

2025 ALL NEIGHBORHOODS CHANGES

[illegible]

Fort Gratiot 2025 Sales Analysis
All Sales 04/01/2022 / 03/31/2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	F Area
20-004-4021-000	3278 BRACE RD	10/14/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$74,700	35.59	\$164,776	4005
20-004-4034-000	3352 BRACE RD	07/18/22	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$59,100	39.93	\$133,827	4005
20-005-2001-000	5841 SAN JUAN DR	02/07/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$108,200	38.64	\$321,067	4035
20-005-4011-000	5718 STATE RD	12/26/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$31,700	52.83	\$53,769	4050
20-006-2003-125	METCALF RD	08/25/23	\$27,483	WD	03-ARM'S LENGTH	\$27,483	\$17,600	64.04	\$35,172	4050
20-006-3003-000	5695 STATE RD	03/13/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$99,000	34.14	\$224,537	4050
20-006-4001-300	COLE RD	04/13/23	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$29,200	38.93	\$58,305	4050
20-006-4001-325	COLE RD	04/13/23	\$75,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$29,200	38.93	\$58,305	4050
20-007-4003-000	4412 CARRIGAN RD	02/16/24	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$77,900	39.34	\$159,660	4050
20-008-1003-100	5328 STATE RD	06/17/22	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$160,200	33.44	\$445,861	4050
20-009-2008-000	5425 LAKESHORE RD	12/20/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$90,800	56.79	\$203,418	4070
20-009-3013-000	5075 24TH AVE	09/16/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$106,200	37.93	\$347,522	4070
20-009-3022-000	3066 CARRIGAN RD	04/13/23	\$153,500	CD	03-ARM'S LENGTH	\$153,500	\$82,500	53.75	\$189,584	4005
20-009-3024-000	3078 CARRIGAN RD	07/14/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$65,700	54.75	\$136,410	4005
20-009-3028-000	3190 CARRIGAN RD	10/03/23	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$32,700	65.40	\$102,223	4005
20-009-3029-000	3204 CARRIGAN RD	05/24/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,400	48.44	\$146,712	4005
20-009-4004-250	5200 PARKER RD	06/17/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$247,595	4005
20-015-3003-000	4550 LAKESHORE RD	12/16/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$194,900	70.36	\$357,058	4580
20-015-4011-000	4665 MEADOWLAWN DR	03/06/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,900	41.29	\$205,173	4005
20-016-1011-000	3363 CARRIGAN RD	12/28/23	\$49,900	MLC	03-ARM'S LENGTH	\$49,900	\$25,200	50.50	\$50,400	4005
20-016-1012-000	3345 CARRIGAN RD	06/30/22	\$40,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$40,000	\$26,900	67.25	\$53,856	4005
20-016-1014-000	3333 CARRIGAN RD	12/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,800	32.26	\$156,326	4005
20-016-4002-000	3380 KEEWAHDIN RD	11/21/22	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$106,900	56.26	\$304,146	4005
20-017-3012-000	3586 KEEWAHDIN RD	02/26/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,300	44.02	\$118,001	4040
20-017-3015-000	3614 KEEWAHDIN RD	06/20/22	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$85,500	32.28	\$238,637	4040
20-018-2002-000	4193 CARRIGAN RD	07/25/22	\$264,300	WD	03-ARM'S LENGTH	\$264,300	\$113,100	42.79	\$270,800	4050
20-018-3004-000	4130 KEEWAHDIN RD	08/31/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$71,800	34.85	\$184,748	4040
20-019-3002-000	4291 STATE RD	01/03/23	\$115,000	MLC	03-ARM'S LENGTH	\$115,000	\$37,500	32.61	\$98,824	4040
20-019-3017-001	4034 KRAFFT	05/12/23	\$301,600	WD	03-ARM'S LENGTH	\$301,600	\$107,200	35.54	\$275,603	4040
20-019-3017-010	4044 KRAFFT RD	07/20/23	\$29,900	QC	03-ARM'S LENGTH	\$29,900	\$20,800	69.57	\$275,609	4040
20-020-2004-050	4357 PINE GROVE RD	01/25/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,700	43.42	\$234,663	4040
20-020-3017-200	3690 KRAFFT RD	02/07/24	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$130,800	61.55	\$293,847	4040
20-020-4001-500	4290 STATE RD	10/27/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,400	38.26	\$231,524	4040
20-021-1002-000	KEEWAHDIN RD	11/29/22	\$205,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$205,000	\$40,800	19.90	\$69,230	4040
20-021-1003-000	KEEWAHDIN RD	04/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$30,300	40.40	\$61,838	4005
20-021-1014-500	4272 PARKER RD	05/23/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$71,300	29.10	\$237,279	4040
20-021-4001-000	4252 PARKER RD	05/12/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$34,700	82.62	\$29,711	4040
20-021-4015-000	4010 PARKER RD	10/04/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$88,400	49.11	\$242,343	4040
20-021-4021-000	4080 PARKER RD	06/21/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$70,500	35.27	\$180,836	4040
20-021-4022-000	4084 PARKER RD	08/04/22	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$62,700	29.03	\$197,652	4040
20-022-4002-000	4120 VELMA DR	11/16/22	\$75,000	LC	03-ARM'S LENGTH	\$75,000	\$21,300	28.40	\$47,261	4005
