

2025 INDUSTRIAL ECFS

| ECF Neighborhood | 2024 ECF | Parcel Count | 2024 AV | 2025 ECF | 2025 AV | AV % diff | ECF % diff | Ave. Sale \$ / SF |
|--|----------|--------------|-------------------------|----------|-------------------------|--------------|------------|-------------------|
| IGHM1 IGHM1-HEAVY MANUFACTURING | 0.182 | 29 | \$ 151,876,700 | 0.180 | \$ 152,278,300 | 0.26% | -1.10% | N/A |
| IGIG1 IGIG1-INDUSTRIAL-GENERAL (6K SF -) | 0.335 | 370 | \$ 22,250,900 | 0.356 | \$ 24,935,300 | 12.06% | 6.27% | \$ 21.14 |
| IGIG2 IGIG2-INDUSTRIAL-GENERAL (6K SF +) | 0.337 | 711 | \$ 296,112,300 | 0.346 | \$ 308,232,200 | 4.09% | 2.67% | \$ 18.55 |
| IGPKL IGPKL-PARKING LOTS INDUSTRIAL GENERAL | 1.000 | 629 | \$ 31,905,300 | 1.000 | \$ 32,874,700 | 3.04% | 0.00% | N/A |
| IGSW1 IGSW1-INDUSTRIAL-STORAGE/WAREHOUSE (7500 SF -) | 0.442 | 464 | \$ 29,486,400 | 0.452 | \$ 31,281,100 | 6.09% | 2.26% | \$ 21.65 |
| IGSW2 IGSW2-INDUSTRIAL-STORAGE/WAREHOUSE (7500 SF +) | 0.340 | 1,156 | \$ 505,108,300 | 0.359 | \$ 549,415,300 | 8.77% | 5.59% | \$ 19.83 |
| IGVL IGVL - INDUSTRIAL VACANT LAND GENERAL | 1.000 | 3,694 | \$ 48,821,000 | 1.000 | \$ 48,863,700 | 0.09% | 0.00% | N/A |
| | | 7,053 | \$ 1,085,560,900 | | \$ 1,147,880,600 | 5.74% | | |

| 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 |
|----------------|----------------|-----------|---------------------|--------|------------------------------|---------------------|-------------------|---------------|---------------------|-------------|-------------------|---------------------|--------|------------|-----------------|----------|
| 16005777 | 8050 FULLERTON | 05/02/22 | \$ 120,000 | CD | 19-MULTI PARCEL ARM'S LENGTH | \$ 120,000 | \$ 80,800 | 67.33 | \$ 321,850 | \$ 43,903 | \$ 76,097 | \$ 212,152 | 0.359 | 10,537 | \$ 11.39 | IGIG1 |
| 19003488-9 | 8700 GRINNELL | 08/12/22 | \$ 261,400 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$ 261,400 | \$ 131,400 | 50.27 | \$ 323,400 | \$ 104,348 | \$ 157,052 | \$ 645,910 | 0.243 | 14,988 | \$ 17.44 | IGIG1 |
| 15012128-32 | 20506 SHERWOOD | 09/02/22 | \$ 100,000 | WD | 03-ARM'S LENGTH | \$ 100,000 | \$ 44,800 | 44.80 | \$ 112,935 | \$ 19,672 | \$ 80,328 | \$ 278,397 | 0.289 | 4,930 | \$ 20.28 | IGIG1 |
| 15003598-600 | 17434 CLIFF | 09/20/22 | \$ 140,000 | MLC | 03-ARM'S LENGTH | \$ 140,000 | \$ 85,500 | 61.07 | \$ 152,850 | \$ 26,250 | \$ 113,750 | \$ 375,668 | 0.303 | 6,588 | \$ 21.25 | IGIG2 |
