

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03B - SEC 3 BUNGALOW																		
72-25-03-153-045	213 WOODSIDE RD	03B	401	211,040	\$425,000	05/24/23	1,341	1,051	\$316.93	BUNGALOW	Alum., Vinyl	3	3 /	1924	1.25	576	.25	50 %
72-25-03-251-019	711 DONALD AVE	03B	401	112,400	\$219,000	08/12/22	970	00	\$225.77	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	378	.16	51 %
72-25-03-251-027	909 DONALD AVE	03B	401	116,120	\$256,000	05/13/22	966	00	\$265.01	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	320	.10	45 %
72-25-03-252-016	704 DONALD AVE	03B	401	107,780	\$236,500	08/25/23	968	00	\$244.32	BUNGALOW	Asbestos	3	1 /	1949	1.25	00	.12	46 %
72-25-03-252-023	902 DONALD AVE	03B	401	102,610	\$240,000	06/06/23	960	00	\$250.00	BUNGALOW	Vinyl	3	1 /	1949	1.25	00	.12	43 %
72-25-03-252-037	1024 DONALD AVE	03B	401	112,210	\$220,000	05/24/23	968	00	\$227.27	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	586	.12	51 %
72-25-03-252-049	905 BAUMAN AVE	03B	401	132,300	\$275,000	07/21/23	1,130	709	\$243.36	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.12	48 %
72-25-03-252-059	1013 BAUMAN AVE	03B	401	154,480	\$335,000	07/01/22	1,129	00	\$296.72	BUNGALOW	Alum., Vinyl	2	2 /	1949	1	360	.12	46 %
72-25-03-253-008	706 BAUMAN AVE	03B	401	119,810	\$255,000	11/10/23	1,211	685	\$210.57	BUNGALOW	Alum., Vinyl	2	1 /	1949	1.25	00	.14	47 %
72-25-03-253-045	933 WHITCOMB AVE	03B	401	112,650	\$200,000	07/11/22	1,048	698	\$190.84	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.11	56 %
72-25-03-253-048	1011 WHITCOMB AVE	03B	401	139,890	\$314,000	07/28/23	970	686	\$323.71	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	440	.11	45 %
72-25-03-277-002	1106 DONALD AVE	03B	401	110,130	\$236,500	04/08/22	866	693	\$273.09	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	484	.14	47 %
72-25-03-277-003	1110 DONALD AVE	03B	401	120,470	\$287,500	05/25/22	999	695	\$287.79	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	00	.15	42 %
72-25-03-277-012	1216 DONALD AVE	03B	401	145,510	\$310,000	06/03/22	1,197	684	\$258.98	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	400	.14	47 %
72-25-03-277-037	1317 BAUMAN AVE	03B	401	155,760	\$307,500	01/18/23	1,110	690	\$277.03	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	540	.14	51 %
72-25-03-278-008	1130 BAUMAN AVE	03B	401	130,580	\$282,000	11/08/22	872	698	\$323.39	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.14	46 %
72-25-03-278-015	1224 BAUMAN AVE	03B	401	148,420	\$299,900	10/07/22	1,265	693	\$237.08	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	440	.14	49 %
72-25-03-278-023	1113 WHITCOMB AVE	03B	401	117,370	\$240,000	11/08/22	856	685	\$280.37	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	480	.11	49 %
72-25-03-278-028	1203 WHITCOMB AVE	03B	401	126,840	\$282,000	02/06/24	1,044	698	\$270.11	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.11	45 %
72-25-03-278-031	1215 WHITCOMB AVE	03B	401	96,700	\$207,500	11/20/23	876	701	\$236.87	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.11	47 %
72-25-03-280-010	1514 DONALD AVE	03B	401	128,350	\$270,000	06/03/22	1,094	698	\$246.80	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	484	.14	48 %
72-25-03-281-007	1426 BAUMAN AVE	03B	401	107,930	\$218,000	07/15/22	879	703	\$248.01	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	280	.15	50 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-03-281-016	1612 BAUMAN AVE	03B	401	138,260	\$315,000	06/20/23	1,160	682	\$271.55	BUNGALOW	Asbestos	3	1 / 1	1949	1.25	00	.12	44 %
72-25-03-281-034	1613 WHITCOMB AVE	03B	401	127,270	\$270,000	04/04/22	1,036	690	\$260.62	BUNGALOW	Vinyl	4	1 /	1949	1.25	00	.12	47 %
72-25-03-301-050	424 AMELIA AVE	03B	401	148,010	\$320,000	12/23/22	892	698	\$358.74	BUNGALOW	Alum., Vinyl	3	3 /	1950	1.25	440	.14	46 %
72-25-03-301-053	506 AMELIA AVE	03B	401	121,060	\$250,000	04/14/22	1,063	691	\$235.18	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.14	48 %
72-25-03-301-070	501 E SUNNYBROOK DR	03B	401	130,130	\$250,000	08/25/22	892	698	\$280.27	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	572	.14	52 %
72-25-03-302-026	338 E SUNNYBROOK DR	03B	401	127,200	\$279,900	10/24/23	1,275	462	\$219.53	BUNGALOW	Alum., Vinyl	3	1 /	1922	1.25	352	.16	45 %
72-25-03-302-027	344 E SUNNYBROOK DR	03B	401	169,450	\$400,000	06/27/23	1,083	783	\$369.34	BUNGALOW	Alum., Vinyl	3	3 /	1922	1.25	440	.16	42 %
72-25-03-326-017	507 AMELIA AVE	03B	401	124,950	\$277,000	07/05/23	884	690	\$313.35	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.13	45 %
72-25-03-401-020	1102 WHITCOMB AVE	03B	401	123,790	\$277,000	04/13/22	897	700	\$308.81	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	322	.18	45 %
72-25-03-428-010	1322 AMELIA AVE	03B	401	135,390	\$285,000	02/10/23	1,076	861	\$264.87	BUNGALOW	Alum., Vinyl	3	1 /	1954	1.25	440	.13	48 %
72-25-03-428-018	1512 AMELIA AVE	03B	401	125,710	\$270,000	05/02/22	1,080	864	\$250.00	BUNGALOW	Alum., Vinyl	3	1 /	1954	1.25	280	.13	47 %
72-25-03-479-029	1217 E 13 MILE RD	03B	401	94,500	\$186,000	08/11/23	875	648	\$212.57	BUNGALOW	Vinyl	3	1 /	1915	1.25	00	.19	51 %
72-25-03-479-040	1415 E 13 MILE RD	03B	401	118,910	\$193,000	11/07/23	1,124	915	\$171.71	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	280	.16	62 %

SOLD 1/13/2023 FOR 176K

ESTIMATE

PARCEL SOLD "AS IS"

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03C - SEC 3 COLONIAL																		
72-25-03-153-040	143 WOODSIDE RD	03C	401	431,330	\$885,000	05/05/23	2,944	1,472	\$300.61	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	507	.25	49 %
72-25-03-279-036	4531 N CAMPBELL RD	03C	401	292,100	\$665,000	03/04/24	2,624	1,327	\$253.43	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	513	.15	44 %
72-25-03-301-013	206 WOODSIDE RD	03C	401	216,100	\$500,000	02/05/24	1,827	652	\$273.67	Colonial/2Sty	Brick/Siding	4	2 /	1971	2	440	.25	43 %
72-25-03-301-124	133 E SUNNYBROOK DR	03C	401	215,350	\$470,500	02/16/24	1,695	697	\$277.58	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1922	2	446	.35	46 %
72-25-03-301-131	236 WOODSIDE RD	03C	401	368,900	\$775,000	07/12/23	3,158	1,636	\$245.41	Colonial/2Sty	Brick/Siding	4	4 /	2005	2	651	.25	48 %
72-25-03-301-143	310 WOODSIDE RD	03C	401	371,370	\$647,400	10/07/22	2,614	1,189	\$247.67	Colonial/2Sty	Wood Siding	3	2 / 1	2022	2	483	.25	57 %
72-25-03-302-037	233 EDMUND AVE	03C	401	293,720	\$637,000	07/11/23	2,397	1,323	\$265.75	Colonial/2Sty	Alum., Vinyl	3	3 / 1	1987	2	625	.25	46 %
72-25-03-304-004	318 EDMUND AVE	03C	401	193,810	\$410,000	08/01/22	1,774	630	\$231.12	Colonial/2Sty	Brick/Siding	5	2 /	1974	2	497	.21	47 %
72-25-03-328-020	632 MILLARD AVE	03C	401	328,470	\$755,000	03/29/23	2,467	1,072	\$306.04	Colonial/2Sty	Wood Siding	4	2 / 1	2018	2	442	.12	44 %
72-25-03-330-024	3910 BELLEVUE AVE	03C	401	371,580	\$850,000	07/14/22	2,786	1,234	\$305.10	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	426	.14	44 %
72-25-03-330-028	427 EDMUND AVE	03C	401	413,480	\$1,065,000	10/12/23	3,020	1,337	\$352.65	Colonial/2Sty	Vinyl	5	4 / 1	2022	2	476	.16	39 %
72-25-03-354-018	226 E WINDEMERE AVE	03C	401	290,440	\$635,000	12/06/23	2,393	890	\$265.36	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1927	2	440	.15	46 %
72-25-03-356-005	338 WOODLAWN AVE	03C	401	202,050	\$365,000	03/03/23	1,951	1,015	\$187.08	Colonial/2Sty	Alum., Vinyl	3	3 /	1953	1	494	.17	55 %
72-25-03-401-037	927 MILLARD AVE	03C	401	214,340	\$410,000	12/12/23	2,234	00	\$183.53	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1920	1	724	.21	52 %
72-25-03-405-024	1103 MONTROSE AVE	03C	401	218,710	\$415,000	12/16/22	2,385	1,159	\$174.00	Colonial/2Sty	Alum., Vinyl	2	2 / 1	1959	2	611	.17	53 %
72-25-03-405-053	1028 E SUNNYBROOK DR	03C	401	330,210	\$790,000	02/10/23	2,201	1,064	\$358.93	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	448	.14	42 %
72-25-03-406-041	706 MONTROSE AVE	03C	401	197,920	\$470,000	06/26/23	1,724	595	\$272.62	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1974	2	493	.19	42 %
72-25-03-452-039	1027 MIDLAND BLVD	03C	401	584,100	\$1,200,000	08/15/23	3,575	1,653	\$335.66	Colonial/2Sty		4	5 / 1	2022	2	818	.21	49 %
72-25-03-454-008	910 E WINDEMERE AVE	03C	401	289,280	\$570,000	10/06/22	2,106	1,040	\$270.66	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	576	.16	51 %
72-25-03-454-032	1103 E 13 MILE RD	03C	401	253,040	\$559,000	12/06/23	2,370	1,013	\$235.86	Colonial/2Sty	Vinyl	4	2 / 1	1916	2	528	.18	45 %
72-25-03-478-040	1513 E WINDEMERE AVE	03C	401	173,850	\$330,000	02/21/23	1,402	1,003	\$235.38	Colonial/2Sty	Brick	4	2 /	1958	2	440	.16	53 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03D - SEC 3 DUPLEX																		
72-25-03-328-018	605 AMELIA AVE	03D	401	105,570	\$220,000	09/09/22	1,127	00	\$195.21	Other	Alum., Vinyl	2	2 /	1983	BI	255	.14	48 %
ESTIMATE																		

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03O - SEC 3 OTHER																		
72-25-03-153-036	121 WOODSIDE RD	03O	401	175,110	\$362,500	08/17/22	1,276	851	\$284.09	Other	Alum., Vinyl	3	2 /	1924	1.5	324	.25	48 %
72-25-03-251-039	1025 DONALD AVE	03O	401	120,520	\$250,000	06/17/22	1,190	00	\$210.08	Other	Aluminum	4	2 /	1949	1.5	280	.11	48 %
72-25-03-328-012	647 AMELIA AVE	03O	401	129,590	\$262,000	06/05/23	1,076	861	\$243.49	Other	Alum., Vinyl	3	1 / 1	1954	1.25	400	.14	49 %
72-25-03-352-032	237 MIDLAND BLVD	03O	401	160,080	\$389,000	06/21/22	1,218	817	\$319.38	Other	Brickcrete	4	3 /	1953	1.5	453	.16	41 %
72-25-03-353-020	129 E WINDEMERE AVE	03O	401	186,020	\$369,900	12/02/22	1,594	752	\$232.06	Other	Alum., Vinyl	4	2 / 1	1917	1.75	360	.16	50 %
72-25-03-354-017	222 E WINDEMERE AVE	03O	401	134,490	\$295,000	10/17/23	974	804	\$302.87	Other	Alum., Vinyl	2	1 / 1	1920	1.5	360	.15	46 %
72-25-03-355-020	317 WOODLAWN AVE	03O	401	231,410	\$525,000	11/29/23	1,899	908	\$276.46	Other	Alum., Vinyl	4	2 /	1923	1.5	440	.25	44 %
72-25-03-406-006	928 MONTROSE AVE	03O	401	454,160	\$975,000	05/13/22	2,551	1,225	\$382.20	Other	Wood Siding	4	3 / 1	2016	2	606	.22	47 %
72-25-03-426-013	1416 WHITCOMB AVE	03O	401	149,670	\$335,000	02/01/23	1,105	700	\$303.17	Other	Alum., Vinyl	4	2 /	1950	1.5	484	.17	45 %
72-25-03-452-004	716 WOODLAWN AVE	03O	401	174,400	\$365,000	02/21/23	1,307	600	\$279.27	Other	Brick	3	2 /	1932	1.5	795	.19	48 %
72-25-03-454-041	1102 E WINDEMERE AVE	03O	401	193,760	\$425,100	10/07/22	1,598	944	\$266.02	Other	Alum., Vinyl	4	2 / 1	1947	1.75	528	.16	46 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
03R - SEC 3 RANCH																		
72-25-03-202-022	943 OTTAWA DR	03R	401	193,070	\$365,000	01/11/23	1,518	1,348	\$240.45	Ranch	Brick	3	2 / 1	1955	1	653	.50	53 %
72-25-03-227-019	1311 OTTAWA DR	03R	401	169,340	\$337,000	02/03/23	1,151	1,134	\$292.79	Ranch	Alum., Vinyl	3	1 / 2	1973	1	1,124	.49	50 %
72-25-03-228-020	1519 GENESEE DR	03R	401	164,250	\$335,000	11/16/22	1,254	1,011	\$267.15	Ranch	Brick	4	2 /	1953	1	800	.17	49 %
72-25-03-229-004	1418 GENESEE DR	03R	401	166,520	\$340,000	04/14/23	1,096	1,096	\$310.22	Ranch	Brick	3	2 /	1953	1	442	.17	49 %
72-25-03-229-026	1603 HURON AVE	03R	401	135,080	\$286,650	08/15/22	1,021	1,021	\$280.75	Ranch	Brick	3	1 /	1954	1	444	.17	47 %
72-25-03-230-001	1402 HURON AVE	03R	401	138,700	\$305,000	07/12/23	1,017	1,017	\$299.90	Ranch	Brick	3	1 /	1954	1	440	.17	45 %
72-25-03-230-010	1524 HURON AVE	03R	401	161,030	\$345,000	03/18/24	1,283	1,021	\$268.90	Ranch	Brick	3	1 / 1	1954	1	440	.17	47 %
72-25-03-230-011	1602 HURON AVE	03R	401	155,050	\$353,000	06/14/23	1,021	1,021	\$345.74	Ranch	Brick	3	2 /	1954	1	484	.17	44 %
72-25-03-230-012	1606 HURON AVE	03R	401	177,730	\$365,000	06/20/23	1,345	1,020	\$271.38	Ranch	Brick	3	2 / 1	1954	1	400	.17	49 %
72-25-03-276-010	1318 OTTAWA DR	03R	401	187,070	\$405,000	08/29/22	1,557	1,021	\$260.12	Ranch	Brick	3	3 /	1954	1	733	.49	46 %
72-25-03-279-005	1424 OTTAWA DR	03R	401	161,100	\$330,000	06/10/22	1,237	1,015	\$266.77	Ranch	Brick	2	1 / 1	1954	1	440	.31	49 %
72-25-03-301-044	334 AMELIA AVE	03R	401	157,990	\$293,895	05/25/23	1,126	1,126	\$261.01	Ranch	Brick	3	2 / 1	1955	1	297	.16	54 %
72-25-03-302-046	212 E SUNNYBROOK DR	03R	401	212,740	\$380,000	05/20/22	1,688	1,688	\$225.12	Ranch	Brick	3	2 / 1	1963	1	566	.32	56 %
72-25-03-303-011	216 EDMUND AVE	03R	401	211,350	\$450,000	03/08/23	1,750	1,396	\$257.14	Ranch	Brick	3	1 / 1	1966	1	383	.21	47 %
72-25-03-304-014	508 EDMUND AVE	03R	401	175,440	\$302,500	09/16/22	1,704	00	\$177.52	Ranch	Brick/Siding	2	1 / 1	1977	1	586	.28	58 %
72-25-03-304-045	418 EDMUND AVE	03R	401	149,260	\$325,000	03/28/23	1,295	1,209	\$250.97	Ranch	Alum., Vinyl	2	2 /	1926	1	298	.17	46 %
72-25-03-327-008	619 MILLARD AVE	03R	401	128,420	\$235,000	09/28/22	1,231	00	\$190.90	Ranch	Vinyl	2	1 /	1954	1	400	.24	55 %
72-25-03-328-008	623 AMELIA AVE	03R	401	135,170	\$262,500	11/09/22	1,026	1,026	\$255.85	Ranch	Alum., Vinyl	3	2 /	1954	1	440	.16	51 %
72-25-03-352-030	227 MIDLAND BLVD	03R	401	180,650	\$365,000	09/28/22	1,324	1,012	\$275.68	Ranch	Alum., Vinyl	3	2 / 1	1952	1	448	.16	49 %
72-25-03-353-014	212 MIDLAND BLVD	03R	401	128,540	\$270,000	12/01/23	824	824	\$327.67	Ranch	Asbestos	2	1 / 1	1952	1	576	.16	48 %
72-25-03-354-029	217 E 13 MILE RD	03R	401	110,660	\$248,000	04/19/22	1,124	00	\$220.64	Ranch	Alum., Vinyl	2	1 /	1949	1	440	.15	45 %
72-25-03-354-033	237 E 13 MILE RD	03R	401	80,290	\$150,000	05/19/22	795	00	\$188.68	Ranch	Alum., Vinyl	2	1 /	1950	1	320	.15	54 %

ESTIMATE

SUBS SALE TO DAUGHTER ON LC

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

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72-25-03-355-022	337 WOODLAWN AVE	03R	401	184,920	\$325,000	03/31/23	1,192	1,065	\$272.65	Ranch	Brick	3	2 /	1955	1	504	.23	57 %
72-25-03-378-005	526 MIDLAND BLVD	03R	401	134,390	\$225,000	01/20/23	1,374	00	\$163.76	Ranch	Alum., Vinyl	2	2 /	1980	1	352	.19	60 %
72-25-03-378-013	626 MIDLAND BLVD	03R	401	155,460	\$275,000	04/24/23	1,312	988	\$209.60	Ranch	Alum., Vinyl	3	2 /	1962	1	528	.19	57 %
72-25-03-379-006	620 E WINDEMERE AVE	03R	401	120,020	\$230,000	04/27/23	1,034	00	\$222.44	Ranch	Alum., Vinyl	2	1 /	1949	1	416	.15	52 %
72-25-03-379-007	626 E WINDEMERE AVE	03R	401	149,730	\$275,000	08/26/22	1,363	00	\$201.76	Ranch	Alum., Vinyl	3	1 /	1949	1	458	.18	54 %
72-25-03-402-005	722 MILLARD AVE	03R	401	136,300	\$275,000	10/13/23	1,026	1,088	\$268.03	Ranch	Vinyl	3	2 /	1955	1	402	.15	50 %
72-25-03-403-002	906 MILLARD AVE	03R	401	120,040	\$275,000	08/02/22	1,025	1,025	\$268.29	Ranch	Alum., Vinyl	3	2 /	1955	1	440	.14	44 %
72-25-03-403-018	903 AMELIA AVE	03R	401	141,530	\$302,500	09/15/22	1,016	1,016	\$297.74	Ranch	Alum., Vinyl	3	1 /	1954	1	308	.14	47 %
72-25-03-403-021	917 AMELIA AVE	03R	401	135,330	\$306,000	08/10/22	979	979	\$312.56	Ranch	Alum., Vinyl	3	2 /	1954	1	576	.14	44 %
72-25-03-403-030	1029 AMELIA AVE	03R	401	155,340	\$346,000	09/02/22	1,277	1,016	\$270.95	Ranch	Alum., Vinyl	3	2 / 1	1955	1	484	.14	45 %
72-25-03-404-046	1003 E SUNNYBROOK DR	03R	401	165,330	\$315,000	06/29/22	1,393	1,127	\$226.13	Ranch	Brick	3	2 /	1982	1	00	.21	52 %
72-25-03-426-002	4216 N BLAIR AVE	03R	401	130,570	\$295,000	02/13/24	1,033	1,033	\$285.58	Ranch	Vinyl	3	2 /	1955	1	528	.17	44 %
72-25-03-426-053	1607 MILLARD AVE	03R	401	154,560	\$302,000	10/26/22	993	977	\$304.13	Ranch	Alum., Vinyl	3	2 /	1954	1	528	.21	51 %
72-25-03-427-015	1426 MILLARD AVE	03R	401	125,650	\$275,000	07/07/23	1,022	1,022	\$269.08	Ranch	Alum., Vinyl	3	1 /	1954	1	440	.15	46 %
72-25-03-427-022	1602 MILLARD AVE	03R	401	154,680	\$330,000	10/06/23	1,196	951	\$275.92	Ranch	Alum., Vinyl	3	2 /	1954	1	440	.13	47 %
72-25-03-427-046	1523 AMELIA AVE	03R	401	125,100	\$273,900	10/06/23	1,032	1,032	\$265.41	Ranch	Alum., Vinyl	2	1 /	1954	1	280	.14	46 %
72-25-03-428-021	1528 AMELIA AVE	03R	401	176,710	\$350,000	10/31/23	1,703	1,015	\$205.52	Ranch	Composition	3	2 /	1954	1	290	.14	50 %
72-25-03-429-006	1222 MONTROSE AVE	03R	401	133,340	\$245,000	08/08/22	1,053	1,053	\$232.67	Ranch	Brick	3	2 /	1956	1	440	.16	54 %
72-25-03-429-008	1312 MONTROSE AVE	03R	401	155,880	\$331,000	08/23/23	1,318	977	\$251.14	Ranch	Brick	3	2 /	1956	1	480	.16	47 %
72-25-03-429-009	1316 MONTROSE AVE	03R	401	145,290	\$335,000	06/05/23	1,013	1,013	\$330.70	Ranch	Brick	3	2 /	1956	1	00	.16	43 %
72-25-03-429-026	1618 MONTROSE AVE	03R	401	136,450	\$271,000	05/13/22	1,014	1,014	\$267.26	Ranch	Brick	3	1 / 1	1956	1	440	.16	50 %
72-25-03-429-031	1219 ENGLEWOOD AVE	03R	401	150,420	\$305,000	07/05/23	1,012	1,012	\$301.38	Ranch	Brick	3	2 /	1956	1	352	.16	49 %
72-25-03-429-045	1515 ENGLEWOOD AVE	03R	401	148,210	\$310,000	09/18/23	1,073	1,073	\$288.91	Ranch	Brick	3	1 / 1	1958	1	440	.16	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-03-429-053	1623 ENGLEWOOD AVE	03R	401	143,600	\$349,000	02/28/24	1,003	1,003	\$347.96	Ranch	Brick	3	1 / 1	1956	1	480	.18	41 %
72-25-03-451-029	907 WOODLAWN AVE	03R	401	144,610	\$313,000	06/26/23	1,121	1,089	\$279.21	Ranch	Brick	3	1 / 1	1956	1	484	.17	46 %
72-25-03-452-001	702 WOODLAWN AVE	03R	401	140,460	\$285,000	09/06/23	1,097	1,097	\$259.80	Ranch	Brick	3	2 /	1956	1	528	.17	49 %
72-25-03-452-019	1102 WOODLAWN AVE	03R	401	131,440	\$280,000	05/19/23	1,091	1,091	\$256.65	Ranch	Brick	3	1 /	1956	1	00	.17	47 %
72-25-03-452-023	1122 WOODLAWN AVE	03R	401	154,710	\$365,000	06/16/23	1,129	1,129	\$323.29	Ranch	Brick	3	1 / 1	1956	1	484	.17	42 %
72-25-03-453-020	1112 MIDLAND BLVD	03R	401	149,630	\$320,000	03/13/23	1,135	1,135	\$281.94	Ranch	Brick	3	1 / 1	1955	1	440	.16	47 %
72-25-03-454-006	902 E WINDEMERE AVE	03R	401	144,890	\$300,000	08/14/23	1,225	00	\$244.90	Ranch	Alum., Vinyl	2	2 /	1951	1	440	.19	48 %
72-25-03-454-018	1124 E WINDEMERE AVE	03R	401	205,070	\$435,000	06/27/23	1,415	1,000	\$307.42	Ranch	Brick	4	3 /	1949	1	529	.24	47 %
72-25-03-454-029	1009 E 13 MILE RD	03R	401	98,070	\$180,000	07/07/22	1,077	00	\$167.13	Ranch	Alum., Vinyl	3	1 /	1917	1	00	.27	54 %
72-25-03-476-015	1424 ENGLEWOOD AVE	03R	401	133,030	\$269,900	07/19/22	1,073	1,073	\$251.54	Ranch	Brick	3	1 / 1	1956	1	497	.16	49 %
72-25-03-476-052	1615 WOODLAWN AVE	03R	401	150,760	\$332,000	06/22/23	1,080	1,063	\$307.41	Ranch	Brick	3	2 /	1955	1	360	.16	45 %
72-25-03-477-001	1204 WOODLAWN AVE	03R	401	171,990	\$355,000	10/28/22	1,068	1,047	\$332.40	Ranch	Brick	3	2 /	1955	1	484	.16	48 %
72-25-03-478-039	1507 E WINDEMERE AVE	03R	401	165,540	\$320,000	08/11/22	1,437	998	\$222.69	Ranch	Brick	3	1 / 1	1958	1	541	.17	52 %
72-25-03-479-010	1402 E WINDEMERE AVE	03R	401	160,920	\$350,000	04/20/22	981	981	\$356.78	Ranch	Brick	3	2 /	1958	1	484	.16	46 %
72-25-03-479-018	1512 E WINDEMERE AVE	03R	401	147,480	\$350,000	11/30/23	991	991	\$353.18	Ranch	Brick	3	2 /	1958	1	440	.16	42 %