20-028-1005-000	3453 KRAFFT RD	04/20/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$89,500	38.58	\$247,861	4040
20-028-1021-100	3867 ESTATES DR	06/26/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,500	33.51	\$233,819	4040
20-028-2011-000	3151 KRAFFT RD	10/25/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$54,400	32.00	\$166,141	4040
20-028-2017-000	3955 PINE GROVE RD	06/29/22	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$59,100	37.91	\$187,048	4040
20-029-1017-000	3691 POLLINA AVE	12/12/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$46,300	30.87	\$132,251	4040

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20-029-1018-001	3776 STATE RD	02/15/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$184,800	47.38	\$410,838	4040
20-029-1022-001	3908 STATE RD	10/03/23	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$105,200	41.66	\$271,482	4040
20-029-2008-000	3943 PARKER RD	06/13/23	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$54,800	45.29	\$142,513	4040
20-029-2014-000	3775 PARKER RD	07/29/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$107,000	35.67	\$282,780	4040
20-029-3011-000	3662 NORTH RIVER RD	12/12/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,000	31.11	\$132,002	4020
20-030-1001-000	3936 CAMPBELL RD	11/30/23	\$66,000	MLC	03-ARM'S LENGTH	\$66,000	\$15,900	24.09	\$31,716	4040
20-030-1001-210	3796 CAMPBELL RD	09/07/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$97,800	38.35	\$227,088	4040
20-030-1009-000	4332 OLD FORGE DR	03/30/23	\$391,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$391,000	\$139,100	35.58	\$383,885	4040
20-030-2004-000	3853 STATE RD	04/28/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$15,100	65.65	\$198,277	4040
20-030-2004-000	3853 STATE RD	09/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$50,100	22.27	\$198,277	4040
20-030-2010-000	3757 STATE RD	07/11/22	\$155,000	LC	03-ARM'S LENGTH	\$155,000	\$56,300	36.32	\$146,771	4040
20-078-0011-000	4787 LAKESHORE RD	05/09/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,900	56.36	\$198,968	4070
20-090-0044-000	3236 NORTH RIVER RD	04/21/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$61,700	36.73	\$156,331	4020
20-090-0068-000	3423 NORTH RIVER RD	09/30/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,400	41.20	\$217,790	4020
20-090-0069-000	3451 NORTH RIVER RD	06/27/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,800	32.64	\$243,170	4020
20-090-0087-000	3578 NORTH RIVER RD	03/21/24	\$285,900	WD	03-ARM'S LENGTH	\$285,900	\$99,000	34.63	\$247,778	4020
20-090-0090-200	NORTHWOOD DR	09/23/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$23,000	76.67	\$46,080	4020
20-090-0095-000	3510 NORTH RIVER RD	09/29/23	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$43,100	32.43	\$103,438	4020
20-090-0097-000	3631 PARKER RD	03/15/23	\$120,750	WD	03-ARM'S LENGTH	\$120,750	\$35,600	29.48	\$92,609	4020
20-091-0033-000	4167 NORTH RIVER RD	12/05/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$99,100	79.28	\$283,359	4310
20-091-0035-000	NORTH RIVER RD	12/30/22	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$25,200	84.28	\$58,720	4310
20-091-0085-000	4080 NORTH RIVER RD	12/14/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$78,700	35.06	\$208,890	4020
20-091-0109-000	4490 NORTH RIVER RD	07/08/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$91,100	36.45	\$234,880	4020
20-105-0012-000	4546 MEADOWLAWN DR	08/08/22	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$54,100	40.37	\$146,049	4005
20-105-0027-000	4629 MEADOWLAWN DR	04/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$66,100	73.44	\$147,602	4005
20-120-0010-000	2895 BARDAMAR DR	09/29/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$269,300	58.54	\$544,420	4070
20-130-0004-000	3440 BIRCH GROVE TRAIL	05/17/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$87,300	27.28	\$265,078	4040
20-130-0022-000	3471 BIRCH GROVE TRAIL	12/08/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$125,100	41.02	\$295,867	4040
20-135-0002-000	4606 LAKESHORE RD	10/12/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$350,700	47.07	\$854,361	4580
20-150-0006-000	4181 PINE GROVE RD	08/11/22	\$171,000	OTH	03-ARM'S LENGTH	\$171,000	\$72,300	42.28	\$195,197	4040
20-150-0045-000	4161 PINE GROVE RD	10/04/23	\$146,450	WD	03-ARM'S LENGTH	\$146,450	\$57,100	38.99	\$141,788	4040
20-150-0047-000	4141 PINE GROVE RD	05/06/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,200	31.64	\$222,832	4040
20-150-0048-000	4131 PINE GROVE RD	07/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,600	29.30	\$189,541	4040
20-160-0011-000	4095 BUCKLEY DR	09/30/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$96,800	38.74	\$249,274	4040
20-160-0025-000	4094 TERRANCE COURT	06/28/22	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$82,400	32.00	\$220,176	4040
