

LAND SALE FOR 2025 STUDY PERIOD (4/1/2022 - 03/31/2024) WITH ADDITIONAL SALES

Sec.	ECF Nbrhd	Land Table	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Other Parcels in Sale	Net Acreage	Comments	Class	SQ Ft	Adj. Sale \$/SF	
1	R0150	SEC 1 ACREAGE	22-01-100-002	41295 FOURTEEN MILE	10/14/22	\$625,000		5.000		402	217,800	\$2.87	
	R0202	EAST LAKE RESIDENTIAL	22-02-177-037	30551 NOVI RD	06/27/22	\$280,000		3.053		402	132,989	\$2.11	
	R0204	CENAQUA SHORES	22-02-332-015	vac PARAMOUNT	12/15/20	\$50,000		0.572	SELLER DID SITE WORK/READY TO BUILD	402	24,916	\$2.01	
	R0204	CENAQUA SHORES	22-02-359-017	1728.5 PARAMOUNT	10/13/23	\$40,000		0.092	Vacant	402	4,008	\$9.98	
	R0204	CENAQUA SHORES	22-02-379-015	1585 PARAMOUNT	07/31/20	\$33,000		0.542	Vacant	401	23,610	\$1.40	
2	R0204	CENAQUA SHORES	22-02-380-013	216 MONTICELLO	08/10/20	\$48,000		0.207	new construction home	401	9,017	\$5.32	
	R0230	SEC 2 LAKEFRONT	22-02-326-001	vac E LAKE DR	08/01/24	\$125,000		0.013	Lake Pad (549 SF); purchased by homeowner across street	402	566	\$220.74	
	R0230	SEC 2 LAKEFRONT and					22-02-356-003		One lot on lake, three across st from lake; all vacant except old 1940 house (861 SF) valued at \$100k	402			
	R0240	SEC 2 E SIDE - OFFLAKE	22-02-354-002	1815 E LAKE DR	08/16/22	\$550,000	22-02-356-004	0.217			401	9,453	\$58.19
	R0240	SEC 2 E SIDE - OFFLAKE	22-02-357-011	1717 EAST LAKE	05/23/19	\$190,000	22-02-356-005						
	R0240	SEC 2 E SIDE - OFFLAKE	22-02-357-011	1717 EAST LAKE	05/23/19	\$190,000	22-02-355-023	0.130	one lake pad and one across the street	402	5,663	\$33.55	
	R0302	SEC 3 S SIDE-RES	22-03-453-019	vac OWENTON	03/02/21	\$30,000		0.789	LARGE LOW AND WET AREA	402	34,369	\$0.87	
	R0302	SEC 3 S SIDE-RES	22-03-331-007	130 BUFFINGTON	12/17/24	\$86,000		0.122	Spoke to owner, planning to build	28.36% increase = 1.96% increase per mo	402	5,314	\$16.18
	R0302	SEC 3 S SIDE-RES	22-03-331-007	130 BUFFINGTON	09/29/23	\$67,000		0.122	water & sewer @ street	402	5,314	\$12.61	
3	R0302	SEC 3 S SIDE-RES	22-03-453-008	119 MAUDLIN	08/24/20	\$63,500		0.163	GOOD SALE VACANT	402	7,100	\$8.94	
	R0341	SEC 3 S SIDE-OFF LAKE	22-03-327-004	vac S LAKE DR	01/28/20	\$85,000		0.080	lake pad only- small	402	3,485	\$24.39	
	R0341	SEC 3 S SIDE-OFF LAKE	22-03-476-006	vac S LAKE DR	07/02/20	\$79,900		0.046	lake pad only- small	402	2,004	\$39.88	
	R0341	SEC 3 S SIDE-OFF LAKE	22-03-478-003	vac S LAKE DR	07/02/19	\$285,000	22-03-476-013	0.169	INC 476-013, lake pad which has only 14 ft on lake	402	7,362	\$38.71	
	R0421	WESTPARK PLACE OCCP 1706	22-04-451-023	29900 MARTELL	04/01/22	\$159,000		0.410	Vacant	402	17,860	\$8.90	
	R0421	WESTPARK PLACE OCCP 1706	22-04-451-024	vac MARTELL CT	05/22/24	\$165,000		0.480	Vacant	402	20,909	\$7.89	
4	R0421	WESTPARK PLACE OCCP 1706	22-04-451-026	29930 BRUSH PARK	08/06/21	\$150,000		0.430	new home constructed	407	18,731	\$8.01	
	R0421	WESTPARK PLACE OCCP 1706	22-04-451-028	29906 BRUSH PARK	10/14/21	\$159,000		0.410	new home constructed	407	17,860	\$8.90	
	R0450	SEC 4 ACREAGE	22-04-429-025	vac S LAKE DR	09/20/22	\$37,500		1.050	Vacant	402	45,738	\$0.82	
	R1030	SHAWOOD - LAKE	22-10-228-017	vac SHAWOOD	12/22/20	\$85,000		0.248	w&s at street	lakefront	402	10,803	\$7.87
10	R1030	SHAWOOD - LAKE	22-10-228-018	2474 SHAWOOD	12/22/20	\$115,000		0.253	new home constructed	lakefront	401	11,021	\$10.43
	R1050	SEC 10 ACREAGE	22-10-251-004	44000 W 12 1/2 MILE	11/04/22	\$575,000		5.000	Non-habitable home included (Demoed)	402	217,800	\$2.64	
11	R1101	SEC 11 RESIDENTIAL	22-11-101-002	vac WAINWRIGHT	05/17/19	\$119,000		0.690	LAKEVIEW	402	30,056	\$3.96	
12	R1201	SUMMIT/WILDWOOD/SPRING	22-12-351-046	28015 SUMMIT	08/27/20	\$225,000		1.950	near M-5	well, sewer at street	84,942	\$2.65	
	R1501	MARY'S ORCHARD	22-15-377-009	vac ELEVEN MILE	02/03/21	\$94,000		0.459			19,994	\$4.70	
