

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price	Yr Blt	Sale \$/SF	Sq Ft	Style	
ANN ARBOR ISLAND PARCELS												
AISLD												
ECF Totals	0											
										Average Sale \$/SF		
										Average Sales Price		
ANN ARBOR METES AND BOUNDS												
AAS												
L -12-15-400-011	4650 PLATT RD	2/22/2021	401	03-ARM'S LENGTH	WD	AAS	240,000		\$238.10	1,008	TWO-STORY	
L -12-22-400-017	5521 THOMAS RD	9/25/2020	401	03-ARM'S LENGTH	WD	AAS	230,000	1945	\$196.58	1,170	ONE-STORY	
L -12-26-100-003	3800 TEXTILE RD	9/23/2020	401	03-ARM'S LENGTH	WD	AAS	245,000	1876	\$163.99	1,494	RAISED RANCH	
L -12-22-300-017	5680 THOMAS RD	9/21/2020	401	03-ARM'S LENGTH	WD	AAS	329,900	1978	\$202.64	1,628	TWO-STORY	
L -12-22-400-001	5450 PLATT RD	2/20/2020	401	03-ARM'S LENGTH	WD	AAS	200,000	1959	\$127.80	1,565	ONE-STORY	
L -12-26-100-013	6110 CARPENTER RD	12/13/2019	401	03-ARM'S LENGTH	WD	AAS	342,500	1967	\$99.56	3,440	BI-LEVEL	
L -12-25-200-007	4030 TEXTILE RD	11/25/2019	401	03-ARM'S LENGTH	WD	AAS	270,000	1970	\$195.65	1,380	ONE-STORY	
L -12-25-200-009	4010 TEXTILE RD	11/21/2019	401	03-ARM'S LENGTH	WD	AAS	252,000	1966	\$148.24	1,700	TWO-STORY	
L -12-23-400-028	3920 COCHRAN	11/1/2019	401	03-ARM'S LENGTH	WD	AAS	186,900	1930	\$199.68	936	TWO-STORY	
L -12-25-200-048	6240 CRANE RD	9/30/2019	401	03-ARM'S LENGTH	WD	AAS	350,000	1985	\$111.64	3,135	TWO-STORY	
L -12-07-400-040	1900 W ELLSWORTH RD	9/19/2019	401	03-ARM'S LENGTH	WD	AAS	300,000	1850	\$147.64	2,032	TWO-STORY	
L -12-26-100-010	6320 CARPENTER RD	8/8/2019	401	03-ARM'S LENGTH	WD	AAS	600,000	1972	\$258.18	2,324	ONE-STORY	
L -12-15-195-006	4310 PLATT RD	6/24/2019	401	03-ARM'S LENGTH	WD	AAS	179,900	1953	\$146.02	1,232	ONE-STORY	
ECF Totals	13											
										Average Sale \$/SF		
										Average Sales Price		
												\$171.98
												\$286,631
ARBOR CREEK												
ARC												
L -12-06-310-061	2797 MYSTIC DR	12/2/2020	401	03-ARM'S LENGTH	WD	ARC	415,100	1997	\$180.64	2,298	TWO-STORY	
L -12-06-310-154	2640 ROCK RIDGE CT	10/2/2020	401	03-ARM'S LENGTH	WD	ARC	455,000	2000	\$188.33	2,416	TWO-STORY	
L -12-06-310-032	2361 ROCKPORT CT	9/28/2020	401	03-ARM'S LENGTH	WD	ARC	395,000	1996	\$197.40	2,001	TWO-STORY	
L -12-06-310-171	2380 SPRING RIDGE CT	7/16/2020	401	03-ARM'S LENGTH	WD	ARC	411,800	2000	\$168.08	2,450	TWO-STORY	
L -12-06-310-141	2254 BOULDER RIDGE BLVD	7/9/2020	401	03-ARM'S LENGTH	WD	ARC	450,000	1999	\$165.02	2,727	TWO-STORY	
L -12-06-310-005	2445 CLIFFSIDE CT	4/22/2020	401	03-ARM'S LENGTH	WD	ARC	386,800	1996	\$189.61	2,040	TWO-STORY	
L -12-06-310-018	2836 MYSTIC DR	4/9/2020	401	03-ARM'S LENGTH	WD	ARC	436,000	1996	\$185.85	2,346	TWO-STORY	
L -12-06-310-138	2257 BOULDER RIDGE BLVD	3/10/2020	401	03-ARM'S LENGTH	WD	ARC	530,000	1999	\$194.35	2,727	TWO-STORY	
L -12-06-310-069	2684 CHATEAU CT	8/16/2019	401	03-ARM'S LENGTH	WD	ARC	412,500	1997	\$177.11	2,329	TWO-STORY	
L -12-06-310-128	2635 COOK CREEK CT	6/26/2019	401	03-ARM'S LENGTH	WD	ARC	419,900	1999	\$169.93	2,471	TWO-STORY	
L -12-06-310-034	2389 ROCKPORT CT	5/28/2019	401	03-ARM'S LENGTH	WD	ARC	385,000	1996	\$192.40	2,001	TWO-STORY	
L -12-06-310-161	2275 SPRING RIDGE DR	5/22/2019	401	03-ARM'S LENGTH	WD	ARC	407,000	1999	\$165.85	2,454	TWO-STORY	
L -12-06-310-009	2467 CLIFFSIDE CT	4/29/2019	401	03-ARM'S LENGTH	WD	ARC	405,000	1996	\$176.47	2,295	TWO-STORY	
ECF Totals	13											
										Average Sale \$/SF		
										Average Sales Price		
												\$180.85
												\$423,777
ARBOR FARMS												
ARF												
ECF Totals	0											
										Average Sale \$/SF		
										Average Sales Price		

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ARBOR HEIGHTS												
ARH												
L -12-12-226-024	4210 PACKARD RD 2	12/29/2020	401	03-ARM'S LENGTH	WD	ARH	84,500		1981	\$110.03	768	MULTI HOMES
L -12-12-226-047	4206 PACKARD RD 6	9/30/2020	401	03-ARM'S LENGTH	WD	ARH	97,000		1981	\$126.30	768	MULTI HOMES
L -12-12-226-043	4206 PACKARD RD 4	9/21/2020	401	03-ARM'S LENGTH	WD	ARH	93,000		1981	\$121.09	768	MULTI HOMES
L -12-12-226-016	4194 PACKARD RD 6	8/27/2019	401	03-ARM'S LENGTH	WD	ARH	71,000		1981	\$120.14	591	MULTI HOMES
L -12-12-226-023	4210 PACKARD RD 1	4/15/2019	401	03-ARM'S LENGTH	WD	ARH	76,000		1981	\$98.96	768	MULTI HOMES
ECF Totals		5					421,500					
										\$115.30		
										\$84,300		
ARBOR RIDGE												
AR-1												
L -12-13-401-039	4585 CHRISTINA DR	3/30/2021	401	03-ARM'S LENGTH	WD	AR-1	302,500		1996	\$200.07	1,512	ONE-STORY
L -12-13-401-023	4894 MATTHEW CT	12/15/2020	401	03-ARM'S LENGTH	WD	AR-1	278,000		1995	\$144.04	1,930	TWO-STORY
L -12-13-401-003	4574 CHRISTINA DR	10/16/2020	401	03-ARM'S LENGTH	WD	AR-1	325,000		1997	\$175.49	1,852	TWO-STORY
L -12-13-401-014	4506 CHRISTINA DR	6/30/2020	401	03-ARM'S LENGTH	WD	AR-1	265,000		1996	\$133.84	1,980	TWO-STORY
L -12-13-401-043	4584 CHRISTINA DR	6/23/2020	401	03-ARM'S LENGTH	WD	AR-1	289,900		1996	\$150.13	1,931	TWO-STORY
L -12-13-401-038	4583 CHRISTINA DR	5/22/2020	401	03-ARM'S LENGTH	WD	AR-1	310,000		1995	\$166.13	1,866	TWO-STORY
L -12-13-401-004	4572 CHRISTINA DR	8/22/2019	401	03-ARM'S LENGTH	WD	AR-1	320,000		1997	\$211.64	1,512	ONE-STORY
L -12-13-401-005	4570 CHRISTINA DR	7/1/2019	401	03-ARM'S LENGTH	WD	AR-1	345,000		1997	\$228.17	1,512	ONE-STORY
ECF Totals		8					2,435,400					
										\$176.19		
										\$304,425		
ARBOR RIDGE CROSSINGS												
AR-3												
L -12-13-307-053	4300 LILAC LANE	3/23/2021	401	03-ARM'S LENGTH	WD	AR-3	497,500		2017	\$159.35	3,122	TWO-STORY
L -12-13-306-028	4231 LILAC LANE	11/5/2020	401	03-ARM'S LENGTH	WD	AR-3	405,000		2015	\$193.97	2,088	ONE-STORY
L -12-13-306-025	4238 LILAC LANE	3/30/2020	401	03-ARM'S LENGTH	WD	AR-3	459,500		2016	\$139.62	3,291	TWO-STORY
L -12-13-306-006	4383 MONTITH DR	9/18/2019	401	03-ARM'S LENGTH	WD	AR-3	445,000		2015	\$152.29	2,922	TWO-STORY
ECF Totals		4					1,807,000					
										\$161.31		
										\$451,750		
ARBOR RIDGE MEADOWS												
AR-4												
L -12-13-310-005	4633 LILAC LANE	10/15/2020	401	03-ARM'S LENGTH	WD	AR-4	385,000		2016	\$150.51	2,558	TWO-STORY
ECF Totals		1					385,000			\$150.51		
										\$150.51		
										\$385,000		
ARBOR RIDGE WOODLANDS												
AR-2												
L -12-13-305-019	4236 CLOVERLANE DR	8/3/2020	401	03-ARM'S LENGTH	WD	AR-2	318,000		2009	\$236.26	1,346	ONE-STORY
L -12-13-305-010	4284 CLOVERLANE DR	7/17/2020	401	03-ARM'S LENGTH	WD	AR-2	323,000		2011	\$178.55	1,809	TWO-STORY
L -12-13-305-006	4306 CLOVERLANE DR	5/15/2020	401	03-ARM'S LENGTH	WD	AR-2	300,000		2011	\$166.30	1,804	TWO-STORY
L -12-13-305-005	4312 CLOVERLANE DR	3/24/2020	401	03-ARM'S LENGTH	WD	AR-2	325,000		2011	\$154.91	2,098	TWO-STORY
L -12-13-305-025	4533 CLOVERLANE CT	5/29/2019	401	03-ARM'S LENGTH	WD	AR-2	323,000		2009	\$167.88	1,924	TWO-STORY
L -12-13-305-041	4420 ROMNEY CT	4/12/2019	401	03-ARM'S LENGTH	WD	AR-2	305,000		2010	\$163.01	1,871	TWO-STORY
ECF Totals		6					1,894,000					

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
				Average Sale \$/SF						\$177.82		
				Average Sales Price						\$315,667		
ARBOR WOODS												
ARW												
L -12-12-230-143	4370 BLOSSOM HILL TRL	2/4/2021	401	28-RELOCATION	WD	ARW	370,000		2012	\$178.40	2,074	TWO-STORY
L -12-12-230-166	4428 CENTER VALLEY DR	12/31/2020	401	03-ARM'S LENGTH	WD	ARW	385,000		2005	\$146.22	2,633	TWO-STORY
L -12-12-230-201	4219 CENTER VALLEY DR	12/21/2020	401	03-ARM'S LENGTH	WD	ARW	346,000		2005	\$164.29	2,106	TWO-STORY
L -12-12-121-100	4580 PEARL CT	12/21/2020	401	03-ARM'S LENGTH	WD	ARW	350,000		2002	\$217.39	1,610	ONE-STORY
L -12-12-121-118	4639 PEARL ST	11/30/2020	401	03-ARM'S LENGTH	WD	ARW	339,900		2002	\$158.31	2,147	TWO-STORY
L -12-12-230-219	4447 KNOLLCREST DR	10/8/2020	401	03-ARM'S LENGTH	WD	ARW	290,000		2011	\$173.86	1,668	TWO-STORY
L -12-12-230-156	4453 BLOSSOM HILL TRL	9/2/2020	401	03-ARM'S LENGTH	WD	ARW	309,000		2005	\$188.30	1,641	ONE-STORY
L -12-12-230-161	4509 BLOSSOM HILL TRL	7/22/2020	401	03-ARM'S LENGTH	WD	ARW	337,500		2004	\$126.88	2,660	TWO-STORY
L -12-12-120-001	3036 HAWKS AVE	4/8/2020	401	03-ARM'S LENGTH	WD	ARW	256,000		1999	\$154.22	1,660	TWO-STORY
L -12-12-120-036	3122 FENVIEW DR	2/11/2020	401	03-ARM'S LENGTH	WD	ARW	335,000		1998	\$176.78	1,895	TWO-STORY
L -12-12-230-138	4416 BLOSSOM HILL TRL	10/25/2019	401	03-ARM'S LENGTH	WD	ARW	375,000		2004	\$155.22	2,416	TWO-STORY
L -12-12-230-135	4440 BLOSSOM HILL TRL	10/4/2019	401	03-ARM'S LENGTH	WD	ARW	350,000		2004	\$132.98	2,632	TWO-STORY
L -12-12-120-044	3061 FENVIEW DR	9/6/2019	401	03-ARM'S LENGTH	WD	ARW	280,000		1998	\$179.03	1,564	TWO-STORY
L -12-12-230-134	4450 BLOSSOM HILL TRL	8/9/2019	401	03-ARM'S LENGTH	WD	ARW	345,000		2004	\$163.82	2,106	TWO-STORY
L -12-12-230-185	4413 CENTER VALLEY DR	7/25/2019	401	03-ARM'S LENGTH	WD	ARW	313,000		2004	\$146.88	2,131	TWO-STORY
L -12-12-230-149	4300 CENTER VALLEY DR	7/17/2019	401	03-ARM'S LENGTH	WD	ARW	350,500		2005	\$166.43	2,106	TWO-STORY
L -12-12-230-220	4459 KNOLLCREST DR	6/28/2019	401	03-ARM'S LENGTH	WD	ARW	310,000		2012	\$192.43	1,611	TWO-STORY
L -12-12-121-121	4662 CARTER PL	6/27/2019	401	03-ARM'S LENGTH	WD	ARW	340,000		2002	\$161.44	2,106	TWO-STORY
L -12-12-121-079	3300 CENTURY TRL	6/1/2019	401	03-ARM'S LENGTH	WD	ARW	375,000		2002	\$155.09	2,418	TWO-STORY
ECF Totals		19					6,356,900					
				Average Sale \$/SF						\$165.16		
				Average Sales Price						\$334,574		
ASHFORD VILLAGE												
ASH												
L -12-24-465-286	4855 WILLINGHAM CT	3/8/2021	401	03-ARM'S LENGTH	WD	ASH	300,000		2002	\$129.37	2,319	TWO-STORY
L -12-24-425-029	5731 AMBER WAY	12/29/2020	401	03-ARM'S LENGTH	WD	ASH	320,000		1994	\$150.38	2,128	TWO-STORY
L -12-24-445-103	5795 SOUTH ASHFORD WAY	10/9/2020	401	03-ARM'S LENGTH	WD	ASH	325,000		1995	\$153.30	2,120	TWO-STORY
L -12-24-415-022	5754 AMBER WAY	9/11/2020	401	03-ARM'S LENGTH	WD	ASH	314,000		1994	\$148.11	2,120	TWO-STORY
L -12-24-425-209	4650 SYCAMORE DR	7/24/2020	401	03-ARM'S LENGTH	WD	ASH	338,000		1997	\$202.27	1,671	ONE-STORY
L -12-24-455-132	4835 NORTH ASHFORD WAY	7/10/2020	401	03-ARM'S LENGTH	WD	ASH	330,000		1996	\$155.66	2,120	TWO-STORY
L -12-24-435-095	4684 ASH CT	3/26/2020	401	03-ARM'S LENGTH	CD	ASH	295,000		1995	\$148.24	1,990	TWO-STORY
L -12-24-460-242	4975 SYCAMORE DR	1/14/2020	401	03-ARM'S LENGTH	WD	ASH	374,900		1998	\$153.52	2,442	TWO-STORY
L -12-24-410-060	5942 SUNRISE DR	9/6/2019	401	03-ARM'S LENGTH	WD	ASH	290,000		1995	\$145.07	1,999	TWO-STORY
L -12-24-470-311	5744 TIFFANY CT	8/20/2019	401	03-ARM'S LENGTH	WD	ASH	321,300		2002	\$143.18	2,244	TWO-STORY
L -12-24-425-165	4544 SYCAMORE DR	8/20/2019	401	03-ARM'S LENGTH	WD	ASH	257,000		1996	\$151.18	1,700	TWO-STORY
L -12-24-460-236	4845 SYCAMORE DR	7/31/2019	401	03-ARM'S LENGTH	WD	ASH	315,000		1998	\$133.93	2,352	TWO-STORY
L -12-24-470-295	5848 ST MARTIN CT	7/23/2019	401	03-ARM'S LENGTH	WD	ASH	315,400		2002	\$145.08	2,174	TWO-STORY
L -12-24-455-135	4883 NORTH ASHFORD WAY	7/22/2019	401	03-ARM'S LENGTH	WD	ASH	350,000		1996	\$141.41	2,475	TWO-STORY
L -12-24-435-046	5941 COTTONWOOD DR	7/8/2019	401	03-ARM'S LENGTH	WD	ASH	309,000		1994	\$146.65	2,107	TWO-STORY
L -12-24-435-093	5828 SOUTH ASHFORD WAY	6/17/2019	401	03-ARM'S LENGTH	WD	ASH	265,000		1995	\$175.61	1,509	ONE-STORY
L -12-24-410-056	5920 SUNRISE DR	6/5/2019	401	03-ARM'S LENGTH	WD	ASH	295,000		1995	\$138.24	2,134	TWO-STORY
L -12-24-455-255	5531 REDBUD CT	5/31/2019	401	03-ARM'S LENGTH	WD	ASH	320,000		1999	\$136.05	2,352	TWO-STORY
L -12-24-440-078	5841 SUNRISE DR	5/14/2019	401	03-ARM'S LENGTH	WD	ASH	302,000		1995	\$151.38	1,995	TWO-STORY

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L -12-24-445-083	5833 SOUTH ASHFORD WAY	5/10/2019	401	03-ARM'S LENGTH	WD	ASH	280,000		1995	\$164.71	1,700	TWO-STORY	
L -12-24-400-023	5800 MUNGER RD	5/10/2019	401	03-ARM'S LENGTH	WD	ASH	319,000		2004	\$142.16	2,244	TWO-STORY	
L -12-24-470-288	5717 SUNRISE DR	5/9/2019	401	03-ARM'S LENGTH	WD	ASH	295,500		2002	\$124.63	2,371	TWO-STORY	
L -12-24-440-076	5873 SUNRISE DR	4/1/2019	401	03-ARM'S LENGTH	WD	ASH	270,100		1995	\$183.62	1,471	ONE-STORY	
ECF Totals		23					7,101,200						
				Average Sale \$/SF						\$150.60			
				Average Sales Price						\$308,748			
BELLA VISTA ESTATES													
BVE													
ECF Totals													
BELLA VISTA VILLAS													
BVV													
ECF Totals													
BLUE HERON POINTE													
BHP													
L -12-26-235-030	3019 ORINOCO LN	3/30/2021	401	03-ARM'S LENGTH	WD	BHP	209,500		2006	\$143.99	1,455	MULTI HOMES	
L -12-26-235-005	6350 TRUMPETER LN	11/11/2020	401	03-ARM'S LENGTH	WD	BHP	195,000		2005	\$134.02	1,455	MULTI HOMES	
L -12-26-235-059	6331 BRANT LN	6/24/2020	401	03-ARM'S LENGTH	WD	BHP	203,750		2006	\$140.03	1,455	MULTI HOMES	
L -12-26-235-033	3013 ORINOCO LN	12/23/2019	401	03-ARM'S LENGTH	WD	BHP	185,000		2006	\$127.15	1,455	MULTI HOMES	
L -12-26-235-123	6363 SCOTER LN	10/22/2019	401	03-ARM'S LENGTH	WD	BHP	198,000		2007	\$140.03	1,414	MULTI HOMES	
L -12-26-235-069	6310 HARLEQUIN LN	8/8/2019	401	03-ARM'S LENGTH	WD	BHP	205,500		2006	\$141.24	1,455	MULTI HOMES	
L -12-26-235-101	3152 TORRENT LN	7/24/2019	401	03-ARM'S LENGTH	WD	BHP	215,000		2005	\$147.77	1,455	MULTI HOMES	
ECF Totals		7					1,411,750						
				Average Sale \$/SF						\$139.18			
				Average Sales Price						\$201,679			
BOULDER RIDGE													
BOR													
L -12-06-305-077	2976 GREEN VALLEY DR	3/25/2021	401	03-ARM'S LENGTH	WD	BOR	390,000		1996	\$216.79	1,799	TWO-STORY	
L -12-06-305-054	2985 GREEN VALLEY DR	2/24/2021	401	03-ARM'S LENGTH	WD	BOR	451,000		1996	\$206.31	2,186	TWO-STORY	
L -12-06-305-079	2963 SILVER SPRING DR	1/26/2021	401	03-ARM'S LENGTH	WD	BOR	360,000		1996	\$200.11	1,799	TWO-STORY	
L -12-06-305-131	2784 ASPEN RIDGE DR	12/22/2020	401	03-ARM'S LENGTH	WD	BOR	439,000		1997	\$193.39	2,270	TWO-STORY	
L -12-06-305-090	2218 STARWOOD CT	11/30/2020	401	03-ARM'S LENGTH	WD	BOR	439,300		1996	\$195.16	2,251	TWO-STORY	
L -12-06-305-051	2926 GREEN VALLEY DR	10/5/2020	401	03-ARM'S LENGTH	WD	BOR	415,000		1998	\$227.27	1,826	TWO-STORY	
L -12-06-305-055	3001 GREEN VALLEY DR	8/27/2020	401	03-ARM'S LENGTH	PTA	BOR	397,000		1996	\$234.36	1,694	TWO-STORY	
L -12-06-305-035	2891 SILVER SPRING DR	3/9/2020	401	03-ARM'S LENGTH	WD	BOR	442,200		1996	\$185.33	2,386	TWO-STORY	
L -12-06-305-012	2797 GREEN VALLEY DR	10/25/2019	401	03-ARM'S LENGTH	WD	BOR	375,000		1995	\$201.72	1,859	TWO-STORY	
L -12-06-305-042	2796 GREEN VALLEY DR	5/31/2019	401	03-ARM'S LENGTH	WD	BOR	420,000		1995	\$191.08	2,198	TWO-STORY	
ECF Totals		10					4,128,500						
				Average Sale \$/SF						\$205.15			
				Average Sales Price						\$412,850			
BOULDER RIDGE < 1600 SF													
BOR-S													
L -12-06-305-071	3060 GREEN VALLEY DR	7/19/2019	401	03-ARM'S LENGTH	WD	BOR-S	340,000		1996	\$221.64	1,534	TWO-STORY	
ECF Totals		1					340,000						
				Average Sale \$/SF						\$221.64			