20-160-0028-000	4091 JAMES COURT	10/11/23	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$147,400	51.54	\$291,624	4040
20-165-0005-000	4184 NORTH RIVER RD	09/05/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,100	44.14	\$232,015	4020
20-165-0015-000	4134 NORTH RIVER RD	09/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,900	55.27	\$210,546	4020
20-166-0017-000	3625 ANGUS RD	05/20/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$100,300	43.61	\$300,906	4020
20-166-0019-000	3645 ANGUS RD	01/27/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$101,100	41.27	\$258,427	4020
20-175-0032-000	5342 LAKESHORE RD	07/12/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,900	34.87	\$271,755	4580
20-175-0032-000	5342 LAKESHORE RD	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$84,700	33.22	\$271,755	4580
20-190-0011-000	4766 LAKESHORE RD	05/25/22	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$36,200	44.69	\$104,037	4095
20-230-0004-000	3505 DYKEMAN RD	04/29/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$73,200	36.62	\$191,226	4040
20-230-0007-000	3797 PARKER RD	02/10/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$177,227	4040
20-263-0003-000	5988 E MONTEVISTA DR	07/26/22	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$59,400	38.85	\$155,426	4070
20-263-0016-000	5990 W MONTEVISTA DR	04/14/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$67,500	45.61	\$172,439	4070

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20-263-0016-000	5990 W MONTEVISTA DR	07/18/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$67,500	30.00	\$172,439	4070
20-264-0002-000	5964 E MONTEVISTA DR	07/20/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,800	50.38	\$280,940	4070
20-264-0016-000	5977 E MONTEVISTA DR	01/30/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$67,900	34.47	\$209,441	4217
20-280-0008-000	4089 BLUEBERRY LANE	07/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,200	44.39	\$270,044	4050
20-280-0014-000	3685 WILSON DR	01/12/24	\$277,000	OTH	03-ARM'S LENGTH	\$277,000	\$117,000	42.24	\$242,253	4050
20-280-0036-000	3565 STATE RD	12/12/23	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$96,000	40.68	\$198,367	4050
20-286-0016-000	3465 OAK LEAF DR	07/28/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$90,600	33.56	\$211,890	4040
20-294-0013-000	4905 FORMAN DR	03/28/24	\$180,000	CD	12-FROM LENDING INSTITUTION NC	\$180,000	\$106,200	59.00	\$265,817	4070
20-294-0016-000	4925 FORMAN DR	01/10/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,300	55.21	\$179,721	4070
20-297-0004-000	2971 MAPLEWOOD DR	09/20/23	\$350,000	OTH	03-ARM'S LENGTH	\$350,000	\$137,000	39.14	\$317,408	4095
20-297-0006-000	2996 SYLVAN DR	05/09/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,200	34.86	\$238,860	4095
20-297-0024-000	3063 SYLVAN DR	04/28/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$67,800	33.90	\$202,887	4095
20-297-0029-000	3015 SYLVAN DR	08/10/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$105,900	32.10	\$304,536	4095
20-297-0029-000	3015 SYLVAN DR	02/03/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$95,300	34.65	\$304,536	4095
20-297-0053-000	3086 WOODLAND DR	08/03/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$69,800	69.80	\$188,121	4095
20-297-0057-000	3069 WOODLAND DR	08/30/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$61,900	31.11	\$154,583	4095
20-297-0059-001	3057 WOODLAND DR	09/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$101,100	38.15	\$311,551	4095
20-300-0002-000	4040 JAMES COURT	03/10/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$144,200	41.81	\$381,502	4040
20-315-0009-000	4028 HELEN AVE	06/16/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,500	35.00	\$124,220	4005
20-315-0020-000	4045 HELEN AVE	04/08/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$15,900	53.00	\$257,912	4005
20-315-0022-000	4065 HELEN AVE	03/09/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,500	31.78	\$210,427	4005
20-320-0001-200	3506 MILTON RD	11/16/23	\$273,300	WD	03-ARM'S LENGTH	\$273,300	\$119,500	43.72	\$279,197	4020
20-320-0001-200	3506 MILTON RD	11/16/23	\$276,000	LC	03-ARM'S LENGTH	\$276,000	\$119,500	43.30	\$279,197	4020
20-320-0022-000	3611 MILTON RD	03/21/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,000	41.40	\$222,122	4020
20-326-0012-000	3856 KEEWAHDIN	02/27/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$90,400	38.47	\$213,933	4040
20-326-0016-000	3922 KEEWAHDIN RD	07/28/23	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$40,100	24.53	\$97,323	4040
20-326-0030-125	3980 HITCHINGS ST	10/24/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$193,000	61.27	\$376,160	4040
20-326-0030-151	3970 HITCHINGS ST	05/13/22	\$477,000	WD	03-ARM'S LENGTH	\$477,000	\$265,900	55.74	\$698,846	4040
20-326-0032-017	3877 SPARTAN DR	09/19/23	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$196,700	41.85	\$462,391	4040