15	R1550	SEC 15 ACREAGE	22-15-151-004	27510 TAFT	07/08/24	\$199,900		2.750	Vacant		119,790	\$1.67	
	R1551	SEC 15 S/I-96	22-15-351-038	44900 ELEVEN MILE	10/21/20	\$145,000		0.710	well needed, sewer	17.89% increase = 1.28% increase per mo	30,928	\$4.69	
	R1551	SEC 15 S/I-96	22-15-351-038	44900 ELEVEN MILE	08/02/19	\$123,000		0.710	L/C Fulfillment L/C 55053-455	402	30,928	\$3.98	
	R1551	SEC 15 S/I-96	22-15-351-050	vac ELEVEN MILE	06/23/22	\$97,000		0.610	fronts taft and 11 mile, w ROW	402	26,572	\$3.65	
	R2050	SEC 20 ACREAGE	22-20-100-015	49195 W 11 MILE Road	06/14/24	\$170,000		1.117	Non-habitable home included (Demoed)		48,657	\$3.49	
20	R2050	SEC 20 ACREAGE	22-20-301-023	24847 DINSEER	02/19/21	\$160,000		0.712	well, sept needed	land increase 17.8% /yr	31,015	\$5.16	
	R2050	SEC 20 ACREAGE	22-20-301-023	24847 DINSEER	05/22/19	\$122,000		0.712	24847 Dinser- built a house that sold for \$848,760 - 18.8% land to building ratio	402	31,015	\$3.93	
	R2050	SEC 20 ACREAGE	22-20-376-049	24366 DINSEER	12/14/20	\$250,000		1.790	6.72% inc/yr same parcel		77,972	\$3.21	
21	R2101	PIONEER MEADOWS	22-21-101-026	25762 BECK	03/26/21	\$44,000		0.275	10% land increase in just over a year/busy rd/built a 2300 sf house		11,979	\$3.67	

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22	R2203	MUNRO	22-22-100-004	44963 ELEVEN MILE RD	09/08/23	\$190,000		1.530	Vacant - sold twice (2021/2023)	65.22% increase = 2.1% increase per mo	402	66,647	\$2.85	
	R2203	MUNRO	22-22-100-004	44963 ELEVEN MILE RD	01/25/21	\$115,000		1.530			402	66,647	\$1.73	
	R2203	MUNRO	22-22-100-007	vac ELEVEN MILE	12/19/22	\$160,000		1.530			402	66,647	\$2.40	
	R2203	MUNRO	22-22-100-030	25555 DANYAS WAY	10/08/19	\$380,000		0.530		Pulte sold for \$578,000; 3,189 sf house		402	23,087	\$16.46
	R2203	MUNRO	22-22-100-031	25556 DANYAS WAY	04/13/20	\$240,000		2.880	no building yet	inferior frontage/access		402	125,453	\$1.91
	R2205	SALOW'S WALNUT HILLS	22-22-302-001	24998 GLENDA	09/15/20	\$75,000		0.480	READY TO BUILD, NEEDS GRINDER SEWERAGE PUMP			402	20,909	\$3.59
R2705	BROOKLAND FARMS	22-27-476-004	43546 COTTISFORD	06/02/22	\$235,000			1.054			402	45,912	\$5.12	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-003	22447 MONTEBELLO	12/18/23	\$250,000			0.300	Vacant		402	13,068	\$19.13	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-009	22519 MONTEBELLO	12/14/20	\$289,900			0.300	New construction home	8.37% increase = 1.05% increase per mo	402	13,068	\$22.18	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-009	22519 MONTEBELLO	04/14/20	\$267,500			0.300			402	13,068	\$20.47	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-014	22585 MONTEBELLO	06/24/22	\$350,000			0.450	new construction home	25% increase = 1.67% increase per mo	402	19,602	\$17.86	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-014	22585 MONTEBELLO	03/15/21	\$280,000			0.450			402	19,602	\$14.28	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-021	22652 MONTEBELLO	06/03/20	\$359,900			0.470	new construction home		402	20,473	\$17.58	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-025	22580 MONTEBELLO	02/07/20	\$350,000			0.370	new construction home		402	16,117	\$21.72	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-030	22478 MONTEBELLO	11/16/23	\$250,000			0.340	New construction home (buyer is	6.28% decrease = 0.35% decrease per mo	407	14,810	\$16.88	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-030	22478 MONTEBELLO	05/09/22	\$266,750			0.340	original seller, made 11% profit)	3.87% decrease = 0.16% decrease per mo	402	14,810	\$18.01	
R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-030	22478 MONTEBELLO	04/14/20	\$277,500			0.340			402	14,810	\$18.74	
R2750	SEC 27 ACREAGE	22-27-200-010 22-27-200-012	23675 NOVI RD	04/30/22	\$500,000			9.000	Multi parcel sale, included older D-class home		401 402	392,040	\$1.28	