| 18004124 | 8046 HOLMES | 09/30/22 | \$ 20,500 | LC | 03-ARM'S LENGTH | \$ 20,500 | \$ 10,000 | 48.78 | \$ 22,403 | \$ 7,318 | \$ 13,182 | \$ 45,030 | 0.293 | 820 | \$ 25.00 | IGIG1 |
| 22068329 | 18351 WEAVER | 11/15/22 | \$ 50,000 | WD | 03-ARM'S LENGTH | \$ 50,000 | \$ 44,500 | 89.00 | \$ 109,804 | \$ 20,582 | \$ 29,418 | \$ 232,349 | 0.127 | 4,080 | \$ 12.25 | IGIG1 |
| 13005722-4 | 6140 CASMERE | 02/17/23 | \$ 270,000 | MLC | 19-MULTI PARCEL ARM'S LENGTH | \$ 270,000 | \$ 68,200 | 25.26 | \$ 130,160 | \$ 51,942 | \$ 218,058 | \$ 233,487 | 0.934 | 7,058 | \$ 38.25 | IGIG1 |
| 16005978-82 | 8100 LYNDON | 04/14/23 | \$ 115,000 | WD | 03-ARM'S LENGTH | \$ 115,000 | \$ 34,200 | 29.74 | \$ 72,833 | \$ 22,478 | \$ 92,522 | \$ 150,313 | 0.616 | 4,334 | \$ 26.53 | IGIG1 |
| 14000687 | 4517 MICHIGAN | 09/14/23 | \$ 50,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 50,000 | \$ 26,300 | 52.60 | \$ 53,378 | \$ 9,514 | \$ 40,486 | \$ 130,937 | 0.309 | 2,800 | \$ 17.86 | IGIG1 |
| Totals: | | | \$ 1,126,900 | | | \$ 1,126,900 | \$ 525,700 | | \$ 1,299,613 | | \$ 820,893 | \$ 2,304,243 | | | \$ 21.14 | |

| | | | | | |
|--------------------------|--------------|--------------------------|--------------|----------------------------|--------------|
| Sale. Ratio => | 46.65 | E.C.F. => | 0.356 | Std. Deviation=> | 0.243 |
| Std. Dev. => | 19.24 | Ave. E.C.F. => | 0.386 | 1.5 SD=> | 0.364 |
| | | | | 2 SD=> | 0.486 |

| 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 | |
|----------------|------------------|-----------|----------------------|--------|------------------------------|----------------------|---------------------|--------------------------|----------------------|-------------|---------------------|----------------------|--------|--------------------------|-----------------|----------------------------|--------------|
| 15013200-2 | 4732 BELLEVUE | 04/07/22 | \$ 100,000 | MLC | 03-ARM'S LENGTH | \$ 100,000 | \$ 95,000 | 95.00 | \$ 117,927 | \$ 41,462 | \$ 58,538 | \$ 226,899 | 0.258 | 10,775 | \$ 9.28 | IGIG2 | |
| 09016240.001 | 14650 DEQUINDRE | 04/22/22 | \$ 1,590,000 | WD | 03-ARM'S LENGTH | \$ 1,590,000 | \$ 423,000 | 26.60 | \$ 992,951 | \$ 218,857 | \$ 1,371,143 | \$ 2,297,015 | 0.597 | 43,324 | \$ 36.70 | IGIG2 | |
| 22030887 | 14341 SCHAEFER | 05/16/22 | \$ 320,000 | WD | 03-ARM'S LENGTH | \$ 320,000 | \$ 205,000 | 64.06 | \$ 452,774 | \$ 130,641 | \$ 189,359 | \$ 925,757 | 0.205 | 22,691 | \$ 14.10 | IGIG2 | |