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											Average Sales Price	
											\$340,000	
BRIAR HILL												
BRB												
L -12-07-407-133	1717 FOXDALE LN	3/9/2021	401	03-ARM'S LENGTH	WD	BRB	535,000		1998	\$166.56	3,212	TWO-STORY
L -12-07-408-159	3872 LAKE POINTE LN	2/19/2021	401	03-ARM'S LENGTH	WD	BRB	583,250		2001	\$207.56	2,810	TWO-STORY
L -12-07-407-123	3696 KNOLLWOOD CIR	2/16/2021	401	03-ARM'S LENGTH	WD	BRB	484,000		1995	\$181.89	2,661	TWO-STORY
L -12-07-408-175	3859 LAKE POINTE LN	2/16/2021	401	03-ARM'S LENGTH	WD	BRB	590,000		2002	\$193.44	3,050	TWO-STORY
L -12-07-410-002	3619 BURNHAM RD	11/20/2020	401	03-ARM'S LENGTH	WD	BRB	504,400		1995	\$194.60	2,592	TWO-STORY
L -12-07-407-093	3687 CRYSTAL LAKE LN	10/23/2020	401	03-ARM'S LENGTH	WD	BRB	585,000		1998	\$208.26	2,809	TWO-STORY
L -12-07-408-147	1703 SPRINGMILL LN	7/9/2020	401	03-ARM'S LENGTH	WD	BRB	600,000		2000	\$203.60	2,947	TWO-STORY
L -12-07-403-065	1754 HIGH POINTE LN	5/29/2020	401	03-ARM'S LENGTH	WD	BRB	435,000		1991	\$166.79	2,608	TWO-STORY
L -12-07-405-046	3624 BARRY KNOLL DR	4/20/2020	401	03-ARM'S LENGTH	WD	BRB	610,000		1997	\$196.96	3,097	TWO-STORY
L -12-07-407-136	3752 BARRY KNOLL DR	7/8/2019	401	03-ARM'S LENGTH	WD	BRB	417,500		1998	\$178.34	2,341	TWO-STORY
L -12-07-420-001	3976 DEER GLEN	5/9/2019	401	03-ARM'S LENGTH	WD	BRB	517,500		2000	\$192.88	2,683	TWO-STORY
L -12-07-403-052	3641 BARRY KNOLL DR	5/8/2019	401	03-ARM'S LENGTH	WD	BRB	489,000		1992	\$180.71	2,706	TWO-STORY
L -12-07-408-142	1726 SPRINGMILL LN	4/15/2019	401	03-ARM'S LENGTH	WD	BRB	569,000		1999	\$193.80	2,936	TWO-STORY
L -12-07-403-018	3544 WHISPERING OAKS DR	4/12/2019	401	03-ARM'S LENGTH	WD	BRB	338,000		1990	\$208.64	1,620	TWO-STORY
L -12-07-408-170	3842 LAKE POINTE LN	4/11/2019	401	03-ARM'S LENGTH	WD	BRB	480,000		1999	\$169.61	2,830	TWO-STORY
ECF Totals		15					7,737,650					
											Average Sale \$/SF	\$189.58
											Average Sales Price	\$515,843
BRIDGEFIELD ESTATES												
BRE												
L -12-23-210-010	3024 ROSEFIELD DR	9/21/2020	401	03-ARM'S LENGTH	WD	BRE	310,000		2001	\$197.70	1,568	TWO-STORY
L -12-23-210-036	3167 CRIMSON CT	8/24/2020	401	03-ARM'S LENGTH	WD	BRE	340,000		2003	\$195.63	1,738	ONE-STORY
L -12-23-210-022	3093 ROSEFIELD DR	6/22/2020	401	03-ARM'S LENGTH	WD	BRE	350,000		2000	\$157.44	2,223	TWO-STORY
L -12-23-210-009	3023 BRIDGEFIELD DR	4/25/2019	401	03-ARM'S LENGTH	WD	BRE	320,000		1999	\$159.05	2,012	TWO-STORY
ECF Totals		4					1,320,000					
											Average Sale \$/SF	\$177.46
											Average Sales Price	\$330,000
BROOKVIEW HIGHLANDS												
BVH												
L -12-30-220-106	2461 HIGHRIDGE CIR	11/3/2020	401	03-ARM'S LENGTH	WD	BVH	825,000		2003	\$161.48	5,109	TWO-STORY
L -12-30-215-043	2253 WINDMILL WAY	9/18/2020	401	03-ARM'S LENGTH	WD	BVH	558,000		1995	\$175.09	3,187	TWO-STORY
L -12-30-210-036	6161 WINDMILL CT	9/4/2020	401	03-ARM'S LENGTH	WD	BVH	599,000		1994	\$162.33	3,690	TWO-STORY
L -12-30-215-114	6405 BROOKVIEW DR	5/21/2020	401	03-ARM'S LENGTH	WD	BVH	631,000		2003	\$185.21	3,407	TWO-STORY
L -12-30-220-105	2460 HIGHRIDGE CIR	12/11/2019	401	03-ARM'S LENGTH	WD	BVH	850,000		2001	\$185.35	4,586	TWO-STORY
ECF Totals		5					3,463,000					
											Average Sale \$/SF	\$173.89
											Average Sales Price	\$692,600
CENTENNIAL FARMS												
CEF												
L -12-29-145-172	1077 BICENTENNIAL PKWY	1/19/2021	401	03-ARM'S LENGTH	WD	CEF	535,000		2005	\$217.13	2,464	TWO-STORY
L -12-29-140-108	6491 COMMUNITY DR	11/18/2020	401	03-ARM'S LENGTH	PTA	CEF	510,000		2007	\$169.44	3,010	TWO-STORY
L -12-29-130-153	1122 BICENTENNIAL PKWY	9/25/2020	401	03-ARM'S LENGTH	WD	CEF	725,000		2013	\$227.49	3,187	TWO-STORY
L -12-29-145-177	1047 BICENTENNIAL PKWY	9/24/2020	401	03-ARM'S LENGTH	WD	CEF	549,000		2005	\$200.15	2,743	TWO-STORY
L -12-29-135-084	6224 WILSON RD	7/22/2020	401	03-ARM'S LENGTH	WD	CEF	465,000		2001	\$184.09	2,526	TWO-STORY

Residential Sales Study (4-1-19 to 3-31-2021)													
		Sales Study											
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style	
L -12-29-130-145	1056 BICENTENNIAL PKWY	7/7/2020	401	03-ARM'S LENGTH	WD	CEF	710,000		2015	\$211.44	3,358	TWO-STORY	
L -12-29-130-079	6263 WILSON RD	8/19/2019	401	03-ARM'S LENGTH	WD	CEF	440,000		2001	\$178.43	2,466	TWO-STORY	
L -12-29-135-098	6374 WILSON RD	6/27/2019	401	03-ARM'S LENGTH	WD	CEF	460,000		2003	\$188.68	2,438	TWO-STORY	
ECF Totals		8					4,394,000						
				Average Sale \$/SF								\$197.11	
				Average Sales Price								\$549,250	
CENTENNIAL PARK													
CEP													
L -12-29-105-004	1444 BICENTENNIAL PKWY	2/25/2021	401	03-ARM'S LENGTH	WD	CEP	675,000		1999	\$156.54	4,312	TWO-STORY	
L -12-29-120-046	1334 ANNENDALE CT	8/31/2020	401	03-ARM'S LENGTH	WD	CEP	705,000		2002	\$214.87	3,281	TWO-STORY	
L -12-29-145-183	6369 EDGEWOOD DR	6/8/2020	401	03-ARM'S LENGTH	WD	CEP	744,900		2005	\$227.80	3,270	TWO-STORY	
L -12-29-120-053	1396 BICENTENNIAL PKWY	3/11/2020	401	03-ARM'S LENGTH	WD	CEP	729,900		1999	\$215.50	3,387	TWO-STORY	
L -12-29-110-019	1397 ANNENDALE CT	2/7/2020	401	03-ARM'S LENGTH	WD	CEP	587,000		2003	\$175.75	3,340	TWO-STORY	
L -12-29-145-189	1316 BICENTENNIAL PKWY	10/23/2019	401	03-ARM'S LENGTH	WD	CEP	600,000		2010	\$159.36	3,765	TWO-STORY	
L -12-29-120-049	1364 BICENTENNIAL PKWY	10/4/2019	401	03-ARM'S LENGTH	WD	CEP	510,000		2002	\$191.23	2,667	TWO-STORY	
L -12-29-145-186	6327 EDGEWOOD DR	7/22/2019	401	03-ARM'S LENGTH	WD	CEP	611,500		2007	\$196.75	3,108	TWO-STORY	
L -12-29-145-138	1273 BICENTENNIAL PKWY	7/15/2019	401	03-ARM'S LENGTH	WD	CEP	525,000		2003	\$193.09	2,719	TWO-STORY	
L -12-29-115-022	1477 ANNENDALE CT	5/23/2019	401	03-ARM'S LENGTH	WD	CEP	707,000		2002	\$218.68	3,233	TWO-STORY	
L -12-29-145-129	1280 BICENTENNIAL PKWY	4/10/2019	401	03-ARM'S LENGTH	WD	CEP	635,000		2004	\$229.91	2,762	TWO-STORY	
ECF Totals		11					7,030,300						
				Average Sale \$/SF								\$198.13	
				Average Sales Price								\$639,118	
COUNTRY CREEK ESTATES													
COC													
L -12-33-210-018	835 COUNTRY CREEK DR	4/5/2019	401	03-ARM'S LENGTH	WD	COC	329,000		1999	\$158.33	2,078	TWO-STORY	
ECF Totals		1					329,000						
				Average Sale \$/SF								\$158.33	
				Average Sales Price								\$329,000	
CRYSTAL CREEK													
CRC													
L -12-13-205-001	4001 WOODCREEK DR	6/18/2020	401	03-ARM'S LENGTH	WD	CRC	325,500		1998	\$147.82	2,202	TWO-STORY	
L -12-13-205-083	4213 WOODCREEK DR	6/30/2020	401	03-ARM'S LENGTH	WD	CRC	320,000		1997	\$189.13	1,692	ONE-STORY	
L -12-13-205-091	4210 CRYSTAL CREEK DR	8/1/2019	401	03-ARM'S LENGTH	WD	CRC	290,000		1998	\$138.16	2,099	TWO-STORY	
L -12-13-210-030	4010 WOODCREEK DR	9/10/2019	401	03-ARM'S LENGTH	WD	CRC	325,000		1995	\$141.61	2,295	TWO-STORY	
L -12-13-210-032	4000 WOODCREEK DR	10/7/2019	401	03-ARM'S LENGTH	WD	CRC	285,000		1998	\$130.85	2,178	TWO-STORY	
L -12-13-210-107	4241 WOODCREST CT	7/23/2019	401	03-ARM'S LENGTH	WD	CRC	325,000		1998	\$147.59	2,202	TWO-STORY	
L -12-13-210-122	4313 RIDGEWOOD DR	5/24/2019	401	03-ARM'S LENGTH	WD	CRC	291,000		1999	\$174.15	1,671	ONE-STORY	
L -12-13-215-144	4380 WOODSTREAM DR	10/27/2020	401	03-ARM'S LENGTH	WD	CRC	338,000		1999	\$143.71	2,352	TWO-STORY	
L -12-13-215-155	4260 WOODSTREAM DR	11/2/2020	401	03-ARM'S LENGTH	WD	CRC	345,000		1999	\$137.78	2,504	TWO-STORY	
L -12-13-220-051	4079 CRYSTAL CREEK DR	8/19/2019	401	03-ARM'S LENGTH	WD	CRC	300,000		1997	\$138.63	2,164	TWO-STORY	
L -12-13-220-056	4155 CRYSTAL CREEK DR	5/31/2019	401	03-ARM'S LENGTH	WD	CRC	335,000		1998	\$153.39	2,184	TWO-STORY	
ECF Totals		11					3,479,500						
				Average Sale \$/SF								\$149.35	
				Average Sales Price								\$316,318	
FOX GLEN													
FOG													
L -12-08-320-021	3914 BRIDLE PASS	10/19/2020	401	03-ARM'S LENGTH	WD	FOG	320,000		2001	\$215.63	1,484	ONE-STORY	

Residential Sales Study (4-1-19 to 3-31-2021)												
Sales Study												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-08-320-046	3878 FOX GLEN DR	9/18/2020	401	03-ARM'S LENGTH	WD	FOG	330,000		2000	\$221.03	1,493	ONE-STORY
L -12-08-320-026	3944 BRIDLE PASS	7/14/2020	401	03-ARM'S LENGTH	WD	FOG	365,000		2000	\$245.96	1,484	ONE-STORY
L -12-08-320-033	3998 BRIDLE PASS	2/19/2020	401	03-ARM'S LENGTH	WD	FOG	306,750		2000	\$205.46	1,493	ONE-STORY
L -12-08-320-039	3937 FOX GLEN DR	9/6/2019	401	03-ARM'S LENGTH	WD	FOG	386,000		2000	\$258.54	1,493	ONE-STORY
ECF Totals		5					1,707,750					
				Average Sale \$/SF						\$229.32		
				Average Sales Price						\$341,550		
HARWOOD FARMS												
HAF												
L -12-27-305-063	509 MARBLEWOOD LN	3/30/2021	401	03-ARM'S LENGTH	WD	HAF	334,900		2005	\$237.86	1,408	ONE-STORY
L -12-27-305-095	650 MARBLEWOOD LN	2/16/2021	401	03-ARM'S LENGTH	WD	HAF	399,000		2015	\$179.25	2,226	ONE-STORY
L -12-27-305-029	744 HATFIELD CIR	9/16/2020	401	03-ARM'S LENGTH	WD	HAF	419,000		2013	\$164.70	2,544	TWO-STORY
L -12-27-305-030	752 HATFIELD CIR	6/26/2020	401	03-ARM'S LENGTH	WD	HAF	350,500		2013	\$245.79	1,426	ONE-STORY
L -12-27-305-055	557 MARBLEWOOD LN	5/27/2020	401	03-ARM'S LENGTH	WD	HAF	355,000		2016	\$200.23	1,773	ONE-STORY
L -12-27-305-013	572 HEARTWOOD LN	3/31/2020	401	03-ARM'S LENGTH	WD	HAF	309,000		2009	\$235.88	1,310	ONE-STORY
L -12-27-305-026	720 HATFIELD CIR	3/3/2020	401	03-ARM'S LENGTH	PTA	HAF	343,000		2013	\$190.34	1,802	ONE-STORY
L -12-27-305-054	563 MARBLEWOOD LN	2/26/2020	401	03-ARM'S LENGTH	WD	HAF	382,500		2016	\$155.30	2,463	TWO-STORY
L -12-27-305-081	6465 APPLEWOOD WAY	1/15/2020	401	03-ARM'S LENGTH	WD	HAF	310,000		2005	\$192.31	1,612	ONE-STORY
L -12-27-305-061	521 MARBLEWOOD LN	8/23/2019	401	03-ARM'S LENGTH	WD	HAF	337,500		2016	\$239.70	1,408	ONE-STORY
L -12-27-305-098	6536 HEARTWOOD LN	8/23/2019	401	03-ARM'S LENGTH	WD	HAF	390,000		2013	\$144.77	2,694	TWO-STORY
L -12-27-305-066	459 MARBLEWOOD LN	8/7/2019	401	03-ARM'S LENGTH	OTH	HAF	285,000		2014	\$202.41	1,408	ONE-STORY
L -12-27-305-020	648 HEARTWOOD LN	7/31/2019	401	03-ARM'S LENGTH	WD	HAF	370,000		2011	\$176.53	2,096	TWO-STORY
L -12-27-305-075	448 MARBLEWOOD LN	6/7/2019	401	03-ARM'S LENGTH	WD	HAF	380,000		2005	\$140.90	2,697	TWO-STORY
L -12-27-305-093	626 MARBLEWOOD LN	6/4/2019	401	03-ARM'S LENGTH	WD	HAF	410,000		2014	\$192.13	2,134	ONE-STORY
L -12-27-305-104	6517 CAMPBELL RD	5/8/2019	401	03-ARM'S LENGTH	WD	HAF	350,000		2005	\$158.37	2,210	TWO-STORY
L -12-27-305-091	610 MARBLEWOOD LN	4/26/2019	401	03-ARM'S LENGTH	WD	HAF	399,900		2014	\$154.88	2,582	TWO-STORY
L -12-27-305-103	613 HEARTWOOD LN	4/22/2019	401	03-ARM'S LENGTH	WD	HAF	350,000		2014	\$201.38	1,738	ONE-STORY
ECF Totals		18					6,475,300					
				Average Sale \$/SF						\$189.60		
				Average Sales Price						\$359,739		
HAWTHORNE RIDGE												
HAR												
L -12-07-210-157	3110 HONEYSUCKLE DR	2/8/2021	401	03-ARM'S LENGTH	WD	HAR	505,000		1998	\$187.45	2,694	TWO-STORY
L -12-07-210-034	3418 TIGER LILY DR	7/7/2020	401	03-ARM'S LENGTH	WD	HAR	374,900		1995	\$170.33	2,201	TWO-STORY
L -12-07-210-043	3254 TIGER LILY DR	4/7/2020	401	03-ARM'S LENGTH	WD	HAR	420,000		1995	\$169.08	2,484	TWO-STORY
L -12-07-210-008	2271 MOSS ROSE CT	3/27/2020	401	03-ARM'S LENGTH	WD	HAR	450,000		1995	\$182.04	2,472	TWO-STORY
L -12-07-210-086	3165 HONEYSUCKLE DR	1/16/2020	401	03-ARM'S LENGTH	WD	HAR	475,000		1999	\$192.15	2,472	TWO-STORY
L -12-07-210-103	3481 HONEYSUCKLE CT	7/12/2019	401	03-ARM'S LENGTH	WD	HAR	469,900		1998	\$172.12	2,730	TWO-STORY
L -12-07-210-024	2360 DAHLIA CT	5/16/2019	401	03-ARM'S LENGTH	WD	HAR	412,000		1995	\$168.44	2,446	TWO-STORY
ECF Totals		7					3,106,800					
				Average Sale \$/SF						\$177.37		
				Average Sales Price						\$443,829		
HEATHERS / FAIRWAYS / FWY-WDS / DORAL/TWIN												
HEG												
L -12-19-115-015	5126 DORAL CT	12/14/2020	401	03-ARM'S LENGTH	WD	HEG	445,000		1998	\$236.58	1,881	ONE-STORY
L -12-18-305-019	4582 SAWGRASS DR E	11/20/2020	401	03-ARM'S LENGTH	WD	HEG	548,900		1996	\$243.09	2,258	ONE-STORY
L -12-18-310-010	4637 SAWGRASS DR E	9/15/2020	401	03-ARM'S LENGTH	WD	HEG	460,000		1998	\$199.31	2,308	TWO-STORY