R2750	SEC 27 ACREAGE	22-27-476-039	43488 COTTISFORD	06/20/23	\$250,000			1.080	Vacant		402	47,045	\$5.31	
R2750	SEC 27 ACREAGE	22-27-476-040	22683 NOVI RD	04/08/24	\$308,000			0.410	New construction home	105.33% increase = 4.05% increase per mo	402	17,860	\$17.25	
R2750	SEC 27 ACREAGE	22-27-476-040	22683 NOVI RD	02/04/22	\$150,000			0.410			402	17,860	\$8.40	
R2750	SEC 27 ACREAGE	22-27-476-040 22-27-476-041 22-27-476-042	22683 NOVI RD 22649 NOVI RD 22615 NOVI RD	01/12/24	\$348,000	22-27-476-041 22-27-476-042		1.890	Multi parcel sale	(Permits pulled for new construction homes on all three parcels)	402	82,328	\$4.23	
R2750	SEC 27 ACREAGE	22-27-476-041	22649 NOVI RD	02/04/22	\$150,000			0.410	Permit pulled for new construction home		402	17,860	\$8.40	
R2806	AUTUMN PARK	22-28-327-022	46115 WHITE PINES	04/17/20	\$194,000			0.378	pond view		402	16,466	\$11.78	
R2850	SEC 28 ACREAGE	22-28-101-023	vac TRAFALGAR CT	04/30/21	\$210,000			1.140	split into 2 parcels; 2 new homes	42.67% increase = 1.64% increase per mo	402	49,658	\$4.23	
R2850	SEC 28 ACREAGE	22-28-101-023	vac TRAFALGAR CT	03/08/19	\$150,000			1.140	marketed as 2 lot potential	water, sewer	402	49,658	\$3.02	
R2950	TEN MILE ACREAGE	22-29-126-011	vac TEN MILE	09/08/21	\$214,000			1.870			402	81,457	\$2.63	
R2951	BECK RD ACREAGE	22-29-276-009	vac BECK RD	03/25/22	\$249,000	22-29-278-006		6.800	Vacant (purchased by City)	lots were listed separately for \$125k and \$200k	402			
R3021	EVERGREEN ESTATES	22-30-451-001	50140 NINE MILE	11/29/22	\$218,000			1.000			402	43,560	\$5.00	
R3021	EVERGREEN ESTATES	22-30-451-002	22535 EVERGREEN	10/18/22	\$225,000			1.000			407	43,560	\$5.17	
R3021	EVERGREEN ESTATES	22-30-451-003	22585 EVERGREEN	05/03/21	225000			1.050			407	45,738	\$4.92	
R3021	EVERGREEN ESTATES	22-30-451-005	22685 EVERGREEN	05/13/21	240000			1.100			402	47,916	\$5.01	
R3022	TERRA OCCP 2282	22-29-326-042	49374 VILLA CT	08/07/24	\$450,000			0.320	New construction home		407	13,939	\$32.28	
R3022	TERRA OCCP 2282	22-29-326-043	49362 VILLA CT	06/14/22	\$365,000			0.260	new construction home	Backs preserve	407	11,326	\$32.23	
R3022	TERRA OCCP 2282	22-29-326-044	49350 VILLA CT	11/07/24	\$395,000			0.300	Vacant		402	13,068	\$30.23	
R3022	TERRA OCCP 2282	22-29-326-045	49326 VILLA CT	03/20/23	\$365,000			0.300	new construction home	Backs preserve	407	13,068	\$27.93	
R3022	TERRA OCCP 2282	22-29-326-048	49290 VILLA CT	01/26/23	\$370,000			0.320	new construction home	Backs preserve	407	13,939	\$26.54	
R3022	TERRA OCCP 2282	22-29-326-053	49327 VILLA CT	08/12/24	\$265,000			0.250	New construction home		407	10,890	\$24.33	
R3022	TERRA OCCP 2282	22-30-402-003	49489 VILLA DR	05/20/21	\$215,000			0.310	new construction home		407	13,504	\$15.92	

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30	R3022	TERRA OCCP 2282	22-30-402-004	49575 VILLA DR	09/01/21	\$215,000		0.290	new construction home		407	12,632	\$17.02
	R3022	TERRA OCCP 2282	22-30-402-005	49587 VILLA DR	07/02/21	\$215,000		0.260	new construction home		407	11,326	\$18.98
	R3022	TERRA OCCP 2282	22-30-402-008	49634 VILLA DR	06/29/21	\$365,000		0.270	new construction home	deluxe basement	407	11,761	\$31.03
	R3022	TERRA OCCP 2282	22-30-402-009	49622 VILLA DR	05/27/21	\$285,000		0.230	new construction home	deluxe basement	407	10,019	\$28.45
	R3022	TERRA OCCP 2282	22-30-402-010	49610 VILLA DR	12/16/21	\$315,000		0.240	new construction home		407	10,454	\$30.13
	R3022	TERRA OCCP 2282	22-30-402-013	49576 VILLA DR	11/19/20	\$250,000		0.250	new construction home	deluxe basement	407	10,890	\$22.96
	R3022	TERRA OCCP 2282	22-30-402-014	49564 VILLA DR	02/19/21	\$350,000		0.370	new construction home	deluxe basement	407	16,117	\$21.72
	R3022	TERRA OCCP 2282	22-30-402-015	49554 VILLA DR	04/15/21	\$390,000		0.390	new construction home	deluxe basement	407	16,988	\$22.96
