

City of Huntington Woods

2025 ECF Study

| NBHD    | Total Sales | Sale Price         | Assessment   | Ratio  | Used ECF |
|---------|-------------|--------------------|--------------|--------|----------|
| R-3     | 2           | \$485,000          | \$247,240    | 50.98% | 1.425    |
| R34     | 71          | \$33,165,435       | \$16,560,030 | 49.93% | 1.405    |
| R36     | 25          | \$17,276,400       | \$8,608,050  | 49.83% | 1.310    |
| R-4     | 15          | \$6,263,000        | \$3,123,070  | 49.87% | 1.505    |
| R-5     | 1           | \$1,200,000        | \$491,310    | 40.94% | 1.275    |
| R-6     | 14          | \$6,346,800        | \$3,163,620  | 49.85% | 1.515    |
| R-7     | 14          | \$9,359,150        | \$4,675,860  | 49.96% | 1.445    |
| R-8     | 2           | \$810,000          | \$352,460    | 43.51% | 1.175    |
| R-9     | 2           | \$1,209,000        | \$593,800    | 49.11% | 1.235    |
| Totals: | 146         | \$76,114,785       | \$37,815,440 |        |          |
|         |             | 2 Year Sale Ratio: | 49.68%       |        |          |

\*Sale Study Period: 4/01/2022-03/31/2024

2 Year

| Parcel Number    | Street Address       | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|----------------------|------------|----------------|-----------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 32-25-20-105-005 | 13135 W 11 MILE RD   | 5/27/2022  | 401            | 03-ARM'S LENGTH | R-3  | \$265,000   | \$128,740   | 48.58 | \$141.85  | 1,295      | Bungalow       |
| 32-25-20-205-006 | 10467 W 11 MILE RD   | 10/28/2022 | 401            | 03-ARM'S LENGTH | R-3  | \$220,000   | \$118,500   | 53.86 | \$102.64  | 1,288      | Bungalow       |
| 32-25-20-103-003 | 13349 LASALLE BLVD   | 4/1/2022   | 401            | 03-ARM'S LENGTH | R-4  | \$375,000   | \$187,100   | 49.89 | \$116.13  | 1,651      | Other          |
| 32-25-20-103-012 | 13350 BORGMAN AVE    | 7/17/2023  | 401            | 03-ARM'S LENGTH | R-4  | \$360,000   | \$184,220   | 51.17 | \$161.61  | 1,236      | Ranch          |
| 32-25-20-104-009 | 13309 BORGMAN AVE    | 9/23/2022  | 401            | 03-ARM'S LENGTH | R-4  | \$350,000   | \$196,860   | 56.25 | \$142.48  | 1,298      | Ranch          |
| 32-25-20-104-013 | 13348 TALBOT AVE     | 4/29/2022  | 401            | 03-ARM'S LENGTH | R-4  | \$390,000   | \$213,690   | 54.79 | \$137.44  | 1,496      | Bungalow       |
| 32-25-20-104-019 | 13308 TALBOT AVE     | 1/13/2023  | 401            | 03-ARM'S LENGTH | R-4  | \$410,000   | \$202,960   | 49.50 | \$144.20  | 1,490      | Bungalow       |
| 32-25-20-108-006 | 13129 BORGMAN AVE    | 12/22/2023 | 401            | 03-ARM'S LENGTH | R-4  | \$575,000   | \$284,660   | 49.51 | \$164.53  | 2,326      | Bungalow       |
| 32-25-20-108-014 | 13142 TALBOT AVE     | 11/30/2023 | 401            | 03-ARM'S LENGTH | R-4  | \$625,000   | \$292,890   | 46.86 | \$192.37  | 2,223      | Ranch          |
| 32-25-20-151-006 | 13327 TALBOT AVE     | 2/29/2024  | 401            | 03-ARM'S LENGTH | R-4  | \$440,000   | \$194,810   | 44.28 | \$176.04  | 1,586      | Bungalow       |
| 32-25-20-153-001 | 13347 NADINE AVE     | 5/31/2023  | 401            | 03-ARM'S LENGTH | R-4  | \$365,000   | \$199,340   | 54.61 | \$125.17  | 1,570      | Bungalow       |
| 32-25-20-154-003 | 26039 ALLOR AVE      | 8/18/2023  | 401            | 03-ARM'S LENGTH | R-4  | \$397,000   | \$194,020   | 48.87 | \$188.31  | 1,302      | Bungalow       |
