City of Hazel Park

NBHD	2 Year Sale Count	Total Assement of all Sales	Total Sale Price of all Sales	2 Year Ratio of all Sales	Total Bldg. Residual of all Sales	Total Cost Manual $ of all Sales	2022 Calculated Nbhd ECF	2022 ECF	2021 ECF
FPC	3	$196,960	$436,950	45.08%	$375,832	$459,054	0.819	0.725	0.725
KRP	0							1.000	N/A
R33	41	$1,732,400	$3,479,405	49.79%	$2,675,493	$3,119,374	0.858	0.853	0.845
R34	48	$2,371,440	$4,778,602	49.63%	$3,776,287	$4,652,356	0.812	0.804	0.825
R35	2	$149,730	$335,000	44.70%	$224,878	$344,229	0.653	0.550	0.524
R-4	24	$1,182,740	$2,484,200	47.61%	$1,909,923	$2,040,114	0.936	0.878	0.833
R-5	42	$2,190,330	$4,451,800	49.20%	$3,457,604	$4,070,238	0.849	0.832	0.821
R-6	23	$1,457,010	$2,966,339	49.12%	$2,450,303	$2,606,438	0.940	0.920	0.903
R-7	10	$437,530	$891,000	49.11%	$658,309	$805,975	0.817	0.797	0.774
R-8	10	$417,180	$834,500	49.99%	$565,484	$720,173	0.785	0.785	0.787
R-9	15	$582,270	$1,180,152	49.34%	$856,333	$1,064,168	0.805	0.790	0.814
		$10,717,590	**$21,837,948**						
		2 Year Sale Ratio:	**49.08%**						

2 Year Sale Study

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
28-25-26-477-009	23068 BERDENO AVE	5/1/2020	$100,000	$40,570	40.57	$79,116	$75,591	1.047	1,252	$63.19	56.55	Bungalow
28-25-36-451-009	1226 E BERNHARD AVE	2/5/2021	$229,900	$93,820	40.81	$212,383	$211,592	1.004	1,464	$145.07	78.58	Colonial/2Sty
28-25-36-407-003	1420 E MADGE AVE	1/6/2020	$75,000	$30,660	40.88	$57,990	$55,108	1.052	686	$84.53	44.83	Bungalow
28-25-36-232-002	1712 E GOULSON AVE	11/17/2020	$84,000	$34,350	40.89	$68,939	$62,887	1.096	860	$80.16	51.47	Bungalow
28-25-36-255-014	1312 E MEYERS AVE	11/1/2019	$75,000	$30,730	40.97	$55,722	$49,449	1.127	951	$58.59	12.11	Bungalow
28-25-36-128-028	530 E WOODRUFF AVE	6/21/2019	$94,900	$38,970	41.06	$77,929	$71,487	1.090	946	$82.38	52.63	Ranch
28-25-36-253-002	1114 E HARRY AVE	3/28/2020	$95,000	$39,350	41.42	$78,106	$72,445	1.078	944	$82.74	90.82	Bungalow
28-25-36-133-027	1033 E PEARL AVE	2/26/2021	$110,000	$45,710	41.55	$86,029	$79,069	1.088	1,066	$80.70	89.94	Ranch
28-25-26-414-040	467 W SONOMA AVE	4/11/2019	$104,000	$43,330	41.66	$72,416	$69,115	1.048	815	$88.85	2.16	Bungalow
28-25-36-151-027	313 E JARVIS AVE	9/3/2020	$87,000	$36,470	41.92	$70,105	$65,701	1.067	1,084	$64.67	77.12	Colonial/2Sty
28-25-26-460-008	23074 POWELL AVE	6/21/2019	$124,000	$51,990	41.93	$105,546	$107,311	0.984	1,377	$76.65	8.58	Colonial/2Sty
28-25-36-481-022	1761 E GEORGE AVE	6/19/2020	$220,000	$92,320	41.96	$202,379	$207,724	0.974	1,447	$139.86	31.31	Colonial/2Sty
28-25-36-279-001	1704 E JARVIS AVE	6/18/2019	$76,000	$31,920	42.00	$57,271	$52,891	1.083	629	$91.05	20.15	Bungalow
28-25-26-433-020	46 MANATEE AVE	4/17/2019	$77,000	$32,460	42.16	$58,294	$57,992	1.005	889	$65.57	105.05	Bungalow
28-25-36-351-046	439 E MILTON AVE	4/3/2020	$125,000	$52,890	42.31	$105,000	$106,680	0.984	1,404	$74.79	11.33	Ranch
28-25-36-203-033	1233 E PEARL AVE	6/18/2020	$225,000	$95,220	42.32	$193,476	$186,310	1.038	1,393	$138.89	28.21	Colonial/2Sty
28-25-35-233-027	58 W PEARL AVE	11/5/2020	$85,000	$36,010	42.36	$61,241	$61,488	0.996	1,076	$56.92	10.69	Ranch
28-25-36-278-057	1520 E JARVIS AVE	8/19/2019	$77,200	$32,750	42.42	$55,347	$51,171	1.082	683	$81.04	28.77	Ranch
28-25-25-254-002	24019 VANCE AVE	10/2/2020	$144,000	$61,100	42.43	$122,882	$139,423	0.881	1,035	$118.73	88.14	Ranch
