

2020 Residential Sales Study

Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
ANN ARBOR METES AND BOUNDS											
L -12-02-480-031	2532 CARPENTER RD	2/19/2019	401	ARMS-LENGTH	WD	AAS	159,000	\$103.52	1,536	TWO-STORY	1940
L -12-24-100-005	5281 CRANE RD	11/9/2018	401	ARMS-LENGTH	WD	AAS	225,000	\$156.79	1,435	TWO-STORY	1942
L -12-25-200-026	6490 CRANE RD	9/10/2018	401	ARMS-LENGTH	WD	AAS	283,500	\$170.17	1,666	TWO-STORY	1968
L -12-22-300-001	5540 THOMAS RD	7/28/2018	401	ARMS-LENGTH	WD	AAS	160,000	\$120.75	1,325	ONE-STORY	1930
L -12-25-100-017	6415 CRANE RD	4/3/2018	401	ARMS-LENGTH	WD	AAS	395,000	\$157.18	2,513	TWO-STORY	1979
L -12-23-400-014	3644 TEXTILE RD	10/16/2017	401	ARMS-LENGTH	WD	AAS	225,000	\$173.61	1,296	ONE-STORY	1959
L -12-07-400-024	1590 W ELLSWORTH RD	8/16/2017	401	ARMS-LENGTH	WD	AAS	435,000	\$234.38	1,856	ONE-STORY	2003
L -12-22-400-017	5521 THOMAS RD	8/4/2017	401	ARMS-LENGTH	WD	AAS	185,500	\$158.55	1,170	ONE-STORY	1945
L -12-15-195-004	4284 PLATT RD	8/4/2017	401	ARMS-LENGTH	WD	AAS	155,000	\$206.67	750	ONE-STORY	1945
ECF Totals		9					2,223,000				
	Average Sale \$/SF							\$164.62			
	Average Sales Price							\$247,000			
ARBOR RIDGE											
L -12-13-401-047	4588 CONNOR CT	3/13/2019	401	ARMS-LENGTH	WD	AR-1	310,000	\$149.47	2,074	TWO-STORY	1996
L -12-13-401-036	4579 CHRISTINA DR	6/20/2018	401	ARMS-LENGTH	WD	AR-1	281,000	\$141.92	1,980	TWO-STORY	1995
L -12-13-401-029	4939 MATTHEW CT	6/8/2018	401	ARMS-LENGTH	WD	AR-1	249,900	\$129.41	1,931	TWO-STORY	1996
L -12-13-401-034	4575 CHRISTINA DR	10/6/2017	401	ARMS-LENGTH	WD	AR-1	270,000	\$132.09	2,044	TWO-STORY	1995
L -12-13-401-055	4531 CONNOR DR	8/25/2017	401	ARMS-LENGTH	WD	AR-1	265,000	\$127.77	2,074	TWO-STORY	1996
ECF Totals		5					1,375,900				
	Average Sale \$/SF							\$136.13			
	Average Sales Price							\$275,180			
ARBOR RIDGE-WOODLANDS											
L -12-13-305-020	4230 CLOVERLANE DR	8/15/2018	401	ARMS-LENGTH	WD	AR-2	310,000	\$187.76	1,651	TWO-STORY	2009
L -12-13-305-049	4243 CLOVERLANE DR	7/17/2018	401	ARMS-LENGTH	WD	AR-2	295,000	\$178.68	1,651	TWO-STORY	2009
L -12-13-305-053	4223 CLOVERLANE DR	7/13/2018	401	ARMS-LENGTH	WD	AR-2	285,000	\$211.74	1,346	ONE-STORY	2010
L -12-13-305-003	4324 CLOVERLANE DR	7/12/2018	401	ARMS-LENGTH	WD	AR-2	314,600	\$147.08	2,139	TWO-STORY	2011
L -12-13-305-047	4249 CLOVERLANE DR	6/21/2018	401	ARMS-LENGTH	WD	AR-2	307,000	\$163.38	1,879	TWO-STORY	2010
L -12-13-305-043	4404 ROMNEY CT	3/23/2018	401	ARMS-LENGTH	WD	AR-2	255,500	\$187.87	1,360	ONE-STORY	2011
L -12-13-305-037	4265 CLOVERLANE DR	2/16/2018	401	ARMS-LENGTH	WD	AR-2	250,000	\$183.82	1,360	ONE-STORY	2011
L -12-13-305-010	4284 CLOVERLANE DR	10/6/2017	401	ARMS-LENGTH	WD	AR-2	300,000	\$165.84	1,809	TWO-STORY	2011
L -12-13-305-008	4294 CLOVERLANE DR	5/31/2017	401	ARMS-LENGTH	WD	AR-2	262,000	\$160.64	1,631	TWO-STORY	2011
L -12-13-305-023	4526 CLOVERLANE CT	5/26/2017	401	ARMS-LENGTH	WD	AR-2	325,000	\$174.83	1,859	TWO-STORY	2010
L -12-13-305-028	4509 CLOVERLANE CT	4/28/2017	401	ARMS-LENGTH	WD	AR-2	319,700	\$196.01	1,631	TWO-STORY	2010
ECF Totals		11					3,223,800				
	Average Sale \$/SF							\$177.97			
	Average Sales Price							\$293,073			
ARBOR RIDGE-CROSSINGS											
L -12-13-307-064	4260 LILAC LANE	12/08/17	401	NEW CONSTRUCTION	WD	AR-3	348,000	\$134.67	2,584	TWO-STORY	2017
L -12-13-307-033	4253 LILAC LANE	06/21/17	401	NEW CONSTRUCTION	WD	AR-3	365,460	\$124.18	2,943	TWO-STORY	2017
L -12-13-307-043	4279 LILAC LANE	12/01/17	401	NEW CONSTRUCTION	WD	AR-3	390,950	\$176.02	2,221	ONE-STORY	2017
L -12-13-307-035	4259 LILAC LANE	10/31/18	401	NEW CONSTRUCTION	WD	AR-3	408,750	\$184.79	2,212	ONE-STORY	2018

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L -12-13-307-031	4249 LILAC LANE	05/15/17	401	NEW CONSTRUCTION	WD	AR-3	398,090	\$141.12	2,821	TWO-STORY	2016
L -12-13-307-066	4250 LILAC LANE	06/22/17	401	NEW CONSTRUCTION	WD	AR-3	402,180	\$127.31	3,159	TWO-STORY	2017
L -12-13-307-034	4255 LILAC LANE	07/24/17	401	NEW CONSTRUCTION	WD	AR-3	446,160	\$125.36	3,559	TWO-STORY	2017
L -12-13-306-010	4442 MONTITH DR	08/16/17	401	NEW CONSTRUCTION	WD	AR-3	428,815	\$126.23	3,397	TWO-STORY	2017
L -12-13-307-032	4251 LILAC LANE	09/29/17	401	NEW CONSTRUCTION	WD	AR-3	358,465	\$138.72	2,584	TWO-STORY	2017
L -12-13-307-030	4243 LILAC LANE	10/06/17	401	NEW CONSTRUCTION	WD	AR-3	425,000	\$136.96	3,103	TWO-STORY	2016
L -12-13-307-038	4265 LILAC LANE	10/18/17	401	NEW CONSTRUCTION	WD	AR-3	405,125	\$146.10	2,773	TWO-STORY	2017
L -12-13-307-067	4244 LILAC LANE	10/25/17	401	NEW CONSTRUCTION	WD	AR-3	401,780	\$128.04	3,138	TWO-STORY	2017
L -12-13-307-042	4275 LILAC LANE	10/27/17	401	NEW CONSTRUCTION	WD	AR-3	397,560	\$144.46	2,752	TWO-STORY	2017
L -12-13-307-065	4254 LILAC LANE	11/08/17	401	NEW CONSTRUCTION	WD	AR-3	453,935	\$134.02	3,387	TWO-STORY	2017
L -12-13-307-050	4275 CLOVERLANE DR	01/08/18	401	NEW CONSTRUCTION	WD	AR-3	439,085	\$135.60	3,238	TWO-STORY	2017
L -12-13-307-059	4274 LILAC LANE	01/17/18	401	NEW CONSTRUCTION	WD	AR-3	414,780	\$139.61	2,971	TWO-STORY	2017
L -12-13-307-046	4291 LILAC LANE	02/08/18	401	NEW CONSTRUCTION	WD	AR-3	396,391	\$131.13	3,023	TWO-STORY	2017
L -12-13-307-051	4281 CLOVERLANE DR	02/09/18	401	NEW CONSTRUCTION	WD	AR-3	353,030	\$147.10	2,400	TWO-STORY	2017
L -12-13-307-063	4264 LILAC LANE	03/30/18	401	NEW CONSTRUCTION	WD	AR-3	423,805	\$133.02	3,186	TWO-STORY	2017
L -12-13-307-053	4300 LILAC LANE	04/13/18	401	NEW CONSTRUCTION	WD	AR-3	414,455	\$132.75	3,122	TWO-STORY	2017
L -12-13-307-054	4296 LILAC LANE	05/16/18	401	NEW CONSTRUCTION	WD	AR-3	379,955	\$148.54	2,558	TWO-STORY	2017
L -12-13-307-055	4292 LILAC LANE	06/29/18	401	NEW CONSTRUCTION	WD	AR-3	499,935	\$163.27	3,062	TWO-STORY	2017
L -12-13-307-045	4287 LILAC LANE	07/06/18	401	NEW CONSTRUCTION	WD	AR-3	414,200	\$147.82	2,802	TWO-STORY	2017
L -12-13-307-037	4263 LILAC LANE	07/25/18	401	NEW CONSTRUCTION	WD	AR-3	375,500	\$154.91	2,424	TWO-STORY	2017
L -12-13-307-062	4266 LILAC LANE	07/30/18	401	NEW CONSTRUCTION	WD	AR-3	507,195	\$156.25	3,246	TWO-STORY	2018
L -12-13-307-036	4261 LILAC LANE	08/08/18	401	NEW CONSTRUCTION	WD	AR-3	425,675	\$151.49	2,810	TWO-STORY	2018
L -12-13-307-039	4267 LILAC LANE	09/10/18	401	NEW CONSTRUCTION	WD	AR-3	437,965	\$137.90	3,176	TWO-STORY	2018
L -12-13-307-057	4284 LILAC LANE	09/26/18	401	NEW CONSTRUCTION	WD	AR-3	424,420	\$146.60	2,895	TWO-STORY	2018
L -12-13-307-056	4288 LILAC LANE	11/09/18	401	NEW CONSTRUCTION	WD	AR-3	433,220	\$157.82	2,745	TWO-STORY	2018
L -12-13-307-044	4283 LILAC LANE	12/14/18	401	NEW CONSTRUCTION	WD	AR-3	362,895	\$151.21	2,400	TWO-STORY	2018
L -12-13-307-058	4280 LILAC LANE	12/14/18	401	NEW CONSTRUCTION	WD	AR-3	427,945	\$155.45	2,753	TWO-STORY	2018
L -12-13-307-047	4293 LILAC LANE	01/31/19	401	NEW CONSTRUCTION	WD	AR-3	456,820	\$130.15	3,510	TWO-STORY	2018
L -12-13-307-061	4268 LILAC LANE	02/22/19	401	NEW CONSTRUCTION	WD	AR-3	408,376	\$148.34	2,753	TWO-STORY	2018
L -12-13-307-049	4297 LILAC LANE	03/29/19	401	NEW CONSTRUCTION	WD	AR-3	401,135	\$157.18	2,552	TWO-STORY	2018
ECF Totals		34					14,027,052				
	Average Sale \$/SF							\$143.95			
	Average Sales Price							\$412,560			
MEADOWS OF ARBOR RIDGE											
L -12-13-310-009	4681 LILAC CT	05/12/17	401	NEW CONSTRUCTION	WD	AR-4	371,900	\$126.37	2,943	TWO-STORY	2016
L -12-13-310-016	4484 CONNOR DR	07/28/17	401	NEW CONSTRUCTION	WD	AR-4	349,000	\$132.30	2,638	TWO-STORY	2017
L -12-13-310-015	4476 CONNOR DR	08/11/17	401	NEW CONSTRUCTION	WD	AR-4	375,610	\$140.41	2,675	TWO-STORY	2017
L -12-13-310-011	4682 LILAC CT	08/14/17	401	NEW CONSTRUCTION	WD	AR-4	346,970	\$131.23	2,644	TWO-STORY	2017
L -12-13-310-010	4689 LILAC CT	10/13/17	401	NEW CONSTRUCTION	WD	AR-4	390,000	\$145.20	2,686	TWO-STORY	2017
L -12-13-310-013	4460 CONNOR DR	12/15/17	401	NEW CONSTRUCTION	WD	AR-4	358,040	\$141.18	2,536	TWO-STORY	2017
L -12-13-310-012	4676 LILAC CT	01/22/18	401	NEW CONSTRUCTION	WD	AR-4	335,755	\$139.90	2,400	TWO-STORY	2017
L -12-13-310-002	4609 LILAC LANE	01/26/18	401	NEW CONSTRUCTION	WD	AR-4	322,475	\$145.00	2,224	TWO-STORY	2017
L -12-13-310-003	4617 LILAC LANE	01/29/18	401	NEW CONSTRUCTION	WD	AR-4	295,145	\$146.77	2,011	TWO-STORY	2017
L -12-13-310-028	4602 LILAC LANE	02/14/18	401	NEW CONSTRUCTION	WD	AR-4	327,410	\$148.96	2,198	TWO-STORY	2017

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L -12-13-311-031	4711 PAULINA DR	08/20/18	401	NEW CONSTRUCTION	WD	AR-4	365,525	\$138.35	2,642	TWO-STORY	2018
L -12-13-311-029	4687 PAULINA DR	08/22/18	401	NEW CONSTRUCTION	WD	AR-4	370,535	\$131.86	2,810	TWO-STORY	2018
L -12-13-311-033	4771 PAULINA DR	08/24/18	401	NEW CONSTRUCTION	WD	AR-4	391,645	\$150.06	2,610	TWO-STORY	2018
L -12-13-311-067	4720 PAULINA DR	08/31/18	401	NEW CONSTRUCTION	WD	AR-4	345,150	\$155.33	2,222	TWO-STORY	2018
L -12-13-311-030	4699 PAULINA DR	09/07/18	401	NEW CONSTRUCTION	WD	AR-4	361,230	\$150.51	2,400	TWO-STORY	2018
L -12-13-311-034	4783 PAULINA DR	09/17/18	401	NEW CONSTRUCTION	WD	AR-4	339,915	\$138.97	2,446	TWO-STORY	2018
L -12-13-311-070	4684 PAULINA DR	10/05/18	401	NEW CONSTRUCTION	WD	AR-4	367,375	\$148.25	2,478	TWO-STORY	2018
L -12-13-311-032	4759 PAULINA DR	10/10/18	401	NEW CONSTRUCTION	WD	AR-4	338,735	\$128.26	2,641	TWO-STORY	2018
L -12-13-311-065	4758 PAULINA DR	11/16/18	401	NEW CONSTRUCTION	WD	AR-4	377,135	\$148.71	2,536	TWO-STORY	2018
L -12-13-311-068	4708 PAULINA DR	11/26/18	401	NEW CONSTRUCTION	WD	AR-4	347,265	\$146.34	2,373	TWO-STORY	2018
L -12-13-311-039	4843 PAULINA DR	11/30/18	401	NEW CONSTRUCTION	WD	AR-4	345,020	\$155.27	2,222	TWO-STORY	2018
L -12-13-311-036	4807 PAULINA DR	12/05/18	401	NEW CONSTRUCTION	WD	AR-4	332,465	\$143.18	2,322	TWO-STORY	2018
L -12-13-311-066	4734 PAULINA DR	12/21/18	401	NEW CONSTRUCTION	WD	AR-4	376,330	\$156.80	2,400	TWO-STORY	2018
L -12-13-311-069	4696 PAULINA DR	12/21/18	401	NEW CONSTRUCTION	WD	AR-4	358,835	\$135.82	2,642	TWO-STORY	2018
L -12-13-311-038	4831 PAULINA DR	01/23/19	401	NEW CONSTRUCTION	WD	AR-4	381,360	\$145.89	2,614	TWO-STORY	2018
L -12-13-311-037	4819 PAULINA DR	02/08/19	401	NEW CONSTRUCTION	WD	AR-4	324,186	\$164.48	1,971	TWO-STORY	2018
L -12-13-311-064	4770 PAULINA DR	03/15/19	401	NEW CONSTRUCTION	WD	AR-4	374,785	\$168.67	2,222	TWO-STORY	2018
ECF Totals		27					9,569,796				
	Average Sale \$/SF							\$144.60			
	Average Sales Price							\$354,437			
ARBOR CREEK											
L -12-06-310-050	2716 COOK CREEK DR	8/21/2018	401	ARMS-LENGTH	WD	ARC	440,000	\$199.10	2,210	TWO-STORY	1998
L -12-06-310-155	2601 MYSTIC DR	2/27/2018	401	ARMS-LENGTH	WD	ARC	410,008	\$167.21	2,452	TWO-STORY	1999
L -12-06-310-040	2362 ROCKPORT CT	11/27/2017	401	ARMS-LENGTH	WD	ARC	388,500	\$194.15	2,001	TWO-STORY	1996
L -12-06-310-149	2627 ROCK RIDGE CT	7/31/2017	401	ARMS-LENGTH	WD	ARC	405,250	\$165.27	2,452	TWO-STORY	2000
L -12-06-310-176	2576 MYSTIC DR	6/14/2017	401	ARMS-LENGTH	WD	ARC	407,000	\$165.72	2,456	TWO-STORY	2000
ECF Totals		5					2,050,758				
	Average Sale \$/SF							\$178.29			
	Average Sales Price							\$410,152			
ARBOR HEIGHTS											
L -12-12-226-010	4194 PACKARD RD 4	7/20/2018	401	ARMS-LENGTH	WD	ARH	65,000	\$109.98	591	MULTI HOMES	1981
L -12-12-226-002	4198 PACKARD RD 2	7/16/2018	401	ARMS-LENGTH	WD	ARH	84,500	\$110.03	768	MULTI HOMES	1981
L -12-12-226-022	4214 PACKARD RD 2	4/27/2018	401	ARMS-LENGTH	WD	ARH	74,500	\$126.06	591	MULTI HOMES	1981
L -12-12-226-041	4200 PACKARD RD 4	1/25/2018	401	ARMS-LENGTH	WD	ARH	80,000	\$104.17	768	MULTI HOMES	1981
L -12-12-226-037	4200 PACKARD RD 2	12/6/2017	401	ARMS-LENGTH	WD	ARH	74,500	\$97.01	768	MULTI HOMES	1980
L -12-12-226-035	4210 PACKARD RD 5	9/29/2017	401	ARMS-LENGTH	WD	ARH	85,000	\$110.68	768	MULTI HOMES	1980
L -12-12-226-046	4200 PACKARD RD 5	5/12/2017	401	ARMS-LENGTH	WD	ARH	78,000	\$101.56	768	MULTI HOMES	1981
ECF Totals		7					541,500				
	Average Sale \$/SF							\$108.50			
	Average Sales Price							\$77,357			
ARBOR WOODS											
L -12-12-230-159	4487 BLOSSOM HILL TRL	3/21/2019	401	ARMS-LENGTH	WD	ARW	302,500	\$186.61	1,621	ONE-STORY	2004