20-328-0019-001	3408 NORTH RIVER RD	04/27/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$78,000	37.16	\$182,966	4020
20-328-0019-010	3369 LOMAR DR	05/18/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$19,400	77.60	\$61,342	4020
20-450-0004-000	4470 WILLIAM COURT	05/23/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$68,600	34.47	\$198,717	4070
20-450-0005-000	4466 WILLIAM COURT	05/17/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,600	33.30	\$158,554	4070
20-450-0007-000	4450 WILLIAM COURT	05/20/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$53,300	28.50	\$169,615	4070
20-450-0014-000	4485 WILLIAM COURT	06/29/22	\$204,900	WD	03-ARM'S LENGTH	\$204,900	\$73,800	36.02	\$192,572	4070
20-465-0010-000	3277 LAKE DR	10/20/23	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$95,100	39.22	\$229,755	4517
20-468-0002-000	2964 ELMWOOD DR	02/23/23	\$595,725	WD	03-ARM'S LENGTH	\$595,725	\$310,100	52.05	\$623,656	4095
20-468-0033-001	3045 ELMWOOD DR	09/22/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$123,000	34.17	\$324,953	4095
20-468-0048-001	2980 MAPLEWOOD DR	09/01/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$158,200	28.76	\$388,530	4095
20-468-0054-000	3016 MAPLEWOOD DR	11/28/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,600	54.82	\$294,691	4095
20-468-0064-500	3086 MAPLEWOOD DR	08/18/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,400	32.57	\$183,058	4095
20-468-0064-500	3086 MAPLEWOOD DR	01/31/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$68,400	32.57	\$183,058	4095
20-468-0068-000	3087 MAPLEWOOD DR	09/07/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$77,900	33.15	\$245,123	4095
20-468-0084-000	2981 MAPLEWOOD DR	03/25/24	\$577,500	WD	03-ARM'S LENGTH	\$577,500	\$205,600	35.60	\$531,454	4095
20-468-0090-000	5909 LAKESHORE RD	09/22/23	\$214,112	QC	03-ARM'S LENGTH	\$214,112	\$116,500	54.41	\$257,753	4070
20-495-0015-000	3391 LOMAR DR	06/03/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$83,400	35.49	\$217,928	4020
20-496-0002-000	3370 LOMAR DR	08/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$84,800	40.38	\$244,646	4020

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20-505-0006-000	1175 WATSON DR	08/01/22	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$112,100	31.85	\$313,478	4070
20-505-0012-000	4120 FAIRWAY DR	04/07/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$75,800	40.97	\$201,314	4070
20-505-0019-000	4121 FAIRWAY DR	09/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$113,900	37.97	\$266,886	4070
20-510-0011-000	3655 ORVALL DR	01/03/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$45,600	24.65	\$114,095	4040
20-510-0015-000	3592 ORVALL DR	01/12/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$48,300	26.11	\$150,489	4040
20-515-0003-000	4080 PINE GROVE RD	12/13/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$95,600	29.42	\$288,021	4040
20-578-0002-000	3712 STATE RD	08/15/22	\$185,000	OTH	03-ARM'S LENGTH	\$185,000	\$61,700	33.35	\$176,047	4020
20-578-0010-000	3590 STATE RD	03/28/23	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$47,800	17.84	\$255,533	4020
20-578-0013-000	3550 STATE RD	05/26/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$82,100	37.32	\$214,719	4020
20-578-0016-000	3994 NORTH RIVER RD	12/12/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,600	45.04	\$227,278	4020
20-578-0018-000	3974 NORTH RIVER RD	11/14/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,500	44.32	\$234,629	4020
20-578-0024-000	3956 NORTH RIVER RD	12/09/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$90,000	50.28	\$235,330	4020
20-579-0041-000	3630 TEEPLE AVE	02/28/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$72,800	66.18	\$185,527	4020
20-579-0053-000	3639 TEEPLE AVE	04/17/23	\$245,000	OTH	03-ARM'S LENGTH	\$245,000	\$91,500	37.35	\$232,251	4020
20-579-0063-000	3535 TEEPLE AVE	07/24/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,300	52.63	\$294,916	4020
20-585-0001-000	3611 OLD FARM LANE	02/26/24	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$160,000	82.90	\$351,185	4035
20-585-0014-000	4272 GUILFORD LANE	07/18/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$111,800	45.63	\$300,526	4035
20-587-0002-001	3699 W SURREY LANE	09/09/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$181,700	47.57	\$428,086	4035
20-587-0003-000	3707 W SURREY LANE	09/09/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,900	30.63	\$313,145	4035
20-587-0007-000	4329 OLD FORGE DR	01/10/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$101,800	39.92	\$250,068	4035
20-587-0010-000	4309 OLD FORGE DR	12/15/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,900	44.67	\$326,331	4035
20-588-0020-000	3672 OLD FARM LANE	06/12/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$112,600	45.77	\$227,863	4035
20-588-0024-000	4225 SURREY LANE	12/29/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$127,700	45.61	\$272,023	4035