| 18014715 | 9965 NORTHLAWN | 07/06/22 | \$ 80,000 | WD | 03-ARM'S LENGTH | \$ 80,000 | \$ 50,400 | 63.00 | \$ 120,692 | \$ 52,698 | \$ 27,302 | \$ 201,763 | 0.135 | 10,101 | \$ 7.92 | IGIG2 | |
| 15003339 | 6450 E MCNICHOLS | 08/05/22 | \$ 825,000 | WD | 03-ARM'S LENGTH | \$ 825,000 | \$ 642,800 | 77.92 | \$ 1,182,788 | \$ 261,830 | \$ 563,170 | \$ 2,732,813 | 0.206 | 78,376 | \$ 10.53 | IGIG2 | |
| 16028621 | 20449 WOODINGHAM | 08/26/22 | \$ 200,000 | WD | 03-ARM'S LENGTH | \$ 200,000 | \$ 155,600 | 77.80 | \$ 330,567 | \$ 75,696 | \$ 124,304 | \$ 756,294 | 0.164 | 13,597 | \$ 14.71 | IGIG2 | |
| 18014712 | 10401 NORTHLAWN | 08/26/22 | \$ 125,000 | LC | 03-ARM'S LENGTH | \$ 125,000 | \$ 98,200 | 78.56 | \$ 132,108 | \$ 53,034 | \$ 71,966 | \$ 234,641 | 0.307 | 16,732 | \$ 7.47 | IGIG2 | |
| 15013262-3 | 3143 BELLEVUE | 11/08/22 | \$ 255,000 | WD | 03-ARM'S LENGTH | \$ 255,000 | \$ 75,700 | 29.69 | \$ 160,710 | \$ 42,109 | \$ 212,891 | \$ 351,932 | 0.605 | 6,688 | \$ 38.13 | IGIG2 | |
| 22011056-63 | 23261 FENKELL | 11/29/22 | \$ 100,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 100,000 | \$ 104,400 | 104.40 | \$ 179,540 | \$ 41,114 | \$ 58,886 | \$ 230,481 | 0.255 | 10,772 | \$ 9.28 | IGIG2 | |
| 18000854 | 6803 GOLDSMITH | 12/15/22 | \$ 350,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 350,000 | \$ 218,600 | 62.46 | \$ 378,327 | \$ 87,674 | \$ 262,326 | \$ 862,472 | 0.304 | 25,379 | \$ 13.79 | IGIG2 | |
| 15013889-90 | 6301 E LAFAYETTE | 04/28/23 | \$ 1,300,000 | CD | 19-MULTI PARCEL ARM'S LENGTH | \$ 1,300,000 | \$ 409,400 | 31.49 | \$ 851,665 | \$ 154,343 | \$ 1,145,657 | \$ 2,071,873 | 0.553 | 34,983 | \$ 37.16 | IGIG2 | |
| 22057121.001 | 12750 MANSFIELD | 06/30/23 | \$ 240,000 | WD | 03-ARM'S LENGTH | \$ 240,000 | \$ 208,300 | 86.79 | \$ 253,263 | \$ 136,561 | \$ 103,439 | \$ 346,297 | 0.299 | 13,700 | \$ 17.52 | IGIG2 | |
| 22020436 | 12950 LYNDON | 08/24/23 | \$ 350,000 | LCM | 19-MULTI PARCEL ARM'S LENGTH | \$ 350,000 | \$ 149,000 | 42.57 | \$ 316,667 | \$ 41,233 | \$ 308,767 | \$ 817,312 | 0.378 | 16,899 | \$ 20.71 | IGIG2 | |
| 12005261 | 3033 BOURKE | 11/14/23 | \$ 395,000 | WD | 03-ARM'S LENGTH | \$ 395,000 | \$ 212,300 | 53.75 | \$ 418,950 | \$ 81,685 | \$ 313,315 | \$ 1,000,786 | 0.313 | 20,795 | \$ 18.99 | IGIG2 | |