SEE EXTN COMMENTS- REMOD 22/23

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>03T - SEC 3 BI-LEVEL/TRI-LEVEL</u>																		
72-25-03-329-002	608 AMELIA AVE	03T	401	131,650	\$275,000	06/09/23	1,245	00	\$220.88	BiLevel	Alum., Vinyl	3	1 / 1	1961	BI	436	.16	48 %
72-25-03-329-020	623 E SUNNYBROOK DR	03T	401	142,130	\$335,000	07/21/22	1,338	00	\$250.37	TriLevel/Quad	Brick/Siding	3	1 / 1	1987	BI	402	.21	42 %
72-25-03-330-009	514 E SUNNYBROOK DR	03T	401	136,780	\$260,000	12/08/23	1,300	414	\$200.00	BiLevel	Brick	3	1 / 1	1964	BI	484	.16	53 %
72-25-03-332-013	611 ENGLEWOOD AVE	03T	401	143,900	\$345,000	04/10/23	1,343	00	\$256.89	TriLevel/Quad	Alum., Vinyl	4	1 / 1	1964	BI	440	.16	42 %
72-25-03-332-014	615 ENGLEWOOD AVE	03T	401	144,770	\$308,000	08/28/23	1,306	00	\$235.83	BiLevel	Vinyl	4	1 / 1	1963	BI	360	.16	47 %
72-25-03-405-031	1002 E SUNNYBROOK DR	03T	401	154,420	\$320,000	06/27/23	1,332	00	\$240.24	TriLevel/Quad	Alum., Vinyl	4	2 /	1983	BI	537	.17	48 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>04B - SEC 4 BUNGALOW</u>																		
72-25-04-352-015	1509 W WINDEMERE AVE	04B	401	121,930	\$254,500	04/13/22	997	788	\$255.27	BUNGALOW	Alum., Vinyl	3	1 / 1	1952	1.25	400	.14	48 %
72-25-04-379-003	1012 W WINDEMERE AVE	04B	401	127,690	\$255,000	09/23/22	1,000	785	\$255.00	BUNGALOW	Alum., Vinyl	3	1 /	1952	1.25	308	.13	50 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
04C - SEC 4 COLONIAL																		
72-25-04-378-005	1206 W WINDEMERE AVE	04C	401	204,710	\$460,000	05/05/23	1,602	784	\$287.14	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2000	2	400	.13	45 %
72-25-04-380-004	1215 W WINDEMERE AVE	04C	401	338,310	\$745,000	10/19/23	2,763	1,171	\$269.63	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	458	.14	45 %
72-25-04-402-034	406 JEFFREY AVE	04C	401	160,900	\$300,000	09/27/23	1,526	991	\$196.59	Colonial/2Sty	Brick/Siding	3	2 /	1953	2	400	.14	54 %
72-25-04-453-006	715 MOUNT VERNON BLVD	04C	401	237,000	\$475,000	08/15/22	2,071	934	\$229.36	Colonial/2Sty	Brick/Siding	4	1 / 1	1955	2	563	.40	50 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
04O - SEC 4 OTHER																		
72-25-04-351-028	1402 W WINDEMERE AVE	04O	401	168,350	\$344,500	11/04/22	1,585	790	\$217.35	Other	Alum., Vinyl	3	2 /	1951	1.5	552	.13	49 %
72-25-04-381-002	1011 W WINDEMERE AVE	04O	401	156,000	\$306,000	06/23/23	1,682	782	\$181.93	Other	Alum., Vinyl	3	2 / 1	1952	1.75	00	.14	51 %
72-25-04-429-017	324 LEXINGTON BLVD	04O	401	235,430	\$550,000	02/23/24	1,332	701	\$412.91	Other	Brick	3	2 /	1938	1.75	794	.58	43 %
72-25-04-454-017	414 W 13 MILE RD	04O	401	190,060	\$375,000	12/29/22	1,822	1,088	\$205.82	Other	Asbestos	3	2 /	1952	1.5	411	.41	51 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
04R - SEC 4 RANCH																		
72-25-04-380-023	1102 W 13 MILE RD	04R	401	135,200	\$315,000	08/18/22	1,102	1,102	\$285.84	Ranch	Brick	3	1 / 1	1955	1	440	.14	43 %
72-25-04-401-001	4125 CUSTER AVE	04R	401	157,140	\$325,000	03/14/23	1,291	983	\$251.74	Ranch	Brick	3	2 /	1952	1	440	.15	48 %
72-25-04-402-004	4108 CUSTER AVE	04R	401	157,770	\$355,000	06/16/23	979	979	\$362.61	Ranch	Brick	3	2 /	1952	1	440	.14	44 %
72-25-04-402-019	407 NORMANDY RD	04R	401	128,030	\$292,000	10/11/23	924	924	\$316.02	Ranch	Brick	3	1 / 1	1952	1	480	.14	44 %
72-25-04-402-032	416 JEFFREY AVE	04R	401	148,250	\$317,500	06/23/23	980	980	\$323.98	Ranch	Brick	3	1 / 1	1953	1	280	.14	47 %
72-25-04-403-003	4012 CUSTER AVE	04R	401	130,960	\$270,000	08/01/23	987	987	\$273.56	Ranch	Brick	3	1 / 1	1953	1	352	.14	49 %
72-25-04-403-005	4002 CUSTER AVE	04R	401	136,200	\$250,000	11/14/22	1,014	989	\$246.55	Ranch	Brick	3	2 /	1953	1	484	.14	54 %
72-25-04-403-020	403 JEFFREY AVE	04R	401	160,750	\$375,000	03/31/23	1,253	996	\$299.28	Ranch	Brick	3	1 / 1	1953	1	420	.14	43 %
72-25-04-403-029	432 W SUNNYBROOK DR	04R	401	138,650	\$285,000	07/01/22	983	983	\$289.93	Ranch	Brick	3	1 / 1	1953	1	280	.14	49 %
72-25-04-403-032	416 W SUNNYBROOK DR	04R	401	139,560	\$303,000	08/25/22	992	992	\$305.44	Ranch	Brick	3	1 / 1	1953	1	288	.14	46 %
72-25-04-404-009	3809 CUSTER AVE	04R	401	158,440	\$325,000	09/28/22	992	992	\$327.62	Ranch	Brick	3	1 / 1	1953	1	706	.19	49 %
72-25-04-405-001	3928 CUSTER AVE	04R	401	126,880	\$265,000	10/26/23	984	984	\$269.31	Ranch	Brick	3	1 /	1953	1	446	.16	48 %
72-25-04-405-010	517 W SUNNYBROOK DR	04R	401	138,940	\$280,000	09/25/23	995	984	\$281.41	Ranch	Brick	3	2 /	1953	1	495	.18	50 %
72-25-04-405-016	427 W SUNNYBROOK DR	04R	401	136,820	\$260,000	01/17/23	987	987	\$263.42	Ranch	Brick	3	2 /	1953	1	440	.18	53 %
72-25-04-405-031	426 CHARLOTTE AVE	04R	401	174,720	\$346,000	06/07/23	1,188	1,000	\$291.25	Ranch	Brick	3	2 /	1953	1	400	.18	50 %
72-25-04-406-009	437 CHARLOTTE AVE	04R	401	139,810	\$295,000	09/11/23	984	984	\$299.80	Ranch	Brick	3	2 /	1953	1	440	.16	47 %
72-25-04-426-006	307 NORMANDY RD	04R	401	145,320	\$295,000	11/10/22	982	982	\$300.41	Ranch	Brick	3	2 /	1952	1	528	.14	49 %
72-25-04-426-009	217 NORMANDY RD	04R	401	123,730	\$265,000	06/10/22	914	914	\$289.93	Ranch	Brick	3	1 /	1952	1	624	.14	47 %
72-25-04-426-016	107 NORMANDY RD	04R	401	132,520	\$345,000	09/26/23	1,028	908	\$335.60	Ranch	Brick	3	1 /	1952	1	280	.14	38 %
72-25-04-426-018	326 JEFFREY AVE	04R	401	140,900	\$310,000	10/10/23	979	979	\$316.65	Ranch	Brick	3	2 /	1953	1	576	.16	45 %
72-25-04-426-022	306 JEFFREY AVE	04R	401	190,160	\$420,000	06/30/22	1,746	985	\$240.55	Ranch	Brick/Siding	3	2 /	1953	1.75	480	.15	45 %
72-25-04-426-033	102 JEFFREY AVE	04R	401	129,440	\$306,000	02/01/23	986	961	\$310.34	Ranch	Brick	3	1 / 1	1953	1	448	.16	42 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-04-427-009	211 JEFFREY AVE	04R	401	166,980	\$351,000	04/29/22	984	984	\$356.71	Ranch	Brick	3	2 /	1953	1	572	.15	48 %
72-25-04-427-012	123 JEFFREY AVE	04R	401	144,930	\$325,000	07/06/22	981	981	\$331.29	Ranch	Brick	3	1 / 1	1953	1	484	.15	45 %
72-25-04-427-021	312 W SUNNYBROOK DR	04R	401	152,550	\$293,000	08/29/22	973	973	\$301.13	Ranch	Brick	3	1 / 1	1953	1	484	.16	52 %
72-25-04-428-001	331 W SUNNYBROOK DR	04R	401	154,650	\$260,000	10/11/22	1,228	1,006	\$211.73	Ranch	Brick	3	2 /	1953	1	448	.21	59 %
72-25-04-428-017	326 CHARLOTTE AVE	04R	401	143,600	\$260,000	03/03/23	1,214	992	\$214.17	Ranch	Brick	3	1 /	1953	1	528	.17	55 %
72-25-04-428-019	316 CHARLOTTE AVE	04R	401	141,810	\$315,000	05/20/22	1,016	993	\$310.04	Ranch	Brick	3	1 /	1953	1	280	.17	45 %
72-25-04-429-014	111 CHARLOTTE AVE	04R	401	147,700	\$355,000	07/14/23	1,010	988	\$351.49	Ranch	Brick	3	2 /	1953	1	624	.15	42 %
72-25-04-429-015	107 CHARLOTTE AVE	04R	401	166,990	\$385,000	07/17/23	1,014	991	\$379.68	Ranch	Brick	3	2 /	1953	1	484	.15	43 %
72-25-04-453-009	619 MOUNT VERNON BLVD	04R	401	215,900	\$351,000	06/01/22	1,831	1,804	\$191.70	Ranch	Brick	3	1 / 1	1956	1	465	.40	62 %
72-25-04-454-010	536 W 13 MILE RD	04R	401	194,550	\$395,000	05/12/22	1,510	1,510	\$261.59	Ranch	Brick	3	2 /	1956	1	572	.51	49 %
72-25-04-476-001	325 LEXINGTON BLVD	04R	401	386,940	\$702,500	02/23/23	2,364	2,052	\$297.17	Ranch	Brick	3	3 / 1	1950	1	1,638	.57	55 %
72-25-04-477-001	325 MOUNT VERNON BLVD	04R	401	242,790	\$549,000	02/02/24	1,526	00	\$359.76	Ranch	Vinyl	3	1 / 1	1947	1	576	.57	44 %
72-25-04-477-016	3403 N MAIN ST	04R	401	148,840	\$308,000	05/16/23	1,155	1,155	\$266.67	Ranch	Brick	3	2 /	1953	1	352	.23	48 %

REMOD KIT/BATH BEFORE SALE

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>04T - SEC 4 BI-LEVEL/TRI-LEVEL</u>																		
72-25-04-180-011	1220 NORMANDY RD	04T	401	217,200	\$449,000	08/22/22	1,753	535	\$256.13	TriLevel/Quad	Brick/Siding	3	2 /	1966	BI	482	.21	48 %
72-25-04-182-028	1000 NORMANDY RD	04T	401	199,240	\$435,000	10/28/22	1,791	578	\$242.88	TriLevel/Quad	Alum., Vinyl	4	2 /	1965	BI	575	.19	46 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
05B - SEC 5 BUNGALOW																		
72-25-05-205-021	4419 ELMHURST AVE	05B	401	145,550	\$293,000	02/14/24	1,099	783	\$266.61	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	308	.15	50 %
72-25-05-227-018	4615 SEDGEMOOR AVE	05B	401	138,390	\$268,500	07/06/22	1,076	861	\$249.54	BUNGALOW	Alum., Vinyl	3	1 /	1954	1.25	484	.16	52 %
72-25-05-232-005	4506 SEDGEMOOR AVE	05B	401	199,080	\$360,000	10/11/22	1,340	872	\$268.66	BUNGALOW	Alum., Vinyl	4	2 /	1954	1.25	576	.16	55 %
72-25-05-302-003	3821 COOLIDGE HWY	05B	401	103,290	\$210,000	10/04/22	959	760	\$218.98	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.10	49 %
72-25-05-303-027	4127 EDGAR AVE	05B	401	155,520	\$310,000	10/11/22	1,314	722	\$235.92	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	576	.14	50 %
72-25-05-303-047	3817 EDGAR AVE	05B	401	130,180	\$279,900	03/10/23	966	672	\$289.75	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	484	.13	47 %
72-25-05-304-009	4006 EDGAR AVE	05B	401	125,050	\$230,000	01/26/24	1,208	784	\$190.40	BUNGALOW	Alum., Vinyl	3	1 /	1953	1.25	00	.15	54 %
72-25-05-403-035	3917 LINWOOD AVE	05B	401	154,040	\$326,123	06/22/22	1,231	741	\$264.93	BUNGALOW	Aluminum	3	2 /	1952	1.25	528	.17	47 %
72-25-05-426-032	3923 DURHAM RD	05B	401	136,910	\$316,500	09/01/23	894	698	\$354.03	BUNGALOW	Vinyl	3	1 / 1	1950	1.25	336	.15	43 %
72-25-05-453-012	3530 ELMHURST AVE	05B	401	136,660	\$295,000	04/03/23	861	672	\$342.62	BUNGALOW	Asbestos	3	2 /	1949	1.25	440	.13	46 %
72-25-05-453-038	3503 LINWOOD AVE	05B	401	134,270	\$296,000	09/15/23	945	756	\$313.23	BUNGALOW	Aluminum	3	2 /	1952	1.25	280	.15	45 %
72-25-05-454-020	3412 LINWOOD AVE	05B	401	119,290	\$248,500	09/01/22	876	684	\$283.68	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	484	.13	48 %
72-25-05-454-045	3417 WOODLAND AVE	05B	401	127,130	\$247,000	05/02/22	876	684	\$281.96	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	440	.14	51 %
72-25-05-476-004	3708 WOODLAND AVE	05B	401	152,080	\$275,500	12/05/22	876	684	\$314.50	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	440	.14	55 %
72-25-05-476-024	3410 WOODLAND AVE	05B	401	135,060	\$290,000	04/07/23	1,210	698	\$239.67	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	440	.13	47 %
72-25-05-476-041	3515 DURHAM RD	05B	401	120,340	\$249,900	09/12/22	876	684	\$285.27	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	440	.15	48 %
72-25-05-476-042	3509 DURHAM RD	05B	401	120,670	\$325,000	06/22/22	876	684	\$371.00	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	290	.15	37 %
72-25-05-476-056	3403 DURHAM RD	05B	401	148,040	\$295,000	01/03/23	1,121	684	\$263.16	BUNGALOW	Asbestos	3	1 / 1	1950	1.25	440	.29	50 %
72-25-05-477-093	3604 DURHAM RD	05B	401	159,850	\$315,000	12/19/23	984	828	\$320.12	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	440	.23	51 %
72-25-06-228-019	4609 MANDALAY AVE	05B	401	149,500	\$322,500	09/21/23	854	672	\$377.63	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	528	.19	46 %
72-25-06-229-005	4626 MANDALAY AVE	05B	401	177,260	\$375,000	04/21/23	1,356	768	\$276.55	BUNGALOW	Vinyl	3	2 / 1	1953	1.75	551	.16	47 %
72-25-06-276-007	4326 TONAWANDA AVE	05B	401	189,490	\$439,900	06/08/22	1,320	803	\$333.26	BUNGALOW	Vinyl	3	2 / 1	1950	1.25	440	.16	43 %