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L -12-12-121-093	4620 SOLOMON CT	11/7/2018	401	ARMS-LENGTH	WD	ARW	317,000	\$132.30	2,396	TWO-STORY	2002
L -12-12-120-032	3064 FENVIEW DR	10/16/2018	401	ARMS-LENGTH	WD	ARW	282,500	\$180.63	1,564	TWO-STORY	1999
L -12-12-230-215	4399 KNOLLCREST DR	6/28/2018	401	ARMS-LENGTH	WD	ARW	275,000	\$170.70	1,611	TWO-STORY	2008
L -12-12-230-171	4382 CENTER VALLEY DR	3/2/2018	401	ARMS-LENGTH	WD	ARW	326,500	\$135.14	2,416	TWO-STORY	2006
L -12-12-120-057	4681 BLOSSOM HILL TRL	2/27/2018	401	ARMS-LENGTH	WD	ARW	352,000	\$151.72	2,320	TWO-STORY	1999
L -12-12-121-073	4707 CARTER PL	2/22/2018	401	ARMS-LENGTH	WD	ARW	375,000	\$140.71	2,665	TWO-STORY	2002
L -12-12-230-187	4437 CENTER VALLEY DR	1/2/2018	401	ARMS-LENGTH	WD	ARW	292,500	\$137.26	2,131	TWO-STORY	2005
L -12-12-120-071	4530 BLOSSOM HILL TRL	9/29/2017	401	ARMS-LENGTH	WD	ARW	305,000	\$201.72	1,512	ONE-STORY	1998
L -12-12-230-151	4401 BLOSSOM HILL TRL	9/21/2017	401	ARMS-LENGTH	WD	ARW	295,000	\$140.08	2,106	TWO-STORY	2004
L -12-12-120-069	4550 BLOSSOM HILL TRL	7/28/2017	401	ARMS-LENGTH	WD	ARW	283,000	\$149.34	1,895	TWO-STORY	1999
ECF Totals		11					3,406,000				
	Average Sale \$/SF							\$156.93			
	Average Sales Price							\$309,636			
ASHFORD VILLAGE											
L -12-24-435-045	5937 COTTONWOOD DR	12/7/2018	401	ARMS-LENGTH	WD	ASH	302,500	\$141.62	2,136	TWO-STORY	1994
L -12-24-455-254	5513 REDBUD CT	11/26/2018	401	ARMS-LENGTH	WD	ASH	307,000	\$130.53	2,352	TWO-STORY	1998
L -12-24-435-098	4659 ASH CT	10/31/2018	401	ARMS-LENGTH	WD	ASH	295,000	\$138.43	2,131	TWO-STORY	1995
L -12-24-415-020	5796 COTTONWOOD DR	9/28/2018	401	ARMS-LENGTH	WD	ASH	270,000	\$128.63	2,099	TWO-STORY	1994
L -12-24-410-001	5954 COTTONWOOD DR	8/20/2018	401	ARMS-LENGTH	WD	ASH	285,000	\$157.11	1,814	TWO-STORY	1994
L -12-24-440-075	5891 SUNRISE DR	7/17/2018	401	ARMS-LENGTH	WD	ASH	260,000	\$153.21	1,697	TWO-STORY	1995
L -12-24-460-222	4693 SYCAMORE DR	6/28/2018	401	ARMS-LENGTH	WD	ASH	299,000	\$178.93	1,671	ONE-STORY	1997
L -12-24-470-315	4898 WINDANCER	6/22/2018	401	ARMS-LENGTH	WD	ASH	315,000	\$145.83	2,160	TWO-STORY	2002
L -12-24-425-198	5574 AMBER WAY	6/14/2018	401	ARMS-LENGTH	WD	ASH	316,900	\$150.62	2,104	TWO-STORY	1997
L -12-24-420-155	4563 SYCAMORE DR	5/30/2018	401	ARMS-LENGTH	WD	ASH	270,000	\$128.33	2,104	TWO-STORY	1996
L -12-24-440-065	5953 SUNRISE DR	5/23/2018	401	ARMS-LENGTH	WD	ASH	315,125	\$188.58	1,671	ONE-STORY	1995
L -12-24-445-110	5693 SOUTH ASHFORD WAY	5/4/2018	401	ARMS-LENGTH	WD	ASH	277,100	\$164.45	1,685	ONE-STORY	1997
L -12-24-425-210	4624 SYCAMORE DR	5/4/2018	401	ARMS-LENGTH	WD	ASH	297,000	\$177.74	1,671	ONE-STORY	1997
L -12-24-430-181	5723 AMBER WAY	4/26/2018	401	ARMS-LENGTH	WD	ASH	270,000	\$126.88	2,128	TWO-STORY	1996
L -12-24-460-241	4953 SYCAMORE DR	4/13/2018	401	ARMS-LENGTH	WD	ASH	310,000	\$144.72	2,142	TWO-STORY	1998
L -12-24-425-175	5628 AMBER WAY	3/2/2018	401	ARMS-LENGTH	WD	ASH	281,000	\$130.58	2,152	TWO-STORY	1996
L -12-24-425-029	5731 AMBER WAY	1/23/2018	401	ARMS-LENGTH	WD	ASH	277,000	\$130.17	2,128	TWO-STORY	1994
L -12-24-455-268	5534 REDBUD CT	11/16/2017	401	ARMS-LENGTH	WD	ASH	260,000	\$157.58	1,650	ONE-STORY	1998
L -12-24-460-232	4777 SYCAMORE DR	10/2/2017	401	ARMS-LENGTH	WD	ASH	295,000	\$138.11	2,136	TWO-STORY	1998
L -12-24-410-062	5946 SUNRISE DR	9/20/2017	401	ARMS-LENGTH	WD	ASH	286,500	\$172.59	1,660	TWO-STORY	1995
L -12-24-425-178	5676 AMBER WAY	9/11/2017	401	ARMS-LENGTH	WD	ASH	247,500	\$144.91	1,708	TWO-STORY	1996
L -12-24-445-103	5795 SOUTH ASHFORD WAY	7/27/2017	401	ARMS-LENGTH	WD	ASH	285,000	\$134.43	2,120	TWO-STORY	1995
L -12-24-445-104	5791 SOUTH ASHFORD WAY	6/30/2017	401	ARMS-LENGTH	WD	ASH	263,000	\$121.87	2,158	TWO-STORY	1996
L -12-24-410-059	5940 SUNRISE DR	6/20/2017	401	ARMS-LENGTH	WD	ASH	245,000	\$162.14	1,511	ONE-STORY	1995
L -12-24-470-296	5861 ST MARTIN CT	6/20/2017	401	ARMS-LENGTH	WD	ASH	316,000	\$134.24	2,354	TWO-STORY	2004
L -12-24-440-067	5949 SUNRISE DR	5/31/2017	401	ARMS-LENGTH	WD	ASH	250,000	\$149.43	1,673	TWO-STORY	1995
ECF Totals			26				7,395,625				
	Average Sale \$/SF							\$147.37			
	Average Sales Price							\$284,447			

2020 Residential Sales Study

Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
BLUE HERON POINTE											
L -12-26-235-065	6302 HARLEQUIN LN	2/27/2019	401	ARMS-LENGTH	WD	BHP	195,000	\$134.02	1,455	MULTI HOMES	2006
L -12-26-235-024	3014 ORINOCO LN	11/13/2018	401	ARMS-LENGTH	WD	BHP	198,000	\$136.08	1,455	MULTI HOMES	2005
L -12-26-235-103	3156 TORRENT LN	9/6/2018	401	ARMS-LENGTH	WD	BHP	200,000	\$137.46	1,455	MULTI HOMES	2005
L -12-26-235-062	6325 BRANT LN	8/30/2018	401	ARMS-LENGTH	WD	BHP	190,000	\$134.37	1,414	MULTI HOMES	2006
L -12-26-235-104	3158 TORRENT LN	7/30/2018	401	ARMS-LENGTH	WD	BHP	200,000	\$141.44	1,414	MULTI HOMES	2005
L -12-26-235-124	6361 SCOTER LN	7/6/2018	401	ARMS-LENGTH	WD	BHP	205,500	\$141.24	1,455	MULTI HOMES	2007
L -12-26-235-114	6389 SCOTER LN	4/27/2018	401	ARMS-LENGTH	WD	BHP	200,000	\$137.46	1,455	MULTI HOMES	2007
L -12-26-235-109	3157 WIGEON LN	3/27/2018	401	ARMS-LENGTH	WD	BHP	195,000	\$134.02	1,455	MULTI HOMES	2007
L -12-26-235-106	3162 TORRENT LN	2/8/2018	401	ARMS-LENGTH	WD	BHP	195,000	\$137.91	1,414	MULTI HOMES	2005
L -12-26-235-121	6367 SCOTER LN	12/1/2017	401	ARMS-LENGTH	WD	BHP	185,000	\$130.83	1,414	MULTI HOMES	2007
ECF Totals		10					1,963,500				
	Average Sale \$/SF							\$136.48			
	Average Sales Price							\$196,350			
BOULDER RIDGE											
L -12-06-305-118	2190 SPRING RIDGE DR	10/24/2018	401	ARMS-LENGTH	WD	BOR	375,000	\$207.76	1,805	TWO-STORY	1997
L -12-06-305-122	2244 SPRING RIDGE DR	8/3/2018	401	ARMS-LENGTH	WD	BOR	380,000	\$210.53	1,805	TWO-STORY	1997
L -12-06-305-078	2960 GREEN VALLEY DR	5/8/2018	401	ARMS-LENGTH	WD	BOR	337,500	\$193.74	1,742	TWO-STORY	1996
L -12-06-305-123	2660 ASPEN RIDGE DR	4/20/2018	401	ARMS-LENGTH	WD	BOR	375,000	\$202.27	1,854	TWO-STORY	1996
L -12-06-305-096	2915 ASPEN RIDGE DR	8/31/2017	401	ARMS-LENGTH	WD	BOR	375,000	\$166.59	2,251	TWO-STORY	1997
L -12-06-305-055	3001 GREEN VALLEY DR	7/31/2017	401	ARMS-LENGTH	WD	BOR	347,000	\$204.84	1,694	TWO-STORY	1996
ECF Totals		6					2,189,500				
	Average Sale \$/SF							\$197.62			
	Average Sales Price							\$364,917			
BOULDER RIDGE - under 1,600 sf											
L -12-06-305-141	2934 ASPEN RIDGE DR	8/10/2018	401	ARMS-LENGTH	WD	BOR-S	320,000	\$208.60	1,534	TWO-STORY	1997
L -12-06-305-010	2803 GREEN VALLEY DR	5/11/2018	401	ARMS-LENGTH	WD	BOR-S	319,800	\$215.79	1,482	TWO-STORY	1995
ECF Totals		2					639,800				
	Average Sale \$/SF							\$212.20			
	Average Sales Price							\$319,900			
BRIAR H, BURNHAM W, DEERFIELD											
L -12-07-420-003	3938 DEER GLEN	3/22/2019	401	ARMS-LENGTH	WD	BRB	550,000	\$197.27	2,788	TWO-STORY	1997
L -12-07-403-050	3656 WHISPERING OAKS DR	2/15/2019	401	ARMS-LENGTH	WD	BRB	456,500	\$148.89	3,066	TWO-STORY	1994
L -12-07-408-163	3841 MILL POND LN	1/25/2019	401	ARMS-LENGTH	WD	BRB	555,000	\$187.56	2,959	TWO-STORY	2001
L -12-07-407-077	3599 BRIAR PKWY	1/10/2019	401	ARMS-LENGTH	WD	BRB	405,000	\$158.45	2,556	TWO-STORY	1995
L -12-07-401-001	1568 FALL CREEK LN	8/21/2018	401	ARMS-LENGTH	WD	BRB	355,000	\$181.49	1,956	TWO-STORY	1990
L -12-07-408-156	1653 HEATHERBROOK LN	7/19/2018	401	ARMS-LENGTH	WD	BRB	610,000	\$194.39	3,138	TWO-STORY	2002
L -12-07-410-015	3560 BURNHAM RD	7/17/2018	401	ARMS-LENGTH	WD	BRB	423,500	\$163.01	2,598	TWO-STORY	1995
L -12-07-403-055	3571 BARRY KNOLL DR	7/13/2018	401	ARMS-LENGTH	WD	BRB	495,000	\$181.58	2,726	TWO-STORY	1992
L -12-07-407-076	3571 BRIAR PKWY	7/5/2018	401	ARMS-LENGTH	WD	BRB	493,000	\$189.25	2,605	TWO-STORY	1995
L -12-07-410-005	3565 BURNHAM RD	2/22/2018	401	ARMS-LENGTH	WD	BRB	440,000	\$197.84	2,224	TWO-STORY	1996
L -12-07-405-040	3568 GREAT FALLS CIR	12/8/2017	401	ARMS-LENGTH	WD	BRB	455,000	\$167.03	2,724	TWO-STORY	1992

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-07-425-003	1870 REGINA DR	7/12/2017	401	ARMS-LENGTH	WD	BRB	575,000	\$206.54	2,784	TWO-STORY	2005
L -12-07-407-104	3784 BRIAR PKWY	6/30/2017	401	ARMS-LENGTH	WD	BRB	509,500	\$160.22	3,180	TWO-STORY	1998
L -12-07-407-085	3723 BRIAR PKWY	6/12/2017	401	ARMS-LENGTH	WD	BRB	512,500	\$178.08	2,878	TWO-STORY	1997
L -12-07-407-135	3744 BARRY KNOLL DR	6/8/2017	401	ARMS-LENGTH	WD	BRB	435,000	\$183.08	2,376	TWO-STORY	1997
L -12-07-404-030	1798 BRIAR RIDGE DR	5/18/2017	401	ARMS-LENGTH	WD	BRB	465,000	\$189.49	2,454	TWO-STORY	1993
ECF Totals		16					7,735,000				
	Average Sale \$/SF							\$180.26			
	Average Sales Price							\$483,438			
BRIDGEFIELD ESTATES											
L -12-23-210-027	3223 ROSEFIELD DR	11/16/2018	401	ARMS-LENGTH	WD	BRE	315,000	\$156.10	2,018	TWO-STORY	2002
L -12-23-210-042	3151 BRIDGEFIELD DR	6/12/2018	401	ARMS-LENGTH	WD	BRE	321,000	\$195.97	1,638	TWO-STORY	2002
L -12-23-210-007	3059 BRIDGEFIELD DR	3/22/2018	401	ARMS-LENGTH	WD	BRE	345,000	\$154.36	2,235	TWO-STORY	2001
L -12-23-210-031	5232 FALLING LEAF DR	2/27/2018	401	ARMS-LENGTH	WD	BRE	308,000	\$176.61	1,744	TWO-STORY	2001
L -12-23-210-065	5221 FALLING LEAF DR	5/30/2017	401	ARMS-LENGTH	WD	BRE	310,000	\$131.97	2,349	TWO-STORY	2004
L -12-23-210-053	3231 BRIDGEFIELD DR	5/19/2017	401	ARMS-LENGTH	WD	BRE	338,500	\$134.65	2,514	TWO-STORY	2002
ECF Totals		6					1,937,500				
	Average Sale \$/SF							\$158.28			
	Average Sales Price							\$322,917			
BROOKVIEW HIGHLANDS											
L -12-30-220-100	6470 BROOKVIEW DR	6/27/2018	401	ARMS-LENGTH	WD	BVH	720,000	\$157.24	4,579	TWO-STORY	2003
L -12-30-215-112	6365 BROOKVIEW DR	3/22/2018	401	ARMS-LENGTH	WD	BVH	645,000	\$187.61	3,438	TWO-STORY	2003
L -12-30-215-044	2291 WINDMILL WAY	9/28/2017	401	ARMS-LENGTH	WD	BVH	499,900	\$171.14	2,921	TWO-STORY	1997
L -12-30-215-049	2447 WINDMILL WAY	6/15/2017	401	ARMS-LENGTH	WD	BVH	884,000	\$186.38	4,743	TWO-STORY	1999
ECF Totals		4					2,748,900				
	Average Sale \$/SF							\$175.59			
	Average Sales Price							\$687,225			
CENTENNIAL FARMS											
L -12-29-140-108	6491 COMMUNITY DR	1/24/2019	401	ARMS-LENGTH	WD	CEF	522,500	\$173.59	3,010	TWO-STORY	2007
L -12-29-145-159	1157 BICENTENNIAL PKWY	9/13/2018	401	ARMS-LENGTH	WD	CEF	452,800	\$157.44	2,876	TWO-STORY	2005
L -12-29-135-087	6184 WILSON RD	8/31/2018	401	ARMS-LENGTH	WD	CEF	490,000	\$189.04	2,592	TWO-STORY	2001
L -12-29-125-070	1041 BICENTENNIAL PKWY	8/15/2018	401	ARMS-LENGTH	WD	CEF	525,000	\$195.75	2,682	TWO-STORY	2002
L -12-29-130-117	6415 WILSON RD	7/18/2018	401	ARMS-LENGTH	WD	CEF	467,000	\$190.77	2,448	TWO-STORY	2004
L -12-29-145-174	1065 BICENTENNIAL PKWY	6/15/2018	401	ARMS-LENGTH	WD	CEF	468,500	\$198.52	2,360	TWO-STORY	2005
L -12-29-130-123	6333 WILSON RD	10/27/2017	401	ARMS-LENGTH	WD	CEF	446,500	\$166.48	2,682	TWO-STORY	2004
L -12-29-135-100	6398 WILSON RD	9/6/2017	401	ARMS-LENGTH	WD	CEF	436,000	\$176.95	2,464	TWO-STORY	2004
L -12-29-125-060	6095 WILSON RD	7/28/2017	401	ARMS-LENGTH	WD	CEF	452,500	\$171.40	2,640	TWO-STORY	2000
L -12-29-130-144	1050 BICENTENNIAL PKWY	7/28/2017	401	ARMS-LENGTH	WD	CEF	492,000	\$196.17	2,508	TWO-STORY	2013
L -12-29-145-158	1163 BICENTENNIAL PKWY	6/23/2017	401	ARMS-LENGTH	WD	CEF	505,000	\$181.79	2,778	TWO-STORY	2005
L -12-29-130-079	6263 WILSON RD	6/16/2017	401	ARMS-LENGTH	WD	CEF	450,000	\$182.48	2,466	TWO-STORY	2001
L -12-29-130-076	6213 WILSON RD	6/15/2017	401	ARMS-LENGTH	WD	CEF	460,000	\$181.39	2,536	TWO-STORY	2001
ECF Totals		13					6,167,800				
	Average Sale \$/SF							\$181.67			

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
	Average Sales Price							\$474,446			
CENTENNIAL PARK											
L -12-29-145-180	6433 EDGEWOOD DR	1/31/2019	401	ARMS-LENGTH	WD	CEP	610,000	\$190.92	3,195	TWO-STORY	2006
L -12-29-115-205	1228 INNSBROOK CT	11/21/2018	401	ARMS-LENGTH	WD	CEP	600,000	\$209.50	2,864	TWO-STORY	2005
L -12-29-145-134	6278 GYER'S MEADOW LN	9/17/2018	401	ARMS-LENGTH	WD	CEP	615,000	\$231.29	2,659	TWO-STORY	2003
L -12-29-120-048	1370 ANNENDALE CT	8/8/2018	401	ARMS-LENGTH	WD	CEP	645,000	\$177.44	3,635	TWO-STORY	2000
L -12-29-105-007	6157 GYER'S MEADOW LN	6/15/2018	401	ARMS-LENGTH	WD	CEP	689,900	\$203.09	3,397	TWO-STORY	1999
L -12-29-115-194	1319 BICENTENNIAL PKWY	4/24/2018	401	ARMS-LENGTH	WD	CEP	680,000	\$209.75	3,242	TWO-STORY	2005
L -12-29-120-055	1412 BICENTENNIAL PKWY	4/23/2018	401	ARMS-LENGTH	WD	CEP	620,000	\$184.63	3,358	TWO-STORY	2004
L -12-29-105-010	6203 GYER'S MEADOW LN	4/6/2018	401	ARMS-LENGTH	WD	CEP	550,000	\$193.59	2,841	TWO-STORY	2002
L -12-29-105-011	6227 GYER'S MEADOW LN	6/1/2017	401	ARMS-LENGTH	WD	CEP	683,000	\$196.83	3,470	TWO-STORY	2001
ECF Totals		9					5,692,900				
	Average Sale \$/SF							\$199.67			
	Average Sales Price							\$632,544			
COUNTRY CREEK											
L -12-33-210-023	875 COUNTRY CREEK DR	11/13/2018	401	ARMS-LENGTH	WD	COC	380,000	\$147.86	2,570	TWO-STORY	1997
L -12-33-210-024	889 COUNTRY CREEK DR	6/27/2018	401	ARMS-LENGTH	WD	COC	363,000	\$204.16	1,778	ONE-STORY	1998
L -12-33-210-002	968 COUNTRY CREEK DR	5/1/2018	401	ARMS-LENGTH	WD	COC	309,000	\$163.58	1,889	BI-LEVEL	1998
L -12-33-210-006	932 COUNTRY CREEK DR	4/13/2018	401	ARMS-LENGTH	WD	COC	311,450	\$164.88	1,889	BI-LEVEL	1998
ECF Totals		4					1,363,450				
	Average Sale \$/SF							\$170.12			
	Average Sales Price							\$340,863			
CRYSTAL CREEK											
L -12-13-215-165	4218 RIDGEWOOD DR	9/7/2018	401	ARMS-LENGTH	WD	CRC	380,000	\$161.56	2,352	TWO-STORY	1999
L -12-13-220-053	4109 CRYSTAL CREEK DR	8/3/2018	401	ARMS-LENGTH	WD	CRC	285,000	\$131.70	2,164	TWO-STORY	1998
L -12-13-210-022	4102 WOODCREEK DR	6/19/2018	401	ARMS-LENGTH	WD	CRC	310,000	\$143.25	2,164	TWO-STORY	1996
L -12-13-205-016	4109 WOODCREEK DR	2/1/2018	401	ARMS-LENGTH	WD	CRC	240,000	\$152.77	1,571	TWO-STORY	1996
L -12-13-215-044	4070 RIDGEWOOD DR	11/13/2017	401	ARMS-LENGTH	WD	CRC	328,000	\$117.82	2,784	TWO-STORY	1994
L -12-13-210-112	4230 WOODCREST CT	10/2/2017	401	ARMS-LENGTH	WD	CRC	306,000	\$140.11	2,184	TWO-STORY	1998
L -12-13-210-104	4201 WOODCREST CT	7/31/2017	401	ARMS-LENGTH	WD	CRC	295,000	\$135.07	2,184	TWO-STORY	1998
L -12-13-220-052	4095 CRYSTAL CREEK DR	5/31/2017	401	ARMS-LENGTH	WD	CRC	290,000	\$136.47	2,125	TWO-STORY	1997
L -12-13-210-123	4317 RIDGEWOOD DR	5/25/2017	401	ARMS-LENGTH	WD	CRC	296,000	\$135.53	2,184	TWO-STORY	1998
ECF Totals		9					2,730,000				
	Average Sale \$/SF							\$139.36			
	Average Sales Price							\$303,333			
FOX GLEN											
L -12-08-320-012	3832 SANTA FE TRL	2/16/2019	401	ARMS-LENGTH	WD	FOG	369,500	\$177.22	2,085	TWO-STORY	1999
L -12-08-320-032	3990 BRIDLE PASS	8/31/2018	401	ARMS-LENGTH	WD	FOG	334,900	\$225.67	1,484	ONE-STORY	2000
L -12-08-320-051	3929 BRIDLE PASS	7/12/2018	401	ARMS-LENGTH	WD	FOG	360,000	\$242.59	1,484	ONE-STORY	2001
L -12-08-320-013	3873 FOX GLEN DR	6/21/2018	401	ARMS-LENGTH	WD	FOG	360,000	\$241.13	1,493	ONE-STORY	2000
L -12-08-320-019	3902 BRIDLE PASS	6/15/2018	401	ARMS-LENGTH	WD	FOG	315,000	\$210.98	1,493	ONE-STORY	2001