28-25-35-404-055	340 W EVELYN AVE	5/31/2019	$150,540	$63,940	42.47	$132,810	$139,420	0.953	1,406	$94.46	153.16	Colonial/2Sty
28-25-36-281-020	1747 E GRANET AVE	12/13/2019	$85,100	$36,170	42.50	$68,207	$65,004	1.049	918	$74.30	7.43	Bungalow
28-25-36-379-014	20805 S CHRYSLER	1/29/2020	$49,000	$20,840	42.53	$36,641	$36,473	1.005	715	$51.25	10.39	Bungalow
28-25-35-210-019	307 W ROBERT AVE	6/21/2019	$85,000	$36,160	42.54	$60,054	$60,358	0.995	733	$81.93	81.05	Ranch
28-25-36-156-009	568 E HARRY AVE	1/21/2020	$90,000	$38,370	42.63	$72,512	$69,471	1.044	1,144	$63.38	109.54	Bungalow
28-25-25-157-008	560 E ANNABELLE AVE	11/11/2019	$90,000	$38,400	42.67	$68,036	$62,457	1.089	731	$93.07	108.93	Bungalow
28-25-26-453-023	23327 STAUBER AVE	7/27/2020	$166,000	$70,900	42.71	$136,171	$140,481	0.969	1,345	$101.24	13.35	Ranch
28-25-36-355-054	423 E GEORGE AVE	8/5/2020	$157,000	$67,080	42.73	$140,577	$146,437	0.960	1,344	$104.60	38.98	Colonial/2Sty
28-25-36-282-034	1463 E MEYERS AVE	1/10/2020	$89,200	$38,140	42.76	$72,210	$69,513	1.039	911	$79.26	31.10	Bungalow
28-25-36-451-035	1309 E MILTON AVE	9/6/2019	$97,000	$41,500	42.78	$69,980	$69,617	1.005	984	$71.12	7.78	Bungalow
28-25-25-310-019	23320 REYNOLDS AVE	8/29/2019	$90,000	$38,560	42.84	$70,809	$69,627	1.017	737	$96.08	76.66	Bungalow
28-25-36-430-017	1723 E EVELYN AVE	6/25/2020	$94,000	$40,290	42.86	$77,372	$79,549	0.973	1,070	$72.31	12.36	Ranch
28-25-25-151-017	152 E MAPLEDALE AVE	8/2/2019	$126,500	$54,230	42.87	$97,646	$90,666	1.077	1,476	$66.16	107.70	Colonial/2Sty
28-25-25-102-029	143 E BRICKLEY AVE	7/22/2020	$115,000	$49,330	42.90	$94,119	$88,575	1.063	1,152	$81.70	106.26	Bungalow
28-25-35-428-025	122 W MAXLOW AVE	9/9/2019	$95,000	$40,920	43.07	$74,004	$77,014	0.961	715	$103.50	63.62	Ranch
28-25-35-278-022	110 W HARRY AVE	11/27/2019	$75,000	$32,330	43.11	$51,241	$52,113	0.983	744	$68.87	24.53	Ranch
28-25-25-179-017	935 E BROWNING AVE	10/29/2019	$155,000	$66,950	43.19	$134,264	$128,890	1.042	1,520	$88.33	104.17	Ranch
28-25-26-281-035	44 W GARFIELD AVE	3/19/2021	$94,000	$40,640	43.23	$73,147	$65,671	1.114	979	$74.72	59.56	Bungalow
28-25-25-332-002	23456 TAWAS AVE	12/11/2019	$90,000	$38,920	43.24	$71,223	$71,000	1.003	984	$72.38	102.64	Ranch
28-25-25-134-012	1008 E COY AVE	4/15/2019	$69,900	$30,290	43.33	$49,020	$45,221	1.084	744	$65.89	45.87	Bungalow
28-25-25-103-015	102 E BRICKLEY AVE	2/11/2021	$98,000	$42,550	43.42	$75,619	$71,439	1.059	851	$88.86	105.85	Ranch
28-25-25-335-043	23320 COUZENS AVE	4/18/2019	$171,000	$74,270	43.43	$138,115	$139,017	0.994	1,389	$99.43	55.22	BiLevel
28-25-25-451-034	23029 HOOVER AVE	3/13/2020	$85,000	$36,920	43.44	$65,364	$65,151	1.003	708	$92.32	120.98	Ranch
28-25-36-354-002	508 E MILTON AVE	1/3/2020	$138,000	$59,980	43.46	$120,000	$126,813	0.946	1,598	$75.09	13.99	Other
28-25-25-103-036	145 E COY AVE	9/14/2020	$185,000	$80,590	43.56	$164,119	$159,800	1.027	1,548	$106.02	102.70	Colonial/2Sty
28-25-25-332-001	23464 TAWAS AVE	8/26/2019	$128,000	$55,780	43.58	$109,232	$111,530	0.979	1,536	$71.11	70.09	Colonial/2Sty
28-25-26-276-029	464 W GARFIELD AVE	12/6/2019	$214,900	$93,830	43.66	$191,877	$178,947	1.072	1,633	$117.50	7.56	Colonial/2Sty
28-25-25-476-007	23114 CROSSLEY AVE	4/19/2019	$105,000	$45,870	43.69	$84,875	$86,069	0.986	1,201	$70.67	80.85	Bungalow
28-25-25-103-033	119 E COY AVE	4/12/2019	$110,000	$48,060	43.69	$89,119	$85,695	1.040	1,159	$76.89	2.60	Bungalow
