

**OSHTEMO TOWNSHIP
23010 QUAIL HOLLOW COURTHOMES ECF ANALYSIS
ARMS-LENGTH SALES 4/1/2021 THROUGH 3/31/2023**

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	
05-23-460-009	6302 QUAIL RUN	09/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,000	48.00	\$228,858	\$20,560	\$204,440	\$156,615	1.305	1,080	\$189.30	23010	14.0321	CONDO	8%	\$18,900		CONDOMINIUMS	407	
05-23-460-020	6272 QUAIL RUN	08/25/22	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$83,800	34.63	\$177,287	\$20,560	\$221,440	\$117,840	1.879	1,492	\$148.42	23010	43.3473	CONDO	8%	\$18,900		CONDOMINIUMS	407	
05-23-460-021	6258 QUAIL RUN	04/23/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$102,400	46.13	\$253,017	\$20,560	\$201,440	\$174,780	1.153	1,080	\$186.52	23010	29.3151	CONDO	9%	\$18,900		CONDOMINIUMS	407	
Totals:			\$689,000			\$689,000	\$294,200		\$659,162		\$627,320	\$449,235			\$174.74		4.9268		8%					
								Sale. Ratio =>	42.70					E.C.F. =>	1.396	Std. Deviation=>	0.38309683							
USED ECF 1.396								Std. Dev. =>	7.24					Ave. E.C.F. =>	1.446	Ave. Variance=>	28.8982	Coefficient of Var=>	19.98922562					

<i>E.C.F.</i>	
Mean	1.446
Standard Error	0.221
Median	1.305
Mode	#N/A
Standard Deviatc	0.383
Sample Variance	0.147
Kurtosis	#DIV/0!
Skewness	1.427
Range	0.727
Minimum	1.153
Maximum	1.879
Sum	4.337
Count	3

