NOVI LAND SALES FOR 2026 STUDY PERIOD (4/1/2023 - 03/31/2025) WITH ADDITIONAL SALES

Sec.	ECF Nbrhd	Land Table	Parcel Number	Street Address	Sale Date	Adj. 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
2	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	22-02-359-017	1728.5 PARAMOUNT	10/13/23	$40,000	0.092	Vacant		402	4,008	$9.98
	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	22-02-380-013	216 MONTICELLO	08/10/20	$48,000	0.207	new construction home		401	9,017	$5.32
	R0204	CENAQUA SHORES	22-02-379-015	1585 PARAMOUNT	07/31/20	$33,000	0.542	Vacant		401	23,610	$1.40
	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	22-02-354-002, 356-003,	1815 E LAKE DR	08/16/22	$550,000	0.217	One lot on lake, three across st from lake; all vacant except old 1940 house (861		402		
	R0240	SEC 2 E SIDE - OFFLAKE	356-004, 356-005					SF) valued at $100k		401	9,453	$58.19
	R0240	SEC 2 E SIDE - OFFLAKE	22-02-357-011 & 355-023	1717 EAST LAKE	05/23/19	$190,000	0.130	one lake pad and one across the street		402	5,663	$33.55
3	R0302	SEC 3 S SIDE-RES	22-03-331-007	130 BUFFINGTON	12/17/24	$86,000	0.122	Spoke to owner, planning to buil	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
	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	22-03-453-008	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 & 476-013	vac S LAKE DR	07/02/19	$285,000	0.169	INC 476-013, lake pad which has only 14 ft on lake		402	7,362	$38.71
4	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
	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	22-04-451-028	29906 BRUSH PARK	10/14/21	$159,000	0.410	new home constructed		407	17,860	$8.90
	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
	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
10	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
	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		SEC 12 ACREAGE	22-12-101-001		05/30/25	$115,000	0.660				28,750	$4.00
	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
15	R1501	MARY'S ORCHARD	22-15-377-009	vac ELEVEN MILE	02/03/21	$94,000	0.459				19,994	$4.70
	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	22-15-351-050	vac ELEVEN MILE	06/23/22	$97,000	0.610	fronts taft and 11 mile, w ROW		402	26,572	$3.65
	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
16		SEC 16, 17, 18 ACREAGE	22-16-300-047		04/09/25	$132,000	0.920				40,075	$3.29
20	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
	R2050	SEC 20 ACREAGE	22-20-301-023	24847 DINSER	02/19/21	$160,000	0.712	well, sept needed	land increase 17.8% /yr		31,015	$5.16
	R2050	SEC 20 ACREAGE	22-20-376-049	24366 DINSER	12/14/20	$250,000	1.790		6.72% inc/yr same parcel		77,972	$3.21

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	R2050	SEC 20 ACREAGE	22-20-301-023	24847 DINSER	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
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
	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	22-22-100-007	vac ELEVEN MILE	12/19/22	$160,000	1.530			402	66,647	$2.40
	R2203	MUNRO	22-22-100-004	44963 ELEVEN MILE RD	01/25/21	$115,000	1.530			402	66,647	$1.73
22	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
	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
	R2205	SALOW'S WALNUT HILLS	22-22-302-002	Vacant	08/25/25	$23,400	0.460			02/05/01	20,038	$1.17
	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	22-27-453-030	22478 MONTEBELLO	11/16/23	$250,000	0.340	New construction home	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
	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	22-27-453-025	22580 MONTEBELLO	02/07/20	$350,000	0.370	new construction home		402	16,117	$21.72
	R2722	MONTEBELLO ESTATES OCCP 2172	22-27-453-014	22585 MONTEBELLO	06/24/22	$350,000	0.450	new construction home	25% increase = 1.67% increase per mo	402	19,602	$17.86
27	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
	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 22-27-476-041 22-27-476-042	22683 NOVI RD 22649 NOVI RD 22615 NOVI RD	01/12/24	$348,000	1.890	Multi parcel sale	(Permits pulled for new construction homes on all three parcels)	402	82,328	$4.23
	R2750	SEC 27 ACREAGE	22-27-476-039	43488 COTTISFORD	06/20/23	$250,000	1.080	Vacant		402	47,045	$5.31
	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	22-27-476-040	22683 NOVI RD	02/04/22	$150,000	0.410			402	17,860	$8.40
	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
28	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
29	R2951	BECK RD ACREAGE	22-29-276-009 & 278-006	vac BECK RD	03/25/22	$249,000	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