| 18009956 | 7601 CENTRAL | 03/02/23 | \$ 1,500,000 | WD | 03-ARM'S LENGTH | \$ 1,500,000 | \$ 763,500 | 50.90 | \$ 1,853,237 | \$ 460,707 | \$ 1,039,293 | \$ 4,083,666 | 0.255 | 136,535 | \$ 7.61 | IGIG2 | |
| 19003493-7 | 8640 GRINNELL | 11/15/23 | \$ 275,000 | WD | 03-ARM'S LENGTH | \$ 275,000 | \$ 116,800 | 42.47 | \$ 293,175 | \$ 120,621 | \$ 154,379 | \$ 512,030 | 0.302 | 11,413 | \$ 24.10 | IGIG2 | |
| 15013200-2 | 4732 BELLEVUE | 11/27/23 | \$ 100,000 | OTH | 03-ARM'S LENGTH | \$ 100,000 | \$ 103,700 | 103.70 | \$ 117,927 | \$ 41,462 | \$ 58,538 | \$ 226,899 | 0.258 | 10,775 | \$ 9.28 | IGIG2 | |
| 17013845.002L | 20515 HOOVER | 01/10/24 | \$ 235,000 | MLC | 03-ARM'S LENGTH | \$ 235,000 | \$ 47,100 | 20.04 | \$ 207,001 | \$ 40,324 | \$ 194,676 | \$ 494,591 | 0.394 | 8,746 | \$ 26.87 | IGIG2 | |
| 22020443-5 | 14525 MEYERS | 02/16/24 | \$ 850,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 850,000 | \$ 340,700 | 40.08 | \$ 846,017 | \$ 412,342 | \$ 437,658 | \$ 1,286,869 | 0.340 | 47,231 | \$ 18.00 | IGIG2 | |
| 16000653-61 | 4817 W VERNOR | 03/15/24 | \$ 800,000 | CD | 19-MULTI PARCEL ARM'S LENGTH | \$ 800,000 | \$ 331,600 | 41.45 | \$ 724,825 | \$ 146,336 | \$ 653,664 | \$ 1,711,827 | 0.382 | 47,105 | \$ 16.98 | IGIG2 | |
| 20008356-7 | 134 WOODMERE | 03/27/24 | \$ 275,000 | LCM | 03-ARM'S LENGTH | \$ 275,000 | \$ 106,800 | 38.84 | \$ 221,610 | \$ 42,798 | \$ 232,202 | \$ 530,599 | 0.438 | 9,041 | \$ 30.42 | IGIG2 | |
| Totals: | | | \$ 10,265,000 | | | \$ 10,265,000 | \$ 4,857,900 | | \$ 10,152,721 | | \$ 7,581,473 | \$ 21,902,814 | | | \$ 18.55 | | |
| | | | | | | | | Sale. Ratio => | 47.32 | | | | | E.C.F. => | 0.346 | Std. Deviation=> | 0.130 |
| | | | | | | | | Std. Dev. => | 25.66 | | | | | Ave. E.C.F. => | 0.331 | 1.5 SD => | 0.195 |

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|----------------|-------------------|-----------|---------------------|--------|------------------------------|---------------------|-------------------|--------------------------|---------------------|-------------|---------------------|---------------------|--------|--------------------------|-----------------|----------------------------|--------------|
| 18009733 | 7414 CLAYTON | 06/13/22 | \$ 250,000 | WD | 03-ARM'S LENGTH | \$ 250,000 | \$ 118,800 | 47.52 | \$ 275,130 | \$ 147,181 | \$ 102,819 | \$ 289,477 | 0.355 | 5,650 | \$ 18.20 | IGSW1 | |