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-18-325-056	4890 DORAL DR	9/8/2020	401	03-ARM'S LENGTH	WD	HEG	539,000		1994	\$256.18	2,104	ONE-STORY
L -12-18-305-010	4682 SAWGRASS DR E	7/31/2020	401	03-ARM'S LENGTH	WD	HEG	445,000		1996	\$257.67	1,727	ONE-STORY
L -12-18-425-019	1961 STONEBRIDGE DR N	7/24/2020	401	03-ARM'S LENGTH	OTH	HEG	450,000		1992	\$213.88	2,104	ONE-STORY
L -12-19-115-002	5117 DORAL CT	7/15/2020	401	03-ARM'S LENGTH	WD	HEG	527,000		1999	\$249.76	2,110	ONE-STORY
L -12-18-425-022	1973 STONEBRIDGE DR N	11/15/2019	401	03-ARM'S LENGTH	WD	HEG	415,000		1994	\$238.51	1,740	TWO-STORY
L -12-19-115-008	5209 DORAL CT	9/17/2019	401	03-ARM'S LENGTH	WD	HEG	489,000		1999	\$232.41	2,104	ONE-STORY
L -12-18-325-058	4900 DORAL DR	8/9/2019	401	03-ARM'S LENGTH	WD	HEG	439,000		1995	\$259.92	1,689	ONE-STORY
L -12-18-425-024	1981 STONEBRIDGE DR N	5/9/2019	401	03-ARM'S LENGTH	WD	HEG	520,000		1994	\$298.85	1,740	TWO-STORY
ECF Totals		11					5,277,900					
				Average Sale \$/SF						\$244.20		
				Average Sales Price						\$479,809		
HEATHERWOOD/FOX POINTE												
HER												
L -12-08-270-035	1410 FOX POINTE CIR	3/26/2021	401	03-ARM'S LENGTH	WD	HER	236,000		1999	\$167.49	1,409	MULTI HOMES
L -12-08-270-008	1362 FOX POINTE CIR	3/15/2021	401	03-ARM'S LENGTH	WD	HER	228,000		1999	\$161.82	1,409	MULTI HOMES
L -12-08-260-045	1361 HEATHERWOOD LN	3/8/2021	401	03-ARM'S LENGTH	WD	HER	227,500		1996	\$165.33	1,376	MULTI HOMES
L -12-08-270-047	1448 FOX POINTE CIR	1/29/2021	401	03-ARM'S LENGTH	WD	HER	220,000		1999	\$156.14	1,409	MULTI HOMES
L -12-08-270-030	1406 FOX POINTE CIR	1/22/2021	401	03-ARM'S LENGTH	WD	HER	225,000		1999	\$159.69	1,409	MULTI HOMES
L -12-08-260-181	1474 MILLBROOK TRL	1/4/2021	401	03-ARM'S LENGTH	WD	HER	205,000		1998	\$148.98	1,376	MULTI HOMES
L -12-08-260-093	1247 HEATHERWOOD LN	11/25/2020	401	03-ARM'S LENGTH	WD	HER	220,000		1997	\$175.72	1,252	MULTI HOMES
L -12-08-270-012	1359 FOX POINTE CIR	11/11/2020	401	03-ARM'S LENGTH	WD	HER	232,000		1999	\$164.66	1,409	MULTI HOMES
L -12-08-260-008	1445 HEATHERWOOD LN	10/27/2020	401	03-ARM'S LENGTH	WD	HER	210,000		1996	\$152.62	1,376	MULTI HOMES
L -12-08-270-004	1364 FOX POINTE CIR	10/15/2020	401	03-ARM'S LENGTH	WD	HER	240,000		1999	\$170.33	1,409	MULTI HOMES
L -12-08-260-168	1419 MILLBROOK TRL	10/13/2020	401	03-ARM'S LENGTH	WD	HER	175,000		1998	\$158.95	1,101	MULTI HOMES
L -12-08-270-019	1383 FOX POINTE CIR	9/30/2020	401	03-ARM'S LENGTH	WD	HER	237,000		1999	\$168.20	1,409	MULTI HOMES
L -12-08-260-038	1360 HEATHERWOOD LN	9/29/2020	401	03-ARM'S LENGTH	WD	HER	185,000		1997	\$168.03	1,101	MULTI HOMES
L -12-08-260-063	1340 HEATHERWOOD LN	9/28/2020	401	03-ARM'S LENGTH	WD	HER	185,000		1997	\$152.64	1,212	MULTI HOMES
L -12-08-270-059	1470 FOX POINTE CIR	8/28/2020	401	03-ARM'S LENGTH	WD	HER	259,000		1999	\$183.82	1,409	MULTI HOMES
L -12-08-260-184	1464 MILLBROOK TRL	8/28/2020	401	03-ARM'S LENGTH	WD	HER	220,000		1998	\$159.88	1,376	MULTI HOMES
L -12-08-260-060	1321 HEATHERWOOD LN	8/25/2020	401	03-ARM'S LENGTH	WD	HER	210,000		1996	\$152.62	1,376	MULTI HOMES
L -12-08-270-016	1387 FOX POINTE CIR	8/12/2020	401	03-ARM'S LENGTH	WD	HER	263,000		1999	\$186.66	1,409	MULTI HOMES
L -12-08-260-083	1297 HEATHERWOOD LN	8/10/2020	401	03-ARM'S LENGTH	WD	HER	217,000		1997	\$157.70	1,376	MULTI HOMES
L -12-08-270-026	1374 FOX POINTE CIR	7/21/2020	401	03-ARM'S LENGTH	WD	HER	240,000		1999	\$170.33	1,409	MULTI HOMES
L -12-08-260-052	1349 HEATHERWOOD LN	6/2/2020	401	03-ARM'S LENGTH	WD	HER	215,000		1996	\$156.25	1,376	MULTI HOMES
L -12-08-260-116	1311 MILLBROOK TRL	3/5/2020	401	03-ARM'S LENGTH	WD	HER	154,500		1998	\$140.33	1,101	MULTI HOMES
L -12-08-270-002	1356 FOX POINTE CIR	2/19/2020	401	03-ARM'S LENGTH	WD	HER	239,900		1999	\$170.26	1,409	MULTI HOMES
L -12-08-260-014	1417 HEATHERWOOD LN	2/4/2020	401	03-ARM'S LENGTH	WD	HER	178,000		1996	\$142.17	1,252	MULTI HOMES
L -12-08-270-032	1414 FOX POINTE CIR	1/28/2020	401	03-ARM'S LENGTH	WD	HER	240,000		1999	\$170.33	1,409	MULTI HOMES
L -12-08-260-012	1407 HEATHERWOOD LN	1/24/2020	401	03-ARM'S LENGTH	WD	HER	204,000		1996	\$148.26	1,376	MULTI HOMES
L -12-08-260-064	1322 HEATHERWOOD LN	12/20/2019	401	03-ARM'S LENGTH	WD	HER	175,000		1997	\$158.95	1,101	MULTI HOMES
L -12-08-270-043	1430 FOX POINTE CIR	11/20/2019	401	03-ARM'S LENGTH	WD	HER	223,250		1999	\$158.45	1,409	MULTI HOMES
L -12-08-260-049	1359 HEATHERWOOD LN	11/11/2019	401	03-ARM'S LENGTH	WD	HER	207,000		1996	\$150.44	1,376	MULTI HOMES
L -12-08-270-071	1489 FOX POINTE CIR	10/1/2019	401	03-ARM'S LENGTH	PTA	HER	226,000		1999	\$160.40	1,409	MULTI HOMES
L -12-08-260-182	1472 MILLBROOK TRL	8/20/2019	401	03-ARM'S LENGTH	WD	HER	195,000		1998	\$155.75	1,252	MULTI HOMES
L -12-08-260-157	1401 MILLBROOK TRL	8/5/2019	401	03-ARM'S LENGTH	WD	HER	184,999		1998	\$168.03	1,101	MULTI HOMES
L -12-08-260-151	1387 MILLBROOK TRL	7/9/2019	401	03-ARM'S LENGTH	WD	HER	189,000		1998	\$171.66	1,101	MULTI HOMES
L -12-08-270-076	1485 FOX POINTE CIR	7/1/2019	401	03-ARM'S LENGTH	WD	HER	240,000		1999	\$170.33	1,409	MULTI HOMES

Residential Sales Study (4-1-19 to 3-31-2021)												
Sales Study												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-08-260-025	1390 HEATHERWOOD LN	6/21/2019	401	03-ARM'S LENGTH	WD	HER	194,900		1997	\$159.49	1,222	MULTI HOMES
L -12-08-260-078	1290 HEATHERWOOD LN	6/19/2019	401	03-ARM'S LENGTH	WD	HER	210,000		1997	\$152.62	1,376	MULTI HOMES
L -12-08-260-112	1299 MILLBROOK TRL	6/14/2019	401	03-ARM'S LENGTH	WD	HER	167,000		1998	\$151.68	1,101	MULTI HOMES
L -12-08-260-105	1287 MILLBROOK TRL	6/3/2019	401	03-ARM'S LENGTH	WD	HER	195,000		1998	\$160.89	1,212	MULTI HOMES
L -12-08-260-053	1333 HEATHERWOOD LN	6/3/2019	401	03-ARM'S LENGTH	WD	HER	215,000		1996	\$156.25	1,376	MULTI HOMES
L -12-08-260-034	1386 HEATHERWOOD LN	5/19/2019	401	03-ARM'S LENGTH	WD	HER	183,500		1997	\$166.67	1,101	MULTI HOMES
L -12-08-260-130	1343 MILLBROOK TRL	5/17/2019	401	03-ARM'S LENGTH	WD	HER	195,000		1998	\$163.87	1,190	MULTI HOMES
L -12-08-260-159	1405 MILLBROOK TRL	5/8/2019	401	03-ARM'S LENGTH	WD	HER	207,000		1998	\$170.79	1,212	MULTI HOMES
L -12-08-260-096	1269 MILLBROOK TRL	4/29/2019	401	03-ARM'S LENGTH	WD	HER	208,000		1997	\$166.13	1,252	MULTI HOMES
L -12-08-260-027	1398 HEATHERWOOD LN	4/23/2019	401	03-ARM'S LENGTH	WD	HER	190,000		1997	\$156.77	1,212	MULTI HOMES
L -12-08-270-045	1440 FOX POINTE CIR	4/19/2019	401	03-ARM'S LENGTH	WD	HER	250,000		1999	\$177.43	1,409	MULTI HOMES
L -12-08-270-034	1404 FOX POINTE CIR	4/10/2019	401	03-ARM'S LENGTH	WD	HER	212,500		1999	\$150.82	1,409	MULTI HOMES
L -12-08-260-125	1327 MILLBROOK TRL	4/2/2019	401	03-ARM'S LENGTH	WD	HER	190,000		1998	\$156.77	1,212	MULTI HOMES
ECF Totals		47					9,924,049					
										\$161.56		
										\$211,150		
HERITAGE FALLS												
HEF												
L -12-07-220-011	2219 OLD FALLS DR	5/21/2019	401	03-ARM'S LENGTH	WD	HEF	485,250		2003	\$221.58	2,190	DUPLEX
ECF Totals		1					485,250					
										\$221.58		
										\$485,250		
HICKORY GROVE												
HIG												
L -12-23-350-017	5835 GLEN CREEK CT	12/30/2020	401	03-ARM'S LENGTH	WD	HIG	380,000		1995	\$190.76	1,992	TWO-STORY
L -12-23-350-034	3230 POTOMAC CT	12/15/2020	401	03-ARM'S LENGTH	WD	HIG	382,000		1999	\$147.78	2,585	TWO-STORY
L -12-23-350-015	5834 GLEN CREEK CT	8/18/2020	401	03-ARM'S LENGTH	WD	HIG	336,000		1997	\$198.82	1,690	TWO-STORY
L -12-23-350-005	5754 GLEN CREEK CT	8/6/2020	401	03-ARM'S LENGTH	WD	HIG	359,700		1995	\$181.76	1,979	TWO-STORY
L -12-23-350-041	3195 POTOMAC CT	8/14/2019	401	03-ARM'S LENGTH	WD	HIG	360,000		1992	\$181.82	1,980	TWO-STORY
ECF Totals		5					1,817,700					
										\$180.19		
										\$363,540		
HICKORY HOLLOW												
HIH												
L -12-26-481-014	3869 DOGWOOD CT	7/3/2020	401	03-ARM'S LENGTH	WD	HIH	285,000		1990	\$155.48	1,833	ONE-STORY
L -12-26-480-007	6943 WILDWOOD DR	6/19/2020	401	03-ARM'S LENGTH	WD	HIH	330,000		1996	\$177.80	1,856	ONE-STORY
ECF Totals		2					615,000					
										\$166.64		
										\$307,500		
HICKORY POINTE												
HIP												
L -12-24-112-214	4846 GINGKO DR	2/16/2021	401	03-ARM'S LENGTH	WD	HIP	360,000		2005	\$144.23	2,496	TWO-STORY
L -12-24-114-201	5261 BUCKLEY DR	1/21/2021	401	03-ARM'S LENGTH	WD	HIP	398,900		2014	\$174.34	2,288	ONE-STORY
L -12-24-111-034	5143 BLUE SPRUCE DR	12/29/2020	401	03-ARM'S LENGTH	WD	HIP	307,900		1998	\$152.73	2,016	TWO-STORY
L -12-24-111-039	5171 BLUE SPRUCE DR	11/19/2020	401	03-ARM'S LENGTH	WD	HIP	299,000		1998	\$135.36	2,209	BI-LEVEL

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-24-110-007	4559 HICKORY POINTE BLVD	10/16/2020	401	03-ARM'S LENGTH	WD	HIP	255,000		1998	\$115.44	2,209	TWO-STORY
L -12-24-110-016	4661 HICKORY POINTE BLVD	9/16/2020	401	03-ARM'S LENGTH	WD	HIP	299,000		1998	\$133.72	2,236	TWO-STORY
L -12-24-111-100	5128 PECAN DR	8/21/2020	401	03-ARM'S LENGTH	WD	HIP	350,000		1999	\$152.37	2,297	TWO-STORY
L -12-24-112-053	5098 BLUE SPRUCE DR	6/12/2020	401	03-ARM'S LENGTH	WD	HIP	316,000		1998	\$171.00	1,848	TWO-STORY
L -12-24-110-008	4565 HICKORY POINTE BLVD	4/13/2020	401	03-ARM'S LENGTH	WD	HIP	298,000		1998	\$153.13	1,946	TWO-STORY
L -12-24-110-069	4827 HICKORY POINTE BLVD	4/1/2020	401	03-ARM'S LENGTH	WD	HIP	300,000		1999	\$162.34	1,848	TWO-STORY
L -12-24-111-142	4677 NUTMEG DR	3/18/2020	401	03-ARM'S LENGTH	WD	HIP	330,000		2002	\$108.55	3,040	TWO-STORY
L -12-24-114-204	5297 BUCKLEY DR	3/17/2020	401	03-ARM'S LENGTH	WD	HIP	383,000		2005	\$125.99	3,040	TWO-STORY
L -12-24-111-032	5137 BLUE SPRUCE DR	1/15/2020	401	03-ARM'S LENGTH	WD	HIP	297,000		1998	\$153.41	1,936	TWO-STORY
L -12-24-113-115	5153 PECAN DR	11/15/2019	401	03-ARM'S LENGTH	WD	HIP	338,000		2000	\$151.16	2,236	TWO-STORY
L -12-24-116-167	5170 HICKORY POINTE BLVD	9/19/2019	401	03-ARM'S LENGTH	WD	HIP	295,000		2001	\$131.93	2,236	TWO-STORY
L -12-24-110-074	4899 HICKORY POINTE BLVD	8/30/2019	401	03-ARM'S LENGTH	WD	HIP	370,000		1999	\$122.35	3,024	TWO-STORY
L -12-24-113-124	4890 HICKORY POINTE BLVD	7/19/2019	401	03-ARM'S LENGTH	WD	HIP	323,200		2000	\$144.54	2,236	TWO-STORY
L -12-24-114-086	5091 BUCKLEY DR	7/2/2019	401	03-ARM'S LENGTH	PTA	HIP	376,000		2000	\$147.57	2,548	TWO-STORY
L -12-24-113-125	4876 HICKORY POINTE BLVD	5/31/2019	401	03-ARM'S LENGTH	WD	HIP	328,000		1999	\$177.49	1,848	TWO-STORY
L -12-24-112-216	4814 GINGKO DR	5/21/2019	401	03-ARM'S LENGTH	WD	HIP	325,000		2014	\$154.17	2,108	TWO-STORY
ECF Totals		20					6,549,000					
				Average Sale \$/SF						\$145.59		
				Average Sales Price						\$327,450		
HIDDEN CREEK												
HIR												
L -12-27-115-035	1345 HIDDEN CREEK S	9/11/2020	401	03-ARM'S LENGTH	WD	HIR	359,000		1994	\$201.80	1,779	ONE-STORY
L -12-27-112-013	6423 BEDVIEW DR	8/17/2020	401	03-ARM'S LENGTH	WD	HIR	305,000		1996	\$150.99	2,020	TWO-STORY
L -12-27-111-008	6496 LINDA AVE	5/7/2020	401	03-ARM'S LENGTH	WD	HIR	322,000		1993	\$185.80	1,733	ONE-STORY
L -12-27-116-058	1342 HIDDEN CREEK S	3/24/2020	401	03-ARM'S LENGTH	WD	HIR	322,000		1993	\$161.08	1,999	TWO-STORY
L -12-27-114-019	6378 BEDVIEW DR	2/18/2020	401	03-ARM'S LENGTH	WD	HIR	325,000		1993	\$206.61	1,573	ONE-STORY
L -12-27-110-002	1474 HIDDEN CREEK S	11/20/2019	401	03-ARM'S LENGTH	WD	HIR	260,000		1992	\$148.40	1,752	TWO-STORY
L -12-27-115-042	1410 HIDDEN CREEK N	6/28/2019	401	03-ARM'S LENGTH	WD	HIR	320,000		1996	\$158.26	2,022	TWO-STORY
L -12-27-116-055	1357 HIDDEN CREEK N	4/29/2019	401	03-ARM'S LENGTH	PTA	HIR	300,000		1995	\$144.79	2,072	TWO-STORY
L -12-27-115-037	1346 HIDDEN CREEK N	4/25/2019	401	03-ARM'S LENGTH	WD	HIR	348,500		1994	\$163.38	2,133	TWO-STORY
L -12-27-116-045	1437 HIDDEN CREEK N	4/23/2019	401	03-ARM'S LENGTH	WD	HIR	295,000		1993	\$162.80	1,812	TWO-STORY
ECF Totals		10					3,156,500					
				Average Sale \$/SF						\$168.39		
				Average Sales Price						\$315,650		
HUNTERS RIDGE												
HUT												
L -12-33-101-017	486 HUNTERS RIDGE DR	3/19/2021	401	03-ARM'S LENGTH	WD	HUT	515,000		1991	\$177.46	2,902	TWO-STORY
L -12-33-102-038	245 WINCHESTER DR	3/10/2021	401	03-ARM'S LENGTH	WD	HUT	450,000		1991	\$192.47	2,338	ONE-STORY
L -12-33-102-046	312 HUNTERS RIDGE DR	3/9/2021	401	03-ARM'S LENGTH	WD	HUT	430,000		1991	\$172.69	2,490	TWO-STORY
L -12-28-461-010	337 TAMARACK DR	8/19/2020	401	03-ARM'S LENGTH	WD	HUT	385,000		1976	\$133.87	2,876	ONE& HALF STORY
L -12-33-110-004	471 HUNTERS CREST DR	6/11/2019	401	03-ARM'S LENGTH	WD	HUT	585,000		2000	\$177.06	3,304	TWO-STORY
L -12-33-103-033	339 HUNTERS RIDGE DR	5/23/2019	401	03-ARM'S LENGTH	WD	HUT	480,000		1990	\$165.86	2,894	TWO-STORY
L -12-33-101-015	446 HUNTERS RIDGE DR	4/10/2019	401	03-ARM'S LENGTH	WD	HUT	429,000		1990	\$169.30	2,534	TWO-STORY
ECF Totals		7					3,274,000					
				Average Sale \$/SF						\$169.82		
				Average Sales Price						\$467,714		
INGLEWOOD PARK ESTATES												

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-20-401-043	734 GROVELAND CIRCLE	3/26/2021	401	03-ARM'S LENGTH	WD	IPE	450,000		2019	\$142.09	3,167	TWO-STORY
L -12-20-401-106	725 GROVELAND CIRCLE	4/21/2020	401	03-ARM'S LENGTH	WD	IPE	474,900		2018	\$173.19	2,742	TWO-STORY
L -12-21-315-005	628 HOLMDALE WAY	7/19/2019	401	03-ARM'S LENGTH	WD	IPE	424,800		2018	\$133.84	3,174	TWO-STORY
ECF Totals		3					1,349,700					
										\$149.71		
										\$449,900		
INGLEWOOD VILLAS												
IPV												
L -12-21-316-003	540 IVYLAND STREET	2/23/2021	401	03-ARM'S LENGTH	WD	IPV	359,000		2018	\$203.28	1,766	DUPLEX
L -12-21-316-037	571 IVYLAND STREET	5/5/2020	401	03-ARM'S LENGTH	WD	IPV	400,000		2018	\$230.55	1,735	DUPLEX
ECF Totals		2					759,000					
										\$216.92		
										\$379,500		
KIRTLAND HILLS												
KIH												
L -12-07-410-022	3676 BURNHAM RD	3/31/2021	401	03-ARM'S LENGTH	WD	KIH	491,000		2009	\$287.47	1,708	ONE-STORY
L -12-07-406-001	3986 ARCADIA DR	10/4/2019	401	03-ARM'S LENGTH	WD	KIH	400,000		2006	\$223.71	1,788	ONE-STORY
ECF Totals		2					891,000					
										\$255.59		
										\$445,500		
LAKE FOREST												
LAF												
L -12-18-160-023	4305 SPRING LAKE BLVD	2/24/2021	401	03-ARM'S LENGTH	WD	LAF	479,900		1993	\$219.03	2,191	TWO-STORY
L -12-18-217-246	2045 ROUSE CREEK CT	12/4/2020	401	03-ARM'S LENGTH	WD	LAF	779,000		2000	\$194.07	4,014	TWO-STORY
L -12-18-166-064	4080 WESTBROOK DR	10/14/2020	401	03-ARM'S LENGTH	WD	LAF	430,000		1993	\$205.64	2,091	TWO-STORY
L -12-18-172-097	4164 LAKE FOREST DR E	10/9/2020	401	03-ARM'S LENGTH	WD	LAF	505,000		1994	\$200.72	2,516	TWO-STORY
L -12-18-174-101	1878 ORCHARDVIEW	8/19/2020	401	03-ARM'S LENGTH	WD	LAF	535,000		1997	\$198.81	2,691	TWO-STORY
L -12-18-181-168	4485 LAKE FOREST DR E	7/9/2020	401	03-ARM'S LENGTH	WD	LAF	520,000		1996	\$215.05	2,418	TWO-STORY
L -12-18-215-214	4378 WEST PARK CT	4/23/2020	401	03-ARM'S LENGTH	WD	LAF	750,000		1998	\$233.35	3,214	TWO-STORY
L -12-18-164-043	4123 WESTBROOK DR	2/21/2020	401	03-ARM'S LENGTH	WD	LAF	385,000		1994	\$153.51	2,508	TWO-STORY
L -12-18-175-109	1935 ORCHARDVIEW	9/20/2019	401	03-ARM'S LENGTH	WD	LAF	590,000		1995	\$215.01	2,744	TWO-STORY
L -12-18-215-200	4313 LAKE FOREST DR W	7/15/2019	401	03-ARM'S LENGTH	WD	LAF	595,000		1998	\$214.26	2,777	TWO-STORY
L -12-18-214-194	2188 WOODVIEW LN	6/5/2019	401	03-ARM'S LENGTH	WD	LAF	565,000		1997	\$196.73	2,872	TWO-STORY
L -12-18-216-226	4144 LAKE FOREST DR W	5/28/2019	401	03-ARM'S LENGTH	WD	LAF	685,000		1998	\$209.48	3,270	TWO-STORY
L -12-18-213-177	4490 LAKE FOREST DR W	5/20/2019	401	03-ARM'S LENGTH	WD	LAF	609,725		1998	\$179.01	3,406	TWO-STORY
L -12-18-180-143	4486 LAKE FOREST DR E	5/20/2019	401	03-ARM'S LENGTH	WD	LAF	674,790		1995	\$243.96	2,766	TWO-STORY
L -12-18-215-198	4285 LAKE FOREST DR W	5/16/2019	401	03-ARM'S LENGTH	WD	LAF	552,500		1998	\$195.37	2,828	TWO-STORY
L -12-18-217-232	4139 LAKE FOREST DR W	5/13/2019	401	03-ARM'S LENGTH	PTA	LAF	547,900		1999	\$192.18	2,851	TWO-STORY
L -12-18-216-228	4114 LAKE FOREST DR W	4/8/2019	401	03-ARM'S LENGTH	WD	LAF	590,000		1998	\$157.25	3,752	TWO-STORY
L -12-18-175-118	4180 LAKE FOREST CT	4/2/2019	401	03-ARM'S LENGTH	WD	LAF	472,900		1995	\$232.50	2,034	ONE-STORY
ECF Totals		18					10,266,715					
										\$203.11		
										\$570,373		
LAKE FOREST HIGHLANDS												
LAH												
L -12-07-305-051	3736 HIGHLANDER WAY W	3/10/2021	401	03-ARM'S LENGTH	WD	LAH	489,000		1997	\$212.06	2,306	TWO-STORY