	R3022	TERRA OCCP 2282	22-30-402-016	49542 VILLA DR	02/02/21	\$320,000		0.320	new construction home	deluxe basement	407	13,939	\$22.96
	R3022	TERRA OCCP 2282	22-30-402-018	49518 VILLA DR	09/26/23	\$375,000		0.300	New construction home		407	13,068	\$28.70
	R3022	TERRA OCCP 2282	22-30-402-019	49506 VILLA DR	10/27/21	\$490,000		0.580	new construction home	deluxe basement	407	25,265	\$19.39
	R3050	SEC 30 ACREAGE	22-30-100-012	23980 NAPIER	02/22/21	\$90,000			1.160	needs well, septic		402	50,530
R3050	SEC 30 ACREAGE	22-30-300-007	vac NINE MILE	10/22/21	\$300,000			2.630	Flag lot, sits back from 9 Mile		402	114,563	\$2.62
R3050	SEC 30 ACREAGE	22-30-401-019	50330 NINE MILE	11/23/22	\$340,000			1.610			402	70,132	\$4.85
R3050	SEC 30 ACREAGE	22-30-476-003	49825 NINE MILE	06/17/21	\$260,500			2.110			402	91,912	\$2.83
31	R3102	PARK PLACE	22-31-103-011	22220 HILLSIDE CT	05/16/22	\$279,900		1.031	New construction home		401	44,910	\$6.23
	R3102	PARK PLACE	22-31-151-002	51311 PARK PLACE	02/12/21	\$200,000		1.000	New construction home		401	43,560	\$4.59
	R3121	CHAMBERLIN CROSSINGS #2130	22-31-104-001	51321 CHAMBERLIN	02/28/20	\$120,000		0.700	Lot size does not include GCE/2ND IN SUB/BACKS ITC PARK		407	30,492	\$3.94
	R3150	SEC 31 ACREAGE	22-31-400-007	vac BALLANTYNE	10/06/21	\$3,895,000		50.850	divided into 41 unit condo development - all complete; sold for an avg of \$1.5 mill/ea		407	2,215,026	\$1.76
32	R3222	TUSCANY RESERVE	22-32-376-058	48819 BAROLA Court	02/10/22	\$295,000		0.530	New construction home		407	23,087	\$12.78
	R3223	CASA LOMA #2125	22-32-201-004	47685 CASA LOMA	03/20/20	\$369,900		0.766	New construction home		407	33,367	\$11.09
	R3223	CASA LOMA #2125	22-32-201-010	47540 CASA LOMA CT	12/10/20	\$369,900		0.798	New construction home		407	34,761	\$10.64
	R3224	DUNHILL PARK OCCP 2161	22-32-402-027	47679 WALES	04/29/22	\$245,000		0.400	New construction home		407	17,424	\$14.06
	R3250	SEC 32 ACREAGE	22-32-100-022	vac GARFIELD	04/15/22	\$195,000		1.000	purchased by neighbor on adj parcel		402	43,560	\$4.48
	R3250	SEC 32 ACREAGE	22-32-400-017	48080 EIGHT MILE	02/14/22	\$675,000		3.030	DEMO HOUSE - new construction 6,100+ sf home		401	131,987	\$5.11
	R3250	SEC 32 ACREAGE	22-32-400-027	vac EIGHT MILE	09/02/22	\$240,000		1.030	vacant		402	44,867	\$5.35
33	R3350	SEC 33 ACREAGE	22-33-100-013	22190 BECK	07/26/23	\$100,000		0.190	Vacant (purchased by City)	185.71% increase = 4.47% increase per mo	402	8,276	\$12.08
	R3350	SEC 33 ACREAGE	22-33-100-013	22190 BECK	02/07/20	\$35,000		0.190	buildable non-conforming across from bellagio		402	8,276	\$4.23
	R3350	SEC 33 ACREAGE	22-33-100-023	22168 BECK	07/26/23	\$170,000		1.000	New construction home		401	43,560	\$3.90
	R3350	SEC 33 ACREAGE	22-33-200-031	NINE MILE	08/22/24	\$250,000		2.150	Vacant		402	93,654	\$2.67
34	R3450	SEC 34 ACREAGE	22-34-276-009	21623 FENWAY	07/13/21	\$125,000		0.300			402	13,068	\$9.57
	R3450	SEC 34 ACREAGE	22-34-279-012	21855 NOVI RD	09/10/21	\$73,000		0.300			402	13,068	\$5.59
	R3450	SEC 34 ACREAGE	22-34-279-012	21855 NOVI RD	01/04/19	\$162,500	22-34-279-011	0.340	ADJ PARCEL		402	14,810	\$10.97
35	R3550	SEC 35 ACREAGE	22-35-400-069	20785 MEADOWBROOK	08/09/21	\$90,000		0.600	new home constructed	12.5% increase = 0.61% increase per mo	401	26,136	\$3.44
	R3550	SEC 35 ACREAGE	22-35-400-069	20785 MEADOWBROOK	11/21/19	\$80,000		0.600			402	26,136	\$3.06
	R3550	SEC 35 ACREAGE	22-35-400-071	21111 MEADOWBROOK	09/26/22	\$145,000		0.880	new home constructed		402	38,333	\$3.78

City/Twp	Parcel Number	Street Address	Other Parcels in Sale	Zoning	Net Acreage	Sale Date	Adj. Sale \$	Comments	SQ Ft	Adj. Sale \$/SF	
Recent vacant residential sales from nearby communities.			Note: Township services typically inferior to city services.								