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	R3022	TERRA OCCP 2282	22-30-402-017	49530 VILLA DR	06/10/25	$395,000	0.340	New construction home	backs preserve / type D site		14,810	$26.67
	R3022	TERRA OCCP 2282	22-30-402-020	49496 VILLA DR	09/09/25	$550,000	0.320	New construction home	backs preserve / type C site		13,939	$39.46
	R3022	TERRA OCCP 2282	22-29-326-047	49302 VILLA CT	05/27/25	$415,000	0.360	New construction home		402	15,682	$26.46
	R3022	TERRA OCCP 2282	22-29-326-044	49350 VILLA CT	11/07/24	$395,000	0.300	New construction home		402	13,068	$30.23
	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	22-29-326-042	49374 VILLA CT	08/07/24	$450,000	0.320	New construction home		407	13,939	$32.28
	R3022	TERRA OCCP 2282	22-30-402-018	49518 VILLA DR	09/26/23	$375,000	0.300	New construction home		407	13,068	$28.70
	R3022	TERRA OCCP 2282	22-29-326-045	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	22-29-326-043	49362 VILLA CT	06/14/22	$365,000	0.260	new construction home	Backs preserve	407	11,326	$32.23
30	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	22-30-402-019	49506 VILLA DR	10/27/21	$490,000	0.580	new construction home	deluxe basement	407	25,265	$19.39
	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	22-30-402-003	49489 VILLA DR	05/20/21	$215,000	0.310	new construction home		407	13,504	$15.92
	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	22-30-402-014	49564 VILLA DR	02/19/21	$350,000	0.370	new construction home	deluxe basement	407	16,117	$21.72
	R3022	TERRA OCCP 2282	22-30-402-016	49542 VILLA DR	02/02/21	$320,000	0.320	new construction home	deluxe basement	407	13,939	$22.96
	R3022	TERRA OCCP 2282	22-30-402-013	49576 VILLA DR	11/19/20	$250,000	0.250	new construction home	deluxe basement	407	10,890	$22.96
	R3050	SEC 30 ACREAGE	22-30-100-012	23980 NAPIER	02/22/21	$90,000	1.160	needs well, septic		402	50,530	$1.78
	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	10/22/25	$355,000	1.610	4.41% Increase; 0.12%/month		402	70,132	$5.06
	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
	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
31	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/e		407	2,215,026	$1.76
	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
32	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	22-32-400-005	vac BECK RD	01/24/25	$328,359	4.980			402	216,929	$1.51
	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

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	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
	R3250	SEC 33 ACREAGE	22-33-200-035	45547 NINE MILE RD	02/04/25	$360,000	1.000			402	43,560	$8.26
	R3350	SEC 33 ACREAGE	22-33-200-031	NINE MILE	08/22/24	$250,000	2.150	Vacant		402	93,654	$2.67
	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	22-33-100-023	22168 BECK	07/26/23	$170,000	1.000	New construction home		401	43,560	$3.90
33	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
	R3450	SEC 34 ACREAGE	22-34-276-009	21623 FENWAY	07/13/21	$125,000	0.300			402	13,068	$9.57
34	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, 011	21855 NOVI RD	01/04/19	$162,500	0.340	ADJ PARCEL		402	14,810	$10.97
	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
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

