

Parcel Number	Street Address	Sale Date	Sale Price	Asd. when Sold	Asd/Adj. Sale	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
09 001 100 002 01 6 1	5749 N SOMERSET RD	08/31/23	\$105,000	\$40,100	38.19	\$11,692	\$93,308	\$75,904	1.229	400
09 002 400 004 02 6 1	13820 NORTH ADAMS RD	10/17/23	\$149,000	\$50,000	33.56	\$41,727	\$107,273	\$62,252	1.723	400
09 002 400 005 02 6 1	13840 NORTH ADAMS RD	09/19/24	\$81,250	\$65,500	80.62	\$40,172	\$41,078	\$92,784	0.443	400
09 002 400 007 02 6 1	13960 NORTH ADAMS RD	05/03/24	\$55,000	\$36,100	65.64	\$9,100	\$45,900	\$66,121	0.694	400
09 003 400 003 03 6 1	12860 NORTH ADAMS RD	04/19/24	\$130,000	\$54,400	41.85	\$4,945	\$125,055	\$104,946	1.192	400
09 003 400 006 03 6 1	5100 WHEATLAND RD	06/09/23	\$155,000	\$55,700	35.94	\$29,631	\$125,369	\$93,096	1.347	400
09 009 100 009 09 6 1	4891 N KELSO RD	01/24/24	\$84,900	\$90,100	106.12	\$14,792	\$70,108	\$91,498	0.766	400
09 009 300 007 09 6 1	11300 HOXIE RD	02/23/24	\$154,900	\$105,200	67.91	\$58,526	\$96,374	\$162,242	0.594	400
09 010 100 004 10 6 1	12375 NORTH ADAMS RD	03/25/25	\$60,000	\$34,000	56.67	\$43,836	\$16,164	\$23,528	0.687	400
09 010 300 007 10 6 1	12290 HOXIE RD	01/31/24	\$375,000	\$162,900	43.44	\$92,441	\$282,559	\$253,591	1.114	400
09 011 300 003 11 6 1	13140 HOXIE RD	09/15/23	\$310,000	\$118,200	38.13	\$194,120	\$115,880	\$103,066	1.124	100
09 011 300 004 11 6 1	13340 HOXIE RD	10/25/23	\$159,900	\$53,600	33.52	\$41,337	\$118,563	\$74,292	1.596	400
09 012 200 011 12 6 1	4530 N MERIDIAN RD	08/23/23	\$235,000	\$81,600	34.72	\$19,473	\$215,527	\$158,070	1.363	400
09 013 200 012 13 6 1	3709 N MERIDIAN RD	11/22/24	\$105,000	\$96,600	92.00	\$58,124	\$46,876	\$140,700	0.333	400
09 013 400 010 13 6 1	14524 O'HARROW RD	08/09/23	\$225,000	\$120,600	53.60	\$29,076	\$195,924	\$229,380	0.854	400
09 015 100 003 15 6 1	12251 HOXIE RD	08/31/23	\$80,000	\$48,400	60.50	\$9,825	\$70,175	\$101,933	0.688	400
09 016 200 006 16 6 1	3960 N WALDRON RD	09/25/24	\$60,000	\$78,200	130.33	\$8,858	\$51,142	\$151,642	0.337	400
09 016 200 006 16 6 1	3960 N WALDRON RD	01/17/25	\$190,000	\$78,200	41.16	\$8,858	\$181,142	\$151,642	1.195	400
09 016 400 008 16 6 1	3300 N WALDRON RD	07/19/24	\$280,000	\$128,200	45.79	\$24,141	\$255,859	\$235,920	1.085	400
09 017 200 005 17 6 1	10835 HOXIE RD	09/29/23	\$570,000	\$0	0.00	\$20,682	\$549,318	\$221,578	2.479	100
09 019 300 003 19 6 1	9240 CHURCH RD	06/24/24	\$363,000	\$143,000	39.39	\$171,764	\$191,236	\$130,398	1.467	400
09 021 400 008 21 6 1	2376 N WALDRON RD	07/23/24	\$220,000	\$104,700	47.59	\$28,442	\$191,558	\$185,489	1.033	400
09 024 400 006 24 6 1	2041 N MERIDIAN RD	09/15/23	\$360,000	\$125,300	34.81	\$141,618	\$218,382	\$141,257	1.546	400
09 026 200 002 26 6 1	13651 CHURCH RD	01/16/24	\$130,000	\$83,400	64.15	\$4,270	\$125,730	\$173,314	0.725	400