20-588-0036-000	4254 SURREY LANE	04/12/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$125,500	43.13	\$337,513	4035
20-589-0002-000	4253 OLD FORGE DR	06/23/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$119,800	45.38	\$261,849	4035
20-589-0003-000	4247 OLD FORGE DR	06/09/22	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$101,700	43.65	\$266,175	4035
20-589-0004-000	4233 OLD FORGE DR	01/23/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$82,300	33.59	\$221,547	4035
20-589-0037-001	4163 QUAKER HILL DR	03/26/24	\$313,750	MLC	03-ARM'S LENGTH	\$313,750	\$134,900	43.00	\$299,791	4035
20-589-0049-000	3686 E SURREY LANE	06/28/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$105,900	37.16	\$269,417	4035
20-589-0086-000	4280 OLD FORGE DR	10/30/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$211,900	71.83	\$308,367	4035
20-590-0004-000	3612 OLD FARM LANE	01/09/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$123,300	47.44	\$261,902	4035
20-590-0013-000	3544 OLD FARM LANE	11/16/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$222,555	4035
20-590-0017-000	3551 OLD FARM LANE	08/14/23	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$126,800	42.41	\$285,547	4035
20-590-0022-000	3589 OLD FARM LANE	06/28/22	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$101,300	34.63	\$278,049	4035
20-610-0001-000	3726 STATE RD	08/26/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,800	37.05	\$201,976	4040
20-615-0013-000	3166 WASHINGTON AVE	07/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$79,400	37.81	\$216,187	4070
20-615-0034-000	3108 ROOSEVELT AVE	05/18/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,700	27.47	\$137,661	4070
20-615-0039-000	3140 ROOSEVELT AVE	08/18/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$66,700	34.65	\$149,644	4070
20-618-0003-000	3335 SIMPSON RD	03/02/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$80,000	35.09	\$204,894	4040
20-618-0008-000	3295 SIMPSON RD	05/26/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$73,300	31.13	\$198,065	4040
20-630-0029-000	3699 NORTH RIVER RD	09/28/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$89,500	40.68	\$209,739	4310
20-631-0013-000	3780 POLLINA AVE	12/19/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$59,700	50.59	\$123,573	4050
20-631-0017-000	3744 DYKEMAN RD	04/21/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$58,500	37.50	\$120,080	4050
20-631-0018-000	3740 DYKEMAN RD	09/02/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,500	31.39	\$154,512	4050
20-675-0004-000	2666 RIALTO COURT	07/28/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$49,900	29.35	\$157,988	4095
20-675-0009-000	2663 RIALTO COURT	02/03/23	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$40,200	51.54	\$104,172	4095
20-685-0002-000	3892 LOTON DR	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$96,800	40.33	\$280,802	4517

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20-695-0002-000	2925 NORTH RIVER RD	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,400	44.96	\$301,832	4310
20-705-0004-000	2780 GRACE RD	12/18/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$95,800	37.57	\$214,683	4070
20-715-0006-000	4860 LAKESHORE RD	01/03/23	\$691,000	WD	03-ARM'S LENGTH	\$691,000	\$194,000	28.08	\$527,572	4580
20-715-0019-000	4784 LAKESHORE RD	10/04/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$394,100	54.36	\$1,015,861	4580
20-718-0013-000	4020 DEVONSHIRE RD	02/05/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$104,900	43.71	\$244,259	4040
20-718-0014-000	4034 DEVONSHIRE RD	02/05/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,800	76.00	\$59,234	4040
20-718-0017-000	4060 DEVONSHIRE RD	07/17/23	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$112,100	38.13	\$279,432	4040
20-718-0021-500	3959 BEDFORD RD	07/29/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$84,000	36.52	\$235,581	4040
20-725-0004-002	3237 S SHOREVIEW DR	08/21/23	\$364,950	WD	19-MULTI PARCEL ARM'S LENGTH	\$364,950	\$145,200	39.79	\$305,165	4035
20-725-0004-002	3237 S SHOREVIEW DR	08/21/23	\$364,950	WD	19-MULTI PARCEL ARM'S LENGTH	\$364,950	\$145,200	39.79	\$336,373	4035
20-725-0006-000	3245 S SHOREVIEW DR	07/07/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$189,563	4035
20-725-0009-000	3257 S SHOREVIEW DR	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,800	41.73	\$199,869	4035
20-725-0026-000	3219 N SHOREVIEW DR	08/24/22	\$204,500	WD	03-ARM'S LENGTH	\$204,500	\$73,800	36.09	\$180,919	4035
20-725-0037-000	3248 N SHOREVIEW DR	01/12/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,200	47.71	\$285,153	4035
20-730-0011-000	3090 NORTH RIVER RD	03/14/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$121,300	49.11	\$255,970	4020
20-730-0017-000	3048 NORTH RIVER RD	08/26/22	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$77,700	33.21	\$218,365	4020
20-730-0028-000	3135 SIMPSON RD	09/26/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$208,951	4040
