

2024 RESIDENTIAL ECFS

ECF Neighborhood		2023 AV	2024 AV	% difference
1R101	1R101-FIVE POINTS-GROUP A (8001A)	12,548,115	\$ 16,264,400	29.62%
1R102	1R102-FIVE POINTS GROUP B.C.(8001B)	7,781,830	\$ 10,061,200	29.29%
1R103	1R103-BERG-LAHSER-GROUP A (8003A)	53,865,135	\$ 68,661,300	27.47%
1R104	1R104-EVERGREEN LAHSER 7/8-GROUP A (8004A)	97,853,515	\$ 126,702,800	29.48%
1R105	1R105-OHAIR PARK-GROUP A (8005A)	48,729,900	\$ 62,292,000	27.83%
1R106	1R106-SEVEN MILE-ROUGE-GROUP A (8002A)	15,826,460	\$ 20,038,300	26.61%
1R107	1R107-MELVERN HILL-GROUP A (8006A)	12,988,000	\$ 16,841,500	29.67%
1R108	1R108-BENTLER-PICKFORD-GROUP A (8008A)	38,643,930	\$ 50,796,100	31.45%
1R109	1R109-EVERGREEN-OUTER DRIVE-GROUP A (8009A)	89,061,890	\$ 115,559,500	29.75%
1R110	1R110-THE EYE-GROUP A (8010A)	25,891,105	\$ 33,352,800	28.82%
1R111	1R111-OAK GROVE-GROUP A (8011A)	4,343,480	\$ 5,609,300	29.14%
1R112	1R112-SOUTH OF SIX-GROUP A (8012A)	11,070,710	\$ 14,399,400	30.07%
1R113	1R113-RIVERDALE-GROUP A (8013A)	10,028,655	\$ 12,867,000	28.30%
1R114	1R114-RIVERDALE-GROUP B (8013B)	17,499,965	\$ 22,220,700	26.98%
1R115	1R115-MILLER GROVE-GROUP A (8014A)	15,344,600	\$ 19,568,100	27.52%
1R116	1R116-NORTH ROSEDALE PARK-GROUP A (8018A)	145,627,785	\$ 186,246,900	27.89%
1R117	1R117-CRARY/ST MARYS-GROUP A (9019A)	55,068,200	\$ 69,273,900	25.80%
1R118	1R118-HUBBELL-PURITAN-GROUP A (9020A)	36,256,785	\$ 45,921,900	26.66%
1R119	1R119-BRIGHTMOOR-GROUP A (8015A)	32,035,850	\$ 40,917,100	27.72%
1R120	1R120-MINOCK PARK-GROUP A (8024A)	26,657,400	\$ 34,632,000	29.92%
1R121	1R121-CRARY/ST MARYS-GROUP B (9019B)	46,165,552	\$ 59,198,100	28.23%
1R122	1R122-BELMONT-GROUP A (9021A)	25,808,495	\$ 32,966,500	27.74%
1R123	1R123-ELIZA HOWELL-GROUP A (8016A)	16,008,785	\$ 20,728,700	29.48%
1R124	1R124-BRIGHTMOOR-GROUP D.E. (8015D)	7,926,555	\$ 10,219,300	28.92%
1R125	1R125-WESTWOOD PARK-GROUP B (8026B)	14,475,685	\$ 18,489,200	27.73%
1R126	1R126-ROSEDALE PARK-GROUP A (8025A)	112,959,130	\$ 140,544,500	24.42%
1R127	1R127-GRAND RIVER-ST MARYS-GROUP A (9022A)	22,353,640	\$ 28,548,400	27.71%
1R128	1R128-HUBBELL-LYNDON-GROUP A (9023A)	34,471,545	\$ 44,161,100	28.11%
1R129	1R129-CASTLE ROUGE-GROUP A (8017A)	23,562,500	\$ 30,103,200	27.76%
1R130	1R130-BRIGHTMOOR-GROUP H (8015H)	2,553,680	\$ 3,159,800	23.74%
1R131	1R131-WESTWOOD PARK-GROUP A (8026A)	3,364,550	\$ 4,339,400	28.97%
1R132	1R132-GRANDMONT #1-GROUP A (8027A)	39,046,080	\$ 50,706,900	29.86%