28-25-25-153-005	62 ANDRESEN CT	8/3/2020	$80,000	$35,030	43.79	$52,432	$48,405	1.083	891	$58.85	108.32	Bungalow
28-25-36-405-013	1308 E ELZA	12/2/2020	$75,200	$33,010	43.90	$58,572	$61,423	0.954	1,270	$46.12	44.81	Bungalow
28-25-36-229-018	1636 E OTIS AVE	7/16/2020	$155,000	$68,200	44.00	$103,971	$155,205	0.670	1,904	$54.61	158.71	Ranch
28-25-25-351-005	23161 CARLISLE AVE	9/3/2019	$80,000	$35,260	44.08	$56,662	$56,708	0.999	884	$64.10	49.30	Ranch
28-25-35-478-052	49 W HAYES AVE	3/15/2021	$97,500	$43,060	44.16	$77,250	$83,367	0.927	1,477	$52.30	5.59	SingleFamily
28-25-35-276-007	109 W PEARL AVE	11/21/2019	$140,000	$61,830	44.16	$116,241	$127,252	0.913	1,154	$100.73	31.51	SingleFamily
28-25-36-253-003	1122 E HARRY AVE	7/20/2020	$73,000	$32,290	44.23	$56,106	$55,893	1.004	894	$62.76	80.69	Bungalow
28-25-36-102-032	329 E GOULSON AVE	2/10/2020	$92,150	$40,770	44.24	$75,179	$75,693	0.993	983	$76.48	110.40	Bungalow
28-25-26-282-005	141 W GARFIELD AVE	8/28/2020	$189,000	$83,630	44.25	$168,212	$159,215	1.057	1,405	$119.72	17.61	Colonial/2Sty
28-25-36-282-014	1528 E GRANET	6/18/2020	$75,000	$33,210	44.28	$58,107	$58,070	1.001	1,254	$46.34	91.75	Bungalow
28-25-36-477-029	1421 E GEORGE AVE	4/16/2020	$68,700	$30,460	44.34	$52,488	$55,614	0.944	905	$58.00	3.05	Ranch
28-25-25-254-011	24001 VANCE AVE	2/26/2020	$150,500	$67,000	44.52	$130,500	$157,254	0.830	1,300	$100.38	82.99	Ranch
28-25-36-478-013	1512 E GEORGE AVE	9/11/2020	$85,000	$37,850	44.53	$62,891	$66,660	0.943	727	$86.51	32.41	Bungalow
28-25-26-255-041	543 W ANNABELLE AVE	10/22/2019	$191,000	$85,100	44.55	$165,140	$156,882	1.053	1,373	$120.28	123.96	Colonial/2Sty
28-25-26-234-005	143 W COY AVE	3/26/2021	$75,000	$33,430	44.57	$50,305	$45,833	1.098	701	$71.76	109.76	Ranch
28-25-25-104-034	94 E COY AVE	6/16/2020	$95,000	$42,410	44.64	$58,861	$55,444	1.062	733	$80.30	106.16	Ranch
28-25-25-453-042	23051 CROSSLEY AVE	10/8/2019	$111,900	$49,970	44.66	$88,121	$91,538	0.963	1,183	$74.49	56.35	Ranch
28-25-36-330-008	752 E ELZA AVE	4/26/2019	$80,500	$35,950	44.66	$63,911	$68,787	0.929	906	$70.54	9.92	Ranch
28-25-36-301-031	353 E MADGE AVE	3/25/2020	$80,000	$35,730	44.66	$62,475	$67,077	0.931	1,191	$52.46	27.41	Bungalow
28-25-36-158-022	621 E MEYERS AVE	12/18/2020	$77,000	$34,440	44.73	$60,106	$60,936	0.986	922	$65.19	86.05	Bungalow
28-25-25-477-040	23041 DAVEY AVE	12/4/2020	$239,900	$107,400	44.77	$216,769	$230,363	0.941	1,560	$138.95	81.63	Colonial/2Sty
28-25-25-328-004	23818 VASSAR AVE	12/7/2020	$234,900	$105,210	44.79	$216,107	$230,316	0.938	1,560	$138.53	93.83	Colonial/2Sty
28-25-36-129-005	942 E WOODRUFF AVE	2/25/2021	$138,200	$61,930	44.81	$110,624	$112,887	0.980	1,291	$85.69	123.37	Ranch
28-25-25-401-043	23777 HOOVER AVE	10/24/2019	$60,000	$27,000	45.00	$41,121	$42,208	0.974	821	$50.09	18.05	Bungalow
28-25-35-408-047	431 W MAXLOW AVE	2/28/2020	$87,000	$39,180	45.03	$59,006	$63,754	0.926	735	$80.28	59.94	Bungalow
28-25-25-135-003	920 E SHEVLIN AVE	5/31/2019	$125,000	$56,380	45.10	$104,641	$105,251	0.994	1,235	$84.73	71.52	Ranch
28-25-25-310-010	23392 REYNOLDS AVE	11/13/2019	$151,000	$68,280	45.22	$132,121	$141,431	0.934	1,605	$82.32	13.18	Colonial/2Sty
28-25-25-333-033	23312 VASSAR AVE	12/16/2020	$219,900	$99,460	45.23	$184,672	$196,752	0.939	2,259	$81.75	93.86	Other
28-25-36-377-004	21014 CALEDONIA AVE	7/12/2019	$83,000	$37,560	45.25	$63,781	$69,522	0.917	771	$82.73	1.05	Ranch