City/Twp	Parcel Number	Street Address	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	17-02-309-010	5530 BLACKMOOR Street	0.30	3/27/2025	$70,000		13,068	$5.36
Commerce Twp	17-19-202-002	3720 Stallion Way	1.43	3/12/2025	$155,000		62,291	$2.49
Commerce Twp	17-10-377-012	997 SHERBROOKE Street	0.19	2/28/2025	$350,000		8,276	$42.29
Commerce Twp	E-17-15-354-016	vac N SEAGER DR	0.32	04/22/24	$375,000		13,939	$26.90
Commerce Twp	E-17-01-426-011	vac MARIO ST	0.46	04/12/24	$80,000		20,038	$3.99
Commerce Twp	E-17-28-126-009	vac TRANQUIL CT	1.00	01/24/24	$120,000	cleared, dead end st, possible walkout, b	43,560	$2.75
Farmington Hills	23-16-301-007	00000 Hampstead Boulevarc	0.53	5/27/2025	$85,000		23,087	$3.68
Farmington Hills	23-35-151-026	21507 SE RANDALL Street	0.92	5/14/2025	$92,000		40,075	$2.30
Farmington Hills	23-26-202-008	24124 S Duncan Circle	0.22	5/8/2025	$55,000		9,583	$5.74
Farmington Hills	22-23-08-100-122	28800 HALSTED RD	3.00	12/03/24	$375,000		130,680	$2.87
Farmington Hills	22-23-32-302-015	37100 WHITE TAIL CT	0.28	10/17/24	$183,000		12,197	$15.00
Farmington Hills	22-23-17-178-002	37172 HOWARD Road	0.76	09/09/24	$120,000	cleared, possible daylight	33,106	$3.62
Farmington Hills	22-23-32-302-010	21091 PRESTWICK DR	0.29	08/12/24	$180,000	irreg, poss. bsmt/walkout, wooded, many	12,632	$14.25
Farmington Hills	22-23-32-301-104	21115 PRESTWICK DR	0.46	06/03/24	$199,900	corner of W 12 Mile Rd & Schroeder St	20,038	$9.98
Farmington Hills	22-23-17-454-003	vac HARDENBURG RD	0.46	04/25/24	$121,500		20,038	$6.06
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST	1.25	03/01/24	$160,000		54,450	$2.94
Farmington Hills	22-23-32-301-105	21101 PRESTWICK CT	0.45	11/22/23	$185,000	vacant lot for a single-family home, level	19,602	$9.44
Farmington Hills	22-23-08-377-011	vac W TWELVE MILE RD	1.32	07/27/23	$32,500	listed and sold same day	57,499	$0.57
Farmington Hills	22-23-08-376-026	vac SCHROEDER ST	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	1.33	06/29/23	$310,000		57,935	$5.35
Farmington Hills	22-23-17-276-022	36300 HOWARD RD	4.16	06/01/23	$190,000		181,210	$1.05
Lyon Twp	21-29-326-001	000 Valerie Street	1.13	4/16/2025	$67,000		49,223	$1.36
Lyon Twp	21-22-300-030	56180 10 MILE Road	1.12	4/1/2025	$150,000		48,787	$3.07
Lyon Twp	21-13-300-023	52409 HORSESHOE LANE	1.44	10/22/24	$325,000	lake front	62,726	$5.18
Lyon Twp	21-36-300-018	21150 Chubb Road	5.82	08/05/24	$575,000	along 9 Mile Rd, pa water @ road, needs	253,519	$2.27
Lyon Twp	21-36-400-055	51630 EIGHT MILE RD	2.76	09/07/23	$600,000	hilly-ravine, wooded	120,226	$4.99
Lyon Twp	21-36-200-003	vac NINE MILE RD	5.00	07/15/22	$375,000		217,800	$1.72
Milford Twp	16-27-200-046	0000 Buno Road	3.00	3/17/2025	$180,000		130,680	$1.38
Milford Twp	16-16-426-040	000 DUFF Lane	1.99	4/4/2025	$190,000		86,684	$2.19
City of Northville	22-34-352-001	630 RANDOLPH Street	0.77	3/17/2025	$400,000		33,541	$11.93
City of Northville	48-002-02-0453-001	509 RANDOLPH ST	0.29	11/19/24	$470,000		12,632	$37.21

City/Twp	Parcel Number	Street Address	Net Acreage	Sale Date	Adj. Sale $	Comments	SQ Ft	Adj. Sale $/SF
City of Northville	48-22-34-457-012	735 HORTON ST	0.24	08/15/24	$475,000	cul-de-sac, large, wooded lot, walking di	10,454	$45.44
City of Northville	48-001-01-0012-000	505 ROUGE ST	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	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	0.54	02/28/24	$950,000		23,522	$40.39
City of Northville	48-002-02-0457-007	vac RANDOLPH ST	0.50	07/20/23	$395,000	level, recently surveyed, poss. residentia	21,780	$18.14
City of Northville	48-22-34-455-015	729 GRACE ST	0.26	05/11/23	$499,000		11,326	$44.06
Northville Twp	77-036-01-0003-000	17194 STONEBROOK DR	0.43	01/06/25	$370,000	easement, possible daylight, wooded, in	18,731	$19.75
Northville Twp	77-003-01-0063-000	vac FRY RD	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	0.90	11/15/24	$160,000		39,204	$4.08
Northville Twp	77-034-99-0003-703	46605 SEVEN MILE RD	1.42	04/05/24	$500,000		61,855	$8.08
Northville Twp	77-024-01-0010-000	50100 JONATHON CT	1.15	05/03/23	$395,000	backs to Maybury State Park, cleared, ea	50,094	$7.89
Northville Twp	77-040-99-0009-000	43536 SIX MILE RD	3.58	04/19/23	$600,000		155,945	$3.85
Northville Twp	77-013-01-0051-000	20087 CALDWELL ST	1.70	01/27/23	$1,030,000	adj to public land, dead end, hilly-ravine,	74,052	$13.91
Walled Lake	92-17-23-379-008	vac DECKER RD	1.96	01/15/25	$70,000		85,378	$0.82
Walled Lake	92-17-23-379-006	vac DECKER RD	0.23	12/04/24	$25,000	wooded	10,019	$2.50
Walled Lake	92-17-26-177-016	1687 BOLTON ST	0.29	07/31/23	$21,000	corner lot, level, poss. walkout, splits ava	12,632	$1.66
Wixom	96-17-31-151-040	764 NISSEN	0.35	03/17/23	$46,000	cul-de-sac, walkout lot, utilities at street,	15,246	$3.02
Wolverine Lake	EW-17-27-329-005, -006, -007 & -008	vac DUNREATH ST	0.56	09/14/23	$25,000		24,394	$1.02
Wolverine Lake	EW-17-27-201-008	2191 SHANKIN	0.21	07/21/23	$390,000		9,148	$42.63
Wolverine Lake	EW-17-27-152-005	1148 LAKEVIEW DR	0.16	04/24/23	$359,000	water view, hilly-ravine	6,970	$51.51