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-07-309-077	2390 SUN VALLEY DR	12/30/2020	401	03-ARM'S LENGTH	WD	LAH	490,000		1996	\$191.48	2,559	TWO-STORY
L -12-07-303-020	2183 VAIL CT	12/16/2020	401	03-ARM'S LENGTH	WD	LAH	475,000		1995	\$239.17	1,986	TWO-STORY
L -12-07-313-128	3645 HIGHLANDER WAY E	10/30/2020	401	03-ARM'S LENGTH	PTA	LAH	525,000		1999	\$230.26	2,280	TWO-STORY
L -12-07-311-094	3867 STEAMBOAT CT	9/4/2020	401	03-ARM'S LENGTH	WD	LAH	500,000		1996	\$180.96	2,763	TWO-STORY
L -12-07-310-085	2244 SUN VALLEY DR	2/13/2020	401	03-ARM'S LENGTH	WD	LAH	465,000		1997	\$231.46	2,009	TWO-STORY
L -12-07-303-027	2162 VAIL CT	1/14/2020	401	03-ARM'S LENGTH	WD	LAH	400,000		1994	\$212.31	1,884	TWO-STORY
ECF Totals		7					3,344,000					
				Average Sale \$/SF						\$213.96		
				Average Sales Price						\$477,714		
LAKE FOREST PINES												
LAP												
L -12-18-225-046	4307 CLEARVIEW LN	1/19/2021	401	03-ARM'S LENGTH	WD	LAP	760,000		2012	\$215.24	3,531	TWO-STORY
L -12-18-220-009	3991 CALGARY CT	11/17/2020	401	03-ARM'S LENGTH	WD	LAP	840,000		2004	\$206.19	4,074	TWO-STORY
L -12-18-225-059	2479 WOODVIEW LN	7/10/2020	401	03-ARM'S LENGTH	WD	LAP	970,000		2013	\$198.12	4,896	TWO-STORY
L -12-18-224-033	2323 WOODVIEW LN	12/17/2019	401	03-ARM'S LENGTH	WD	LAP	835,000		2006	\$194.82	4,286	TWO-STORY
L -12-18-226-063	2458 WOODVIEW LN	5/6/2019	401	03-ARM'S LENGTH	WD	LAP	820,000		2006	\$219.19	3,741	TWO-STORY
ECF Totals		5					4,225,000					
				Average Sale \$/SF						\$206.71		
				Average Sales Price						\$845,000		
LEGACY HEIGHTS												
LEG												
L -12-30-225-010	2170 WINDMILL WAY	1/26/2021	401	03-ARM'S LENGTH	WD	LEG	560,000		2005	\$189.19	2,960	TWO-STORY
L -12-30-225-005	2100 WINDMILL WAY	9/15/2020	401	03-ARM'S LENGTH	WD	LEG	445,000		2015	\$187.92	2,368	TWO-STORY
L -12-30-225-028	2227 CRESCENDO LN	8/10/2020	401	03-ARM'S LENGTH	WD	LEG	500,000		2012	\$171.59	2,914	TWO-STORY
L -12-30-225-006	2114 WINDMILL WAY	8/30/2019	401	03-ARM'S LENGTH	WD	LEG	449,000		2005	\$247.25	1,816	ONE-STORY
L -12-30-225-043	2137 WINDMILL WAY	6/26/2019	401	03-ARM'S LENGTH	WD	LEG	580,000		2014	\$196.41	2,953	TWO-STORY
ECF Totals		5					2,534,000					
				Average Sale \$/SF						\$198.47		
				Average Sales Price						\$506,800		
LOHR LAKE VILLAGE												
LOV												
L -12-19-425-061	5644 LOHR LAKE DR	9/24/2020	401	03-ARM'S LENGTH	WD	LOV	450,000		1995	\$152.44	2,952	TWO-STORY
L -12-19-435-076	1577 TREE SIDE CT	6/5/2020	401	03-ARM'S LENGTH	WD	LOV	535,000		1995	\$201.73	2,652	TWO-STORY
L -12-19-430-072	5417 LOHR LAKE DR	11/26/2019	401	03-ARM'S LENGTH	WD	LOV	445,000		1994	\$148.19	3,003	TWO-STORY
L -12-19-415-019	5713 LOHR LAKE DR	7/18/2019	401	03-ARM'S LENGTH	WD	LOV	510,000		1993	\$150.35	3,392	TWO-STORY
L -12-19-415-017	5814 LOHR LAKE DR	7/8/2019	401	03-ARM'S LENGTH	WD	LOV	571,500		1993	\$209.26	2,731	TWO-STORY
L -12-19-415-007	5812 LAKESHORE DR	6/28/2019	401	03-ARM'S LENGTH	WD	LOV	500,000		1992	\$192.60	2,596	TWO-STORY
L -12-19-420-056	1702 PARK SIDE CT	6/13/2019	401	03-ARM'S LENGTH	WD	LOV	452,500		1994	\$150.33	3,010	TWO-STORY
L -12-19-415-011	5769 LAKESHORE DR	6/13/2019	401	03-ARM'S LENGTH	WD	LOV	455,000		1992	\$201.06	2,263	ONE-STORY
ECF Totals		8					3,919,000					
				Average Sale \$/SF						\$175.75		
				Average Sales Price						\$489,875		
LOHR WOODS												
LWD												
L -12-20-211-027	1417 WHISPERING MAPLES DR N	6/4/2020	401	03-ARM'S LENGTH	WD	LWD	772,000		2016	\$229.56	3,363	TWO-STORY
ECF Totals		1					772,000					
				Average Sale \$/SF						\$229.56		

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
		Sales Study										
		Average Sales Price										\$772,000
MADISON PLACE												
MAD												
L -12-12-210-008	4278 ESPLANADE LN	3/10/2021	401	03-ARM'S LENGTH	WD	MAD	230,000		2002	\$182.54	1,260	MULTI HOMES
L -12-12-210-021	3087 PROMENADE CIR	11/2/2020	401	03-ARM'S LENGTH	WD	MAD	223,000		2002	\$174.08	1,281	MULTI HOMES
L -12-12-210-002	4279 ESPLANADE LN	10/16/2020	401	03-ARM'S LENGTH	WD	MAD	160,000		2001	\$128.82	1,242	MULTI HOMES
L -12-12-210-050	3146 PROMENADE CIR	7/30/2020	401	03-ARM'S LENGTH	WD	MAD	226,000		2002	\$181.96	1,242	MULTI HOMES
L -12-12-210-019	3083 PROMENADE CIR	7/10/2020	401	03-ARM'S LENGTH	WD	MAD	221,000		2002	\$172.25	1,283	MULTI HOMES
L -12-12-210-016	3077 PROMENADE CIR	5/26/2020	401	03-ARM'S LENGTH	WD	MAD	232,500		2002	\$187.20	1,242	MULTI HOMES
L -12-12-210-060	3166 PROMENADE CIR	2/18/2020	401	03-ARM'S LENGTH	WD	MAD	206,000		2002	\$160.56	1,283	MULTI HOMES
L -12-12-210-044	3134 PROMENADE CIR	11/15/2019	401	03-ARM'S LENGTH	WD	MAD	204,000		2001	\$164.25	1,242	MULTI HOMES
L -12-12-210-024	3093 PROMENADE CIR	10/26/2019	401	03-ARM'S LENGTH	WD	MAD	215,000		2002	\$167.58	1,283	MULTI HOMES
L -12-12-210-054	3154 PROMENADE CIR	9/16/2019	401	03-ARM'S LENGTH	WD	MAD	214,500		2002	\$167.19	1,283	MULTI HOMES
L -12-12-210-059	3164 PROMENADE CIR	9/6/2019	401	03-ARM'S LENGTH	WD	MAD	220,000		2002	\$177.13	1,242	MULTI HOMES
L -12-12-210-022	3089 PROMENADE CIR	7/2/2019	401	03-ARM'S LENGTH	WD	MAD	212,000		2002	\$170.69	1,242	MULTI HOMES
L -12-12-210-053	3152 PROMENADE CIR	4/12/2019	401	03-ARM'S LENGTH	WD	MAD	217,000		2002	\$174.72	1,242	MULTI HOMES
ECF Totals		13					2,781,000					
		Average Sale \$/SF										\$169.92
		Average Sales Price										\$213,923
MALLARD COVE												
MAL												
L -12-30-102-018	6158 WHITE SWAN LN	8/7/2020	401	03-ARM'S LENGTH	WD	MAL	425,000		1989	\$172.06	2,470	TWO-STORY
L -12-30-102-026	1698 POND SHORE DR	6/22/2020	401	03-ARM'S LENGTH	WD	MAL	395,900		1989	\$168.54	2,349	TWO-STORY
L -12-30-102-041	1601 POND SHORE DR	8/30/2019	401	03-ARM'S LENGTH	WD	MAL	405,000		1988	\$169.46	2,390	TWO-STORY
L -12-30-101-003	1560 MALLARD COVE DR	8/13/2019	401	03-ARM'S LENGTH	WD	MAL	385,000		1988	\$125.16	3,076	TWO-STORY
L -12-30-101-005	1608 MALLARD COVE DR	5/30/2019	401	03-ARM'S LENGTH	WD	MAL	335,000		1989	\$154.73	2,165	ONE-STORY
L -12-30-101-009	1704 MALLARD COVE DR	4/1/2019	401	03-ARM'S LENGTH	WD	MAL	379,900		1989	\$166.11	2,287	TWO-STORY
ECF Totals		6					2,325,800					
		Average Sale \$/SF										\$159.34
		Average Sales Price										\$387,633
MAPLE CR / E HORIZONS												
MAH												
L -12-19-411-055	5724 CREEKVIEW DR	9/1/2020	401	03-ARM'S LENGTH	WD	MAH	495,000		1995	\$193.81	2,554	TWO-STORY
L -12-19-380-004	2199 ACER CT	8/13/2020	401	03-ARM'S LENGTH	WD	MAH	365,000		1989	\$161.08	2,266	TWO-STORY
L -12-19-410-020	5887 CREEKVIEW CT	8/6/2020	401	03-ARM'S LENGTH	WD	MAH	615,000		1993	\$187.50	3,280	TWO-STORY
L -12-19-410-034	1834 OAKVIEW DR	5/28/2020	401	03-ARM'S LENGTH	WD	MAH	510,000		1993	\$202.06	2,524	TWO-STORY
L -12-19-383-040	2178 MAPLE CREEK CIR	3/5/2020	401	03-ARM'S LENGTH	WD	MAH	360,000		1990	\$158.45	2,272	TWO-STORY
L -12-19-411-056	5700 CREEKVIEW DR	2/14/2020	401	03-ARM'S LENGTH	WD	MAH	485,000		1997	\$160.38	3,024	TWO-STORY
L -12-19-411-044	5718 PING DR	10/25/2019	401	03-ARM'S LENGTH	WD	MAH	470,000		1995	\$228.16	2,060	ONE-STORY
L -12-19-383-039	2156 MAPLE CREEK CIR	5/31/2019	401	03-ARM'S LENGTH	WD	MAH	363,000		1990	\$157.55	2,304	TWO-STORY
L -12-19-410-025	5928 CREEKVIEW CT	5/3/2019	401	03-ARM'S LENGTH	WD	MAH	419,000		1992	\$186.06	2,252	TWO-STORY
L -12-19-411-048	5679 CREEKVIEW DR	4/29/2019	401	03-ARM'S LENGTH	WD	MAH	490,000		1995	\$159.71	3,068	TWO-STORY
ECF Totals		10					4,572,000					
		Average Sale \$/SF										\$179.48
		Average Sales Price										\$457,200
MCCORMICK												
MCC												

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-30-201-012	2179 MCCORMICK DR	7/3/2020	401	03-ARM'S LENGTH	WD	MCC	435,000		1989	\$163.17	2,666	TWO-STORY
ECF Totals		1					435,000					
				Average Sale \$/SF						\$163.17		
				Average Sales Price						\$435,000		
MEADOWVIEW SUB												
MEC												
L -12-24-375-017	5822 STAGHORN DR	11/6/2020	401	03-ARM'S LENGTH	WD	MEC	235,000		1979	\$201.89	1,164	MULTI HOMES
L -12-24-380-013	4320 OAKENGATES DR	7/28/2020	401	03-ARM'S LENGTH	WD	MEC	305,000		1979	\$130.79	2,332	TWO-STORY
L -12-24-375-010	5825 STAGHORN DR	6/17/2020	401	03-ARM'S LENGTH	WD	MEC	220,000		1979	\$156.25	1,408	MULTI HOMES
L -12-24-375-034	5720 STAGHORN DR	4/30/2020	401	03-ARM'S LENGTH	WD	MEC	190,000		1985	\$124.67	1,524	MULTI HOMES
L -12-24-302-014	5695 WINSLOW CT	1/10/2020	401	03-ARM'S LENGTH	WD	MEC	295,000		1983	\$163.71	1,802	TWO-STORY
L -12-24-375-021	5784 STAGHORN DR	6/19/2019	401	03-ARM'S LENGTH	WD	MEC	222,000		1981	\$190.72	1,164	MULTI HOMES
L -12-24-375-028	5740 STAGHORN DR	5/9/2019	401	03-ARM'S LENGTH	WD	MEC	204,000		1985	\$137.47	1,484	MULTI HOMES
ECF Totals		7					1,671,000					
				Average Sale \$/SF						\$157.93		
				Average Sales Price						\$238,714		
MILAN SCHOOL DISTRICT												
MSD												
L -12-35-200-001	3450 MERRITT RD	3/22/2021	401	03-ARM'S LENGTH	WD	MSD	238,500		1956	\$184.88	1,290	ONE-STORY
L -12-35-400-025	7790 CARPENTER RD	3/15/2021	401	03-ARM'S LENGTH	WD	MSD	122,000		1943	\$112.96	1,080	ONE-STORY
L -12-25-300-018	6892 CRANE RD	2/24/2021	401	03-ARM'S LENGTH	WD	MSD	325,000		1968	\$173.61	1,872	ONE-STORY
L -12-25-400-033	6990 MUNGER RD	2/16/2021	401	03-ARM'S LENGTH	WD	MSD	190,000		1967	\$146.60	1,296	ONE-STORY
L -12-35-400-060	7990 CARPENTER RD	1/4/2021	401	03-ARM'S LENGTH	WD	MSD	279,900		1993	\$128.16	2,184	TWO-STORY
L -12-25-400-018	6745 CRANE RD	10/21/2020	401	03-ARM'S LENGTH	WD	MSD	429,900		1966	\$201.74	2,131	ONE-STORY
L -12-36-400-015	4515 E BEMIS RD	9/28/2020	401	03-ARM'S LENGTH	WD	MSD	185,000		1947	\$195.77	945	ONE-STORY
L -12-36-400-033	7747 CRANE RD	9/21/2020	401	03-ARM'S LENGTH	WD	MSD	300,000		1990	\$138.89	2,160	ONE-STORY
L -12-25-300-023	4237 MERRITT RD	7/31/2020	401	03-ARM'S LENGTH	WD	MSD	325,000		1973	\$189.95	1,711	ONE-STORY
L -12-25-300-048	6680 CRANE RD	6/23/2020	401	03-ARM'S LENGTH	WD	MSD	425,000		1979	\$212.71	1,998	TWO-STORY
L -12-25-400-026	4729 MERRITT RD	4/20/2020	401	03-ARM'S LENGTH	WD	MSD	410,000		1981	\$162.31	2,526	TWO-STORY
L -12-25-400-014	6685 CRANE RD	2/11/2020	401	03-ARM'S LENGTH	WD	MSD	358,500		1970	\$157.17	2,281	TWO-STORY
L -12-35-400-038	3876 PAT ST	10/31/2019	401	03-ARM'S LENGTH	WD	MSD	255,000		1966	\$171.60	1,486	ONE-STORY
L -12-25-300-030	6660 CRANE RD	9/11/2019	401	03-ARM'S LENGTH	WD	MSD	359,000		1972	\$149.21	2,406	ONE-STORY
L -12-35-400-004	3577 BEMIS RD	8/16/2019	401	03-ARM'S LENGTH	WD	MSD	100,000		1920	\$125.16	799	ONE-STORY
L -12-25-300-027	6718 CRANE RD	8/2/2019	401	03-ARM'S LENGTH	WD	MSD	357,000		1971	\$187.01	1,909	ONE-STORY
L -12-36-300-027	7659 CARPENTER RD	6/5/2019	401	03-ARM'S LENGTH	WD	MSD	250,000		1990	\$139.51	1,792	ONE-STORY
ECF Totals		17					4,909,800					
				Average Sale \$/SF						\$163.37		
				Average Sales Price						\$288,812		
OAK HILL												
OAH												
L -12-25-356-005	4070 RUBY ST	1/8/2021	401	03-ARM'S LENGTH	WD	OAH	255,000		1967	\$157.99	1,614	BI-LEVEL
L -12-25-355-010	4111 RUBY ST	6/5/2020	401	08-ESTATE	WD	OAH	370,000		1986	\$144.76	2,556	TWO-STORY
L -12-25-357-022	4167 MERRITT RD	5/11/2020	401	03-ARM'S LENGTH	WD	OAH	225,000		1952	\$224.10	1,004	ONE-STORY
L -12-25-355-012	4073 RUBY ST	3/16/2020	401	03-ARM'S LENGTH	WD	OAH	324,000		1967	\$160.32	2,021	ONE-STORY
L -12-25-356-001	4134 RUBY ST	8/12/2019	401	03-ARM'S LENGTH	WD	OAH	279,400		1972	\$142.70	1,958	BI-LEVEL
L -12-25-356-011	4165 DIAMOND ST	7/17/2019	401	03-ARM'S LENGTH	WD	OAH	220,000		1954	\$168.20	1,308	ONE-STORY
ECF Totals		6					1,673,400					

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
				Average Sale \$/SF						\$166.35		
				Average Sales Price						\$278,900		
OAK MEADOWS/MEADOW GROVE												
OAM												
L -12-07-280-056	3433 BENT TRAIL DR	3/26/2021	401	03-ARM'S LENGTH	WD	OAM	281,000		1989	\$206.01	1,364	MULTI HOMES
L -12-07-280-127	2028 BANCROFT DR	3/12/2021	401	03-ARM'S LENGTH	WD	OAM	273,000		1992	\$169.35	1,612	MULTI HOMES
L -12-07-280-115	2046 BANCROFT DR	2/24/2021	401	03-ARM'S LENGTH	WD	OAM	333,300		1992	\$212.56	1,568	MULTI HOMES
L -12-07-350-045	3523 BENT TRAIL DR	2/22/2021	401	03-ARM'S LENGTH	WD	OAM	356,000		1998	\$238.77	1,491	MULTI HOMES
L -12-07-280-102	3472 BENT TRAIL DR	2/16/2021	401	03-ARM'S LENGTH	WD	OAM	320,000		1995	\$214.62	1,491	MULTI HOMES
L -12-07-280-080	3353 BRECKLAND CT	12/8/2020	401	03-ARM'S LENGTH	WD	OAM	265,000		1989	\$194.28	1,364	MULTI HOMES
L -12-07-350-051	3551 BENT TRAIL DR	11/5/2020	401	03-ARM'S LENGTH	WD	OAM	302,000		1998	\$268.92	1,123	MULTI HOMES
L -12-07-280-073	3356 BRECKLAND CT	10/23/2020	401	03-ARM'S LENGTH	PTA	OAM	267,500		1989	\$196.11	1,364	MULTI HOMES
L -12-07-415-035	3635 MEADOW GROVE TRL	10/21/2020	401	03-ARM'S LENGTH	WD	OAM	307,500		1996	\$206.24	1,491	MULTI HOMES
L -12-07-280-119	2057 BANCROFT DR	10/2/2020	401	03-ARM'S LENGTH	WD	OAM	325,000		1991	\$156.70	2,074	MULTI HOMES
L -12-07-280-025	3335 BENT TRAIL DR	9/9/2020	401	03-ARM'S LENGTH	WD	OAM	324,900		1989	\$201.55	1,612	MULTI HOMES
L -12-07-280-078	3365 BRECKLAND CT	8/31/2020	401	03-ARM'S LENGTH	WD	OAM	269,000		1989	\$207.56	1,296	MULTI HOMES
L -12-07-280-045	3408 BENT TRAIL DR	8/21/2020	401	03-ARM'S LENGTH	WD	OAM	269,000		1989	\$207.56	1,296	MULTI HOMES
L -12-07-280-068	3389 BRECKLAND CT	8/4/2020	401	03-ARM'S LENGTH	WD	OAM	252,500		1989	\$185.12	1,364	MULTI HOMES
L -12-07-280-047	3418 BENT TRAIL DR	7/30/2020	401	03-ARM'S LENGTH	WD	OAM	260,000		1989	\$161.29	1,612	MULTI HOMES
L -12-07-280-074	3350 BRECKLAND CT	7/17/2020	401	03-ARM'S LENGTH	WD	OAM	249,000		1989	\$192.13	1,296	MULTI HOMES
L -12-07-280-116	2042 BANCROFT DR	7/8/2020	401	03-ARM'S LENGTH	WD	OAM	305,000		1992	\$194.52	1,568	MULTI HOMES
L -12-07-280-083	3332 BRECKLAND CT	6/24/2020	401	03-ARM'S LENGTH	WD	OAM	307,000		1989	\$190.45	1,612	MULTI HOMES
L -12-07-280-052	3448 BENT TRAIL DR	6/22/2020	401	03-ARM'S LENGTH	WD	OAM	297,500		1989	\$184.55	1,612	MULTI HOMES
L -12-07-280-076	3338 BRECKLAND CT	6/11/2020	401	03-ARM'S LENGTH	WD	OAM	283,500		1989	\$175.87	1,612	MULTI HOMES
L -12-07-280-118	2034 BANCROFT DR	6/11/2020	401	03-ARM'S LENGTH	WD	OAM	325,000		1992	\$201.61	1,612	MULTI HOMES
L -12-07-280-007	2066 BENT TRAIL CT	3/24/2020	401	03-ARM'S LENGTH	WD	OAM	245,000		1989	\$174.01	1,408	MULTI HOMES
L -12-07-280-142	1972 BANCROFT DR	3/20/2020	401	03-ARM'S LENGTH	WD	OAM	301,750		1992	\$153.56	1,965	MULTI HOMES
L -12-07-415-021	3558 MEADOW GROVE TRL	3/18/2020	401	03-ARM'S LENGTH	WD	OAM	308,000		1996	\$206.57	1,491	MULTI HOMES
L -12-07-350-059	3591 BENT TRAIL DR	2/27/2020	401	03-ARM'S LENGTH	WD	OAM	315,000		1998	\$211.27	1,491	MULTI HOMES
L -12-07-280-067	3395 BRECKLAND CT	1/31/2020	401	03-ARM'S LENGTH	WD	OAM	240,000		1989	\$175.95	1,364	MULTI HOMES
L -12-07-415-003	3523 MEADOW GROVE TRL	1/27/2020	401	03-ARM'S LENGTH	WD	OAM	310,000		1996	\$258.55	1,199	MULTI HOMES
L -12-07-280-085	3320 BRECKLAND CT	10/11/2019	401	03-ARM'S LENGTH	WD	OAM	260,000		1989	\$190.62	1,364	MULTI HOMES
L -12-07-280-099	3454 BENT TRAIL DR	10/10/2019	401	03-ARM'S LENGTH	WD	OAM	279,900		1995	\$187.73	1,491	MULTI HOMES
L -12-07-280-134	3508 BENT TRAIL DR	7/18/2019	401	03-ARM'S LENGTH	WD	OAM	336,000		1995	\$225.35	1,491	MULTI HOMES
L -12-07-280-055	3427 BENT TRAIL DR	7/17/2019	401	03-ARM'S LENGTH	WD	OAM	266,000		1989	\$195.01	1,364	MULTI HOMES
L -12-07-280-021	2083 BENT TRAIL CT	6/28/2019	401	03-ARM'S LENGTH	WD	OAM	259,000		1989	\$187.95	1,378	MULTI HOMES
L -12-07-280-019	2063 BENT TRAIL CT	6/13/2019	401	03-ARM'S LENGTH	WD	OAM	235,000		1989	\$166.90	1,408	MULTI HOMES
L -12-07-415-028	3618 MEADOW GROVE TRL	4/26/2019	401	03-ARM'S LENGTH	WD	OAM	320,000		1997	\$197.29	1,622	MULTI HOMES
L -12-07-280-097	3463 BENT TRAIL DR	4/4/2019	401	03-ARM'S LENGTH	WD	OAM	289,400		1989	\$212.17	1,364	MULTI HOMES
ECF Totals		35					10,137,750					
				Average Sale \$/SF						\$197.39		
				Average Sales Price						\$289,650		
OAK PARK & WASHTENAW GARDENS												
OAP												
L -12-01-302-020	2492 OAKDALE DR	3/4/2021	401	03-ARM'S LENGTH	WD	OAP	380,000		1936	\$166.67	2,280	TWO-STORY
L -12-01-352-014	2911 GRANT DR	2/23/2021	401	03-ARM'S LENGTH	WD	OAP	319,000		1957	\$185.03	1,724	ONE-STORY
L -12-01-376-004	2759 SEMINOLE	1/20/2021	401	03-ARM'S LENGTH	WD	OAP	308,000		1965	\$162.36	1,897	TWO-STORY