28-25-36-202-019	22685 MAPLE CT	8/19/2020	$180,000	$81,530	45.29	$120,907	$189,024	0.640	1,821	$66.40	82.88	Ranch
28-25-25-334-017	23328 CAYUGA AVE	12/30/2019	$185,000	$83,910	45.36	$166,207	$179,117	0.928	1,542	$107.79	75.65	Colonial/2Sty
28-25-35-208-041	415 W OTIS AVE	2/24/2020	$75,000	$34,040	45.39	$47,151	$51,245	0.920	728	$64.77	65.08	Bungalow
28-25-25-477-041	23033 DAVEY AVE	12/7/2020	$234,900	$106,670	45.41	$211,769	$228,609	0.926	1,542	$137.33	60.24	Colonial/2Sty
28-25-36-303-036	341 E EVELYN AVE	11/18/2019	$145,500	$66,170	45.48	$126,837	$141,386	0.897	1,348	$94.09	14.96	Ranch
28-25-36-332-018	1003 E EVELYN	11/1/2019	$75,000	$34,160	45.55	$59,655	$65,901	0.905	1,032	$57.81	48.99	Ranch
28-25-36-451-012	1300 E BERNHARD AVE	1/3/2020	$77,792	$35,460	45.58	$61,164	$67,539	0.906	1,024	$59.73	14.10	Bungalow
28-25-26-278-012	420 W MOREHOUSE	7/13/2020	$68,000	$31,060	45.68	$47,312	$45,035	1.051	753	$62.83	9.59	Ranch
28-25-25-427-028	23751 VANCE AVE	3/8/2021	$50,000	$22,870	45.74	$31,676	$32,962	0.961	591	$53.60	96.10	Bungalow
28-25-25-128-053	584 E BRICKLEY AVE	7/23/2019	$135,000	$61,760	45.75	$107,875	$109,793	0.983	1,218	$88.57	98.25	Ranch
28-25-25-332-011	23384 TAWAS AVE	1/29/2021	$58,000	$26,610	45.88	$38,858	$40,960	0.949	750	$51.81	94.87	Bungalow
28-25-25-153-033	141 E ANNABELLE AVE	9/22/2019	$155,000	$71,320	46.01	$132,734	$137,103	0.968	1,276	$104.02	96.81	Colonial/2Sty
28-25-36-481-021	1755 E GEORGE AVE	3/10/2020	$199,000	$91,570	46.02	$182,372	$207,113	0.881	1,452	$125.60	4.03	Colonial/2Sty
28-25-25-309-036	23337 REYNOLDS AVE	2/21/2020	$75,000	$34,570	46.09	$56,567	$60,936	0.928	845	$66.94	92.83	Bungalow
28-25-36-428-002	1530 E EVELYN AVE	8/20/2019	$88,000	$40,610	46.15	$71,675	$80,720	0.888	957	$74.90	9.53	Ranch
28-25-36-481-018	1721 E GEORGE AVE	8/19/2020	$199,900	$92,510	46.28	$183,272	$209,447	0.875	1,440	$127.27	19.20	Colonial/2Sty
28-25-25-331-016	23344 HAZELWOOD AVE	7/26/2019	$223,400	$103,460	46.31	$204,521	$226,010	0.905	1,564	$130.77	32.77	Colonial/2Sty
28-25-36-432-017	1715 E MILTON AVE	2/26/2021	$105,000	$48,690	46.37	$87,125	$98,893	0.881	1,126	$77.38	87.06	Bungalow
28-25-35-476-034	80 W MILTON AVE	9/12/2019	$73,500	$34,100	46.39	$55,496	$63,541	0.873	979	$56.69	111.15	Ranch
28-25-25-306-018	23457 CARLISLE AVE	5/22/2019	$148,000	$68,830	46.51	$128,447	$141,951	0.905	1,906	$67.39	130.82	Colonial/2Sty
28-25-26-459-039	23115 POWELL AVE	10/6/2020	$75,000	$34,900	46.53	$45,171	$50,152	0.901	948	$47.65	43.27	Ranch
28-25-25-477-030	23059 DAVEY	12/21/2020	$85,000	$39,570	46.55	$61,525	$66,913	0.919	786	$78.28	14.97	Bungalow
28-25-25-103-046	103 E COY AVE	3/30/2020	$71,000	$33,150	46.69	$47,509	$48,754	0.974	672	$70.70	97.45	SingleFamily
28-25-25-305-039	23739 HAZELWOOD AVE	11/11/2019	$90,000	$42,070	46.74	$56,963	$61,419	0.927	972	$58.60	92.74	Bungalow
28-25-26-285-012	77 W ANNABELLE AVE	10/16/2019	$96,539	$45,230	46.85	$75,563	$75,523	1.001	1,203	$62.81	121.31	Bungalow

Parcel Number	Street Address	Sale Date	Sale Price	Cur. Asmnt.	Ratio	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	Dev. by Mean (%)	Building Style
28-25-25-128-052	576 E BRICKLEY AVE	6/14/2019	$127,500	$59,740	46.85	$102,965	$108,129	0.952	1,218	$84.54	95.22	Ranch
28-25-36-432-025	1777 E MILTON AVE	4/24/2019	$68,000	$32,020	47.09	$51,372	$58,971	0.871	728	$70.57	14.46	Ranch