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-08-320-048	3911 BRIDLE PASS	6/13/2017	401	ARMS-LENGTH	WD	FOG	370,000	\$249.33	1,484	ONE-STORY	2001
L -12-08-320-039	3937 FOX GLEN DR	4/7/2017	401	ARMS-LENGTH	WD	FOG	365,000	\$244.47	1,493	ONE-STORY	2000
ECF Totals		7					2,474,400				
	Average Sale \$/SF							\$227.34			
	Average Sales Price							\$353,486			
HARWOOD FARMS											
L -12-27-305-049	633 MARBLEWOOD LN	9/12/2018	401	ARMS-LENGTH	WD	HAF	370,000	\$208.45	1,775	ONE-STORY	2015
L -12-27-305-064	503 MARBLEWOOD LN	7/18/2018	401	ARMS-LENGTH	WD	HAF	378,000	\$182.52	2,071	TWO-STORY	2016
L -12-27-305-008	532 HEARTWOOD LN	6/21/2018	401	ARMS-LENGTH	WD	HAF	420,000	\$164.06	2,560	TWO-STORY	2013
L -12-27-305-013	572 HEARTWOOD LN	2/26/2018	401	ARMS-LENGTH	WD	HAF	280,000	\$213.74	1,310	ONE-STORY	2009
L -12-27-305-110	555 HEARTWOOD LN	9/28/2017	401	ARMS-LENGTH	WD	HAF	375,000	\$191.72	1,956	ONE-STORY	2005
L -12-27-305-078	6496 APPLEWOOD WAY	8/17/2017	401	ARMS-LENGTH	WD	HAF	350,000	\$158.73	2,205	TWO-STORY	2005
L -12-27-305-018	632 HEARTWOOD LN	8/16/2017	401	ARMS-LENGTH	WD	HAF	389,900	\$179.18	2,176	TWO-STORY	2005
L -12-27-305-014	580 HEARTWOOD LN	6/19/2017	401	ARMS-LENGTH	WD	HAF	290,000	\$222.39	1,304	ONE-STORY	2009
L -12-27-305-091	610 MARBLEWOOD LN	5/18/2017	401	ARMS-LENGTH	WD	HAF	387,900	\$150.23	2,582	TWO-STORY	2014
L -12-27-305-034	723 HATFIELD CIR	4/21/2017	401	ARMS-LENGTH	WD	HAF	342,000	\$156.09	2,191	TWO-STORY	2013
ECF Totals		10					3,582,800				
	Average Sale \$/SF							\$182.71			
	Average Sales Price							\$358,280			
HAWTHORNE RIDGE											
L -12-07-210-033	3432 TIGER LILY DR	1/11/2019	401	ARMS-LENGTH	WD	HAR	410,000	\$166.80	2,458	TWO-STORY	1996
L -12-07-210-023	2354 DAHLIA CT	10/26/2018	401	ARMS-LENGTH	WD	HAR	385,000	\$170.05	2,264	TWO-STORY	1995
L -12-07-210-026	2353 ALDER CT	9/17/2018	401	ARMS-LENGTH	WD	HAR	420,000	\$181.50	2,314	TWO-STORY	1995
L -12-07-210-046	3212 TIGER LILY DR	8/23/2018	401	ARMS-LENGTH	WD	HAR	380,000	\$167.18	2,273	TWO-STORY	1996
L -12-07-210-107	3464 HONEYSUCKLE CT	6/25/2018	401	ARMS-LENGTH	WD	HAR	442,500	\$170.59	2,594	TWO-STORY	1998
L -12-07-210-123	3238 HONEYSUCKLE DR	5/11/2018	401	ARMS-LENGTH	WD	HAR	530,000	\$198.80	2,666	TWO-STORY	1998
L -12-07-210-098	3397 HONEYSUCKLE CT	4/23/2018	401	ARMS-LENGTH	WD	HAR	410,000	\$169.00	2,426	TWO-STORY	1998
L -12-07-210-162	3036 GALLINGER DR	1/30/2018	401	ARMS-LENGTH	WD	HAR	408,888	\$158.79	2,575	TWO-STORY	1999
L -12-07-210-113	3382 HONEYSUCKLE CT	11/29/2017	401	ARMS-LENGTH	WD	HAR	426,000	\$164.99	2,582	TWO-STORY	1997
L -12-07-210-016	2324 MOSS ROSE CT	11/17/2017	401	ARMS-LENGTH	WD	HAR	390,000	\$156.75	2,488	TWO-STORY	1994
L -12-07-210-133	3100 TIGER LILY CT	11/7/2017	401	ARMS-LENGTH	WD	HAR	410,000	\$157.75	2,599	TWO-STORY	1998
L -12-07-210-139	3169 TIGER LILY CT	10/2/2017	401	ARMS-LENGTH	WD	HAR	457,000	\$168.63	2,710	TWO-STORY	1999
L -12-07-210-100	3427 HONEYSUCKLE CT	9/14/2017	401	ARMS-LENGTH	WD	HAR	420,000	\$170.32	2,466	TWO-STORY	1998
L -12-07-210-121	3264 HONEYSUCKLE DR	6/16/2017	401	ARMS-LENGTH	WD	HAR	436,000	\$169.91	2,566	TWO-STORY	1997
ECF Totals		14					5,925,388				
	Average Sale \$/SF							\$169.36			
	Average Sales Price							\$423,242			
HERITAGE FALLS											
ECF Totals											
HEATHERS, FAIRWAYS, FAIRWAY WOODS, DORAL CREEK, TWIN ISLANDS, CROOKED STICK											

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-19-220-002	2207 TWIN ISLANDS CT	3/12/2019	401	ARMS-LENGTH	WD	HEG	455,000	\$216.25	2,104	ONE-STORY	1999
L -12-18-310-009	4653 SAWGRASS DR E	12/12/2018	401	ARMS-LENGTH	WD	HEG	493,500	\$285.76	1,727	ONE-STORY	1997
L -12-18-425-009	1791 STONEBRIDGE DR N	11/21/2018	401	ARMS-LENGTH	WD	HEG	418,500	\$242.33	1,727	ONE-STORY	1994
L -12-18-310-012	4609 SAWGRASS DR E	10/19/2018	401	ARMS-LENGTH	WD	HEG	400,000	\$231.62	1,727	ONE-STORY	1997
L -12-18-425-013	1845 STONEBRIDGE DR N	8/2/2018	401	ARMS-LENGTH	WD	HEG	455,000	\$216.25	2,104	ONE-STORY	1994
L -12-19-115-010	5196 DORAL CT	8/11/2017	401	ARMS-LENGTH	WD	HEG	500,000	\$216.73	2,307	TWO-STORY	1999
L -12-18-325-064	4980 DORAL DR	6/16/2017	401	ARMS-LENGTH	WD	HEG	435,000	\$208.83	2,083	TWO-STORY	1995
L -12-18-310-007	4671 SAWGRASS DR E	6/9/2017	401	ARMS-LENGTH	WD	HEG	408,300	\$236.42	1,727	ONE-STORY	1997
L -12-19-115-005	5155 DORAL CT	5/1/2017	401	ARMS-LENGTH	WD	HEG	430,000	\$247.84	1,735	ONE-STORY	1999
L -12-18-305-020	4580 SAWGRASS DR E	4/24/2017	401	ARMS-LENGTH	WD	HEG	400,000	\$231.62	1,727	ONE-STORY	1996
L -12-18-305-017	4602 SAWGRASS DR E	4/21/2017	401	ARMS-LENGTH	WD	HEG	470,000	\$204.70	2,296	TWO-STORY	1996
ECF Totals		11					4,865,300				
	Average Sale \$/SF							\$230.76			
	Average Sales Price							\$442,300			
HEATHERWOOD, FOX PT											
L -12-08-260-037	1364 HEATHERWOOD LN	3/12/2019	401	ARMS-LENGTH	WD	HER	190,000	\$156.77	1,212	MULTI HOMES	1997
L -12-08-260-071	1302 HEATHERWOOD LN	2/20/2019	401	ARMS-LENGTH	WD	HER	222,000	\$161.34	1,376	MULTI HOMES	1997
L -12-08-270-014	1379 FOX POINTE CIR	2/19/2019	401	ARMS-LENGTH	WD	HER	240,000	\$170.33	1,409	MULTI HOMES	1999
L -12-08-260-126	1331 MILLBROOK TRL	12/21/2018	401	ARMS-LENGTH	WD	HER	179,900	\$163.40	1,101	MULTI HOMES	1998
L -12-08-260-054	1327 HEATHERWOOD LN	12/17/2018	401	ARMS-LENGTH	WD	HER	190,000	\$151.76	1,252	MULTI HOMES	1996
L -12-08-260-101	1265 MILLBROOK TRL	12/3/2018	401	ARMS-LENGTH	WD	HER	190,000	\$151.76	1,252	MULTI HOMES	1997
L -12-08-260-162	1407 MILLBROOK TRL	11/26/2018	401	ARMS-LENGTH	WD	HER	182,000	\$165.30	1,101	MULTI HOMES	1998
L -12-08-260-010	1415 HEATHERWOOD LN	11/21/2018	401	ARMS-LENGTH	WD	HER	194,500	\$155.35	1,252	MULTI HOMES	1996
L -12-08-260-186	1470 MILLBROOK TRL	11/21/2018	401	ARMS-LENGTH	WD	HER	190,000	\$151.76	1,252	MULTI HOMES	1998
L -12-08-270-064	1494 FOX POINTE CIR	10/24/2018	401	ARMS-LENGTH	WD	HER	245,000	\$173.88	1,409	MULTI HOMES	1999
L -12-08-260-152	1385 MILLBROOK TRL	9/27/2018	401	ARMS-LENGTH	WD	HER	180,000	\$163.49	1,101	MULTI HOMES	1998
L -12-08-270-059	1470 FOX POINTE CIR	9/7/2018	401	ARMS-LENGTH	WD	HER	244,000	\$173.17	1,409	MULTI HOMES	1999
L -12-08-260-172	1429 MILLBROOK TRL	9/4/2018	401	ARMS-LENGTH	WD	HER	176,500	\$160.31	1,101	MULTI HOMES	1998
L -12-08-260-043	1372 HEATHERWOOD LN	7/27/2018	401	ARMS-LENGTH	WD	HER	195,000	\$160.89	1,212	MULTI HOMES	1997
L -12-08-260-109	1297 MILLBROOK TRL	7/24/2018	401	ARMS-LENGTH	WD	HER	205,100	\$169.22	1,212	MULTI HOMES	1998
L -12-08-260-142	1363 MILLBROOK TRL	7/24/2018	401	ARMS-LENGTH	WD	HER	179,900	\$163.40	1,101	MULTI HOMES	1998
L -12-08-270-024	1384 FOX POINTE CIR	6/6/2018	401	ARMS-LENGTH	WD	HER	233,250	\$165.54	1,409	MULTI HOMES	1999
L -12-08-260-131	1341 MILLBROOK TRL	5/25/2018	401	ARMS-LENGTH	WD	HER	184,000	\$151.82	1,212	MULTI HOMES	1998
L -12-08-260-104	1305 MILLBROOK TRL	4/10/2018	401	ARMS-LENGTH	WD	HER	187,000	\$168.32	1,111	MULTI HOMES	1998
L -12-08-260-085	1289 HEATHERWOOD LN	3/9/2018	401	ARMS-LENGTH	WD	HER	195,000	\$155.75	1,252	MULTI HOMES	1997
L -12-08-260-015	1411 HEATHERWOOD LN	3/1/2018	401	ARMS-LENGTH	WD	HER	190,000	\$151.76	1,252	MULTI HOMES	1996
L -12-08-270-031	1408 FOX POINTE CIR	2/28/2018	401	ARMS-LENGTH	WD	HER	232,800	\$165.22	1,409	MULTI HOMES	1999
L -12-08-270-003	1358 FOX POINTE CIR	12/19/2017	401	ARMS-LENGTH	WD	HER	224,900	\$159.62	1,409	MULTI HOMES	1999
L -12-08-270-073	1495 FOX POINTE CIR	12/6/2017	401	ARMS-LENGTH	WD	HER	220,000	\$156.14	1,409	MULTI HOMES	1999
L -12-08-270-040	1434 FOX POINTE CIR	12/1/2017	401	ARMS-LENGTH	WD	HER	223,000	\$158.27	1,409	MULTI HOMES	1999
L -12-08-260-102	1263 MILLBROOK TRL	11/1/2017	401	ARMS-LENGTH	WD	HER	211,000	\$153.34	1,376	MULTI HOMES	1997
L -12-08-260-136	1355 MILLBROOK TRL	10/6/2017	401	ARMS-LENGTH	WD	HER	175,000	\$158.95	1,101	MULTI HOMES	1998
L -12-08-260-047	1353 HEATHERWOOD LN	9/9/2017	401	ARMS-LENGTH	WD	HER	200,000	\$159.74	1,252	MULTI HOMES	1996
L -12-08-260-166	1421 MILLBROOK TRL	7/31/2017	401	ARMS-LENGTH	WD	HER	180,000	\$163.49	1,101	MULTI HOMES	1998

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L -12-08-270-053	1460 FOX POINTE CIR	6/30/2017	401	ARMS-LENGTH	WD	HER	220,000	\$156.14	1,409	MULTI HOMES	1999
L -12-08-260-093	1247 HEATHERWOOD LN	6/27/2017	401	ARMS-LENGTH	WD	HER	192,000	\$153.35	1,252	MULTI HOMES	1997
L -12-08-270-017	1375 FOX POINTE CIR	6/26/2017	401	ARMS-LENGTH	WD	HER	225,000	\$159.69	1,409	MULTI HOMES	1999
L -12-08-270-063	1488 FOX POINTE CIR	6/21/2017	401	ARMS-LENGTH	WD	HER	215,000	\$152.59	1,409	MULTI HOMES	1999
ECF Totals		33					6,711,850				
	Average Sale \$/SF							\$160.06			
	Average Sales Price							\$203,389			
HICKORY GROVE											
L -12-23-350-013	5818 GLEN CREEK CT	6/29/2018	401	ARMS-LENGTH	WD	HIG	365,000	\$145.36	2,511	TWO-STORY	1993
L -12-23-350-052	3051 POTOMAC DR	3/22/2018	401	ARMS-LENGTH	WD	HIG	323,000	\$161.90	1,995	TWO-STORY	1991
L -12-23-350-014	5826 GLEN CREEK CT	3/12/2018	401	ARMS-LENGTH	WD	HIG	287,000	\$160.07	1,793	TWO-STORY	1999
L -12-23-350-020	5811 GLEN CREEK CT	7/20/2017	401	ARMS-LENGTH	WD	HIG	310,000	\$150.34	2,062	TWO-STORY	1993
ECF Totals		4					1,285,000				
	Average Sale \$/SF							\$154.42			
	Average Sales Price							\$321,250			
HICKORY HOLLOW											
L -12-26-481-020	3840 HICKORY HOLLOW DR	4/2/2018	401	ARMS-LENGTH	WD	HIH	271,000	\$154.68	1,752	TWO-STORY	1992
L -12-26-481-023	3792 HICKORY HOLLOW DR	12/22/2017	401	ARMS-LENGTH	WD	HIH	230,500	\$125.27	1,840	ONE-STORY	1992
L -12-26-481-017	3904 HICKORY HOLLOW DR	5/11/2017	401	ARMS-LENGTH	WD	HIH	270,000	\$138.60	1,948	TWO-STORY	1989
L -12-26-481-019	3872 HICKORY HOLLOW DR	4/17/2017	401	ARMS-LENGTH	WD	HIH	260,000	\$107.88	2,410	TWO-STORY	1990
ECF Totals		4					1,031,500				
	Average Sale \$/SF							\$131.61			
	Average Sales Price							\$257,875			
HICKORY POINTE											
L -12-24-110-003	4543 HICKORY POINTE BLVD	3/25/2019	401	ARMS-LENGTH	WD	HIP	314,000	\$177.60	1,768	ONE-STORY	1998
L -12-24-112-042	5190 BLUE SPRUCE DR	3/22/2019	401	ARMS-LENGTH	WD	HIP	390,000	\$128.97	3,024	TWO-STORY	1999
L -12-24-112-065	4560 HICKORY POINTE BLVD	3/20/2019	401	ARMS-LENGTH	WD	HIP	350,000	\$154.32	2,268	TWO-STORY	1998
L -12-24-112-058	4658 HICKORY POINTE BLVD	3/6/2019	401	ARMS-LENGTH	WD	HIP	300,000	\$162.34	1,848	TWO-STORY	1998
L -12-24-116-247	4845 GINGKO DR	10/19/2018	401	ARMS-LENGTH	WD	HIP	365,000	\$130.92	2,788	TWO-STORY	2002
L -12-24-111-101	5124 PECAN DR	8/29/2018	401	ARMS-LENGTH	WD	HIP	340,000	\$133.12	2,554	TWO-STORY	1999
L -12-24-112-043	5178 BLUE SPRUCE DR	8/24/2018	401	ARMS-LENGTH	WD	HIP	307,000	\$137.30	2,236	TWO-STORY	1998
L -12-24-110-018	4693 HICKORY POINTE BLVD	8/10/2018	401	ARMS-LENGTH	WD	HIP	292,000	\$150.36	1,942	TWO-STORY	1998
L -12-24-111-036	5155 BLUE SPRUCE DR	7/9/2018	401	ARMS-LENGTH	WD	HIP	292,000	\$151.30	1,930	TWO-STORY	1998
L -12-24-111-029	5127 BLUE SPRUCE DR	5/7/2018	401	ARMS-LENGTH	WD	HIP	275,000	\$148.81	1,848	TWO-STORY	1998
L -12-24-111-234	4899 SHELLBARK DR	4/26/2018	401	ARMS-LENGTH	WD	HIP	311,000	\$137.85	2,256	TWO-STORY	2013
L -12-24-116-241	4943 GINGKO DR	4/15/2018	401	ARMS-LENGTH	WD	HIP	319,900	\$132.41	2,416	TWO-STORY	2013
L -12-24-115-192	5193 HICKORY POINTE BLVD	4/6/2018	401	ARMS-LENGTH	WD	HIP	315,000	\$135.83	2,319	TWO-STORY	2001
L -12-24-112-161	4540 SHELLBARK DR	4/2/2018	401	ARMS-LENGTH	WD	HIP	277,400	\$150.11	1,848	TWO-STORY	2000
L -12-24-116-256	4880 SHELLBARK DR	3/5/2018	401	ARMS-LENGTH	WD	HIP	319,500	\$136.54	2,340	TWO-STORY	2013
L -12-24-110-009	4569 HICKORY POINTE BLVD	12/23/2017	401	ARMS-LENGTH	LC	HIP	264,627	\$143.20	1,848	TWO-STORY	1998
L -12-24-112-206	4974 GINGKO DR	7/28/2017	401	ARMS-LENGTH	WD	HIP	360,000	\$129.68	2,776	TWO-STORY	2014
L -12-24-114-201	5261 BUCKLEY DR	7/7/2017	401	ARMS-LENGTH	WD	HIP	345,000	\$150.79	2,288	ONE-STORY	2014