WALLED LAKE LAND RATES									
		Lakepad		On Lake (home site)		Off Lake		Off Lake w/SA	
		Per front foot		Per front foot		Per front foot			
		2025	2026	2025	2026	2025	2026	2025	2026
SEC 2 - LAKEFRONT	R0230	3000	**3,000**	5200	**5,500**				
SEC 2 E SIDE OFFLAKE	R0240	2900	**3,000**			2200	**2,300**		
SEC 3 W SIDE - LAKE	R0330			4700	**5,500**				
SEC 3 S SIDE - OFF LAKE	R0341	1900	**2,500**	3600	**4,800**	1500	**2,000**	1500	**2000**

WATERFRONT LAND SALES IN OAKLAND COUNTY - ALL SPORTS LAKES

MLS Number	Address	Street Name		City	Waterfront Name	Acres of Lake	List Price	LP to CP	Close Date	Close Price	Acreage	Water FF	$ per FF
20230017055	V/L	Clintonville	Road	Waterford Twp	Lake Oakland	255	350,000	-14.29%	5/23/2023	300,000	1.64	101	2,970
20230069453	9329	BONNIE BRIAR	Street	White Lake Twp	Pontiac Lake	640	299,900	-3.30%	5/10/2024	290,000	0.53	91	3,187
20230040308	0000	Lake Pointe	Lane	Commerce Twp	Commerce Lake	N: 173, S:120	300,000	-3.33%	6/29/2023	290,000	0.32	67	4,328
20230076320	3811	ORMOND	Road	White Lake Twp	White Lake	540	550,000	-3.64%	11/22/2023	530,000	0.36	120	4,417
20240020217	997	SHERBROOKE	Street	Commerce Twp	North Commerce La	173	375,000	-6.67%	2/28/2025	350,000	0.19	71	4,930
20230047541	Vacant	N Seager	Drive	Commerce Twp	COMMERCE LAKE	N: 173, S:119	419,000	-10.50%	4/22/2024	375,000	0.32	75	5,000
20240033907	3951	WOODLAND	Drive	Highland Twp	White Lake	540	535,000	0.00%	8/26/2024	535,000	0.71	107	5,000
20221027837	1111	KIRKWOOD	Street	Waterford Twp	Cass Lake	1280	495,000	-15.15%	10/3/2022	420,000	0.16	80	5,250
20250023842	0 VL	Parkway (009)	Street	Waterford Twp	Cass Lake	1280	449,900	8.89%	6/5/2025	489,900	1.16	90	5,443
20240055984	0000	Clintonville	Road	Waterford Twp	Lake Oakland	255	625,000	-8.80%	11/18/2024	570,000	1.13	100	5,700
22-02-151-019	1258	East Lake	Drive	Novi	Walled Lake	670	-	-	6/8/2023	180,000	0.09	31	**5,806**
20240068116	1729	HERON RIDGE	Drive	Bloomfield Twp	Upper Long Lake	108	1,175,000	-23.40%	11/1/2024	900,000	0.61	145	6,207
20240046246	3141	RIDGEMONT	Street	Commerce Twp	North Commerce La	173	365,000	-17.81%	10/1/2024	300,000	0.40	46	6,522
20250019676	lot 43	ISLAND VIEW	Drive	Waterford Twp	CASS LAKE	1280	488,000	-10.86%	4/14/2025	435,000	0.25	57	7,632
20250013741	2101	Uplong	Street	West Bloomfield Twp	Upper Long Lake	108	770,000	-9.09%	6/6/2025	700,000	0.41	90	7,778
20230069296	2617	COVE	Lane	West Bloomfield Twp	Walnut Lake	232	2,150,000	-4.28%	11/17/2023	2,058,000	1.02	255	8,071
20230063528	739	McDougal	Street	Waterford Twp	ELIZABETH	363	499,000	0.00%	8/24/2023	499,000	0.21	50	9,980
												Mean	**5,778**
												Median	**5,443**
												Mean, excl high & low	**5,685**