28-25-26-282-028	108 W BROWNING AVE	8/28/2020	$255,000	$120,080	47.09	$234,264	$238,496	0.982	1,673	$140.03	110.95	Colonial/2Sty
28-25-35-208-042	428 W ROBERT AVE	6/12/2019	$82,500	$38,850	47.09	$54,829	$63,718	0.860	854	$64.20	43.78	Bungalow
28-25-25-377-001	23160 TAWAS AVE	7/24/2019	$90,000	$42,430	47.14	$68,353	$75,978	0.900	818	$83.56	110.47	Ranch
28-25-36-130-063	604 E OTIS AVE	1/25/2021	$100,000	$47,180	47.18	$76,665	$83,253	0.921	1,032	$74.29	9.37	Ranch
28-25-26-281-019	31 W MAPLEDALE AVE	7/30/2020	$126,500	$59,720	47.21	$105,133	$106,603	0.986	1,422	$73.93	50.60	Bungalow
28-25-26-453-021	23345 STAUBER AVE	8/9/2019	$75,000	$35,410	47.21	$56,644	$65,821	0.861	1,046	$54.15	97.77	Bungalow
28-25-36-451-033	1333 E MILTON AVE	10/18/2019	$175,000	$82,790	47.31	$154,215	$180,082	0.856	1,782	$86.54	18.24	Colonial/2Sty
28-25-35-458-053	327 W GEORGE AVE	8/1/2019	$80,000	$37,920	47.40	$53,613	$62,597	0.856	923	$58.09	112.45	Ranch
28-25-36-285-006	1744 E MEYERS AVE	9/3/2019	$128,000	$60,680	47.41	$108,195	$119,054	0.909	1,226	$88.25	9.70	Ranch
28-25-26-276-030	462 W GARFIELD AVE	6/28/2019	$186,000	$88,420	47.54	$162,110	$166,245	0.975	1,424	$113.84	104.10	Colonial/2Sty
28-25-35-456-023	470 W GEORGE AVE	8/1/2019	$95,000	$45,250	47.63	$65,839	$77,638	0.848	1,405	$46.86	39.12	Bungalow
28-25-36-478-018	1558 E GEORGE AVE	9/14/2020	$70,000	$33,370	47.67	$53,372	$62,323	0.856	693	$77.02	23.70	Bungalow
28-25-26-255-001	585 W ANNABELLE AVE	10/1/2019	$175,000	$83,670	47.81	$149,140	$153,773	0.970	1,494	$99.83	64.22	Colonial/2Sty
28-25-36-403-003	1126 E EVELYN AVE	3/6/2020	$105,000	$50,260	47.87	$87,542	$103,303	0.847	1,621	$54.00	22.81	SingleFamily
28-25-35-479-067	106 W MUIR AVE	11/18/2020	$68,000	$32,630	47.99	$43,250	$51,289	0.843	672	$64.36	17.13	Bungalow
28-25-35-210-040	430 W PEARL AVE	6/6/2019	$120,000	$57,680	48.07	$75,689	$90,513	0.836	1,385	$54.65	123.02	Ranch
28-25-36-154-028	645 E HARRY AVE	5/11/2020	$94,000	$45,250	48.14	$76,842	$85,970	0.894	979	$78.49	61.90	Ranch
28-25-25-254-009	24009 VANCE AVE	7/20/2020	$142,450	$68,860	48.34	$122,450	$162,377	0.754	1,308	$93.62	75.41	Ranch
28-25-36-431-026	1759 E ELZA AVE	1/27/2020	$112,500	$54,420	48.37	$68,824	$81,050	0.849	997	$69.03	17.74	Bungalow
28-25-26-277-022	412 W BROWNING AVE	3/11/2020	$77,000	$37,330	48.48	$56,264	$58,623	0.960	781	$72.04	104.45	Bungalow
28-25-25-432-024	23449 VANCE AVE	5/8/2019	$55,000	$26,670	48.49	$37,391	$42,951	0.871	720	$51.93	32.92	Bungalow
28-25-36-158-014	515 E MEYERS AVE	1/16/2021	$100,000	$48,910	48.91	$77,634	$88,445	0.878	1,179	$65.85	94.69	Bungalow
28-25-25-334-043	23364 CAYUGA AVE	4/22/2019	$105,000	$51,410	48.96	$74,400	$86,797	0.857	1,398	$53.22	66.90	Bungalow
28-25-25-104-009	76 E COY AVE	4/15/2019	$71,000	$34,960	49.24	$50,119	$55,859	0.897	877	$57.15	63.15	Bungalow
28-25-35-430-042	46 W BERNHARD AVE	1/9/2020	$87,000	$42,930	49.34	$61,339	$76,191	0.805	1,437	$42.69	135.79	Bungalow
28-25-25-430-020	23720 MELVILLE AVE	8/31/2020	$118,000	$58,280	49.39	$87,310	$103,210	0.846	1,407	$62.05	39.60	Ranch
28-25-36-427-012	1642 E MADGE AVE	2/16/2021	$93,110	$46,170	49.59	$70,921	$87,245	0.813	1,325	$53.53	108.35	Ranch
28-25-36-202-013	1304 E GOULSON AVE	11/22/2019	$65,000	$32,300	49.69	$46,185	$53,672	0.861	696	$66.36	126.47	Bungalow
28-25-36-407-017	1429 E EVELYN AVE	9/13/2019	$75,000	$37,290	49.72	$58,788	$72,598	0.810	1,198	$49.07	11.03	Bungalow