1R133	1R133-SCHOOLCRAFT-196 DIST8-GROUP A (8020A)	5,148,610	\$ 6,633,500	28.84%
1R134	1R134-GRANDMONT-GROUP A (9028A)	63,688,070	\$ 81,271,800	27.61%
1R135	1R135-GREENFIELD-GRANDRIVER-GROUP A (9029A)	30,506,570	\$ 39,079,300	28.10%
1R136	1R136-SCHOOLCRAFT-196 DIST9-GROUP B (9031B)	37,241,340	\$ 47,242,200	26.85%
1R137	1R137-CADILLAC COMMUNITY-GROUP A (9030A)	10,696,590	\$ 13,695,300	28.03%
2R201	2R201-GREENFIELD-GROUP A (9032A)	71,482,128	\$ 92,264,200	29.07%
2R202	2R202-GREENFIELD-GROUP B (9032B)	25,696,000	\$ 33,138,800	28.96%
2R203	2R203-SCHAEFER-TRI-POINT-GREENWICH (0033A)	146,421,920	\$ 186,175,200	27.15%
2R204	2R204-SCHULZE-GROUP D (0040D)	17,151,753	\$ 22,609,500	31.82%
2R205	2R205-PEMBROKE-GROUP A (0039A)	47,427,200	\$ 62,024,000	30.78%
2R206	2R206-PEMBROKE-GROUP F (0039F)	5,091,300	\$ 6,245,900	22.68%
2R207	2R207-PEMBROKE-GROUP C (0039C)	11,132,000	\$ 14,123,200	26.87%
2R208	2R208-GREEN ACRES-GROUP A (0044A)	92,370,100	\$ 117,028,600	26.70%
2R209	2R209-SHERWOOD FOREST-GROUP A (0045A)	94,730,120	\$ 122,954,000	29.79%
2R210	2R210-PALMER WOODS-GROUP A (0046A)	97,748,870	\$ 120,192,500	22.96%
2R211	2R211-PENROSE-GROUP A (1048A)	1,362,960	\$ 1,496,600	9.81%
2R212	2R212-COLLEGE PARK-GROUP A (9034A)	77,675,460	\$ 99,838,600	28.53%
2R213	2R213-WINSHIP-GROUP A (9035A)	95,165,900	\$ 122,954,000	29.20%
2R214	2R214-SCHULZE - BAGLEY A.B.(0040A)	366,034,853	\$ 470,612,100	28.57%
2R215	2R215-UNIVERSITY DISTRICT-GROUP A (0049A)	176,404,385	\$ 226,629,000	28.47%
2R216	2R216-DETROIT GOLF-GROUP A (0050A)	40,649,715	\$ 49,179,700	20.98%
2R217	2R217-PALMER PARK-GROUP A (0051A)	1,187,185	\$ 1,242,500	4.66%
2R218	2R218-GRIXDALE FARMS-GROUP A (1052A)	13,342,150	\$ 17,442,000	30.73%
2R219	2R219-UNIVERSITY DISTRICT-GROUP B (0049B)	6,312,800	\$ 8,357,400	32.39%
2R220	2R220-HARMONY VILLAGE-GROUP D (9042D)	36,812,490	\$ 46,197,600	25.49%
2R221	2R221-FITZGERALD-GROUP A (0043A)	58,948,730	\$ 75,414,100	27.93%
2R222	2R222-HARMONY VILLAGE GROUP A (9042A)	46,616,045	\$ 58,733,400	25.99%
2R223	2R223-FITZGERALD GROUP C.D.(0043C)	48,776,390	\$ 61,842,400	26.79%
2R224	2R224-HARMONY VILLAGE GROUP B.E. (9042B)	25,501,455	\$ 32,420,300	27.13%
2R225	2R225-MARTIN - PILGRIM - DEXTER (0053A)	70,450,165	\$ 91,934,300	30.50%
2R226	2R226-OAKMAN BLVD COMMUNITY-GROUP F (6199F)	3,706,790	\$ 4,499,900	21.40%
2R227	2R227-OAKMAN BLVD COMMUNITY-GROUP E (6199E)	7,169,800	\$ 9,366,800	30.64%