| 32-25-20-154-004 | 26035 ALLOR AVE      | 8/17/2022  | 401            | 03-ARM'S LENGTH | R-4  | \$350,000   | \$168,680   | 48.19 | \$154.04  | 1,290      | Bungalow       |
| 32-25-20-155-009 | 26021 BERKLEY AVE    | 8/31/2022  | 401            | 03-ARM'S LENGTH | R-4  | \$410,000   | \$199,730   | 48.71 | \$184.32  | 1,342      | Bungalow       |
| 32-25-20-157-017 | 13114 NADINE AVE     | 1/6/2023   | 401            | 03-ARM'S LENGTH | R-4  | \$398,000   | \$199,050   | 50.01 | \$130.88  | 1,950      | Colonial/2Sty  |
| 32-25-20-159-020 | 13118 LINCOLN DR     | 12/15/2023 | 401            | 03-ARM'S LENGTH | R-4  | \$390,000   | \$189,140   | 48.50 | \$174.50  | 1,436      | Bungalow       |
| 32-25-20-160-005 | 13123 LINCOLN DR     | 6/8/2023   | 401            | 03-ARM'S LENGTH | R-4  | \$428,000   | \$215,920   | 50.45 | \$119.92  | 1,956      | Bungalow       |
| 32-25-20-127-007 | 12944 BORGMAN AVE    | 6/27/2022  | 401            | 03-ARM'S LENGTH | R-5  | \$1,200,000 | \$491,310   | 40.94 | \$254.66  | 3,208      | Ranch          |
| 32-25-20-305-014 | 13370 LUDLOW AVE     | 10/14/2022 | 401            | 03-ARM'S LENGTH | R-6  | \$517,000   | \$307,970   | 59.57 | \$86.32   | 2,781      | Other          |
| 32-25-20-305-022 | 13312 LUDLOW AVE     | 1/9/2024   | 401            | 03-ARM'S LENGTH | R-6  | \$713,000   | \$274,340   | 38.48 | \$255.50  | 2,074      | Colonial/2Sty  |
| 32-25-20-307-013 | 13364 BALFOUR AVE    | 3/20/2024  | 401            | 03-ARM'S LENGTH | R-6  | \$399,900   | \$214,900   | 53.74 | \$158.66  | 1,345      | Bungalow       |
| 32-25-20-307-018 | 13344 BALFOUR AVE    | 5/19/2022  | 401            | 03-ARM'S LENGTH | R-6  | \$672,500   | \$308,200   | 45.83 | \$229.70  | 1,982      | Bungalow       |
| 32-25-20-307-019 | 13340 BALFOUR AVE    | 5/3/2022   | 401            | 03-ARM'S LENGTH | R-6  | \$350,000   | \$170,230   | 48.64 | \$133.14  | 1,610      | Colonial/2Sty  |
| 32-25-20-307-024 | 13308 BALFOUR AVE    | 8/9/2022   | 401            | 03-ARM'S LENGTH | R-6  | \$380,000   | \$196,860   | 51.81 | \$166.54  | 1,439      | Ranch          |
| 32-25-20-351-002 | 13365 BALFOUR AVE    | 3/25/2024  | 401            | 03-ARM'S LENGTH | R-6  | \$485,000   | \$183,580   | 37.85 | \$215.77  | 1,462      | Bungalow       |
| 32-25-20-351-015 | 13348 WINCHESTER AVE | 5/22/2023  | 401            | 03-ARM'S LENGTH | R-6  | \$452,000   | \$291,090   | 64.40 | \$108.34  | 2,294      | Bungalow       |
| 32-25-20-351-025 | 13300 WINCHESTER AVE | 6/16/2023  | 401            | 03-ARM'S LENGTH | R-6  | \$375,000   | \$206,060   | 54.95 | \$108.74  | 1,837      | Ranch          |
| 32-25-20-353-002 | 13367 WINCHESTER AVE | 7/31/2023  | 401            | 03-ARM'S LENGTH | R-6  | \$345,000   | \$198,550   | 57.55 | \$112.82  | 1,399      | Bungalow       |

| Parcel Number    | Street Address       | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|----------------------|------------|----------------|-----------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 32-25-20-353-003 | 13365 WINCHESTER AVE | 4/6/2023   | 401            | 03-ARM'S LENGTH | R-6  | \$420,500   | \$200,660   | 47.72 | \$188.26  | 1,333      | Bungalow       |
| 32-25-20-353-026 | 13316 VICTORIA AVE   | 5/19/2022  | 401            | 03-ARM'S LENGTH | R-6  | \$400,000   | \$206,130   | 51.53 | \$114.35  | 1,485      | Bungalow       |
| 32-25-20-355-001 | 13369 VICTORIA AVE   | 2/22/2024  | 401            | 03-ARM'S LENGTH | R-6  | \$410,000   | \$209,890   | 51.19 | \$156.65  | 1,404      | Bungalow       |