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-01-377-002	2727 OAKDALE DR	12/10/2020	401	03-ARM'S LENGTH	WD	OAP	275,000		1962	\$176.17	1,561	ONE-STORY
L -12-01-378-004	2759 DALTON AVE	11/30/2020	401	03-ARM'S LENGTH	WD	OAP	270,000		1960	\$186.85	1,445	ONE-STORY
L -12-01-351-019	2860 CARLTON DR	11/3/2020	401	03-ARM'S LENGTH	WD	OAP	300,000		2017	\$214.29	1,400	ONE-STORY
L -12-01-327-017	2568 DAYTON DR	10/21/2020	401	03-ARM'S LENGTH	CD	OAP	280,000		1957	\$184.70	1,516	ONE-STORY
L -12-01-379-010	2919 CARLTON DR	10/9/2020	401	03-ARM'S LENGTH	WD	OAP	243,100		1957	\$132.70	1,832	TRI-LEVEL
L -12-01-302-013	4345 CENTRAL BLVD	10/6/2020	401	03-ARM'S LENGTH	WD	OAP	280,000		1968	\$176.77	1,584	ONE-STORY
L -12-01-378-009	2829 DALTON AVE	7/15/2020	401	03-ARM'S LENGTH	WD	OAP	279,900		1959	\$234.03	1,196	ONE-STORY
L -12-01-379-009	2905 CARLTON DR	6/30/2020	401	03-ARM'S LENGTH	WD	OAP	240,000		1959	\$183.49	1,308	ONE-STORY
L -12-01-378-033	2758 OAKDALE DR	6/8/2020	401	03-ARM'S LENGTH	WD	OAP	278,000		1959	\$158.86	1,750	TWO-STORY
L -12-01-353-005	2775 CRYSTAL DR	3/30/2020	401	03-ARM'S LENGTH	WD	OAP	227,000		1961	\$182.77	1,242	ONE-STORY
L -12-01-353-014	2909 CRYSTAL DR	3/13/2020	401	03-ARM'S LENGTH	WD	OAP	190,000		1967	\$166.37	1,142	ONE-STORY
L -12-01-377-015	2915 OAKDALE DR	2/3/2020	401	03-ARM'S LENGTH	WD	OAP	268,000		1959	\$171.79	1,560	TRI-LEVEL
L -12-01-328-012	2555 CRYSTAL DR	11/21/2019	401	03-ARM'S LENGTH	WD	OAP	275,000		1967	\$128.26	2,144	ONE-STORY
L -12-01-378-015	2911 DALTON AVE	11/1/2019	401	03-ARM'S LENGTH	WD	OAP	255,000		1957	\$217.21	1,174	ONE-STORY
L -12-01-378-019	4339 PACKARD RD	10/8/2019	401	03-ARM'S LENGTH	WD	OAP	234,900		1959	\$185.11	1,269	ONE-STORY
L -12-01-326-028	2500 CARLTON DR	7/30/2019	401	03-ARM'S LENGTH	WD	OAP	238,000		1940	\$214.03	1,112	TWO-STORY
L -12-01-377-016	2927 OAKDALE DR	7/11/2019	401	03-ARM'S LENGTH	WD	OAP	270,000		1959	\$166.05	1,626	ONE-STORY
L -12-01-378-020	2940 OAKDALE DR	5/29/2019	401	08-ESTATE	OTH	OAP	245,000		1962	\$181.21	1,352	ONE-STORY
L -12-01-326-004	2411 DAYTON DR	5/2/2019	401	03-ARM'S LENGTH	WD	OAP	285,000		1926	\$150.79	1,890	TWO-STORY
L -12-01-376-007	2797 SEMINOLE	4/30/2019	401	03-ARM'S LENGTH	WD	OAP	285,000		1964	\$173.15	1,646	TWO-STORY
ECF Totals		23					6,225,900					
				Average Sale \$/SF						\$178.20		
				Average Sales Price						\$270,691		
PITTSFIELD GLEN ESTATES												
PIGE												
ECF Totals												
				Average Sale \$/SF								
				Average Sales Price								
PITTSFIELD GLEN VILLAS												
PIGV												
ECF Totals												
				Average Sale \$/SF								
				Average Sales Price								
REGENTS PARK												
REG												
ECF Totals												
				Average Sale \$/SF								
				Average Sales Price								
ROLLING HILLS ESTATES												
ROH												
L -12-29-410-036	6961 SUNCREST DR	3/15/2021	401	03-ARM'S LENGTH	WD	ROH	424,500		1996	\$150.00	2,830	TWO-STORY
L -12-32-110-014	7117 WAPITI WAY	12/29/2020	401	03-ARM'S LENGTH	WD	ROH	445,000		1997	\$157.30	2,829	TWO-STORY
L -12-32-110-015	7141 WAPITI WAY	11/30/2020	401	03-ARM'S LENGTH	WD	ROH	484,000		1996	\$153.99	3,143	TWO-STORY
L -12-32-110-017	7181 WAPITI WAY	5/19/2020	401	03-ARM'S LENGTH	WD	ROH	440,000		1994	\$158.10	2,783	TWO-STORY
L -12-32-110-002	7200 WAPITI WAY	4/3/2020	401	03-ARM'S LENGTH	WD	ROH	440,000		2005	\$134.43	3,273	TWO-STORY
L -12-29-410-037	6979 SUNCREST DR	3/5/2020	401	03-ARM'S LENGTH	WD	ROH	485,000		1994	\$149.09	3,253	TWO-STORY

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-32-110-026	7066 SUNCREST DR	8/2/2019	401	03-ARM'S LENGTH	WD	ROH	555,000		1994	\$203.97	2,721	TWO-STORY
ECF Totals		7					3,273,500					
										Average Sale \$/SF		
										Average Sales Price		\$158.13
ROLLING MEADOWS												
ROM												
L -12-26-205-058	4197 INGLEWOOD DR	11/6/2020	401	03-ARM'S LENGTH	WD	ROM	315,000		1998	\$187.61	1,679	TWO-STORY
L -12-26-210-048	4198 INGLEWOOD DR	3/30/2020	401	03-ARM'S LENGTH	WD	ROM	305,000		1997	\$174.09	1,752	TWO-STORY
L -12-26-210-040	4159 ROLLING MEADOW LN	2/22/2020	401	03-ARM'S LENGTH	WD	ROM	285,000		1995	\$171.17	1,665	TWO-STORY
L -12-26-205-054	4145 INGLEWOOD DR	1/14/2020	401	03-ARM'S LENGTH	WD	ROM	300,000		1995	\$138.63	2,164	TWO-STORY
L -12-26-215-021	4073 LARK LN	1/3/2020	401	03-ARM'S LENGTH	WD	ROM	288,000		1993	\$130.55	2,206	TWO-STORY
L -12-26-220-032	4138 ROLLING MEADOW LN	12/6/2019	401	03-ARM'S LENGTH	WD	ROM	292,000		1993	\$161.33	1,810	TWO-STORY
L -12-26-205-001	4025 ROLLING MEADOW LN	7/25/2019	401	03-ARM'S LENGTH	WD	ROM	287,000		1994	\$137.85	2,082	TWO-STORY
L -12-26-220-033	4148 ROLLING MEADOW LN	5/30/2019	401	03-ARM'S LENGTH	WD	ROM	295,000		1994	\$157.84	1,869	TWO-STORY
ECF Totals		8					2,367,000					
										Average Sale \$/SF		\$157.38
										Average Sales Price		\$295,875
ROSEWOOD VILLAGE - A												
ROV-A												
L -12-26-230-147	3202 PRIMROSE LN	2/25/2021	401	03-ARM'S LENGTH	WD	ROV-A	200,500		2003	\$134.38	1,492	MULTI HOMES
L -12-26-230-117	3218 PRIMROSE LN	1/18/2021	401	03-ARM'S LENGTH	WD	ROV-A	199,000		2003	\$133.38	1,492	MULTI HOMES
L -12-26-230-069	3227 PRIMROSE LN	12/7/2020	401	03-ARM'S LENGTH	WD	ROV-A	200,000		2004	\$134.05	1,492	MULTI HOMES
L -12-26-230-070	3215 PRIMROSE LN	10/9/2020	401	03-ARM'S LENGTH	WD	ROV-A	199,000		2004	\$133.38	1,492	MULTI HOMES
L -12-26-230-003	3055 PRIMROSE LN	8/21/2020	401	03-ARM'S LENGTH	WD	ROV-A	196,500		2002	\$131.70	1,492	MULTI HOMES
L -12-26-230-063	3213 PRIMROSE LN	8/4/2020	401	03-ARM'S LENGTH	WD	ROV-A	197,000		2004	\$132.04	1,492	MULTI HOMES
L -12-26-230-099	6387 CONIFER DR	5/1/2020	401	03-ARM'S LENGTH	WD	ROV-A	205,000		2004	\$137.40	1,492	MULTI HOMES
L -12-26-230-093	3338 PRIMROSE LN	6/21/2019	401	03-ARM'S LENGTH	WD	ROV-A	207,000		2004	\$138.74	1,492	MULTI HOMES
L -12-26-230-148	3190 PRIMROSE LN	5/24/2019	401	03-ARM'S LENGTH	WD	ROV-A	185,000		2003	\$123.99	1,492	MULTI HOMES
ECF Totals		9					1,789,000					
										Average Sale \$/SF		\$133.23
										Average Sales Price		\$198,778
ROSEWOOD VILLAGE - B												
ROV-B												
L -12-26-230-062	3211 PRIMROSE LN	3/17/2021	401	03-ARM'S LENGTH	WD	ROV-B	217,000		2004	\$134.95	1,608	MULTI HOMES
L -12-26-230-155	3206 PRIMROSE LN	2/10/2021	401	03-ARM'S LENGTH	WD	ROV-B	215,000		2003	\$133.71	1,608	MULTI HOMES
L -12-26-230-116	3220 PRIMROSE LN	1/8/2021	401	03-ARM'S LENGTH	WD	ROV-B	197,000		2003	\$122.51	1,608	MULTI HOMES
L -12-26-230-080	3362 PRIMROSE LN	11/30/2020	401	03-ARM'S LENGTH	WD	ROV-B	192,000		2004	\$119.40	1,608	MULTI HOMES
L -12-26-230-005	3065 PRIMROSE LN	11/20/2020	401	03-ARM'S LENGTH	WD	ROV-B	190,000		2002	\$118.16	1,608	MULTI HOMES
L -12-26-230-110	3226 PRIMROSE LN	11/2/2020	401	03-ARM'S LENGTH	WD	ROV-B	200,000		2003	\$124.38	1,608	MULTI HOMES
L -12-26-230-146	3200 PRIMROSE LN	9/25/2020	401	03-ARM'S LENGTH	WD	ROV-B	211,750		2003	\$131.69	1,608	MULTI HOMES
L -12-26-230-098	6389 CONIFER DR	7/23/2020	401	03-ARM'S LENGTH	WD	ROV-B	204,000		2004	\$126.87	1,608	MULTI HOMES
L -12-26-230-113	3214 PRIMROSE LN	7/23/2020	401	03-ARM'S LENGTH	WD	ROV-B	209,000		2003	\$129.98	1,608	MULTI HOMES
L -12-26-230-032	3123 PRIMROSE LN	4/1/2020	401	03-ARM'S LENGTH	WD	ROV-B	213,500		2002	\$132.77	1,608	MULTI HOMES
L -12-26-230-137	3164 PRIMROSE LN	3/30/2020	401	03-ARM'S LENGTH	WD	ROV-B	209,000		2003	\$129.98	1,608	MULTI HOMES
L -12-26-230-026	3105 PRIMROSE LN	3/9/2020	401	03-ARM'S LENGTH	WD	ROV-B	200,000		2002	\$124.38	1,608	MULTI HOMES
L -12-26-230-092	3336 PRIMROSE LN	2/25/2020	401	03-ARM'S LENGTH	WD	ROV-B	202,500		2004	\$125.93	1,608	MULTI HOMES
L -12-26-230-050	3185 PRIMROSE LN	10/29/2019	401	03-ARM'S LENGTH	WD	ROV-B	195,000		2004	\$121.27	1,608	MULTI HOMES

Residential Sales Study (4-1-19 to 3-31-2021)													
		Sales Study											
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style	
L -12-26-230-173	3138 PRIMROSE LN	7/22/2019	401	03-ARM'S LENGTH	WD	ROV-B	212,500		2003	\$132.15	1,608	MULTI HOMES	
L -12-26-230-125	3240 PRIMROSE LN	7/15/2019	401	03-ARM'S LENGTH	WD	ROV-B	215,000		2003	\$133.71	1,608	MULTI HOMES	
L -12-26-230-176	3144 PRIMROSE LN	5/29/2019	401	03-ARM'S LENGTH	WD	ROV-B	208,000		2003	\$129.35	1,608	MULTI HOMES	
L -12-26-230-101	6377 CONIFER DR	5/3/2019	401	03-ARM'S LENGTH	WD	ROV-B	208,500		2004	\$129.66	1,608	MULTI HOMES	
ECF Totals		18					3,699,750						
										\$127.83			
										\$205,542			
ROSEWOOD VILLAGE - C													
ROV-C													
L -12-26-230-072	3219 PRIMROSE LN	3/5/2021	401	03-ARM'S LENGTH	WD	ROV-C	185,000		2004	\$155.07	1,193	MULTI HOMES	
L -12-26-230-061	3209 PRIMROSE LN	2/23/2021	401	03-ARM'S LENGTH	WD	ROV-C	187,500		2004	\$143.24	1,309	MULTI HOMES	
L -12-26-230-091	3334 PRIMROSE LN	10/23/2020	401	03-ARM'S LENGTH	WD	ROV-C	180,000		2004	\$150.88	1,193	MULTI HOMES	
L -12-26-230-037	3129 PRIMROSE LN	9/24/2020	401	03-ARM'S LENGTH	WD	ROV-C	185,000		2002	\$155.07	1,193	MULTI HOMES	
L -12-26-230-030	3115 PRIMROSE LN	8/6/2020	401	03-ARM'S LENGTH	WD	ROV-C	199,000		2002	\$166.81	1,193	MULTI HOMES	
L -12-26-230-078	3370 PRIMROSE LN	7/31/2020	401	03-ARM'S LENGTH	WD	ROV-C	182,500		2004	\$152.98	1,193	MULTI HOMES	
L -12-26-230-121	3250 PRIMROSE LN	7/31/2020	401	03-ARM'S LENGTH	WD	ROV-C	183,000		2003	\$153.39	1,193	MULTI HOMES	
L -12-26-230-043	3151 PRIMROSE LN	6/11/2020	401	03-ARM'S LENGTH	WD	ROV-C	187,000		2002	\$156.75	1,193	MULTI HOMES	
L -12-26-230-097	6391 CONIFER DR	5/19/2020	401	03-ARM'S LENGTH	WD	ROV-C	185,000		2004	\$155.07	1,193	MULTI HOMES	
L -12-26-230-162	3112 PRIMROSE LN	3/27/2020	401	03-ARM'S LENGTH	WD	ROV-C	183,000		2003	\$153.39	1,193	MULTI HOMES	
L -12-26-230-013	3077 PRIMROSE LN	10/15/2019	401	03-ARM'S LENGTH	WD	ROV-C	172,000		2002	\$144.17	1,193	MULTI HOMES	
L -12-26-230-103	6369 CONIFER DR	7/18/2019	401	03-ARM'S LENGTH	WD	ROV-C	205,000		2004	\$171.84	1,193	MULTI HOMES	
L -12-26-230-175	3146 PRIMROSE LN	7/8/2019	401	03-ARM'S LENGTH	WD	ROV-C	180,000		2003	\$150.88	1,193	MULTI HOMES	
L -12-26-230-139	3172 PRIMROSE LN	6/5/2019	401	03-ARM'S LENGTH	WD	ROV-C	190,000		2003	\$159.26	1,193	MULTI HOMES	
L -12-26-230-096	3322 PRIMROSE LN	5/7/2019	401	03-ARM'S LENGTH	WD	ROV-C	184,500		2004	\$154.65	1,193	MULTI HOMES	
L -12-26-230-138	3162 PRIMROSE LN	4/26/2019	401	03-ARM'S LENGTH	WD	ROV-C	184,000		2003	\$154.23	1,193	MULTI HOMES	
ECF Totals		16					2,972,500						
										\$154.86			
										\$185,781			
SALINE M&B SE-GH COMBINED													
SSEGH													
L -12-34-400-028	7800 PLATT RD	1/11/2021	401	03-ARM'S LENGTH	WD	SSEGH	341,000		1975	\$238.80	1,428	ONE-STORY	
L -12-34-200-060	120 GINGER LN	8/19/2020	401	03-ARM'S LENGTH	WD	SSEGH	565,000		2005	\$217.64	2,596	TWO-STORY	
L -12-34-400-021	275 E BEMIS RD	1/15/2020	401	03-ARM'S LENGTH	WD	SSEGH	346,000		1999	\$108.23	3,197	ONE& HALF STORY	
L -12-34-200-053	7400 PEPPERWOOD CIR	12/18/2019	401	03-ARM'S LENGTH	WD	SSEGH	530,000		2005	\$169.11	3,134	TWO-STORY	
L -12-27-325-003	169 GREEN HILLS DR	6/7/2019	401	03-ARM'S LENGTH	WD	SSEGH	435,000		1998	\$182.85	2,379	TWO-STORY	
L -12-34-200-061	7373 PEPPERWOOD CIR	5/24/2019	401	03-ARM'S LENGTH	WD	SSEGH	625,000		2005	\$249.90	2,501	ONE-STORY	
ECF Totals		6					2,842,000						
										\$194.42			
										\$473,667			
SALINE M&B SEC 33													
SAL33													
L -12-33-400-011	290 W BEMIS RD	3/30/2021	401	03-ARM'S LENGTH	WD	SAL33	430,000		1907	\$120.38	3,572	TWO-STORY	
L -12-33-100-014	7361 FOSDICK RD	12/1/2020	401	03-ARM'S LENGTH	PTA	SAL33	410,000		1996	\$186.36	2,200	ONE-STORY	
L -12-33-300-006	7792 FOSDICK RD	9/30/2020	401	03-ARM'S LENGTH	WD	SAL33	475,000		1974	\$138.73	3,424	ONE-STORY	
L -12-33-490-005	7890 WARNER RD	12/6/2019	401	03-ARM'S LENGTH	WD	SAL33	266,000		1988	\$169.43	1,570	ONE-STORY	
L -12-33-465-004	7889 POPPY LN	6/27/2019	401	03-ARM'S LENGTH	WD	SAL33	250,000		1977	\$137.06	1,824	TWO-STORY	
L -12-33-100-049	7460 WARNER RD	6/17/2019	401	19-MULTI PARCEL ARM'S LENGTH	WD	SAL33	500,000		1915	\$273.52	1,828	TWO-STORY	