ESTIMATE

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-281-012	4243 MANKATO AVE	05B	401	131,900	\$265,000	10/13/22	868	672	\$305.30	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	720	.16	50 %
72-25-06-283-001	4258 MANDALAY AVE	05B	401	179,100	\$360,000	04/04/23	1,232	672	\$292.21	BUNGALOW	Alum., Vinyl	3	3 /	1949	1.25	528	.19	50 %
72-25-06-426-032	3626 HUNTER AVE	05B	401	160,140	\$311,000	04/14/22	1,015	796	\$306.40	BUNGALOW	Vinyl	3	1 / 1	1950	1.25	410	.17	51 %
72-25-06-426-035	3612 HUNTER AVE	05B	401	151,790	\$315,000	10/06/22	1,014	791	\$310.65	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	535	.17	48 %
72-25-06-426-038	3526 HUNTER AVE	05B	401	156,660	\$330,000	07/17/23	984	768	\$335.37	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	326	.17	47 %
72-25-06-427-007	3403 NORMANDY RD	05B	401	124,630	\$263,000	07/07/23	995	785	\$264.32	BUNGALOW	Vinyl	4	2 /	1950	1.25	360	.17	47 %
72-25-06-427-019	3416 HUNTER AVE	05B	401	117,090	\$200,000	08/08/22	970	768	\$206.19	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	352	.13	59 %
72-25-06-429-004	3423 HUNTER AVE	05B	401	145,140	\$332,500	02/16/24	999	792	\$332.83	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	308	.13	44 %
72-25-06-429-006	3413 HUNTER AVE	05B	401	131,190	\$250,000	08/25/22	1,139	825	\$219.49	BUNGALOW	Alum., Vinyl	4	2 /	1950	1.25	320	.13	52 %
72-25-06-429-016	3313 HUNTER AVE	05B	401	121,960	\$251,000	05/09/22	1,005	796	\$249.75	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.13	49 %
72-25-06-429-031	3328 CHESTER RD	05B	401	138,790	\$310,000	02/22/24	1,009	800	\$307.23	BUNGALOW	Alum., Vinyl	3	1 /	1951	1.25	440	.13	45 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
05C - SEC 5 COLONIAL																		
72-25-05-204-004	2105 W 14 MILE RD	05C	401	222,800	\$492,000	12/01/23	1,938	00	\$253.87	Colonial/2Sty	Brickcrete	2	2 / 1	1948	2	440	.27	45 %
													ENTERED A LC \$AMT PER PTA					
72-25-05-207-022	4415 WOODLAND AVE	05C	401	205,760	\$415,000	04/07/23	1,972	986	\$210.45	Colonial/2Sty	Alum., Vinyl	5	3 /	1955	2	471	.18	50 %
72-25-05-304-006	4018 EDGAR AVE	05C	401	201,000	\$490,000	10/06/23	1,417	660	\$345.80	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1949	2	440	.15	41 %
72-25-05-426-005	4108 WOODLAND AVE	05C	401	473,450	\$930,000	04/06/23	3,148	1,390	\$295.43	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	494	.17	51 %
72-25-05-453-003	3712 ELMHURST AVE	05C	401	334,100	\$700,000	02/09/24	2,497	1,243	\$280.34	Colonial/2Sty	Wood Siding	4	2 / 1	2021	2	484	.15	48 %
72-25-05-453-045	3605 LINWOOD AVE	05C	401	188,010	\$410,000	01/30/24	1,391	652	\$294.75	Colonial/2Sty	Brick/Siding	4	1 / 1	1972	2	572	.18	46 %
72-25-05-454-002	3712 LINWOOD AVE	05C	401	414,330	\$885,000	04/26/23	2,967	1,473	\$298.28	Colonial/2Sty	Brick/Siding	4	2 / 1	2022	2	456	.17	47 %
72-25-05-454-005	3620 LINWOOD AVE	05C	401	321,740	\$755,000	02/29/24	2,556	1,108	\$295.38	Colonial/2Sty	Vinyl	4	2 / 1	2017	2	400	.17	43 %
72-25-05-454-011	3526 LINWOOD AVE	05C	401	316,750	\$675,000	07/06/22	2,314	1,037	\$291.70	Colonial/2Sty	Wood Siding	3	2 / 1	2019	2	463	.17	47 %
72-25-05-454-013	3516 LINWOOD AVE	05C	401	519,440	\$1,050,000	01/19/24	3,239	1,507	\$324.17	Colonial/2Sty	Wood Siding	4	5 / 1	2022	2	512	.17	49 %
72-25-05-454-015	3506 LINWOOD AVE	05C	401	250,040	\$220,000	03/08/24	3,445	1,492	\$63.86	Colonial/2Sty	Wood Siding	4	4 / 1	2024	2	593	.17	114 %
													DEMO/NEW CONST AFTER SALE					
72-25-05-454-031	3605 WOODLAND AVE	05C	401	237,310	\$512,000	09/08/23	2,027	00	\$252.59	Colonial/2Sty	Wood Siding	3	2 / 1	2013	2	720	.16	46 %
72-25-05-454-036	3517 WOODLAND AVE	05C	401	309,670	\$610,000	09/09/22	2,091	1,042	\$291.73	Colonial/2Sty	Wood Siding	4	3 / 1	2015	2	400	.17	51 %
72-25-05-454-039	3503 WOODLAND AVE	05C	401	516,060	\$212,000	09/13/23	3,236	1,468	\$65.51	Colonial/2Sty	Wood Siding	4	4 /	2024	2	486	.17	243 %
													DEMO/NEW CONST AFTER SALE					
72-25-05-476-029	3715 DURHAM RD	05C	401	500,420	\$1,000,000	02/09/24	3,065	1,656	\$326.26	Colonial/2Sty	Wood Siding	3	5 / 1	2022	2	412	.17	50 %
72-25-05-476-046	3437 DURHAM RD	05C	401	164,130	\$360,000	05/03/23	1,419	663	\$253.70	Colonial/2Sty	Brick/Siding	4	1 / 1	1968	2	440	.15	46 %
72-25-06-210-013	4525 TONAWANDA AVE	05C	401	412,440	\$980,000	05/05/23	3,167	1,364	\$309.44	Colonial/2Sty	Wood Siding	4	3 / 1	2021	2	433	.16	42 %
72-25-06-226-021	4603 HAMPTON BLVD	05C	401	299,620	\$589,900	09/30/22	2,130	1,175	\$276.95	Colonial/2Sty	Brick/Siding	3	2 / 1	2011	2	1,230	.19	51 %
72-25-06-227-006	4626 HAMPTON BLVD	05C	401	305,960	\$224,900	09/15/22	3,024	1,299	\$74.37	Colonial/2Sty	Wood Siding	4	3 / 1	2023	2	597	.19	136 %
													DEMO/NEW CONST AFTER SALE					
72-25-06-228-008	4626 MANKATO AVE	05C	401	543,580	\$1,015,000	04/29/22	3,339	1,497	\$303.98	Colonial/2Sty	Wood Siding	4	4 / 1	2020	2	396	.19	54 %
													ESTIMATE					
72-25-06-228-020	4603 MANDALAY AVE	05C	401	172,640	\$335,000	12/22/22	1,525	672	\$219.67	Colonial/2Sty	Alum., Vinyl	5	2 /	1949	2	780	.19	52 %
72-25-06-230-016	4509 HAMPTON BLVD	05C	401	476,070	\$935,000	06/14/23	3,072	1,499	\$304.36	Colonial/2Sty	Brick/Siding	4	3 / 1	2022	2	451	.20	51 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-276-016	4339 HAMPTON BLVD	05C	401	405,810	\$890,855	06/30/23	2,977	1,462	\$299.25	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	486	.20	46 %
72-25-06-276-019	4321 HAMPTON BLVD	05C	401	383,600	\$820,000	05/25/23	2,726	1,367	\$300.81	Colonial/2Sty	Wood Siding	5	3 / 1	2019	2	448	.20	47 %
72-25-06-276-020	4315 HAMPTON BLVD	05C	401	391,470	\$680,000	02/28/23	2,750	1,632	\$247.27	Colonial/2Sty	Wood Siding	3	2 / 1	2017	2	780	.20	58 %
72-25-06-277-023	4347 MANKATO AVE	05C	401	545,580	\$1,050,000	04/21/22	3,155	1,652	\$332.81	Colonial/2Sty	Wood Siding	4	5 / 1	2021	2	441	.16	52 %
72-25-06-280-002	4252 TONAWANDA AVE	05C	401	542,820	\$1,100,000	01/27/23	3,440	1,523	\$319.77	Colonial/2Sty	Wood Siding	4	4 / 1	2022	2	461	.19	49 %
72-25-06-280-011	4247 HAMPTON BLVD	05C	401	281,600	\$270,000	08/31/23	3,259	1,390	\$82.85	Colonial/2Sty	Wood Siding	4	3 / 1	2024	2	717	.19	104 %
72-25-06-280-015	4223 HAMPTON BLVD	05C	401	373,650	\$795,000	03/20/23	2,850	1,219	\$278.95	Colonial/2Sty	Lap Siding	4	2 / 2	2016	2	469	.19	47 %
72-25-06-282-004	4240 MANKATO AVE	05C	401	210,610	\$457,000	03/07/24	1,756	1,058	\$260.25	Colonial/2Sty	Vinyl	3	2 / 1	1917	2	528	.24	46 %
72-25-06-282-005	4234 MANKATO AVE	05C	401	497,730	\$1,130,000	02/14/24	2,971	1,355	\$380.34	Colonial/2Sty	Wood Siding	4	4 / 1	2023	2	432	.16	44 %
72-25-06-282-006	4228 MANKATO AVE	05C	401	427,660	\$925,000	10/10/23	3,303	1,436	\$280.05	Colonial/2Sty	Vinyl	4	3 / 1	2022	2	496	.21	46 %
72-25-06-282-017	4223 MANDALAY AVE	05C	401	555,160	\$1,100,000	07/28/23	3,451	1,528	\$318.75	Colonial/2Sty	Wood Siding	4	5 / 1	2022	2	471	.19	50 %
72-25-06-433-023	3408 STARR RD	05C	401	349,360	\$688,000	08/15/23	2,599	1,319	\$264.72	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	497	.18	51 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
05O - SEC 5 OTHER																		
72-25-05-231-009	4414 ROSEWOLD AVE	05O	401	211,640	\$400,000	04/22/22	1,498	999	\$267.02	Other	Alum., Vinyl	5	2 / 1	1954	1.5	528	.17	53 %
72-25-05-303-035	4015 EDGAR AVE	05O	401	181,480	\$335,500	08/31/22	1,610	634	\$208.39	Other	Alum., Vinyl	3	2 /	1922	2	440	.13	54 %
72-25-05-452-028	3525 ELMHURST AVE	05O	401	137,510	\$245,000	06/12/23	1,404	00	\$174.50	Other	Alum., Vinyl	3	1 /	1950	1.5	528	.18	56 %
72-25-05-454-035	3521 WOODLAND AVE	05O	401	193,650	\$420,000	09/19/23	1,877	00	\$223.76	Other	Vinyl	4	2 /	1949	1.75	352	.17	46 %
72-25-06-276-009	4316 TONAWANDA AVE	05O	401	173,410	\$426,000	05/31/22	1,208	768	\$352.65	Other	Vinyl	3	2 / 1	1950	1.5	280	.16	41 %
72-25-06-277-005	4332 HAMPTON BLVD	05O	401	258,090	\$615,000	07/21/23	1,764	672	\$348.64	Other	Alum., Vinyl	3	3 / 1	1949	1.5	576	.19	42 %
72-25-06-279-003	4346 MANDALAY AVE	05O	401	163,270	\$335,000	11/11/22	1,330	672	\$251.88	Other	Alum., Vinyl	3	2 /	1949	1.25	440	.16	49 %
72-25-06-282-016	4229 MANDALAY AVE	05O	401	199,540	\$420,000	07/14/23	1,714	772	\$245.04	Other	Alum., Vinyl	4	2 /	1949	1.75	404	.19	48 %
72-25-06-431-002	3429 CHESTER RD	05O	401	158,410	\$215,000	09/29/23	1,357	768	\$158.44	Other	Alum., Vinyl	3	2 /	1951	1.75	00	.13	74 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
05R - SEC 5 RANCH																		
72-25-05-202-008	4628 BRIARWOOD AVE	05R	401	168,230	\$384,000	05/26/23	1,040	1,026	\$369.23	Ranch	Brick	3	2 /	1959	1	308	.17	44 %
72-25-05-202-015	4709 ELMHURST AVE	05R	401	152,980	\$320,000	09/12/22	967	967	\$330.92	Ranch	Brick	3	2 /	1957	1	484	.17	48 %
72-25-05-203-001	4728 ELMHURST AVE	05R	401	137,430	\$275,000	07/14/22	1,008	1,008	\$272.82	Ranch	Brick	3	1 / 1	1957	1	440	.27	50 %
72-25-05-203-017	4623 THORNCROFT AVE	05R	401	141,350	\$288,000	06/12/23	999	999	\$288.29	Ranch	Alum., Vinyl	3	1 / 1	1955	1	440	.18	49 %
72-25-05-204-005	4710 THORNCROFT AVE	05R	401	123,330	\$250,000	05/11/23	1,013	1,045	\$246.79	Ranch	Alum., Vinyl	3	1 /	1955	1	440	.18	49 %
72-25-05-204-018	4623 WOODLAND AVE	05R	401	145,340	\$302,000	11/08/23	1,013	1,045	\$298.12	Ranch	Alum., Vinyl	3	1 / 1	1955	1	924	.17	48 %
72-25-05-204-022	4603 WOODLAND AVE	05R	401	155,820	\$320,000	05/18/22	1,013	1,045	\$315.89	Ranch	Alum., Vinyl	3	2 /	1955	1	684	.17	49 %
72-25-05-206-009	4424 ELMHURST AVE	05R	401	144,060	\$310,000	08/04/22	1,177	981	\$263.38	Ranch	Brick	3	1 /	1954	1	484	.17	46 %
72-25-05-206-010	4416 ELMHURST AVE	05R	401	172,740	\$360,500	08/24/23	1,139	967	\$316.51	Ranch	Brick	3	2 /	1954	1	576	.17	48 %
72-25-05-207-016	4513 WOODLAND AVE	05R	401	121,000	\$240,000	01/20/23	1,012	1,012	\$237.15	Ranch	Asbestos	3	1 /	1955	1	331	.18	50 %
72-25-05-207-021	4421 WOODLAND AVE	05R	401	111,890	\$255,000	07/06/23	1,013	1,013	\$251.73	Ranch	Alum., Vinyl	3	1 /	1955	1	00	.17	44 %
72-25-05-226-012	4604 WOODLAND AVE	05R	401	135,000	\$250,000	07/29/22	1,039	1,039	\$240.62	Ranch	Brick	3	2 /	1955	1	400	.17	54 %
72-25-05-227-005	4706 ROSEWOLD AVE	05R	401	135,390	\$293,500	10/30/23	999	999	\$293.79	Ranch	Alum., Vinyl	3	1 / 1	1954	1	440	.17	46 %
72-25-05-228-017	4615 HILLCREST AVE	05R	401	151,810	\$335,000	05/31/22	1,073	1,047	\$312.21	Ranch	Brick	3	1 / 1	1957	1	440	.17	45 %
72-25-05-229-006	4628 HILLCREST AVE	05R	401	153,060	\$325,000	05/05/22	1,247	1,229	\$260.63	Ranch	Brick	4	2 /	1957	1	360	.13	47 %
72-25-05-229-009	4614 HILLCREST AVE	05R	401	152,730	\$280,000	01/12/23	1,244	1,231	\$225.08	Ranch	Brick	3	2 /	1957	1	400	.13	55 %
72-25-05-230-016	4511 ROSEWOLD AVE	05R	401	147,550	\$295,000	10/06/23	1,427	1,007	\$206.73	Ranch	Alum., Vinyl	4	1 / 1	1954	1	484	.17	50 %
72-25-05-231-013	4523 SEDGEMOOR AVE	05R	401	139,760	\$306,000	02/20/24	988	988	\$309.72	Ranch	Alum., Vinyl	3	1 /	1954	1	576	.17	46 %
72-25-05-231-015	4515 SEDGEMOOR AVE	05R	401	168,940	\$410,000	09/22/23	1,419	999	\$288.94	Ranch	Pine/Cedar	4	2 /	1954	1	528	.17	41 %
72-25-05-231-019	4423 SEDGEMOOR AVE	05R	401	134,750	\$253,000	03/31/23	999	999	\$253.25	Ranch	Alum., Vinyl	3	2 /	1954	1	320	.17	53 %
72-25-05-231-021	4415 SEDGEMOOR AVE	05R	401	145,740	\$320,000	07/01/22	999	999	\$320.32	Ranch	Alum., Vinyl	3	1 /	1954	1	576	.17	46 %
72-25-05-232-001	4522 SEDGEMOOR AVE	05R	401	145,020	\$310,000	10/11/23	962	962	\$322.25	Ranch	Vinyl	3	1 /	1954	1	400	.17	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-05-232-016	4507 HILLCREST AVE	05R	401	167,250	\$359,000	12/18/23	1,252	1,230	\$286.74	Ranch	Brick	3	2 /	1957	1	484	.16	47 %
72-25-05-232-023	4403 HILLCREST AVE	05R	401	183,390	\$383,500	09/28/22	1,260	1,240	\$304.37	Ranch	Brick	4	2 /	1957	1	528	.17	48 %
72-25-05-276-008	1925 NAKOTA RD	05R	401	158,330	\$332,500	06/30/23	949	928	\$350.37	Ranch	Brick	3	1 / 1	1958	1	576	.16	48 %
72-25-05-276-018	1803 NAKOTA RD	05R	401	186,360	\$388,000	03/21/24	1,331	1,331	\$291.51	Ranch	Brick	3	2 /	1958	1	440	.20	48 %
72-25-05-276-031	1904 CRESTHILL AVE	05R	401	197,210	\$411,000	05/20/22	1,532	1,326	\$268.28	Ranch	Brick	3	2 /	1958	1	572	.18	48 %
72-25-05-277-002	2023 CRESTHILL AVE	05R	401	155,660	\$300,000	01/31/23	1,085	1,085	\$276.50	Ranch	Brick	3	2 / 1	1957	1	615	.16	52 %
72-25-05-277-010	1915 CRESTHILL AVE	05R	401	132,380	\$250,000	12/09/22	1,145	1,100	\$218.34	Ranch	Brick	3	1 / 1	1958	1	00	.15	53 %
72-25-05-280-006	4228 ROSEWOLD AVE	05R	401	193,140	\$375,000	05/06/22	1,280	1,280	\$292.97	Ranch	Brick	3	2 /	1958	1	440	.22	52 %
72-25-05-282-002	4310 MANOR AVE	05R	401	155,550	\$335,000	05/16/22	1,112	1,112	\$301.26	Ranch	Brick	3	2 /	1955	1	320	.15	46 %
72-25-05-282-004	4320 MANOR AVE	05R	401	143,750	\$295,000	09/13/23	1,102	1,064	\$267.70	Ranch	Brick	3	1 / 1	1955	1	440	.15	49 %
72-25-05-282-012	1718 CRESTHILL AVE	05R	401	134,510	\$245,000	05/04/22	897	875	\$273.13	Ranch	Brick	3	1 / 1	1956	1	440	.14	55 %
72-25-05-282-017	4241 CROOKS RD	05R	401	135,150	\$260,000	06/06/22	1,295	875	\$200.77	Ranch	Asbestos	3	2 /	1954	1	400	.15	52 %
72-25-05-282-022	4217 CROOKS RD	05R	401	130,020	\$274,000	11/09/23	1,176	840	\$232.99	Ranch	Alum., Vinyl	3	2 /	1954	1	440	.15	47 %
72-25-05-303-005	4108 COOLIDGE HWY	05R	401	96,630	\$190,000	12/02/22	901	00	\$210.88	Ranch	Alum., Vinyl	3	1 /	1949	1	280	.13	51 %
72-25-05-303-007	4018 COOLIDGE HWY	05R	401	97,720	\$225,000	11/23/22	1,224	00	\$183.82	Ranch	Alum., Vinyl	3	1 /	1949	1	320	.13	43 %
72-25-05-303-043	3833 EDGAR AVE	05R	401	146,790	\$340,000	01/26/24	900	900	\$377.78	Ranch	Alum., Vinyl	2	2 /	1917	1	320	.13	43 %
72-25-05-303-059	3112 STARR RD	05R	401	116,080	\$225,000	04/13/23	1,223	00	\$183.97	Ranch	Asbestos	3	1 /	1950	1	480	.12	52 %
72-25-05-303-060	3108 STARR RD	05R	401	96,740	\$180,000	09/26/22	875	00	\$205.71	Ranch	Alum., Vinyl	3	1 /	1950	1	280	.12	54 %
72-25-05-304-020	3812 EDGAR AVE	05R	401	124,920	\$289,900	06/13/23	960	336	\$301.98	Ranch	Vinyl	3	1 /	1922	1	396	.15	43 %
72-25-05-304-040	4011 MARK ORR RD	05R	401	127,830	\$260,000	11/20/23	1,043	1,030	\$249.28	Ranch	Brick	3	2 /	1959	1	484	.15	49 %
72-25-05-304-052	3801 MARK ORR RD	05R	401	132,240	\$280,000	04/12/23	1,043	1,030	\$268.46	Ranch	Brick	3	1 / 1	1959	1	451	.15	47 %
72-25-05-304-056	3719 MARK ORR RD	05R	401	160,210	\$305,000	09/16/22	1,042	1,030	\$292.71	Ranch	Brick	3	1 / 1	1960	1	484	.15	53 %
72-25-05-304-065	3738 EDGAR AVE	05R	401	104,540	\$214,500	12/22/23	1,038	00	\$206.65	Ranch	Alum., Vinyl	3	1 /	1922	1	00	.15	49 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-05-305-010	3820 MARK ORR RD	05R	401	147,680	\$315,000	09/08/22	1,027	1,015	\$306.72	Ranch	Brick	3	1 / 1	1960	1	396	.15	47 %
72-25-05-305-021	3616 MARK ORR RD	05R	401	147,390	\$357,211	04/27/23	1,054	1,054	\$338.91	Ranch	Brick	3	1 / 1	1960	1	246	.15	41 %
72-25-05-305-047	3717 GREENWAY AVE	05R	401	138,410	\$258,500	11/02/22	1,078	1,078	\$239.80	Ranch	Brick	3	1 / 1	1959	1	00	.15	54 %
72-25-05-305-055	3605 GREENWAY AVE	05R	401	125,530	\$250,000	04/28/23	1,100	1,100	\$227.27	Ranch	Brick	3	2 /	1959	1	00	.19	50 %
72-25-05-305-065	4010 MARK ORR RD	05R	401	216,400	\$410,000	09/23/22	1,260	1,260	\$325.40	Ranch	Brick	3	2 / 1	1959	1	528	.29	53 %
72-25-05-326-001	2825 NORMANDY RD	05R	401	72,270	\$140,000	04/25/22	744	00	\$188.17	Ranch	Alum., Vinyl	2	1 /	1951	1	00	.11	52 %
72-25-05-326-004	2811 NORMANDY RD	05R	401	127,600	\$300,000	08/11/23	1,088	00	\$275.74	Ranch	Alum., Vinyl	3	2 /	1951	1	457	.11	43 %
72-25-05-326-023	4011 EDGELAND AVE	05R	401	154,830	\$315,000	08/26/22	1,100	1,100	\$286.36	Ranch	Brick	3	2 /	1959	1	00	.17	49 %
72-25-05-326-028	3909 EDGELAND AVE	05R	401	159,540	\$322,500	08/07/23	1,499	1,103	\$215.14	Ranch	Brick	3	1 / 1	1959	1	00	.15	49 %
72-25-05-327-001	2727 NORMANDY RD	05R	401	86,140	\$195,000	05/25/23	756	00	\$257.94	Ranch	Vinyl	2	1 /	1951	1	380	.11	44 %
72-25-05-327-017	3918 EDGELAND AVE	05R	401	139,990	\$275,000	10/19/22	1,100	1,100	\$250.00	Ranch	Brick	3	2 / 1	1959	1	00	.16	51 %
72-25-05-327-047	4110 EDGELAND AVE	05R	401	171,300	\$334,000	08/02/22	1,459	1,158	\$228.92	Ranch	Brick	3	1 / 1	1959	1	576	.16	51 %
72-25-05-401-011	4002 BENJAMIN AVE	05R	401	158,700	\$335,000	06/30/23	1,043	1,030	\$321.19	Ranch	Brick	3	2 /	1960	1	576	.18	47 %
72-25-05-402-001	4128 KENT RD	05R	401	127,770	\$239,000	09/08/23	1,089	00	\$219.47	Ranch	Alum., Vinyl	3	2 /	1954	1	352	.17	53 %
72-25-05-402-005	4102 KENT RD	05R	401	110,420	\$209,000	10/21/22	1,034	680	\$202.13	Ranch	Alum., Vinyl	3	1 /	1925	1	280	.13	53 %
72-25-05-402-019	3826 KENT RD	05R	401	137,520	\$236,400	12/29/22	1,063	00	\$222.39	Ranch	Alum., Vinyl	3	1 /	1972	1	576	.13	58 %
72-25-05-402-036	3927 ELMHURST AVE	05R	401	132,330	\$240,000	06/16/22	1,056	00	\$227.27	Ranch	Vinyl	2	1 /	1954	1	484	.20	55 %
72-25-05-403-025	4121 LINWOOD AVE	05R	401	101,910	\$205,000	01/06/23	749	719	\$273.70	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.17	50 %
72-25-05-403-030	4019 LINWOOD AVE	05R	401	174,370	\$375,000	08/23/22	1,181	910	\$317.53	Ranch	Alum., Vinyl	2	2 /	1953	1	484	.18	46 %
72-25-05-403-039	3831 LINWOOD AVE	05R	401	91,240	\$167,000	07/11/22	775	00	\$215.48	Ranch	Alum., Vinyl	2	1 /	1949	1	320	.15	55 %
72-25-05-404-007	4014 LINWOOD AVE	05R	401	111,690	\$215,000	11/21/23	942	00	\$228.24	Ranch	Alum., Vinyl	3	1 /	1948	1	440	.17	52 %
72-25-05-404-021	3804 LINWOOD AVE	05R	401	114,470	\$242,000	11/17/23	960	00	\$252.08	Ranch	Alum., Vinyl	2	1 /	1950	1	480	.14	47 %
72-25-05-426-017	3904 WOODLAND AVE	05R	401	118,910	\$247,000	12/27/23	1,024	00	\$241.21	Ranch	Alum., Vinyl	2	1 /	1950	1	400	.15	48 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-05-426-018	3828 WOODLAND AVE	05R	401	95,970	\$205,000	07/14/22	768	00	\$266.93	Ranch	Alum., Vinyl	2	1 /	1950	1	294	.15	47 %
72-25-05-427-010	4006 DURHAM RD	05R	401	96,810	\$190,000	05/10/22	782	00	\$242.97	Ranch	Alum., Vinyl	2	1 /	1951	1	504	.15	51 %
72-25-05-427-032	4013 DEVON RD	05R	401	102,960	\$210,000	02/23/24	783	00	\$268.20	Ranch	Alum., Vinyl	2	1 /	1947	1	352	.24	49 %
72-25-05-452-030	3619 ELMHURST AVE	05R	401	223,540	\$440,000	06/25/22	1,567	1,007	\$280.79	Ranch	Brick	3	1 /	1954	1	576	.33	51 %
72-25-05-453-041	3419 LINWOOD AVE	05R	401	95,700	\$187,000	04/12/22	730	00	\$256.16	Ranch	Alum., Vinyl	2	1 /	1953	1	280	.17	51 %
72-25-05-455-004	3620 BENJAMIN AVE	05R	401	175,900	\$359,000	08/04/23	1,376	00	\$260.90	Ranch	Brick	3	2 /	1920	1	624	.22	49 %
72-25-05-477-032	3411 DEVON RD	05R	401	95,760	\$180,000	07/05/23	830	830	\$216.87	Ranch	Alum., Vinyl	2	1 /	1917	1	520	.10	53 %
72-25-06-204-013	4727 OLIVIA AVE	05R	401	129,040	\$247,000	05/26/22	894	880	\$276.29	Ranch	Alum., Vinyl	3	2 /	1950	1	462	.12	52 %
72-25-06-204-014	4723 OLIVIA AVE	05R	401	146,550	\$321,000	10/16/23	922	908	\$348.16	Ranch	Alum., Vinyl	3	2 /	1950	1	484	.12	46 %
72-25-06-205-002	4722 OLIVIA AVE	05R	401	126,650	\$253,750	09/06/22	998	00	\$254.26	Ranch	Alum., Vinyl	3	1 /	1950	1	336	.12	50 %
72-25-06-205-005	4706 OLIVIA AVE	05R	401	108,170	\$220,000	11/14/23	880	00	\$250.00	Ranch	Alum., Vinyl	3	1 /	1950	1	360	.13	49 %
72-25-06-210-007	4424 OLIVIA AVE	05R	401	183,340	\$400,000	03/29/23	1,756	00	\$227.79	Ranch	Brick	3	2 /	1958	1	336	.18	46 %
72-25-06-226-020	4609 HAMPTON BLVD	05R	401	125,980	\$270,000	06/28/22	1,012	00	\$266.80	Ranch	Vinyl	2	1 /	1925	1	572	.19	47 %
72-25-06-256-011	4306 OLIVIA AVE	05R	401	108,040	\$248,000	06/13/23	864	00	\$287.04	Ranch	Alum., Vinyl	2	1 /	1948	1	308	.12	44 %
72-25-06-256-012	4302 OLIVIA AVE	05R	401	122,280	\$275,000	02/07/23	1,063	00	\$258.70	Ranch	Alum., Vinyl	2	1 /	1948	1	280	.11	44 %
72-25-06-256-023	4305 TONAWANDA AVE	05R	401	148,980	\$295,000	12/15/22	1,062	1,062	\$277.78	Ranch	Alum., Vinyl	3	1 / 1	1953	1	440	.16	51 %
72-25-06-259-008	4220 OLIVIA AVE	05R	401	138,490	\$295,000	06/22/22	1,136	00	\$259.68	Ranch	Alum., Vinyl	2	1 / 1	1949	1	280	.13	47 %
72-25-06-259-010	3620 NORMANDY RD	05R	401	107,470	\$228,500	02/13/23	880	00	\$259.66	Ranch	Vinyl	3	1 /	1950	1	280	.13	47 %
72-25-06-280-014	4229 HAMPTON BLVD	05R	401	130,970	\$240,000	03/02/23	910	910	\$263.74	Ranch	Pine/Cedar	3	1 / 1	1953	1	308	.19	55 %
72-25-06-281-015	4223 MANKATO AVE	05R	401	184,480	\$362,000	05/05/22	1,156	912	\$313.15	Ranch	Vinyl	3	2 / 2	1949	1	720	.19	51 %
72-25-06-282-009	3324 NORMANDY RD	05R	401	106,260	\$230,000	05/24/23	859	00	\$267.75	Ranch	Alum., Vinyl	3	1 /	1947	1	440	.18	46 %
72-25-06-427-004	3417 NORMANDY RD	05R	401	96,940	\$220,000	07/14/22	900	888	\$244.44	Ranch	Alum., Vinyl	3	1 /	1950	1	00	.17	44 %
72-25-06-427-013	3313 NORMANDY RD	05R	401	136,530	\$226,000	09/18/23	840	840	\$269.05	Ranch	Asbestos	3	2 /	1950	1	484	.17	60 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-427-015	3303 NORMANDY RD	05R	401	118,620	\$260,000	06/21/23	916	907	\$283.84	Ranch	Alum., Vinyl	3	1 /	1950	1	308	.17	46 %
72-25-06-427-022	3406 HUNTER AVE	05R	401	111,540	\$215,000	04/13/22	920	912	\$233.70	Ranch	Alum., Vinyl	3	1 / 1	1950	1	00	.12	52 %
72-25-06-428-009	3611 HUNTER AVE	05R	401	147,260	\$365,000	01/19/24	903	903	\$404.21	Ranch	Alum., Vinyl	3	2 /	1950	1	440	.17	40 %
72-25-06-429-003	3427 HUNTER AVE	05R	401	132,800	\$300,000	02/28/23	933	925	\$321.54	Ranch	Aluminum	3	1 /	1950	1	308	.13	44 %
72-25-06-431-005	3415 CHESTER RD	05R	401	135,240	\$240,000	09/30/22	910	900	\$263.74	Ranch	Alum., Vinyl	3	2 /	1951	1	400	.14	56 %
72-25-06-431-018	3303 CHESTER RD	05R	401	150,890	\$317,000	06/26/23	1,016	888	\$312.01	Ranch	Alum., Vinyl	3	2 /	1951	1	400	.13	48 %
72-25-06-431-023	3416 RAVENA AVE	05R	401	128,670	\$254,900	04/25/22	884	870	\$288.35	Ranch	Alum., Vinyl	3	1 /	1950	1	440	.14	50 %
72-25-06-431-035	3306 RAVENA AVE	05R	401	131,380	\$249,900	07/15/22	1,098	870	\$227.60	Ranch	Alum., Vinyl	3	2 /	1950	1.25	280	.14	53 %
72-25-06-432-015	3721 HAMPTON BLVD	05R	401	127,730	\$265,500	09/19/23	870	870	\$305.17	Ranch	Asbestos	2	1 /	1950	1	480	.30	48 %