| 32-25-20-355-008 | 13341 VICTORIA AVE   | 9/5/2023   | 401            | 03-ARM'S LENGTH | R-6  | \$426,900   | \$195,160   | 45.72 | \$175.72  | 1,640      | Colonial/2Sty  |
| 32-25-20-306-001 | 13155 SHERWOOD DR    | 8/4/2023   | 401            | 03-ARM'S LENGTH | R-7  | \$700,000   | \$448,990   | 64.14 | \$107.54  | 3,744      | Other          |
| 32-25-20-306-004 | 13135 SHERWOOD DR    | 5/25/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$542,000   | \$318,360   | 58.74 | \$100.19  | 2,282      | Bungalow       |
| 32-25-20-306-009 | 13107 SHERWOOD DR    | 12/15/2023 | 401            | 03-ARM'S LENGTH | R-7  | \$645,000   | \$282,090   | 43.73 | \$189.57  | 2,342      | Colonial/2Sty  |
| 32-25-20-308-020 | 13108 BALFOUR AVE    | 8/26/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$685,000   | \$311,420   | 45.46 | \$176.74  | 2,491      | Bungalow       |
| 32-25-20-327-003 | 12774 VERNON AVE     | 1/11/2024  | 401            | 03-ARM'S LENGTH | R-7  | \$540,000   | \$300,130   | 55.58 | \$95.21   | 1,890      | Colonial/2Sty  |
| 32-25-20-328-009 | 25615 PARKWOOD DR    | 10/6/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$500,000   | \$254,870   | 50.97 | \$74.62   | 3,146      | Ranch          |
| 32-25-20-328-018 | 12872 SHERWOOD DR    | 9/29/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$950,000   | \$410,040   | 43.16 | \$200.76  | 3,155      | Colonial/2Sty  |
| 32-25-20-329-009 | 25602 PARKWOOD DR    | 6/13/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$500,000   | \$236,050   | 47.21 | \$144.86  | 1,649      | Bungalow       |
| 32-25-20-330-004 | 12883 SHERWOOD DR    | 7/26/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$780,000   | \$412,220   | 52.85 | \$205.34  | 2,552      | Bungalow       |
| 32-25-20-332-001 | 25528 SHERWOOD DR    | 2/28/2024  | 401            | 03-ARM'S LENGTH | R-7  | \$1,259,000 | \$658,790   | 52.33 | \$236.17  | 3,827      | Ranch          |
| 32-25-20-352-001 | 13157 BALFOUR AVE    | 4/28/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$427,150   | \$201,330   | 47.13 | \$120.33  | 1,553      | Other          |
| 32-25-20-352-005 | 13137 BALFOUR AVE    | 6/30/2022  | 401            | 03-ARM'S LENGTH | R-7  | \$526,000   | \$233,830   | 44.45 | \$164.79  | 1,751      | Colonial/2Sty  |
| 32-25-20-352-015 | 13136 WINCHESTER AVE | 4/4/2022   | 401            | 03-ARM'S LENGTH | R-7  | \$395,000   | \$213,660   | 54.09 | \$130.31  | 1,690      | Contemporary   |
| 32-25-20-378-010 | 25217 E ROYCOURT     | 5/19/2023  | 401            | 03-ARM'S LENGTH | R-7  | \$910,000   | \$394,080   | 43.31 | \$194.78  | 2,968      | Bungalow       |
| 32-25-20-355-019 | 13368 WALES AVE      | 4/20/2022  | 401            | 03-ARM'S LENGTH | R-8  | \$280,000   | \$150,790   | 53.85 | \$92.12   | 1,402      | Bungalow       |
| 32-25-20-355-032 | 13300 WALES AVE      | 5/10/2023  | 401            | 03-ARM'S LENGTH | R-8  | \$530,000   | \$201,670   | 38.05 | \$168.51  | 2,093      | Bungalow       |
| 32-25-20-333-021 | 25421 SCOTIA RD      | 5/10/2022  | 401            | 03-ARM'S LENGTH | R-9  | \$820,000   | \$367,500   | 44.82 | \$174.64  | 3,407      | Contemporary   |
| 32-25-20-379-024 | 25109 SCOTIA RD      | 1/9/2024   | 401            | 03-ARM'S LENGTH | R-9  | \$389,000   | \$226,300   | 58.17 | \$84.91   | 1,975      | Ranch          |