Commerce Twp	E-17-28-401-076	1840 LOON LAKE RD		Comm/Multi/Office/Res	2.35	06/28/24	\$151,000	corner lot, level, wooded	102,366	\$1.48	
Commerce Twp	E-17-28-401-006	1225 BENSTEIN RD		Residential	4.26	04/28/24	\$225,000	on a cul-de-sac, oversized lot, nature trails, canal	185,566	\$1.21	
Commerce Twp	E-17-15-354-016	vac N SEAGER DR		Residential	0.32	04/22/24	\$375,000		13,939	\$26.90	
Commerce Twp	E-17-01-426-011	vac MARIO ST		Residential	0.46	04/12/24	\$80,000		20,038	\$3.99	
Commerce Twp	E-17-28-126-009	vac TRANQUIL CT		Residential	1.00	01/24/24	\$120,000	cleared, dead end st, possible walkout, bay front, full view of Commerce Lake	43,560	\$2.75	
Commerce Twp	17-28-126-009	TRANQUIL CT		Residential	1.00	01/15/21	\$100,000	needs weel, septic	wooded	\$43,560	\$2.30
Commerce Twp	17-21-401-031	2605 BENSTEIN		Residential	1.94	04/01/21	\$135,000	water/sewer	needs demo/estate sale	\$84,506	\$1.60
Commerce Twp	17-19-279-003	3431 STALLION WAY		Residential	1.84	11/04/20	\$184,000	well, sewer		\$80,150	\$2.30
Farmington Hills	22-23-32-301-104	21115 PRESTWICK DR		Residential	0.46	06/03/24	\$199,900	corner of W 12 Mile Rd & Schroeder St	20,038	\$9.98	
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST		Residential	1.25	03/01/24	\$160,000		54,450	\$2.94	
Farmington Hills	22-23-08-377-011	vac W TWELVE MILE RD		Residential	1.32	07/27/23	\$32,500	listed and sold same day	57,499	\$0.57	
Farmington Hills	22-23-08-100-122	28800 HALSTED RD		Residential	3.00	12/03/24	\$375,000		130,680	\$2.87	
Farmington Hills	22-23-32-302-015	37100 WHITE TAIL CT		Res/Site Condo	0.28	10/17/24	\$183,000		12,197	\$15.00	
Farmington Hills	22-23-17-178-002	37172 HOWARD Road		Residential	0.76	09/09/24	\$120,000	cleared, possible daylight	33,106	\$3.62	
Farmington Hills	22-23-32-302-010	21091 PRESTWICK DR		Residential	0.29	08/12/24	\$180,000	irreg, poss. bsmt/walkout, wooded, many trees removed for building	12,632	\$14.25	
Farmington Hills	22-23-17-454-003	vac HARDENBURG RD		Residential	0.46	04/25/24	\$121,500		20,038	\$6.06	
Farmington Hills	22-23-32-301-105	21101 PRESTWICK CT		Residential	0.45	11/22/23	\$185,000	vacant lot for a single-family home, level	19,602	\$9.44	
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST		Residential	1.25	06/30/23	\$107,000	largest lot in the neighborhood.	54,450	\$1.97	
Farmington Hills	22-23-07-126-001	38475 THIRTEEN MILE RD		Residential	1.33	06/29/23	\$310,000		57,935	\$5.35	
Farmington Hills	22-23-17-276-022	36300 HOWARD RD		Residential	4.16	06/01/23	\$190,000		181,210	\$1.05	
Farmington Hills	22-23-17-276-022	36300 HOWARD		Residential	4.16	06/24/22	\$155,000		181,210	\$0.86	
Farmington Hills	22-23-08-351-039	28550 HALSTED RD		Residential	1.23	05/19/22	\$245,000		53,579	\$4.57	
Farmington Hills	23-33-202-043	34037 W 9 MILE		Residential	1.50	02/01/21	\$125,000	water, sewer	across from self-storage	\$65,340	\$1.91
Farmington Hills	23-33-279-049	21505 FARMINGTON RD		Residential	1.88	09/21/20	\$72,000	water, sewer, long/narrow	has garage	\$81,893	\$0.88
Livonia	022-01-0004-001	38705 EIGHT MILE RD		Residential	0.56	10/03/24	\$122,500	water and sewer are available at the street	extra deep lot, recently cleared	24,394	\$5.02
Lyon Twp	21-13-300-023	52409 HORSESHOE LANE		Residential	1.44	10/22/24	\$325,000	lake front		62,726	\$5.18
Lyon Twp	21-36-300-018	21150 Chubb Road		Residential	5.82	08/05/24	\$575,000	along 9 Mile Rd, partially wooded	water @ road, needs septic	253,519	\$2.27
Lyon Twp	21-36-400-055	51630 EIGHT MILE RD		Residential	2.76	09/07/23	\$600,000	hilly-ravine, wooded		120,226	\$4.99
Lyon Twp	21-36-200-003	vac NINE MILE RD		Residential	5.00	07/15/22	\$375,000			217,800	\$1.72
Lyon Twp	21-07-476-019	vac PONTIAC TRAIL		Residential	1.93	05/21/21	\$145,000	well, septic needed		\$84,071	\$1.72
Milford Twp	16-12-300-112	vac PINE ARBOR TRAIL		Residential	1.82	04/16/21	\$110,000	well, septic needed	split from bowling alley lot	\$79,279	\$1.39