ESTIMATE

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>05T - SEC 5 BI-LEVEL/TRI-LEVEL</u>																		
72-25-05-476-021	3420 WOODLAND AVE	05T	401	197,340	\$400,000	08/22/23	2,036	00	\$196.46	BiLevel	Brick/Siding	3	2 / 1	1988	2	720	.24	49 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
06B - SEC 6 BUNGALOW																		
72-25-06-104-007	4419 BUCKINGHAM RD	06B	401	195,000	\$395,000	09/06/22	1,186	964	\$333.05	BUNGALOW	Brick	3	2 /	1948	1.25	440	.23	49 %
72-25-06-203-018	4623 GROVELAND AVE	06B	401	164,760	\$360,000	09/18/23	1,094	850	\$329.07	BUNGALOW	Brick	3	3 /	1950	1.25	280	.13	46 %
72-25-06-207-012	4410 ELMWOOD AVE	06B	401	171,220	\$365,000	06/27/23	1,112	898	\$328.24	BUNGALOW	Brick	3	1 /	1947	1.25	280	.14	47 %
72-25-06-207-016	4513 ROBINWOOD AVE	06B	401	160,010	\$275,000	09/07/22	1,265	851	\$217.39	BUNGALOW	Brick	3	2 /	1948	1.25	280	.14	58 %
72-25-06-207-021	4423 ROBINWOOD AVE	06B	401	162,730	\$336,500	04/13/22	1,068	849	\$315.07	BUNGALOW	Brick	3	2 /	1948	1.25	352	.14	48 %
72-25-06-208-010	4515 GROVELAND AVE	06B	401	179,280	\$369,900	09/06/22	1,082	850	\$341.87	BUNGALOW	Brick	3	2 / 1	1950	1.25	252	.13	48 %
72-25-06-253-022	4307 ELMWOOD AVE	06B	401	179,530	\$355,000	07/08/22	1,114	875	\$318.67	BUNGALOW	Brick	3	2 /	1948	1.25	440	.15	51 %
72-25-06-304-034	4019 PARKWAY DR	06B	401	282,730	\$589,950	06/06/23	1,941	1,450	\$303.94	BUNGALOW	Brick	3	2 / 1	1949	1.25	412	.23	48 %
72-25-06-305-019	4216 SHEFFIELD RD	06B	401	249,090	\$449,000	02/16/23	1,582	1,138	\$283.82	BUNGALOW	Brick	3	2 /	1950	1.5	400	.17	55 %
\$ AMT PER PTA																		

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
06C - SEC 6 COLONIAL																		
72-25-06-102-011	4349 BERKSHIRE RD	06C	401	198,250	\$380,000	05/10/23	2,273	00	\$167.18	Colonial/2Sty	Alum., Vinyl	5	1 /	1949	1	420	.22	52 %
72-25-06-129-016	4107 BUCKINGHAM RD	06C	401	557,740	\$1,150,000	06/27/22	3,274	1,474	\$351.25	Colonial/2Sty	Alum., Vinyl	4	4 / 1	2021	2	722	.17	48 %
72-25-06-129-017	4101 BUCKINGHAM RD	06C	401	560,320	\$1,100,000	05/27/22	3,416	1,474	\$322.01	Colonial/2Sty	Vinyl	4	4 / 1	2021	2	722	.17	51 %
72-25-06-154-015	4218 SEMINOLE DR	06C	401	213,220	\$416,000	08/24/22	1,958	891	\$212.46	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1939	2	360	.29	51 %
72-25-06-156-015	4212 N FULTON PL	06C	401	245,760	\$530,000	04/29/22	2,197	761	\$241.24	Colonial/2Sty	Brick	3	2 / 2	1939	2	400	.21	46 %
72-25-06-176-009	4165 SEMINOLE DR	06C	401	213,160	\$419,900	10/25/22	1,697	770	\$247.44	Colonial/2Sty	Brick	3	1 / 1	1955	2	352	.14	51 %
72-25-06-176-022	4114 N FULTON PL	06C	401	189,180	\$395,000	07/29/22	1,641	649	\$240.71	Colonial/2Sty	Brick/Siding	4	2 / 1	1975	2	528	.14	48 %
72-25-06-177-018	4171 ARLINGTON DR	06C	401	152,080	\$341,500	11/15/23	1,275	608	\$267.84	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1926	2	00	.15	45 %
72-25-06-177-024	4127 ARLINGTON DR	06C	401	258,250	\$560,000	07/15/22	1,990	864	\$281.41	Colonial/2Sty	Brick	4	2 / 1	1951	2	400	.16	46 %
72-25-06-178-004	4168 ARLINGTON DR	06C	401	165,950	\$320,000	11/30/23	1,326	650	\$241.33	Colonial/2Sty	Brick	3	1 / 1	1938	2	440	.17	52 %
72-25-06-178-021	4351 ARDEN PL	06C	401	219,910	\$490,000	05/02/22	2,258	1,138	\$217.01	Colonial/2Sty	Brick	4	2 / 1	1958	2	484	.14	45 %
72-25-06-205-022	4715 TONAWANDA AVE	06C	401	473,250	\$945,000	08/21/23	3,445	1,573	\$274.31	Colonial/2Sty	Wood Siding	4	4 / 1	2022	2	618	.17	50 %
72-25-06-205-023	4711 TONAWANDA AVE	06C	401	448,630	\$950,000	09/14/22	3,444	1,574	\$275.84	Colonial/2Sty	Wood Siding	4	3 / 1	2021	2	618	.17	47 %
72-25-06-205-024	4707 TONAWANDA AVE	06C	401	443,800	\$939,900	07/18/22	3,446	1,562	\$272.75	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	608	.17	47 %
72-25-06-205-025	4701 TONAWANDA AVE	06C	401	439,880	\$939,900	05/25/22	3,446	1,562	\$272.75	Colonial/2Sty	Wood Siding	4	3 / 1	2021	2	609	.17	47 %
72-25-06-205-026	4625 TONAWANDA AVE	06C	401	436,850	\$939,000	06/07/22	3,185	1,581	\$294.82	Colonial/2Sty	Wood Siding	4	3 / 1	2021	2	624	.17	47 %
72-25-06-253-006	4232 COOPER AVE	06C	401	357,020	\$715,000	08/19/22	2,485	1,208	\$287.73	Colonial/2Sty	Wood Siding	3	3 / 1	2014	2	400	.14	50 %
72-25-06-253-017	4331 ELMWOOD AVE	06C	401	161,920	\$335,000	09/30/22	1,423	600	\$235.42	Colonial/2Sty	Brick	3	1 / 1	1947	2	440	.15	48 %
72-25-06-253-025	4202 COOPER AVE	06C	401	191,650	\$340,000	04/14/23	1,884	00	\$180.47	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1941	2	555	.16	56 %
72-25-06-281-011	4247 MANKATO AVE	06C	401	425,410	\$850,000	05/03/22	2,865	1,364	\$296.68	Colonial/2Sty	Wood Siding	4	3 / 1	2015	2	455	.19	50 %
72-25-06-301-005	4311 BEVERLY CT	06C	401	232,800	\$460,000	03/27/23	2,038	899	\$225.71	Colonial/2Sty	Brick	3	1 / 1	1958	2	440	.16	51 %
72-25-06-304-038	3907 PARKWAY DR	06C	401	251,540	\$590,000	10/11/23	1,887	983	\$312.67	Colonial/2Sty	Brick/Siding	4	2 / 1	1966	2	436	.17	43 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-309-013	4101 HIGHFIELD RD	06C	401	353,300	\$743,000	05/23/22	2,662	1,331	\$279.11	Colonial/2Sty	Wood Siding	4	2 / 1	2021	2	440	.13	48 %
72-25-06-326-012	4014 PARKVIEW DR	06C	401	226,300	\$448,000	02/23/23	1,873	738	\$239.19	Colonial/2Sty	Brick	3	1 / 1	1953	1	462	.20	51 %
72-25-06-327-003	4027 PARKVIEW DR	06C	401	209,960	\$465,000	03/29/24	1,989	803	\$233.79	Colonial/2Sty	Brick/Siding	4	1 / 1	1962	2	528	.14	45 %
72-25-06-330-012	3906 HILLSIDE DR	06C	401	372,250	\$826,000	11/27/23	2,629	1,151	\$314.19	Colonial/2Sty	Wood Siding	4	2 / 2	2015	2	492	.14	45 %
72-25-06-351-027	4144 SPRINGER AVE	06C	401	377,670	\$829,000	06/21/23	2,825	1,316	\$293.45	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	408	.16	46 %
72-25-06-351-045	4307 AMHERST RD	06C	401	264,140	\$490,000	05/27/22	1,740	894	\$281.61	Colonial/2Sty	Brick/Siding	3	3 / 1	2003	2	392	.17	54 %
72-25-06-351-047	4206 SPRINGER AVE	06C	401	331,520	\$688,100	06/30/23	2,527	1,041	\$272.30	Colonial/2Sty	Wood Siding	4	3 / 1	2012	2	441	.18	48 %
72-25-06-430-012	3521 CHESTER RD	06C	401	316,200	\$272,500	07/27/23	3,275	1,405	\$83.21	Colonial/2Sty	Brick/Siding	4	4 / 1	2024	2	708	.20	116 %
72-25-06-453-038	3708 KENSINGTON DR	06C	401	253,360	\$550,000	08/08/23	2,016	998	\$272.82	Colonial/2Sty	Brick/Siding	3	2 / 1	2006	1.75	436	.15	46 %

DEMO/NEW CONST AFTER SALE

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
06O - SEC 6 OTHER																		
72-25-06-127-011	4133 BERKSHIRE RD	06O	401	214,510	\$460,000	05/23/23	1,555	1,024	\$295.82	Other	Brick	4	3 /	1953	1.5	440	.18	47 %
72-25-06-151-003	4445 SHERIDAN DR	06O	401	226,040	\$451,000	05/19/22	2,004	1,128	\$225.05	Other	Brick	3	2 / 1	1945	1.5	420	.24	50 %
72-25-06-153-013	4420 SEMINOLE DR	06O	401	228,180	\$480,000	06/08/23	1,707	1,171	\$281.20	Other	Aluminum	3	3 /	1949	1.5	440	.24	48 %
72-25-06-157-010	4303 N VERONA CIR	06O	401	211,410	\$446,500	03/12/24	1,531	875	\$291.64	Other	Brick	3	1 / 1	1937	1.75	388	.20	47 %
72-25-06-158-004	4218 NORMANDY RD	06O	401	176,820	\$391,000	04/17/23	1,550	1,032	\$252.26	Other	Brick	3	1 /	1950	1.5	288	.16	45 %
72-25-06-158-005	4214 NORMANDY RD	06O	401	191,850	\$385,000	03/03/23	1,689	950	\$227.95	Other	Brick	4	2 /	1948	1.5	400	.26	50 %
72-25-06-177-021	4151 ARLINGTON DR	06O	401	212,080	\$420,000	06/15/22	1,714	634	\$245.04	Other	Alum., Vinyl	3	1 / 1	1925	2	400	.16	50 %
72-25-06-304-029	3911 PARKWAY DR	06O	401	272,770	\$535,000	12/06/22	2,315	984	\$231.10	Other	Brick	4	2 / 1	1968	2	414	.17	51 %

ESTIMATE

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
06R - SEC 6 RANCH																		
72-25-06-101-008	4427 W 14 MILE RD	06R	401	97,780	\$187,300	06/22/22	1,050	00	\$178.38	Ranch	Alum., Vinyl	2	1 /	1951	1	294	.17	52 %
72-25-06-102-004	4445 BERKSHIRE RD	06R	401	138,340	\$345,500	06/23/23	1,126	00	\$306.84	Ranch	Alum., Vinyl	3	1 /	1949	1	288	.18	40 %
72-25-06-102-029	4404 SAMOSET RD	06R	401	143,960	\$305,000	05/27/22	1,234	00	\$247.16	Ranch	Alum., Vinyl	3	1 /	1949	1	240	.18	47 %
72-25-06-102-031	4338 SAMOSET RD	06R	401	142,140	\$251,000	09/20/22	1,392	00	\$180.32	Ranch	Alum., Vinyl	3	1 /	1949	1	240	.18	57 %
72-25-06-103-013	4303 SAMOSET RD	06R	401	158,970	\$307,500	08/11/22	1,141	1,125	\$269.50	Ranch	Brick	3	1 / 1	1950	1	308	.18	52 %
72-25-06-103-014	4261 SAMOSET RD	06R	401	128,280	\$235,500	07/27/22	1,179	00	\$199.75	Ranch	Alum., Vinyl	3	1 /	1949	1	260	.18	54 %
72-25-06-103-025	4322 BUCKINGHAM RD	06R	401	179,730	\$340,000	11/29/23	1,351	1,151	\$251.67	Ranch	Brick	3	2 /	1951	1	464	.22	53 %
72-25-06-126-024	4220 BERKSHIRE RD	06R	401	134,070	\$277,000	04/13/23	889	880	\$311.59	Ranch	Alum., Vinyl	3	1 /	1950	1	255	.18	48 %
72-25-06-126-025	4214 BERKSHIRE RD	06R	401	153,580	\$325,000	11/15/22	908	897	\$357.93	Ranch	Alum., Vinyl	2	2 /	1950	1	254	.18	47 %
72-25-06-126-030	4126 BERKSHIRE RD	06R	401	157,620	\$320,000	02/17/23	1,118	1,118	\$286.23	Ranch	Brick	3	2 /	1954	1	410	.18	49 %
72-25-06-127-014	4115 BERKSHIRE RD	06R	401	146,210	\$290,000	05/31/22	1,230	00	\$235.77	Ranch	Alum., Vinyl	3	1 /	1949	1	231	.18	50 %
72-25-06-155-007	4428 N VERONA CIR	06R	401	190,420	\$405,100	08/03/23	1,333	1,316	\$303.90	Ranch	Brick	2	1 / 1	1949	1	480	.24	47 %
72-25-06-157-003	4415 N VERONA CIR	06R	401	164,290	\$360,000	09/21/23	1,146	1,071	\$314.14	Ranch	Brick	3	1 / 1	1952	1	280	.17	46 %
72-25-06-176-010	4161 SEMINOLE DR	06R	401	217,980	\$425,000	06/16/23	1,763	00	\$241.07	Ranch	Brick	3	1 / 1	1950	1	528	.29	51 %
72-25-06-180-019	4307 COOPER AVE	06R	401	109,040	\$210,000	05/15/23	893	885	\$235.16	Ranch	Alum., Vinyl	3	1 /	1950	1	252	.14	52 %
72-25-06-201-003	4714 COOPER AVE	06R	401	164,120	\$386,000	07/31/23	1,208	843	\$319.54	Ranch	Brick	3	2 /	1950	1	280	.16	43 %
72-25-06-201-006	4624 COOPER AVE	06R	401	171,660	\$335,000	06/08/22	1,359	876	\$246.50	Ranch	Alum., Vinyl	3	2 /	1950	1	252	.15	51 %
72-25-06-201-010	4606 COOPER AVE	06R	401	151,240	\$299,000	11/22/22	877	870	\$340.93	Ranch	Alum., Vinyl	3	2 /	1950	1	258	.15	51 %
72-25-06-201-017	4633 ELMWOOD AVE	06R	401	170,440	\$369,900	04/06/22	1,196	1,026	\$309.28	Ranch	Brick	3	2 /	1947	1	440	.14	46 %
72-25-06-204-006	4702 GROVELAND AVE	06R	401	153,700	\$315,000	04/14/22	1,108	1,108	\$284.30	Ranch	Brick	3	2 /	1962	1	280	.10	49 %
72-25-06-206-001	4526 COOPER AVE	06R	401	126,410	\$275,000	12/15/23	897	875	\$306.58	Ranch	Brick	3	1 / 1	1950	1	280	.16	46 %
72-25-06-206-013	4332 COOPER AVE	06R	401	129,960	\$240,000	04/11/22	878	858	\$273.35	Ranch	Brick	3	1 / 1	1950	1	352	.14	54 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-207-007	4438 ELMWOOD AVE	06R	401	149,330	\$290,000	07/19/22	1,274	00	\$227.63	Ranch	Brick	3	1 / 1	1950	1	336	.23	51 %
72-25-06-257-009	4241 ELMWOOD AVE	06R	401	153,950	\$385,000	09/08/23	946	938	\$406.98	Ranch	Brick	3	2 /	1948	1	308	.14	40 %
72-25-06-257-012	4225 ELMWOOD AVE	06R	401	169,460	\$380,000	08/08/23	1,116	986	\$340.50	Ranch	Brick	3	2 /	1948	1	280	.14	45 %
72-25-06-302-022	4137 NORMANDY RD	06R	401	199,020	\$375,000	09/26/22	1,968	00	\$190.55	Ranch	Brick	3	1 / 1	1953	1	494	.19	53 %
72-25-06-304-030	3915 PARKWAY DR	06R	401	215,300	\$430,000	08/02/22	1,768	1,768	\$243.21	Ranch	Brick	2	2 / 1	1964	1	00	.17	50 %
72-25-06-305-021	4202 SHEFFIELD RD	06R	401	205,630	\$390,000	06/14/23	1,372	1,144	\$284.26	Ranch	Brick	2	2 /	1949	1	480	.36	53 %
72-25-06-328-009	3915 AUBURN DR	06R	401	177,160	\$367,500	09/20/23	1,200	1,200	\$306.25	Ranch	Brick	2	2 / 1	1965	1	00	.13	48 %
72-25-06-329-009	3939 HIGHFIELD RD	06R	401	203,940	\$399,950	11/21/23	1,278	1,278	\$312.95	Ranch	Brick	3	3 /	1956	1	440	.13	51 %
72-25-06-329-023	3904 AMHERST RD	06R	401	196,380	\$380,000	05/30/23	1,592	1,323	\$238.69	Ranch	Brick	3	1 / 1	1951	1	410	.26	52 %
72-25-06-330-002	4038 HILLSIDE DR	06R	401	173,450	\$325,000	04/11/22	1,197	1,197	\$271.51	Ranch	Brick	3	2 /	1952	1	308	.21	53 %
72-25-06-330-008	3912 HILLSIDE DR	06R	401	177,050	\$346,000	12/11/23	1,196	1,196	\$289.30	Ranch	Brick	3	1 / 1	1950	1	450	.21	51 %
72-25-06-351-002	4417 AMHERST RD	06R	401	150,950	\$310,000	08/19/22	1,080	1,080	\$287.04	Ranch	Brick	3	1 /	1948	1	273	.18	49 %
72-25-06-351-028	4142 SPRINGER AVE	06R	401	213,940	\$465,000	11/09/23	1,550	1,529	\$300.00	Ranch	Brick	3	2 /	1960	1	528	.18	46 %
72-25-06-351-029	4136 SPRINGER AVE	06R	401	183,260	\$295,000	03/14/24	1,279	1,279	\$230.65	Ranch	Brick	3	2 /	1960	1	00	.18	62 %
72-25-06-351-037	4211 AMHERST RD	06R	401	237,760	\$435,000	08/30/23	1,963	1,357	\$221.60	Ranch	Brick	2	2 / 1	1950	1	594	.28	55 %
72-25-06-352-009	4109 AMHERST RD	06R	401	189,270	\$425,000	02/26/24	1,192	1,192	\$356.54	Ranch	Brick	3	2 /	1953	1	308	.13	45 %
72-25-06-353-006	4223 YORBA LINDA BLVD	06R	401	217,360	\$410,000	04/07/23	1,319	1,305	\$310.84	Ranch	Brick	3	2 / 1	1960	1	440	.17	53 %
72-25-06-376-007	3939 AMHERST RD	06R	401	179,420	\$390,000	02/08/23	1,187	1,187	\$328.56	Ranch	Brick	3	2 /	1951	1	315	.14	46 %
72-25-06-376-008	3933 AMHERST RD	06R	401	176,790	\$390,000	06/02/23	1,130	1,130	\$345.13	Ranch	Brick	3	1 /	1951	1	300	.14	45 %
72-25-06-376-014	3632 PARKWAY DR	06R	401	144,740	\$273,000	07/18/23	1,160	1,160	\$235.34	Ranch	Brick	2	1 / 1	1958	1	308	.14	53 %
72-25-06-376-016	3620 PARKWAY DR	06R	401	186,620	\$398,000	05/22/23	1,181	1,160	\$337.00	Ranch	Brick	3	1 / 1	1960	1	440	.14	47 %
72-25-06-376-017	3614 PARKWAY DR	06R	401	179,010	\$367,000	03/01/23	1,369	868	\$268.08	Ranch	Brick	4	1 / 1	1960	1	440	.14	49 %
72-25-06-376-029	3926 SPRINGER AVE	06R	401	186,050	\$427,000	06/05/23	1,375	875	\$310.55	Ranch	Brick	4	2 / 1	1958	1	440	.17	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-06-377-005	4201 SPRINGER AVE	06R	401	169,000	\$365,000	11/20/23	1,364	1,343	\$267.60	Ranch	Brick	3	2 /	1960	1	440	.19	46 %
72-25-06-377-038	4120 YORBA LINDA BLVD	06R	401	178,740	\$387,500	02/29/24	1,382	1,382	\$280.39	Ranch	Brick	3	2 /	1960	1	308	.15	46 %
72-25-06-378-034	3521 HILLSIDE DR	06R	401	191,790	\$330,000	07/19/23	1,549	1,549	\$213.04	Ranch	Brick	3	2 /	1960	1	528	.19	58 %
72-25-06-379-007	3633 BETSY ROSS AVE	06R	401	170,400	\$365,000	06/09/23	1,117	1,102	\$326.77	Ranch	Brick	3	2 /	1956	1	308	.14	47 %
72-25-06-379-009	3621 BETSY ROSS AVE	06R	401	152,750	\$362,500	03/03/23	1,327	1,102	\$273.17	Ranch	Brick	3	2 /	1956	1	352	.14	42 %
72-25-06-381-013	3848 HILLSIDE CT	06R	401	156,200	\$285,000	08/31/22	1,106	1,106	\$257.69	Ranch	Brick	3	1 / 1	1954	1	484	.16	55 %
72-25-06-451-013	3535 DUKESHIRE HWY	06R	401	303,160	\$656,000	03/21/24	2,202	1,114	\$297.91	Ranch	Alum., Vinyl	4	2 / 1	1955	2	484	.25	46 %
72-25-06-453-009	3743 RAVENA AVE	06R	401	168,930	\$315,000	09/26/23	1,231	1,071	\$255.89	Ranch	Brick	3	2 /	1950	1	576	.18	54 %
72-25-06-453-012	3729 RAVENA AVE	06R	401	166,660	\$364,000	11/03/23	1,105	1,073	\$329.41	Ranch	Brick	3	1 / 1	1950	1	352	.22	46 %
72-25-06-453-013	3721 RAVENA AVE	06R	401	153,770	\$313,400	05/10/22	1,050	1,018	\$298.48	Ranch	Brick	3	1 / 1	1950	1	352	.22	49 %
72-25-06-454-001	3663 ROCKINGHAM RD	06R	401	200,120	\$420,000	03/10/23	1,270	1,055	\$330.71	Ranch	Brick	4	2 /	1950	1	389	.26	48 %
72-25-06-454-003	3649 ROCKINGHAM RD	06R	401	151,660	\$278,500	03/23/23	1,348	1,071	\$206.60	Ranch	Brick	3	1 / 1	1950	1	440	.18	54 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>06T - SEC 6 BI-LEVEL/TRI-LEVEL</u>																		
72-25-06-305-002	4413 AUBURN DR	06T	401	192,700	\$347,000	04/07/22	2,016	598	\$172.12	TriLevel/Quad	Brick	4	1 / 2	1959	BI	816	.17	56 %
72-25-06-308-018	4106 HIGHFIELD RD	06T	401	189,260	\$435,000	07/10/23	1,833	00	\$237.32	TriLevel/Quad	Brick	3	2 /	1959	BI	440	.14	44 %
72-25-06-327-005	4015 PARKVIEW DR	06T	401	173,220	\$351,680	10/30/23	1,663	663	\$211.47	TriLevel/Quad	Brick	3	1 / 1	1965	BI	516	.16	49 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
07B - SEC 7 BUNGALOW																		
72-25-07-102-031	3335 PRAIRIE AVE	07B	401	146,950	\$315,000	08/05/22	1,031	813	\$305.53	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	528	.12	47 %
72-25-07-103-011	3350 PRAIRIE AVE	07B	401	128,210	\$255,000	10/23/23	916	753	\$278.38	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	00	.12	50 %
72-25-07-103-014	3338 PRAIRIE AVE	07B	401	134,550	\$310,000	01/02/24	1,226	739	\$252.85	BUNGALOW	Alum., Vinyl	4	1 /	1947	1.25	00	.12	43 %
72-25-07-103-026	3359 CUMMINGS AVE	07B	401	129,510	\$227,000	02/10/23	950	776	\$238.95	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	240	.14	57 %
72-25-07-103-033	3331 CUMMINGS AVE	07B	401	124,200	\$215,000	01/17/23	930	744	\$231.18	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	280	.12	58 %
72-25-07-103-040	3303 CUMMINGS AVE	07B	401	131,550	\$241,000	09/08/23	986	782	\$244.42	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	480	.12	55 %
72-25-07-104-010	3358 CUMMINGS AVE	07B	401	148,120	\$308,000	09/29/23	1,099	728	\$280.25	BUNGALOW	Block	3	2 /	1946	1.25	374	.12	48 %
72-25-07-104-045	3319 GARDEN AVE	07B	401	165,180	\$300,000	08/21/23	1,405	945	\$213.52	BUNGALOW	Vinyl	3	2 /	1920	1.25	00	.12	55 %
72-25-07-127-014	3312 HARVARD RD	07B	401	131,870	\$292,500	02/09/24	892	714	\$327.91	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	280	.12	45 %
72-25-07-127-015	3308 HARVARD RD	07B	401	155,820	\$332,500	01/08/24	1,280	714	\$259.77	BUNGALOW	Vinyl	3	2 /	1950	1.25	252	.12	47 %
72-25-07-151-004	3206 GREENFIELD RD	07B	401	140,510	\$275,000	05/19/23	1,142	930	\$240.81	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	280	.23	51 %
72-25-07-152-015	3216 PRAIRIE AVE	07B	401	120,550	\$255,000	07/13/23	910	728	\$280.22	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	00	.25	47 %
72-25-07-176-020	3259 HARVARD RD	07B	401	231,210	\$475,000	09/14/22	1,970	00	\$241.12	BUNGALOW	Alum., Vinyl	2	2 / 1	1999	1.5	539	.51	49 %
72-25-07-179-003	3134 HARVARD RD	07B	401	176,500	\$370,000	10/27/22	1,364	738	\$271.26	BUNGALOW	Alum., Vinyl	3	3 /	1950	1.25	400	.12	48 %
72-25-07-278-016	3221 PARKER DR	07B	401	145,940	\$280,000	09/19/22	1,112	792	\$251.80	BUNGALOW	Brick	3	1 / 1	1951	1.25	400	.17	52 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
07C - SEC 7 COLONIAL																		
72-25-07-102-032	3331 PRAIRIE AVE	07C	401	280,980	\$545,000	12/28/22	2,202	1,101	\$247.50	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2022	2	471	.12	52 %
72-25-07-103-028	3351 CUMMINGS AVE	07C	401	315,160	\$625,000	01/20/23	2,174	1,087	\$287.49	Colonial/2Sty	Alum., Vinyl	3	2 / 2	2022	2	484	.12	50 %
72-25-07-103-030	3343 CUMMINGS AVE	07C	401	281,760	\$675,000	10/31/22	2,166	1,083	\$311.63	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	408	.12	42 %
72-25-07-104-044	3325 GARDEN AVE	07C	401	231,590	\$490,000	01/26/24	1,830	900	\$267.76	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2004	2	400	.12	47 %
72-25-07-104-050	3334 CUMMINGS AVE	07C	401	200,890	\$411,841	01/05/24	1,856	961	\$221.90	Colonial/2Sty	Brick/Siding	3	3 /	2005	2	400	.12	49 %
72-25-07-126-044	3320 GARDEN AVE	07C	401	267,460	\$606,000	07/06/23	2,117	1,020	\$286.25	Colonial/2Sty	Wood Siding	4	2 / 1	2013	2	400	.25	44 %
72-25-07-126-045	3316 GARDEN AVE	07C	401	258,600	\$550,000	09/14/22	2,117	1,020	\$259.80	Colonial/2Sty	Wood Siding	4	2 / 1	2013	2	400	.25	47 %
72-25-07-127-018	3344 HARVARD RD	07C	401	630,790	\$1,200,000	02/06/23	3,411	1,383	\$351.80	Colonial/2Sty	Wood Siding	4	5 / 1	2022	2	793	.19	53 %
72-25-07-127-020	3372 HARVARD RD	07C	401	143,480	\$285,000	06/17/22	1,264	607	\$225.47	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1990	2	543	.12	50 %
72-25-07-127-021	3364 HARVARD RD	07C	401	144,130	\$332,500	06/29/23	1,437	541	\$231.38	Colonial/2Sty	Alum., Vinyl	3	2 /	1922	2	480	.12	43 %
72-25-07-127-024	3328 HARVARD RD	07C	401	186,670	\$400,000	09/19/22	1,392	658	\$287.36	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2002	2	480	.12	47 %
72-25-07-127-025	3324 HARVARD RD	07C	401	174,910	\$410,000	07/21/22	1,392	658	\$294.54	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2002	2	480	.12	43 %
72-25-07-154-049	3015 GARDEN AVE	07C	401	267,530	\$525,000	05/03/22	2,397	1,454	\$219.02	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1999	2	672	.32	51 %
72-25-07-179-001	3142 HARVARD RD	07C	401	556,380	\$1,150,000	03/24/23	3,456	1,602	\$332.75	Colonial/2Sty	Vinyl	4	4 / 1	2022	2	533	.25	48 %
72-25-07-276-025	3326 PARKER DR	07C	401	194,850	\$415,000	08/18/23	1,794	700	\$231.33	Colonial/2Sty	Brick	4	1 / 1	1963	2	400	.17	47 %
72-25-08-153-017	3118 TRAFFORD RD	07C	401	173,450	\$325,000	11/15/22	1,698	541	\$191.40	Colonial/2Sty	Alum., Vinyl	3	2 /	1920	2	00	.17	53 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
07O - SEC 7 OTHER																		
72-25-07-104-035	3303 GARDEN AVE	07O	401	136,020	\$315,000	02/27/24	1,151	764	\$273.68	Other	Alum., Vinyl	4	2 / 1	1923	1.5	420	.12	43 %
72-25-07-127-022	3362 HARVARD RD	07O	401	147,460	\$328,000	06/27/22	1,258	812	\$260.73	Other	Alum., Vinyl	3	2 /	1991	1.5	440	.12	45 %
72-25-07-154-032	3031 GARDEN AVE	07O	401	171,900	\$380,000	08/24/22	1,918	700	\$198.12	Other	Alum., Vinyl	2	2 /	1947	1.5	00	.25	45 %
72-25-07-177-009	3226 HARVARD RD	07O	401	167,990	\$350,000	02/28/24	1,474	864	\$237.45	Other	Alum., Vinyl	4	1 /	1942	1.5	480	.25	48 %
72-25-07-179-004	3128 HARVARD RD	07O	401	134,600	\$315,000	05/16/23	1,071	714	\$294.12	Other	Vinyl	3	2 /	1950	1.5	400	.12	43 %
EST																		