| 32-25-20-130-001 | 12769 KINGSTON AVE   | 8/1/2023   | 401            | 03-ARM'S LENGTH | R34  | \$385,000   | \$219,320   | 56.97 | \$113.88  | 1,445      | Bungalow       |
| 32-25-20-130-012 | 12744 LASALLE LN     | 6/24/2022  | 401            | 03-ARM'S LENGTH | R34  | \$720,000   | \$442,340   | 61.44 | \$196.00  | 2,587      | Colonial/2Sty  |
| 32-25-20-131-004 | 12739 LASALLE LN     | 10/27/2022 | 401            | 03-ARM'S LENGTH | R34  | \$366,905   | \$208,280   | 56.77 | \$98.38   | 1,462      | Bungalow       |
| 32-25-20-132-004 | 12739 BORGMAN AVE    | 10/20/2022 | 401            | 03-ARM'S LENGTH | R34  | \$453,000   | \$215,510   | 47.57 | \$131.03  | 1,600      | Bungalow       |
| 32-25-20-132-012 | 12738 TALBOT AVE     | 10/24/2022 | 401            | 03-ARM'S LENGTH | R34  | \$358,000   | \$216,160   | 60.38 | \$92.04   | 1,656      | Bungalow       |
| 32-25-20-182-016 | 12715 LINCOLN DR     | 12/19/2022 | 401            | 03-ARM'S LENGTH | R34  | \$502,000   | \$276,860   | 55.15 | \$148.26  | 1,990      | Bungalow       |
| 32-25-20-201-021 | 10804 KINGSTON AVE   | 12/19/2022 | 401            | 03-ARM'S LENGTH | R34  | \$525,000   | \$248,490   | 47.33 | \$195.32  | 1,646      | Bungalow       |
| 32-25-20-202-002 | 10855 KINGSTON AVE   | 10/27/2022 | 401            | 03-ARM'S LENGTH | R34  | \$425,000   | \$205,000   | 48.24 | \$142.68  | 1,492      | Bungalow       |
| 32-25-20-202-018 | 10854 LASALLE BLVD   | 7/26/2022  | 401            | 03-ARM'S LENGTH | R34  | \$413,500   | \$192,720   | 46.61 | \$164.35  | 1,282      | Bungalow       |
| 32-25-20-202-019 | 10844 LASALLE BLVD   | 4/18/2022  | 401            | 03-ARM'S LENGTH | R34  | \$300,000   | \$173,650   | 57.88 | \$87.33   | 1,113      | Bungalow       |
| 32-25-20-202-032 | 10805 KINGSTON AVE   | 6/17/2022  | 401            | 03-ARM'S LENGTH | R34  | \$340,000   | \$170,680   | 50.20 | \$119.51  | 1,148      | Bungalow       |
| 32-25-20-203-030 | 10714 BORGMAN AVE    | 2/27/2023  | 401            | 03-ARM'S LENGTH | R34  | \$382,500   | \$215,860   | 56.43 | \$92.96   | 1,933      | Colonial/2Sty  |
| 32-25-20-204-004 | 10835 BORGMAN AVE    | 11/10/2022 | 401            | 03-ARM'S LENGTH | R34  | \$520,000   | \$261,680   | 50.32 | \$133.97  | 2,357      | Colonial/2Sty  |
| 32-25-20-204-007 | 10805 BORGMAN AVE    | 5/13/2022  | 401            | 03-ARM'S LENGTH | R34  | \$312,000   | \$181,400   | 58.14 | \$74.90   | 1,452      | Colonial/2Sty  |
| 32-25-20-204-016 | 26531 NEWPORT BLVD   | 7/11/2023  | 401            | 03-ARM'S LENGTH | R34  | \$392,000   | \$214,380   | 54.69 | \$139.05  | 1,346      | Ranch          |
| 32-25-20-205-017 | 10524 KINGSTON AVE   | 2/6/2023   | 401            | 03-ARM'S LENGTH | R34  | \$900,000   | \$481,460   | 53.50 | \$263.36  | 2,610      | Tudor          |
| 32-25-20-207-019 | 10524 BORGMAN AVE    | 7/29/2022  | 401            | 03-ARM'S LENGTH | R34  | \$439,900   | \$218,630   | 49.70 | \$154.46  | 1,535      | Ranch          |
| 32-25-20-207-025 | 10454 BORGMAN AVE    | 2/28/2024  | 401            | 03-ARM'S LENGTH | R34  | \$452,500   | \$210,980   | 46.63 | \$178.55  | 1,365      | Bungalow       |
| 32-25-20-208-027 | 10444 TALBOT AVE     | 4/25/2022  | 401            | 03-ARM'S LENGTH | R34  | \$456,000   | \$190,120   | 41.69 | \$211.97  | 1,189      | Bungalow       |
| 32-25-20-208-028 | 10434 TALBOT AVE     | 9/5/2023   | 401            | 03-ARM'S LENGTH | R34  | \$480,000   | \$221,160   | 46.08 | \$163.21  | 1,682      | Colonial/2Sty  |