Milford Twp	16-12-300-111	vac PINE ARBOR TRAIL		Residential	1.77	04/16/21	\$110,000	well, septic needed	split from bowling alley lot	\$77,101	\$1.43
Milford Twp	16-14-352-018	vac E DAWSON		Residential	1.69	02/18/21	\$123,000	well, septic	corner of Dawson & South Hill	\$73,616	\$1.67
Milford Twp	16-28-401-010	N SHORELINE		Residential	1.61	12/30/20	\$250,000	well, septic needed	on small lake	\$70,132	\$3.56
Milford Twp	16-12-201-002	651 BRAXWOOD PL		Residential	1.11	12/22/20	\$120,000	well, comm septic		\$48,352	\$2.48
Milford Twp	16-15-103-009	VALLEY CREST CT UNIT 9		Residential	1.57	09/30/20	\$80,000	well, septic needed, irregular		\$68,389	\$1.17

City/Twp	Parcel Number	Street Address	Other Parcels in Sale	Zoning	Net Acreage	Sale Date	Adj. Sale \$	Comments	SQ Ft	Adj. Sale \$/SF
City of Northville	48-002-02-0453-001	509 RANDOLPH ST		Residential	0.29	11/19/24	\$470,000		12,632	\$37.21
City of Northville	48-22-34-457-012	735 HORTON ST		Residential	0.24	08/15/24	\$475,000	cul-de-sac, large, wooded lot, walking distance to downtown	10,454	\$45.44
City of Northville	48-001-01-0012-000	505 ROUGE ST		Residential	0.20	07/29/24	\$475,000	walking distance to downtown	8,712	\$54.52
City of Northville	48-22-34-330-011	vac CARRINGTON DR		Residential	0.18	05/29/24	\$122,000	vacant lot for a single-family home, level	7,841	\$15.56
City of Northville	48-003-01-0339-000	357 S ROGERS ST		Residential	0.54	02/28/24	\$950,000		23,522	\$40.39
City of Northville	48-002-02-0457-007	vac RANDOLPH ST		Residential	0.50	07/20/23	\$395,000	level, recently surveyed, poss. residential structure w/ bsmt on property	21,780	\$18.14
City of Northville	48-22-34-455-015	729 GRACE ST		Comm/Res	0.26	05/11/23	\$499,000		11,326	\$44.06
Northville Twp	77-036-01-0003-000	17194 STONEBROOK DR		Residential	0.43	01/06/25	\$370,000	easement, possible daylight, wooded, includes survey/topographical map	18,731	\$19.75
Northville Twp	77-003-01-0063-000	vac FRY RD		Residential	0.82	11/26/24	\$370,000	fenced in lot, treed	35,719	\$10.36
Northville Twp	77-023-99-0016-000	51301 SEVEN MILE RD		Residential	0.90	11/15/24	\$160,000		39,204	\$4.08
Northville Twp	77-034-99-0003-703	46605 SEVEN MILE RD		Residential	1.42	04/05/24	\$500,000		61,855	\$8.08
Northville Twp	77-024-01-0010-000	50100 JONATHON CT		Residential	1.15	05/03/23	\$395,000	backs to Maybury State Park, cleared, easement, irregular, level, wooded	50,094	\$7.89
Northville Twp	77-040-99-0009-000	43536 SIX MILE RD		Residential	3.58	04/19/23	\$600,000		155,945	\$3.85
Northville Twp	77-013-01-0051-000	20087 CALDWELL ST		Residential	1.70	01/27/23	\$1,030,000	adj to public land, dead end, hilly-ravine, poss house w/ bsmt/walkout	74,052	\$13.91
Northville Twp	77-014-99-0007-000	4750 W MAIN ST		Residential	1.14	06/10/22	\$290,000	hilly-ravine, wooded, irregular, walking distance to downtown	49,658	\$5.84
Walled Lake	92-17-23-379-008	vac DECKER RD		Residential	1.96	01/15/25	\$70,000		85,378	\$0.82
Walled Lake	92-17-23-379-006	vac DECKER RD		Residential	0.23	12/04/24	\$25,000	wooded	10,019	\$2.50
Walled Lake	92-17-26-177-016	1687 BOLTON ST		Multi-Family	0.29	07/31/23	\$21,000	corner lot, level, poss. walkout, splits available, wooded, water view	12,632	\$1.66
Wixom	96-17-31-151-040	764 NISSEN		Residential	0.35	03/17/23	\$46,000	cul-de-sac, walkout lot, utilities at street, close to downtown	15,246	\$3.02
Wolverine Lake	EW-17-27-329-005	vac DUNREATH ST	17-27-329-006 17-27-329-007 17-27-329-008	Residential	0.56	09/14/23	\$25,000		24,394	\$1.02
Wolverine Lake	EW-17-27-201-008	2191 SHANKIN		Residential	0.21	07/21/23	\$390,000		9,148	\$42.63
Wolverine Lake	EW-17-27-152-005	1148 LAKEVIEW DR		Residential	0.16	04/24/23	\$359,000	water view, hilly-ravine	6,970	\$51.51

City/Twp	Parcel Number	Street Address	Other Parcels in Sale	Zoning	Net Acreage	Sale Date	Adj. Sale \$	Comments	SQ Ft	Adj. Sale \$/SF	
Recent vacant residential sales from nearby communities.			Note: Township services typically inferior to city services.								