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L -12-33-400-040	7570 WARNER RD	4/29/2019	401	03-ARM'S LENGTH	WD	SAL33	329,000	1985	\$161.27	2,040	TWO-STORY
ECF Totals		7					2,660,000				
				Average Sale \$/SF					\$169.54		
				Average Sales Price					\$380,000		
SALINE M&B NW-MC COMBINED											
SNWMC											
L -12-29-200-003	1319 W TEXTILE RD	10/20/2020	401	03-ARM'S LENGTH	WD	SNWMC	260,000	1945	\$228.67	1,137	ONE-STORY
L -12-32-100-013	7453 MOON RD	10/9/2020	401	03-ARM'S LENGTH	PTA	SNWMC	670,000	2004	\$190.61	3,515	TWO-STORY
L -12-19-300-022	5808 N MAPLE RD	10/2/2020	401	03-ARM'S LENGTH	WD	SNWMC	520,000	1992	\$233.39	2,228	ONE-STORY
L -12-31-200-001	6971 N MAPLE RD	8/19/2020	401	03-ARM'S LENGTH	LC	SNWMC	260,000	1958	\$165.82	1,568	ONE-STORY
L -12-29-200-014	1351 TEXTILE RD	8/4/2020	401	03-ARM'S LENGTH	WD	SNWMC	675,000	2000	\$189.34	3,565	TWO-STORY
L -12-21-100-005	5150 MARTON RD	6/5/2020	401	03-ARM'S LENGTH	WD	SNWMC	390,000	1970	\$269.71	1,446	TWO-STORY
L -12-32-400-005	1242 BEMIS RD	10/16/2019	401	03-ARM'S LENGTH	WD	SNWMC	299,000	1933	\$161.80	1,848	TWO-STORY
L -12-27-400-009	6900 PLATT RD	7/19/2019	401	03-ARM'S LENGTH	WD	SNWMC	250,000	2020	\$46.70	5,353	TWO-STORY
L -12-30-200-038	6250 N MAPLE RD	6/17/2019	401	03-ARM'S LENGTH	WD	SNWMC	1,480,000	2007	\$265.47	5,575	ONE-STORY
L -12-27-200-011	6220 CAMPBELL RD	5/24/2019	401	03-ARM'S LENGTH	PTA	SNWMC	293,000	1972	\$230.35	1,272	ONE-STORY
ECF Totals		10					5,097,000				
				Average Sale \$/SF					\$198.19		
				Average Sales Price					\$509,700		
SAND CREEK											
SAN											
L -12-36-110-014	2092 OSPREY DR	10/30/2019	401	03-ARM'S LENGTH	WD	SAN	480,000	2005	\$163.32	2,939	ONE-STORY
L -12-36-110-007	2045 OSPREY DR	8/23/2019	401	03-ARM'S LENGTH	WD	SAN	420,000	2017	\$203.88	2,060	TWO-STORY
ECF Totals		2					900,000				
				Average Sale \$/SF					\$183.60		
				Average Sales Price					\$450,000		
SHA ESTATES											
SHA											
L -12-30-110-009	2036 MERLOT CT	6/10/2020	401	03-ARM'S LENGTH	WD	SHA	559,900	2001	\$177.18	3,160	TWO-STORY
L -12-30-110-030	6160 VINEYARD AVE	3/31/2020	401	03-ARM'S LENGTH	WD	SHA	445,000	2000	\$191.07	2,329	TWO-STORY
L -12-30-110-001	6031 VINEYARD AVE	6/21/2019	401	03-ARM'S LENGTH	WD	SHA	544,000	2001	\$232.38	2,341	TWO-STORY
L -12-30-110-015	2010 PORT AVE	6/7/2019	401	03-ARM'S LENGTH	WD	SHA	405,000	2001	\$191.67	2,113	TWO-STORY
L -12-30-110-020	6399 VINEYARD AVE	5/30/2019	401	03-ARM'S LENGTH	WD	SHA	545,000	2000	\$180.46	3,020	TWO-STORY
ECF Totals		5					2,498,900				
				Average Sale \$/SF					\$194.55		
				Average Sales Price					\$499,780		
SILO RIDGE											
SIL											
L -12-20-310-003	5654 E SILO RIDGE DR	2/19/2021	401	03-ARM'S LENGTH	WD	SIL	263,000	1980	\$149.26	1,762	ONE-STORY
L -12-20-400-008	5727 E SILO RIDGE DR	7/8/2020	401	03-ARM'S LENGTH	WD	SIL	665,000	1990	\$275.48	2,414	TWO-STORY
L -12-20-310-012	5862 SILO RIDGE DR	4/30/2020	401	03-ARM'S LENGTH	WD	SIL	331,000	1985	\$181.07	1,828	TWO-STORY
L -12-20-310-010	5836 E SILO RIDGE DR	3/6/2020	401	03-ARM'S LENGTH	WD	SIL	375,000	1981	\$195.31	1,920	TWO-STORY
L -12-20-321-058	1311 N SILO RIDGE DR	2/28/2020	401	03-ARM'S LENGTH	WD	SIL	362,000	1986	\$175.05	2,068	TWO-STORY
L -12-20-320-110	5598 HEARTHSTONE CT	2/7/2020	401	03-ARM'S LENGTH	WD	SIL	383,000	1986	\$178.31	2,148	TWO-STORY
L -12-20-324-070	1486 N SILO RIDGE DR	12/2/2019	401	03-ARM'S LENGTH	WD	SIL	285,000	1986	\$214.61	1,328	ONE-STORY
L -12-20-301-001	5553 E SILO RIDGE DR	11/22/2019	401	19-MULTI PARCEL ARM'S LENGTH	WD	SIL	378,000	1979	\$190.62	1,983	TWO-STORY
L -12-20-310-004	5680 E SILO RIDGE DR	10/30/2019	401	03-ARM'S LENGTH	WD	SIL	298,000	1984	\$229.94	1,296	ONE& HALF STORY

Residential Sales Study (4-1-19 to 3-31-2021)													
Sales Study													
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style	
L -12-20-310-018	5845 SHAGBARK DR	7/24/2019	401	03-ARM'S LENGTH	PTA	SIL	375,000		1979	\$189.11	1,983	TWO-STORY	
L -12-20-301-016	5887 E SILO RIDGE DR	6/28/2019	401	03-ARM'S LENGTH	WD	SIL	347,000		1979	\$203.64	1,704	TWO-STORY	
L -12-20-321-055	1275 N SILO RIDGE DR	5/24/2019	401	03-ARM'S LENGTH	WD	SIL	381,000		1985	\$206.50	1,845	TWO-STORY	
L -12-20-301-020	5989 SILO RIDGE DR	5/4/2019	401	03-ARM'S LENGTH	WD	SIL	415,000		1979	\$190.28	2,181	ONE-STORY	
ECF Totals		13					4,858,000						
				Average Sale \$/SF							\$198.40		
				Average Sales Price							\$373,692		
SILVERLEAF													
SIR													
L -12-13-144-129	4040 BANBERRY CT	1/22/2021	401	03-ARM'S LENGTH	WD	SIR	479,900		2011	\$162.79	2,948	TWO-STORY	
L -12-13-105-026	4157 PERSIMMON DR	12/18/2020	401	03-ARM'S LENGTH	WD	SIR	280,000		1996	\$185.68	1,508	ONE-STORY	
L -12-13-143-079	4311 HACKBERRY CT	11/16/2020	401	03-ARM'S LENGTH	WD	SIR	425,000		2015	\$135.48	3,137	TWO-STORY	
L -12-13-135-035	4267 SILVERLEAF DR	7/31/2020	401	03-ARM'S LENGTH	WD	SIR	320,000		2000	\$137.28	2,331	TWO-STORY	
L -12-13-105-012	4158 PERSIMMON DR	7/30/2020	401	03-ARM'S LENGTH	WD	SIR	335,000		1995	\$171.27	1,956	TWO-STORY	
L -12-13-143-114	4272 CHERRY BLOSSOM DR	7/20/2020	401	03-ARM'S LENGTH	WD	SIR	424,900		2013	\$147.18	2,887	TWO-STORY	
L -12-13-145-181	4247 CHANDI CT	7/1/2020	401	03-ARM'S LENGTH	WD	SIR	399,900		2013	\$138.95	2,878	TWO-STORY	
L -12-13-145-171	4196 CHANDI CT	5/26/2020	401	03-ARM'S LENGTH	WD	SIR	450,000		2011	\$159.35	2,824	TWO-STORY	
L -12-13-145-176	4207 CHANDI CT	3/4/2020	401	03-ARM'S LENGTH	WD	SIR	345,000		2011	\$172.16	2,004	TWO-STORY	
L -12-13-144-136	4579 CHERRY BLOSSOM DR	2/10/2020	401	03-ARM'S LENGTH	WD	SIR	380,000		2015	\$134.85	2,818	TWO-STORY	
L -12-13-145-159	4480 CHERRY BLOSSOM DR	1/29/2020	401	03-ARM'S LENGTH	WD	SIR	460,000		2012	\$144.25	3,189	TWO-STORY	
L -12-13-120-013	4110 SILVERLEAF DR	12/13/2019	401	03-ARM'S LENGTH	WD	SIR	345,000		1995	\$131.68	2,620	TWO-STORY	
L -12-13-120-010	4148 SILVERLEAF DR	10/20/2019	401	03-ARM'S LENGTH	WD	SIR	330,000		1995	\$131.89	2,502	TWO-STORY	
L -12-13-145-180	4239 CHANDI CT	10/15/2019	401	03-ARM'S LENGTH	WD	SIR	335,000		2012	\$183.26	1,828	TWO-STORY	
L -12-13-144-131	4045 BANBERRY CT	10/10/2019	401	03-ARM'S LENGTH	WD	SIR	456,000		2012	\$160.51	2,841	TWO-STORY	
L -12-13-105-030	4131 PERSIMMON DR	6/19/2019	401	03-ARM'S LENGTH	WD	SIR	335,000		1994	\$127.72	2,623	TWO-STORY	
L -12-13-144-117	4485 CHERRY BLOSSOM DR	6/13/2019	401	03-ARM'S LENGTH	WD	SIR	351,000		2011	\$176.03	1,994	TWO-STORY	
L -12-13-144-122	4519 CHERRY BLOSSOM DR	5/3/2019	401	03-ARM'S LENGTH	WD	SIR	335,000		2011	\$141.59	2,366	TWO-STORY	
ECF Totals		18					6,786,700						
				Average Sale \$/SF							\$152.33		
				Average Sales Price							\$377,039		
STONEBRIDGE ESTATES													
STE													
L -12-19-210-243	5118 OAK HILL CT	3/31/2021	401	03-ARM'S LENGTH	WD	STE	768,000		1998	\$191.19	4,017	TWO-STORY	
L -12-18-415-027	1698 INVERNESS CT	3/9/2021	401	03-ARM'S LENGTH	WD	STE	445,000		1993	\$170.43	2,611	TWO-STORY	
L -12-18-430-153	1874 STONEBRIDGE DR N	1/28/2021	401	03-ARM'S LENGTH	WD	STE	645,000		1997	\$278.86	2,313	ONE-STORY	
L -12-19-120-161	5126 FOREST VIEW CT	1/19/2021	401	03-ARM'S LENGTH	WD	STE	680,000		2006	\$206.06	3,300	TWO-STORY	
L -12-18-410-084	5004 LOHR RD	1/15/2021	401	03-ARM'S LENGTH	WD	STE	605,000		1996	\$183.33	3,300	TWO-STORY	
L -12-19-115-118	2000 PEBBLE VIEW DR	12/16/2020	401	03-ARM'S LENGTH	WD	STE	960,000		1994	\$230.27	4,169	TWO-STORY	
L -12-18-415-019	1747 CYPRESS POINTE CT	8/27/2020	401	03-ARM'S LENGTH	WD	STE	600,000		1992	\$185.87	3,228	TWO-STORY	
L -12-18-106-199	4285 BOULDER POND DR	7/30/2020	401	03-ARM'S LENGTH	WD	STE	555,000		2000	\$175.30	3,166	TWO-STORY	
L -12-18-106-194	4323 BOULDER POND DR	7/13/2020	401	03-ARM'S LENGTH	WD	STE	970,000		1997	\$204.51	4,743	TWO-STORY	
L -12-19-210-316	2047 PRAIRIE DUNES CT S	7/9/2020	401	03-ARM'S LENGTH	WD	STE	810,000		1998	\$237.75	3,407	TWO-STORY	
L -12-18-415-075	1713 STONEBRIDGE DR S	6/30/2020	401	03-ARM'S LENGTH	WD	STE	610,000		1993	\$186.54	3,270	TWO-STORY	
L -12-19-201-286	4956 ST ANDREWS CT	4/21/2020	401	03-ARM'S LENGTH	PTA	STE	850,000		2002	\$204.57	4,155	TWO-STORY	
L -12-19-210-221	2077 PRAIRIE DUNES CT S	4/20/2020	401	03-ARM'S LENGTH	WD	STE	575,000		1997	\$201.19	2,858	TWO-STORY	
L -12-19-110-123	5003 OAK TREE CT	4/15/2020	401	03-ARM'S LENGTH	WD	STE	715,000		1993	\$215.23	3,322	TWO-STORY	
L -12-19-210-233	5195 PINNACLE CT	1/22/2020	401	03-ARM'S LENGTH	WD	STE	721,000		1998	\$277.20	2,601	ONE-STORY	

Residential Sales Study (4-1-19 to 3-31-2021)												
Sales Study												
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L -12-19-130-214	1853 PRAIRIE DUNES CT S	1/7/2020	401	03-ARM'S LENGTH	WD	STE	442,500		1998	\$172.31	2,568	TWO-STORY
L -12-18-435-137	1765 STONEBRIDGE DR S	1/4/2020	401	03-ARM'S LENGTH	WD	STE	567,000		1994	\$198.25	2,860	TWO-STORY
L -12-18-415-024	1657 CYPRESS POINTE CT	12/9/2019	401	03-ARM'S LENGTH	WD	STE	586,900		1992	\$205.71	2,853	TWO-STORY
L -12-18-301-329	2060 BAY HILL CT	11/14/2019	401	03-ARM'S LENGTH	WD	STE	710,000		2001	\$219.14	3,240	TWO-STORY
L -12-18-415-083	1687 STONEBRIDGE DR S	10/7/2019	401	03-ARM'S LENGTH	WD	STE	795,000		1994	\$177.85	4,470	TWO-STORY
L -12-19-210-231	2301 STONEBRIDGE DR S	8/20/2019	401	03-ARM'S LENGTH	WD	STE	635,000		1998	\$214.02	2,967	ONE-STORY
L -12-19-120-164	5106 FOREST VIEW CT	8/15/2019	401	03-ARM'S LENGTH	WD	STE	678,500		1998	\$221.51	3,063	TWO-STORY
L -12-18-106-178	1767 OAKMONT CT	7/22/2019	401	03-ARM'S LENGTH	WD	STE	615,000		1997	\$205.21	2,997	TWO-STORY
L -12-18-410-100	4716 LOHR RD	6/13/2019	401	03-ARM'S LENGTH	WD	STE	735,000		1996	\$249.66	2,944	ONE-STORY
L -12-19-210-257	5289 PRAIRIE DUNES CT N	6/11/2019	401	03-ARM'S LENGTH	WD	STE	750,000		1999	\$207.30	3,618	TWO-STORY
L -12-18-301-328	2064 BAY HILL CT	5/30/2019	401	03-ARM'S LENGTH	WD	STE	570,000		2001	\$234.76	2,428	TWO-STORY
L -12-18-415-063	1741 MONTEREY CT	5/15/2019	401	03-ARM'S LENGTH	WD	STE	665,000		1998	\$254.01	2,618	TWO-STORY
ECF Totals		27					18,258,900					
										\$211.41		
										\$676,256		
STONEBRIDGE HIGHPOINTE												
STH												
L -12-19-230-028	2394 QUAKER RIDGE DRIVE	10/19/2020	401	03-ARM'S LENGTH	WD	STH	451,000		2006	\$167.85	2,687	TWO-STORY
L -12-19-230-081	5476 PINNACLE CT	8/31/2020	401	03-ARM'S LENGTH	WD	STH	675,000		2012	\$221.82	3,043	TWO-STORY
L -12-19-230-087	2307 QUAKER RIDGE DRIVE	7/15/2020	401	03-ARM'S LENGTH	WD	STH	685,000		2015	\$270.86	2,529	ONE-STORY
L -12-19-230-008	2495 WINGED FOOT CT	7/2/2020	401	03-ARM'S LENGTH	PTA	STH	455,000		2001	\$213.31	2,133	ONE-STORY
L -12-19-230-072	5455 PINNACLE CT	4/20/2020	401	03-ARM'S LENGTH	WD	STH	660,000		2013	\$289.22	2,282	ONE-STORY
L -12-19-230-069	5435 PINNACLE CT	3/16/2020	401	03-ARM'S LENGTH	WD	STH	650,000		2002	\$223.29	2,911	TWO-STORY
L -12-19-230-085	5454 PINNACLE CT	10/23/2019	401	03-ARM'S LENGTH	WD	STH	538,000		2004	\$204.95	2,625	TWO-STORY
L -12-19-230-057	2370 QUAKER RIDGE DRIVE	10/18/2019	401	03-ARM'S LENGTH	WD	STH	536,000		2014	\$244.53	2,192	ONE-STORY
L -12-19-230-037	5333 PINNACLE CT	8/23/2019	401	03-ARM'S LENGTH	WD	STH	595,000		1999	\$221.44	2,687	TWO-STORY
ECF Totals		9					5,245,000					
										\$228.59		
										\$582,778		
STONEBRIDGE LINKS												
STL												
L -12-18-303-027	4496 LINKS CT	8/25/2020	401	03-ARM'S LENGTH	WD	STL	535,000		2001	\$190.87	2,803	TWO-STORY
L -12-18-301-318	4525 AUGUSTA CT	3/6/2020	401	03-ARM'S LENGTH	WD	STL	456,500		1997	\$189.42	2,410	TWO-STORY
L -12-18-303-032	4479 LINKS CT	6/26/2019	401	03-ARM'S LENGTH	WD	STL	550,000		1998	\$198.70	2,768	TWO-STORY
L -12-18-303-041	4468 AUGUSTA CT	5/16/2019	401	03-ARM'S LENGTH	WD	STL	500,000		1998	\$180.51	2,770	TWO-STORY
L -12-18-303-007	2410 MOORS CT	4/5/2019	401	03-ARM'S LENGTH	WD	STL	464,900		1996	\$186.26	2,496	TWO-STORY
ECF Totals		5					2,506,400					
										\$189.15		
										\$501,280		
STONEBRIDGE LONE OAK												
STO												
L -12-18-450-025	4904 LONE OAK CT	9/22/2020	401	03-ARM'S LENGTH	WD	STO	415,000		1994	\$326.77	1,270	DUPLEX
ECF Totals		1					415,000					
										\$326.77		
										\$415,000		
STONEBRIDGE PONDS												
STP												

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-18-107-007	4076 BOULDER POND DR	3/24/2020	401	03-ARM'S LENGTH	WD	STP	330,000		1996	\$279.19	1,182	ONE-STORY
L -12-18-107-013	4044 BOULDER POND DR	3/13/2020	401	03-ARM'S LENGTH	WD	STP	342,900		1996	\$290.10	1,182	ONE-STORY
L -12-18-107-042	4197 BOULDER POND DR	2/25/2020	401	03-ARM'S LENGTH	WD	STP	405,000		1997	\$204.65	1,979	TWO-STORY
L -12-18-107-034	4115 BOULDER POND DR	2/11/2020	401	03-ARM'S LENGTH	WD	STP	290,000		1996	\$245.35	1,182	ONE-STORY
L -12-18-107-045	4247 BOULDER POND DR	6/11/2019	401	03-ARM'S LENGTH	WD	STP	360,000		1998	\$304.57	1,182	ONE-STORY
ECF Totals		5					1,727,900					
				Average Sale \$/SF						\$264.77		
				Average Sales Price						\$345,580		
THISTLE DOWN FARMS EAST-WEST COMBINED												
TD-EW												
L -12-33-305-056	924 SILVER CHARM DR	9/15/2020	401	03-ARM'S LENGTH	WD	TD-EW	1,200,000		2009	\$232.87	5,153	TWO-STORY
L -12-32-405-087	7780 WHIRLAWAY DR	9/12/2020	401	03-ARM'S LENGTH	WD	TD-EW	722,500		2014	\$267.20	2,704	ONE-STORY
L -12-33-305-074	963 NORTHERN DANCER	8/4/2020	401	03-ARM'S LENGTH	WD	TD-EW	825,000		2005	\$215.29	3,832	TWO-STORY
L -12-33-305-067	786 REAL QUIET CT	8/4/2020	401	03-ARM'S LENGTH	WD	TD-EW	615,000		2010	\$173.88	3,537	TWO-STORY
L -12-33-305-050	7944 SECRETARIAT DR	7/13/2020	401	03-ARM'S LENGTH	WD	TD-EW	645,000		2012	\$183.76	3,510	TWO-STORY
L -12-33-305-030	7752 SECRETARIAT DR	6/8/2020	401	03-ARM'S LENGTH	WD	TD-EW	610,000		2009	\$171.83	3,550	TWO-STORY
L -12-33-305-060	810 SILVER CHARM DR	4/20/2020	401	03-ARM'S LENGTH	WD	TD-EW	619,000		2010	\$207.58	2,982	TWO-STORY
L -12-33-305-004	7464 SECRETARIAT DR	2/28/2020	401	03-ARM'S LENGTH	WD	TD-EW	740,000		2013	\$201.25	3,677	TWO-STORY
L -12-32-405-103	1070 AFFIRMED CT	11/22/2019	401	03-ARM'S LENGTH	WD	TD-EW	680,000		2014	\$193.73	3,510	TWO-STORY
L -12-32-405-083	7662 TRIPLE CROWN CT	10/24/2019	401	03-ARM'S LENGTH	WD	TD-EW	558,000		2017	\$183.31	3,044	TWO-STORY
L -12-32-405-088	7804 WHIRLAWAY DR	10/2/2019	401	03-ARM'S LENGTH	WD	TD-EW	645,000		2014	\$194.22	3,321	TWO-STORY
L -12-33-305-052	7980 SECRETARIAT DR	8/28/2019	401	03-ARM'S LENGTH	WD	TD-EW	597,500		2012	\$169.12	3,533	TWO-STORY
L -12-33-305-018	7560 SECRETARIAT DR	5/1/2019	401	03-ARM'S LENGTH	WD	TD-EW	650,000		2006	\$174.64	3,722	TWO-STORY
L -12-33-305-021	7608 SECRETARIAT DR	4/26/2019	401	03-ARM'S LENGTH	WD	TD-EW	645,000		2005	\$157.51	4,095	TWO-STORY
ECF Totals		14					9,752,000					
				Average Sale \$/SF						\$194.73		
				Average Sales Price						\$696,571		
UNIVERSITY PALISADES												
UNF												
L -12-12-320-060	3705 FIELDCREST LN	10/30/2020	401	03-ARM'S LENGTH	WD	UNF	341,000		1993	\$144.25	2,364	TWO-STORY
L -12-12-320-094	3772 PALISADES BLVD	8/28/2020	401	03-ARM'S LENGTH	WD	UNF	325,700		2000	\$141.86	2,296	TWO-STORY
L -12-12-433-007	4522 SUNNYDALE AVE	6/25/2020	401	03-ARM'S LENGTH	WD	UNF	267,000		1996	\$138.77	1,924	TWO-STORY
L -12-12-430-109	3725 PALISADES BLVD	6/3/2020	401	03-ARM'S LENGTH	WD	UNF	309,500		2000	\$142.76	2,168	TWO-STORY
L -12-12-433-011	3855 PALISADES BLVD	12/27/2019	401	03-ARM'S LENGTH	WD	UNF	305,000		1995	\$153.65	1,985	TWO-STORY
L -12-12-430-111	3745 PALISADES BLVD	9/6/2019	401	03-ARM'S LENGTH	WD	UNF	338,400		2001	\$171.34	1,975	ONE-STORY
L -12-12-315-143	3602 FIELDCREST LN	8/2/2019	401	03-ARM'S LENGTH	WD	UNF	331,000		2001	\$149.91	2,208	TWO-STORY
L -12-12-430-124	3549 FIELDCREST LN	8/1/2019	401	03-ARM'S LENGTH	WD	UNF	283,104		2000	\$130.58	2,168	TWO-STORY
L -12-12-430-122	3543 FIELDCREST LN	7/25/2019	401	03-ARM'S LENGTH	WD	UNF	319,000		2000	\$144.02	2,215	TWO-STORY
L -12-12-431-153	3562 FIELDCREST LN	7/20/2019	401	03-ARM'S LENGTH	WD	UNF	300,000		2001	\$138.38	2,168	TWO-STORY
L -12-12-431-149	3578 FIELDCREST LN	6/11/2019	401	03-ARM'S LENGTH	WD	UNF	325,000		2001	\$147.33	2,206	TWO-STORY
ECF Totals		11					3,444,704					
				Average Sale \$/SF						\$145.71		
				Average Sales Price						\$313,155		
VALLEY RANCH												
VAR												
L -12-08-315-028	3758 BRIDLE PASS CT	12/3/2020	401	03-ARM'S LENGTH	PTA	VAR	395,000		1998	\$211.46	1,868	DUPLEX
L -12-08-315-031	3755 BRIDLE PASS	11/17/2020	401	03-ARM'S LENGTH	WD	VAR	468,000		1997	\$250.54	1,868	DUPLEX