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L -12-24-111-143	4685 NUTMEG DR	5/30/2017	401	ARMS-LENGTH	WD	HIP	275,000	\$133.69	2,057	TWO-STORY	2002
L -12-24-116-253	4816 SHELLBARK DR	5/15/2017	401	ARMS-LENGTH	WD	HIP	300,000	\$132.28	2,268	TWO-STORY	2013
ECF Totals	20						6,312,427				
	Average Sale \$/SF							\$142.87			
	Average Sales Price							\$315,621			
HIDDEN CREEK											
L -12-27-115-039	1386 HIDDEN CREEK N	12/4/2018	401	ARMS-LENGTH	WD	HIR	332,000	\$141.70	2,343	TWO-STORY	1994
L -12-27-116-064	1388 HIDDEN CREEK S	11/30/2018	401	ARMS-LENGTH	WD	HIR	273,000	\$163.96	1,665	TWO-STORY	1993
L -12-27-112-015	6391 BEDVIEW DR	6/8/2017	401	ARMS-LENGTH	WD	HIR	306,900	\$154.84	1,982	TWO-STORY	1995
ECF Totals	3						911,900				
	Average Sale \$/SF							\$153.50			
	Average Sales Price							\$303,967			
HUNTERS RIDGE, TAMARACK, HUNTERS POND											
L -12-28-460-003	264 TAMARACK DR	3/1/2019	401	ARMS-LENGTH	WD	HUT	341,000	\$205.30	1,661	ONE-STORY	1976
L -12-33-101-008	312 WINCHESTER DR	7/31/2018	401	ARMS-LENGTH	WD	HUT	505,000	\$182.38	2,769	TWO-STORY	1989
L -12-33-103-055	7422 STEEPLECHASE DR	5/18/2018	401	ARMS-LENGTH	WD	HUT	482,500	\$160.30	3,010	TWO-STORY	1993
L -12-33-110-009	440 HUNTERS CREST DR	9/25/2017	401	ARMS-LENGTH	WD	HUT	477,500	\$126.99	3,760	TWO-STORY	2007
L -12-33-103-056	7456 STEEPLECHASE DR	8/31/2017	401	ARMS-LENGTH	WD	HUT	459,000	\$154.60	2,969	TWO-STORY	1992
L -12-33-101-004	256 WINCHESTER DR	5/16/2017	401	ARMS-LENGTH	WD	HUT	427,500	\$169.78	2,518	TWO-STORY	1991
ECF Totals	6						2,692,500				
	Average Sale \$/SF							\$166.56			
	Average Sales Price							\$448,750			
INGLEWOOD PARK ESTATES											
L -12-21-315-019	808 GROVELAND CIRCLE	06/26/18	401	NEW CONSTRUCTION	WD	IPE	397,905	\$125.36	3,174	TWO-STORY	2018
L -12-21-315-016	637 HOLMDALE WAY	06/19/18	401	NEW CONSTRUCTION	WD	IPE	397,890	\$130.28	3,054	TWO-STORY	2018
L -12-21-315-018	806 GROVELAND CIRCLE	07/25/18	401	NEW CONSTRUCTION	WD	IPE	369,998	\$144.98	2,552	TWO-STORY	2018
L -12-20-401-106	725 GROVELAND CIRCLE	12/21/18	401	NEW CONSTRUCTION	WD	IPE	547,920	\$199.82	2,742	TWO-STORY	2018
L -12-20-401-103	731 GROVELAND CIRCLE	02/11/19	401	NEW CONSTRUCTION	WD	IPE	548,520	\$200.04	2,742	TWO-STORY	2018
L -12-21-315-015	641 HOLMDALE WAY	06/12/18	401	NEW CONSTRUCTION	WD	IPE	374,253	\$146.65	2,552	TWO-STORY	2018
L -12-21-315-004	626 HOLMDALE WAY	05/23/18	401	NEW CONSTRUCTION	WD	IPE	372,430	\$145.94	2,552	TWO-STORY	2018
L -12-21-315-008	638 HOLMDALE WAY	06/11/18	401	NEW CONSTRUCTION	WD	IPE	415,490	\$151.53	2,742	TWO-STORY	2018
L -12-21-315-002	622 HOLMDALE WAY	07/13/18	401	NEW CONSTRUCTION	WD	IPE	386,610	\$151.49	2,552	TWO-STORY	2018
L -12-21-315-020	810 GROVELAND CIRCLE	07/13/18	401	NEW CONSTRUCTION	WD	IPE	426,420	\$155.51	2,742	TWO-STORY	2018
L -12-21-315-007	634 HOLMDALE WAY	05/25/18	401	NEW CONSTRUCTION	WD	IPE	435,140	\$155.85	2,792	TWO-STORY	2018
L -12-21-315-034	700 GROVELAND CIRCLE	08/30/18	401	NEW CONSTRUCTION	WD	IPE	472,045	\$140.24	3,366	TWO-STORY	2018
L -12-21-315-021	812 GROVELAND CIRCLE	07/19/18	401	NEW CONSTRUCTION	WD	IPE	428,435	\$156.25	2,742	TWO-STORY	2018
L -12-21-315-035	704 GROVELAND CIRCLE	11/09/18	401	NEW CONSTRUCTION	WD	IPE	463,040	\$142.65	3,246	TWO-STORY	2018
L -12-21-315-037	712 GROVELAND CIRCLE	11/14/18	401	NEW CONSTRUCTION	WD	IPE	469,290	\$147.85	3,174	TWO-STORY	2018
L -12-21-315-005	628 HOLMDALE WAY	09/27/18	401	NEW CONSTRUCTION	WD	IPE	407,320	\$128.33	3,174	TWO-STORY	2018
L -12-21-315-025	826 GROVELAND CIRCLE	10/26/18	401	NEW CONSTRUCTION	WD	IPE	473,750	\$149.26	3,174	TWO-STORY	2018
L -12-21-315-017	802 GROVELAND CIRCLE	06/13/18	401	NEW CONSTRUCTION	WD	IPE	461,340	\$152.96	3,016	TWO-STORY	2018
L -12-21-315-014	645 HOLMDALE WAY	08/07/18	401	NEW CONSTRUCTION	WD	IPE	440,390	\$160.61	2,742	TWO-STORY	2018

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L -12-21-315-006	630 HOLMDALE WAY	07/16/18	401	NEW CONSTRUCTION	WD	IPV	413,240	\$161.93	2,552	TWO-STORY	2018
L -12-21-315-027	830 GROVELAND CIRCLE	11/21/18	401	NEW CONSTRUCTION	WD	IPV	525,775	\$161.98	3,246	TWO-STORY	2018
L -12-21-315-033	701 GROVELAND CIRCLE	08/29/18	401	NEW CONSTRUCTION	WD	IPV	509,960	\$171.01	2,982	TWO-STORY	2018
L -12-21-315-022	820 GROVELAND CIRCLE	09/14/18	401	NEW CONSTRUCTION	WD	IPV	434,775	\$170.37	2,552	TWO-STORY	2018
L -12-21-315-032	703 GROVELAND CIRCLE	10/24/18	401	NEW CONSTRUCTION	WD	IPV	427,040	\$167.34	2,552	TWO-STORY	2018
L -12-20-401-104	729 GROVELAND CIRCLE	01/28/19	401	NEW CONSTRUCTION	WD	IPV	480,585	\$151.41	3,174	TWO-STORY	2018
L -12-21-315-003	624 HOLMDALE WAY	11/09/18	401	NEW CONSTRUCTION	WD	IPV	484,925	\$161.53	3,002	TWO-STORY	2018
L -12-21-315-028	715 GROVELAND CIRCLE	12/21/18	401	NEW CONSTRUCTION	WD	IPV	493,640	\$155.53	3,174	TWO-STORY	2018
L -12-21-315-029	711 GROVELAND CIRCLE	01/23/19	401	NEW CONSTRUCTION	WD	IPV	494,115	\$161.79	3,054	TWO-STORY	2018
L -12-21-315-038	716 GROVELAND CIRCLE	11/19/18	401	NEW CONSTRUCTION	WD	IPV	434,490	\$170.25	2,552	TWO-STORY	2018
L -12-21-315-023	822 GROVELAND CIRCLE	08/03/18	401	NEW CONSTRUCTION	WD	IPV	476,490	\$173.77	2,742	TWO-STORY	2018
L -12-21-315-031	705 GROVELAND CIRCLE	10/05/18	401	NEW CONSTRUCTION	WD	IPV	454,030	\$177.91	2,552	TWO-STORY	2018
L -12-21-315-024	824 GROVELAND CIRCLE	09/14/18	401	NEW CONSTRUCTION	WD	IPV	508,430	\$185.42	2,742	TWO-STORY	2018
L -12-21-315-030	707 GROVELAND CIRCLE	10/12/18	401	NEW CONSTRUCTION	WD	IPV	491,305	\$179.18	2,742	TWO-STORY	2018
L -12-21-315-026	828 GROVELAND CIRCLE	12/11/18	401	NEW CONSTRUCTION	WD	IPV	508,235	\$185.35	2,742	TWO-STORY	2018
L -12-20-401-102	733 GROVELAND CIRCLE	02/07/19	401	NEW CONSTRUCTION	WD	IPV	472,790	\$176.28	2,682	TWO-STORY	2018
L -12-21-315-036	708 GROVELAND CIRCLE	11/15/18	401	NEW CONSTRUCTION	WD	IPV	517,685	\$188.80	2,742	TWO-STORY	2018
ECF Totals	36						16,415,696				
	Average Sale \$/SF							\$160.71			
	Average Sales Price							\$455,992			
VILLAS AT INGLEWOOD PARK											
L -12-21-316-043	559 IVYLAND STREET	02/26/19	401	NEW CONSTRUCTION	WD	IPV	440,475	\$169.02	2,606	DUPLEX	2018
L -12-21-316-044	557 IVYLAND STREET	02/27/19	401	NEW CONSTRUCTION	WD	IPV	399,410	\$209.22	1,909	DUPLEX	2018
L -12-21-316-004	542 IVYLAND STREET	11/27/18	401	NEW CONSTRUCTION	WD	IPV	400,112	\$226.56	1,766	DUPLEX	2018
L -12-21-316-006	546 IVYLAND STREET	11/28/18	401	NEW CONSTRUCTION	WD	IPV	340,245	\$198.05	1,718	DUPLEX	2018
L -12-21-316-005	544 IVYLAND STREET	11/28/18	401	NEW CONSTRUCTION	WD	IPV	339,470	\$197.60	1,718	DUPLEX	2018
L -12-21-316-008	550 IVYLAND STREET	12/19/18	401	NEW CONSTRUCTION	WD	IPV	339,440	\$192.21	1,766	DUPLEX	2018
L -12-21-316-007	548 IVYLAND STREET	12/19/18	401	NEW CONSTRUCTION	WD	IPV	341,540	\$193.40	1,766	DUPLEX	2018
L -12-21-316-021	576 IVYLAND STREET	12/21/18	401	NEW CONSTRUCTION	WD	IPV	386,520	\$218.87	1,766	DUPLEX	2018
L -12-21-316-010	554 IVYLAND STREET	01/25/19	401	NEW CONSTRUCTION	WD	IPV	487,320	\$197.14	2,472	DUPLEX	2018
L -12-21-316-023	580 IVYLAND STREET	02/11/19	401	NEW CONSTRUCTION	WD	IPV	390,915	\$227.01	1,722	DUPLEX	2018
L -12-21-316-020	574 IVYLAND STREET	02/15/19	401	NEW CONSTRUCTION	WD	IPV	412,925	\$239.79	1,722	DUPLEX	2018
L -12-21-316-024	582 IVYLAND STREET	02/15/19	401	NEW CONSTRUCTION	WD	IPV	366,040	\$212.57	1,722	DUPLEX	2018
L -12-21-316-019	572 IVYLAND STREET	02/22/19	401	NEW CONSTRUCTION	WD	IPV	414,670	\$240.81	1,722	DUPLEX	2018
L -12-21-316-036	583 IVYLAND STREET	03/07/19	401	NEW CONSTRUCTION	WD	IPV	422,620	\$245.28	1,723	DUPLEX	2018
L -12-21-316-035	585 IVYLAND STREET	03/13/19	401	NEW CONSTRUCTION	WD	IPV	415,955	\$241.41	1,723	DUPLEX	2018
L -12-21-316-022	578 IVYLAND STREET	03/14/19	401	NEW CONSTRUCTION	WD	IPV	462,670	\$236.90	1,953	DUPLEX	2018
L -12-21-316-026	586 IVYLAND STREET	03/15/19	401	NEW CONSTRUCTION	WD	IPV	415,160	\$167.07	2,485	DUPLEX	2018
L -12-21-316-025	584 IVYLAND STREET	03/27/19	401	NEW CONSTRUCTION	WD	IPV	454,850	\$183.70	2,476	DUPLEX	2018
ECF Totals	18						7,230,337				
	Average Sale \$/SF							\$210.92			
	Average Sales Price							\$401,685			
KIRTLAND HILLS											

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-07-406-029	3734 ARCADIA DR	8/15/2018	401	ARMS-LENGTH	WD	KIH	578,000	\$189.14	3,056	TWO-STORY	2007
L -12-07-406-060	3908 ARCADIA DR	5/25/2018	401	ARMS-LENGTH	WD	KIH	429,000	\$234.68	1,828	ONE-STORY	2013
L -12-07-406-030	3701 ARCADIA DR	11/15/2017	401	ARMS-LENGTH	WD	KIH	450,000	\$210.67	2,136	TWO-STORY	2008
ECF Totals		3					1,457,000				
	Average Sale \$/SF							\$211.50			
	Average Sales Price							\$485,667			
LAKE FOREST											
L -12-18-164-039	4047 WESTBROOK DR	1/19/2019	401	ARMS-LENGTH	WD	LAF	460,000	\$230.35	1,997	TWO-STORY	1994
L -12-18-213-186	2201 WOODVIEW LN	12/4/2018	401	ARMS-LENGTH	WD	LAF	525,000	\$180.72	2,905	TWO-STORY	1997
L -12-18-160-023	4305 SPRING LAKE BLVD	8/31/2018	401	ARMS-LENGTH	WD	LAF	437,000	\$199.45	2,191	TWO-STORY	1993
L -12-18-211-130	4102 BROOKVIEW CT	7/28/2018	401	ARMS-LENGTH	WD	LAF	585,000	\$161.11	3,631	TWO-STORY	1995
L -12-18-217-239	2082 ROUSE CREEK CT	6/25/2018	401	ARMS-LENGTH	WD	LAF	681,000	\$175.70	3,876	TWO-STORY	1999
L -12-18-174-101	1878 ORCHARDVIEW	6/21/2018	401	ARMS-LENGTH	WD	LAF	500,000	\$185.80	2,691	TWO-STORY	1997
L -12-18-160-022	4303 SPRING LAKE BLVD	6/20/2018	401	ARMS-LENGTH	WD	LAF	420,000	\$216.38	1,941	TWO-STORY	1993
L -12-18-217-247	2047 ROUSE CREEK CT	4/27/2018	401	ARMS-LENGTH	WD	LAF	530,000	\$179.84	2,947	TWO-STORY	2000
L -12-18-217-232	4139 LAKE FOREST DR W	12/29/2017	401	ARMS-LENGTH	WD	LAF	541,000	\$189.76	2,851	TWO-STORY	1999
L -12-18-215-202	4371 LAKE FOREST DR W	11/16/2017	401	ARMS-LENGTH	WD	LAF	530,000	\$166.82	3,177	TWO-STORY	1997
L -12-18-180-154	4362 LAKESIDE CT	10/31/2017	401	ARMS-LENGTH	WD	LAF	520,000	\$196.37	2,648	TWO-STORY	1999
L -12-18-180-150	4375 LAKESIDE CT	10/27/2017	401	ARMS-LENGTH	WD	LAF	526,000	\$243.74	2,158	ONE-STORY	1996
L -12-18-216-223	4190 LAKE FOREST DR W	6/12/2017	401	ARMS-LENGTH	WD	LAF	645,000	\$172.23	3,745	TWO-STORY	1998
ECF Totals		13					6,900,000				
	Average Sale \$/SF							\$192.17			
	Average Sales Price							\$530,769			
LAKE FOREST HIGHLANDS											
L -12-07-312-121	3656 HIGHLANDER WAY E	2/14/2019	401	ARMS-LENGTH	WD	LAH	439,500	\$201.98	2,176	TWO-STORY	1998
L -12-07-310-084	2262 SUN VALLEY DR	4/24/2018	401	ARMS-LENGTH	WD	LAH	462,000	\$202.90	2,277	TWO-STORY	1997
L -12-07-301-005	3923 HIGHLANDER WAY E	1/3/2018	401	ARMS-LENGTH	WD	LAH	428,000	\$238.17	1,797	TWO-STORY	1994
L -12-07-303-043	2638 NORTHRIDGE CT	11/10/2017	401	ARMS-LENGTH	WD	LAH	412,000	\$191.09	2,156	TWO-STORY	1997
L -12-07-313-134	3665 HIGHLANDER WAY E	7/25/2017	401	ARMS-LENGTH	WD	LAH	435,900	\$171.61	2,540	TWO-STORY	1999
L -12-07-311-092	2339 SUN VALLEY DR	5/15/2017	401	ARMS-LENGTH	WD	LAH	450,000	\$189.87	2,370	TWO-STORY	1996
ECF Totals		6					2,627,400				
	Average Sale \$/SF							\$199.27			
	Average Sales Price							\$437,900			
LAKE FOREST PINES											
L -12-18-222-022	4135 TIMBER RIDGE DR	8/24/2018	401	ARMS-LENGTH	WD	LAP	860,000	\$196.93	4,367	TWO-STORY	2012
L -12-18-222-023	4141 TIMBER RIDGE DR	6/1/2018	401	ARMS-LENGTH	WD	LAP	785,000	\$194.60	4,034	TWO-STORY	2010
L -12-18-226-067	2426 WOODVIEW LN	5/26/2017	401	ARMS-LENGTH	WD	LAP	785,000	\$209.00	3,756	TWO-STORY	2013
ECF Totals		3					2,430,000				
	Average Sale \$/SF							\$200.18			
	Average Sales Price							\$810,000			
LEGACY HEIGHTS											

