

City of Huntington Woods

Table with columns: NBHD, 2 Year Sale Count, Total Assessment 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 Nhbhd ECF

Table with columns: 2022 Used ECF, 2021 Actual ECF

2 Year Sale Ratio: 49.90%

2 Year Sale Study

Main table with columns: 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

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
32-25-20-327-009	12710 VERNON AVE	6/30/2020	\$1,100,001	\$519,570	47.23	\$816,297	\$640,204	1.275	3,337	\$244.62	21.14	Ranch
32-25-20-328-006	12911 VERNON AVE	7/7/2020	\$650,000	\$294,340	45.28	\$367,871	\$259,796	1.416	3,020	\$121.81	65.39	Colonial/2Sty
32-25-20-327-004	12758 VERNON AVE	7/22/2020	\$350,000	\$194,260	55.50	\$155,542	\$164,464	0.946	2,045	\$76.06	80.51	Colonial/2Sty
32-25-20-332-010	25316 SHERWOOD DR	8/4/2020	\$865,000	\$469,620	54.29	\$502,419	\$488,694	1.028	3,406	\$147.51	165.87	Colonial/2Sty
32-25-20-304-018	13105 VERNON AVE	8/10/2020	\$585,000	\$262,320	44.84	\$406,787	\$293,585	1.386	2,184	\$186.26	17.22	Colonial/2Sty
32-25-20-352-003	13149 BALFOUR AVE	10/30/2020	\$355,000	\$161,980	45.63	\$178,986	\$125,372	1.428	1,301	\$137.58	3.94	Bungalow
32-25-20-306-012	13152 LUDLOW AVE	3/23/2021	\$380,000	\$171,370	45.10	\$193,488	\$132,393	1.461	1,566	\$123.56	146.15	Colonial/2Sty
32-25-20-355-032	13300 WALES AVE	11/12/2019	\$324,000	\$160,340	49.49	\$190,642	\$151,071	1.262	2,093	\$91.09	35.40	Bungalow
32-25-20-379-011	25128 PARKWOOD DR	7/23/2020	\$446,000	\$195,730	43.89	\$324,618	\$217,812	1.490	2,076	\$156.37	22.96	Colonial/2Sty
32-25-20-376-018	12914 WALES AVE	9/18/2020	\$365,000	\$232,530	63.71	\$213,432	\$252,819	0.844	2,789	\$76.53	184.25	Bungalow
32-25-20-333-024	25403 SCOTIA RD	9/9/2020	\$415,000	\$255,220	61.50	\$231,400	\$258,370	0.896	2,424	\$95.46	28.81	Bungalow
			\$93,899,201	\$46,851,790		\$51,655,640	\$41,236,730					
				Sale Ratio:	49.90%	ECF:	1.253	ECF Std. Deviation:	0.304	Coefficient of Var.:	59.54	
				Std. Deviation:	6.006	Avg. ECF:	1.276	Avg. Variance:	75.95			