28-25-36-357-055	304 E GEORGE AVE	12/7/2020	$155,000	$77,300	49.87	$133,400	$165,424	0.806	1,522	$87.65	107.57	Colonial/2Sty
28-25-25-104-018	152 E COY AVE	6/18/2019	$109,000	$54,570	50.06	$76,603	$87,405	0.876	1,082	$70.80	87.64	Bungalow
28-25-26-281-004	147 W MAPLEDALE AVE	8/16/2019	$100,000	$50,120	50.12	$76,941	$83,895	0.917	886	$86.84	12.52	Bungalow
28-25-36-308-017	533 E ELZA AVE	1/14/2021	$70,000	$35,120	50.17	$57,558	$71,887	0.801	1,031	$55.83	133.85	Bungalow
28-25-26-284-015	53 W MOREHOUSE AVE	11/18/2020	$175,000	$87,830	50.19	$154,312	$168,441	0.916	1,973	$78.21	85.16	Colonial/2Sty
28-25-26-279-003	429 W MOREHOUSE	9/16/2019	$64,000	$32,160	50.25	$43,312	$47,415	0.913	781	$55.46	8.88	Ranch
28-25-36-454-003	1124 E GEORGE AVE	3/2/2020	$120,000	$60,590	50.49	$101,803	$128,080	0.795	2,023	$50.32	19.51	SingleFamily
28-25-35-452-060	353 W BERNHARD AVE	3/29/2021	$77,112	$38,950	50.51	$44,452	$57,254	0.776	852	$52.17	143.86	Bungalow
28-25-36-228-024	1620 E GOULSON AVE	3/20/2020	$120,000	$60,720	50.60	$94,790	$112,814	0.840	1,689	$56.12	82.32	Ranch
28-25-26-426-006	425 W WOODWARD HEIGHTS BLVD	8/28/2019	$65,000	$33,050	50.85	$45,754	$50,933	0.898	730	$62.68	40.85	Bungalow
28-25-36-358-031	557 E MUIR AVE	8/5/2019	$79,000	$40,300	51.01	$56,190	$71,884	0.782	1,268	$44.31	6.58	Bungalow
28-25-36-281-021	1755 E GRANET AVE	10/23/2020	$144,000	$73,570	51.09	$127,107	$152,685	0.832	1,566	$81.17	86.70	Colonial/2Sty
28-25-26-281-037	26 W GARFIELD AVE	8/23/2019	$220,000	$112,780	51.26	$199,118	$222,475	0.895	1,564	$127.31	143.75	Colonial/2Sty
28-25-36-103-013	304 E GOULSON AVE	12/4/2020	$75,000	$38,950	51.93	$57,295	$70,578	0.812	1,113	$51.48	47.83	SingleFamily
28-25-36-157-041	39 E MEYERS AVE	3/26/2020	$137,000	$71,280	52.03	$114,825	$141,127	0.814	1,700	$67.54	50.70	Bungalow
28-25-26-235-014	71 W SHEVLIN AVE	2/21/2020	$224,000	$116,620	52.06	$202,990	$230,682	0.880	1,556	$130.46	40.03	Colonial/2Sty
28-25-26-234-054	47 W COY AVE	6/21/2019	$105,000	$54,790	52.18	$75,681	$87,235	0.868	1,290	$58.67	14.70	Bungalow
28-25-25-451-015	23044 HARDING AVE	4/29/2019	$60,000	$31,570	52.62	$40,364	$52,294	0.772	738	$54.69	124.89	Bungalow
28-25-25-479-007	23106 MELVILLE	3/26/2021	$87,000	$45,990	52.86	$54,298	$71,250	0.762	1,209	$44.91	76.21	Bungalow
28-25-36-427-005	1564 E MADGE AVE	3/26/2020	$47,000	$24,850	52.87	$30,372	$41,129	0.738	613	$49.55	17.47	Ranch
28-25-25-478-022	23119 MELVILLE AVE	2/13/2020	$66,500	$35,180	52.90	$46,375	$60,377	0.768	1,062	$43.67	111.27	SingleFamily
28-25-36-431-048	21440 MERRILL AVE	10/16/2020	$110,000	$58,390	53.08	$87,268	$116,973	0.746	1,134	$76.96	3.76	Ranch
28-25-25-176-015	629 E GARFIELD AVE	7/24/2019	$79,900	$42,460	53.14	$53,637	$66,817	0.803	728	$73.68	117.89	Bungalow
28-25-35-427-043	89 W MADGE AVE	3/11/2020	$73,000	$38,830	53.19	$47,943	$66,584	0.720	988	$48.53	16.61	Ranch
28-25-25-102-014	134 E MAHAN AVE	11/20/2019	$179,900	$95,830	53.27	$159,019	$194,505	0.818	1,689	$94.15	81.76	Colonial/2Sty
28-25-25-304-035	23741 REYNOLDS AVE	12/13/2019	$150,000	$80,760	53.84	$131,636	$172,056	0.765	1,521	$86.55	76.51	Colonial/2Sty
28-25-25-431-014	23361 CROSSLEY AVE	8/20/2020	$65,000	$35,360	54.40	$43,435	$59,085	0.735	1,021	$42.54	105.15	Bungalow
28-25-36-285-013	1828 E MEYERS	3/8/2021	$55,000	$29,930	54.42	$34,415	$46,041	0.747	720	$47.80	47.72	Bungalow
28-25-25-428-032	23721 DAVEY AVE	5/16/2019	$65,000	$35,430	54.51	$44,526	$60,548	0.735	747	$59.61	125.32	Ranch