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-30-225-001	2044 WINDMILL WAY	12/20/2017	401	ARMS-LENGTH	WD	LEG	480,000	\$175.50	2,735	TWO-STORY	2013
L -12-30-225-008	2142 WINDMILL WAY	5/21/2018	401	ARMS-LENGTH	WD	LEG	450,000	\$218.34	2,061	ONE-STORY	2005
ECF Totals		2					930,000				
	Average Sale \$/SF							\$196.92			
	Average Sales Price							\$465,000			
LOHR LAKE VILLAGE											
L -12-19-400-016	5583 LOHR LAKE DR	2/8/2019	401	ARMS-LENGTH	WD	LOV	640,000	\$209.90	3,049	TWO-STORY	2013
L -12-19-420-055	1692 PARK SIDE CT	1/15/2019	401	ARMS-LENGTH	WD	LOV	599,000	\$204.30	2,932	ONE-STORY	1994
L -12-19-420-035	5730 LAKESHORE DR	10/17/2018	401	ARMS-LENGTH	WD	LOV	435,000	\$155.36	2,800	TWO-STORY	1993
L -12-19-415-016	5840 LOHR LAKE DR	9/10/2018	401	ARMS-LENGTH	WD	LOV	534,900	\$183.81	2,910	TWO-STORY	1993
L -12-19-435-076	1577 TREE SIDE CT	8/28/2018	401	ARMS-LENGTH	WD	LOV	500,000	\$188.54	2,652	TWO-STORY	1995
L -12-19-420-054	1684 PARK SIDE CT	6/15/2018	401	ARMS-LENGTH	WD	LOV	470,000	\$167.38	2,808	TWO-STORY	1994
L -12-19-415-034	5981 LOHR LAKE DR	1/31/2018	401	ARMS-LENGTH	WD	LOV	422,000	\$153.90	2,742	TWO-STORY	1993
L -12-19-415-014	5892 LOHR LAKE DR	11/27/2017	401	ARMS-LENGTH	WD	LOV	605,000	\$142.96	4,232	TWO-STORY	1992
L -12-19-420-041	5610 LAKESHORE DR	6/30/2017	401	ARMS-LENGTH	WD	LOV	535,000	\$208.41	2,567	TWO-STORY	1993
L -12-19-415-002	5972 LOHR LAKE DR	5/1/2017	401	ARMS-LENGTH	WD	LOV	490,100	\$181.99	2,693	TWO-STORY	1992
ECF Totals		10					5,231,000				
	Average Sale \$/SF							\$179.66			
	Average Sales Price							\$523,100			
LOHR WOODS											
L -12-20-211-022	5146 ROYAL PARK CIR	08/02/17	401	ARMS-LENGTH	WD	LWD	620,000	\$284.66	2,178	ONE-STORY	2013
L -12-20-211-033	1465 WHISPERING MAPLES DR S	04/13/18	401	ARMS-LENGTH	WD	LWD	685,000	\$208.27	3,289	TWO-STORY	2014
L -12-20-211-035	1479 WHISPERING MAPLES DR S	6/29/2018	401	ARMS-LENGTH	WD	LWD	750,000	\$230.13	3,259	TWO-STORY	2014
L -12-20-211-013	5204 WIMBLEDON CIR	06/27/18	401	NEW CONSTRUCTION	WD	LWD	638,620	\$196.74	3,246	TWO-STORY	2018
L -12-20-211-032	1457 WHISPERING MAPLES DR S	07/27/18	401	NEW CONSTRUCTION	WD	LWD	657,633	\$200.13	3,286	TWO-STORY	2018
L -12-20-211-030	1437 WHISPERING MAPLES DR N	08/10/18	401	NEW CONSTRUCTION	WD	LWD	778,500	\$367.39	2,119	ONE-STORY	2018
ECF Totals		6					4,129,753				
	Average Sale \$/SF							\$247.89			
	Average Sales Price							\$688,292			
MADISON PLACE											
L -12-12-210-037	3120 PROMENADE CIR	12/7/2018	401	ARMS-LENGTH	WD	MAD	201,900	\$157.37	1,283	MULTI HOMES	2001
L -12-12-210-038	3122 PROMENADE CIR	12/5/2018	401	ARMS-LENGTH	WD	MAD	222,900	\$179.47	1,242	MULTI HOMES	2001
L -12-12-210-017	3079 PROMENADE CIR	10/16/2018	401	ARMS-LENGTH	WD	MAD	215,000	\$173.11	1,242	MULTI HOMES	2002
L -12-12-210-010	4274 ESPLANADE LN	9/12/2018	401	ARMS-LENGTH	WD	MAD	218,000	\$173.02	1,260	MULTI HOMES	2002
L -12-12-210-057	3160 PROMENADE CIR	8/2/2018	401	ARMS-LENGTH	WD	MAD	217,000	\$174.72	1,242	MULTI HOMES	2002
L -12-12-210-014	3073 PROMENADE CIR	5/18/2018	401	ARMS-LENGTH	WD	MAD	218,000	\$175.52	1,242	MULTI HOMES	2001
L -12-12-210-035	3115 PROMENADE CIR	5/10/2018	401	ARMS-LENGTH	WD	MAD	211,000	\$169.89	1,242	MULTI HOMES	2001
ECF Totals		7					1,503,800				
	Average Sale \$/SF							\$171.87			
	Average Sales Price							\$214,829			
MAPLE CREEK, E HORIZONS											

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-19-382-018	2103 MAPLE CREEK CIR	3/20/2018	401	ARMS-LENGTH	WD	MAH	366,000	\$191.02	1,916	TWO-STORY	1990
L -12-19-380-008	2167 MAPLE CREEK CIR	7/24/2017	401	ARMS-LENGTH	WD	MAH	320,000	\$170.21	1,880	TWO-STORY	1990
ECF Totals	2						686,000				
	Average Sale \$/SF							\$180.62			
	Average Sales Price							\$343,000			
MALLARD COVE											
L -12-30-102-028	1726 POND SHORE DR	3/8/2019	401	ARMS-LENGTH	WD	MAL	380,000	\$143.50	2,648	TWO-STORY	1988
L -12-30-102-016	6102 WHITE SWAN LN	8/1/2018	401	ARMS-LENGTH	WD	MAL	426,500	\$178.75	2,386	TWO-STORY	1989
L -12-30-102-037	1641 POND SHORE DR	3/29/2018	401	ARMS-LENGTH	WD	MAL	409,500	\$165.92	2,468	TWO-STORY	1989
L -12-30-101-012	6025 WHITE SWAN LN	5/4/2017	401	ARMS-LENGTH	WD	MAL	405,000	\$168.89	2,398	TWO-STORY	1989
L -12-30-101-004	1584 MALLARD COVE DR	4/14/2017	401	ARMS-LENGTH	WD	MAL	324,900	\$140.89	2,306	TWO-STORY	1989
ECF Totals	5						1,945,900				
	Average Sale \$/SF							\$159.59			
	Average Sales Price							\$389,180			
MCCORMICK PLACE SUB											
ECF Totals											
MEADOWVIEW CLUSTERS											
L -12-24-375-005	5863 STAGHORN DR	5/15/2018	401	ARMS-LENGTH	WD	MEC	172,700	\$116.37	1,484	MULTI HOMES	1984
L -12-24-304-001	5640 ROTHBURY CT	12/15/2017	401	ARMS-LENGTH	WD	MEC	225,000	\$130.97	1,718	TWO-STORY	1979
L -12-24-375-004	5880 STAGHORN DR	8/23/2017	401	ARMS-LENGTH	WD	MEC	185,000	\$124.66	1,484	MULTI HOMES	1984
L -12-24-302-013	5713 WINSLOW CT	8/14/2017	401	ARMS-LENGTH	WD	MEC	240,000	\$135.14	1,776	TWO-STORY	1983
L -12-24-302-005	5706 DARTMOUTH CT	8/7/2017	401	ARMS-LENGTH	WD	MEC	244,000	\$183.18	1,332	ONE-STORY	1986
L -12-24-375-018	5818 STAGHORN DR	6/14/2017	401	ARMS-LENGTH	WD	MEC	184,800	\$121.26	1,524	MULTI HOMES	1979
L -12-24-303-001	5620 WINSLOW CT	6/13/2017	401	ARMS-LENGTH	WD	MEC	233,900	\$126.30	1,852	TWO-STORY	1979
L -12-24-381-007	4352 YARMOUTH CROSSING	4/28/2017	401	ARMS-LENGTH	WD	MEC	215,000	\$137.82	1,560	TWO-STORY	1983
ECF Totals	8						1,700,400				
	Average Sale \$/SF							\$134.46			
	Average Sales Price							\$212,550			
MILAN SCHOOL DISTRICT METES AND BOUNDS											
L -12-36-100-007	4570 MERRITT RD	3/26/2019	401	ARMS-LENGTH	WD	MSD	349,900	\$198.13	1,766	ONE-STORY	1969
L -12-26-300-019	3427 MERRITT RD	2/27/2019	401	ARMS-LENGTH	WD	MSD	390,000	\$134.02	2,910	TWO-STORY	1989
L -12-35-200-024	3100 PLATT PLACE N	12/21/2018	401	ARMS-LENGTH	WD	MSD	267,000	\$172.26	1,550	TWO-STORY	1993
L -12-36-300-055	7936 SHADOW CT	12/19/2018	401	ARMS-LENGTH	PTA	MSD	361,000	\$149.05	2,422	ONE-STORY	2004
L -12-36-100-024	7262 MUNGER RD	11/21/2018	401	ARMS-LENGTH	CD	MSD	171,950	\$99.05	1,736	ONE-STORY	1969
L -12-25-300-018	6892 CRANE RD	8/24/2018	401	ARMS-LENGTH	WD	MSD	300,000	\$159.15	1,885	ONE-STORY	1968
L -12-25-400-013	6655 CRANE RD	8/7/2018	401	ARMS-LENGTH	WD	MSD	215,000	\$152.70	1,408	ONE-STORY	1966
L -12-36-200-003	4310 MERRITT RD	7/12/2018	401	ARMS-LENGTH	WD	MSD	320,000	\$164.52	1,945	BI-LEVEL	1978
L -12-36-400-003	7597 CRANE RD	6/8/2018	401	ARMS-LENGTH	WD	MSD	410,000	\$218.90	1,873	ONE-STORY	1979
L -12-25-300-014	4319 MERRITT RD	6/8/2018	401	ARMS-LENGTH	WD	MSD	262,500	\$87.50	3,000	TWO-STORY	1967
L -12-25-400-014	6685 CRANE RD	7/12/2017	401	ARMS-LENGTH	WD	MSD	343,000	\$150.37	2,281	TWO-STORY	1970

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-26-400-036	3973 STARK LN	6/29/2017	401	ARMS-LENGTH	WD	MSD	280,000	\$147.52	1,898	ONE-STORY	1989
L -12-26-400-014	3893 MERRITT RD	4/5/2017	401	ARMS-LENGTH	WD	MSD	270,000	\$98.50	2,741	ONE-STORY	1978
ECF Totals	13						3,940,350				
	Average Sale \$/SF							\$148.59			
	Average Sales Price							\$303,104			
OAK HILL											
L -12-25-355-008	4145 RUBY ST	8/8/2018	401	ARMS-LENGTH	WD	OAH	267,000	\$138.85	1,923	ONE-STORY	1968
L -12-25-355-006	4181 RUBY ST	10/6/2017	401	ARMS-LENGTH	WD	OAH	235,000	\$141.65	1,659	TWO-STORY	1976
L -12-25-356-004	4080 RUBY ST	7/10/2017	401	ARMS-LENGTH	WD	OAH	250,000	\$124.81	2,003	ONE-STORY	1977
ECF Totals	3						752,000				
	Average Sale \$/SF							\$135.10			
	Average Sales Price							\$250,667			
OAK MEADOWS, MEADOW GROVE											
L -12-07-415-013	3534 MEADOW GROVE TRL	3/15/2019	401	ARMS-LENGTH	WD	OAM	322,000	\$198.52	1,622	MULTI HOMES	1996
L -12-07-280-113	2054 BANCROFT DR	3/11/2019	401	ARMS-LENGTH	WD	OAM	290,000	\$179.90	1,612	MULTI HOMES	1992
L -12-07-415-011	3555 MEADOW GROVE TRL	2/26/2019	401	ARMS-LENGTH	WD	OAM	325,500	\$195.38	1,666	MULTI HOMES	1996
L -12-07-280-058	3445 BENT TRAIL DR	10/19/2018	401	ARMS-LENGTH	WD	OAM	282,500	\$175.25	1,612	MULTI HOMES	1989
L -12-07-280-096	3457 BENT TRAIL DR	10/9/2018	401	ARMS-LENGTH	WD	OAM	286,000	\$177.42	1,612	MULTI HOMES	1989
L -12-07-280-011	2094 BENT TRAIL CT	8/20/2018	401	ARMS-LENGTH	WD	OAM	260,000	\$184.66	1,408	MULTI HOMES	1989
L -12-07-280-029	3359 BENT TRAIL DR	7/25/2018	401	ARMS-LENGTH	WD	OAM	272,000	\$209.88	1,296	MULTI HOMES	1989
L -12-07-350-068	3604 BENT TRAIL DR	7/16/2018	401	ARMS-LENGTH	WD	OAM	301,250	\$202.05	1,491	MULTI HOMES	1998
L -12-07-280-015	2098 BENT TRAIL CT	6/15/2018	401	ARMS-LENGTH	WD	OAM	225,000	\$159.80	1,408	MULTI HOMES	1989
L -12-07-415-006	3522 MEADOW GROVE TRL	4/12/2018	401	ARMS-LENGTH	WD	OAM	330,000	\$198.08	1,666	MULTI HOMES	1995
L -12-07-280-118	2034 BANCROFT DR	4/10/2018	401	ARMS-LENGTH	WD	OAM	288,000	\$178.66	1,612	MULTI HOMES	1992
L -12-07-350-045	3523 BENT TRAIL DR	4/5/2018	401	ARMS-LENGTH	WD	OAM	316,000	\$211.94	1,491	MULTI HOMES	1998
L -12-07-280-062	3408 BRECKLAND CT	2/5/2018	401	ARMS-LENGTH	WD	OAM	264,900	\$194.21	1,364	MULTI HOMES	1989
L -12-07-415-025	3601 MEADOW GROVE TRL	10/25/2017	401	ARMS-LENGTH	WD	OAM	265,000	\$177.73	1,491	MULTI HOMES	1996
L -12-07-280-089	3335 BRECKLAND CT	10/10/2017	401	ARMS-LENGTH	WD	OAM	286,750	\$177.88	1,612	MULTI HOMES	1989
L -12-07-350-074	3622 BENT TRAIL DR	10/7/2017	401	ARMS-LENGTH	WD	OAM	320,000	\$214.62	1,491	MULTI HOMES	1998
L -12-07-280-078	3365 BRECKLAND CT	9/6/2017	401	ARMS-LENGTH	WD	OAM	252,500	\$194.83	1,296	MULTI HOMES	1989
ECF Totals	17						4,887,400				
	Average Sale \$/SF							\$190.05			
	Average Sales Price							\$287,494			
OAK PARK, WASHTENAW GARDENS											
L -12-01-377-006	2781 OAKDALE DR	3/28/2019	401	ARMS-LENGTH	WD	OAP	270,000	\$245.45	1,100	ONE-STORY	1961
L -12-01-303-019	2504 DALTON AVE	3/27/2019	401	ARMS-LENGTH	WD	OAP	259,500	\$157.18	1,651	ONE-STORY	1954
L -12-01-353-012	2883 CRYSTAL DR	2/4/2019	401	ARMS-LENGTH	PTA	OAP	240,000	\$125.59	1,911	TWO-STORY	1950
L -12-01-327-018	2552 DAYTON DR	11/1/2018	401	ARMS-LENGTH	WD	OAP	207,000	\$158.38	1,307	ONE-STORY	1955
L -12-01-352-026	2770 DAYTON DR	10/22/2018	401	ARMS-LENGTH	WD	OAP	345,000	\$137.94	2,501	TWO-STORY	1964
L -12-01-379-014	2940 DALTON AVE	10/19/2018	401	ARMS-LENGTH	WD	OAP	239,900	\$154.97	1,548	ONE-STORY	1951
L -12-01-377-031	2758 SEMINOLE	9/21/2018	401	ARMS-LENGTH	WD	OAP	274,500	\$163.39	1,680	TWO-STORY	1967
L -12-01-303-015	2576 DALTON AVE	8/10/2018	401	ARMS-LENGTH	WD	OAP	269,900	\$161.42	1,672	ONE-STORY	1959

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-01-351-007	2869 DAYTON DR	8/10/2018	401	ARMS-LENGTH	WD	OAP	245,000	\$164.87	1,486	ONE-STORY	1952
L -12-01-327-010	2481 GRANT DR	7/27/2018	401	ARMS-LENGTH	WD	OAP	245,000	\$212.12	1,155	ONE-STORY	1955
L -12-01-326-007	2483 DAYTON DR	7/26/2018	401	ARMS-LENGTH	WD	OAP	255,000	\$150.71	1,692	TWO-STORY	1957
L -12-01-328-012	2555 CRYSTAL DR	7/26/2018	401	ARMS-LENGTH	WD	OAP	265,000	\$123.60	2,144	ONE-STORY	1967
L -12-01-377-024	2860 SEMINOLE	7/12/2018	401	ARMS-LENGTH	WD	OAP	256,000	\$164.31	1,558	ONE-STORY	1968
L -12-01-328-015	4065 CENTRAL BLVD	7/9/2018	401	ARMS-LENGTH	WD	OAP	200,000	\$158.48	1,262	ONE-STORY	1945
L -12-01-377-028	2796 SEMINOLE	6/29/2018	401	ARMS-LENGTH	WD	OAP	240,000	\$234.60	1,023	ONE-STORY	1965
L -12-01-379-005	2845 CARLTON DR	5/19/2018	401	ARMS-LENGTH	WD	OAP	264,350	\$224.98	1,175	ONE-STORY	1961
L -12-01-378-008	2813 DALTON AVE	5/11/2018	401	ARMS-LENGTH	WD	OAP	255,000	\$193.62	1,317	ONE-STORY	1950
L -12-01-352-017	2912 DAYTON DR	2/16/2018	401	ARMS-LENGTH	WD	OAP	200,000	\$175.44	1,140	ONE-STORY	1956
L -12-01-376-014	2895 SEMINOLE	11/16/2017	401	ARMS-LENGTH	WD	OAP	255,000	\$180.47	1,413	ONE-STORY	1965
L -12-01-327-003	2399 GRANT DR	9/8/2017	401	ARMS-LENGTH	WD	OAP	193,500	\$139.91	1,383	ONE-STORY	1940
L -12-01-351-005	2845 DAYTON DR	9/5/2017	401	ARMS-LENGTH	WD	OAP	228,110	\$148.22	1,539	ONE-STORY	1956
L -12-01-302-018	2520 OAKDALE DR	7/21/2017	401	ARMS-LENGTH	WD	OAP	251,000	\$228.81	1,097	TWO-STORY	1918
L -12-01-352-006	2781 GRANT DR	7/10/2017	401	ARMS-LENGTH	WD	OAP	230,000	\$114.26	2,013	TRI-LEVEL	1964
L -12-01-378-015	2911 DALTON AVE	4/28/2017	401	ARMS-LENGTH	WD	OAP	244,000	\$207.84	1,174	ONE-STORY	1957
ECF Totals		24					5,932,760				
	Average Sale \$/SF							\$171.94			
	Average Sales Price							\$247,198			
REGENTS PARK											
L -12-20-210-009	5086 ABINGDON CIR	12/3/2018	401	ARMS-LENGTH	WD	REG	625,000	\$192.78	3,242	TWO-STORY	2001
L -12-20-210-005	1378 REGENTS PARK CT	6/23/2017	401	ARMS-LENGTH	WD	REG	782,000	\$168.06	4,653	TWO-STORY	2003
ECF Totals		2					1,407,000				
	Average Sale \$/SF							\$180.42			
	Average Sales Price							\$703,500			
ROLLING HILLS ESTATES											
ECF Totals											
ROLLING MEADOWS & ARBOR FARMS											
L -12-26-205-003	4047 ROLLING MEADOW LN	5/4/2017	401	ARMS-LENGTH	WD	ROM	227,000	\$163.66	1,387	TWO-STORY	1993
L -12-26-205-004	4055 ROLLING MEADOW LN	6/28/2018	401	ARMS-LENGTH	WD	ROM	335,000	\$182.96	1,831	TWO-STORY	1993
L -12-26-210-009	4131 ROLLING MEADOW LN	2/23/2018	401	ARMS-LENGTH	WD	ROM	282,500	\$149.39	1,891	TWO-STORY	1995
L -12-26-210-010	4141 ROLLING MEADOW LN	7/21/2017	401	ARMS-LENGTH	WD	ROM	272,000	\$133.79	2,033	TWO-STORY	1993
L -12-26-215-019	4049 LARK LN	5/1/2017	401	ARMS-LENGTH	WD	ROM	302,000	\$128.95	2,342	TWO-STORY	1996
L -12-26-215-020	4061 LARK LN	4/20/2018	401	ARMS-LENGTH	WD	ROM	265,000	\$180.27	1,470	ONE-STORY	1994
ECF Totals		5					1,683,500				
	Average Sale \$/SF							\$156.50			
	Average Sales Price							\$336,700			
ROSEWOOD VILLAGE-A											
L -12-26-230-033	3121 PRIMROSE LN	12/17/2018	401	ARMS-LENGTH	WD	ROV-A	191,000	\$128.02	1,492	MULTI HOMES	2002
L -12-26-230-136	3166 PRIMROSE LN	9/5/2018	401	ARMS-LENGTH	WD	ROV-A	205,000	\$137.40	1,492	MULTI HOMES	2003

