heating/Cooling		None	Natural Gas; Central Air; Forced Air	Natural Gas; Radiant; Wall A/C
Truck Door Height		No Truck Door		
Adjusted Price	\$1,000,000	\$1,700,000	\$1,395,000	\$975,000

Subject

1836885

1957620



111 N Main St
Mayville WI 53050

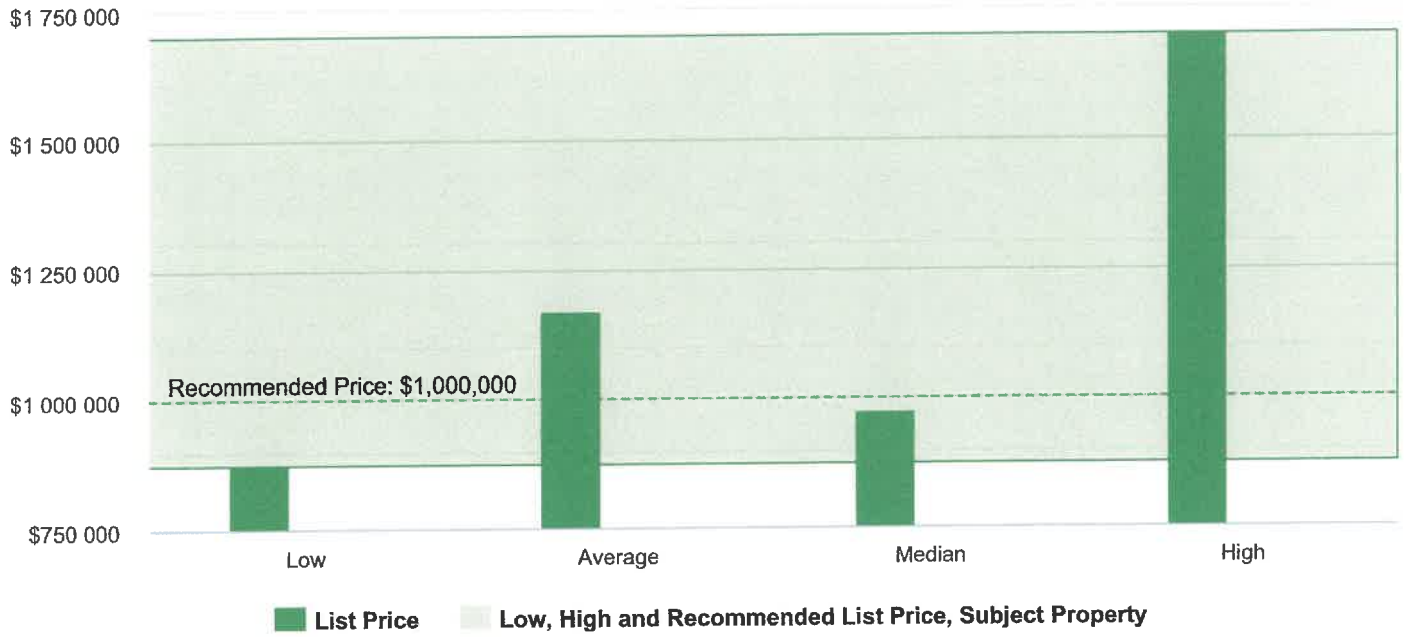
300 Depot Rd
Theresa WI

N4589 Primrose Lane
Clyman WI

Distance From Subject		5.20	12.82	
List Price		\$900,000	\$875,000	
Original List Price		\$1,250,000	\$875,000	
Sold Price				
Status		Active	Active	
Status Date		06/03/2023	08/20/2023	
Days on Market		113	77	
Cumulative Days on Market		113	77	
Adjustment		+/-	+/-	+/-
Type Commercial		Warehouse; Manufacturing; Storage; Other	Office(s)	
County		Dodge	Dodge	
Est. Total Sq. Ft.		50,000	5,027	
# of Stories		1	2	
Proximity to HWY		0-1 Miles		
Roofing		Rubber; Metal	Composition; Metal	
Sale Includes			Business Name; Customer List; Signs Included; Equipment; Furniture; Inventory	
Lot Description				
Est. Acreage		5.5	9.96	
# of Acres				
Taxes		11,667.15	4,979	
Tax Year		2021	2022	
Est. Year Built		1945	1975	
Heating/Cooling		Natural Gas; Indiv. Heating Units; Other	Propane Gas; Central Air; Forced Air	
Truck Door Height		9'-12'; 13'-15'		
Adjusted Price	\$1,000,000	\$900,000	\$875,000	

Price Analysis

Low, Average, Median, and High List Prices Active Listings



Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1839152	1019 N Main St, Mayville WI	\$1,750,000	67	67	\$1,700,000	-	\$1,700,000
1909152	820 N Main Street, Juneau WI	\$1,500,000	834	834	\$1,395,000	-	\$1,395,000
1959075	611 E Walnut Street, Horicon WI	\$975,000	57	57	\$975,000	-	\$975,000
1836885	300 Depot Rd, Theresa WI	\$1,250,000	113	113	\$900,000	-	\$900,000
1957620	N4589 Primrose Lane, Clyman WI	\$875,000	77	77	\$875,000	-	\$875,000

Low, Average, Median, and High Comparisons

	Active	Overall
Low	\$875,000	\$875,000
Average	\$1,169,000	\$1,169,000
Median	\$975,000	\$975,000
High	\$1,700,000	\$1,700,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Active	5	5,845,000	1,169,000	0	0	0.00	22,485	94.09	0.00	230	230
Overall	5	5,845,000	1,169,000	0	0	0.00	22,485	94.09	0.00	230	230

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Listing Price Recommendation

Low	\$875,000
High	\$1,700,000
Recommended	\$1,000,000