28-25-25-330-029	23773 HARDING AVE	3/8/2021	$70,000	$38,460	54.94	$51,121	$69,752	0.733	1,048	$48.78	73.29	Bungalow
28-25-36-183-013	1036 E HARRY AVE	11/15/2019	$75,000	$41,320	55.09	$58,106	$77,082	0.754	1,130	$51.42	137.13	Ranch
28-25-26-234-031	84 W SHEVLIN AVE	12/17/2020	$60,500	$33,440	55.27	$40,104	$50,515	0.794	861	$46.58	177.73	Bungalow
28-25-36-130-041	661 E ROBERT AVE	8/6/2019	$65,000	$36,500	56.15	$45,929	$63,213	0.727	928	$49.49	115.55	Bungalow
28-25-26-282-006	133 W GARFIELD AVE	5/9/2019	$86,900	$48,960	56.34	$66,112	$83,835	0.789	1,106	$59.78	9.75	Ranch
28-25-36-452-014	1308 E MILTON AVE	10/9/2019	$48,500	$27,350	56.39	$31,872	$47,364	0.673	800	$39.84	2.20	Bungalow
28-25-25-105-027	111 E MAPLEDALE AVE	6/20/2019	$66,000	$37,390	56.65	$37,289	$52,472	0.711	799	$46.67	71.07	Bungalow
28-25-36-310-033	21221 CALEDONIA AVE	7/7/2020	$71,000	$40,460	56.99	$45,876	$69,391	0.661	1,116	$41.11	78.43	Bungalow
28-25-25-303-020	23704 EASTERLING AVE	5/7/2020	$63,000	$35,950	57.06	$41,658	$60,760	0.686	955	$43.62	68.56	Bungalow
28-25-25-176-011	700 E MAPLEDALE AVE	8/19/2020	$92,500	$53,070	57.37	$69,232	$94,395	0.733	1,102	$62.82	73.34	Ranch
28-25-36-184-033	721 E MEYERS AVE	8/22/2019	$50,000	$28,800	57.60	$22,547	$35,348	0.638	541	$41.68	66.52	Bungalow
28-25-36-284-011	1504 E MEYERS AVE	11/11/2020	$60,000	$34,590	57.65	$39,733	$57,347	0.693	1,194	$33.28	87.56	Bungalow
28-25-36-232-015	1832 E GOULSON AVE	3/4/2021	$87,500	$50,550	57.77	$66,648	$94,072	0.708	935	$71.28	86.85	Bungalow
28-25-25-479-011	23078 MELVILLE AVE	7/6/2020	$65,000	$37,670	57.95	$43,324	$64,496	0.672	934	$46.39	118.58	Bungalow
28-25-36-432-007	1776 E ELZA AVE	4/19/2019	$85,000	$49,300	58.00	$34,051	$59,257	0.575	1,137	$29.95	15.19	Other
28-25-25-127-027	555 E BRICKLEY AVE	9/11/2019	$48,000	$27,970	58.27	$26,827	$39,593	0.678	694	$38.66	67.76	Bungalow
28-25-35-427-035	62 W EVELYN AVE	10/8/2020	$39,000	$22,930	58.79	$25,003	$40,341	0.620	699	$35.77	67.44	Bungalow
28-25-25-328-049	23738 VASSAR AVE	9/5/2019	$65,000	$38,450	59.15	$38,251	$60,272	0.635	819	$46.70	59.64	Ranch
28-25-26-284-001	173 W MOREHOUSE AVE	12/20/2019	$58,000	$34,410	59.33	$33,433	$48,110	0.695	800	$41.79	107.05	Bungalow
28-25-36-333-010	966 E EVELYN AVE	5/29/2020	$63,000	$37,610	59.70	$47,655	$74,470	0.640	980	$48.63	48.37	Ranch
28-25-35-479-003	155 W GEORGE AVE	6/21/2019	$43,000	$26,150	60.81	$29,500	$49,116	0.601	717	$41.14	142.19	Bungalow
28-25-36-309-042	434 E ELZA AVE	4/21/2020	$135,000	$82,100	60.81	$107,167	$169,609	0.632	1,250	$85.73	179.64	Colonial/2Sty
28-25-25-435-002	23456 MELVILLE AVE	10/29/2020	$50,000	$30,440	60.88	$31,677	$51,144	0.619	728	$43.51	90.94	Bungalow
28-25-25-103-011	70 E BRICKLEY AVE	3/5/2021	$60,000	$36,800	61.33	$39,119	$60,035	0.652	720	$54.33	65.16	Bungalow
28-25-25-330-005	23816 COUZENS AVE	8/9/2019	$55,500	$34,520	62.20	$36,621	$60,294	0.607	863	$42.43	107.29	Ranch
28-25-36-131-012	1004 E OTIS AVE	2/9/2021	$71,000	$44,260	62.34	$54,030	$83,875	0.644	1,072	$50.40	111.74	Bungalow
28-25-36-284-017	1552 E MEYERS AVE	7/31/2020	$55,000	$34,700	63.09	$34,941	$57,851	0.604	728	$48.00	66.87	Ranch
28-25-25-451-024	23109 HOOVER AVE	1/30/2021	$80,000	$50,980	63.73	$60,364	$98,958	0.610	1,016	$59.41	61.00	Ranch
28-25-36-227-048	1597 E GOULSON AVE	6/3/2020	$70,905	$45,330	63.93	$46,780	$77,994	0.600	982	$47.64	96.87	Bungalow