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
07R - SEC 7 RANCH																		
72-25-07-102-028	3347 PRAIRIE AVE	07R	401	126,880	\$300,000	09/22/23	900	900	\$333.33	Ranch	Alum., Vinyl	4	2 /	1965	1	528	.12	42 %
72-25-07-127-023	3360 HARVARD RD	07R	401	111,160	\$245,000	06/07/23	1,125	252	\$217.78	Ranch	Brickcrete	2	1 /	1935	1	00	.12	45 %
72-25-07-152-005	3268 PRAIRIE AVE	07R	401	110,550	\$225,000	03/29/24	968	00	\$232.44	Ranch	Aluminum	2	1 /	1925	1	483	.25	49 %
72-25-07-153-020	3009 PRAIRIE AVE	07R	401	114,970	\$220,000	11/23/22	1,092	00	\$201.47	Ranch	Brick	3	1 / 1	1953	1	280	.18	52 %
72-25-07-154-003	3128 PRAIRIE AVE	07R	401	129,710	\$285,000	07/21/22	961	961	\$296.57	Ranch	Alum., Vinyl	3	1 /	1979	1	528	.25	46 %
72-25-07-178-009	4007 ALBERT AVE	07R	401	146,090	\$330,000	01/12/24	1,092	1,092	\$302.20	Ranch	Brick	3	2 / 1	1957	1	400	.16	44 %
72-25-07-178-022	4030 W WEBSTER RD	07R	401	142,580	\$305,000	03/22/24	1,362	00	\$223.94	Ranch	Brick	3	1 / 1	1953	1	400	.26	47 %
72-25-07-178-044	3035 HARVARD RD	07R	401	119,910	\$267,000	03/21/24	993	00	\$268.88	Ranch	Brick	3	1 /	1961	1	440	.25	45 %
72-25-07-229-010	3320 MERRILL AVE	07R	401	193,380	\$415,000	06/07/23	1,186	1,167	\$349.92	Ranch	Brick	3	1 / 1	1958	1	788	.22	47 %
72-25-07-276-001	3347 MERRILL AVE	07R	401	206,630	\$422,500	07/10/23	1,178	1,178	\$358.66	Ranch	Brick	3	2 / 1	1959	1	640	.24	49 %
72-25-07-277-006	3157 MERRILL AVE	07R	401	145,360	\$335,000	03/05/24	1,037	967	\$323.05	Ranch	Brick	3	1 /	1961	1	308	.17	43 %
72-25-08-153-006	3153 WARICK RD	07R	401	105,740	\$212,000	06/06/23	929	00	\$228.20	Ranch	Alum., Vinyl	2	1 /	1949	1	440	.17	50 %

City of Royal Oak
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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>07T - SEC 7 BI-LEVEL/TRI-LEVEL</u>																		
72-25-07-178-006	4023 ALBERT AVE	07T	401	156,350	\$308,000	10/19/22	1,620	00	\$190.12	TriLevel/Quad	Alum., Vinyl	3	1 / 1	1957	BI	400	.23	51 %
72-25-07-278-054	3260 WARICK RD	07T	401	193,840	\$410,000	05/15/23	1,920	00	\$213.54	TriLevel/Quad	Brick	3	1 / 2	1976	BI	728	.17	47 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
08B - SEC 8 BUNGALOW																		
72-25-08-103-020	3022 WOODSLEE DR	08B	401	197,550	\$420,000	08/17/23	1,443	1,040	\$291.06	BUNGALOW	Brick	3	2 /	1950	1.25	400	.18	47 %
72-25-08-126-018	2726 BAMLET RD	08B	401	203,870	\$356,000	06/09/22	1,686	972	\$211.15	BUNGALOW	Brick	3	1 / 1	1947	1.25	440	.23	57 %
72-25-08-126-019	2734 BAMLET RD	08B	401	206,300	\$371,500	10/12/23	1,609	1,026	\$230.89	BUNGALOW	Brick	3	1 /	1947	1.25	320	.22	56 %
72-25-08-127-005	2735 BAMLET RD	08B	401	204,550	\$405,000	11/23/22	1,587	1,064	\$255.20	BUNGALOW	Brick	3	2 /	1951	1.25	400	.18	51 %
72-25-08-131-015	2908 SHENANDOAH DR	08B	401	164,440	\$390,000	11/30/23	1,045	820	\$373.21	BUNGALOW	Brick	2	2 /	1950	1.25	358	.15	42 %
72-25-08-131-025	3015 BENJAMIN AVE	08B	401	156,120	\$320,000	02/21/23	1,108	858	\$288.81	BUNGALOW	Brick	3	1 /	1952	1.25	280	.16	49 %
72-25-08-155-024	2906 BEMBRIDGE RD	08B	401	188,510	\$399,500	05/12/22	1,471	1,052	\$271.58	BUNGALOW	Brick	3	2 /	1948	1.25	499	.15	47 %
72-25-08-278-007	2616 FERNCLIFF AVE	08B	401	173,230	\$386,000	12/08/23	1,182	903	\$326.57	BUNGALOW	Brick	3	2 /	1953	1.25	280	.12	45 %
72-25-08-278-024	2613 MAPLEWOOD AVE	08B	401	151,300	\$320,000	09/26/23	1,146	686	\$279.23	BUNGALOW	Asbestos	3	1 /	1920	1.25	396	.18	47 %
72-25-08-428-006	2426 MAPLEWOOD AVE	08B	401	194,810	\$375,000	04/01/22	1,276	1,019	\$293.89	BUNGALOW	Brick	3	2 /	1950	1.25	420	.17	52 %
72-25-08-451-002	2326 BENJAMIN AVE	08B	401	193,260	\$430,000	06/01/23	1,302	1,056	\$330.26	BUNGALOW	Brick	4	2 /	SEE EXTENDED COMMENTS				
72-25-08-451-036	1923 CLAWSON AVE	08B	401	198,740	\$360,000	12/07/22	1,444	950	\$249.31	BUNGALOW	Brick	3	2 /	1950	1.25	360	.26	55 %
72-25-08-454-009	2127 WOODLAND AVE	08B	401	241,240	\$465,000	08/25/22	1,649	1,221	\$281.99	BUNGALOW	Brick	3	2 / 1	1938	1.25	400	.27	52 %
72-25-08-485-006	1813 ROSELAND AVE	08B	401	262,750	\$562,500	05/27/22	2,374	1,213	\$236.94	BUNGALOW	Brick	4	2 / 1	1941	2	ESTIMATE		
72-25-17-207-013	1512 LINWOOD AVE	08B	401	157,440	\$275,000	12/09/22	1,297	1,061	\$212.03	BUNGALOW	Alum., Vinyl	3	2 /	1936	1	400	.11	57 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
08C - SEC 8 COLONIAL																		
72-25-08-101-025	3122 GUILFORD DR	08C	401	204,090	\$387,500	10/21/22	1,785	645	\$217.09	Colonial/2Sty	Brick	3	1 / 1	1950	2	440	.15	53 %
72-25-08-101-037	2926 GUILFORD DR	08C	401	179,970	\$360,000	08/08/23	1,568	667	\$229.59	Colonial/2Sty	Brick	3	1 / 1	1947	2	440	.17	50 %
72-25-08-104-017	3022 BAMLET RD	08C	401	278,390	\$566,000	04/22/22	2,293	1,014	\$246.84	Colonial/2Sty	Brick/Siding	4	3 / 1	1950	2	576	.18	49 %
72-25-08-126-036	2918 BAMLET RD	08C	401	208,630	\$460,000	06/08/22	1,783	650	\$257.99	Colonial/2Sty	Brick	3	1 / 1	1950	2	280	.14	45 %
72-25-08-129-019	2724 TRAFFORD RD	08C	401	264,970	\$385,000	11/27/23	1,996	637	\$192.89	Colonial/2Sty	Brick	4	3 / 1	1940	2	484	.19	69 %
72-25-08-130-006	2647 TRAFFORD RD	08C	401	215,300	\$428,000	04/20/22	1,780	650	\$240.45	Colonial/2Sty	Brick	3	2 / 1	1941	2	732	.18	50 %
72-25-08-130-007	2639 TRAFFORD RD	08C	401	201,970	\$400,000	04/04/22	1,646	624	\$243.01	Colonial/2Sty	Brick	3	1 / 2	1941	2	528	.18	50 %
72-25-08-130-011	2611 TRAFFORD RD	08C	401	275,320	\$585,500	08/24/23	2,232	768	\$262.32	Colonial/2Sty	Brick	3	2 / 1	1952	2	400	.17	47 %
72-25-08-176-006	2833 TRAFFORD RD	08C	401	226,230	\$470,000	08/14/23	1,865	1,169	\$252.01	Colonial/2Sty	Brick	4	2 /	1950	2	400	.18	48 %
72-25-08-176-017	2740 GLENWOOD RD	08C	401	300,080	\$635,000	08/22/23	2,575	753	\$246.60	Colonial/2Sty	Brick/Siding	4	2 / 1	1941	2	360	.18	47 %
72-25-08-180-007	2645 ABERDOVEY DR	08C	401	205,970	\$465,000	08/09/23	1,590	650	\$292.45	Colonial/2Sty	Brick	2	2 / 1	1950	2	504	.12	44 %
72-25-08-226-013	3113 FERNCLIFF AVE	08C	401	165,710	\$310,000	10/12/23	1,504	736	\$206.12	Colonial/2Sty	Brick/Siding	4	1 / 1	1962	2	480	.14	53 %
72-25-08-231-012	2908 GLENVIEW AVE	08C	401	263,240	\$511,000	05/10/23	1,800	900	\$283.89	Colonial/2Sty	Brick/Siding	4	2 / 2	1961	2	280	.16	52 %
72-25-08-251-014	2602 BENJAMIN AVE	08C	401	283,400	\$565,000	11/30/23	1,908	941	\$296.12	Colonial/2Sty	Vinyl	3	3 / 1	2012	2	484	.16	50 %
72-25-08-251-050	2718 BENJAMIN AVE	08C	401	249,270	\$502,000	02/12/24	2,106	1,028	\$238.37	Colonial/2Sty	Alum., Vinyl	4	2 / 1	2004	2	400	.17	50 %
72-25-08-253-011	2929 WOODLAND AVE	08C	401	226,530	\$422,000	09/08/22	1,803	750	\$234.05	Colonial/2Sty	Brick	3	2 / 1	1962	2	484	.14	54 %
72-25-08-254-004	2710 LINWOOD AVE	08C	401	200,770	\$435,000	09/29/23	1,645	675	\$264.44	Colonial/2Sty	Brick	3	2 /	1954	2	308	.14	46 %
72-25-08-254-030	2523 WOODLAND AVE	08C	401	177,540	\$360,000	09/28/22	1,631	675	\$220.72	Colonial/2Sty	Brick	3	1 / 1	1953	2	528	.14	49 %
72-25-08-277-024	2621 FERNCLIFF AVE	08C	401	197,800	\$410,000	11/14/23	1,416	672	\$289.55	Colonial/2Sty	Brick	3	1 / 1	1954	2	400	.14	48 %
72-25-08-278-021	2703 MAPLEWOOD AVE	08C	401	186,430	\$400,000	05/09/23	1,475	544	\$271.19	Colonial/2Sty	Vinyl	3	2 / 1	1920	2	576	.18	47 %
72-25-08-402-016	2407 ELMHURST AVE	08C	401	231,640	\$501,000	08/30/23	2,001	782	\$250.37	Colonial/2Sty	Brick	3	2 / 1	1957	2	00	.16	46 %
72-25-08-403-020	2439 LINWOOD AVE	08C	401	366,910	\$775,000	10/31/23	2,455	1,210	\$315.68	Colonial/2Sty	Vinyl	4	4 /	2012	2	624	.16	47 %