| 32-25-20-208-033 | 10474 TALBOT AVE     | 8/19/2022  | 401            | 03-ARM'S LENGTH | R34  | \$340,000   | \$213,190   | 62.70 | \$112.27  | 1,222      | Colonial/2Sty  |
| 32-25-20-226-026 | 10054 KINGSTON AVE   | 1/6/2023   | 401            | 03-ARM'S LENGTH | R34  | \$469,900   | \$243,980   | 51.92 | \$179.15  | 1,486      | Bungalow       |
| 32-25-20-227-022 | 10084 LASALLE BLVD   | 12/22/2023 | 401            | 03-ARM'S LENGTH | R34  | \$475,000   | \$224,940   | 47.36 | \$142.96  | 1,904      | CapeCod        |
| 32-25-20-228-006 | 10105 LASALLE BLVD   | 5/22/2023  | 401            | 03-ARM'S LENGTH | R34  | \$362,000   | \$173,940   | 48.05 | \$142.27  | 1,119      | Bungalow       |

| Parcel Number    | Street Address         | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|------------------------|------------|----------------|-----------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 32-25-20-229-012 | 10045 BORGMAN AVE      | 2/8/2023   | 401            | 03-ARM'S LENGTH | R34  | \$329,900   | \$188,300   | 57.08 | \$103.08  | 1,233      | Bungalow       |
| 32-25-20-229-018 | 10144 TALBOT AVE       | 5/10/2023  | 401            | 03-ARM'S LENGTH | R34  | \$909,000   | \$485,840   | 53.45 | \$248.88  | 2,756      | Bungalow       |
| 32-25-20-251-002 | 10855 TALBOT AVE       | 5/23/2023  | 401            | 03-ARM'S LENGTH | R34  | \$818,000   | \$449,720   | 54.98 | \$245.69  | 2,504      | Colonial/2Sty  |
| 32-25-20-251-005 | 10825 TALBOT AVE       | 2/16/2023  | 401            | 03-ARM'S LENGTH | R34  | \$1,000,000 | \$538,190   | 53.82 | \$284.49  | 2,624      | Colonial/2Sty  |
| 32-25-20-251-022 | 10810 HART AVE         | 8/8/2022   | 401            | 03-ARM'S LENGTH | R34  | \$399,900   | \$191,730   | 47.94 | \$193.74  | 1,122      | Bungalow       |
| 32-25-20-252-031 | 10704 NADINE AVE       | 1/5/2023   | 401            | 03-ARM'S LENGTH | R34  | \$280,000   | \$163,840   | 58.51 | \$74.66   | 1,034      | CapeCod        |
| 32-25-20-253-005 | 10825 NADINE AVE       | 5/25/2023  | 401            | 03-ARM'S LENGTH | R34  | \$390,000   | \$202,320   | 51.88 | \$130.51  | 1,411      | Colonial/2Sty  |
| 32-25-20-253-011 | 10755 NADINE AVE       | 6/15/2023  | 401            | 03-ARM'S LENGTH | R34  | \$432,000   | \$206,550   | 47.81 | \$144.88  | 1,582      | Colonial/2Sty  |
| 32-25-20-253-013 | 10735 NADINE AVE       | 12/9/2022  | 401            | 03-ARM'S LENGTH | R34  | \$370,000   | \$186,690   | 50.46 | \$131.03  | 1,276      | Bungalow       |
| 32-25-20-253-021 | 10814 ELGIN AVE        | 2/16/2023  | 401            | 03-ARM'S LENGTH | R34  | \$421,000   | \$206,270   | 49.00 | \$164.93  | 1,323      | Bungalow       |
| 32-25-20-253-029 | 10734 ELGIN AVE        | 11/17/2023 | 401            | 03-ARM'S LENGTH | R34  | \$450,000   | \$240,560   | 53.46 | \$160.31  | 1,542      | Bungalow       |
| 32-25-20-254-006 | 10775 ELGIN AVE        | 7/22/2022  | 401            | 03-ARM'S LENGTH | R34  | \$350,000   | \$197,860   | 56.53 | \$104.69  | 1,406      | Bungalow       |
| 32-25-20-255-011 | 10725 LINCOLN DR       | 10/17/2023 | 401            | 03-ARM'S LENGTH | R34  | \$500,000   | \$252,950   | 50.59 | \$168.69  | 1,752      | Bungalow       |
| 32-25-20-257-002 | 10549 HART AVE         | 7/24/2023  | 401            | 03-ARM'S LENGTH | R34  | \$335,000   | \$166,820   | 49.80 | \$154.80  | 1,116      | Bungalow       |
| 32-25-20-257-004 | 10529 HART AVE         | 6/29/2022  | 401            | 03-ARM'S LENGTH | R34  | \$470,000   | \$235,370   | 50.08 | \$154.81  | 1,988      | Bungalow       |
