

**NOVI LAND SALES FOR 2022 STUDY PERIOD (04/01/2019 - 03/31/2021)**

Neigh.	Land Table	Parcel Number	Street Address	Other Parcels in Sale	Net Acreage	Sale Date	Adj. Sale \$	SQ Ft	Adj. Sale \$/SF
R0204	Cenaqua Shores	50-22-02-380-013	216 MONTICELLO		0.21	08/10/20	\$48,000	9,017	\$5.32
R0204	Cenaqua Shores	50-22-02-332-015			0.57	12/15/20	\$50,000	24,916	\$2.01
								<b>mean</b>	<b>\$3.67</b>
								<b>median</b>	<b>\$3.67</b>
R0240	SEC 2 E SIDE - OFFLAKE	50-22-02-355-022		50-22-02-357-010	0.13	05/19/19	\$190,000	5,663	\$33.55
R0240	SEC 2 E SIDE - OFFLAKE	50-22-02-357-011	1717 EAST LAKE	50-22-02-355-023	0.13	05/23/19	\$190,000	5,663	\$33.55
								<b>mean</b>	<b>\$33.55</b>
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-478-003		50-22-03-476-013	0.17	07/02/19	\$285,000	9,147	\$31.16
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-327-004			0.08	01/28/20	\$85,000	3,485	\$24.39
R0341	SEC 3 S SIDE-OFF LAKE	50-22-03-476-006			0.05	07/02/20	\$79,900	2,004	\$39.88
								<b>mean</b>	<b>\$31.81</b>
								<b>median</b>	<b>\$27.77</b>
R0302	Sec 3 S Side-Res	50-22-03-331-007	130 BUFFINGTON		0.12	03/12/20	\$79,900	5,314	\$15.03
R0302	Sec 3 S Side-Res	50-22-03-453-008	119 MAUDLIN		0.16	08/24/20	\$63,500	7,100	\$8.94
								<b>mean</b>	<b>\$11.99</b>
R1030	Shawood - Lake	50-22-10-228-017			0.25	12/22/20	\$85,000	10803	\$7.87
R1030	Shawood - Lake	50-22-10-228-018			0.25	12/22/20	\$115,000	11021	\$10.43
								<b>mean</b>	<b>\$9.15</b>
R1101	SEC 11 RESIDENTIAL	50-22-11-101-002	OLD NOVI		0.69	05/17/19	\$119,000	30,056	<b>\$3.96</b>
R1201	Summit/Spring Valley/Wildwood	50-22-12-351-046	28015 SUMMIT		1.95	08/27/20	\$225,000	84,942	<b>\$2.65</b>
R1501	MARY'S ORCHARD	50-22-15-377-009	ELEVEN MILE		0.46	02/03/21	\$94,000	19,994	<b>\$4.70</b>

R1551	SEC 15 S/I-96	50-22-15-351-038	44900 ELEVEN MILE	0.71	10/21/20	\$145,000	30,928	<b>\$4.69</b>
R2050	SEC 20 ACREAGE	50-22-20-301-023	24847 DINSER	0.71	05/22/19	\$122,000	31,015	\$3.93
R2050	SEC 20 ACREAGE	50-22-20-301-023	24847 DINSER	0.71	02/19/21	\$160,000	31,015	\$5.16
R2050	SEC 20 ACREAGE	50-22-20-376-049	24366 DINSER	1.79	12/14/20	\$250,000	77,972	\$3.21
							<b>mean</b>	<b>\$4.10</b>
							<b>median</b>	<b>\$3.93</b>
R2101	Pioneer Meadows	50-22-21-101-026	25762 BECK	0.28	03/26/21	\$44,000	11,979	<b>\$3.67</b>
R2203	MUNRO	50-22-22-100-030	25555 DANYAS WAY	0.53	10/08/19	\$50,000	23,087	\$2.17
R2203	MUNRO	50-22-22-100-031	25556 DANYAS WAY	2.88	04/13/20	\$240,000	125,453	\$1.91
R2203	MUNRO	50-22-22-100-004	44963 ELEVEN MILE RD	1.53	01/25/21	\$115,000	66,647	\$1.73
							<b>mean</b>	<b>\$1.93</b>
							<b>median</b>	<b>\$1.91</b>
R2205	SALOW'S WALNUT HILLS	50-22-22-302-001	24998 GLENDA	0.48	09/15/20	\$75,000	20,909	<b>\$3.59</b>
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-003	22447 MONTEBELLO	0.30	10/09/19	\$217,270	13,068	\$16.63
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-016	22609 MONTEBELLO	0.56	10/15/19	\$285,000	24,394	\$11.68
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-025	22580 MONTEBELLO	0.37	02/07/20	\$350,000	16,117	\$21.72
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-009	22519 MONTEBELLO	0.30	04/14/20	\$267,500	13,068	\$20.47
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-030	22478 MONTEBELLO	0.34	04/14/20	\$277,500	14,810	\$18.74
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-021	22652 MONTEBELLO	0.47	06/03/20	\$359,900	20,473	\$17.58
R2722	MONTEBELLO ESTATES OCCP 2172	50-22-27-453-009	22519 MONTEBELLO	0.30	12/14/20	\$289,900	13,068	\$22.18
							<b>mean</b>	<b>\$18.43</b>
							<b>median</b>	<b>\$18.74</b>
R2850	Sec 28 Acreage	50-22-28-101-023	TEN MILE	1.14	03/08/19	\$150,000	49,658	<b>\$3.02</b>
R2806	Autumn Park	50-22-28-327-022	46115 WHITE PINES	0.38	04/17/20	\$194,000	16,466	<b>\$11.78</b>
R3050	SEC 30 ACREAGE	50-22-30-100-012	23980 NAPIER	1.16	02/22/21	\$90,000	50530	\$1.78
R3050	SEC 30 ACREAGE	50-22-30-401-019	50330 NINE MILE	1.61	06/17/19	\$170,000	70,132	\$2.42

							mean	\$2.10
R3102	PARK PLACE	50-22-31-151-002	51311 PARK PLACE	1.00	2/12/2021	\$200,000	43560	\$4.59
Rr3121	CHAMBERLIN CROSSINGS #2130	50-22-31-104-001	51321 CHAMBERLIN	0.70	02/28/20	\$120,000	30,492	\$3.94
R3223	CASA LOMA #2125	50-22-32-201-004	47685 CASA LOMA	0.77	03/20/20	\$369,900	33,367	\$11.09
R3350	Sec 33 Acreage	50-22-33-100-013	22190 BECK	0.19	02/07/20	\$35,000	8,276	\$4.23
R3550	CARRIAGE HILL	50-22-35-400-069	MEADOWBROOK	0.60	11/21/19	\$80,000	26,136	\$3.06