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-26-230-165	3118 PRIMROSE LN	7/10/2018	401	ARMS-LENGTH	WD	ROV-A	194,000	\$130.03	1,492	MULTI HOMES	2003
L -12-26-230-070	3215 PRIMROSE LN	6/1/2018	401	ARMS-LENGTH	WD	ROV-A	186,000	\$124.66	1,492	MULTI HOMES	2004
L -12-26-230-087	3328 PRIMROSE LN	2/16/2018	401	ARMS-LENGTH	WD	ROV-A	187,000	\$125.34	1,492	MULTI HOMES	2004
L -12-26-230-063	3213 PRIMROSE LN	10/31/2017	401	ARMS-LENGTH	WD	ROV-A	184,500	\$123.66	1,492	MULTI HOMES	2004
L -12-26-230-034	3109 PRIMROSE LN	7/21/2017	401	ARMS-LENGTH	WD	ROV-A	193,000	\$129.36	1,492	MULTI HOMES	2002
L -12-26-230-039	3133 PRIMROSE LN	5/22/2017	401	ARMS-LENGTH	WD	ROV-A	180,000	\$120.64	1,492	MULTI HOMES	2002
ECF Totals		8					1,520,500				
	Average Sale \$/SF							\$127.39			
	Average Sales Price							\$190,063			
ROSEWOOD VILLAGE-B											
L -12-26-230-140	3170 PRIMROSE LN	3/15/2019	401	ARMS-LENGTH	WD	ROV-B	205,000	\$127.49	1,608	MULTI HOMES	2003
L -12-26-230-059	3191 PRIMROSE LN	12/19/2018	401	ARMS-LENGTH	WD	ROV-B	206,000	\$128.11	1,608	MULTI HOMES	2004
L -12-26-230-149	3188 PRIMROSE LN	9/21/2018	401	ARMS-LENGTH	WD	ROV-B	189,900	\$118.10	1,608	MULTI HOMES	2003
L -12-26-230-176	3144 PRIMROSE LN	8/24/2018	401	ARMS-LENGTH	WD	ROV-B	207,000	\$128.73	1,608	MULTI HOMES	2003
L -12-26-230-053	3197 PRIMROSE LN	8/15/2018	401	ARMS-LENGTH	WD	ROV-B	199,000	\$123.76	1,608	MULTI HOMES	2004
L -12-26-230-110	3226 PRIMROSE LN	7/27/2018	401	ARMS-LENGTH	WD	ROV-B	191,000	\$118.78	1,608	MULTI HOMES	2003
L -12-26-230-056	3203 PRIMROSE LN	3/14/2018	401	ARMS-LENGTH	WD	ROV-B	190,000	\$118.16	1,608	MULTI HOMES	2004
L -12-26-230-014	3079 PRIMROSE LN	8/14/2017	401	ARMS-LENGTH	WD	ROV-B	192,000	\$119.40	1,608	MULTI HOMES	2002
L -12-26-230-170	3150 PRIMROSE LN	7/3/2017	401	ARMS-LENGTH	WD	ROV-B	197,000	\$122.51	1,608	MULTI HOMES	2003
L -12-26-230-002	3053 PRIMROSE LN	5/31/2017	401	ARMS-LENGTH	WD	ROV-B	201,000	\$125.00	1,608	MULTI HOMES	2002
ECF Totals		10					1,977,900				
	Average Sale \$/SF							\$123.00			
	Average Sales Price							\$197,790			
ROSEWOOD VILLAGE-C											
L -12-26-230-042	3141 PRIMROSE LN	1/16/2019	401	ARMS-LENGTH	WD	ROV-C	175,000	\$146.69	1,193	MULTI HOMES	2002
L -12-26-230-031	3125 PRIMROSE LN	1/8/2019	401	ARMS-LENGTH	WD	ROV-C	175,000	\$146.69	1,193	MULTI HOMES	2002
L -12-26-230-025	3103 PRIMROSE LN	11/20/2018	401	ARMS-LENGTH	WD	ROV-C	173,000	\$145.01	1,193	MULTI HOMES	2002
L -12-26-230-049	3183 PRIMROSE LN	11/16/2018	401	ARMS-LENGTH	WD	ROV-C	186,000	\$155.91	1,193	MULTI HOMES	2004
L -12-26-230-126	3238 PRIMROSE LN	10/19/2018	401	ARMS-LENGTH	WD	ROV-C	184,000	\$154.23	1,193	MULTI HOMES	2003
L -12-26-230-103	6369 CONIFER DR	10/16/2018	401	ARMS-LENGTH	WD	ROV-C	195,000	\$163.45	1,193	MULTI HOMES	2004
L -12-26-230-085	3332 PRIMROSE LN	7/31/2018	401	ARMS-LENGTH	WD	ROV-C	195,000	\$163.45	1,193	MULTI HOMES	2004
L -12-26-230-156	3208 PRIMROSE LN	6/29/2018	401	ARMS-LENGTH	WD	ROV-C	198,500	\$166.39	1,193	MULTI HOMES	2003
L -12-26-230-114	3212 PRIMROSE LN	6/13/2018	401	ARMS-LENGTH	WD	ROV-C	195,000	\$163.45	1,193	MULTI HOMES	2003
L -12-26-230-073	3358 PRIMROSE LN	5/25/2018	401	ARMS-LENGTH	WD	ROV-C	190,000	\$159.26	1,193	MULTI HOMES	2004
L -12-26-230-030	3115 PRIMROSE LN	1/3/2018	401	ARMS-LENGTH	WD	ROV-C	177,500	\$148.78	1,193	MULTI HOMES	2002
L -12-26-230-055	3205 PRIMROSE LN	8/1/2017	401	ARMS-LENGTH	WD	ROV-C	175,000	\$146.69	1,193	MULTI HOMES	2004
L -12-26-230-133	3174 PRIMROSE LN	5/16/2017	401	ARMS-LENGTH	WD	ROV-C	169,000	\$141.66	1,193	MULTI HOMES	2003
ECF Totals		13					2,388,000				
	Average Sale \$/SF							\$153.97			
	Average Sales Price							\$183,692			
SALINE METES & BOUNDS-SECTION 33											
L -12-33-400-008	420 W BEMIS RD	8/24/2018	401	ARMS-LENGTH	WD	SAL33	300,000	\$208.04	1,442	ONE-STORY	1972

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-33-400-028	7645 FOSDICK RD	7/20/2018	401	ARMS-LENGTH	WD	SAL33	468,000	\$183.03	2,557	TWO-STORY	1993
L -12-33-200-012	7250 FOSDICK RD	12/20/2017	401	ARMS-LENGTH	WD	SAL33	310,000	\$263.61	1,176	ONE-STORY	1989
ECF Totals		3					1,078,000				
	Average Sale \$/SF							\$218.23			
	Average Sales Price							\$359,333			
SAND CREEK											
ECF Totals											
SHA ESTATES											
L -12-30-110-027	6240 VINEYARD AVE	3/21/2019	401	ARMS-LENGTH	WD	SHA	536,564	\$179.33	2,992	TWO-STORY	2000
L -12-30-110-026	6266 VINEYARD AVE	6/29/2018	401	ARMS-LENGTH	WD	SHA	516,400	\$169.31	3,050	TWO-STORY	2001
L -12-30-110-018	2065 PORT AVE	2/27/2018	401	ARMS-LENGTH	WD	SHA	475,000	\$192.15	2,472	TWO-STORY	2001
L -12-30-110-016	2011 PORT AVE	7/6/2017	401	ARMS-LENGTH	WD	SHA	498,900	\$192.77	2,588	TWO-STORY	2000
L -12-30-110-030	6160 VINEYARD AVE	5/11/2017	401	ARMS-LENGTH	WD	SHA	440,000	\$188.92	2,329	TWO-STORY	2000
ECF Totals		5					2,466,864				
	Average Sale \$/SF							\$184.50			
	Average Sales Price							\$493,373			
SILO RIDGE											
L -12-20-323-094	1478 FIELDSTONE CT	9/5/2018	401	ARMS-LENGTH	WD	SIL	395,000	\$175.40	2,252	TWO-STORY	1987
L -12-20-323-068	1471 SILO RIDGE DR	8/31/2018	401	ARMS-LENGTH	WD	SIL	345,000	\$166.83	2,068	TWO-STORY	1987
L -12-20-310-004	5680 E SILO RIDGE DR	7/13/2018	401	ARMS-LENGTH	WD	SIL	265,000	\$204.48	1,296	ONE& HALF STORY	1984
L -12-20-324-104	5546 PEBBLE RIDGE CT	5/31/2018	401	ARMS-LENGTH	WD	SIL	336,000	\$192.22	1,748	ONE-STORY	1986
L -12-20-360-004	1418 COBBLESTONE CT	3/5/2018	401	ARMS-LENGTH	WD	SIL	402,000	\$180.11	2,232	TWO-STORY	1979
L -12-20-321-060	1335 SILO RIDGE DR	11/3/2017	401	ARMS-LENGTH	WD	SIL	350,000	\$245.10	1,428	ONE-STORY	1987
L -12-20-360-019	5948 SHAGBARK DR	8/2/2017	401	ARMS-LENGTH	WD	SIL	329,000	\$203.34	1,618	ONE-STORY	1979
ECF Totals		7					2,422,000				
	Average Sale \$/SF							\$195.35			
	Average Sales Price							\$346,000			
SILVERLEAF & VILLAGE											
L -12-13-145-178	4223 CHANDI CT	11/19/2018	401	ARMS-LENGTH	WD	SIR	371,500	\$137.39	2,704	TWO-STORY	2012
L -12-13-130-029	4229 SILVERLEAF DR	11/16/2018	401	ARMS-LENGTH	WD	SIR	326,000	\$124.67	2,615	TWO-STORY	1994
L -12-13-125-020	4751 AZALEA DR	9/12/2018	401	ARMS-LENGTH	WD	SIR	360,000	\$133.88	2,689	TWO-STORY	1994
L -12-13-120-014	4092 SILVERLEAF DR	9/5/2018	401	ARMS-LENGTH	WD	SIR	350,000	\$133.03	2,631	TWO-STORY	1994
L -12-13-120-006	4781 JASMINE CT	7/16/2018	401	ARMS-LENGTH	WD	SIR	325,000	\$123.90	2,623	TWO-STORY	1995
L -12-13-144-129	4040 BANBERRY CT	4/20/2018	401	ARMS-LENGTH	WD	SIR	400,000	\$135.69	2,948	TWO-STORY	2011
L -12-13-144-119	4499 CHERRY BLOSSOM DR	3/7/2018	401	ARMS-LENGTH	WD	SIR	300,000	\$149.03	2,013	TWO-STORY	2010
L -12-13-120-012	4122 SILVERLEAF DR	2/26/2018	401	ARMS-LENGTH	WD	SIR	339,000	\$126.59	2,678	TWO-STORY	1996
L -12-13-150-033	4301 SILVERLEAF DR	1/19/2018	401	ARMS-LENGTH	WD	SIR	310,000	\$113.01	2,743	TWO-STORY	1996
L -12-13-105-011	4140 PERSIMMON DR	12/29/2017	401	ARMS-LENGTH	WD	SIR	307,500	\$137.46	2,237	TWO-STORY	1995
L -12-13-105-006	4080 PERSIMMON DR	11/9/2017	401	ARMS-LENGTH	WD	SIR	284,900	\$118.22	2,410	TWO-STORY	1995
ECF Totals		11					3,673,900				

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price		Sale \$/SF		Sq Ft	Style	Yr Blt
	Average Sale \$/SF								\$130.26				
	Average Sales Price								\$333,991				
SALINE METES & BOUNDS-NORTHWEST & MICHIGAN CORRIDOR													
L -12-28-200-003	6240 S STATE ST	12/28/2018	401	ARMS-LENGTH	WD	SNWMC	280,000		\$244.76		1,144	ONE-STORY	1958
L -12-29-200-007	1485 W TEXTILE RD	11/30/2018	401	ARMS-LENGTH	WD	SNWMC	400,500		\$232.98		1,719	ONE-STORY	1979
L -12-21-300-003	321 PAYEUR RD	9/25/2018	401	ARMS-LENGTH	WD	SNWMC	234,000		\$123.94		1,888	ONE-STORY	1954
L -12-27-400-021	6980 PLATT RD	2/20/2018	401	ARMS-LENGTH	WD	SNWMC	210,000		\$127.27		1,650	ONE-STORY	1946
L -12-19-300-038	5591 N MAPLE RD	10/13/2017	401	ARMS-LENGTH	WD	SNWMC	400,000		\$88.65		4,512	TWO-STORY	1930
L -12-21-300-002	301 PAYEUR RD	5/17/2017	401	ARMS-LENGTH	WD	SNWMC	173,000		\$109.22		1,584	ONE-STORY	1953
ECF Totals		6					1,697,500						
	Average Sale \$/SF								\$154.47				
	Average Sales Price								\$282,917				
SALINE METES & BOUNDS-SOUTHEAST & GREENHILLS AREA													
L -12-34-200-039	7095 WARNER RD	2/27/2019	401	ARMS-LENGTH	WD	SSEGH	446,700		\$190.65		2,343	TWO-STORY	1993
L -12-27-325-019	136 GREEN HILLS DR	8/3/2018	401	ARMS-LENGTH	WD	SSEGH	535,000		\$179.05		2,988	TWO-STORY	2004
ECF Totals		2					981,700						
	Average Sale \$/SF								\$184.85				
	Average Sales Price								\$490,850				
STONEBRIDGE ESTATES													
L -12-19-115-116	2020 PEBBLE VIEW DR	1/10/2019	401	ARMS-LENGTH	WD	STE	862,500		\$191.03		4,515	TWO-STORY	1994
L -12-18-105-113	4346 LOHR RD	11/2/2018	401	ARMS-LENGTH	WD	STE	700,000		\$221.80		3,156	TWO-STORY	1999
L -12-18-301-337	2010 BAY HILL CT	9/27/2018	401	ARMS-LENGTH	WD	STE	593,900		\$231.27		2,568	TWO-STORY	2000
L -12-18-415-014	1845 CYPRESS POINTE CT	7/24/2018	401	ARMS-LENGTH	WD	STE	510,000		\$183.92		2,773	ONE-STORY	1993
L -12-19-201-285	4960 ST ANDREWS CT	7/20/2018	401	ARMS-LENGTH	WD	STE	780,000		\$208.17		3,747	TWO-STORY	1995
L -12-19-130-210	1820 PRAIRIE DUNES CT S	6/12/2018	401	ARMS-LENGTH	WD	STE	570,000		\$216.65		2,631	TWO-STORY	1999
L -12-18-415-037	1718 BENT PINE CT	6/1/2018	401	ARMS-LENGTH	WD	STE	587,000		\$237.46		2,472	ONE-STORY	1993
L -12-18-415-071	1725 STONEBRIDGE DR S	1/29/2018	401	ARMS-LENGTH	WD	STE	557,000		\$178.81		3,115	TWO-STORY	1994
L -12-19-120-165	5103 FOREST VIEW CT	11/10/2017	401	ARMS-LENGTH	WD	STE	699,900		\$228.35		3,065	TWO-STORY	1999
L -12-18-301-332	2040 BAY HILL CT	11/1/2017	401	ARMS-LENGTH	WD	STE	755,000		\$194.19		3,888	TWO-STORY	2001
L -12-18-106-171	4484 BOULDER POND DR	10/16/2017	401	ARMS-LENGTH	WD	STE	517,500		\$180.50		2,867	TWO-STORY	1996
L -12-18-430-154	1856 STONEBRIDGE DR N	9/18/2017	401	ARMS-LENGTH	WD	STE	546,000		\$201.03		2,716	TWO-STORY	1994
L -12-18-430-159	1776 STONEBRIDGE DR N	9/7/2017	401	ARMS-LENGTH	WD	STE	625,000		\$209.03		2,990	TWO-STORY	1998
L -12-18-415-010	1842 CYPRESS POINTE CT	8/29/2017	401	ARMS-LENGTH	WD	STE	600,000		\$176.83		3,393	TWO-STORY	1994
L -12-18-415-028	1700 INVERNESS CT	5/24/2017	401	ARMS-LENGTH	WD	STE	713,000		\$219.25		3,252	ONE-STORY	1995
L -12-18-415-079	1695 STONEBRIDGE DR S	5/1/2017	401	ARMS-LENGTH	WD	STE	750,000		\$201.83		3,716	TWO-STORY	1993
ECF Totals		16					10,366,800						
	Average Sale \$/SF								\$205.01				
	Average Sales Price								\$647,925				
STONEBRIDGE-HIGHPOINTE													
L -12-19-230-018	5300 PINNACLE CT	5/17/2018	401	ARMS-LENGTH	WD	STH	518,500		\$278.31		1,863	ONE-STORY	1999
L -12-19-230-003	2462 WINGED FOOT CT	4/20/2018	401	ARMS-LENGTH	WD	STH	509,200		\$242.94		2,096	TWO-STORY	2000

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-19-230-014	5248 PINNACLE CT	11/1/2017	401	ARMS-LENGTH	WD	STH	537,500	\$199.00	2,701	TWO-STORY	2002
L -12-19-230-069	5435 PINNACLE CT	10/27/2017	401	ARMS-LENGTH	WD	STH	600,000	\$206.11	2,911	TWO-STORY	2002
L -12-19-230-042	5273 PINNACLE CT	10/9/2017	401	ARMS-LENGTH	WD	STH	595,805	\$221.57	2,689	TWO-STORY	1999
L -12-19-230-031	5408 PINNACLE CT	9/1/2017	401	ARMS-LENGTH	WD	STH	510,000	\$260.87	1,955	ONE-STORY	2003
L -12-19-230-080	5484 PINNACLE CT	8/31/2017	401	ARMS-LENGTH	WD	STH	700,000	\$206.25	3,394	TWO-STORY	2002
ECF Totals		7					3,971,005				
	Average Sale \$/SF							\$230.72			
	Average Sales Price							\$567,286			
STONEBRIDGE-LINKS											
L -12-18-304-048	4703 SAWGRASS DR W	11/30/2018	401	ARMS-LENGTH	WD	STL	485,000	\$164.91	2,941	TWO-STORY	2000
L -12-18-303-039	4500 AUGUSTA CT	4/27/2018	401	ARMS-LENGTH	WD	STL	550,000	\$234.44	2,346	TWO-STORY	1998
L -12-18-303-035	4521 LINKS CT	2/28/2018	401	ARMS-LENGTH	WD	STL	375,000	\$190.16	1,972	TWO-STORY	1999
L -12-18-303-003	2435 MOORS CT	9/15/2017	401	ARMS-LENGTH	WD	STL	705,000	\$194.70	3,621	TWO-STORY	2001
L -12-18-303-026	4518 LINKS CT	7/13/2017	401	ARMS-LENGTH	WD	STL	513,000	\$210.94	2,432	TWO-STORY	2002
ECF Totals		5					2,628,000				
	Average Sale \$/SF							\$199.03			
	Average Sales Price							\$525,600			
STONEBRIDGE-LONE OAK											
L -12-18-450-030	4914 LONE OAK CT	8/28/2018	401	ARMS-LENGTH	WD	STO	380,000	\$299.21	1,270	ONE-STORY	1994
L -12-18-450-028	4910 LONE OAK CT	7/12/2018	401	ARMS-LENGTH	WD	STO	370,000	\$291.34	1,270	ONE-STORY	1994
L -12-18-450-007	4861 LONE OAK CT	3/5/2018	401	ARMS-LENGTH	WD	STO	365,000	\$252.07	1,448	ONE-STORY	1993
ECF Totals		3					1,115,000				
	Average Sale \$/SF							\$280.87			
	Average Sales Price							\$371,667			
STONEBRIDGE-PONDS											
L -12-18-107-053	4244 BOULDER POND DR	12/28/2018	401	ARMS-LENGTH	WD	STP	400,000	\$203.56	1,965	TWO-STORY	1998
L -12-18-107-025	4021 BOULDER POND DR	11/16/2018	401	ARMS-LENGTH	WD	STP	351,000	\$296.95	1,182	ONE-STORY	1997
L -12-18-107-026	4023 BOULDER POND DR	7/23/2018	401	ARMS-LENGTH	WD	STP	322,500	\$272.84	1,182	ONE-STORY	1997
L -12-18-107-010	4054 BOULDER POND DR	4/20/2018	401	ARMS-LENGTH	WD	STP	313,000	\$264.81	1,182	ONE-STORY	1996
L -12-18-107-041	4177 BOULDER POND DR	4/6/2018	401	ARMS-LENGTH	WD	STP	381,500	\$192.77	1,979	TWO-STORY	1996
L -12-18-107-062	4192 BOULDER POND DR	3/5/2018	401	ARMS-LENGTH	WD	STP	353,500	\$178.63	1,979	TWO-STORY	1996
L -12-18-107-057	4218 BOULDER POND DR	9/15/2017	401	ARMS-LENGTH	WD	STP	337,900	\$170.74	1,979	TWO-STORY	1997
L -12-18-107-021	4014 BOULDER POND DR	8/10/2017	401	ARMS-LENGTH	WD	STP	298,000	\$252.12	1,182	ONE-STORY	1997
L -12-18-107-016	4032 BOULDER POND DR	6/15/2017	401	ARMS-LENGTH	WD	STP	275,000	\$232.66	1,182	ONE-STORY	1997
ECF Totals		9					3,032,400				
	Average Sale \$/SF							\$229.45			
	Average Sales Price							\$336,933			
THISTLE DOWN FARMS EAST-WEST COMBINED											
L -12-33-305-028	7720 SECRETARIAT DR	3/13/2019	401	ARMS-LENGTH	WD	TD-EW	614,450	\$179.40	3,425	TWO-STORY	2006
L -12-32-405-075	7670 WHIRLAWAY DR	3/1/2019	401	ARMS-LENGTH	PTA	TD-EW	800,000	\$174.33	4,589	TWO-STORY	2014
L -12-32-405-091	7878 WHIRLAWAY DR	6/19/2018	401	ARMS-LENGTH	WD	TD-EW	810,000	\$176.09	4,600	TWO-STORY	2014