| 32-25-20-257-027 | 10454 NADINE AVE       | 6/28/2023  | 401            | 03-ARM'S LENGTH | R34  | \$497,000   | \$184,380   | 37.10 | \$244.33  | 1,199      | Bungalow       |
| 32-25-20-258-002 | 10555 NADINE AVE       | 5/27/2022  | 401            | 03-ARM'S LENGTH | R34  | \$415,000   | \$197,240   | 47.53 | \$137.52  | 1,543      | Colonial/2Sty  |
| 32-25-20-258-007 | 10505 NADINE AVE       | 2/23/2023  | 401            | 03-ARM'S LENGTH | R34  | \$412,000   | \$208,410   | 50.58 | \$120.99  | 1,729      | Bungalow       |
| 32-25-20-258-019 | 10554 ELGIN AVE        | 5/3/2022   | 401            | 03-ARM'S LENGTH | R34  | \$380,000   | \$203,430   | 53.53 | \$110.91  | 1,133      | Bungalow       |
| 32-25-20-260-014 | 25841 MEADOWCREST BLVD | 6/18/2022  | 401            | 03-ARM'S LENGTH | R34  | \$415,000   | \$188,260   | 45.36 | \$134.84  | 1,556      | Bungalow       |
| 32-25-20-276-011 | 10055 TALBOT AVE       | 2/1/2024   | 401            | 03-ARM'S LENGTH | R34  | \$460,000   | \$227,530   | 49.46 | \$152.73  | 1,684      | Colonial/2Sty  |
| 32-25-20-276-013 | 10035 TALBOT AVE       | 6/30/2022  | 401            | 03-ARM'S LENGTH | R34  | \$423,000   | \$201,780   | 47.70 | \$182.88  | 1,200      | Bungalow       |
| 32-25-20-276-019 | 10128 HART AVE         | 2/16/2024  | 401            | 03-ARM'S LENGTH | R34  | \$435,000   | \$158,030   | 36.33 | \$215.46  | 1,262      | Bungalow       |
| 32-25-20-276-022 | 10096 HART AVE         | 6/27/2022  | 401            | 03-ARM'S LENGTH | R34  | \$420,000   | \$163,670   | 38.97 | \$222.59  | 1,158      | Bungalow       |
| 32-25-20-276-023 | 10088 HART AVE         | 2/14/2024  | 401            | 03-ARM'S LENGTH | R34  | \$365,000   | \$167,130   | 45.79 | \$153.22  | 1,312      | Bungalow       |
| 32-25-20-277-007 | 10089 HART AVE         | 12/14/2022 | 401            | 03-ARM'S LENGTH | R34  | \$410,000   | \$187,670   | 45.77 | \$204.81  | 1,207      | Bungalow       |
| 32-25-20-277-011 | 10057 HART AVE         | 1/9/2024   | 401            | 03-ARM'S LENGTH | R34  | \$455,000   | \$169,630   | 37.28 | \$200.38  | 1,461      | Bungalow       |
| 32-25-20-278-015 | 10154 ELGIN AVE        | 6/21/2022  | 401            | 03-ARM'S LENGTH | R34  | \$290,000   | \$171,040   | 58.98 | \$56.76   | 1,153      | Other          |
| 32-25-20-279-001 | 10155 ELGIN AVE        | 7/12/2023  | 401            | 03-ARM'S LENGTH | R34  | \$556,760   | \$288,210   | 51.77 | \$171.29  | 1,953      | Colonial/2Sty  |
| 32-25-20-279-005 | 10115 ELGIN AVE        | 10/13/2023 | 401            | 03-ARM'S LENGTH | R34  | \$365,000   | \$184,850   | 50.64 | \$133.61  | 1,214      | Bungalow       |
| 32-25-20-279-009 | 10075 ELGIN AVE        | 2/9/2024   | 401            | 03-ARM'S LENGTH | R34  | \$352,500   | \$181,290   | 51.43 | \$117.78  | 1,271      | Bungalow       |
| 32-25-20-279-021 | 10104 LINCOLN DR       | 2/13/2024  | 401            | 03-ARM'S LENGTH | R34  | \$431,000   | \$184,090   | 42.71 | \$189.38  | 1,196      | Bungalow       |
| 32-25-20-279-026 | 10054 LINCOLN DR       | 11/9/2023  | 401            | 03-ARM'S LENGTH | R34  | \$496,000   | \$223,700   | 45.10 | \$146.52  | 1,996      | Bungalow       |
| 32-25-20-401-008 | 10764 VERNON AVE       | 8/8/2022   | 401            | 03-ARM'S LENGTH | R34  | \$352,500   | \$234,080   | 66.41 | \$100.37  | 1,489      | Ranch          |