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Sales Study												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-08-315-037	3801 BRIDLE PASS	7/14/2020	401	03-ARM'S LENGTH	WD	VAR	439,000		1997	\$235.01	1,868	DUPLEX
L -12-08-315-015	3780 SANTA FE TRL	4/22/2020	401	03-ARM'S LENGTH	WD	VAR	396,000		1996	\$237.27	1,669	DUPLEX
ECF Totals		4					1,698,000					
				Average Sale \$/SF						\$233.57		
				Average Sales Price						\$424,500		
WARNER CREEK												
WAR												
L -12-27-412-078	1202 CODY CIR	3/25/2021	401	03-ARM'S LENGTH	WD	WAR	350,000		1988	\$156.81	2,232	TWO-STORY
L -12-27-413-115	6540 ROBISON LN	3/12/2021	401	03-ARM'S LENGTH	WD	WAR	400,000		1989	\$172.19	2,323	TWO-STORY
L -12-27-414-190	1299 WEDGEWOOD CIR	12/22/2020	401	03-ARM'S LENGTH	WD	WAR	330,000		1990	\$173.87	1,898	TWO-STORY
L -12-27-413-110	6710 ROBISON LN	12/9/2020	401	03-ARM'S LENGTH	WD	WAR	319,900		1989	\$148.65	2,152	TWO-STORY
L -12-27-185-032	1162 CUTLER CIR	11/30/2020	401	03-ARM'S LENGTH	WD	WAR	305,000		1985	\$167.77	1,818	TWO-STORY
L -12-27-185-134	6301 ROBISON LN	8/26/2020	401	03-ARM'S LENGTH	WD	WAR	260,000		1989	\$187.32	1,388	ONE-STORY
L -12-27-416-231	1426 WEDGEWOOD DR	8/21/2020	401	03-ARM'S LENGTH	WD	WAR	329,900		1993	\$170.14	1,939	TWO-STORY
L -12-27-414-174	1302 WARNER CREEK DR	8/17/2020	401	03-ARM'S LENGTH	WD	WAR	305,000		1991	\$200.39	1,522	ONE-STORY
L -12-27-414-160	1420 EASTWOOD CIR	7/27/2020	401	03-ARM'S LENGTH	WD	WAR	345,000		1990	\$200.35	1,722	TWO-STORY
L -12-27-180-015	6299 SAUK TRL	6/24/2020	401	03-ARM'S LENGTH	WD	WAR	355,000		1985	\$168.73	2,104	TWO-STORY
L -12-27-411-066	1145 HENLON CIR	6/19/2020	401	03-ARM'S LENGTH	WD	WAR	288,500		1988	\$144.83	1,992	TWO-STORY
L -12-27-412-097	6727 ROBISON LN	5/8/2020	401	03-ARM'S LENGTH	WD	WAR	299,900		1989	\$143.63	2,088	TWO-STORY
L -12-27-412-087	1205 CODY CIR	4/28/2020	401	03-ARM'S LENGTH	WD	WAR	330,000		1987	\$148.92	2,216	TWO-STORY
L -12-27-414-177	1278 WARNER CREEK DR	4/13/2020	401	03-ARM'S LENGTH	WD	WAR	320,000		1990	\$184.33	1,736	TWO-STORY
L -12-27-180-008	1300 HARWOOD CIR	3/27/2020	401	03-ARM'S LENGTH	WD	WAR	286,500		1985	\$168.53	1,700	TWO-STORY
L -12-27-412-080	1214 CODY CIR	3/23/2020	401	03-ARM'S LENGTH	WD	WAR	329,000		1988	\$153.17	2,148	TWO-STORY
L -12-27-412-098	6735 ROBISON LN	3/17/2020	401	03-ARM'S LENGTH	WD	WAR	334,850		1990	\$171.54	1,952	TWO-STORY
L -12-27-185-138	6383 ROBISON LN	10/18/2019	401	03-ARM'S LENGTH	WD	WAR	285,000		1989	\$135.78	2,099	TWO-STORY
L -12-27-411-152	846 HATFIELD CIR	9/16/2019	401	03-ARM'S LENGTH	WD	WAR	326,000		1989	\$158.56	2,056	TWO-STORY
L -12-27-414-178	1350 WEDGEWOOD CIR	8/15/2019	401	03-ARM'S LENGTH	WD	WAR	285,000		1990	\$168.54	1,691	TWO-STORY
L -12-27-180-013	1212 HARWOOD CIR	7/31/2019	401	03-ARM'S LENGTH	WD	WAR	300,000		1984	\$154.80	1,938	TWO-STORY
L -12-27-418-221	1387 WEDGEWOOD DR	7/12/2019	401	03-ARM'S LENGTH	WD	WAR	350,000		1991	\$172.92	2,024	TWO-STORY
L -12-27-185-026	1065 CUTLER CIR	6/27/2019	401	03-ARM'S LENGTH	WD	WAR	280,000		1980	\$137.25	2,040	TWO-STORY
L -12-27-416-238	1362 WEDGEWOOD DR	6/5/2019	401	03-ARM'S LENGTH	WD	WAR	315,000		1991	\$162.87	1,934	TWO-STORY
L -12-27-416-229	1442 WEDGEWOOD DR	5/17/2019	401	03-ARM'S LENGTH	WD	WAR	365,000		1993	\$156.65	2,330	TWO-STORY
L -12-27-412-086	1211 CODY CIR	4/5/2019	401	03-ARM'S LENGTH	WD	WAR	272,000		1988	\$165.45	1,644	TWO-STORY
ECF Totals		26					8,266,550					
				Average Sale \$/SF						\$164.38		
				Average Sales Price						\$317,944		
WASHTENAW CLUBVIEW/FARMVIEW												
WAS												
L -12-12-427-022	3604 CLOVERLAWN AVE	12/15/2020	401	03-ARM'S LENGTH	WD	WAS	315,000		1977	\$178.98	1,760	TWO-STORY
L -12-12-427-005	3655 HELEN AVE	11/13/2020	401	03-ARM'S LENGTH	WD	WAS	235,000		1977	\$154.30	1,523	TWO-STORY
L -12-12-484-021	3896 GOLFSIDE RD	10/16/2020	401	03-ARM'S LENGTH	WD	WAS	229,000		1971	\$181.75	1,260	ONE-STORY
L -12-12-180-017	3356 GOLFSIDE RD	8/20/2020	401	03-ARM'S LENGTH	WD	WAS	250,000		1970	\$161.19	1,551	ONE-STORY
L -12-12-107-003	3236 HILLSIDE DR	8/5/2020	401	03-ARM'S LENGTH	WD	WAS	359,000		1983	\$135.06	2,658	TWO-STORY
L -12-12-426-008	3530 CLOVERLAWN AVE	7/31/2020	401	03-ARM'S LENGTH	WD	WAS	322,500		1977	\$180.87	1,783	TWO-STORY
L -12-12-481-009	3929 CLOVERLAWN AVE	6/27/2020	401	03-ARM'S LENGTH	WD	WAS	279,000		1976	\$188.51	1,480	ONE-STORY
L -12-12-109-005	3187 MAPLE DR	6/23/2020	401	03-ARM'S LENGTH	WD	WAS	310,000		1973	\$169.77	1,826	TRI-LEVEL
L -12-12-106-005	3041 MAPLE DR	6/10/2020	401	03-ARM'S LENGTH	WD	WAS	265,000		1977	\$145.44	1,822	BI-LEVEL

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-12-406-008	3731 HILLSIDE DR	6/8/2020	401	03-ARM'S LENGTH	WD	WAS	275,000		1972	\$223.21	1,232	ONE-STORY
L -12-12-180-009	3331 OAK DR	5/10/2020	401	03-ARM'S LENGTH	WD	WAS	273,000		1973	\$144.22	1,893	TWO-STORY
L -12-12-105-009	3180 GOLFSIDE RD	3/29/2020	401	03-ARM'S LENGTH	WD	WAS	310,000		1970	\$153.39	2,021	TWO-STORY
L -12-12-484-025	3848 GOLFSIDE RD	2/21/2020	401	03-ARM'S LENGTH	WD	WAS	275,000		1971	\$225.04	1,222	ONE-STORY
L -12-12-180-008	3315 OAK DR	12/20/2019	401	03-ARM'S LENGTH	WD	WAS	326,000		1976	\$147.85	2,205	TWO-STORY
L -12-12-106-001	4888 COLE BLVD	12/13/2019	401	03-ARM'S LENGTH	WD	WAS	250,000		1976	\$142.69	1,752	TWO-STORY
L -12-12-182-005	3321 HILLSIDE DR	12/9/2019	401	03-ARM'S LENGTH	WD	WAS	221,000		1974	\$146.75	1,506	TWO-STORY
L -12-12-426-003	3531 HELEN AVE	11/15/2019	401	03-ARM'S LENGTH	WD	WAS	270,100		1977	\$153.99	1,754	TWO-STORY
L -12-12-483-020	3864 OAK DR	10/28/2019	401	03-ARM'S LENGTH	WD	WAS	308,700		1975	\$195.50	1,579	ONE-STORY
L -12-12-105-006	3147 OAK DR	10/4/2019	401	03-ARM'S LENGTH	WD	WAS	259,900		1961	\$151.55	1,715	BI-LEVEL
L -12-12-408-025	3701 OAK DR	9/4/2019	401	03-ARM'S LENGTH	WD	WAS	300,000		1987	\$161.99	1,852	TWO-STORY
L -12-12-461-008	3919 HELEN AVE	8/6/2019	401	03-ARM'S LENGTH	WD	WAS	259,900		1977	\$156.19	1,664	TWO-STORY
L -12-12-401-015	3412 GOLFSIDE RD	7/15/2019	401	03-ARM'S LENGTH	WD	WAS	310,000		1963	\$143.78	2,156	ONE-STORY
L -12-12-109-007	4858 GRANDVIEW DR	6/28/2019	401	03-ARM'S LENGTH	WD	WAS	275,000		1960	\$198.41	1,386	ONE-STORY
L -12-12-428-014	3725 BEECH DR	6/27/2019	401	03-ARM'S LENGTH	WD	WAS	305,000		1986	\$218.48	1,396	ONE-STORY
L -12-12-405-001	3605 CLOVERLAWN AVE	5/24/2019	401	03-ARM'S LENGTH	WD	WAS	265,000		1977	\$150.57	1,760	TWO-STORY
L -12-12-428-009	3645 BEECH DR	5/20/2019	401	03-ARM'S LENGTH	WD	WAS	276,000		1987	\$168.40	1,639	TWO-STORY
L -12-12-429-012	3712 BEECH DR	4/12/2019	401	03-ARM'S LENGTH	WD	WAS	269,900		1985	\$146.76	1,839	TWO-STORY
L -12-12-483-022	3844 OAK DR	4/10/2019	401	03-ARM'S LENGTH	WD	WAS	257,000		1974	\$154.73	1,661	BI-LEVEL
L -12-12-483-024	3810 OAK DR	4/1/2019	401	03-ARM'S LENGTH	WD	WAS	375,550		1973	\$152.91	2,456	TWO-STORY
ECF Totals		29					8,226,550					
				Average Sale \$/SF						\$166.63		
				Average Sales Price						\$283,674		
WASHTENAW HEIGHTS & TOWNLINE												
WAT												
L -12-01-490-002	4980 AINSLEY AVE	3/18/2021	401	03-ARM'S LENGTH	WD	WAT	221,000		1950	\$230.21	960	ONE-STORY
L -12-01-463-026	2844 TORREY AVE	2/12/2021	401	03-ARM'S LENGTH	WD	WAT	279,900		1973	\$165.23	1,694	TWO-STORY
L -12-01-432-009	2521 HAWKS AVE	2/8/2021	401	03-ARM'S LENGTH	WD	WAT	230,000		1930	\$189.77	1,212	ONE& HALF STORY
L -12-01-463-038	2664 TORREY AVE	1/22/2021	401	03-ARM'S LENGTH	WD	WAT	182,000		1973	\$116.67	1,560	TWO-STORY
L -12-01-461-019	2877 DEAKE AVE	10/30/2020	401	03-ARM'S LENGTH	WD	WAT	310,000		1972	\$180.65	1,716	TWO-STORY
L -12-01-463-033	2740 TORREY AVE	10/19/2020	401	03-ARM'S LENGTH	WD	WAT	257,000		1973	\$209.97	1,224	ONE-STORY
L -12-01-462-009	2747 TORREY AVE	4/13/2020	401	03-ARM'S LENGTH	WD	WAT	295,000		1989	\$167.42	1,762	TWO-STORY
L -12-01-463-041	2618 TORREY AVE	3/30/2020	401	03-ARM'S LENGTH	WD	WAT	280,000		1972	\$157.22	1,781	TWO-STORY
L -12-01-461-030	2818 FOSTER AVE	3/26/2020	401	03-ARM'S LENGTH	WD	WAT	263,000		1974	\$218.26	1,205	ONE-STORY
L -12-01-460-005	2575 FOSTER AVE	3/16/2020	401	03-ARM'S LENGTH	WD	WAT	260,000		1975	\$193.31	1,345	TWO-STORY
L -12-01-462-021	2870 DEAKE AVE	10/11/2019	401	03-ARM'S LENGTH	OTH	WAT	235,000		1973	\$192.31	1,222	ONE-STORY
L -12-01-432-018	2562 TORREY AVE	9/30/2019	401	03-ARM'S LENGTH	WD	WAT	178,500		1946	\$115.01	1,552	ONE& HALF STORY
L -12-01-461-024	2946 FOSTER AVE	9/24/2019	401	03-ARM'S LENGTH	WD	WAT	260,000		1977	\$151.52	1,716	TRI-LEVEL
L -12-01-431-020	2500 DEAKE AVE	8/16/2019	401	03-ARM'S LENGTH	WD	WAT	260,000		1995	\$158.83	1,637	ONE-STORY
L -12-01-462-023	2842 DEAKE AVE	7/1/2019	401	03-ARM'S LENGTH	WD	WAT	300,000		1972	\$248.96	1,205	ONE-STORY
L -12-01-301-008	2570 HAWKS AVE	5/20/2019	401	03-ARM'S LENGTH	WD	WAT	236,000		1960	\$130.39	1,810	DUPLEX
L -12-01-460-011	2643 FOSTER AVE	5/16/2019	401	03-ARM'S LENGTH	WD	WAT	249,000		1975	\$157.00	1,586	TWO-STORY
L -12-01-376-020	2884 HAWKS AVE	5/10/2019	401	03-ARM'S LENGTH	WD	WAT	322,000		1972	\$159.88	2,014	TWO-STORY
L -12-01-376-033	2688 HAWKS AVE	4/18/2019	401	03-ARM'S LENGTH	WD	WAT	265,000		1967	\$154.43	1,716	TWO-STORY
ECF Totals		19					4,883,400					
				Average Sale \$/SF						\$173.53		
				Average Sales Price						\$257,021		

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
WATERWAYS												
WAW												
L -12-20-205-038	1421 WATERWAYS DR	1/15/2021	401	03-ARM'S LENGTH	WD	WAW	505,000		1996	\$185.39	2,724	TWO-STORY
L -12-20-205-013	5433 WATERFIELD CT	12/18/2020	401	03-ARM'S LENGTH	WD	WAW	475,000		1995	\$152.78	3,109	TWO-STORY
L -12-20-205-064	1280 WATERWAYS DR	12/11/2020	401	03-ARM'S LENGTH	WD	WAW	550,000		1997	\$213.92	2,571	TWO-STORY
L -12-20-205-096	1200 WATERWAYS DR	11/30/2020	401	03-ARM'S LENGTH	WD	WAW	545,200		1998	\$192.31	2,835	TWO-STORY
L -12-20-205-054	4718 WILDFLOWER CT	10/17/2020	401	03-ARM'S LENGTH	WD	WAW	545,000		1997	\$176.78	3,083	TWO-STORY
L -12-20-205-053	4700 WILDFLOWER CT	9/30/2020	401	03-ARM'S LENGTH	WD	WAW	565,000		1996	\$211.45	2,672	TWO-STORY
L -12-20-205-025	1382 WATERWAYS DR	8/28/2020	401	03-ARM'S LENGTH	WD	WAW	580,000		1995	\$206.48	2,809	TWO-STORY
L -12-20-205-084	1258 WATERWAYS DR	7/31/2020	401	03-ARM'S LENGTH	WD	WAW	595,000		1998	\$185.13	3,214	TWO-STORY
L -12-20-205-060	1298 WATERWAYS DR	6/30/2020	401	03-ARM'S LENGTH	WD	WAW	455,000		1997	\$219.38	2,074	ONE-STORY
L -12-20-205-077	1365 EAST GREENFIELD CT	6/12/2020	401	03-ARM'S LENGTH	WD	WAW	542,000		1996	\$191.32	2,833	TWO-STORY
L -12-20-205-029	1320 WATERWAYS DR	4/15/2020	401	03-ARM'S LENGTH	WD	WAW	475,000		1995	\$186.79	2,543	TWO-STORY
L -12-20-205-083	1260 WATERWAYS DR	3/11/2020	401	03-ARM'S LENGTH	WD	WAW	600,000		1998	\$169.11	3,548	TWO-STORY
L -12-20-205-035	1355 WATERWAYS DR	2/20/2020	401	03-ARM'S LENGTH	WD	WAW	465,000		1994	\$194.32	2,393	TWO-STORY
L -12-20-205-100	1213 WATERWAYS DR	6/10/2019	401	03-ARM'S LENGTH	WD	WAW	660,000		1997	\$196.60	3,357	TWO-STORY
ECF Totals		14					7,557,200					
				Average Sale \$/SF						\$191.55		
				Average Sales Price						\$539,800		
WEATHERSTONE												
WEA												
L -12-07-105-203	1545 OAKFIELD DR	3/30/2021	401	03-ARM'S LENGTH	WD	WEA	165,000		1994	\$136.14	1,212	MULTI HOMES
L -12-07-105-046	1698 COBURN CT	3/11/2021	401	03-ARM'S LENGTH	WD	WEA	260,000		1997	\$185.71	1,400	MULTI HOMES
L -12-07-105-098	1666 WEATHERSTONE DR	2/18/2021	401	03-ARM'S LENGTH	WD	WEA	205,000		1993	\$165.86	1,236	MULTI HOMES
L -12-07-105-219	1518 OAKFIELD DR	2/15/2021	401	28-RELOCATION	WD	WEA	191,500		1994	\$158.00	1,212	MULTI HOMES
L -12-07-105-133	1559 OAKFIELD DR	2/1/2021	401	03-ARM'S LENGTH	WD	WEA	192,000		1994	\$158.42	1,212	MULTI HOMES
L -12-07-105-050	1684 COBURN DR	1/29/2021	401	03-ARM'S LENGTH	WD	WEA	250,000		1991	\$175.81	1,422	MULTI HOMES
L -12-07-105-051	1682 COBURN DR	12/2/2020	401	03-ARM'S LENGTH	WD	WEA	258,000		1991	\$184.29	1,400	MULTI HOMES
L -12-07-105-262	1523 LONG MEADOW TRL	12/1/2020	401	03-ARM'S LENGTH	WD	WEA	166,500		1996	\$151.23	1,101	MULTI HOMES
L -12-07-105-233	1575 WEATHERSTONE DR	11/20/2020	401	03-ARM'S LENGTH	WD	WEA	190,000		1995	\$156.77	1,212	MULTI HOMES
L -12-07-105-021	1705 COBURN CT	11/9/2020	401	03-ARM'S LENGTH	OTH	WEA	250,000		1993	\$175.81	1,422	MULTI HOMES
L -12-07-105-224	1537 WEATHERSTONE DR	10/30/2020	401	03-ARM'S LENGTH	WD	WEA	150,000		1995	\$136.24	1,101	MULTI HOMES
L -12-07-105-121	1589 OAKFIELD DR	10/26/2020	401	03-ARM'S LENGTH	WD	WEA	160,000		1993	\$132.01	1,212	MULTI HOMES
L -12-07-105-137	1544 OAKFIELD DR	10/23/2020	401	03-ARM'S LENGTH	WD	WEA	177,000		1994	\$146.04	1,212	MULTI HOMES
L -12-07-105-059	1623 LONG MEADOW TRL	10/14/2020	401	03-ARM'S LENGTH	WD	WEA	255,500		1991	\$182.50	1,400	MULTI HOMES
L -12-07-105-208	1551 OAKFIELD DR	9/25/2020	401	03-ARM'S LENGTH	WD	WEA	205,000		1994	\$172.27	1,190	MULTI HOMES
L -12-07-105-019	1689 COBURN DR	8/28/2020	401	03-ARM'S LENGTH	WD	WEA	256,000		1993	\$190.76	1,342	MULTI HOMES
L -12-07-105-198	1783 WEATHERSTONE DR	8/12/2020	401	03-ARM'S LENGTH	WD	WEA	210,000		1994	\$165.88	1,266	MULTI HOMES
L -12-07-105-247	1507 LONG MEADOW TRL	8/7/2020	401	03-ARM'S LENGTH	WD	WEA	199,000		1996	\$162.85	1,222	MULTI HOMES
L -12-07-105-078	1637 WEATHERSTONE DR	8/4/2020	401	03-ARM'S LENGTH	WD	WEA	190,000		1993	\$168.74	1,126	MULTI HOMES
L -12-07-105-058	1621 LONG MEADOW TRL	8/2/2020	401	03-ARM'S LENGTH	WD	WEA	265,000		1991	\$186.36	1,422	MULTI HOMES
L -12-07-105-244	1597 WEATHERSTONE DR	7/24/2020	401	03-ARM'S LENGTH	WD	WEA	238,000		1995	\$170.00	1,400	MULTI HOMES
L -12-07-105-090	1663 WEATHERSTONE DR	7/22/2020	401	03-ARM'S LENGTH	WD	WEA	190,000		1993	\$168.74	1,126	MULTI HOMES
L -12-07-105-029	1737 COBURN CT	6/30/2020	401	03-ARM'S LENGTH	WD	WEA	255,000		1995	\$242.40	1,052	MULTI HOMES
L -12-07-105-285	1583 LONG MEADOW TRL	6/30/2020	401	03-ARM'S LENGTH	WD	WEA	204,900		1996	\$169.06	1,212	MULTI HOMES
L -12-07-105-211	1520 OAKFIELD DR	6/25/2020	401	03-ARM'S LENGTH	WD	WEA	182,000		1994	\$148.94	1,222	MULTI HOMES
L -12-07-105-063	1666 COBURN DR	6/15/2020	401	03-ARM'S LENGTH	WD	WEA	253,000		1991	\$177.92	1,422	MULTI HOMES