20-730-0048-000	3050 SIMPSON RD	01/11/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$95,800	36.85	\$259,804	4040
20-730-0050-000	3042 SIMPSON RD	07/26/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$87,100	64.52	\$202,102	4040
20-737-0002-000	3331 KRAFFT RD	08/02/23	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,000	30.59	\$154,469	4040
20-737-0002-000	3331 KRAFFT RD	04/06/22	\$174,900	CD	11-FROM LENDING INSTITUTION EX	\$174,900	\$57,300	32.76	\$154,469	4040
20-737-0005-000	3307 KRAFFT RD	08/31/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,100	34.76	\$150,698	4040
20-738-0006-000	3322 SAPPHIRE LANE	05/01/23	\$231,900	WD	03-ARM'S LENGTH	\$231,900	\$94,600	40.79	\$215,959	4040
20-738-0020-000	3253 SAPPHIRE LANE	04/01/22	\$194,500	WD	03-ARM'S LENGTH	\$194,500	\$60,000	30.85	\$155,352	4040
20-738-0027-000	3309 SAPPHIRE LANE	06/15/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$220,694	4040
20-740-0009-000	4090 BLUEBERRY LANE	05/03/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$97,900	43.13	\$202,555	4050
20-744-0010-500	5569 LAKESHORE RD	02/28/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,400	49.46	\$262,494	4070
20-744-0018-000	5507 LAKESHORE RD	03/15/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$90,600	41.20	\$220,407	4070
20-750-0017-000	5150 LAKESHORE RD	06/30/22	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$699,200	46.61	\$1,750,079	4580
20-750-0039-000	5058 LAKESHORE RD	05/31/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$68,300	31.77	\$275,109	4070
20-750-0039-000	5058 LAKESHORE RD	06/30/23	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$89,900	24.43	\$275,109	4070
20-750-0042-000	4940 LAKESHORE RD	08/17/23	\$1,700,000	WD	03-ARM'S LENGTH	\$1,700,000	\$801,300	47.14	\$1,939,934	4580
20-753-0032-000	4455 ABEL DR	02/02/23	\$118,800	LC	03-ARM'S LENGTH	\$118,800	\$63,600	53.54	\$163,317	4040
20-756-0002-000	2627 KEEWAHDIN RD 2629	08/25/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$84,500	38.41	\$183,216	4070
20-756-0008-000	4476 FAIRWAY DR	11/10/23	\$81,519	LC	03-ARM'S LENGTH	\$81,519	\$44,500	54.59	\$101,433	4070
20-756-0008-500	4474 FAIRWAY DR	06/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$218,358	4070
20-756-0024-500	4395 GRATIOT AVE	12/01/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$74,000	37.00	\$224,400	4070
20-756-0050-000	4254 FAIRWAY DR	12/29/23	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$17,400	40.00	\$36,551	4070
20-756-0052-000	4250 FAIRWAY DR	05/24/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,300	52.42	\$295,587	4070
20-756-0055-000	4231 GRATIOT AVE	03/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$51,300	25.65	\$134,006	4070
20-756-0055-000	4231 GRATIOT AVE	12/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,300	34.20	\$134,006	4070
20-756-0065-000	4205 GRATIOT AVE	06/22/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,000	45.71	\$270,175	4070
20-756-0065-000	4205 GRATIOT AVE	12/05/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$125,300	46.41	\$270,175	4070
20-756-0082-000	4013 GRATIOT AVE	10/20/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,100	46.84	\$257,734	4070
20-756-0089-000	1226 KRAFFT RD	06/01/23	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$60,800	46.77	\$138,496	4070
20-756-0104-000	4461 FAIRWAY DR	12/26/22	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$51,400	31.93	\$149,102	4070
20-756-0123-000	4451 FAIRWAY DR	03/02/23	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$68,900	31.90	\$209,586	4070

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20-756-0127-000	4435 FAIRWAY DR	01/18/24	\$237,000	CD	03-ARM'S LENGTH	\$237,000	\$102,000	43.04	\$234,694	4070
20-759-0003-000	4515 STATE RD	04/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$69,600	34.80	\$179,872	4040
20-759-0004-001	4523 STATE RD	09/11/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,600	49.78	\$206,486	4040
20-759-0015-000	4056 KEEWAHDIN RD	06/03/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$52,600	36.28	\$134,195	4040
20-759-0019-000	4110 KEEWAHDIN RD	05/06/22	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$95,200	42.79	\$227,723	4040
20-762-0001-000	5263 S LOCUSTWOOD AVE	04/11/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$69,200	25.63	\$180,071	4070
20-762-0011-500	5264 LAKESHORE RD	09/29/23	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$64,300	39.21	\$137,230	4070
20-762-0014-000	5250 LAKESHORE RD	11/22/23	\$100,500	WD	03-ARM'S LENGTH	\$100,500	\$35,700	35.52	\$79,954	4070
20-765-0004-000	4578 LAKESHORE RD	06/23/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$418,800	49.27	\$591,828	4580
20-768-0007-000	4156 PINE GROVE RD	09/22/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$158,400	68.87	\$318,422	4040
20-768-0029-000	4310 PINE GROVE RD	05/09/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$101,800	31.23	\$267,724	4040