| 32-25-20-401-010 | 10744 VERNON AVE       | 3/24/2023  | 401            | 03-ARM'S LENGTH | R34  | \$642,000   | \$282,480   | 44.00 | \$214.72  | 2,027      | Bungalow       |
| 32-25-20-403-008 | 10775 VERNON AVE       | 8/8/2023   | 401            | 03-ARM'S LENGTH | R34  | \$650,000   | \$304,490   | 46.84 | \$173.17  | 2,282      | Bungalow       |
| 32-25-20-403-009 | 10765 VERNON AVE       | 2/23/2024  | 401            | 03-ARM'S LENGTH | R34  | \$472,020   | \$204,650   | 43.36 | \$186.18  | 1,446      | Bungalow       |
| 32-25-20-403-020 | 10814 LUDLOW AVE       | 10/7/2022  | 401            | 03-ARM'S LENGTH | R34  | \$390,000   | \$208,090   | 53.36 | \$128.13  | 1,453      | Ranch          |
| 32-25-20-404-006 | 10515 VERNON AVE       | 8/11/2023  | 401            | 03-ARM'S LENGTH | R34  | \$385,000   | \$189,490   | 49.22 | \$141.79  | 1,285      | Bungalow       |
| 32-25-20-404-013 | 10435 VERNON AVE       | 7/12/2022  | 401            | 03-ARM'S LENGTH | R34  | \$425,000   | \$202,260   | 47.59 | \$166.57  | 1,334      | Bungalow       |
| 32-25-20-404-025 | 10454 LUDLOW AVE       | 11/7/2023  | 401            | 03-ARM'S LENGTH | R34  | \$795,750   | \$424,640   | 53.36 | \$163.52  | 3,192      | Colonial/2Sty  |
| 32-25-21-101-023 | 26697 HUMBER ST        | 9/14/2023  | 401            | 03-ARM'S LENGTH | R34  | \$565,000   | \$232,410   | 41.13 | \$163.73  | 2,121      | Bungalow       |
| 32-25-21-101-025 | 26675 HUMBER ST        | 3/27/2024  | 401            | 03-ARM'S LENGTH | R34  | \$474,900   | \$228,510   | 48.12 | \$173.47  | 1,474      | Bungalow       |
| 32-25-21-101-038 | 26810 WYOMING RD       | 4/14/2022  | 401            | 03-ARM'S LENGTH | R34  | \$755,000   | \$315,270   | 41.76 | \$229.24  | 2,340      | Colonial/2Sty  |
| 32-25-21-102-015 | 26666 HUMBER ST        | 4/28/2023  | 401            | 03-ARM'S LENGTH | R34  | \$520,000   | \$261,380   | 50.27 | \$173.70  | 1,756      | Bungalow       |
| 32-25-21-105-017 | 26465 HUMBER ST        | 8/8/2023   | 401            | 03-ARM'S LENGTH | R34  | \$465,000   | \$230,040   | 49.47 | \$118.17  | 1,933      | Colonial/2Sty  |

| Parcel Number    | Street Address      | Sale Date  | Property Class | Terms of Sale   | NBHD | Sale Price  | Cur. Asmnt. | Ratio | \$/Sq.Ft. | Floor Area | Building Style |
|------------------|---------------------|------------|----------------|-----------------|------|-------------|-------------|-------|-----------|------------|----------------|
| 32-25-21-152-008 | 26038 WYOMING RD    | 6/12/2023  | 401            | 03-ARM'S LENGTH | R34  | \$470,000   | \$218,160   | 46.42 | \$179.67  | 1,506      | CapeCod        |
| 32-25-21-102-026 | 26691 HUNTINGTON RD | 3/29/2024  | 401            | 03-ARM'S LENGTH | R36  | \$440,000   | \$225,560   | 51.26 | \$121.39  | 1,600      | Colonial/2Sty  |
| 32-25-21-103-010 | 26888 YORK RD       | 5/31/2022  | 401            | 03-ARM'S LENGTH | R36  | \$500,000   | \$224,990   | 45.00 | \$147.58  | 1,555      | Bungalow       |
| 32-25-21-104-008 | 26668 HUNTINGTON RD | 2/8/2024   | 401            | 03-ARM'S LENGTH | R36  | \$900,000   | \$386,410   | 42.93 | \$253.57  | 2,328      | Tudor          |
| 32-25-21-107-001 | 26460 HUNTINGTON RD | 1/11/2023  | 401            | 03-ARM'S LENGTH | R36  | \$1,343,000 | \$729,150   | 54.29 | \$176.73  | 4,385      | Colonial/2Sty  |
| 32-25-21-108-010 | 26560 DUNDEE RD     | 12/6/2023  | 401            | 03-ARM'S LENGTH | R36  | \$590,000   | \$286,830   | 48.62 | \$137.73  | 2,477      | Colonial/2Sty  |