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L -12-33-305-001	7416 SECRETARIAT DR	4/16/2018	401	ARMS-LENGTH	WD	TD-EW	561,900	\$162.87	3,450	TWO-STORY	2013
L -12-32-405-079	7675 TRIPLE CROWN CT	12/5/2017	401	ARMS-LENGTH	WD	TD-EW	630,000	\$190.68	3,304	TWO-STORY	2014
L -12-32-405-092	7902 WHIRLAWAY DR	8/18/2017	401	ARMS-LENGTH	WD	TD-EW	540,000	\$179.28	3,012	TWO-STORY	2014
L -12-33-305-048	7939 SECRETARIAT DR	7/14/2017	401	ARMS-LENGTH	WD	TD-EW	580,000	\$194.24	2,986	TWO-STORY	2011
L -12-33-305-011	7439 SECRETARIAT DR	5/5/2017	401	ARMS-LENGTH	WD	TD-EW	550,000	\$187.71	2,930	TWO-STORY	2011
ECF Totals		8					5,086,350				
	Average Sale \$/SF							\$180.58			
	Average Sales Price							\$635,794			
UNIVERSITY PALISADES											
L -12-12-320-067	3793 FIELDCREST LN	7/24/2018	401	ARMS-LENGTH	WD	UNF	315,000	\$130.98	2,405	TWO-STORY	1991
L -12-12-433-021	3967 LANCASTER CT	12/8/2017	401	ARMS-LENGTH	WD	UNF	314,900	\$116.59	2,701	TWO-STORY	1993
L -12-12-430-118	3525 FIELDCREST LN	9/5/2017	401	ARMS-LENGTH	WD	UNF	312,000	\$145.39	2,146	TWO-STORY	2000
L -12-12-433-011	3855 PALISADES BLVD	7/25/2017	401	ARMS-LENGTH	WD	UNF	260,000	\$130.98	1,985	TWO-STORY	1995
L -12-12-433-020	3961 LANCASTER CT	7/13/2017	401	ARMS-LENGTH	WD	UNF	330,250	\$177.55	1,860	ONE-STORY	1992
L -12-12-431-148	3582 FIELDCREST LN	6/12/2017	401	ARMS-LENGTH	WD	UNF	319,000	\$142.92	2,232	TWO-STORY	2001
L -12-12-315-027	3984 PALISADES BLVD	5/18/2017	401	ARMS-LENGTH	WD	UNF	325,000	\$138.30	2,350	TWO-STORY	1999
L -12-12-431-146	3599 CENTURY TRL	4/4/2017	401	ARMS-LENGTH	WD	UNF	302,500	\$137.50	2,200	TWO-STORY	2001
ECF Totals		8					2,478,650				
	Average Sale \$/SF							\$140.03			
	Average Sales Price							\$309,831			
VALLEY RANCH											
L -12-08-315-008	3767 SANTA FE TRL	4/30/2018	401	ARMS-LENGTH	WD	VAR	420,000	\$195.08	2,153	MULTI HOMES	1993
L -12-08-315-028	3758 BRIDLE PASS CT	1/3/2018	401	ARMS-LENGTH	WD	VAR	362,000	\$193.79	1,868	ONE-STORY	1998
L -12-08-315-026	3742 BRIDLE PASS CT	6/14/2017	401	ARMS-LENGTH	WD	VAR	319,250	\$191.28	1,669	ONE-STORY	1998
ECF Totals		3					1,101,250				
	Average Sale \$/SF							\$193.38			
	Average Sales Price							\$367,083			
WARNER CREEK											
L -12-27-412-091	6553 SAUK TRL	2/19/2019	401	ARMS-LENGTH	WD	WAR	335,000	\$162.62	2,060	TWO-STORY	1988
L -12-27-415-200	1305 WARNER CREEK DR	2/5/2019	401	ARMS-LENGTH	WD	WAR	306,000	\$157.08	1,948	TWO-STORY	1991
L -12-27-418-220	1395 WEDGEWOOD DR	11/9/2018	401	ARMS-LENGTH	WD	WAR	303,000	\$142.59	2,125	TWO-STORY	1992
L -12-27-180-006	1265 HARWOOD CIR	10/23/2018	401	ARMS-LENGTH	WD	WAR	290,000	\$203.37	1,426	ONE-STORY	1988
L -12-27-411-155	6698 SAUK TRL	10/18/2018	401	ARMS-LENGTH	WD	WAR	335,000	\$167.25	2,003	TWO-STORY	1990
L -12-27-418-218	1411 WEDGEWOOD DR	8/29/2018	401	ARMS-LENGTH	WD	WAR	335,000	\$170.40	1,966	TWO-STORY	1991
L -12-27-180-017	6327 SAUK TRL	8/6/2018	401	ARMS-LENGTH	WD	WAR	307,900	\$176.75	1,742	TWO-STORY	1985
L -12-27-190-129	6310 ROBISON LN	7/28/2018	401	ARMS-LENGTH	WD	WAR	285,000	\$210.80	1,352	ONE-STORY	1995
L -12-27-412-100	6751 ROBISON LN	6/28/2018	401	ARMS-LENGTH	WD	WAR	318,900	\$216.64	1,472	ONE-STORY	1989
L -12-27-414-183	1264 WEDGEWOOD CIR	6/27/2018	401	ARMS-LENGTH	WD	WAR	345,000	\$153.33	2,250	TWO-STORY	1990
L -12-27-190-120	6452 ROBISON LN	6/12/2018	401	ARMS-LENGTH	PTA	WAR	288,000	\$136.88	2,104	TWO-STORY	1989
L -12-27-411-071	1174 HENLON CIR	6/8/2018	401	ARMS-LENGTH	WD	WAR	261,000	\$190.09	1,373	ONE-STORY	1988
L -12-27-416-249	6551 PENNSTONE CIR	5/31/2018	401	ARMS-LENGTH	WD	WAR	290,000	\$145.95	1,987	TWO-STORY	1992
L -12-27-413-113	6624 ROBISON LN	1/8/2018	401	ARMS-LENGTH	WD	WAR	290,000	\$197.01	1,472	ONE-STORY	1989

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L -12-27-416-235	1386 WEDGEWOOD DR	12/29/2017	401	ARMS-LENGTH	WD	WAR	281,131	\$182.08	1,544	ONE-STORY	1991
L -12-27-412-085	1217 CODY CIR	10/26/2017	401	ARMS-LENGTH	WD	WAR	281,250	\$164.47	1,710	TWO-STORY	1988
L -12-27-185-025	1083 CUTLER CIR	9/27/2017	401	ARMS-LENGTH	WD	WAR	270,000	\$139.46	1,936	TWO-STORY	1980
L -12-27-185-019	6400 SAUK TRL	6/29/2017	401	ARMS-LENGTH	WD	WAR	275,000	\$159.14	1,728	TWO-STORY	1980
L -12-27-412-099	6743 ROBISON LN	6/6/2017	401	ARMS-LENGTH	WD	WAR	288,750	\$222.12	1,300	ONE-STORY	1989
L -12-27-180-005	1243 HARWOOD CIR	5/10/2017	401	ARMS-LENGTH	WD	WAR	275,000	\$161.01	1,708	TWO-STORY	1987
ECF Totals		20					5,960,931				
	Average Sale \$/SF							\$172.95			
	Average Sales Price							\$298,047			
WASHTENAW CLUBVIEW, FARMVIEW											
L -12-12-108-010	4819 GRANDVIEW DR	1/22/2019	401	ARMS-LENGTH	PTA	WAS	230,000	\$132.03	1,742	TWO-STORY	1959
L -12-12-481-027	3812 HILLSIDE DR	10/1/2018	401	ARMS-LENGTH	WD	WAS	240,000	\$123.71	1,940	TWO-STORY	1979
L -12-12-106-009	4893 CLUB PL	9/19/2018	401	ARMS-LENGTH	WD	WAS	258,500	\$161.26	1,603	TRI-LEVEL	1976
L -12-12-463-010	3950 BEECH DR	8/16/2018	401	ARMS-LENGTH	WD	WAS	212,000	\$146.81	1,444	TRI-LEVEL	1989
L -12-12-483-004	3867 MAPLE DR	8/14/2018	401	ARMS-LENGTH	WD	WAS	272,200	\$160.02	1,701	ONE-STORY	1971
L -12-12-483-023	3820 OAK DR	8/9/2018	401	ARMS-LENGTH	WD	WAS	272,000	\$232.28	1,171	ONE-STORY	1972
L -12-12-106-011	3090 OAK DR	7/6/2018	401	ARMS-LENGTH	WD	WAS	270,000	\$123.29	2,190	BI-LEVEL	1975
L -12-12-484-028	3808 GOLFSIDE RD	6/18/2018	401	ARMS-LENGTH	WD	WAS	325,000	\$188.95	1,720	ONE-STORY	1972
L -12-12-105-013	3090 GOLFSIDE RD	6/15/2018	401	ARMS-LENGTH	WD	WAS	280,000	\$168.27	1,664	ONE-STORY	1956
L -12-12-182-010	3384 MAPLE DR	4/15/2018	401	ARMS-LENGTH	WD	WAS	399,000	\$115.35	3,459	TWO-STORY	1977
L -12-12-405-010	3741 CLOVERLAWN AVE	3/2/2018	401	ARMS-LENGTH	WD	WAS	240,000	\$132.52	1,811	TWO-STORY	1977
L -12-12-428-002	3527 BEECH DR	1/25/2018	401	ARMS-LENGTH	WD	WAS	210,000	\$145.43	1,444	TRI-LEVEL	1986
L -12-12-408-021	3670 GOLFSIDE RD	11/9/2017	401	ARMS-LENGTH	WD	WAS	291,000	\$95.47	3,048	BI-LEVEL	1977
L -12-12-427-010	3743 HELEN AVE	10/17/2017	401	ARMS-LENGTH	WD	WAS	211,450	\$124.02	1,705	TWO-STORY	1977
L -12-12-462-004	3845 BEECH DR	10/16/2017	401	ARMS-LENGTH	WD	WAS	198,000	\$120.73	1,640	TWO-STORY	1981
L -12-12-108-008	3255 HILLSIDE DR	10/12/2017	401	ARMS-LENGTH	WD	WAS	195,000	\$92.11	2,117	TWO-STORY	1961
L -12-12-481-005	3853 CLOVERLAWN AVE	9/1/2017	401	ARMS-LENGTH	WD	WAS	239,000	\$134.19	1,781	TWO-STORY	1976
L -12-12-401-014	3450 GOLFSIDE RD	8/25/2017	401	ARMS-LENGTH	WD	WAS	295,000	\$123.02	2,398	TWO-STORY	1978
L -12-12-461-007	3907 HELEN AVE	7/7/2017	401	ARMS-LENGTH	WD	WAS	217,400	\$130.18	1,670	TWO-STORY	1977
L -12-12-407-007	3747 MAPLE DR	6/30/2017	401	ARMS-LENGTH	WD	WAS	255,000	\$125.37	2,034	TRI-LEVEL	1977
L -12-12-429-009	3652 BEECH DR	5/22/2017	401	ARMS-LENGTH	WD	WAS	216,900	\$132.50	1,637	TWO-STORY	1986
L -12-12-427-020	3630 CLOVERLAWN AVE	4/7/2017	401	ARMS-LENGTH	WD	WAS	205,000	\$134.60	1,523	TWO-STORY	1977
ECF Totals		22					5,532,450				
	Average Sale \$/SF							\$138.28			
	Average Sales Price							\$251,475			
WASHTENAW HEIGHTS											
L -12-01-462-041	2663 TORREY AVE	3/20/2019	401	ARMS-LENGTH	WD	WAT	275,000	\$174.38	1,577	TWO-STORY	1940
L -12-01-376-038	4526 CENTRAL BLVD	3/8/2019	401	ARMS-LENGTH	WD	WAT	240,000	\$202.70	1,184	ONE-STORY	1959
L -12-01-462-024	2828 DEAKE AVE	2/25/2019	401	ARMS-LENGTH	WD	WAT	255,000	\$198.29	1,286	TRI-LEVEL	1973
L -12-01-460-007	2595 FOSTER AVE	10/2/2018	401	ARMS-LENGTH	WD	WAT	250,000	\$158.83	1,574	TWO-STORY	1975
L -12-01-460-013	2685 FOSTER AVE	8/29/2018	401	ARMS-LENGTH	WD	WAT	249,000	\$154.75	1,609	TWO-STORY	1975
L -12-01-460-021	2823 FOSTER AVE	8/1/2018	401	ARMS-LENGTH	WD	WAT	262,500	\$156.25	1,680	TWO-STORY	1975
L -12-01-462-028	2770 DEAKE AVE	7/23/2018	401	ARMS-LENGTH	WD	WAT	260,000	\$212.77	1,222	ONE-STORY	1973

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L -12-01-463-020	2883 HAWKS AVE	4/3/2018	401	ARMS-LENGTH	WD	WAT	267,000	\$176.24	1,515	ONE-STORY	1972
L -12-01-461-027	2864 FOSTER AVE	2/27/2018	401	ARMS-LENGTH	WD	WAT	230,000	\$174.51	1,318	ONE-STORY	1973
L -12-01-376-023	2828 HAWKS AVE	2/12/2018	401	ARMS-LENGTH	WD	WAT	245,000	\$135.81	1,804	TWO-STORY	1966
L -12-01-461-030	2818 FOSTER AVE	10/16/2017	401	ARMS-LENGTH	WD	WAT	230,000	\$190.87	1,205	ONE-STORY	1974
L -12-01-301-015	2478 HAWKS AVE	10/5/2017	401	ARMS-LENGTH	WD	WAT	261,000	\$118.15	2,209	TWO-STORY	1972
L -12-01-462-005	2687 TORREY AVE	8/18/2017	401	ARMS-LENGTH	WD	WAT	218,000	\$124.22	1,755	TWO-STORY	1973
L -12-01-431-016	2546 DEAKE AVE	8/4/2017	401	ARMS-LENGTH	WD	WAT	260,000	\$152.94	1,700	TRI-LEVEL	1967
L -12-01-431-015	2554 DEAKE AVE	6/28/2017	401	ARMS-LENGTH	WD	WAT	237,000	\$129.23	1,834	TRI-LEVEL	1967
L -12-01-430-012	2580 FOSTER AVE	4/14/2017	401	ARMS-LENGTH	WD	WAT	235,000	\$140.30	1,675	ONE-STORY	1967
ECF Totals		16					3,974,500				
	Average Sale \$/SF							\$162.52			
	Average Sales Price							\$248,406			
WATERWAYS											
L -12-20-205-023	1418 WATERWAYS DR	2/5/2019	401	ARMS-LENGTH	WD	WAW	500,000	\$209.56	2,386	TWO-STORY	1995
L -12-20-205-089	1224 WATERWAYS DR	12/3/2018	401	ARMS-LENGTH	WD	WAW	480,000	\$188.53	2,546	TWO-STORY	1997
L -12-20-205-084	1258 WATERWAYS DR	8/10/2018	401	ARMS-LENGTH	WD	WAW	540,000	\$168.01	3,214	TWO-STORY	1998
L -12-20-205-009	5492 WATERFIELD CT	8/8/2018	401	ARMS-LENGTH	WD	WAW	543,500	\$196.78	2,762	TWO-STORY	1996
L -12-20-205-102	1400 WHISPERING MAPLES CT	7/16/2018	401	ARMS-LENGTH	WD	WAW	624,500	\$218.59	2,857	TWO-STORY	1998
L -12-20-205-055	4730 WILDFLOWER CT	7/2/2018	401	ARMS-LENGTH	WD	WAW	525,000	\$212.12	2,475	TWO-STORY	1996
L -12-20-205-034	1333 WATERWAYS DR	6/18/2018	401	ARMS-LENGTH	WD	WAW	549,900	\$201.28	2,732	TWO-STORY	1994
L -12-20-205-030	1308 WATERWAYS DR	1/25/2018	401	ARMS-LENGTH	WD	WAW	510,000	\$186.54	2,734	TWO-STORY	1995
L -12-20-205-052	4701 WILDFLOWER CT	9/12/2017	401	ARMS-LENGTH	WD	WAW	545,000	\$174.51	3,123	TWO-STORY	1997
L -12-20-205-039	1435 WATERWAYS DR	7/26/2017	401	ARMS-LENGTH	WD	WAW	510,000	\$178.13	2,863	TWO-STORY	1996
L -12-20-205-068	1443 WEST GREENFIELD CT	7/14/2017	401	ARMS-LENGTH	WD	WAW	551,000	\$174.92	3,150	TWO-STORY	1998
L -12-20-205-108	1381 WHISPERING MAPLES CT	6/5/2017	401	ARMS-LENGTH	WD	WAW	584,900	\$179.75	3,254	TWO-STORY	1999
L -12-20-205-042	1497 WATERWAYS DR	4/17/2017	401	ARMS-LENGTH	WD	WAW	490,000	\$179.09	2,736	TWO-STORY	1995
ECF Totals		13					6,953,800				
	Average Sale \$/SF							\$189.83			
	Average Sales Price							\$534,908			
WEATHERSTONE											
L -12-07-105-222	1533 WEATHERSTONE DR	3/25/2019	401	ARMS-LENGTH	PTA	WEA	185,000	\$166.52	1,111	MULTI HOMES	1995
L -12-07-105-164	1729 WEATHERSTONE DR	3/13/2019	401	ARMS-LENGTH	WD	WEA	215,000	\$156.25	1,376	MULTI HOMES	1994
L -12-07-105-262	1523 LONG MEADOW TRL	2/21/2019	401	ARMS-LENGTH	PTA	WEA	185,000	\$168.03	1,101	MULTI HOMES	1996
L -12-07-105-298	1534 LONG MEADOW TRL	1/25/2019	401	ARMS-LENGTH	PTA	WEA	190,800	\$160.34	1,190	MULTI HOMES	1996
L -12-07-105-172	1736 WEATHERSTONE DR	1/16/2019	401	ARMS-LENGTH	WD	WEA	199,000	\$144.62	1,376	MULTI HOMES	1994
L -12-07-105-060	1625 LONG MEADOW TRL	12/7/2018	401	ARMS-LENGTH	WD	WEA	230,000	\$191.51	1,201	MULTI HOMES	1991
L -12-07-105-082	1632 WEATHERSTONE DR	10/12/2018	401	ARMS-LENGTH	WD	WEA	197,500	\$175.40	1,126	MULTI HOMES	1993
L -12-07-105-217	1528 OAKFIELD DR	9/29/2018	401	ARMS-LENGTH	WD	WEA	189,000	\$155.94	1,212	MULTI HOMES	1994
L -12-07-105-010	1657 COBURN DR	9/28/2018	401	ARMS-LENGTH	WD	WEA	235,000	\$195.67	1,201	MULTI HOMES	1991
L -12-07-105-152	1707 WEATHERSTONE DR	9/14/2018	401	ARMS-LENGTH	WD	WEA	213,500	\$155.16	1,376	MULTI HOMES	1994
L -12-07-105-157	1700 WEATHERSTONE DR	9/13/2018	401	ARMS-LENGTH	WD	WEA	205,000	\$148.98	1,376	MULTI HOMES	1993
L -12-07-105-040	1712 COBURN CT	8/30/2018	401	ARMS-LENGTH	WD	WEA	200,500	\$190.59	1,052	MULTI HOMES	1996
L -12-07-105-029	1737 COBURN CT	8/17/2018	401	ARMS-LENGTH	WD	WEA	199,900	\$190.02	1,052	MULTI HOMES	1995