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72-25-08-407-011	2214 LINWOOD AVE	08C	401	287,790	\$585,000	08/19/22	2,460	900	\$237.80	Colonial/2Sty	Wood Siding	3	2 / 1	1923	2	400	.19	49 %
72-25-08-407-014	2323 WOODLAND AVE	08C	401	177,570	\$357,500	02/03/23	1,385	675	\$258.12	Colonial/2Sty	Brick	3	1 / 1	1950	2	400	.14	50 %
72-25-08-432-008	2228 FERNCLIFF AVE	08C	401	245,060	\$485,000	06/03/22	1,865	888	\$260.05	Colonial/2Sty	Alum., Vinyl	4	2 / 2	1924	2	492	.15	51 %
72-25-08-433-005	1803 BONNIEVIEW DR	08C	401	275,700	\$419,500	08/18/23	2,148	700	\$195.30	Colonial/2Sty	Brick	3	2 / 1	1941	2	480	.18	66 %
72-25-08-453-003	2106 ELMHURST AVE	08C	401	185,290	\$397,500	12/15/23	1,592	808	\$249.69	Colonial/2Sty	Brick	3	1 / 1	1946	2	00	.16	47 %
72-25-08-481-021	1722 W HOUSTONIA AVE	08C	401	220,440	\$462,500	10/11/23	1,984	778	\$233.11	Colonial/2Sty	Pine/Cedar	3	1 / 1	1928	2	399	.14	48 %
72-25-08-482-015	1903 W HOUSTONIA AVE	08C	401	292,620	\$599,000	09/07/22	2,318	935	\$258.41	Colonial/2Sty	Alum., Vinyl	4	3 / 1	1921	2	484	.16	49 %
72-25-08-483-010	1723 W HOUSTONIA AVE	08C	401	201,700	\$425,000	03/21/23	1,583	720	\$268.48	Colonial/2Sty	Alum., Vinyl	3	2 /	1926	2	400	.16	47 %
72-25-08-483-012	1715 W HOUSTONIA AVE	08C	401	243,180	\$474,000	07/19/23	3,094	1,009	\$153.20	Colonial/2Sty	Brick	4	2 / 1	1927	2	00	.16	51 %
72-25-09-177-032	1002 HICKORY AVE	08C	401	152,310	\$225,000	12/16/22	3,458	1,949	\$65.07	Colonial/2Sty		4	3 / 1	2024	2	654	.23	68 %
72-25-09-353-030	1522 ROSELAND AVE	08C	401	192,070	\$355,000	02/24/23	1,576	756	\$225.25	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1929	2	400	.23	54 %
72-25-09-354-014	1626 W 12 MILE RD	08C	401	171,780	\$380,400	11/17/23	1,733	753	\$219.50	Colonial/2Sty	Brick	3	2 / 1	1948	2	440	.16	45 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
08D - SEC 8 DUPLEX																		
72-25-08-280-013	2635 GLENVIEW AVE	08D	401	93,000	\$240,000	07/21/23	1,080	540	\$222.22	Other	Brick	2	2 /	1952	2	00	.08	39 %
72-25-08-280-014	2633 GLENVIEW AVE	08D	401	87,600	\$240,000	09/18/23	1,080	540	\$222.22	Other	Brick	2	1 /	1952	2	00	.08	37 %
72-25-08-281-002	2726 GLENVIEW AVE	08D	401	100,330	\$210,000	08/31/22	1,080	540	\$194.44	Other	Brick	2	1 /	1952	2	00	.10	48 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
08O - SEC 8 OTHER																		
72-25-08-126-024	2758 BAMLET RD	08O	401	355,250	\$675,000	04/04/23	2,636	1,337	\$256.07	Other	Brick	4	2 / 1	1927	1.75	584	.17	53 %
72-25-08-127-037	2814 BEMBRIDGE RD	08O	401	238,520	\$480,000	08/17/23	1,946	979	\$246.66	Other	Brick/Siding	3	2 /	1950	1.5	400	.17	50 %
72-25-08-177-009	2803 GLENWOOD RD	08O	401	223,480	\$485,000	05/17/22	1,455	962	\$333.33	Other	Brick	3	1 / 1	1949	1.5	396	.21	46 %
72-25-08-254-025	2617 WOODLAND AVE	08O	401	191,130	\$395,000	02/15/24	1,390	945	\$284.17	Other	Brick	4	2 /	1952	1.5	280	.14	48 %
72-25-08-402-015	2413 ELMHURST AVE	08O	401	203,010	\$395,000	06/17/22	1,548	1,031	\$255.17	Other	Brick	4	2 /	1949	1.5	537	.24	51 %
72-25-08-403-009	2406 ELMHURST AVE	08O	401	193,370	\$410,000	05/30/23	1,534	837	\$267.28	Other	Brick	3	2 / 1	1940	1.75	240	.16	47 %
72-25-08-403-015	2417 LINWOOD AVE	08O	401	167,910	\$353,500	09/06/22	1,258	1,006	\$281.00	Other	Alum., Vinyl	3	2 /	1941	1.25	400	.16	47 %
72-25-08-404-004	2432 LINWOOD AVE	08O	401	235,310	\$474,600	05/03/22	1,680	1,113	\$282.50	Other	Brick	4	2 / 1	1947	1.5	399	.17	50 %
72-25-08-407-007	2302 LINWOOD AVE	08O	401	178,470	\$350,000	05/12/22	1,556	908	\$224.94	Other	Alum., Vinyl	3	1 / 1	1947	1.75	280	.14	51 %
72-25-08-483-011	1719 W HOUSTONIA AVE	08O	401	186,390	\$400,000	06/19/23	1,490	988	\$268.46	Other	Brick	4	3 /	1927	1.5	360	.16	47 %
72-25-08-484-016	1903 ROSELAND AVE	08O	401	218,530	\$458,000	08/31/23	1,336	784	\$342.81	Other	Pine/Cedar	3	3 /	1922	1.75	462	.16	48 %
72-25-08-485-018	1812 W 12 MILE RD	08O	401	153,270	\$295,000	02/02/24	1,573	1,069	\$187.54	Other	Brick	4	2 /	1951	1.5	440	.16	52 %
72-25-09-354-006	1607 ROSELAND AVE	08O	401	201,640	\$419,000	10/06/23	1,558	920	\$268.93	Other	Brick	3	1 / 1	1940	1.5	179	.16	48 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
08R - SEC 8 RANCH																		
72-25-08-103-009	3029 GUILFORD DR	08R	401	160,640	\$321,000	11/16/23	1,104	1,104	\$290.76	Ranch	Brick	3	1 / 1	1951	1	384	.17	50 %
72-25-08-103-019	3030 WOODSLEE DR	08R	401	179,530	\$374,000	04/05/22	1,206	1,197	\$310.12	Ranch	Brick	3	1 / 1	1950	1	280	.17	48 %
72-25-08-104-006	3105 WOODSLEE DR	08R	401	165,080	\$351,999	07/12/22	1,178	1,169	\$298.81	Ranch	Brick	3	1 / 1	1950	1	400	.18	47 %
72-25-08-104-007	3033 WOODSLEE DR	08R	401	155,040	\$325,000	02/26/24	1,194	1,185	\$272.19	Ranch	Brick	3	1 / 1	1950	1	280	.18	48 %
72-25-08-127-015	2825 BAMLET RD	08R	401	159,290	\$340,000	05/27/22	1,025	1,025	\$331.71	Ranch	Brick	3	2 /	1953	1	00	.12	47 %
72-25-08-128-010	2665 BEMBRIDGE RD	08R	401	226,450	\$480,000	05/13/22	1,243	975	\$386.16	Ranch	Brick	3	2 / 1	1949	1	400	.20	47 %
72-25-08-128-018	3115 SHENANDOAH DR	08R	401	164,010	\$354,900	03/09/23	992	977	\$357.76	Ranch	Brick	3	1 / 1	1954	1	620	.22	46 %
72-25-08-178-006	2604 ETON CROSS RD	08R	401	194,490	\$355,000	01/27/23	1,453	1,236	\$244.32	Ranch	Brick	3	2 / 1	1951	1	467	.27	55 %
72-25-08-179-010	2705 SHENANDOAH DR	08R	401	194,080	\$385,000	08/01/22	1,207	1,192	\$318.97	Ranch	Brick	3	2 /	1951	1	400	.18	50 %
72-25-08-201-018	3012 BENJAMIN AVE	08R	401	140,090	\$275,000	02/08/24	1,092	1,092	\$251.83	Ranch	Brick	2	2 /	1954	1	368	.13	51 %
72-25-08-202-014	3107 ELMHURST AVE	08R	401	191,470	\$370,000	07/06/23	1,601	00	\$231.11	Ranch	Brick	3	1 / 1	1958	1	576	.20	52 %
72-25-08-203-023	3017 ELMHURST AVE	08R	401	177,750	\$362,000	09/11/23	1,211	1,211	\$298.93	Ranch	Brick	3	1 / 1	1956	1	528	.16	49 %
72-25-08-203-033	2903 ELMHURST AVE	08R	401	192,870	\$385,000	06/17/22	1,370	1,271	\$281.02	Ranch	Brick	3	2 /	1958	1	440	.16	50 %
72-25-08-203-034	2827 ELMHURST AVE	08R	401	178,030	\$409,000	09/15/23	1,160	1,160	\$352.59	Ranch	Brick	3	1 / 1	1956	1	440	.14	44 %
72-25-08-228-019	3117 GLENVIEW AVE	08R	401	178,330	\$390,000	06/09/23	1,188	1,188	\$328.28	Ranch	Brick	3	1 / 1	1957	1	528	.17	46 %
72-25-08-228-032	3106 GLENVIEW AVE	08R	401	168,370	\$370,000	11/22/23	1,218	1,218	\$303.78	Ranch	Brick	3	1 / 1	1959	1	440	.14	46 %
72-25-08-229-010	2933 MAPLEWOOD AVE	08R	401	129,370	\$272,000	05/20/22	884	884	\$307.69	Ranch	Brick	3	1 /	1954	1	484	.14	48 %
72-25-08-229-011	2929 MAPLEWOOD AVE	08R	401	149,510	\$280,000	09/01/22	1,088	903	\$257.35	Ranch	Brick	3	1 /	1954	1	440	.14	53 %
72-25-08-230-017	2810 MAPLEWOOD AVE	08R	401	135,470	\$274,500	03/06/23	884	884	\$310.52	Ranch	Brick	3	1 / 1	1954	1	572	.18	49 %
72-25-08-231-031	2807 OLIVER RD	08R	401	141,280	\$299,900	10/16/23	1,142	1,142	\$262.61	Ranch	Brick	3	1 / 1	1955	1	440	.16	47 %
72-25-08-254-015	2510 LINWOOD AVE	08R	401	163,750	\$341,000	03/08/24	1,247	1,038	\$273.46	Ranch	Brick	3	2 /	1954	1	484	.14	48 %
72-25-08-254-021	2711 WOODLAND AVE	08R	401	165,970	\$355,000	01/24/24	1,319	1,122	\$269.14	Ranch	Brick	3	2 /	1953	1	440	.14	47 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-08-254-028	2603 WOODLAND AVE	08R	401	168,250	\$385,000	04/10/23	1,129	1,114	\$341.01	Ranch	Brick	3	2 /	1953	1	480	.14	44 %
72-25-08-277-001	2726 WOODLAND AVE	08R	401	156,980	\$300,000	09/26/22	1,081	1,066	\$277.52	Ranch	Brick	3	2 /	1953	1	576	.14	52 %
72-25-08-277-010	2606 WOODLAND AVE	08R	401	153,090	\$326,000	03/10/23	1,008	994	\$323.41	Ranch	Brick	3	1 /	1952	1	440	.14	47 %
72-25-08-278-004	2708 FERNCLIFF AVE	08R	401	202,390	\$418,000	02/14/23	1,412	1,025	\$296.03	Ranch	Brick	4	2 / 1	1953	1	448	.14	48 %
72-25-08-278-020	2709 MAPLEWOOD AVE	08R	401	138,950	\$275,000	04/21/23	1,242	494	\$221.42	Ranch	Alum., Vinyl	3	1 /	1917	1	576	.18	51 %
72-25-08-401-018	2403 CLAWSON AVE	08R	401	165,140	\$388,000	09/22/23	1,111	1,111	\$349.23	Ranch	Brick	3	2 /	1949	1	400	.15	43 %
72-25-08-402-002	2438 CLAWSON AVE	08R	401	173,970	\$325,000	10/28/22	1,064	998	\$305.45	Ranch	Brick	3	1 / 1	1947	1	280	.16	54 %
72-25-08-427-007	2414 FERNCLIFF AVE	08R	401	171,120	\$383,500	05/18/23	1,072	1,072	\$357.74	Ranch	Brick	3	1 /	1950	1	440	.19	45 %
72-25-08-454-008	2002 LINWOOD AVE	08R	401	192,910	\$370,000	01/02/24	1,491	1,231	\$248.16	Ranch	Alum., Vinyl	3	2 /	1925	1	484	.24	52 %
72-25-09-354-019	1602 W 12 MILE RD	08R	401	152,970	\$345,000	08/14/23	1,136	1,136	\$303.70	Ranch	Brick	3	2 / 1	1955	1	308	.16	44 %
72-25-09-355-026	1816 EVERGREEN DR	08R	401	196,870	\$402,500	06/02/23	1,177	1,050	\$341.97	Ranch	Brick	3	2 /	1949	1	480	.32	49 %
72-25-17-207-017	1418 LINWOOD AVE	08R	401	147,230	\$280,000	10/31/22	1,134	1,134	\$246.91	Ranch	Brick	2	2 /	1953	1	300	.11	53 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
09B - SEC 9 BUNGALOW																		
72-25-09-103-026	3014 CROOKS RD	09B	401	114,850	\$205,000	10/21/22	936	936	\$219.02	BUNGALOW	Asbestos	3	1 /	1946	1	00	.15	56 %
72-25-09-105-001	2946 CROOKS RD	09B	401	112,900	\$240,000	04/26/23	1,002	792	\$239.52	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	280	.14	47 %
72-25-09-105-006	2924 CROOKS RD	09B	401	108,050	\$197,000	12/21/23	1,074	850	\$183.43	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	280	.09	55 %
72-25-09-105-017	1503 BUTTERNUT AVE	09B	401	161,660	\$299,000	06/30/22	1,034	818	\$289.17	BUNGALOW	Brick	3	1 /	1951	1.25	560	.25	54 %
72-25-09-129-025	1036 ROYAL AVE	09B	401	151,020	\$265,000	10/14/22	867	677	\$305.65	BUNGALOW	Alum., Vinyl	3	3 /	1947	1.25	440	.25	57 %
72-25-09-153-012	1423 ROYAL AVE	09B	401	143,250	\$298,200	04/20/22	895	700	\$333.18	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	440	.12	48 %
72-25-09-177-001	1137 ROYAL AVE	09B	401	171,770	\$315,000	06/17/22	1,331	700	\$236.66	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	480	.23	55 %
72-25-09-205-035	632 ROYAL AVE	09B	401	177,720	\$362,500	05/24/22	1,036	836	\$349.90	BUNGALOW	Brick	3	2 / 1	1941	1.25	352	.22	49 %
72-25-09-251-005	809 ROYAL AVE	09B	401	131,870	\$250,000	11/08/23	1,178	624	\$212.22	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	00	.20	53 %
72-25-09-251-013	707 ROYAL AVE	09B	401	183,580	\$359,000	11/02/22	1,076	868	\$333.64	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	420	.20	51 %
72-25-09-251-029	519 ROYAL AVE	09B	401	206,180	\$400,000	05/19/23	1,236	998	\$323.62	BUNGALOW	Brick	3	2 /	1940	1.25	480	.24	52 %
72-25-09-253-039	516 W WEBSTER RD	09B	401	171,900	\$355,000	05/18/22	1,096	864	\$323.91	BUNGALOW	Brick	4	2 / 1	1949	1.25	00	.14	48 %
72-25-09-276-009	321 ROYAL AVE	09B	401	161,770	\$307,000	04/25/23	1,236	800	\$248.38	BUNGALOW	Alum., Vinyl	3	1 / 1	1952	1.25	528	.23	53 %
72-25-09-308-008	1327 SMITH AVE	09B	401	222,120	\$455,000	11/13/23	1,280	1,025	\$355.47	BUNGALOW	Brick	4	2 /	1950	1.25	528	.15	49 %
72-25-09-381-027	1108 W 12 MILE RD	09B	401	159,060	\$305,000	12/01/23	1,315	1,044	\$231.94	BUNGALOW	Brick	3	1 /	1951	1.25	400	.18	52 %
72-25-09-426-006	403 W WEBSTER RD	09B	401	167,180	\$310,000	05/24/22	1,084	832	\$285.98	BUNGALOW	Brick	3	1 /	1945	1.25	225	.24	54 %
72-25-09-430-002	419 AQUA CT	09B	401	156,750	\$355,000	07/21/22	989	784	\$358.95	BUNGALOW	Brick	3	3 /	1942	1.25	484	.13	44 %
72-25-09-455-016	616 CHERRY AVE	09B	401	137,640	\$279,900	06/28/23	933	925	\$300.00	BUNGALOW	Alum., Vinyl	3	1 / 1	1946	1	280	.16	49 %
72-25-09-455-022	522 CHERRY AVE	09B	401	159,370	\$340,000	02/22/23	1,003	792	\$338.98	BUNGALOW	Vinyl	3	2 / 1	1946	1.25	484	.16	47 %
72-25-09-456-007	703 CHERRY AVE	09B	401	138,180	\$265,000	06/23/22	998	792	\$265.53	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	528	.23	52 %
72-25-09-478-012	426 WALNUT AVE	09B	401	160,810	\$377,000	05/09/22	976	768	\$386.27	BUNGALOW	Vinyl	3	2 /	1950	1.25	440	.11	43 %
72-25-09-479-006	401 WALNUT AVE	09B	401	145,880	\$310,000	05/06/22	1,100	768	\$281.82	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	308	.11	47 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
09C - SEC 9 COLONIAL																		
72-25-09-103-008	1613 POPLAR AVE	09C	401	358,820	\$695,000	01/18/24	2,276	1,070	\$305.36	Colonial/2Sty	Wood Siding	3	3 / 1	2021	2	441	.12	52 %
72-25-09-128-005	1216 ROYAL AVE	09C	401	443,760	\$925,000	08/04/23	3,412	1,873	\$271.10	Colonial/2Sty	Alum., Vinyl	5	4 / 1	2005	1.75	591	.28	48 %
72-25-09-130-007	906 ROYAL AVE	09C	401	392,920	\$815,000	09/23/22	2,362	1,275	\$345.05	Colonial/2Sty	Wood Siding	3	3 / 1	2015	2	660	.25	48 %
72-25-09-202-035	719 W 13 MILE RD	09C	401	201,950	\$370,000	08/04/23	1,932	728	\$191.51	Colonial/2Sty	Alum., Vinyl	4	2 /	1910	2	680	.55	55 %
72-25-09-203-006	615 W 13 MILE RD	09C	401	140,810	\$295,000	05/15/23	1,368	649	\$215.64	Colonial/2Sty	Brick/Siding	3	1 / 1	1964	2	297	.18	48 %
72-25-09-226-004	3122 COLUMBUS AVE	09C	401	398,370	\$741,000	03/16/23	2,988	644	\$247.99	Colonial/2Sty	Alum., Vinyl	4	3 / 2	1922	2	801	.24	54 %
72-25-09-226-057	216 W BLOOMFIELD AVE	09C	401	272,710	\$190,000	03/17/23	3,360	1,444	\$56.55	Colonial/2Sty	Wood Siding	0	5 / 1	2024	2	472	.15	144 %
72-25-09-253-044	517 ORCHARD VIEW DR	09C	401	551,650	\$1,199,000	10/27/23	3,345	1,516	\$358.45	Colonial/2Sty	Brick/Siding	4	3 / 1	1922	2	792	.34	46 %
72-25-09-253-045	505 ORCHARD VIEW DR	09C	401	741,570	\$1,385,000	05/06/22	4,886	3,438	\$283.46	Colonial/2Sty	Brick	7	4 / 2	2006	2	785	.35	54 %
72-25-09-327-013	1017 W WEBSTER RD	09C	401	533,520	\$1,075,000	05/04/23	3,230	1,024	\$332.82	Colonial/2Sty	Brick	4	3 / 1	2022	2	440	.23	50 %
72-25-09-330-003	1221 LYONS AVE	09C	401	209,380	\$460,000	10/05/23	1,644	706	\$279.81	Colonial/2Sty	Brick	3	2 / 1	1947	2	480	.15	46 %
72-25-09-333-014	908 LLOYD AVE	09C	401	465,510	\$1,025,000	05/11/23	2,798	1,216	\$366.33	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	428	.23	45 %
72-25-09-405-005	717 MAGNOLIA AVE	09C	401	315,170	\$585,500	10/26/22	3,096	1,014	\$189.11	Colonial/2Sty	Vinyl	4	3 / 1	1954	2	640	.23	54 %
72-25-09-407-018	706 W HOUSTONIA AVE	09C	401	251,480	\$245,000	04/14/23	3,147	1,370	\$77.85	Colonial/2Sty	Wood Siding	4	4 / 1	2024	2	441	.14	103 %
72-25-09-408-010	519 LLOYD AVE	09C	401	493,800	\$1,031,000	02/21/24	3,130	1,397	\$329.39	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	468	.23	48 %
72-25-09-428-038	2415 N MAIN ST	09C	401	181,410	\$443,500	02/20/24	1,612	775	\$275.12	Colonial/2Sty	Brick/Siding	4	2 / 1	1969	2	528	.14	41 %
72-25-09-429-043	224 AQUA CT	09C	401	182,830	\$415,000	07/20/22	1,688	594	\$245.85	Colonial/2Sty	Brick/Siding	3	1 / 1	1941	1.75	440	.19	44 %
72-25-09-429-049	124 AQUA CT	09C	401	232,730	\$480,000	06/09/22	2,140	672	\$224.30	Colonial/2Sty	Brick	3	2 / 2	1941	2	528	.21	48 %
72-25-09-430-009	321 AQUA CT	09C	401	206,290	\$418,000	01/10/23	1,616	671	\$258.66	Colonial/2Sty	Brick/Siding	3	1 / 1	1928	2	495	.15	49 %
72-25-09-451-010	713 W HOUSTONIA AVE	09C	401	378,530	\$800,000	01/20/23	2,799	1,412	\$285.82	Colonial/2Sty	Wood Siding	3	2 / 1	2016	2	466	.23	47 %
72-25-09-456-003	723 CHERRY AVE	09C	401	140,310	\$307,500	05/04/22	1,200	576	\$256.25	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1977	2	00	.23	46 %
72-25-09-483-023	1823 N CENTER ST	09C	401	301,870	\$540,000	02/13/23	2,390	1,171	\$225.94	Colonial/2Sty	Wood Siding	3	2 / 1	2018	2	484	.14	56 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
09D - SEC 9 DUPLEX																		
72-25-09-101-005	1635 FAIRVIEW AVE	09D	401	199,030	\$390,000	02/29/24	1,680	1,620	\$232.14	Other	Brick	4	2 /	1963	1	528	.23	51 %
72-25-09-151-026	2614 OLIVER RD	09D	401	105,600	\$235,000	09/01/23	1,080	540	\$217.59	Other	Brick	2	1 /	1952	2	00	.09	45 %
72-25-09-151-035	2524 OLIVER RD	09D	401	96,470	\$230,000	04/29/22	1,080	540	\$212.96	Other	Brick	2	1 /	1952	2	00	.09	42 %
																ESTIMATE		
72-25-09-477-016	122 W HOUSTONIA AVE	09D	401	196,960	\$380,000	05/26/23	1,649	958	\$230.44	MultiTenant	Brick	4	2 / 2	1929	1.75	440	.13	52 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
090 - SEC 9 OTHER																		
72-25-09-106-020	1312 ROYAL AVE	09O	401	161,730	\$313,500	02/22/23	1,395	725	\$224.73	Other	Alum., Vinyl	3	2 / 1	1947	1.75	00	.21	52 %
72-25-09-205-021	822 ROYAL AVE	09O	401	329,110	\$675,000	05/19/23	2,228	1,539	\$302.96	Other	Wood Siding	4	2 / 1	2015	1.5	572	.25	49 %
72-25-09-229-026	518 ROYAL AVE	09O	401	209,080	\$451,200	07/31/23	1,825	816	\$247.23	Other	Brick	3	2 /	1941	1.75	360	.27	46 %
72-25-09-276-022	111 ROYAL AVE	09O	401	354,940	\$780,000	01/17/24	3,037	1,597	\$256.83	Other	Alum., Vinyl	3	2 / 1	1940	1.75	361	.61	46 %
72-25-09-277-061	311 ELLEN AVE	09O	401	229,450	\$445,000	10/03/22	1,588	799	\$280.23	Other	Vinyl	3	2 / 1	1937	1.5	324	.26	52 %
72-25-09-308-030	1220 LYONS AVE	09O	401	195,320	\$400,000	07/29/22	1,680	1,010	\$238.10	Other	Brick/Siding	5	2 /	1951	1.75	530	.15	49 %
72-25-09-327-006	1111 W WEBSTER RD	09O	401	225,370	\$500,000	05/31/23	1,690	1,092	\$295.86	Other	Brick	6	2 /	1953	2	308	.23	45 %
72-25-09-408-017	612 W HOUSTONIA AVE	09O	401	208,270	\$440,000	08/23/22	1,340	1,080	\$328.36	Other	Brick	4	2 / 1	1945	1.25	400	.23	47 %
72-25-09-427-007	2514 N WASHINGTON AVE	09O	401	185,680	\$430,000	08/15/22	1,326	909	\$324.28	Other	Brick	4	2 /	1952	1.5	440	.23	43 %
72-25-09-478-009	311 W HOUSTONIA AVE	09O	401	193,260	\$376,000	07/19/23	1,457	704	\$258.06	Other	Alum., Vinyl	2	2 /	1914	2	800	.33	51 %
72-25-09-481-012	1827 N LAFAYETTE AVE	09O	401	190,290	\$355,000	12/01/23	1,465	727	\$242.32	Other	Alum., Vinyl	3	2 /	1917	2	440	.18	54 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
09R - SEC 9 RANCH																		
72-25-09-103-011	1527 POPLAR AVE	09R	401	156,830	\$340,000	05/19/23	1,064	1,064	\$319.55	Ranch	Brick	3	1 / 1	1957	1	484	.12	46 %
72-25-09-104-004	1413 POPLAR AVE	09R	401	154,670	\$341,000	02/09/23	1,030	1,011	\$331.07	Ranch	Brick	3	1 / 1	1959	1	320	.12	45 %
72-25-09-105-011	2904 CROOKS RD	09R	401	101,370	\$200,000	08/18/22	992	975	\$201.61	Ranch	Alum., Vinyl	3	1 / 1	1946	1	280	.09	51 %
72-25-09-127-011	912 BUTTERNUT AVE	09R	401	153,960	\$325,000	06/30/22	1,150	1,150	\$282.61	Ranch	Brick	3	2 /	1955	1	308	.14	47 %
72-25-09-151-020	2716 OLIVER RD	09R	401	146,310	\$250,000	08/29/23	1,142	1,142	\$218.91	Ranch	Brick	3	2 /	1955	1	484	.15	59 %
72-25-09-152-003	2728 GALPIN AVE	09R	401	133,190	\$260,000	08/31/22	1,065	995	\$244.13	Ranch	Brick	3	1 /	1953	1	00	.20	51 %
72-25-09-152-016	2805 CROOKS RD	09R	401	228,780	\$485,000	06/13/22	2,214	00	\$219.06	Ranch	Brick	4	3 /	1950	1	484	.34	47 %
72-25-09-152-017	2731 CROOKS RD	09R	401	166,950	\$312,500	08/19/22	1,399	1,179	\$223.37	Ranch	Brick	3	1 /	1954	1	440	.34	53 %
72-25-09-152-018	2725 CROOKS RD	09R	401	190,620	\$365,000	06/30/23	1,243	1,243	\$293.64	Ranch	Brick	3	2 /	1954	1	440	.34	52 %
72-25-09-153-004	2814 CROOKS RD	09R	401	78,720	\$159,000	10/20/23	820	00	\$193.90	Ranch	Pine/Cedar	2	1 /	1926	1	00	.10	50 %
72-25-09-177-027	1026 HICKORY AVE	09R	401	145,600	\$311,000	08/10/23	1,014	1,014	\$306.71	Ranch	Brick	3	1 /	1953	1	400	.23	47 %
72-25-09-179-005	1216 W WEBSTER RD	09R	401	139,610	\$291,000	04/13/22	1,014	1,014	\$286.98	Ranch	Brick	3	1 /	1952	1	00	.24	48 %
72-25-09-179-008	1202 W WEBSTER RD	09R	401	249,520	\$505,000	06/27/22	2,022	1,040	\$249.75	Ranch	Brick	3	3 /	1952	1	576	.23	49 %
72-25-09-180-001	1137 HICKORY AVE	09R	401	170,480	\$320,000	04/18/22	1,314	1,026	\$243.53	Ranch	Brick	3	1 /	1952	1	440	.23	53 %
