

**OSHTEMO TOWNSHIP
24210 REDSTONE FARMS CONDOS ECF ANALYSIS
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/23**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Ratio	Land Value	Other Parcels in Sale	Land Table	Property Class	
05-24-210-009	258 ROUND HILL	09/30/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$117,600	40.00	\$276,799	\$48,160	\$245,840	\$272,189	0.903	1,271	\$193.42	24210	8.3546	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-012	220 ROUND HILL	05/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$122,000	42.07	\$287,224	\$48,160	\$241,840	\$284,600	0.850	1,307	\$185.03	24210	3.0105	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-013	188 ROUND HILL	09/30/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$126,500	42.88	\$299,977	\$48,160	\$246,840	\$299,782	0.823	1,290	\$191.35	24210	0.3749	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-025	28 ROUND HILL	02/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,000	42.00	\$302,745	\$48,160	\$251,840	\$303,077	0.831	1,274	\$197.68	24210	1.1294	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-037	55 HICKORY VALLEY	11/15/22	\$284,329	WD	03-ARM'S LENGTH	\$282,329	\$131,900	46.72	\$311,039	\$48,160	\$234,169	\$312,951	0.748	1,306	\$179.30	24210	7.1388	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-067	86 HICKORY VALLEY	09/14/21	\$344,950	WD	03-ARM'S LENGTH	\$344,950	\$151,600	43.95	\$356,301	\$48,160	\$296,790	\$366,835	0.809	1,725	\$172.05	24210	1.0592	CONDO	13%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-071	5311 PENROSE	12/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$111,800	44.72	\$263,170	\$48,160	\$201,840	\$255,964	0.789	1,336	\$151.08	24210	3.1101	CONDO	19%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-105	328 ROUND HILL	01/19/23	\$302,000	WD	03-ARM'S LENGTH	\$301,600	\$135,900	45.06	\$321,208	\$48,160	\$253,440	\$325,057	0.780	1,363	\$185.94	24210	3.9970	CONDO	15%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-165	142 HICKORY VALLEY	04/05/22	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$107,700	37.92	\$294,128	\$46,500	\$237,500	\$294,795	0.806	1,120	\$212.05	24210	1.4005	CONDO	16%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
05-24-210-172	5363 PENROSE	01/05/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$149,400	41.50	\$353,420	\$46,500	\$313,500	\$365,381	0.858	1,524	\$205.71	24210	3.8360	CONDO	13%	\$46,500		CONDOMINIUMS ADDITIONAL	407	
Totals:			\$3,004,279			\$3,001,879	\$1,280,400		\$3,066,011		\$2,523,599	\$3,080,632			\$187.36		0.0466		16%					
								Sale. Ratio =>	42.65					E.C.F. =>	0.819	Std. Deviation=>		0.044056703						
USED ECF .819								Std. Dev. =>	2.58					Ave. E.C.F. =>	0.820	Ave. Variance=>		3.3411	Coefficient of Var=>		4.076277186			

<i>E.C.F.</i>	
Mean	0.820
Standard Error	0.014
Median	0.816
Mode	#N/A
Standard Deviatc	0.044
Sample Variance	0.002
Kurtosis	0.367
Skewness	0.336
Range	0.155
Minimum	0.748
Maximum	0.903
Sum	8.196
Count	10