2R228	2R228-DEXTER-LINWOOD (6100A)	6,268,500	\$ 8,191,100	30.67%
2R229	2R229-OAKMAN BLVD COMMUNITY-GROUP A (6199A)	6,373,185	\$ 8,157,300	27.99%
2R230	2R230-DEXTER-LINWOOD (6100A)	2,016,750	\$ 2,299,000	14.00%
3R301	3R301-NOLAN-GROUP A (1056A)	5,462,255	\$ 6,865,200	25.68%
3R302	3R302-GRIXDALE FARMS-GROUP A (1052A)	2,270,890	\$ 2,787,600	22.75%
3R303	3R303-NOLAN-GROUP B (1056B)	50,715,460	\$ 64,873,100	27.92%
3R304	3R304-CADILLAC HEIGHTS-GROUP A (1060A)	8,551,600	\$ 11,359,000	32.83%
3R305	3R305-NORTH CAMPAU-GROUP A (1061A)	1,595,095	\$ 2,155,400	35.13%
3R306	3R306-CAMPAU/BANGLATOWN-GROUP A (1062A)	13,380,015	\$ 20,724,300	54.89%
3R307	3R307-BUTLER - PERSHING (1036A)	49,691,453	\$ 63,715,500	28.22%
3R308	3R308-NOLAN GROUP B (1056B)	5,453,895	\$ 6,964,500	27.70%
3R309	3R309-DAVISON-GROUP A (1068A)	6,265,995	\$ 7,984,900	27.43%
3R310	3R310-BUFFALO-GROUP A (1069A)	40,427,081	\$ 51,133,000	26.48%
3R311	3R311-FARWELL-GROUP C (1065C)	9,344,645	\$ 11,978,000	28.18%
3R312	3R312-FARWELL-GROUP A (1065A)	19,144,620	\$ 23,888,400	24.78%
3R313	3R313-KRAINZ WOODS-GROUP A (1067A)	15,277,785	\$ 19,711,000	29.02%
3R314	3R314-SHERWOOD A.B. (1071A)	15,395,930	\$ 19,606,300	27.35%
3R315	3R315-NORTOWN-GROUP A (1072A)	27,636,115	\$ 35,221,300	27.45%
3R316	3R316-GRANT-GROUP A (1070A)	14,353,239	\$ 18,629,900	29.80%
3R317	3R317-AIRPORT SUB-GROUP C (1080C)	3,383,280	\$ 3,899,900	15.27%
3R318	3R318-CONNER CREEK-GROUP A (2073A)	3,187,510	\$ 4,052,900	27.15%
3R319	3R319-PULASKI-GROUP A (2047A)	56,609,630	\$ 73,927,600	30.59%
3R320	3R320-MOUNT OLIVET (2076A)	42,264,590	\$ 54,014,800	27.80%
3R321	3R321-VON STEUBEN-GROUP B (2077B)	9,300,540	\$ 12,028,600	29.33%

7R706	7R706-SOUTHFIELD PLYMOUTH-GROUP A (7179A)	11,068,400	\$	14,103,200	27.42%
7R707	7R707-PLYMOUTH-I96-GROUP A (7181A)	6,087,425	\$	7,937,800	30.40%
7R708	7R708-JOY COMMUNITY-GROUP A (7182A)	30,130,875	\$	38,506,400	27.80%
7R709	7R709-WARREN AVE COMMUNITY-GROUP A (7185A)	28,499,165	\$	36,165,000	26.90%
7R710	7R710-WARREN AVE COMMUNITY-GROUP B (7185B)	37,295,170	\$	47,914,700	28.47%
7R711	7R711-PLYMOUTH-HUBBELL-GROUP A (7186A)	33,613,290	\$	42,701,900	27.04%
7R712	7R712-WE CARE COMMUNITY-GROUP A (7189A)	10,718,194	\$	13,139,900	22.59%
7R713	7R713-FISKHORN-GROUP A (7190A)	20,917,457	\$	26,014,200	24.37%
7R714	7R714-HAPPY HOMES-GROUP B (7195B)	1,231,845	\$	1,436,900	16.65%
7R715	7R715-HARMONY VILLAGE GROUP B.E. (9024B)	8,779,365	\$	11,170,400	27.23%