Commerce Twp	17-28-401-076	1840 LOON LAKE RD		Comm/Multi/Office/Res	2.35	06/28/24	\$151,000	corner lot, level, wooded	102,366	\$1.48	
Commerce Twp	17-28-401-006	1225 BENSTEIN RD		Residential	4.26	04/28/24	\$225,000	on a cul-de-sac, oversized lot, nature trails, canal	185,566	\$1.21	
Commerce Twp	17-15-354-016	vac N SEAGER DR		Residential	0.32	04/22/24	\$375,000		13,939	\$26.90	
Commerce Twp	17-01-426-011	vac MARIO ST		Residential	0.46	04/12/24	\$80,000		20,038	\$3.99	
Commerce Twp	17-28-126-009	vac TRANQUIL CT		Residential	1.00	01/24/24	\$120,000	cleared, dead end st, possible walkout, bay front, full view of Commerce Lake	43,560	\$2.75	
Commerce Twp	17-28-126-009	TRANQUIL CT		Residential	1.00	01/15/21	\$100,000	needs weel, septic	wooded	\$43,560	\$2.30
Commerce Twp	17-21-401-031	2605 BENSTEIN		Residential	1.94	04/01/21	\$135,000	water/sewer	needs demo/estate sale	\$84,506	\$1.60
Commerce Twp	17-19-279-003	3431 STALLION WAY		Residential	1.84	11/04/20	\$184,000	well, sewer		\$80,150	\$2.30
Farmington Hills	22-23-32-301-104	21115 PRESTWICK DR		Residential	0.46	06/03/24	\$199,900	corner of W 12 Mile Rd & Schroeder St	20,038	\$9.98	
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST		Residential	1.25	03/01/24	\$160,000		54,450	\$2.94	
Farmington Hills	22-23-08-377-011	vac W TWELVE MILE RD		Residential	1.32	07/27/23	\$32,500	listed and sold same day	57,499	\$0.57	
Farmington Hills	22-23-08-100-122	28800 HALSTED RD		Residential	3.00	12/03/24	\$375,000		130,680	\$2.87	
Farmington Hills	22-23-32-302-015	37100 WHITE TAIL CT		Res/Site Condo	0.28	10/17/24	\$183,000		12,197	\$15.00	
Farmington Hills	22-23-17-178-002	37172 HOWARD Road		Residential	0.76	09/09/24	\$120,000	cleared, possible daylight	33,106	\$3.62	
Farmington Hills	22-23-32-302-010	21091 PRESTWICK DR		Residential	0.29	08/12/24	\$180,000	irreg, poss. bsmt/walkout, wooded, many trees removed for building	12,632	\$14.25	
Farmington Hills	22-23-17-454-003	vac HARDENBURG RD		Residential	0.46	04/25/24	\$121,500		20,038	\$6.06	
Farmington Hills	22-23-32-301-105	21101 PRESTWICK CT		Residential	0.45	11/22/23	\$185,000	vacant lot for a single-family home, level	19,602	\$9.44	
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST		Residential	1.25	06/30/23	\$107,000	largest lot in the neighborhood.	54,450	\$1.97	
Farmington Hills	22-23-07-126-001	38475 THIRTEEN MILE RD		Residential	1.33	06/29/23	\$310,000		57,935	\$5.35	
Farmington Hills	22-23-17-276-022	36300 HOWARD RD		Residential	4.16	06/01/23	\$190,000		181,210	\$1.05	
Farmington Hills	22-23-17-276-022	36300 HOWARD		Residential	4.16	06/24/22	\$155,000		181,210	\$0.86	
Farmington Hills	22-23-08-351-039	28550 HALSTED RD		Residential	1.23	05/19/22	\$245,000		53,579	\$4.57	
Farmington Hills	23-33-202-043	34037 W 9 MILE		Residential	1.50	02/01/21	\$125,000	water, sewer	across from self-storage	\$65,340	\$1.91
Farmington Hills	23-33-279-049	21505 FARMINGTON RD		Residential	1.88	09/21/20	\$72,000	water, sewer, long/narrow	has garage	\$81,893	\$0.88
Livonia	022-01-0004-001	38705 EIGHT MILE RD		Residential	0.56	10/03/24	\$122,500	water and sewer are available at the street	extra deep lot, recently cleared	24,394	\$5.02
Lyon Twp	21-13-300-023	52409 HORSESHOE LANE		Residential	1.44	10/22/24	\$325,000	lake front		62,726	\$5.18
Lyon Twp	21-36-300-018	21150 Chubb Road		Residential	5.82	08/05/24	\$575,000	along 9 Mile Rd, partially wooded	water @ road, needs septic	253,519	\$2.27
Lyon Twp	21-36-400-055	51630 EIGHT MILE RD		Residential	2.76	09/07/23	\$600,000	hilly-ravine, wooded		120,226	\$4.99
Lyon Twp	21-36-200-003	vac NINE MILE RD		Residential	5.00	07/15/22	\$375,000			217,800	\$1.72
Lyon Twp	21-07-476-019	vac PONTIAC TRAIL		Residential	1.93	05/21/21	\$145,000	well, septic needed		\$84,071	\$1.72