| 22085244 | 12891 ARTESIAN | 09/15/22 | \$ 80,000 | WD | 03-ARM'S LENGTH | \$ 80,000 | \$ 64,300 | 80.38 | \$ 143,542 | \$ 45,878 | \$ 34,122 | \$ 217,516 | 0.157 | 6,420 | \$ 5.31 | IGSW1 | |
| 22068069 | 18606 FITZPATRICK | 10/20/22 | \$ 165,000 | WD | 03-ARM'S LENGTH | \$ 165,000 | \$ 49,700 | 30.12 | \$ 113,138 | \$ 23,827 | \$ 141,173 | \$ 208,500 | 0.677 | 4,204 | \$ 33.58 | IGSW1 | |
| 16005903.04 | 8385 LYNDON | 12/22/22 | \$ 135,000 | WD | 03-ARM'S LENGTH | \$ 135,000 | \$ 50,500 | 37.41 | \$ 116,793 | \$ 27,489 | \$ 107,511 | \$ 202,045 | 0.532 | 5,600 | \$ 19.20 | IGSW1 | |
| 15003753 | 6870 E DAVISON | 12/28/22 | \$ 65,000 | WD | 03-ARM'S LENGTH | \$ 65,000 | \$ 28,400 | 43.69 | \$ 75,615 | \$ 10,936 | \$ 54,064 | \$ 130,139 | 0.415 | 3,326 | \$ 16.25 | IGSW1 | |
| 22103279-84 | 20539 GLENDALE | 05/01/23 | \$ 199,500 | MLC | 03-ARM'S LENGTH | \$ 199,500 | \$ 88,800 | 44.51 | \$ 144,651 | \$ 60,274 | \$ 139,226 | \$ 190,898 | 0.729 | 4,848 | \$ 28.72 | IGSW1 | |
| 22106331 | 20733 GLENDALE | 05/15/23 | \$ 75,000 | QC | 03-ARM'S LENGTH | \$ 75,000 | \$ 69,800 | 93.07 | \$ 170,374 | \$ 29,839 | \$ 45,161 | \$ 317,952 | 0.142 | 6,680 | \$ 6.76 | IDSW1 | |
| 07002597-8 | 6474 RUSSELL | 07/17/23 | \$ 150,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 150,000 | \$ 55,700 | 37.13 | \$ 134,646 | \$ 58,785 | \$ 91,215 | \$ 171,631 | 0.531 | 2,702 | \$ 33.76 | IGSW1 | |
| 20017654 | 12930 DENMARK | 09/29/23 | \$ 200,000 | WD | 03-ARM'S LENGTH | \$ 200,000 | \$ 75,300 | 37.65 | \$ 171,386 | \$ 57,735 | \$ 142,265 | \$ 334,268 | 0.426 | 8,072 | \$ 17.62 | IGSW1 | |
| 16005903.05 | 8799 LYNDON | 12/15/23 | \$ 145,000 | WD | 03-ARM'S LENGTH | \$ 145,000 | \$ 45,200 | 31.17 | \$ 116,002 | \$ 21,769 | \$ 123,231 | \$ 213,197 | 0.578 | 6,480 | \$ 19.02 | IGSW1 | |
| 15003848-9 | 7103 E DAVISON | 03/14/24 | \$ 99,900 | WD | 03-ARM'S LENGTH | \$ 99,900 | \$ 25,600 | 25.63 | \$ 52,225 | \$ 14,593 | \$ 85,307 | \$ 85,140 | 1.002 | 2,150 | \$ 39.68 | IGSW1 | |
| Totals: | | | \$ 1,564,400 | | | \$ 1,564,400 | \$ 672,100 | | \$ 1,513,502 | | \$ 1,066,094 | \$ 2,360,764 | | | \$ 21.65 | | |
| | | | | | | | | Sale. Ratio => | 42.96 | | | | | E.C.F. => | 0.452 | Std. Deviation=> | 0.250 |
| | | | | | | | | Std. Dev. => | 21.25 | | | | | Ave. E.C.F. => | 0.504 | 1.5 SD => | 0.375 |
| | | | | | | | | | | | | | | | | 2 SD => | 0.499 |

| 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 |
