

**OSHTEMO TOWNSHIP
24282 LEISURE TIME CONDOS 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
05-24-282-007	5024 GREEN MEADOW	10/17/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$63,500	30.98	\$151,772	\$22,498	\$182,502	\$117,522	1.553	962	\$189.71	24282	33.3662	CONDO	10%	\$21,000		CONDOMINIUMS
05-24-282-007	5024 GREEN MEADOW	06/18/21	\$139,900	WD	03-ARM'S LENGTH	\$139,000	\$58,800	42.30	\$151,772	\$22,498	\$116,502	\$117,522	0.991	962	\$121.10	24282	22.7936	CONDO	15%	\$21,000		CONDOMINIUMS
05-24-282-015	5056 GREEN MEADOW	11/04/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,900	33.88	\$145,258	\$22,498	\$142,502	\$111,600	1.277	896	\$159.04	24282	5.7642	CONDO	13%	\$21,000		CONDOMINIUMS
05-24-282-032	5108 GREEN MEADOW	07/29/22	\$175,000	WD	03-ARM'S LENGTH	\$174,800	\$65,900	37.70	\$157,795	\$22,498	\$152,302	\$122,997	1.238	1,024	\$148.73	24282	1.8997	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-033	5152 GREEN MEADOW	12/01/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$54,800	36.53	\$142,046	\$22,498	\$127,502	\$108,680	1.173	896	\$142.30	24282	4.6071	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-036	5158 GREEN MEADOW	04/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,400	35.09	\$146,546	\$22,498	\$152,502	\$112,771	1.352	962	\$158.53	24282	13.3059	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-036	5158 GREEN MEADOW	01/23/23	\$169,475	WD	03-ARM'S LENGTH	\$169,475	\$61,400	36.23	\$146,546	\$22,498	\$146,977	\$112,771	1.303	962	\$152.78	24282	8.4066	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-037	5160 GREEN MEADOW	08/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,800	37.11	\$159,931	\$22,498	\$157,502	\$124,939	1.261	1,024	\$153.81	24282	4.1372	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-040	5166 GREEN MEADOW	06/07/21	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$57,200	37.41	\$148,573	\$22,498	\$130,402	\$114,614	1.138	896	\$145.54	24282	8.1505	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-045	5118 GREEN MEADOW	05/25/22	\$159,125	WD	03-ARM'S LENGTH	\$159,125	\$72,100	45.31	\$173,523	\$22,498	\$136,627	\$137,295	0.995	962	\$142.02	24282	22.4127	CONDO	13%	\$21,000		CONDOMINIUMS
05-24-282-058	5144 GREEN MEADOW	02/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,800	32.00	\$144,971	\$22,498	\$167,502	\$111,339	1.504	896	\$186.94	24282	28.5173	CONDO	11%	\$21,000		CONDOMINIUMS
05-24-282-066	5017 GREEN MEADOW	07/16/21	\$138,000	WD	03-ARM'S LENGTH	\$137,000	\$58,300	42.55	\$152,646	\$22,498	\$114,502	\$118,316	0.968	962	\$119.02	24282	25.1497	CONDO	15%	\$21,000		CONDOMINIUMS
05-24-282-067	5021 GREEN MEADOW	06/06/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$61,500	34.94	\$146,785	\$22,498	\$153,502	\$112,988	1.359	962	\$159.57	24282	13.9309	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-068	5025 GREEN MEADOW	03/29/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,500	39.68	\$146,932	\$22,498	\$132,502	\$113,122	1.171	896	\$147.88	24282	4.7937	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-069	5029 GREEN MEADOW	08/25/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,500	34.33	\$133,148	\$22,498	\$127,502	\$100,591	1.268	896	\$142.30	24282	4.8272	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-071	5037 GREEN MEADOW	06/16/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,000	40.00	\$154,842	\$22,498	\$127,502	\$120,313	1.060	962	\$132.54	24282	15.9503	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-077	5061 GREEN MEADOW	11/17/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$61,000	35.06	\$145,662	\$22,498	\$151,502	\$111,967	1.353	896	\$169.09	24282	13.3834	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-078	5182 GREEN MEADOW	07/22/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$63,900	32.77	\$152,671	\$22,498	\$172,502	\$118,339	1.458	1,024	\$168.46	24282	23.8435	CONDO	11%	\$21,000		CONDOMINIUMS
05-24-282-080	5178 GREEN MEADOW	07/29/21	\$175,000	WD	03-ARM'S LENGTH	\$174,000	\$64,700	37.18	\$166,753	\$22,498	\$151,502	\$131,141	1.155	1,024	\$147.95	24282	6.3997	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-084	5170 GREEN MEADOW	07/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$63,500	37.35	\$151,928	\$22,498	\$147,502	\$117,664	1.254	960	\$153.65	24282	3.4332	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-104	5284 GREEN MEADOW	07/16/21	\$175,000	WD	03-ARM'S LENGTH	\$172,000	\$66,500	38.66	\$171,469	\$22,498	\$149,502	\$135,428	1.104	1,024	\$146.00	24282	11.5337	CONDO	12%	\$21,000		CONDOMINIUMS
05-24-282-129	5238 GREEN MEADOW	04/15/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,100	46.97	\$163,643	\$22,498	\$122,502	\$128,314	0.955	896	\$136.72	24282	26.4550	CONDO	14%	\$21,000		CONDOMINIUMS
05-24-282-133	5246 GREEN MEADOW	04/18/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,600	40.97	\$162,024	\$22,498	\$142,502	\$126,842	1.123	1,024	\$139.16	24282	9.5796	CONDO	13%	\$21,000		CONDOMINIUMS
05-24-282-134	5248 GREEN MEADOW	06/27/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$63,400	37.51	\$151,486	\$22,498	\$146,502	\$117,262	1.249	962	\$152.29	24282	3.0100	CONDO	12%	\$21,000		CONDOMINIUMS
Totals:			\$3,998,400			\$3,992,300	\$1,490,100		\$3,668,722		\$3,452,348	\$2,844,336			\$150.63		0.5496		13%			

USED ECF 1.214 Sale. Ratio => 37.32 E.C.F. => 1.214 Std. Deviation=> 0.164172511
 Std. Dev. => 3.97 Ave. E.C.F. => 1.219 Ave. Variance=> 13.1521 Coefficient of Var=> 10.78698294

E.C.F.	
Mean	1.219
Standard Error	0.034
Median	1.244
Mode	#N/A
Standard Deviatc	0.164
Sample Variance	0.027
Kurtosis	-0.448
Skewness	0.186
Range	0.598
Minimum	0.955
Maximum	1.553
Sum	29.262
Count	24.000