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L -12-07-105-115	1581 OAKFIELD DR	8/16/2018	401	ARMS-LENGTH	WD	WEA	196,750	\$161.01	1,222	MULTI HOMES	1993
L -12-07-105-043	1704 COBURN CT	8/9/2018	401	ARMS-LENGTH	WD	WEA	262,000	\$187.14	1,400	MULTI HOMES	1997
L -12-07-105-197	1781 WEATHERSTONE DR	7/27/2018	401	ARMS-LENGTH	WD	WEA	199,900	\$145.28	1,376	MULTI HOMES	1994
L -12-07-105-244	1597 WEATHERSTONE DR	7/11/2018	401	ARMS-LENGTH	WD	WEA	233,000	\$166.43	1,400	MULTI HOMES	1995
L -12-07-105-147	1701 WEATHERSTONE DR	6/27/2018	401	ARMS-LENGTH	WD	WEA	184,000	\$161.40	1,140	MULTI HOMES	1994
L -12-07-105-169	1726 WEATHERSTONE DR	6/15/2018	401	ARMS-LENGTH	WD	WEA	200,000	\$145.35	1,376	MULTI HOMES	1994
L -12-07-105-098	1666 WEATHERSTONE DR	6/15/2018	401	ARMS-LENGTH	WD	WEA	195,000	\$157.77	1,236	MULTI HOMES	1993
L -12-07-105-174	1732 WEATHERSTONE DR	6/15/2018	401	ARMS-LENGTH	WD	WEA	190,900	\$167.46	1,140	MULTI HOMES	1994
L -12-07-105-163	1727 WEATHERSTONE DR	5/25/2018	401	ARMS-LENGTH	WD	WEA	193,000	\$169.30	1,140	MULTI HOMES	1994
L -12-07-105-162	1721 WEATHERSTONE DR	5/23/2018	401	ARMS-LENGTH	WD	WEA	178,000	\$156.14	1,140	MULTI HOMES	1994
L -12-07-105-273	1559 LONG MEADOW TRL	2/20/2018	401	ARMS-LENGTH	WD	WEA	198,000	\$163.37	1,212	MULTI HOMES	1996
L -12-07-105-146	1693 WEATHERSTONE DR	12/15/2017	401	ARMS-LENGTH	WD	WEA	189,000	\$165.79	1,140	MULTI HOMES	1994
L -12-07-105-065	1660 COBURN DR	12/4/2017	401	ARMS-LENGTH	WD	WEA	202,000	\$192.02	1,052	MULTI HOMES	1991
L -12-07-105-140	1532 OAKFIELD DR	11/30/2017	401	ARMS-LENGTH	WD	WEA	169,900	\$154.31	1,101	MULTI HOMES	1994
L -12-07-105-001	1637 COBURN DR	11/17/2017	401	ARMS-LENGTH	WD	WEA	205,000	\$194.87	1,052	MULTI HOMES	1996
L -12-07-105-236	1563 WEATHERSTONE DR	11/15/2017	401	ARMS-LENGTH	WD	WEA	180,000	\$163.49	1,101	MULTI HOMES	1995
L -12-07-105-216	1512 OAKFIELD DR	11/14/2017	401	ARMS-LENGTH	WD	WEA	191,000	\$173.48	1,101	MULTI HOMES	1994
L -12-07-105-300	1540 LONG MEADOW TRL	10/13/2017	401	ARMS-LENGTH	WD	WEA	189,900	\$172.48	1,101	MULTI HOMES	1996
L -12-07-105-086	1636 WEATHERSTONE DR	10/11/2017	401	ARMS-LENGTH	WD	WEA	178,000	\$158.08	1,126	MULTI HOMES	1993
L -12-07-105-165	1723 WEATHERSTONE DR	10/10/2017	401	ARMS-LENGTH	WD	WEA	200,500	\$145.71	1,376	MULTI HOMES	1994
L -12-07-105-198	1783 WEATHERSTONE DR	9/19/2017	401	ARMS-LENGTH	WD	WEA	188,000	\$148.50	1,266	MULTI HOMES	1994
L -12-07-105-008	1653 COBURN DR	8/31/2017	401	ARMS-LENGTH	WD	WEA	245,000	\$172.29	1,422	MULTI HOMES	1991
L -12-07-105-075	1639 WEATHERSTONE DR	7/24/2017	401	ARMS-LENGTH	WD	WEA	186,000	\$165.19	1,126	MULTI HOMES	1993
L -12-07-105-103	1676 WEATHERSTONE DR	7/24/2017	401	ARMS-LENGTH	WD	WEA	178,000	\$158.08	1,126	MULTI HOMES	1993
L -12-07-105-007	1651 COBURN DR	7/24/2017	401	ARMS-LENGTH	WD	WEA	211,000	\$200.57	1,052	MULTI HOMES	1991
L -12-07-105-109	1604 OAKFIELD DR	7/17/2017	401	ARMS-LENGTH	WD	WEA	175,000	\$158.95	1,101	MULTI HOMES	1993
L -12-07-105-290	1506 LONG MEADOW TRL	6/23/2017	401	ARMS-LENGTH	WD	WEA	185,000	\$155.46	1,190	MULTI HOMES	1996
L -12-07-105-166	1725 WEATHERSTONE DR	6/23/2017	401	ARMS-LENGTH	WD	WEA	185,000	\$162.28	1,140	MULTI HOMES	1994
L -12-07-105-302	1532 LONG MEADOW TRL	6/22/2017	401	ARMS-LENGTH	WD	WEA	174,900	\$158.86	1,101	MULTI HOMES	1996
L -12-07-105-049	1686 COBURN DR	5/26/2017	401	ARMS-LENGTH	WD	WEA	200,000	\$190.11	1,052	MULTI HOMES	1991
L -12-07-105-208	1551 OAKFIELD DR	5/24/2017	401	ARMS-LENGTH	WD	WEA	195,000	\$163.87	1,190	MULTI HOMES	1994
L -12-07-105-195	1785 WEATHERSTONE DR	5/19/2017	401	ARMS-LENGTH	WD	WEA	203,000	\$160.35	1,266	MULTI HOMES	1994
L -12-07-105-028	1733 COBURN CT	5/15/2017	401	ARMS-LENGTH	WD	WEA	199,000	\$189.16	1,052	MULTI HOMES	1995
L -12-07-105-078	1637 WEATHERSTONE DR	5/9/2017	401	ARMS-LENGTH	WD	WEA	180,000	\$159.86	1,126	MULTI HOMES	1993
ECF Totals		47					9,285,950				
	Average Sale \$/SF							\$166.88			
	Average Sales Price							\$197,573			
WELLESLEY											
L -12-23-360-020	5766 HAMPSHIRE LN	3/21/2019	401	ARMS-LENGTH	WD	WEG	210,000	\$159.57	1,316	MULTI HOMES	2003
L -12-23-360-054	5656 HAMPSHIRE LN	2/27/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$189.59	1,134	MULTI HOMES	2004
L -12-23-360-042	5686 HAMPSHIRE LN	2/25/2019	401	ARMS-LENGTH	WD	WEG	219,900	\$193.92	1,134	MULTI HOMES	2004
L -12-23-360-087	5807 HAMPSHIRE LN	2/25/2019	401	ARMS-LENGTH	PTA	WEG	212,500	\$140.92	1,508	MULTI HOMES	2002
L -12-23-360-100	5720 WELLESLEY LN	2/15/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004
L -12-23-360-008	5796 HAMPSHIRE LN	2/14/2019	401	ARMS-LENGTH	PTA	WEG	200,000	\$151.98	1,316	MULTI HOMES	2003

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-23-360-148	5611 HAMPSHIRE LN	2/12/2019	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004
L -12-23-360-177	5584 HAMPSHIRE LN	12/12/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2004
L -12-23-360-022	5762 HAMPSHIRE LN	11/28/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$144.59	1,487	MULTI HOMES	2003
L -12-23-360-174	5578 HAMPSHIRE LN	11/26/2018	401	ARMS-LENGTH	WD	WEG	218,000	\$162.57	1,341	MULTI HOMES	2004
L -12-23-360-172	5574 HAMPSHIRE LN	11/8/2018	401	ARMS-LENGTH	WD	WEG	210,000	\$159.57	1,316	MULTI HOMES	2004
L -12-23-360-132	5643 HAMPSHIRE LN	11/2/2018	401	ARMS-LENGTH	WD	WEG	220,000	\$164.06	1,341	MULTI HOMES	2004
L -12-23-360-196	3364 ENDSLEIGH LN	9/27/2018	401	ARMS-LENGTH	WD	WEG	209,900	\$159.50	1,316	MULTI HOMES	2005
L -12-23-360-057	5674 HAMPSHIRE LN	9/21/2018	401	ARMS-LENGTH	WD	WEG	217,500	\$146.27	1,487	MULTI HOMES	2004
L -12-23-360-004	5780 HAMPSHIRE LN	8/17/2018	401	ARMS-LENGTH	WD	WEG	221,500	\$148.96	1,487	MULTI HOMES	2003
L -12-23-360-176	5582 HAMPSHIRE LN	7/11/2018	401	ARMS-LENGTH	WD	WEG	226,500	\$152.32	1,487	MULTI HOMES	2004
L -12-23-360-158	5567 HAMPSHIRE LN	7/3/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$163.37	1,316	MULTI HOMES	2004
L -12-23-360-201	3374 ENDSLEIGH LN	6/20/2018	401	ARMS-LENGTH	WD	WEG	218,000	\$146.60	1,487	MULTI HOMES	2004
L -12-23-360-184	3404 ENDSLEIGH LN	5/25/2018	401	ARMS-LENGTH	WD	WEG	226,000	\$171.73	1,316	MULTI HOMES	2004
L -12-23-360-191	3418 ENDSLEIGH LN	5/11/2018	401	ARMS-LENGTH	WD	WEG	215,000	\$160.33	1,341	MULTI HOMES	2004
L -12-23-360-098	5724 WELLESLEY LN	5/10/2018	401	ARMS-LENGTH	WD	WEG	218,100	\$165.73	1,316	MULTI HOMES	2004
L -12-23-360-030	5716 HAMPSHIRE LN	4/19/2018	401	ARMS-LENGTH	WD	WEG	209,900	\$156.52	1,341	MULTI HOMES	2003
L -12-23-360-072	5715 HAMPSHIRE LN	3/12/2018	401	ARMS-LENGTH	WD	WEG	209,900	\$156.52	1,341	MULTI HOMES	2004
L -12-23-360-133	5645 HAMPSHIRE LN	3/1/2018	401	ARMS-LENGTH	WD	WEG	201,900	\$150.56	1,341	MULTI HOMES	2004
L -12-23-360-119	5700 WELLESLEY LN	1/12/2018	401	ARMS-LENGTH	WD	WEG	212,500	\$161.47	1,316	MULTI HOMES	2004
L -12-23-360-085	5803 HAMPSHIRE LN	11/29/2017	401	ARMS-LENGTH	WD	WEG	197,900	\$147.58	1,341	MULTI HOMES	2002
L -12-23-360-189	3414 ENDSLEIGH LN	11/11/2017	401	ARMS-LENGTH	WD	WEG	212,500	\$142.91	1,487	MULTI HOMES	2004
L -12-23-360-116	5706 WELLESLEY LN	10/31/2017	401	ARMS-LENGTH	WD	WEG	205,000	\$155.78	1,316	MULTI HOMES	2004
L -12-23-360-068	5707 HAMPSHIRE LN	10/16/2017	401	ARMS-LENGTH	WD	WEG	216,900	\$164.82	1,316	MULTI HOMES	2004
L -12-23-360-185	3406 ENDSLEIGH LN	10/10/2017	401	ARMS-LENGTH	WD	WEG	195,000	\$145.41	1,341	MULTI HOMES	2004
L -12-23-360-055	5678 HAMPSHIRE LN	9/14/2017	401	ARMS-LENGTH	WD	WEG	205,000	\$152.87	1,341	MULTI HOMES	2004
L -12-23-360-129	5637 HAMPSHIRE LN	9/6/2017	401	ARMS-LENGTH	WD	WEG	206,000	\$138.53	1,487	MULTI HOMES	2004
L -12-23-360-128	5635 HAMPSHIRE LN	7/7/2017	401	ARMS-LENGTH	WD	WEG	209,000	\$158.81	1,316	MULTI HOMES	2004
L -12-23-360-031	5738 HAMPSHIRE LN	7/3/2017	401	ARMS-LENGTH	WD	WEG	200,000	\$149.14	1,341	MULTI HOMES	2003
ECF Totals		34					7,214,400				
	Average Sale \$/SF							\$155.77			
	Average Sales Price							\$212,188			
WILLOW POND											
L -12-24-382-013	4136 PLUM RIDGE DR	5/1/2018	401	ARMS-LENGTH	WD	WIP	305,000	\$130.23	2,342	TWO-STORY	2002
L -12-24-383-045	5836 WILLOW RIDGE DR	4/26/2018	401	ARMS-LENGTH	WD	WIP	315,200	\$146.13	2,157	TWO-STORY	2004
L -12-24-382-017	4088 PLUM RIDGE DR	12/11/2017	401	ARMS-LENGTH	WD	WIP	302,000	\$141.39	2,136	TWO-STORY	2005
L -12-24-382-032	4110 WILLOW POND DR	11/17/2017	401	ARMS-LENGTH	WD	WIP	270,000	\$130.81	2,064	TWO-STORY	2002
L -12-24-382-006	4085 PLUM RIDGE DR	7/21/2017	401	ARMS-LENGTH	WD	WIP	283,000	\$136.06	2,080	TWO-STORY	2005
ECF Totals		5					1,475,200				
	Average Sale \$/SF							\$136.92			
	Average Sales Price							\$295,040			
WOODSIDE MEADOWS											
L -12-16-405-086	1281 ADDINGTON LN	3/5/2019	401	ARMS-LENGTH	WD	WOM	195,000	\$160.23	1,217	MULTI HOMES	2004
L -12-16-405-113	1104 ADDINGTON LN	3/1/2019	401	ARMS-LENGTH	WD	WOM	194,500	\$136.30	1,427	MULTI HOMES	2004

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Parcel Number	Address	Sale Date	Class	Terms	Document	ECF	Sale Price	Sale \$/SF	Sq Ft	Style	Yr Blt
L -12-16-405-143	831 ADDINGTON LN	2/25/2019	401	ARMS-LENGTH	WD	WOM	205,000	\$143.66	1,427	MULTI HOMES	2004
L -12-16-405-110	1081 ADDINGTON LN	1/23/2019	401	ARMS-LENGTH	WD	WOM	230,000	\$134.35	1,712	MULTI HOMES	2004
L -12-16-405-135	951 ADDINGTON LN	12/27/2018	401	ARMS-LENGTH	WD	WOM	235,000	\$137.27	1,712	MULTI HOMES	2004
L -12-16-405-064	1409 ADDINGTON LN	12/3/2018	401	ARMS-LENGTH	WD	WOM	195,000	\$146.07	1,335	MULTI HOMES	2004
L -12-16-405-157	703 ADDINGTON LN	11/8/2018	401	ARMS-LENGTH	WD	WOM	186,000	\$143.19	1,299	MULTI HOMES	2004
L -12-16-405-180	495 ADDINGTON LN	11/1/2018	401	ARMS-LENGTH	WD	WOM	239,000	\$139.60	1,712	MULTI HOMES	2004
L -12-16-405-151	751 ADDINGTON LN	10/31/2018	401	ARMS-LENGTH	WD	WOM	188,700	\$155.05	1,217	MULTI HOMES	2004
L -12-16-405-051	1529 ADDINGTON LN	10/26/2018	401	ARMS-LENGTH	WD	WOM	185,000	\$152.01	1,217	MULTI HOMES	2004
L -12-16-405-065	1441 ADDINGTON LN	7/5/2018	401	ARMS-LENGTH	WD	WOM	232,000	\$135.51	1,712	MULTI HOMES	2004
L -12-16-405-077	1376 ADDINGTON LN	6/13/2018	401	ARMS-LENGTH	WD	WOM	185,000	\$142.42	1,299	MULTI HOMES	2004
L -12-16-405-105	1153 ADDINGTON LN	6/6/2018	401	ARMS-LENGTH	WD	WOM	235,250	\$137.41	1,712	MULTI HOMES	2004
L -12-16-405-122	1031 ADDINGTON LN	5/30/2018	401	ARMS-LENGTH	WD	WOM	197,000	\$151.66	1,299	MULTI HOMES	2004
L -12-16-405-155	759 ADDINGTON LN	5/17/2018	401	ARMS-LENGTH	WD	WOM	232,500	\$135.81	1,712	MULTI HOMES	2004
L -12-16-405-123	1023 ADDINGTON LN	2/16/2018	401	ARMS-LENGTH	WD	WOM	190,000	\$133.15	1,427	MULTI HOMES	2004
L -12-16-405-047	1577 ADDINGTON LN	11/30/2017	401	ARMS-LENGTH	WD	WOM	180,000	\$138.57	1,299	MULTI HOMES	2003
L -12-16-405-129	1007 ADDINGTON LN	11/16/2017	401	ARMS-LENGTH	WD	WOM	179,900	\$134.76	1,335	MULTI HOMES	2004
L -12-16-405-131	943 ADDINGTON LN	10/27/2017	401	ARMS-LENGTH	WD	WOM	177,000	\$145.44	1,217	MULTI HOMES	2004
L -12-16-405-078	1368 ADDINGTON LN	10/12/2017	401	ARMS-LENGTH	WD	WOM	195,000	\$136.65	1,427	MULTI HOMES	2004
L -12-16-405-062	1425 ADDINGTON LN	9/25/2017	401	ARMS-LENGTH	WD	WOM	186,500	\$143.57	1,299	MULTI HOMES	2004
L -12-16-405-119	1120 ADDINGTON LN	9/22/2017	401	ARMS-LENGTH	WD	WOM	179,000	\$134.08	1,335	MULTI HOMES	2004
L -12-16-405-156	695 ADDINGTON LN	8/22/2017	401	ARMS-LENGTH	WD	WOM	186,000	\$152.83	1,217	MULTI HOMES	2004
L -12-16-405-039	1689 ADDINGTON LN	8/21/2017	401	ARMS-LENGTH	WD	WOM	185,000	\$138.58	1,335	MULTI HOMES	2003
L -12-16-405-132	935 ADDINGTON LN	7/31/2017	401	ARMS-LENGTH	WD	WOM	174,900	\$134.64	1,299	MULTI HOMES	2004
L -12-16-405-072	1336 ADDINGTON LN	7/13/2017	401	ARMS-LENGTH	WD	WOM	179,000	\$137.80	1,299	MULTI HOMES	2004
L -12-16-405-160	687 ADDINGTON LN	6/30/2017	401	ARMS-LENGTH	WD	WOM	219,900	\$128.45	1,712	MULTI HOMES	2004
L -12-16-405-038	1681 ADDINGTON LN	6/17/2017	401	ARMS-LENGTH	WD	WOM	191,000	\$133.85	1,427	MULTI HOMES	2003
L -12-16-405-043	1609 ADDINGTON LN	5/9/2017	401	ARMS-LENGTH	WD	WOM	190,000	\$133.15	1,427	MULTI HOMES	2003
L -12-16-405-172	551 ADDINGTON LN	4/14/2017	401	ARMS-LENGTH	WD	WOM	197,000	\$151.66	1,299	MULTI HOMES	2004
ECF Totals		30					5,945,150				
	Average Sale \$/SF							\$140.92			
	Average Sales Price							\$198,172			