7R716	7R716-NORTHWEST COMMUNITY-GROUP A (9196A)	10,930,490	\$	13,978,200	27.88%
7R717	7R717-HAPPY HOMES-GROUP A (7195A)	17,723,710	\$	22,821,700	28.76%
7R718	7R718-PAVEWAY - PRIDE - BARTON (7187A)	33,825,075	\$	43,404,000	28.32%
7R719	7R719-AVIATION SUB-GROUP A (7192A)	117,565,453	\$	153,344,500	30.43%
7R720	7R720-OAKMAN BLVD COMMUNITY-GROUP F (6199F)	3,573,185	\$	4,541,000	27.09%
7R721	7R721-OAKMAN BLVD COMMUNITY-GROUP E (6199E)	8,824,250	\$	11,712,600	32.73%
7R722	7R722-OAKMAN BLVD COMMUNITY-GROUP A (6199A)	14,848,755	\$	19,196,600	29.28%
7R723	7R723-RUSSELL WOODS-GROUP A (6200A)	32,754,990	\$	42,001,900	28.23%
7R724	7R724-NARDIN PARK AC (6201A)	13,112,085	\$	16,844,000	28.46%
CNDMO	CNDMO-MORGAN WATERFRONT HOMES	16,217,000	\$	17,822,300	9.90%
CNDOA	CNDOA-CONDOS WATERFRONT	60,926,200	\$	67,589,300	10.94%
CNDOB	CNDOB-CONDOS CBD	30,865,800	\$	34,583,600	12.05%
CNDOC	CNDOC-CONDOS NEW CENTER	26,763,200	\$	31,469,900	17.59%
CNDOD	CNDOD-CONDOS MIDTOWN A	55,746,000	\$	60,821,300	9.10%
CNDOE	CNDOE-CONDOS MIDTOWN B	160,251,700	\$	193,623,900	20.82%
CNDOF	CNDOF-CONDOS	15,879,100	\$	20,315,700	27.94%
CNDOG	CNDOG-CONDOS	48,890,900	\$	57,638,500	17.89%
CNDOH	CNDOH-CONDOS	70,119,000	\$	85,203,000	21.51%
CNDOI	CNDOI-CONDOS	86,157,200	\$	106,724,000	23.87%
CNDRF	CNDRF-RIVER FRONT TOWERS	37,603,200	\$	37,686,700	0.22%
CNSH	CNSH-SHOREPOINTE	11,980,900	\$	13,330,300	11.26%

2024 COMMERCIAL ECFS

ECF Neighborhood	2023 AV	2024 AV	% diff
CCAPT CCAPT- CENTRAL CORE/APARTMENTS/SENIOR HOUSING	\$ 684,420,600	\$ 822,305,700	20.15%
CCHO CCHO- CENTRALCORE HOTEL/MOTEL	\$ 168,008,200	\$ 195,778,000	16.53%
CCMX CCMX- CENTRAL CORE MIXED USE	\$ 321,532,985	\$ 356,134,000	10.76%
CCOB CCOB- CENTRAL CORE OFFICE BUILDINGS	\$ 476,188,200	\$ 462,185,600	-2.94%
CCOBM CCOBM- CENTRAL CORE OFFICE BUILDINGS MAJOR 400K+SF	\$ 811,465,900	\$ 791,100,300	-2.51%
CCPKD CCPKD- CENTRAL CORE PARKING DECKS	\$ 304,114,100	\$ 310,622,300	2.14%
CCPKL CCPKL- CENTRAL CORE PARKING LOTS	\$ 208,715,500	\$ 202,439,300	-3.01%
CCRS CCRS- CENTRAL CORE RETAIL/RESTAURANTS	\$ 188,273,600	\$ 199,209,900	5.81%
CCSU CCSU- CENTRAL CORE SPECIAL USE	\$ 49,317,100	\$ 52,288,100	6.02%
CCVL CCVL - CENTRAL CORE VACANT LAND	\$ 130,081,800	\$ 119,049,000	-8.48%
CGAD CGAD - AUTO DEALERSHIPS	\$ 9,624,800	\$ 10,797,700	12.19%
CGAPT CGAPT-GENERAL APARTMENTS / MULTI RES	\$ 758,756,500	\$ 893,904,300	17.81%
CGCND DOCKUMINIUMS	\$ 2,212,800	\$ 2,616,000	18.22%