|----------------|------------------|-----------|---------------------|--------|------------------------------|---------------------|---------------------|---------------|---------------------|-------------|---------------------|----------------------|--------|------------|-----------------|----------|
| 08010712-3 | 14930 LINWOOD | 04/06/22 | \$ 550,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 550,000 | \$ 227,600 | 41.38 | \$ 573,754 | \$ 265,938 | \$ 284,062 | \$ 907,730 | 0.313 | 27,639 | \$ 19.90 | IGSW2 |
| 22003431 | 8951 FREELAND | 04/08/22 | \$ 150,000 | WD | 03-ARM'S LENGTH | \$ 150,000 | \$ 88,700 | 59.13 | \$ 224,771 | \$ 69,750 | \$ 80,250 | \$ 455,944 | 0.176 | 14,400 | \$ 10.42 | IGSW2 |
| 15013144-5 | 3256 BELLEVUE | 04/14/22 | \$ 710,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 710,000 | \$ 244,200 | 34.39 | \$ 595,995 | \$ 84,204 | \$ 625,796 | \$ 1,505,268 | 0.416 | 29,486 | \$ 24.08 | IGSW2 |
| 13020996-1015 | 17891 RYAN | 04/20/22 | \$ 650,000 | PTA | 03-ARM'S LENGTH | \$ 650,000 | \$ 258,200 | 39.72 | \$ 622,940 | \$ 110,272 | \$ 539,728 | \$ 1,507,847 | 0.358 | 22,960 | \$ 28.31 | IGSW2 |
| 4004064.002 | 2431 FOURTH | 05/09/22 | \$ 440,000 | CD | 03-ARM'S LENGTH | \$ 440,000 | \$ 218,100 | 49.57 | \$ 436,481 | \$ 27,443 | \$ 412,557 | \$ 1,203,053 | 0.343 | 7,872 | \$ 52.41 | IGSW2 |
| 10000436 | 4400 LAWTON | 06/01/22 | \$ 1,750,000 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 1,750,000 | \$ 622,200 | 35.55 | \$ 1,384,891 | \$ 159,379 | \$ 1,590,621 | \$ 3,604,447 | 0.441 | 136,630 | \$ 12.81 | IGSW2 |
| 19003481-5 | 8750 GRINNELL | 08/12/22 | \$ 261,400 | PTA | 19-MULTI PARCEL ARM'S LENGTH | \$ 261,400 | \$ 131,400 | 50.27 | \$ 323,400 | \$ 104,348 | \$ 157,052 | \$ 645,910 | 0.243 | 14,988 | \$ 17.44 | IGSW2 |
| 15000457-8 | 6450 E HANCOCK | 08/19/22 | \$ 95,000 | WD | 03-ARM'S LENGTH | \$ 95,000 | \$ 48,200 | 50.74 | \$ 131,786 | \$ 53,605 | \$ 41,395 | \$ 229,944 | 0.180 | 8,343 | \$ 11.39 | IGSW2 |
| 15013142 | 3220 BELLEVUE | 10/11/22 | \$ 627,500 | WD | 03-ARM'S LENGTH | \$ 627,500 | \$ 244,800 | 39.01 | \$ 610,206 | \$ 61,042 | \$ 566,458 | \$ 1,615,188 | 0.351 | 66,906 | \$ 9.38 | IGSW2 |
| 05003339-41 | 5845 RUSSELL | 11/15/22 | \$ 960,000 | WD | 03-ARM'S LENGTH | \$ 960,000 | \$ 521,100 | 54.28 | \$ 1,006,759 | \$ 308,714 | \$ 651,286 | \$ 2,053,074 | 0.317 | 130,722 | \$ 4.98 | IGSW2 |