09 032 400 005 32 6 1	10700 CULBERT RD	08/01/23	\$205,000	\$58,400	28.49	\$27,899	\$177,101	\$101,909	1.738	400
09 034 300 017 34 6 1	1991 S WALDRON RD	11/17/23	\$410,000	\$0	0.00	\$286,649	\$123,351	\$287,326	0.429	400
09 036 200 007 36 6 1	1500 S MERIDIAN RD	10/03/23	\$215,000	\$83,500	38.84	\$12,540	\$202,460	\$202,997	0.997	400
09 036 200 023 36 6 1	14538 STEWART RD	05/20/24	\$72,500	\$23,600	32.55	\$46,985	\$25,515	\$22,558	1.131	400
Totals:			\$5,540,450	\$2,119,500			\$4,058,927	\$3,839,433		
					Sale. Ratio =>	38.26			E. C. F. =>	1.057
					Std. Dev. =>	27.84			Ave. E. C. F. =>	1.068

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09 013 200 012 13 6 1	3709 N MERIDIAN RD	11/22/24	\$105,000	\$96,600	92.00	\$58,124	\$46,876	\$140,700	0.333	400
09 013 400 010 13 6 1	14524 O'HARROW RD	08/09/23	\$225,000	\$120,600	53.60	\$29,076	\$195,924	\$229,380	0.854	400
09 015 100 003 15 6 1	12251 HOXIE RD	08/31/23	\$80,000	\$48,400	60.50	\$9,825	\$70,175	\$101,933	0.688	400
09 016 200 006 16 6 1	3960 N WALDRON RD	09/25/24	\$60,000	\$78,200	130.33	\$8,858	\$51,142	\$151,642	0.337	400
09 016 200 006 16 6 1	3960 N WALDRON RD	01/17/25	\$190,000	\$78,200	41.16	\$8,858	\$181,142	\$151,642	1.195	400
09 016 400 008 16 6 1	3300 N WALDRON RD	07/19/24	\$280,000	\$128,200	45.79	\$24,141	\$255,859	\$235,920	1.085	400
09 017 200 005 17 6 1	10835 HOXIE RD	09/29/23	\$570,000	\$0	0.00	\$20,682	\$549,318	\$221,578	2.479	100
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09 021 400 008 21 6 1	2376 N WALDRON RD	07/23/24	\$220,000	\$104,700	47.59	\$28,442	\$191,558	\$185,489	1.033	400
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09 034 300 017 34 6 1	1991 S WALDRON RD	11/17/23	\$410,000	\$0	0.00	\$286,649	\$123,351	\$287,326	0.429	400
09 036 200 007 36 6 1	1500 S MERIDIAN RD	10/03/23	\$215,000	\$83,500	38.84	\$12,540	\$202,460	\$202,997	0.997	400
09 036 200 023 36 6 1	14538 STEWART RD	05/20/24	\$72,500	\$23,600	32.55	\$46,985	\$25,515	\$22,558	1.131	400
Totals:			\$5,540,450	\$2,119,500			\$4,058,927	\$3,839,433		
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12 004 300 033 04 7 2	5471 HUDSON RD	9/3/2024	\$125,000	\$77,700	62.16	\$13,661	\$111,339	\$194,111	0.574	'200
12 008 200 042 08 7 2	3435 PIONEER RD	8/22/2024	\$190,000	\$66,500	35.00	\$61,876	\$128,124	\$106,787	1.200	'200
006-126-160-11	47 N BROAD	6/23/2023	\$240,000	\$69,900	29.13	\$94,223	\$145,777	\$287,814	0.506	34OLD
006-126-160-22	77 N BROAD	6/21/2023	\$237,500	\$90,600	19.07	\$81,721	\$393,279	\$474,640	0.829	34OLD
006-126-162-06	27 N BROAD	6/6/2024	\$159,000	\$53,000	33.33	\$61,155	\$97,845	\$133,400	0.733	34OLD
006-222-101-01	501 W CARLETON	7/12/2024	\$1,000,000	\$712,000	71.20	\$571,364	\$428,636	\$894,580	0.479	99
006-227-236-07	49 E CARLETON	5/30/2024	\$240,000	\$120,200	50.08	\$103,979	\$136,021	\$126,142	1.078	1CFW