CGCS CASINOS	\$ 985,500,200	\$ 1,023,878,300	3.89%
CGGS CGGS-GAS STATIONS-GENERAL	\$ 71,458,200	\$ 79,077,200	10.66%
CGHO CGHO-HOTEL/MOTEL-GENERAL	\$ 21,299,700	\$ 25,003,300	17.39%
CGHOS CGHOS-HOSPITAL	\$ 417,090,600	\$ 417,232,400	0.03%
CGMD CGMD-MEDICAL FACILITIES-GENERAL	\$ 59,720,700	\$ 73,057,700	22.33%
CGNUR CGNUR-NURSING & CONVALESCENT	\$ 70,590,500	\$ 69,821,100	-1.09%
CGOB CGOB-OFFICE BUILDINGS-GENERAL <7500 SQFT	\$ 50,810,700	\$ 56,009,700	10.23%
CGOB2 CGOB2-OFFICE BUILDINGS-GENERAL >=7500 SQFT	\$ 183,485,000	\$ 198,812,000	8.35%
CGPKD CGPKD-PARKING DECKS GENERAL	\$ 14,353,000	\$ 16,212,300	12.95%
CGPKL CGPKL-PARKING LOTS COMMERCIAL GENERAL	\$ 51,996,100	\$ 58,821,600	13.13%
CGRG CGRG RELIGIOUS STRUCTURES	\$ 16,957,300	\$ 19,018,800	12.16%
CGRS1 CGRS1-SUPERMARKETS	\$ 44,501,700	\$ 40,904,400	-8.08%
CGRS2 CGRS2-RETAIL-BAR / RESTAURANT	\$ 58,297,500	\$ 66,683,100	14.38%
CGRS3 CGRS3-RETAIL-SHOPPING CENTER	\$ 112,403,600	\$ 120,612,300	7.30%
CGRS4 CGRS4-RETAIL-STORES 5000 - 9999 SQFT	\$ 73,103,400	\$ 84,460,400	15.54%
CGRS5 CGRS5-FASTFOOD	\$ 25,195,000	\$ 27,434,800	8.89%
CGRS6 CGRS6-RETAIL-MIXED USE	\$ 49,159,700	\$ 64,135,600	30.46%
CGRS7 CGRS7-RETAIL-STORES >=10,000 SQFT	\$ 33,644,700	\$ 39,260,400	16.69%
CGRS8 CGRS8- RETAIL-STORES <5000 SQFT	\$ 147,576,100	\$ 169,157,100	14.62%
CGRS9 CGRS9 DRUG STORES	\$ 17,711,600	\$ 17,797,400	0.48%
CGSD CGSD SCHOOLS	\$ 18,469,800	\$ 19,653,500	6.41%
CGSF CGSF-ENTERTAINMENT FACILITIES	\$ 9,464,300	\$ 11,119,100	17.48%
CGSU1 CGSU1-SPECIAL USE-COMMERCIAL GENERAL	\$ 36,916,600	\$ 41,650,500	12.82%
CGUT1 CGUT1-UTILITY	\$ 73,520,000	\$ 58,040,800	-21.05%
CGUT2 CGUT2-GARAGE / SERVICE STATIONS	\$ 136,420,600	\$ 151,324,000	10.92%
CGVL CGVL-COMMERCIAL VACANT LAND GENERAL	\$ 77,980,390	\$ 88,423,700	13.39%

2024 INDUSTRIAL ECFS

ECF Neighborhood		2023 AV	2024 AV	% diff
IGHM1	IGHM1-HEAVY MANUFACTURING	\$ 97,751,000	\$ 97,335,200	-0.43%
IGIG1	IGIG1-INDUSTRIAL-GENERAL (6K SF -)	\$ 21,328,600	\$ 23,418,700	9.80%
IGIG2	IGIG2-INDUSTRIAL-GENERAL (6K SF +)	\$ 344,526,500	\$ 354,283,300	2.83%
IGPKL	IGPKL-PARKING LOTS INDUSTRIAL GENERAL	\$ 26,558,600	\$ 31,185,400	17.42%
IGSW1	IGSW1-INDUSTRIAL-STORAGE/WAREHOUSE (7500 SF -)	\$ 28,759,800	\$ 30,614,700	6.45%
IGSW2	IGSW2-INDUSTRIAL-STORAGE/WAREHOUSE (7500 SF +)	\$ 463,933,600	\$ 515,928,300	11.21%
IGVL	IGVL - INDUSTRIAL VACANT LAND GENERAL	\$ 33,881,500	\$ 41,820,100	23.43%