| 32-25-21-108-022 | 26665 YORK RD       | 3/13/2023  | 401            | 03-ARM'S LENGTH | R36  | \$455,000   | \$264,290   | 58.09 | \$102.90  | 1,839      | Colonial/2Sty  |
| 32-25-21-127-002 | 26764 YORK RD       | 4/21/2022  | 401            | 03-ARM'S LENGTH | R36  | \$692,000   | \$325,150   | 46.99 | \$166.92  | 2,429      | Tudor          |
| 32-25-21-127-012 | 26642 YORK RD       | 9/5/2023   | 401            | 03-ARM'S LENGTH | R36  | \$384,900   | \$220,690   | 57.34 | \$79.81   | 1,726      | Bungalow       |
| 32-25-21-127-014 | 26620 YORK RD       | 4/11/2022  | 401            | 03-ARM'S LENGTH | R36  | \$525,000   | \$280,670   | 53.46 | \$128.02  | 2,114      | Bungalow       |
| 32-25-21-154-003 | 26088 HUNTINGTON RD | 6/29/2022  | 401            | 03-ARM'S LENGTH | R36  | \$1,275,000 | \$537,270   | 42.14 | \$190.30  | 3,921      | Other          |
| 32-25-21-156-004 | 26084 HENDRIE BLVD  | 7/6/2022   | 401            | 03-ARM'S LENGTH | R36  | \$1,050,000 | \$438,980   | 41.81 | \$194.83  | 3,775      | Tudor          |
| 32-25-21-156-009 | 26319 PEMBROKE RD   | 8/25/2022  | 401            | 03-ARM'S LENGTH | R36  | \$480,000   | \$283,010   | 58.96 | \$106.98  | 1,876      | Colonial/2Sty  |
| 32-25-21-176-015 | 26327 DUNDEE RD     | 5/15/2023  | 401            | 03-ARM'S LENGTH | R36  | \$585,000   | \$243,770   | 41.67 | \$188.70  | 1,795      | Colonial/2Sty  |
| 32-25-21-180-001 | 8125 CONCORD RD     | 8/25/2023  | 401            | 03-ARM'S LENGTH | R36  | \$625,000   | \$317,600   | 50.82 | \$135.76  | 2,823      | Colonial/2Sty  |
| 32-25-21-180-011 | 26063 DUNDEE RD     | 3/20/2023  | 401            | 03-ARM'S LENGTH | R36  | \$735,000   | \$397,360   | 54.06 | \$158.12  | 3,094      | Colonial/2Sty  |
| 32-25-21-181-013 | 8019 CONCORD RD     | 9/21/2023  | 401            | 03-ARM'S LENGTH | R36  | \$750,000   | \$340,240   | 45.37 | \$193.77  | 2,561      | Colonial/2Sty  |
| 32-25-21-182-004 | 26100 YORK RD       | 5/19/2023  | 401            | 03-ARM'S LENGTH | R36  | \$501,500   | \$259,760   | 51.80 | \$115.81  | 1,996      | Bungalow       |
| 32-25-21-182-012 | 26010 YORK RD       | 3/17/2023  | 401            | 03-ARM'S LENGTH | R36  | \$475,000   | \$245,090   | 51.60 | \$118.45  | 1,382      | Colonial/2Sty  |
| 32-25-21-302-001 | 8725 HUNTINGTON RD  | 9/30/2022  | 401            | 03-ARM'S LENGTH | R36  | \$725,000   | \$444,420   | 61.30 | \$96.27   | 3,420      | CapeCod        |
| 32-25-21-303-004 | 8808 HUNTINGTON RD  | 5/5/2022   | 401            | 03-ARM'S LENGTH | R36  | \$915,000   | \$421,340   | 46.05 | \$175.20  | 3,065      | Colonial/2Sty  |
| 32-25-21-303-027 | 8528 HUNTINGTON RD  | 4/26/2022  | 401            | 03-ARM'S LENGTH | R36  | \$440,000   | \$246,350   | 55.99 | \$106.64  | 1,603      | Ranch          |
| 32-25-21-328-030 | 8226 HUNTINGTON RD  | 11/17/2023 | 401            | 03-ARM'S LENGTH | R36  | \$1,100,000 | \$601,490   | 54.68 | \$244.49  | 3,407      | Bungalow       |
| 32-25-21-329-006 | 25832 IVANHOE RD    | 12/22/2023 | 401            | 03-ARM'S LENGTH | R36  | \$765,000   | \$336,710   | 44.01 | \$163.01  | 3,168      | Colonial/2Sty  |
| 32-25-21-332-011 | 8074 HUNTINGTON RD  | 9/23/2022  | 401            | 03-ARM'S LENGTH | R36  | \$635,000   | \$311,740   | 49.09 | \$154.70  | 2,478      | Ranch          |
| 32-25-21-333-016 | 25436 WAREHAM DR    | 1/25/2024  | 401            | 03-ARM'S LENGTH | R36  | \$390,000   | \$239,180   | 61.33 | \$86.89   | 1,704      | Colonial/2Sty  |