

Comparative Market Analysis



Researched and prepared by

Greg Haage, Broker/Owner

Prepared exclusively for

Subject Property

1801 Commerce Boulevard

Mound

55364

Prepared on

January 16, 2026



Greg Haage, Broker/Owner

UP FRONT Homes

3309 Major Ave N

Golden Valley, MINNESOTA 55422

612-804-3267

greg@upfronthomes.com

Copyright: 2026 All rights reserved.

This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



Comparative Market Analysis

1801 Commerce Boulevard
Mound, 55364

Friday, January 16, 2026

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Stat Date	Address	Style	Bld Fin SF	L/S Price	DOM
Commercial						
6337173	09/20/2023	434 Lake Street	Office, Retail/Shopping	4,116	\$1,890,000	171
6337095	04/28/2023	336 Water Street	Retail/Shopping Center	9,600	\$2,250,000	35
6461037	07/10/2024	2465 W Wayzata Boulevard	Freestanding	36,000	\$2,300,000	237
Averages:				16,572	\$2,146,667	148

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Closed	3	\$2,146,667	\$252.48	\$2,250,000	\$1,890,000	\$2,300,000	148
Total	3	\$2,146,667	\$252.48	\$2,250,000	\$1,890,000	\$2,300,000	148





Comparative Market Analysis

1801 Commerce Boulevard
Mound, 55364

Friday, January 16, 2026

CMA Comparables

This page outlines the subject property versus comparables properties.



1801 Commerce Boulevard

Subject Property



434 Lake Street

Details



336 Water Street

Details

MLS#		6337173	6337095
Status		Closed	Closed
Sch Dist	277	276 - Minnetonka	276 - Minnetonka
Postal City	Mound	Excelsior	Excelsior
List Price		\$1,995,000	\$2,300,000
Sold Price		\$1,890,000	\$2,250,000
S. Cntrbtn		\$0	\$0
Off Mrkt		09/21/2023	05/02/2023
Dt Closed		09/20/2023	04/28/2023
DOM		171	35
CDOM		171	35
Beds			
Baths			
SubType			
Stories			
Abv Fin Sqft			
Blw Fin Sqft			
Tot Fin Sqft			
Grg Spaces		0.00	0.00
Parking		Assigned	More Parking Onsite for Fee, Uncovered/Open
Year Built	1955	2000	1906
Lk/Wt			
Lk/WF Nm			
Lot Sz		94x60	Irregular
Acres	2.15	0.130	0.430
Fdtn Size		1,372	9,600
Exterior		Brick/Stone	Wood
# FP			
Bsmt			

Amenit





Comparative Market Analysis

1801 Commerce Boulevard
Mound, 55364

Friday, January 16, 2026

CMA Comparables

This page outlines the subject property versus comparables properties.



1801 Commerce Boulevard

Subject Property



2465 W Wayzata Boulevard

Details

MLS#		6461037
Status		Closed
Sch Dist	277	278 - Orono
Postal City	Mound	Long Lake
List Price		\$2,895,000
Sold Price		\$2,300,000
S. Cntrbtn		\$0
Off Mrkt		07/10/2024
Dt Closed		07/10/2024
DOM		237
CDOM		237
Beds		
Baths		
SubType		
Stories		
Abv Fin Sqft		
Blw Fin Sqft		
Tot Fin Sqft		
Grg Spaces		0.00
Parking		Parking Lot, Uncovered/Open
Year Built	1955	1993
Lk/Wt		
Lk/WF Nm		
Lot Sz		400 x 260
Acres	2.15	2.320
Fdtn Size		36,000
Exterior		Block, Brick/Stone, Other
# FP		
Bsmt		None

Amenit