006-227-282-13	56 N HOWELL	1/10/2025	\$200,000	\$71,300	35.65	\$72,490	\$127,510	\$271,278	0.470	34OLD
006-227-285-24	20 N HOWELL	9/28/2023	\$165,000	\$41,900	25.39	\$65,776	\$99,224	\$232,540	0.427	34OLD
006-227-285-25	22 N HOWELL	9/25/2023	\$155,000	\$42,300	27.29	\$51,739	\$103,261	\$205,441	0.503	34OLD
006-426-302-01	62 WALDRON	2/20/2024	\$108,000	\$29,600	27.41	\$48,515	\$59,485	\$85,453	0.696	34S
01 022 100 002 22 5 4	8980 ANDERSON RD	8/9/2024	\$175,000	\$42,800	24.46	\$12,500	\$162,500	\$157,416	1.032	2001
02 004 400 040 04 5 3	11180 CONCORD RD	4/12/2023	\$170,000	\$69,400	40.82	\$12,100	\$157,900	\$196,344	0.804	009
02 004 400 043 04 5 3	11120 CONCORD RD	7/13/2023	\$1,392,800	\$172,400	12.38	\$14,980	\$1,377,820	\$1,395,221	0.988	009
04 011 400 003 11 5 1	13990 E CHICAGO RD	4/19/2024	\$580,000	\$152,220	28.72	\$164,531	\$365,469	\$352,829	1.036	12
04 012 300 031 12 5 1	14247 E CHICAGO RD	12/20/2023	\$350,000	\$110,980	31.71	\$24,601	\$325,399	\$535,588	0.608	12
05 016 100 009 16 6 4	8651 W CHICAGO RD	10/29/2024	\$290,000	\$225,300	77.69	\$57,722	\$232,278	\$404,204	0.575	COMM
05 017 200 024 17 6 4	9247 W CHICAGO RD	2/22/2024	\$480,000	\$165,500	34.48	\$28,540	\$451,460	\$483,337	0.934	COMM
06 015 200 022 15 6 3	3700 N HILLSDALE RD	7/11/2024	\$150,000	\$56,600	37.73	\$84,000	\$66,000	\$74,873	0.881	200
07 029 400 003 29 6 3	3031 W BACON RD	7/17/2024	\$235,000	\$14,500	75.06	\$0	\$19,317	\$32,389	0.596	200
07 220 001 044	1456 HUDSON RD	10/29/2024	\$450,000	\$328,800	73.07	\$146,781	\$303,219	\$676,533	0.448	200
11 001 400 009 01 7 3	2860 HUDSON RD	3/19/2024	\$245,000	\$80,600	32.90	\$34,088	\$210,912	\$177,338	1.189	2001
13 045 001 004	9008 E MARKET ST	10/11/2023	\$75,000	\$55,500	74.00	\$1,656	\$73,344	\$115,555	0.635	COM
17 065 001 084	101 S MAIN ST	9/13/2024	\$41,000	\$15,800	38.54	\$0	\$41,000	\$48,849	0.839	200
17 065 001 170	108 N MAIN ST	6/30/2023	\$50,000	\$24,700	49.40	\$545	\$49,455	\$87,503	0.565	200
19 040 001 080	413 N CHICAGO ST	8/16/2024	\$105,000	\$74,000	70.48	\$14,350	\$90,650	\$161,267	0.562	L-COM
19 040 001 171	111 MARSHALL ST	10/23/2023	\$67,000	\$29,800	44.48	\$8,120	\$58,880	\$82,340	0.715	L-COM
19 040 001 172	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 176	115 MARSHALL ST	12/4/2023	\$140,000	\$56,600	40.43	\$12,805	\$127,195	\$140,441	0.906	L-COM
19 040 001 552	102 JONESVILLE ST	8/18/2023	\$85,000	\$40,900	48.12	\$22,026	\$62,974	\$81,853	0.769	L-COM
21 060 001 158	310 NORTH ST	5/31/2023	\$245,000	\$70,500	28.78	\$26,700	\$218,300	\$238,699	0.915	200
12 190 001 011	4454 S PITTSFORD RD	9/12/2024	\$145,000	\$85,200	58.76	\$64,167	\$80,833	\$143,158	0.565	'200
12 205 010 001 04 7 2	5489 MONROE ST	1/15/2025	\$30,000	\$19,900	72.26	\$1,482	\$26,057	\$54,103	0.482	'200
Totals:			\$8,460,300	\$3,323,600			\$6,458,658	\$8,792,466		
					Sale. Ratio =>	39.43	E.C.F. =>		0.735	
					Std. Dev. =>	18.57	Ave. E.C.F. =>		0.741	