| 22030888 | 14331 SCHAEFER | 12/23/22 | \$ 200,000 | WD | 03-ARM'S LENGTH | \$ 200,000 | \$ 74,200 | 37.10 | \$ 209,943 | \$ 50,495 | \$ 149,505 | \$ 468,965 | 0.319 | 10,475 | \$ 19.09 | IGSW2 |
| 22039113-25 | 16150 HUBBELL | 03/28/23 | \$ 180,000 | WD | 03-ARM'S LENGTH | \$ 180,000 | \$ 129,500 | 71.94 | \$ 358,185 | \$ 75,930 | \$ 104,070 | \$ 830,162 | 0.125 | 15,278 | \$ 11.78 | IGSW2 |
| 20008599 | 7935 MCGRAW | 03/28/23 | \$ 275,000 | WD | 03-ARM'S LENGTH | \$ 275,000 | \$ 43,600 | 15.85 | \$ 146,476 | \$ 22,651 | \$ 252,349 | \$ 364,191 | 0.693 | 8,500 | \$ 32.35 | IGSW2 |
| 15003312 | 7400 E MCNICHOLS | 04/11/23 | \$ 850,000 | WD | 03-ARM'S LENGTH | \$ 850,000 | \$ 255,600 | 30.07 | \$ 665,276 | \$ 416,786 | \$ 433,214 | \$ 730,853 | 0.593 | 23,332 | \$ 36.43 | IGSW2 |
| 16024954 | 9201 CENTRAL | 08/17/23 | \$ 130,000 | WD | 03-ARM'S LENGTH | \$ 130,000 | \$ 159,200 | 122.46 | \$ 175,980 | \$ 109,336 | \$ 20,664 | \$ 196,012 | 0.105 | 31,776 | \$ 4.09 | IGSW2 |
| 20017654 | 12930 DENMARK | 09/29/23 | \$ 200,000 | WD | 03-ARM'S LENGTH | \$ 200,000 | \$ 75,300 | 37.65 | \$ 171,386 | \$ 57,735 | \$ 142,265 | \$ 334,268 | 0.426 | 8,072 | \$ 24.78 | IGSW2 |
| 16001350 | 6101 JOHN KRONK | 10/11/23 | \$ 150,500 | WD | 19-MULTI PARCEL ARM'S LENGTH | \$ 150,500 | \$ 71,800 | 47.71 | \$ 151,408 | \$ 43,062 | \$ 107,438 | \$ 257,801 | 0.417 | 6,800 | \$ 22.13 | IGSW2 |
| 16005903.03 | 8301 LYNDON | 10/25/23 | \$ 372,000 | WD | 03-ARM'S LENGTH | \$ 372,000 | \$ 204,900 | 55.08 | \$ 433,219 | \$ 108,950 | \$ 263,050 | \$ 953,732 | 0.276 | 26,947 | \$ 13.80 | IGSW2 |
| 21044224 | 609 ST JEAN | 12/13/23 | \$ 750,000 | CD | 19-MULTI PARCEL ARM'S LENGTH | \$ 750,000 | \$ 432,500 | 57.67 | \$ 788,168 | \$ 210,732 | \$ 539,268 | \$ 1,698,341 | 0.318 | 38,883 | \$ 19.29 | IGSW2 |
| 22030888 | 14331 SCHAEFER | 02/02/24 | \$ 250,000 | LC | 03-ARM'S LENGTH | \$ 250,000 | \$ 81,700 | 32.68 | \$ 209,943 | \$ 50,495 | \$ 199,505 | \$ 468,965 | 0.425 | 10,475 | \$ 23.87 | IGSW2 |
| 22092711.002L | 13551 AUBURN | 02/27/24 | \$ 300,000 | MLC | 03-ARM'S LENGTH | \$ 300,000 | \$ 124,100 | 41.37 | \$ 254,776 | \$ 91,353 | \$ 208,647 | \$ 480,656 | 0.434 | 16,986 | \$ 17.66 | IGSW2 |
| Totals: | | | \$ 9,851,400 | | | \$ 9,851,400 | \$ 4,256,900 | | \$ 9,475,743 | | \$ 7,369,180 | \$ 20,512,350 | | | \$ 19.83 | |

Sale. Ratio => **43.21**
 Std. Dev. => **21.01**
 E.C.F. => **0.359**
 Ave. E.C.F. => **0.346**
 Std. Deviation=> **0.142**
 1.5 SD=> **0.213**
 2 SD=> **0.284**