28-25-35-479-030	128 W MUIR AVE	2/24/2021	$50,000	$31,990	63.98	$36,325	$63,687	0.570	789	$46.04	152.68	Bungalow
28-25-35-282-024	90 W MEYERS AVE	3/19/2021	$47,000	$30,110	64.06	$23,241	$46,436	0.500	831	$27.97	86.31	Bungalow
28-25-26-435-017	56 ORCHARD AVE	3/2/2020	$45,000	$28,950	64.33	$25,085	$47,650	0.526	736	$34.08	146.21	Bungalow
28-25-36-454-010	1224 E GEORGE AVE	9/10/2019	$60,000	$38,640	64.40	$43,372	$75,430	0.575	1,314	$33.01	21.55	Bungalow
28-25-36-358-003	532 E GEORGE AVE	2/11/2021	$60,000	$38,860	64.77	$37,756	$69,005	0.547	1,049	$35.99	128.53	Bungalow
28-25-36-285-012	1820 E MEYERS AVE	10/13/2020	$47,500	$30,840	64.93	$27,614	$48,985	0.564	1,004	$27.50	182.82	Ranch
28-25-36-432-037	1722 E ELZA AVE	6/17/2019	$155,000	$103,340	66.67	$116,965	$209,752	0.558	2,358	$49.60	35.12	Contemporary
28-25-36-453-036	1107 E GEORGE AVE	11/2/2020	$59,000	$39,470	66.90	$27,748	$59,305	0.468	1,196	$23.20	14.21	Ranch
28-25-36-156-013	640 E HARRY AVE	5/27/2020	$65,000	$43,800	67.38	$48,106	$82,889	0.580	967	$49.75	150.38	Ranch
28-25-35-458-046	326 W MUIR AVE	6/5/2019	$64,500	$43,490	67.43	$50,503	$92,375	0.547	1,304	$38.73	133.32	Colonial/2Sty
28-25-36-278-040	1529 E HARRY AVE	8/4/2020	$45,000	$30,550	67.89	$25,950	$49,285	0.527	711	$36.50	186.54	Ranch
28-25-36-356-036	537 E GEORGE AVE	10/8/2020	$67,000	$45,830	68.40	$37,969	$77,899	0.487	1,374	$27.63	131.64	Bungalow
28-25-35-283-009	91 W MEYERS AVE	10/30/2019	$65,000	$45,570	70.11	$40,112	$84,405	0.475	994	$40.35	176.57	Ranch
28-25-25-376-028	23091 TAWAS AVE	10/16/2019	$50,900	$35,950	70.63	$32,021	$63,738	0.502	1,104	$29.00	87.68	Bungalow
28-25-36-357-026	47 E MUIR AVE	10/3/2019	$39,000	$28,380	72.77	$21,000	$48,204	0.436	848	$24.76	56.82	Bungalow
28-25-26-433-017	70 MANATEE AVE	9/26/2019	$65,000	$47,520	73.11	$46,294	$95,787	0.483	866	$53.46	122.88	Bungalow
28-25-25-102-027	125 E BRICKLEY AVE	10/18/2019	$40,000	$29,500	73.75	$19,119	$43,413	0.440	709	$26.97	44.04	Bungalow
28-25-36-309-040	356 E ELZA AVE	10/25/2019	$48,000	$35,530	74.02	$18,969	$52,270	0.363	889	$21.34	44.35	Bungalow
28-25-35-233-028	48 W PEARL AVE	2/23/2021	$60,000	$44,600	74.33	$35,685	$82,645	0.432	944	$37.80	100.27	Ranch
28-25-36-281-017	1715 E GRANET AVE	7/30/2020	$55,000	$41,470	75.40	$38,107	$77,423	0.492	941	$40.50	18.11	Bungalow
28-25-25-333-021	23401 CAYUGA AVE	9/16/2019	$75,000	$56,630	75.51	$54,360	$111,317	0.488	1,008	$53.93	142.81	Ranch
28-25-25-251-009	1209 E WOODWARD HEIGHTS BLVD	6/19/2019	$100,000	$76,740	76.74	$8,395	$74,369	0.113	861	$9.75	157.42	Bungalow
28-25-36-229-041	1521 E PEARL AVE	5/7/2020	$40,750	$34,180	83.88	$23,855	$60,324	0.395	967	$24.67	199.65	Bungalow
28-25-26-253-024	564 W BROWNING AVE	11/23/2020	$60,000	$50,710	84.52	$34,079	$82,060	0.415	1,055	$32.30	152.88	Bungalow
28-25-26-460-030	23058 POWELL AVE	11/8/2019	$60,000	$51,500	85.83	$33,572	$96,075	0.349	904	$37.14	145.47	Bungalow
28-25-36-357-023	436 E GEORGE	10/25/2019	$61,000	$52,590	86.21	$35,722	$99,373	0.359	1,156	$30.90	51.56	Bungalow
28-25-36-277-014	1836 E PEARL AVE	11/9/2020	$30,000	$25,950	86.50	$13,219	$41,171	0.321	535	24.7084	116.9911744	Ranch
			$21,837,948	**$10,717,590**		**$16,950,446**	**$19,882,119**					
				Sale Ratio:	**49.08%**	**ECF:**	**0.853**		**ECF Std. Deviatio**	**0.191**	**Coeffeciant of Var.:**	**85.86**
				Std. Deviation:	**9.919**	**Avg. ECF:**	**0.838**		**Avg. Variance:**	**71.95**		