72-25-09-180-002	1133 HICKORY AVE	09R	401	161,160	\$347,000	05/04/23	1,018	1,018	\$340.86	Ranch	Brick	3	1 / 1	1952	1	308	.23	46 %
72-25-09-180-010	1033 HICKORY AVE	09R	401	159,830	\$305,000	01/05/24	1,221	1,053	\$249.80	Ranch	Brick	3	1 / 1	1952	1	280	.23	52 %
72-25-09-180-022	1112 W WEBSTER RD	09R	401	139,480	\$252,000	01/24/23	1,053	1,053	\$239.32	Ranch	Brick	3	1 /	1952	1	00	.23	55 %
72-25-09-180-028	1022 W WEBSTER RD	09R	401	165,810	\$327,000	08/15/22	1,007	1,007	\$324.73	Ranch	Brick	3	2 /	1952	1	528	.23	51 %
72-25-09-201-001	3221 SYLVAN DR	09R	401	144,110	\$302,000	01/12/24	1,102	1,092	\$274.05	Ranch	Brick	3	2 /	1954	1	280	.12	48 %
72-25-09-202-015	723 POPLAR AVE	09R	401	169,230	\$355,000	03/11/24	1,163	1,163	\$305.25	Ranch	Brick	3	2 /	1954	1	484	.25	48 %
72-25-09-202-021	3056 SYLVAN DR	09R	401	174,750	\$410,000	04/03/23	1,146	1,146	\$357.77	Ranch	Brick	3	2 /	1954	1	440	.13	43 %
72-25-09-202-023	3046 SYLVAN DR	09R	401	154,210	\$340,000	03/27/24	1,142	1,142	\$297.72	Ranch	Brick	3	2 /	1954	1	00	.13	45 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-09-202-025	3038 SYLVAN DR	09R	401	155,500	\$315,000	08/25/22	1,131	1,131	\$278.51	Ranch	Brick	3	2 /	1954	1	440	.14	49 %
72-25-09-202-026	3034 SYLVAN DR	09R	401	159,020	\$325,000	06/08/23	1,286	1,142	\$252.72	Ranch	Brick	3	2 /	1954	1	484	.15	49 %
72-25-09-202-054	3037 COLUMBUS AVE	09R	401	130,180	\$236,000	06/14/23	1,017	1,017	\$232.06	Ranch	Brick	2	1 /	1964	1	240	.14	55 %
72-25-09-203-004	3114 MARION DR	09R	401	158,780	\$280,000	04/28/23	1,294	972	\$216.38	Ranch	Brick	3	1 / 1	1964	1	468	.18	57 %
72-25-09-205-010	709 BUTTERNUT AVE	09R	401	153,390	\$319,900	01/16/24	1,102	1,092	\$290.29	Ranch	Brick	3	2 /	1954	1	440	.13	48 %
72-25-09-226-056	222 W BLOOMFIELD AVE	09R	401	165,700	\$341,000	05/31/22	1,092	1,092	\$312.27	Ranch	Brick	3	1 / 1	1956	1	484	.18	49 %
72-25-09-226-058	210 W BLOOMFIELD AVE	09R	401	162,010	\$360,000	03/13/23	980	980	\$367.35	Ranch	Alum., Vinyl	3	1 / 2	1964	1	636	.15	45 %
72-25-09-227-015	424 W BLOOMFIELD AVE	09R	401	179,470	\$400,000	06/30/23	1,115	1,115	\$358.74	Ranch	Brick	3	1 / 1	1956	1	480	.15	45 %
72-25-09-227-017	412 W BLOOMFIELD AVE	09R	401	148,040	\$330,000	10/20/23	1,240	1,228	\$266.13	Ranch	Brick	4	2 /	1956	1	440	.14	45 %
72-25-09-228-007	429 W BLOOMFIELD AVE	09R	401	163,900	\$310,000	04/20/22	1,092	1,092	\$283.88	Ranch	Brick	3	1 / 1	1956	1	528	.16	53 %
72-25-09-228-012	325 W BLOOMFIELD AVE	09R	401	151,910	\$330,000	10/20/23	1,113	1,113	\$296.50	Ranch	Brick	3	1 / 1	1956	1	460	.15	46 %
72-25-09-228-031	320 W LA SALLE AVE	09R	401	152,260	\$283,250	10/17/22	1,131	1,131	\$250.44	Ranch	Brick	3	1 / 1	1956	1	400	.14	54 %
72-25-09-229-003	503 W LA SALLE AVE	09R	401	165,320	\$310,000	12/09/22	1,149	1,149	\$269.80	Ranch	Brick	3	1 / 2	1956	1	440	.13	53 %
72-25-09-252-022	818 ORCHARD VIEW DR	09R	401	133,810	\$252,000	12/11/23	1,066	1,066	\$236.40	Ranch	Brick	3	1 /	1953	1	280	.16	53 %
72-25-09-277-005	503 ELLEN AVE	09R	401	152,660	\$276,500	12/05/22	1,080	1,080	\$256.02	Ranch	Brick	3	1 / 1	1959	1	420	.13	55 %
72-25-09-278-018	326 W WEBSTER RD	09R	401	136,210	\$280,000	05/09/22	895	884	\$312.85	Ranch	Brick	2	1 / 1	1945	1	209	.20	49 %
72-25-09-301-012	2433 GALPIN AVE	09R	401	176,560	\$375,000	05/30/23	1,120	1,120	\$334.82	Ranch	Brick	3	2 /	1954	1	400	.16	47 %
72-25-09-302-015	2433 EVERGREEN DR	09R	401	157,090	\$299,900	10/27/22	1,263	1,263	\$237.45	Ranch	Brick	3	1 /	1951	1	506	.16	52 %
72-25-09-306-010	2215 EVERGREEN DR	09R	401	232,740	\$495,000	11/28/23	1,931	1,204	\$256.34	Ranch	Brick	3	3 /	1955	1	441	.27	47 %
72-25-09-307-010	1424 SMITH AVE	09R	401	168,330	\$372,300	02/09/24	1,136	830	\$327.73	Ranch	Brick	3	2 /	1950	1	304	.26	45 %
72-25-09-308-004	1407 SMITH AVE	09R	401	180,470	\$420,000	03/10/23	1,118	1,106	\$375.67	Ranch	Brick	3	2 /	1950	1	396	.15	43 %
72-25-09-333-015	904 LLOYD AVE	09R	401	158,690	\$300,000	06/29/23	1,125	1,116	\$266.67	Ranch	Brick	3	2 /	1956	1	528	.23	53 %
72-25-09-357-010	2008 ALICIA LN	09R	401	208,330	\$450,000	01/31/24	1,203	1,203	\$374.06	Ranch	Brick	3	1 / 1	1956	1	440	.14	46 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-09-407-011	812 W HOUSTONIA AVE	09R	401	171,600	\$340,000	07/15/22	1,136	1,120	\$299.30	Ranch	Brick	3	1 / 1	1953	1	583	.23	50 %
72-25-09-431-016	208 LA PLAZA CT	09R	401	144,880	\$299,000	03/30/23	1,056	768	\$283.14	Ranch	Asbestos	2	2 /	1912	1	378	.14	48 %
72-25-09-431-025	2207 N MAIN ST	09R	401	124,560	\$253,000	07/31/23	991	961	\$255.30	Ranch	Alum., Vinyl	3	2 /	1976	1	440	.16	49 %
72-25-09-452-027	2007 MARYWOOD DR	09R	401	195,010	\$392,500	04/11/22	1,194	1,194	\$328.73	Ranch	Brick	3	2 / 1	1953	1	360	.32	50 %
72-25-09-481-004	1826 MARYWOOD DR	09R	401	184,820	\$420,000	05/25/23	1,364	444	\$307.92	Ranch	Vinyl	3	1 / 1	1940	1	520	.17	44 %
72-25-09-483-010	1817 N CENTER ST	09R	401	108,620	\$223,000	03/16/23	886	875	\$251.69	Ranch	Alum., Vinyl	2	1 /	1922	1	00	.14	49 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>09T - SEC 9 BI-LEVEL/TRI-LEVEL</u>																		
72-25-09-226-037	216 W LAWRENCE AVE	09T	401	164,230	\$315,000	11/16/23	1,554	455	\$202.70	TriLevel/Quad	Brick	4	2 /	1963	BI	440	.13	52 %
72-25-09-226-047	121 W LAWRENCE AVE	09T	401	171,140	\$360,000	11/09/23	1,674	484	\$215.05	TriLevel/Quad	Brick	3	2 /	1961	BI	528	.15	48 %
72-25-09-277-056	210 ORCHARD VIEW DR	09T	401	205,240	\$440,000	06/07/22	1,763	663	\$249.57	TriLevel/Quad	Brick	3	1 / 1	1964	BI	473	.55	47 %
72-25-09-381-022	1860 VINSETTA BLVD	09T	401	247,590	\$559,000	03/21/24	2,713	00	\$206.04	BiLevel	Brick/Siding	4	2 / 1	1967	BI	00	.26	44 %
72-25-09-477-026	127 LA PLAZA CT	09T	401	155,990	\$350,000	03/11/24	1,249	00	\$280.22	TriLevel/Quad	Alum., Vinyl	3	1 / 1	1964	BI	528	.12	45 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
10B - SEC 10 BUNGALOW																		
72-25-10-104-011	315 E BLOOMFIELD AVE	10B	401	193,410	\$390,000	08/09/23	1,282	1,032	\$304.21	BUNGALOW	Brick	3	3 /	1940	1.25	396	.19	50 %
72-25-10-106-035	205 DEVILLEN AVE	10B	401	162,620	\$365,000	06/02/22	1,384	755	\$263.73	BUNGALOW	Vinyl	4	2 /	1948	1.25	368	.12	45 %
72-25-10-126-043	3109 N ALEXANDER AVE	10B	401	154,730	\$339,000	07/14/23	1,111	723	\$305.13	BUNGALOW	Brick	3	1 /	1950	1.25	400	.13	46 %
72-25-10-128-020	3011 N ALEXANDER AVE	10B	401	131,200	\$280,000	10/30/23	1,074	713	\$260.71	BUNGALOW	Brick	3	1 /	1950	1.25	00	.13	47 %
72-25-10-129-054	2937 N ALEXANDER AVE	10B	401	155,110	\$306,000	04/26/23	1,120	726	\$273.21	BUNGALOW	Brick	3	2 /	1950	1.25	528	.13	51 %
72-25-10-129-055	2933 N ALEXANDER AVE	10B	401	132,300	\$266,000	08/10/23	938	717	\$283.58	BUNGALOW	Brick	3	2 /	1950	1.25	280	.12	50 %
72-25-10-151-013	136 DEVILLEN AVE	10B	401	141,740	\$285,000	06/21/22	1,018	715	\$279.96	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	280	.12	50 %
72-25-10-151-021	224 DEVILLEN AVE	10B	401	142,680	\$287,000	09/30/22	983	794	\$291.96	BUNGALOW	Alum., Vinyl	3	1 / 1	1947	1.25	00	.12	50 %
72-25-10-151-026	300 DEVILLEN AVE	10B	401	121,830	\$236,000	10/11/22	911	709	\$259.06	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	00	.12	52 %
72-25-10-151-030	318 DEVILLEN AVE	10B	401	132,030	\$249,000	10/21/22	952	741	\$261.55	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	280	.16	53 %
72-25-10-151-041	209 LINDEN AVE	10B	401	137,550	\$306,000	06/30/22	1,022	810	\$299.41	BUNGALOW	Alum., Vinyl	3	1 /	1945	1.25	280	.12	45 %
72-25-10-152-003	2712 N MAIN ST	10B	401	121,860	\$230,000	11/30/22	930	744	\$247.31	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	00	.09	53 %
72-25-10-152-006	112 LINDEN AVE	10B	401	134,210	\$260,000	08/22/22	906	707	\$286.98	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	528	.12	52 %
72-25-10-152-007	118 LINDEN AVE	10B	401	136,180	\$270,000	07/19/22	1,161	891	\$232.56	BUNGALOW	Alum., Vinyl	3	2 /	1925	1.25	00	.12	50 %
72-25-10-152-015	204 LINDEN AVE	10B	401	119,020	\$280,000	10/17/23	911	712	\$307.35	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	00	.12	43 %
72-25-10-152-052	2717 ROCHESTER RD	10B	401	108,860	\$220,000	01/11/24	911	720	\$241.49	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	280	.09	49 %
72-25-10-153-003	2610 N MAIN ST	10B	401	154,240	\$325,000	03/15/24	1,124	722	\$289.15	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	400	.15	47 %
72-25-10-153-031	201 E WEBSTER RD	10B	401	119,680	\$240,000	03/10/23	923	719	\$260.02	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	00	.12	50 %
72-25-10-201-004	3210 N ALEXANDER AVE	10B	401	134,830	\$250,000	12/13/22	946	723	\$264.27	BUNGALOW	Brick	3	2 /	1950	1.25	286	.14	54 %
72-25-10-201-008	3124 N ALEXANDER AVE	10B	401	154,000	\$272,400	02/22/23	1,218	722	\$223.65	BUNGALOW	Brick	3	2 /	1949	1.25	440	.15	57 %
72-25-10-201-012	3106 N ALEXANDER AVE	10B	401	181,380	\$402,000	03/11/24	1,332	722	\$301.80	BUNGALOW	Brick	3	2 /	1950	1.25	00	.15	45 %
72-25-10-201-022	3121 N ALTADENA AVE	10B	401	122,630	\$249,900	02/06/23	947	723	\$263.89	BUNGALOW	Brick	3	1 /	1949	1.25	280	.15	49 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-201-024	3111 N ALTADENA AVE	10B	401	127,230	\$275,000	10/04/23	948	725	\$290.08	BUNGALOW	Brick	3	1 /	1949	1.25	352	.15	46 %
72-25-10-201-025	3107 N ALTADENA AVE	10B	401	141,560	\$270,000	06/22/22	958	730	\$281.84	BUNGALOW	Brick	3	2 /	1949	1.25	288	.15	52 %
72-25-10-202-009	3118 N ALTADENA AVE	10B	401	140,430	\$300,000	08/12/22	950	727	\$315.79	BUNGALOW	Brick	3	1 /	1949	1.25	484	.14	47 %
72-25-10-202-021	3125 FERRIS AVE	10B	401	149,670	\$315,000	05/05/22	953	728	\$330.54	BUNGALOW	Brick	3	1 / 1	1949	1.25	484	.14	48 %
72-25-10-202-024	3111 FERRIS AVE	10B	401	155,020	\$320,000	01/03/24	1,391	725	\$230.05	BUNGALOW	Brick	3	1 /	1949	1.25	400	.14	48 %
72-25-10-203-007	3128 FERRIS AVE	10B	401	179,580	\$370,000	12/08/23	1,177	720	\$314.36	BUNGALOW	Brick	3	2 /	1949	1.25	484	.14	49 %
72-25-10-203-016	3215 N BLAIR AVE	10B	401	143,000	\$280,000	11/07/22	933	712	\$300.11	BUNGALOW	Brick	3	2 /	1949	1.25	400	.14	51 %
72-25-10-203-024	3111 N BLAIR AVE	10B	401	168,840	\$350,000	12/28/22	1,093	720	\$320.22	BUNGALOW	Brick	3	2 / 1	1949	1.25	294	.14	48 %
72-25-10-203-025	3107 N BLAIR AVE	10B	401	137,210	\$275,000	10/28/22	942	718	\$291.93	BUNGALOW	Brick	3	1 /	1949	1.25	440	.14	50 %
72-25-10-204-024	3111 N VERMONT AVE	10B	401	134,360	\$282,000	06/09/22	942	720	\$299.36	BUNGALOW	Brick	3	1 /	1949	1.25	00	.14	48 %
72-25-10-205-005	3002 N ALEXANDER AVE	10B	401	141,190	\$290,000	11/13/23	937	715	\$309.50	BUNGALOW	Brick	3	1 /	1950	1.25	484	.17	49 %
72-25-10-205-008	2948 N ALEXANDER AVE	10B	401	120,090	\$220,000	12/13/22	940	718	\$234.04	BUNGALOW	Brick	3	1 /	1950	1.25	00	.17	55 %
72-25-10-205-011	2934 N ALEXANDER AVE	10B	401	174,000	\$362,000	01/22/24	1,232	718	\$293.83	BUNGALOW	Brick	3	2 / 1	1950	1.25	352	.17	48 %
72-25-10-205-014	2922 N ALEXANDER AVE	10B	401	128,560	\$265,000	07/26/23	947	725	\$279.83	BUNGALOW	Brick	3	1 /	1950	1.25	280	.18	49 %
72-25-10-205-031	2931 N ALTADENA AVE	10B	401	144,620	\$255,000	10/11/22	956	730	\$266.74	BUNGALOW	Brick	3	2 /	1949	1.25	484	.18	57 %
72-25-10-206-005	3018 N ALTADENA AVE	10B	401	151,130	\$338,000	06/30/23	904	695	\$373.89	BUNGALOW	Brick	3	1 /	1949	1.25	448	.14	45 %
72-25-10-206-011	2934 N ALTADENA AVE	10B	401	176,010	\$360,000	05/09/23	1,206	728	\$298.51	BUNGALOW	Brick	3	1 / 1	1949	1.25	400	.14	49 %
72-25-10-206-021	3031 FERRIS AVE	10B	401	154,170	\$320,000	05/20/22	947	725	\$337.91	BUNGALOW	Brick	4	2 /	1949	1.25	400	.14	48 %
72-25-10-206-034	2919 FERRIS AVE	10B	401	127,190	\$288,000	07/14/22	945	723	\$304.76	BUNGALOW	Brick	3	1 /	1949	1.25	00	.14	44 %
72-25-10-206-036	2911 FERRIS AVE	10B	401	191,320	\$399,000	09/29/22	1,110	723	\$359.46	BUNGALOW	Brick	3	2 /	1949	1.25	400	.14	48 %
72-25-10-207-016	2914 FERRIS AVE	10B	401	164,870	\$330,000	11/17/22	933	725	\$353.70	BUNGALOW	Brick	3	1 /	1949	1.25	576	.14	50 %
72-25-10-208-031	2931 N VERMONT AVE	10B	401	184,230	\$384,000	10/07/22	1,219	716	\$315.01	BUNGALOW	Alum., Vinyl	3	2 /	1949	2	308	.14	48 %
72-25-10-226-014	3225 N CONNECTICUT AVE	10B	401	126,830	\$259,000	09/30/22	947	725	\$273.50	BUNGALOW	Brick	3	1 /	1949	1.25	528	.14	49 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-227-009	3118 N CONNECTICUT AVE	10B	401	145,800	\$280,000	04/28/22	928	713	\$301.72	BUNGALOW	Brick	3	1 /	1949	1.25	484	.16	52 %
72-25-10-227-019	3203 N WILSON AVE	10B	401	168,950	\$325,000	10/05/22	1,002	791	\$324.35	BUNGALOW	Alum., Vinyl	3	3 /	1949	1.25	528	.16	52 %
72-25-10-227-022	3121 N WILSON AVE	10B	401	158,670	\$335,000	06/13/22	1,028	810	\$325.88	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	576	.16	47 %
72-25-10-227-025	3107 N WILSON AVE	10B	401	139,430	\$285,000	10/24/22	1,005	792	\$283.58	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	400	.16	49 %
72-25-10-227-026	3103 N WILSON AVE	10B	401	146,450	\$325,000	03/15/24	1,005	793	\$323.38	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	620	.14	45 %
72-25-10-229-013	2926 N VERMONT AVE	10B	401	147,590	\$289,000	07/05/23	947	725	\$305.17	BUNGALOW	Brick	3	1 /	1949	1.25	308	.16	51 %
72-25-10-229-021	3031 N CONNECTICUT AVE	10B	401	150,300	\$288,000	08/15/22	1,180	722	\$244.07	BUNGALOW	Brick	3	2 /	1949	1.25	00	.16	52 %
72-25-10-229-035	2915 N CONNECTICUT AVE	10B	401	167,370	\$320,000	05/16/22	1,326	725	\$241.33	BUNGALOW	Brick	3	2 /	1949	1.25	448	.16	52 %
72-25-10-230-001	3034 N CONNECTICUT AVE	10B	401	128,500	\$265,000	07/07/23	948	723	\$279.54	BUNGALOW	Brick	3	1 /	1949	1.25	320	.16	48 %
72-25-10-230-009	3002 N CONNECTICUT AVE	10B	401	154,290	\$293,250	11/22/22	947	725	\$309.66	BUNGALOW	Brick	3	2 /	1949	1.25	624	.16	53 %
72-25-10-230-017	2910 N CONNECTICUT AVE	10B	401	155,680	\$305,000	08/17/22	948	722	\$321.73	BUNGALOW	Brick	3	2 /	1949	1.25	364	.16	51 %
72-25-10-230-020	3035 N WILSON AVE	10B	401	156,860	\$330,000	07/21/23	1,022	788	\$322.90	BUNGALOW	Brick	3	1 /	1949	1.25	352	.15	48 %
72-25-10-230-035	2915 N WILSON AVE	10B	401	160,760	\$330,000	02/23/24	1,036	798	\$318.53	BUNGALOW	Brick	3	2 /	1949	1.25	484	.16	49 %
72-25-10-231-008	3006 N WILSON AVE	10B	401	166,720	\$320,000	05/05/23	1,341	803	\$238.63	BUNGALOW	Brick	3	2 /	1949	1.25	484	.14	52 %
72-25-10-276-016	2807 N CONNECTICUT AVE	10B	401	164,520	\$335,000	03/01/24	1,342	803	\$249.63	BUNGALOW	Brick	3	2 /	1947	1.25	440	.16	49 %
72-25-10-276-024	2625 N CONNECTICUT AVE	10B	401	177,760	\$355,000	08/14/23	1,210	806	\$293.39	BUNGALOW	Brick	3	2 /	1947	1.25	360	.16	50 %
72-25-10-277-016	2811 N WILSON AVE	10B	401	205,110	\$459,000	02/29/24	1,426	774	\$321.88	BUNGALOW	Brick	3	2 / 1	1947	1.75	440	.15	45 %
72-25-10-277-028	2617 N WILSON AVE	10B	401	209,220	\$480,000	05/22/23	1,467	796	\$327.20	BUNGALOW	Brick	3	2 /	1947	1.25	292	.16	44 %
72-25-10-278-014	2612 N WILSON AVE	10B	401	171,280	\$320,000	04/22/22	1,164	814	\$274.91	BUNGALOW	Brick	3	2 /	1947	1.25	240	.17	54 %
72-25-10-278-015	2606 N WILSON AVE	10B	401	175,960	\$345,000	07/11/23	1,504	788	\$229.39	BUNGALOW	Brick/Siding	3	2 /	1947	1.25	00	.17	51 %
72-25-10-327-036	329 PARKDALE AVE	10B	401	162,750	\$285,000	04/10/23	1,225	887	\$232.65	BUNGALOW	Vinyl	3	1 /	1912	1.25	780	.15	57 %
72-25-10-329-006	626 GOLF AVE	10B	401	169,730	\$369,000	02/15/24	1,098	878	\$336.07	BUNGALOW	Alum., Vinyl	4	3 /	1927	1.25	493	.14	46 %
72-25-10-376-024	301 E 12 MILE RD	10B	401	102,800	\$175,000	11/13/23	1,048	829	\$166.98	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	320	.11	59 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-377-009	1910 CLIFTON AVE	10B	401	161,390	\$301,000	12/15/22	1,043	823	\$288.59	BUNGALOW	Alum., Vinyl	3	2 /	1952	1.25	280	.11	54 %
72-25-10-378-018	1923 ARDMORE AVE	10B	401	145,930	\$309,000	06/12/23	1,058	838	\$292.06	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	440	.11	47 %
72-25-10-378-023	1903 ARDMORE AVE	10B	401	120,720	\$224,000	11/16/22	1,038	823	\$215.80	BUNGALOW	Alum., Vinyl	4	1 /	1950	1.25	288	.11	54 %
72-25-10-379-006	1918 ARDMORE AVE	10B	401	138,050	\$290,000	05/25/23	1,060	838	\$273.58	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	352	.11	48 %
72-25-10-379-007	1914 ARDMORE AVE	10B	401	153,260	\$318,000	12/13/23	1,067	919	\$298.03	BUNGALOW	Alum., Vinyl	3	2 /	1950	1	364	.11	48 %
72-25-10-379-009	1906 ARDMORE AVE	10B	401	118,430	\$245,000	04/18/22	1,138	900	\$215.29	BUNGALOW	Alum., Vinyl	3	1 /	1952	1.25	00	.11	48 %
72-25-10-379-018	1919 BROOKWOOD AVE	10B	401	132,000	\$259,278	08/18/22	1,044	826	\$248.35	BUNGALOW	Aluminum	3	1 /	1950	1.25	280	.11	51 %
72-25-10-379-021	1907 BROOKWOOD AVE	10B	401	130,810	\$224,500	08/05/22	1,040	823	\$215.87	BUNGALOW	Aluminum	3	1 /	1950	1.25	428	.11	58 %
72-25-10-379-023	1831 BROOKWOOD AVE	10B	401	157,570	\$300,000	06/08/23	1,031	817	\$290.98	BUNGALOW	Vinyl	3	1 /	1951	1.25	320	.11	53 %
72-25-10-427-005	2518 N VERMONT AVE	10B	401	174,390	\$350,000	05/24/23	1,097	868	\$319.05	BUNGALOW	Brick	3	1 /	1950	1.25	282	.18	50 %
72-25-10-427-006	2514 N VERMONT AVE	10B	401	165,610	\$330,000	08/18/23	1,222	806	\$270.05	BUNGALOW	Brick	3	1 /	1948	1.25	528	.18	50 %
72-25-10-427-007	2508 N VERMONT AVE	10B	401	189,020	\$402,500	04/27/23	1,120	867	\$359.38	BUNGALOW	Brick	3	2 /	1948	1.25	528	.18	47 %
72-25-10-427-028	2451 N CONNECTICUT AVE	10B	401	159,580	\$325,000	10/10/23	1,048	854	\$310.11	BUNGALOW	Brick	3	2 /	1947	1.25	688	.16	49 %
72-25-10-428-006	2514 N CONNECTICUT AVE	10B	401	150,550	\$346,500	03/14/24	1,055	813	\$328.44	BUNGALOW	Brick	3	1 / 1	1947	1.25	308	.16	43 %
72-25-10-428-026	2517 N WILSON AVE	10B	401	141,180	\$260,000	05/06/22	1,036	798	\$250.97	BUNGALOW	Brick	3	1 /	1947	1.25	280	.16	54 %
72-25-10-428-029	2501 N WILSON AVE	10B	401	150,160	\$320,000	03/17/23	1,191	800	\$268.68	BUNGALOW	Brick	3	2 /	1946	1.25	280	.16	47 %
72-25-10-428-032	2441 N WILSON AVE	10B	401	149,030	\$305,000	04/27/23	1,306	978	\$233.54	BUNGALOW	Brick	3	1 /	1952	1.25	280	.14	49 %
72-25-10-428-033	2437 N WILSON AVE	10B	401	153,010	\$303,000	07/17/23	1,085	868	\$279.26	BUNGALOW	Brick	3	2 /	1947	1.25	440	.14	50 %
72-25-10-428-039	2413 N WILSON AVE	10B	401	151,810	\$290,000	03/27/23	1,063	796	\$272.81	BUNGALOW	Brick	3	1 /	1946	1.25	480	.14	52 %
72-25-10-431-022	2307 N CONNECTICUT AVE	10B	401	164,380	\$370,000	08/30/23	1,038	798	\$356.45	BUNGALOW	Brick	3	1 / 1	1947	1.25	400	.18	44 %
72-25-10-431-029	2203 N CONNECTICUT AVE	10B	401	210,830	\$409,000	12/13/22	1,493	788	\$273.95	BUNGALOW	Brick	3	2 /	1947	1.25	460	.16	52 %
72-25-10-432-013	2128 N CONNECTICUT AVE	10B	401	148,890	\$268,000	05/06/22	1,038	798	\$258.19	BUNGALOW	Brick	3	1 / 1	1947	1.25	280	.20	56 %
72-25-10-432-019	2321 N WILSON AVE	10B	401	162,990	\$315,000	10/14/22	1,172	938	\$268.77	BUNGALOW	Brick	3	1 / 1	1951	1.25	452	.14	52 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-432-023	2301 N WILSON AVE	10B	401	147,680	\$321,000	03/20/23	1,055	832	\$304.27	BUNGALOW	Brick	3	2 /	1948	1.25	384	.14	46 %
72-25-10-432-034	2109 N WILSON AVE	10B	401	171,460	\$360,000	05/27/22	1,120	866	\$321.43	BUNGALOW	Brick	3	2 /	1945	1.25	506	.17	48 %
72-25-10-432-041	2210 N CONNECTICUT AVE	10B	401	182,900	\$350,100	01/06/23	1,105	979	\$316.83	BUNGALOW	Brick	3	2 /	1946	1	280	.19	52 %
72-25-10-433-011	2204 N WILSON AVE	10B	401	190,500	\$375,000	04/19/22	1,030	838	\$364.08	BUNGALOW	Brick	3	2 /	1947	1.25	440	.22	51 %
72-25-10-477-034	1921 N CONNECTICUT AVE	10B	401	151,150	\$290,000	04/28/22	925	731	\$313.51	BUNGALOW	Alum., Vinyl	3	1 /	1944	1.25	400	.16	52 %