20-768-0035-000	4395 PARKER RD	11/04/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,400	51.66	\$198,465	4040
20-870-0004-000	4579 LAKESHORE RD	09/09/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$271,286	4070
20-888-0016-000	3769 LOTON DR	10/05/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,100	47.71	\$588,483	4040
20-888-0022-000	3744 ESTATES DR	07/13/23	\$433,000	WD	03-ARM'S LENGTH	\$433,000	\$171,900	39.70	\$393,382	4040
20-888-0031-000	3702 ESTATES DR	02/13/23	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$114,400	36.78	\$295,978	4040
20-888-0036-000	3708 WOODED TWIGS DR	05/16/22	\$395,900	WD	03-ARM'S LENGTH	\$395,900	\$163,400	41.27	\$454,701	4040
20-888-0044-000	3657 WOODED TWIGS DR	02/23/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$126,200	38.83	\$292,736	4040
20-925-0011-000	3677 CONNIE LANE	07/08/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$144,100	38.95	\$355,116	4217
20-935-0005-000	2633 FAIRWAY LANE	01/23/24	\$541,377	WD	03-ARM'S LENGTH	\$541,377	\$354,500	65.48	\$947,688	4217
20-950-0008-000	4076 PINE RIDGE DR	12/22/22	\$366,000	WD	03-ARM'S LENGTH	\$366,000	\$148,500	40.57	\$368,935	4217
20-950-0023-010	4195 PINE LAKE DR	11/06/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$250,000	59.52	\$502,319	4217
20-956-0001-000	4010 FAIRWAY DR	06/03/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$61,900	29.48	\$227,813	4207
20-956-0002-000	4010 FAIRWAY DR	04/13/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$75,300	30.13	\$194,742	4207
20-956-0004-000	4010 FAIRWAY DR	09/09/22	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$60,600	25.80	\$192,813	4207
20-961-0019-000	4040 TRISTEN AVE	06/27/23	\$242,200	WD	03-ARM'S LENGTH	\$242,200	\$91,500	37.78	\$202,539	4217
20-961-0021-000	4026 TRISTEN AVE	12/08/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,900	46.77	\$233,455	4217
20-962-0002-000	4086 TRISTEN AVE	06/08/22	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$73,800	38.24	\$203,694	4227
20-962-0005-000	4110 TRISTEN AVE	07/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$71,700	37.74	\$191,816	4227
20-962-0006-000	4118 TRISTEN AVE	07/01/22	\$195,250	WD	03-ARM'S LENGTH	\$195,250	\$72,900	37.34	\$201,707	4227
20-962-0007-000	4126 TRISTEN AVE	11/15/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$71,300	37.55	\$195,085	4227
20-962-0007-000	4126 TRISTEN AVE	03/14/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$107,800	52.59	\$195,085	4227
20-962-0008-000	4134 TRISTEN AVE	07/13/23	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$107,300	54.06	\$198,344	4227
20-962-0014-000	4182 TRISTEN AVE	05/24/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$103,200	55.78	\$193,014	4227
20-962-0017-000	4206 TRISTEN AVE	07/24/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,000	52.50	\$189,004	4227
20-962-0026-000	4245 TRISTEN AVE	09/12/22	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$75,000	38.07	\$198,526	4227
20-962-0034-000	4177 TRISTEN AVE	01/16/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$109,900	53.61	\$204,910	4227
20-962-0039-000	4129 TRISTEN AVE	05/31/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$118,800	53.51	\$245,884	4227
20-965-0010-000	4301 GREENVIEW CIRCLE	11/17/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$254,000	47.48	\$601,521	4217
20-966-0013-000	2710 WHITNEY PL	11/03/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$193,600	40.76	\$459,522	4217
20-966-0018-000	2656 WHITNEY PL	08/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$160,200	45.77	\$419,904	4217
20-967-0002-000	3768 GRANT AVE	06/05/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,600	50.35	\$336,345	4217
20-967-0015-000	3779 GRANT AVE	04/25/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$164,600	52.25	\$331,723	4217
20-968-0001-000	3875 KRAFFT RD	05/27/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$59,900	28.54	\$250,019	4207
20-968-0002-000	3877 KRAFFT RD	05/06/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$57,700	27.61	\$250,773	4207
20-968-0004-000	3857 KRAFFT RD	05/20/22	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$73,500	35.02	\$246,018	4207
20-968-0004-000	3857 KRAFFT RD	11/30/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$73,500	35.00	\$246,018	4207

Fort Gratiot 2025 Sales Analysis
All Sales 04/01/2022 / 03/31/2024

20-968-0004-000	3857 KRAFFT RD	11/21/23	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$90,900	47.34	\$246,018	4207
20-968-0005-000	3865 KRAFFT RD	06/22/22	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$73,500	35.17	\$246,018	4207
20-968-0006-000	3867 KRAFFT RD	09/13/22	\$209,900	MLC	03-ARM'S LENGTH	\$209,900	\$57,300	27.30	\$249,278	4207
20-968-0007-000	3821 KRAFFT RD	01/19/24	\$185,000	MLC	03-ARM'S LENGTH	\$185,000	\$86,200	46.59	\$232,774	4207
20-968-0008-000	3819 KRAFFT RD	03/13/24	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$85,500	47.50	\$226,985	4207