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Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-07-105-180	1770 WEATHERSTONE DR	5/29/2020	401	03-ARM'S LENGTH	WD	WEA	205,000		1994	\$148.98	1,376	MULTI HOMES
L -12-07-105-166	1725 WEATHERSTONE DR	5/11/2020	401	03-ARM'S LENGTH	WD	WEA	191,000		1994	\$167.54	1,140	MULTI HOMES
L -12-07-105-195	1785 WEATHERSTONE DR	4/17/2020	401	03-ARM'S LENGTH	WD	WEA	218,000		1994	\$172.20	1,266	MULTI HOMES
L -12-07-105-085	1634 WEATHERSTONE DR	4/3/2020	401	03-ARM'S LENGTH	WD	WEA	202,000		1993	\$146.80	1,376	MULTI HOMES
L -12-07-105-044	1702 COBURN CT	3/30/2020	401	03-ARM'S LENGTH	WD	WEA	263,500		1997	\$219.40	1,201	MULTI HOMES
L -12-07-105-167	1731 WEATHERSTONE DR	3/23/2020	401	03-ARM'S LENGTH	WD	WEA	195,000		1994	\$171.05	1,140	MULTI HOMES
L -12-07-105-097	1664 WEATHERSTONE DR	3/10/2020	401	03-ARM'S LENGTH	WD	WEA	195,000		1993	\$141.72	1,376	MULTI HOMES
L -12-07-105-283	1579 LONG MEADOW TRL	2/17/2020	401	03-ARM'S LENGTH	WD	WEA	209,000		1996	\$172.44	1,212	MULTI HOMES
L -12-07-105-300	1540 LONG MEADOW TRL	2/7/2020	401	03-ARM'S LENGTH	WD	WEA	195,000		1996	\$177.11	1,101	MULTI HOMES
L -12-07-105-122	1591 OAKFIELD DR	2/7/2020	401	03-ARM'S LENGTH	WD	WEA	205,000		1993	\$172.27	1,190	MULTI HOMES
L -12-07-105-041	1708 COBURN CT	1/17/2020	401	03-ARM'S LENGTH	WD	WEA	210,000		1997	\$199.62	1,052	MULTI HOMES
L -12-07-105-149	1695 WEATHERSTONE DR	1/6/2020	401	03-ARM'S LENGTH	WD	WEA	199,000		1994	\$144.62	1,376	MULTI HOMES
L -12-07-105-286	1581 LONG MEADOW TRL	12/17/2019	401	03-ARM'S LENGTH	WD	WEA	189,900		1996	\$172.48	1,101	MULTI HOMES
L -12-07-105-200	1791 WEATHERSTONE DR	11/27/2019	401	03-ARM'S LENGTH	WD	WEA	187,000		1994	\$136.00	1,375	MULTI HOMES
L -12-07-105-034	1747 COBURN CT	11/22/2019	401	03-ARM'S LENGTH	WD	WEA	197,000		1995	\$187.26	1,052	MULTI HOMES
L -12-07-105-081	1630 WEATHERSTONE DR	11/15/2019	401	03-ARM'S LENGTH	WD	WEA	180,000		1993	\$130.81	1,376	MULTI HOMES
L -12-07-105-181	1764 WEATHERSTONE DR	11/15/2019	401	03-ARM'S LENGTH	WD	WEA	198,500		1994	\$144.26	1,376	MULTI HOMES
L -12-07-105-120	1573 OAKFIELD DR	10/15/2019	401	03-ARM'S LENGTH	WD	WEA	175,000		1993	\$158.95	1,101	MULTI HOMES
L -12-07-105-259	1525 LONG MEADOW TRL	10/3/2019	401	03-ARM'S LENGTH	WD	WEA	183,000		1996	\$150.99	1,212	MULTI HOMES
L -12-07-105-112	1620 OAKFIELD DR	10/2/2019	401	03-ARM'S LENGTH	WD	WEA	190,000		1993	\$159.66	1,190	MULTI HOMES
L -12-07-105-275	1563 LONG MEADOW TRL	8/27/2019	401	03-ARM'S LENGTH	WD	WEA	185,000		1996	\$154.55	1,197	MULTI HOMES
L -12-07-105-143	1538 OAKFIELD DR	8/20/2019	401	03-ARM'S LENGTH	WD	WEA	185,000		1994	\$154.55	1,197	MULTI HOMES
L -12-07-105-055	1622 LONG MEADOW TRL	8/15/2019	401	03-ARM'S LENGTH	WD	WEA	241,000		1991	\$169.48	1,422	MULTI HOMES
L -12-07-105-239	1569 WEATHERSTONE DR	8/9/2019	401	03-ARM'S LENGTH	WD	WEA	184,500		1995	\$152.23	1,212	MULTI HOMES
L -12-07-105-057	1619 LONG MEADOW TRL	7/26/2019	401	03-ARM'S LENGTH	WD	WEA	200,000		1991	\$190.11	1,052	MULTI HOMES
L -12-07-105-107	1614 OAKFIELD DR	7/2/2019	401	03-ARM'S LENGTH	WD	WEA	179,900		1993	\$148.43	1,212	MULTI HOMES
L -12-07-105-295	1528 LONG MEADOW TRL	6/18/2019	401	03-ARM'S LENGTH	WD	WEA	208,000		1996	\$171.62	1,212	MULTI HOMES
L -12-07-105-174	1732 WEATHERSTONE DR	5/29/2019	401	03-ARM'S LENGTH	WD	WEA	189,900		1994	\$166.58	1,140	MULTI HOMES
L -12-07-105-281	1587 LONG MEADOW TRL	5/23/2019	401	03-ARM'S LENGTH	WD	WEA	192,900		1996	\$175.20	1,101	MULTI HOMES
L -12-07-105-163	1727 WEATHERSTONE DR	5/15/2019	401	03-ARM'S LENGTH	WD	WEA	199,000		1994	\$174.56	1,140	MULTI HOMES
L -12-07-105-042	1706 COBURN CT	4/19/2019	401	03-ARM'S LENGTH	WD	WEA	249,000		1997	\$175.11	1,422	MULTI HOMES
L -12-07-105-257	1527 LONG MEADOW TRL	4/11/2019	401	03-ARM'S LENGTH	WD	WEA	181,000		1996	\$148.12	1,222	MULTI HOMES
L -12-07-105-225	1525 WEATHERSTONE DR	4/1/2019	401	03-ARM'S LENGTH	WD	WEA	185,000		1995	\$168.03	1,101	MULTI HOMES
ECF Totals		59					12,086,500					
				Average Sale \$/SF						\$165.96		
				Average Sales Price						\$204,856		
WELLESLEY GARDENS												
WEG												
L -12-23-360-121	5675 HAMPSHIRE LN	3/5/2021	401	03-ARM'S LENGTH	WD	WEG	215,000		2004	\$154.12	1,395	MULTI HOMES
L -12-23-360-208	3336 ENDSLEIGH LN	2/4/2021	401	03-ARM'S LENGTH	WD	WEG	240,000		2004	\$169.73	1,414	MULTI HOMES
L -12-23-360-130	5639 HAMPSHIRE LN	11/12/2020	401	03-ARM'S LENGTH	WD	WEG	227,000		2004	\$152.66	1,487	MULTI HOMES
L -12-23-360-191	3418 ENDSLEIGH LN	10/29/2020	401	03-ARM'S LENGTH	WD	WEG	213,500		2004	\$159.21	1,341	MULTI HOMES
L -12-23-360-001	5786 HAMPSHIRE LN	10/27/2020	401	03-ARM'S LENGTH	WD	WEG	200,000		2003	\$149.14	1,341	MULTI HOMES
L -12-23-360-022	5762 HAMPSHIRE LN	10/23/2020	401	03-ARM'S LENGTH	WD	WEG	220,000		2003	\$147.95	1,487	MULTI HOMES
L -12-23-360-103	5738 WELLESLEY LN	10/16/2020	401	03-ARM'S LENGTH	WD	WEG	217,000		2004	\$161.82	1,341	MULTI HOMES
L -12-23-360-089	5811 HAMPSHIRE LN	10/8/2020	401	03-ARM'S LENGTH	PTA	WEG	213,000		2002	\$156.73	1,359	MULTI HOMES
L -12-23-360-156	5563 HAMPSHIRE LN	9/30/2020	401	03-ARM'S LENGTH	WD	WEG	215,500		2004	\$160.70	1,341	MULTI HOMES

Residential Sales Study (4-1-19 to 3-31-2021)												
Sales Study												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-23-360-154	5559 HAMPSHIRE LN	9/3/2020	401	03-ARM'S LENGTH	WD	WEG	230,000		2004	\$154.67	1,487	MULTI HOMES
L -12-23-360-134	5647 HAMPSHIRE LN	9/2/2020	401	03-ARM'S LENGTH	WD	WEG	221,000		2004	\$167.93	1,316	MULTI HOMES
L -12-23-360-202	3376 ENDSLEIGH LN	8/24/2020	401	03-ARM'S LENGTH	WD	WEG	218,000		2004	\$165.65	1,316	MULTI HOMES
L -12-23-360-195	3362 ENDSLEIGH LN	8/19/2020	401	03-ARM'S LENGTH	WD	WEG	229,000		2004	\$154.00	1,487	MULTI HOMES
L -12-23-360-003	5782 HAMPSHIRE LN	8/5/2020	401	03-ARM'S LENGTH	WD	WEG	227,000		2003	\$152.66	1,487	MULTI HOMES
L -12-23-360-204	3328 ENDSLEIGH LN	7/29/2020	401	03-ARM'S LENGTH	WD	WEG	227,000		2004	\$162.72	1,395	MULTI HOMES
L -12-23-360-005	5778 HAMPSHIRE LN	7/29/2020	401	03-ARM'S LENGTH	WD	WEG	215,000		2003	\$163.37	1,316	MULTI HOMES
L -12-23-360-038	5694 HAMPSHIRE LN	7/10/2020	401	03-ARM'S LENGTH	WD	WEG	219,000		2004	\$166.41	1,316	MULTI HOMES
L -12-23-360-018	5746 HAMPSHIRE LN	7/8/2020	401	03-ARM'S LENGTH	WD	WEG	214,900		2003	\$160.25	1,341	MULTI HOMES
L -12-23-360-179	5588 HAMPSHIRE LN	7/2/2020	401	03-ARM'S LENGTH	WD	WEG	219,000		2004	\$163.31	1,341	MULTI HOMES
L -12-23-360-040	5690 HAMPSHIRE LN	6/26/2020	401	03-ARM'S LENGTH	WD	WEG	220,000		2004	\$147.95	1,487	MULTI HOMES
L -12-23-360-027	5722 HAMPSHIRE LN	6/24/2020	401	03-ARM'S LENGTH	WD	WEG	217,500		2003	\$146.27	1,487	MULTI HOMES
L -12-23-360-178	5586 HAMPSHIRE LN	5/7/2020	401	03-ARM'S LENGTH	WD	WEG	213,000		2004	\$161.85	1,316	MULTI HOMES
L -12-23-360-067	5705 HAMPSHIRE LN	5/6/2020	401	03-ARM'S LENGTH	WD	WEG	220,000		2004	\$164.06	1,341	MULTI HOMES
L -12-23-360-075	5727 HAMPSHIRE LN	3/27/2020	401	03-ARM'S LENGTH	WD	WEG	219,500		2003	\$147.61	1,487	MULTI HOMES
L -12-23-360-071	5713 HAMPSHIRE LN	3/23/2020	401	03-ARM'S LENGTH	WD	WEG	214,500		2004	\$162.99	1,316	MULTI HOMES
L -12-23-360-036	5728 HAMPSHIRE LN	3/16/2020	401	03-ARM'S LENGTH	WD	WEG	217,000		2004	\$161.82	1,341	MULTI HOMES
L -12-23-360-122	5677 HAMPSHIRE LN	3/10/2020	401	03-ARM'S LENGTH	WD	WEG	235,000		2004	\$166.20	1,414	MULTI HOMES
L -12-23-360-069	5709 HAMPSHIRE LN	2/19/2020	401	03-ARM'S LENGTH	WD	WEG	222,000		2004	\$149.29	1,487	MULTI HOMES
L -12-23-360-004	5780 HAMPSHIRE LN	2/18/2020	401	03-ARM'S LENGTH	WD	WEG	218,000		2003	\$146.60	1,487	MULTI HOMES
L -12-23-360-160	5571 HAMPSHIRE LN	1/24/2020	401	03-ARM'S LENGTH	WD	WEG	210,000		2004	\$141.22	1,487	MULTI HOMES
L -12-23-360-050	5664 HAMPSHIRE LN	1/15/2020	401	03-ARM'S LENGTH	WD	WEG	205,000		2004	\$155.78	1,316	MULTI HOMES
L -12-23-360-194	3360 ENDSLEIGH LN	10/28/2019	401	03-ARM'S LENGTH	WD	WEG	210,000		2004	\$141.22	1,487	MULTI HOMES
L -12-23-360-111	5692 WELLESLEY LN	10/24/2019	401	03-ARM'S LENGTH	WD	WEG	207,500		2004	\$139.54	1,487	MULTI HOMES
L -12-23-360-150	5615 HAMPSHIRE LN	9/19/2019	401	03-ARM'S LENGTH	WD	WEG	209,500		2004	\$156.23	1,341	MULTI HOMES
L -12-23-360-170	5570 HAMPSHIRE LN	9/13/2019	401	03-ARM'S LENGTH	WD	WEG	225,100		2004	\$151.38	1,487	MULTI HOMES
L -12-23-360-037	5696 HAMPSHIRE LN	8/24/2019	401	03-ARM'S LENGTH	WD	WEG	219,000		2004	\$163.31	1,341	MULTI HOMES
L -12-23-360-094	5821 HAMPSHIRE LN	8/15/2019	401	03-ARM'S LENGTH	WD	WEG	227,500		2002	\$150.86	1,508	MULTI HOMES
L -12-23-360-171	5572 HAMPSHIRE LN	8/12/2019	401	03-ARM'S LENGTH	WD	WEG	215,000		2004	\$144.59	1,487	MULTI HOMES
L -12-23-360-097	5726 WELLESLEY LN	7/10/2019	401	03-ARM'S LENGTH	WD	WEG	220,000		2004	\$164.06	1,341	MULTI HOMES
L -12-23-360-031	5738 HAMPSHIRE LN	6/28/2019	401	03-ARM'S LENGTH	WD	WEG	216,500		2003	\$161.45	1,341	MULTI HOMES
L -12-23-360-155	5561 HAMPSHIRE LN	6/20/2019	401	03-ARM'S LENGTH	WD	WEG	215,000		2004	\$163.37	1,316	MULTI HOMES
L -12-23-360-069	5709 HAMPSHIRE LN	2/19/2020	401	22-OUTLIER	WD	WEG	222,000		2004	\$149.29	1,487	MULTI HOMES
L -12-23-360-046	5702 HAMPSHIRE LN	5/13/2019	401	03-ARM'S LENGTH	WD	WEG	217,500		2004	\$146.27	1,487	MULTI HOMES
L -12-23-360-131	5641 HAMPSHIRE LN	4/12/2019	401	03-ARM'S LENGTH	WD	WEG	210,000		2004	\$159.57	1,316	MULTI HOMES
L -12-23-360-074	5725 HAMPSHIRE LN	4/2/2019	401	03-ARM'S LENGTH	WD	WEG	217,500		2003	\$165.27	1,316	MULTI HOMES
ECF Totals		44					9,824,500					
				Average Sale \$/SF						\$156.25		
				Average Sales Price						\$223,284		
WILLOW POND												
WIP												
L -12-24-382-039	4026 WILLOW POND DR	12/18/2020	401	03-ARM'S LENGTH	WD	WIP	355,000		2004	\$147.67	2,404	TWO-STORY
L -12-24-382-034	4086 WILLOW POND DR	7/2/2020	401	03-ARM'S LENGTH	WD	WIP	349,000		2004	\$146.03	2,390	TWO-STORY
ECF Totals		2					704,000					
				Average Sale \$/SF						\$146.85		
				Average Sales Price						\$352,000		
WOODSIDE MEADOWS												

Residential Sales Study (4-1-19 to 3-31-2021)												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price		Yr Blt	Sale \$/SF	Sq Ft	Style
L -12-16-405-003	1897 ADDINGTON LN	6/3/2019	401	03-ARM'S LENGTH	WD	WOM	192,000		2003	\$134.55	1,427	MULTI HOMES
L -12-16-405-005	1921 ADDINGTON LN	8/1/2019	401	03-ARM'S LENGTH	WD	WOM	240,000		2003	\$140.19	1,712	MULTI HOMES
L -12-16-405-006	1857 ADDINGTON LN	8/14/2020	401	03-ARM'S LENGTH	WD	WOM	208,000		2003	\$170.91	1,217	MULTI HOMES
L -12-16-405-007	1865 ADDINGTON LN	3/10/2020	401	03-ARM'S LENGTH	WD	WOM	215,000		2003	\$165.51	1,299	MULTI HOMES
L -12-16-405-014	1793 ADDINGTON LN	6/3/2020	401	03-ARM'S LENGTH	WD	WOM	190,000		2003	\$142.32	1,335	MULTI HOMES
L -12-16-405-016	1761 ADDINGTON LN	3/30/2020	401	03-ARM'S LENGTH	WD	WOM	190,000		2003	\$156.12	1,217	MULTI HOMES
L -12-16-405-018	1777 ADDINGTON LN	10/18/2019	401	03-ARM'S LENGTH	WD	WOM	173,000		2003	\$121.23	1,427	MULTI HOMES
L -12-16-405-020	1753 ADDINGTON LN	6/11/2020	401	03-ARM'S LENGTH	WD	WOM	235,000		2003	\$137.27	1,712	MULTI HOMES
L -12-16-405-022	1786 ADDINGTON LN	2/26/2020	401	03-ARM'S LENGTH	WD	WOM	201,200		2003	\$154.89	1,299	MULTI HOMES
L -12-16-405-026	1834 ADDINGTON LN	7/29/2020	401	03-ARM'S LENGTH	WD	WOM	206,500		2003	\$169.68	1,217	MULTI HOMES
L -12-16-405-027	1826 ADDINGTON LN	10/19/2020	401	03-ARM'S LENGTH	WD	WOM	224,900		2003	\$173.13	1,299	MULTI HOMES
L -12-16-405-074	1352 ADDINGTON LN	3/26/2020	401	03-ARM'S LENGTH	WD	WOM	205,000		2004	\$153.56	1,335	MULTI HOMES
L -12-16-405-076	1384 ADDINGTON LN	9/4/2019	401	03-ARM'S LENGTH	WD	WOM	194,500		2004	\$159.82	1,217	MULTI HOMES
L -12-16-405-084	1313 ADDINGTON LN	1/29/2021	401	03-ARM'S LENGTH	WD	WOM	204,500		2004	\$153.18	1,335	MULTI HOMES
L -12-16-405-093	1225 ADDINGTON LN	5/10/2019	401	03-ARM'S LENGTH	WD	WOM	199,000		2004	\$139.45	1,427	MULTI HOMES
L -12-16-405-103	1129 ADDINGTON LN	8/17/2020	401	03-ARM'S LENGTH	WD	WOM	202,500		2004	\$141.91	1,427	MULTI HOMES
L -12-16-405-120	1152 ADDINGTON LN	9/9/2019	401	03-ARM'S LENGTH	WD	WOM	229,900		2004	\$134.29	1,712	MULTI HOMES
L -12-16-405-126	983 ADDINGTON LN	4/22/2019	401	03-ARM'S LENGTH	WD	WOM	199,000		2004	\$163.52	1,217	MULTI HOMES
L -12-16-405-129	1007 ADDINGTON LN	10/25/2019	401	03-ARM'S LENGTH	WD	WOM	193,000		2004	\$144.57	1,335	MULTI HOMES
L -12-16-405-144	823 ADDINGTON LN	5/29/2019	401	03-ARM'S LENGTH	WD	WOM	197,000		2004	\$147.57	1,335	MULTI HOMES
L -12-16-405-160	687 ADDINGTON LN	8/16/2019	401	03-ARM'S LENGTH	WD	WOM	242,500		2004	\$141.65	1,712	MULTI HOMES
L -12-16-405-161	655 ADDINGTON LN	6/26/2020	401	03-ARM'S LENGTH	WD	WOM	197,850		2004	\$162.57	1,217	MULTI HOMES
L -12-16-405-162	647 ADDINGTON LN	1/6/2021	401	03-ARM'S LENGTH	WD	WOM	202,000		2004	\$155.50	1,299	MULTI HOMES
L -12-16-405-165	663 ADDINGTON LN	11/18/2019	401	03-ARM'S LENGTH	WD	WOM	223,000		2004	\$130.26	1,712	MULTI HOMES
L -12-16-405-175	567 ADDINGTON LN	7/16/2020	401	03-ARM'S LENGTH	WD	WOM	234,900		2004	\$137.21	1,712	MULTI HOMES
L -12-16-405-178	519 ADDINGTON LN	4/19/2019	401	03-ARM'S LENGTH	WD	WOM	202,000		2004	\$141.56	1,427	MULTI HOMES
ECF Totals		26					5,402,250					
				Average Sale \$/SF						\$148.94		
				Average Sales Price						\$207,779		
Report Totals		881										
VACANT LAND SALES												
Parcel Number	Address	Sale Date	Pr Class	Terms	Document	ECF	Sale Price				acre	
L -12-01-377-036	2940 SEMINOLE	11/4/2020	402	03-ARM'S LENGTH	WD	OAP	45,000				0.24	
L -12-03-394-008	STONE SCHOOL RD	01/29/21	402	03-ARM'S LENGTH	WD	AISLD	115,000				0.50	
L -12-18-220-043	4132 TIMBER RIDGE DR	3/18/2020	401	03-ARM'S LENGTH	WD	LAP	246,000				0.56	
L -12-26-240-009	4271 ROLLING MEADOW LN	8/28/2020	402	03-ARM'S LENGTH	WD	ARF	75,000				0.26	
L -12-26-400-053	6929 CASTAWAY LN	11/7/2019	401	03-ARM'S LENGTH	WD	MSD	54,000				3.41	
L -12-26-480-004	6841 WILDWOOD DR	7/21/2020	402	03-ARM'S LENGTH	WD	HIH	55,000				0.77	
L -12-27-325-015	6962 S GREEN HILLS DR	09/18/20	402	03-ARM'S LENGTH	WD	SSEGH	65,000				3.14	
L -12-32-400-017	MOON RD	10/20/2020	402	03-ARM'S LENGTH	WD	SNWMC	75,000				1.28	
L -12-33-100-048	STEEPLECHASE CT	6/17/2019	402	20-MULTI PARCEL SALE REF	WD	SAL33	500,000				5.29	
L -12-33-100-051	7437 FOSDICK RD	6/10/2020	402	03-ARM'S LENGTH	WD	SAL33	85,000				2.09	
L -12-33-305-057	892 SILVER CHARM DR	10/01/20	402	03-ARM'S LENGTH	WD	TD-EW	165,000				0.89	