Milford Twp	16-12-300-112	vac PINE ARBOR TRAIL		Residential	1.82	04/16/21	\$110,000	well, septic needed	split from bowling alley lot	\$79,279	\$1.39
Milford Twp	16-12-300-111	vac PINE ARBOR TRAIL		Residential	1.77	04/16/21	\$110,000	well, septic needed	split from bowling alley lot	\$77,101	\$1.43
Milford Twp	16-14-352-018	vac E DAWSON		Residential	1.69	02/18/21	\$123,000	well, septic	corner of Dawson & South Hill	\$73,616	\$1.67
Milford Twp	16-28-401-010	N SHORELINE		Residential	1.61	12/30/20	\$250,000	well, septic needed	on small lake	\$70,132	\$3.56
Milford Twp	16-12-201-002	651 BRAXWOOD PL		Residential	1.11	12/22/20	\$120,000	well, comm septic		\$48,352	\$2.48
Milford Twp	16-15-103-009	VALLEY CREST CT UNIT 9		Residential	1.57	09/30/20	\$80,000	well, septic needed, irregular		\$68,389	\$1.17

City/Twp	Parcel Number	Street Address	Other Parcels in Sale	Zoning	Net Acreage	Sale Date	Adj. Sale \$	Comments	SQ Ft	Adj. Sale \$/SF
City of Northville	48-002-02-0453-001	509 RANDOLPH ST		Residential	0.29	11/19/24	\$470,000		12,632	\$37.21
City of Northville	48-22-34-457-012	735 HORTON ST		Residential	0.24	08/15/24	\$475,000	cul-de-sac, large, wooded lot, walking distance to downtown	10,454	\$45.44
City of Northville	48-001-01-0012-000	505 ROUGE ST		Residential	0.20	07/29/24	\$475,000	walking distance to downtown	8,712	\$54.52
City of Northville	48-22-34-330-011	vac CARRINGTON DR		Residential	0.18	05/29/24	\$122,000	vacant lot for a single-family home, level	7,841	\$15.56
City of Northville	48-003-01-0339-000	357 S ROGERS ST		Residential	0.54	02/28/24	\$950,000		23,522	\$40.39
City of Northville	48-002-02-0457-007	vac RANDOLPH ST		Residential	0.50	07/20/23	\$395,000	level, recently surveyed, poss. residential structure w/ bsmt on property	21,780	\$18.14
City of Northville	48-22-34-455-015	729 GRACE ST		Comm/Res	0.26	05/11/23	\$499,000		11,326	\$44.06
Northville Twp	77-036-01-0003-000	17194 STONEBROOK DR		Residential	0.43	01/06/25	\$370,000	easement, possible daylight, wooded, includes survey/topographical map	18,731	\$19.75
Northville Twp	77-003-01-0063-000	vac FRY RD		Residential	0.82	11/26/24	\$370,000	fenced in lot, treed	35,719	\$10.36
Northville Twp	77-023-99-0016-000	51301 SEVEN MILE RD		Residential	0.90	11/15/24	\$160,000		39,204	\$4.08
Northville Twp	77-034-99-0003-703	46605 SEVEN MILE RD		Residential	1.42	04/05/24	\$500,000		61,855	\$8.08
Northville Twp	77-024-01-0010-000	50100 JONATHON CT		Residential	1.15	05/03/23	\$395,000	backs to Maybury State Park, cleared, easement, irregular, level, wooded	50,094	\$7.89
Northville Twp	77-040-99-0009-000	43536 SIX MILE RD		Residential	3.58	04/19/23	\$600,000		155,945	\$3.85
Northville Twp	77-013-01-0051-000	20087 CALDWELL ST		Residential	1.70	01/27/23	\$1,030,000	adj to public land, dead end, hilly-ravine, poss house w/ bsmt/walkout	74,052	\$13.91
Northville Twp	77-014-99-0007-000	4750 W MAIN ST		Residential	1.14	06/10/22	\$290,000	hilly-ravine, wooded, irregular, walking distance to downtown	49,658	\$5.84
Walled Lake	92-17-23-379-008	vac DECKER RD		Residential	1.96	01/15/25	\$70,000		85,378	\$0.82
Walled Lake	92-17-23-379-006	vac DECKER RD		Residential	0.23	12/04/24	\$25,000	wooded	10,019	\$2.50
Walled Lake	92-17-26-177-016	1687 BOLTON ST		Multi-Family	0.29	07/31/23	\$21,000	corner lot, level, poss. walkout, splits available, wooded, water view	12,632	\$1.66
Wixom	96-17-31-151-040	764 NISSEN		Residential	0.35	03/17/23	\$46,000	cul-de-sac, walkout lot, utilities at street, close to downtown	15,246	\$3.02
Wolverine Lake	EW-17-27-329-005	vac DUNREATH ST	17-27-329-006 17-27-329-007 17-27-329-008	Residential	0.56	09/14/23	\$25,000		24,394	\$1.02
Wolverine Lake	EW-17-27-201-008	2191 SHANKIN		Residential	0.21	07/21/23	\$390,000		9,148	\$42.63
Wolverine Lake	EW-17-27-152-005	1148 LAKEVIEW DR		Residential	0.16	04/24/23	\$359,000	water view, hilly-ravine	6,970	\$51.51