20-968-0008-000	3819 KRAFFT RD	11/28/22	\$210,000	MLC	03-ARM'S LENGTH	\$210,000	\$69,800	33.24	\$226,985	4207
20-968-0009-000	3817 KRAFFT RD	09/15/23	\$197,000	MLC	03-ARM'S LENGTH	\$197,000	\$85,500	43.40	\$226,985	4207
20-968-0010-000	3815 KRAFFT RD	07/21/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$70,300	34.63	\$228,407	4207
20-975-0002-000	2636 KEEWAHDIN RD	01/23/23	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$39,000	33.62	\$126,109	4207
20-977-0002-000	3688 N ATHANASIA WAY	09/02/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$86,200	21.02	\$393,377	4217
20-977-0026-000	3669 S ATHANASIA WAY	05/26/23	\$435,000	MLC	03-ARM'S LENGTH	\$435,000	\$174,700	40.16	\$379,711	4217
20-980-0005-000	4510 LAKESHORE RD	06/23/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$125,500	40.48	\$428,178	4570
20-981-0012-000	4500 LAKESHORE RD	05/31/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$102,400	31.51	\$308,889	4570
20-981-0020-000	4500 LAKESHORE RD	07/14/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$53,900	41.46	\$138,098	4570
20-981-0024-000	4500 LAKESHORE RD	09/28/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,700	41.50	\$209,288	4570
20-985-0005-000	2879 SHOREWOOD BLVD	03/22/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$155,000	36.90	\$349,414	4217
20-985-0016-000	2989 SHOREWOOD BLVD	10/11/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$170,100	53.16	\$366,541	4217
20-985-0044-000	5387 SHOREWOOD DR	05/03/23	\$390,000	MLC	03-ARM'S LENGTH	\$390,000	\$258,300	66.23	\$582,889	4217
20-985-0072-000	5350 SHOREWOOD DR	06/16/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$183,600	45.33	\$451,695	4217
20-986-0001-000	3308 SHOREWOOD AVE	11/04/22	\$422,000	WD	03-ARM'S LENGTH	\$422,000	\$176,800	41.90	\$477,552	4217
20-986-0008-000	5453 BAYWOOD DR	08/01/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$191,500	46.14	\$457,191	4217
20-986-0009-000	5445 BAYWOOD DR	08/31/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$271,200	48.43	\$615,109	4217
20-986-0028-000	3012 WEDGEWOOD DR	03/04/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$198,700	46.75	\$458,721	4217
20-986-0029-000	3001 WEDGEWOOD DR	08/31/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$224,500	48.80	\$492,500	4217
20-986-0041-000	5416 TEALWOOD CIRCLE	05/05/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$194,400	46.84	\$420,545	4217
20-990-0021-000	4107 STONEY CREEK DR	06/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$109,700	32.75	\$268,217	4217
20-990-0023-000	4115 STONEY CREEK DR	12/09/22	\$313,500	WD	03-ARM'S LENGTH	\$313,500	\$150,500	48.01	\$371,825	4217
20-990-0039-000	3811 CEDAR RIDGE DR	07/14/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,300	48.77	\$320,655	4217
20-990-0063-000	4138 LANCASTER DR	11/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,200	50.21	\$434,432	4217
20-991-0024-000	3906 ESSEX PLACE	05/19/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,000	48.48	\$397,140	4217
20-991-0028-000	3938 ESSEX PLACE	08/12/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$124,600	34.14	\$359,451	4217
20-991-0047-000	3948 ARLINGTON AVE	12/21/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$196,600	53.14	\$420,825	4217
20-991-0052-000	3979 ARLINGTON AVE	02/15/23	\$344,900	WD	03-ARM'S LENGTH	\$344,900	\$156,500	45.38	\$422,556	4217
20-991-0105-000	3996 CAPITAL AVE	12/08/23	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$164,700	44.51	\$359,733	4217
20-991-0116-000	4176 WELLINGTON COURT	09/15/22	\$53,500	WD	03-ARM'S LENGTH	\$53,500	\$30,800	57.57	\$66,674	4217
20-991-0116-000	4176 WELLINGTON COURT	05/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$30,800	61.60	\$66,674	4217
20-991-0124-000	CAPITAL AVE	12/18/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,700	65.40	\$65,392	4217
20-993-0012-000	4244 JANICE COURT	02/29/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,400	48.56	\$264,706	4217
20-993-0015-000	4220 JANICE COURT	01/02/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$134,300	47.96	\$270,973	4217
20-993-0023-000	4156 JANICE COURT	04/04/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$119,300	41.14	\$242,548	4217
20-996-0005-000	4048 JANICE AVE	07/18/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$99,400	35.50	\$259,606	4217
20-996-0022-000	4150 JANICE AVE	12/11/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$123,800	37.52	\$305,155	4217
20-996-0041-000	4031 JANICE AVE	11/22/23	\$273,400	WD	03-ARM'S LENGTH	\$273,400	\$119,200	43.60	\$256,388	4217
Totals:			\$80,836,316			\$80,836,316	\$33,663,200		\$84,129,105	
								Sale. Ratio =>	41.64	
								Std. Dev. =>	11.43	

All Sales 04/01/2022 / 03/31/2024

Other Parcels in Sale	Land Table	Use Code	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View
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Fort Gratiot 2025 Sales Analysis
All Sales 04/01/2022 / 03/31/2024

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