ESTIMATE

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
10C - SEC 10 COLONIAL																		
72-25-10-101-027	145 E LAWRENCE AVE	10C	401	306,710	\$580,750	12/14/22	2,040	952	\$284.68	Colonial/2Sty	Vinyl	4	2 / 1	2013	2	433	.16	53 %
72-25-10-102-017	335 E LAWRENCE AVE	10C	401	160,540	\$315,000	07/18/22	1,454	639	\$216.64	Colonial/2Sty	Alum., Vinyl	3	1 /	1923	2	580	.16	51 %
72-25-10-106-066	212 E LA SALLE AVE	10C	401	231,810	\$504,000	01/05/24	1,765	1,012	\$285.55	Colonial/2Sty	Alum., Vinyl	3	3 / 1	1995	2	400	.15	46 %
72-25-10-128-014	707 E LA SALLE AVE	10C	401	267,910	\$500,000	08/08/22	2,074	1,018	\$241.08	Colonial/2Sty	Brick/Siding	4	3 / 1	1953	2	455	.16	54 %
72-25-10-151-003	2812 N MAIN ST	10C	401	154,470	\$325,000	06/26/23	1,535	763	\$211.73	Colonial/2Sty	Vinyl	4	2 / 1	1948	2	280	.10	48 %
72-25-10-178-036	507 GIRARD AVE	10C	401	425,620	\$962,000	01/05/24	3,093	1,359	\$311.02	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	414	.17	44 %
72-25-10-179-009	2712 ARDMORE AVE	10C	401	287,830	\$580,000	11/20/23	2,054	996	\$282.38	Colonial/2Sty	Wood Siding	4	2 / 1	2012	2	484	.17	50 %
72-25-10-326-086	448 GIRARD AVE	10C	401	316,380	\$710,000	09/25/23	2,594	1,269	\$273.71	Colonial/2Sty	Alum., Vinyl	4	2 / 2	2004	2	624	.44	45 %
72-25-10-327-020	422 DETROIT AVE	10C	401	354,970	\$750,000	08/30/23	2,263	1,036	\$331.42	Colonial/2Sty	Wood Siding	4	3 / 1	2014	2	545	.29	47 %
72-25-10-327-023	436 DETROIT AVE	10C	401	413,690	\$800,000	04/19/23	2,835	869	\$282.19	Colonial/2Sty	Alum., Vinyl	4	2 / 2	1915	2	566	.29	52 %
72-25-10-327-041	419 PARKDALE AVE	10C	401	505,100	\$999,000	01/10/24	3,102	1,330	\$322.05	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	475	.29	51 %
72-25-10-327-063	2418 ROCHESTER RD	10C	401	266,730	\$590,000	05/25/22	1,910	996	\$308.90	Colonial/2Sty	Vinyl	3	3 / 1	2014	2	400	.17	45 %
72-25-10-327-071	505 PARKDALE AVE	10C	401	398,480	\$895,000	09/11/23	3,006	1,317	\$297.74	Colonial/2Sty	Brick/Siding	4	2 / 1	2022	2	519	.14	45 %
72-25-10-328-017	723 GOLF AVE	10C	401	338,180	\$705,000	10/11/22	2,530	1,100	\$278.66	Colonial/2Sty	Alum., Vinyl	4	2 / 1	2016	2	410	.14	48 %
72-25-10-329-003	612 GOLF AVE	10C	401	391,050	\$908,000	01/05/23	2,874	1,220	\$315.94	Colonial/2Sty	Hardboard	4	3 / 1	2022	2	470	.14	43 %
72-25-10-329-010	716 GOLF AVE	10C	401	384,660	\$799,000	11/21/23	2,804	1,243	\$284.95	Colonial/2Sty	Wood Siding	3	3 / 1	2015	2	459	.14	48 %
72-25-10-330-002	624 DETROIT AVE	10C	401	211,560	\$430,000	10/20/23	2,110	00	\$203.79	Colonial/2Sty	Brick/Siding	4	2 /	1956	2	420	.14	49 %
72-25-10-330-036	707 PARKDALE AVE	10C	401	420,470	\$969,000	03/30/23	3,123	1,343	\$310.28	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	477	.20	43 %
72-25-10-330-045	720 DETROIT AVE	10C	401	389,050	\$720,000	05/22/23	2,650	1,237	\$271.70	Colonial/2Sty	Brick	4	3 / 1	2005	2	420	.14	54 %
72-25-10-331-032	2317 ARDMORE AVE	10C	401	128,150	\$254,000	03/16/23	1,098	549	\$231.33	Colonial/2Sty	Alum., Vinyl	2	1 /	1925	2	240	.19	50 %
72-25-10-331-043	712 PARKDALE AVE	10C	401	406,020	\$285,000	03/13/23	3,113	1,373	\$91.55	Colonial/2Sty	Wood Siding	5	4 / 1	2024	2	450	.20	142 %
72-25-10-331-043	712 PARKDALE AVE	10C	401	406,020	\$320,000	11/14/23	3,113	1,373	\$102.79	Colonial/2Sty	Wood Siding	5	4 / 1	2024	2	450	.20	127 %

RESALE/DEMO/NEW CONST AFT SALE
DEMO/NEW CONST AFTER SALE

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-377-031	1909 FERN ST	10C	401	318,460	\$660,000	10/27/22	2,358	1,006	\$279.90	Colonial/2Sty	Composition	4	2 / 1	2016	2	404	.14	48 %
72-25-10-431-038	2326 N VERMONT AVE	10C	401	425,560	\$860,000	06/01/23	2,485	1,429	\$346.08	Colonial/2Sty	Wood Siding	3	3 / 1	2015	2	528	.21	49 %
72-25-10-477-002	2032 N VERMONT AVE	10C	401	219,470	\$405,000	12/06/22	1,656	680	\$244.57	Colonial/2Sty	Brick	3	1 / 1	1945	2	440	.18	54 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
100 - SEC 10 OTHER																		
72-25-10-101-009	124 E 13 MILE RD	100	401	135,550	\$300,000	04/27/22	1,408	926	\$213.07	Other	Brick	4	2 /	1956	1.5	280	.16	45 %
72-25-10-106-025	324 E LA SALLE AVE	100	401	193,700	\$372,500	06/07/22	1,378	868	\$270.32	Other	Alum., Vinyl	3	1 / 1	1917	1.75	364	.17	52 %
72-25-10-151-048	241 LINDEN AVE	100	401	152,140	\$300,000	02/27/24	1,460	737	\$205.48	Other	Alum., Vinyl	4	1 / 1	1947	1.5	280	.12	51 %
72-25-10-202-007	3128 N ALTADENA AVE	100	401	199,590	\$406,000	07/21/22	1,502	728	\$270.31	Other	Brick	3	2 / 1	1949	1.5	484	.14	49 %
72-25-10-204-009	3118 N BLAIR AVE	100	401	201,600	\$400,000	05/11/22	2,030	728	\$197.04	Other	Brick	3	2 / 1	1949	1.5	280	.14	50 %
72-25-10-204-012	3106 N BLAIR AVE	100	401	181,810	\$385,000	04/25/23	1,449	728	\$265.70	Other	Brick/Siding	3	2 / 1	1949	1.75	590	.14	47 %
72-25-10-204-023	3115 N VERMONT AVE	100	401	155,200	\$330,000	07/31/23	1,130	725	\$292.04	Other	Brick	3	2 /	1949	1.5	576	.14	47 %
72-25-10-206-023	3023 FERRIS AVE	100	401	160,470	\$385,000	08/02/23	1,148	723	\$335.37	Other	Brick	3	2 /	1949	1.5	400	.14	42 %
72-25-10-227-012	3106 N CONNECTICUT AVE	100	401	168,810	\$390,000	06/20/23	1,085	700	\$359.45	Other	Brick	4	3 /	1949	1.5	400	.16	43 %
72-25-10-228-001	3224 N WILSON AVE	100	401	147,890	\$291,000	11/15/22	1,247	802	\$233.36	Other	Alum., Vinyl	3	2 /	1949	1.5	280	.14	51 %
72-25-10-229-010	2940 N VERMONT AVE	100	401	232,170	\$450,000	06/10/22	2,077	725	\$216.66	Other	Brick	3	2 /	1949	2	00	.16	52 %
72-25-10-277-010	2624 N CONNECTICUT AVE	100	401	172,360	\$350,000	05/25/22	1,535	806	\$228.01	Other	Brick	4	1 / 1	1947	1.5	00	.16	49 %
72-25-10-277-023	2705 N WILSON AVE	100	401	156,460	\$285,000	11/03/22	1,232	845	\$231.33	Other	Brick	4	2 /	1947	1.5	480	.16	55 %
72-25-10-326-051	513 DETROIT AVE	100	401	198,480	\$387,500	04/14/22	1,207	552	\$321.04	Other	Alum., Vinyl	2	2 /	1920	1.5	585	.28	51 %
72-25-10-378-028	1813 ARDMORE AVE	100	401	164,790	\$360,000	09/18/23	1,310	823	\$274.81	Other	Vinyl	3	2 /	1950	1.5	300	.11	46 %
72-25-10-427-009	2452 N VERMONT AVE	100	401	190,930	\$396,000	07/06/22	1,288	803	\$307.45	Other	Brick	3	2 / 1	1948	1.5	576	.18	48 %
72-25-10-431-033	2117 N CONNECTICUT AVE	100	401	216,620	\$427,000	05/05/23	1,677	783	\$254.62	Other	Brick/Siding	4	3 /	1947	1.75	624	.16	51 %
72-25-10-477-007	2006 N VERMONT AVE	100	401	188,860	\$383,500	04/01/22	1,358	875	\$282.40	Other	Brick	3	2 / 1	1948	1.5	308	.18	49 %
72-25-10-479-002	2032 N WILSON AVE	100	401	194,500	\$435,000	08/07/23	1,276	843	\$340.91	Other	Brick	4	2 / 1	1951	1.5	288	.15	45 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
10R - SEC 10 RANCH																		
72-25-10-105-043	333 E LA SALLE AVE	10R	401	156,040	\$337,500	12/14/23	1,175	1,175	\$287.23	Ranch	Alum., Vinyl	4	2 /	1922	1	00	.16	46 %
72-25-10-106-050	321 DEVILLEN AVE	10R	401	152,630	\$270,000	09/22/22	1,005	1,005	\$268.66	Ranch	Aluminum	3	1 / 1	1956	1	00	.17	57 %
72-25-10-126-033	603 E BLOOMFIELD AVE	10R	401	160,780	\$325,000	01/19/24	1,025	1,025	\$317.07	Ranch	Brick	3	1 / 1	1952	1	704	.21	49 %
72-25-10-127-016	503 E LA SALLE AVE	10R	401	143,420	\$327,000	06/13/22	994	994	\$328.97	Ranch	Brick	3	2 /	1953	1	565	.16	44 %
72-25-10-127-021	535 E LA SALLE AVE	10R	401	160,200	\$353,500	05/11/22	1,010	1,010	\$350.00	Ranch	Brick	3	2 /	1953	1	484	.16	45 %
72-25-10-128-015	711 E LA SALLE AVE	10R	401	153,490	\$350,000	05/02/22	1,021	1,021	\$342.80	Ranch	Brick	3	1 / 1	1953	1	320	.16	44 %
72-25-10-128-016	717 E LA SALLE AVE	10R	401	149,920	\$316,000	03/15/23	1,021	1,021	\$309.50	Ranch	Brick	3	1 /	1953	1	280	.17	47 %
72-25-10-129-014	512 E LA SALLE AVE	10R	401	176,110	\$348,000	07/27/22	1,380	1,018	\$252.17	Ranch	Brick	3	2 /	1953	1	772	.19	51 %
72-25-10-129-015	524 E LA SALLE AVE	10R	401	150,280	\$300,000	05/03/22	1,021	1,021	\$293.83	Ranch	Brick	3	2 /	1953	1	576	.19	50 %
72-25-10-129-030	431 DEVILLEN AVE	10R	401	118,780	\$230,000	05/23/22	865	851	\$265.90	Ranch	Alum., Vinyl	2	2 /	1923	1	00	.15	52 %
72-25-10-153-001	2620 N MAIN ST	10R	401	125,050	\$257,000	03/20/23	997	997	\$257.77	Ranch	Alum., Vinyl	3	1 /	1948	1	576	.17	49 %
72-25-10-178-034	524 DEVILLEN AVE	10R	401	113,770	\$275,000	06/29/22	1,044	00	\$263.41	Ranch	Alum., Vinyl	3	1 /	1958	1	400	.18	41 %
72-25-10-179-001	2828 ARDMORE AVE	10R	401	115,840	\$270,000	07/20/23	996	538	\$271.08	Ranch	Alum., Vinyl	2	1 /	1924	1.25	00	.13	43 %
72-25-10-179-017	714 DEVILLEN AVE	10R	401	95,810	\$170,000	12/30/22	750	00	\$226.67	Ranch	Vinyl	2	1 /	1941	1	461	.11	56 %
72-25-10-231-027	2941 N CAMPBELL RD	10R	401	129,030	\$273,250	10/07/22	1,170	00	\$233.55	Ranch	Brick	2	1 / 1	1959	1	440	.14	47 %
72-25-10-329-017	623 DETROIT AVE	10R	401	124,170	\$247,250	12/18/23	816	816	\$303.00	Ranch	Alum., Vinyl	2	2 /	1955	1	308	.14	50 %
72-25-10-330-009	607 FAIRWAY DR	10R	401	138,580	\$300,000	10/23/23	1,071	1,071	\$280.11	Ranch	Brick	3	2 /	1956	1	00	.14	46 %
72-25-10-330-011	619 FAIRWAY DR	10R	401	146,540	\$310,000	11/07/23	1,059	1,059	\$292.73	Ranch	Brick	3	2 /	1956	1	310	.14	47 %
72-25-10-330-020	714 FAIRWAY DR	10R	401	165,640	\$372,000	05/02/22	1,283	989	\$289.95	Ranch	Brick	3	1 / 1	1956	1	00	.13	45 %
72-25-10-330-025	618 FAIRWAY DR	10R	401	175,400	\$385,000	12/29/23	1,024	1,024	\$375.98	Ranch	Brick	3	2 /	1956	1	600	.14	46 %
72-25-10-330-026	614 FAIRWAY DR	10R	401	142,240	\$310,000	01/05/23	1,055	1,055	\$293.84	Ranch	Brick	3	1 / 1	1956	1	280	.14	46 %
72-25-10-331-042	706 PARKDALE AVE	10R	401	138,740	\$258,000	05/02/22	1,013	00	\$254.69	Ranch	Brick	2	1 /	1953	1	480	.20	54 %

NO RELATION INDICATED ON PTA

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-10-376-015	1931 CLIFTON AVE	10R	401	130,690	\$245,000	08/24/23	1,134	00	\$216.05	Ranch	Block	2	1 /	1946	1	360	.17	53 %
72-25-10-376-016	1927 CLIFTON AVE	10R	401	148,770	\$290,000	10/17/23	1,523	00	\$190.41	Ranch	Alum., Vinyl	3	1 /	1946	1	336	.17	51 %
72-25-10-376-020	1903 CLIFTON AVE	10R	401	121,770	\$225,000	11/28/22	940	940	\$239.36	Ranch	Brick	3	1 / 1	1963	1	00	.11	54 %
72-25-10-378-032	513 E 12 MILE RD	10R	401	107,500	\$237,000	12/04/23	927	904	\$255.66	Ranch	Vinyl	3	1 /	1950	1	528	.12	45 %
72-25-10-380-013	1814 BROOKWOOD AVE	10R	401	120,400	\$218,000	10/18/22	1,072	1,055	\$203.36	Ranch	Alum., Vinyl	3	1 /	1953	1	00	.12	55 %
72-25-10-432-020	2317 N WILSON AVE	10R	401	160,610	\$325,000	02/02/24	1,034	1,021	\$314.31	Ranch	Brick	3	2 /	1946	1	286	.21	49 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>10T - SEC 10 BI-LEVEL/TRI-LEVEL</u>																		
72-25-10-176-009	430 DEVILLEN AVE	10T	401	182,990	\$350,000	08/15/22	1,428	00	\$245.10	TriLevel/Quad	Alum., Vinyl	4	2 /	1976	BI	624	.17	52 %
72-25-10-327-045	445 PARKDALE AVE	10T	401	179,880	\$426,000	06/21/22	1,316	00	\$323.71	TriLevel/Quad	Alum., Vinyl	3	1 / 1	1978	BI	816	.29	42 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
14B - SEC 14 BUNGALOW																		
72-25-14-301-011	829 N EDISON AVE	14B	401	142,050	\$325,800	09/15/23	984	787	\$331.10	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	484	.14	44 %
72-25-14-302-014	808 N EDISON AVE	14B	401	141,540	\$315,000	06/07/23	974	779	\$323.41	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	00	.11	45 %
72-25-14-304-005	908 N KENWOOD AVE	14B	401	142,550	\$275,000	08/26/22	971	777	\$283.21	BUNGALOW	Alum., Vinyl	3	1 / 1	1948	1.25	280	.11	52 %
72-25-14-304-016	927 N EDGEWORTH AVE	14B	401	136,140	\$285,000	02/23/24	989	791	\$288.17	BUNGALOW	Alum., Vinyl	3	1 /	1948	1.25	576	.17	48 %
72-25-14-304-026	817 N EDGEWORTH AVE	14B	401	127,040	\$262,000	11/30/23	970	776	\$270.10	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	264	.11	48 %
72-25-14-305-042	637 N DORCHESTER AVE	14B	401	145,540	\$330,000	08/21/23	1,011	797	\$326.41	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	280	.11	44 %
72-25-14-306-014	612 N DORCHESTER AVE	14B	401	145,700	\$315,000	12/07/23	1,030	813	\$305.83	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	400	.11	46 %
72-25-14-306-020	2111 E FARNUM AVE	14B	401	143,550	\$305,000	06/14/22	990	792	\$308.08	BUNGALOW	Asbestos	3	2 /	1953	1.25	00	.11	47 %
72-25-14-326-002	920 N EDGEWORTH AVE	14B	401	150,250	\$275,000	08/12/22	975	780	\$282.05	BUNGALOW	Alum., Vinyl	3	1 / 1	1948	1.25	280	.14	55 %
72-25-14-327-001	924 SYMES AVE	14B	401	135,740	\$293,000	09/16/22	970	776	\$302.06	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	00	.18	46 %
72-25-14-351-006	410 N CAMPBELL RD	14B	401	129,760	\$285,000	06/06/22	1,005	804	\$283.58	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	288	.13	46 %
72-25-14-351-031	1715 TAYLOR AVE	14B	401	126,380	\$295,000	06/22/23	986	789	\$299.19	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	280	.12	43 %
72-25-14-351-038	1823 TAYLOR AVE	14B	401	154,000	\$277,500	02/28/23	1,226	832	\$226.35	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	528	.15	55 %
72-25-14-352-003	510 N KENWOOD AVE	14B	401	141,230	\$285,000	08/29/23	1,031	825	\$276.43	BUNGALOW	Vinyl	3	1 /	1950	1.25	318	.14	50 %
72-25-14-352-023	407 N EDGEWORTH AVE	14B	401	147,880	\$275,000	06/23/23	1,137	773	\$241.86	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	352	.14	54 %
72-25-14-353-011	201 N EDISON AVE	14B	401	174,200	\$343,000	04/20/23	1,073	849	\$319.66	BUNGALOW	Brick	3	2 / 1	1942	1.25	368	.15	51 %
72-25-14-354-017	315 N KENWOOD AVE	14B	401	163,630	\$330,000	06/02/22	983	768	\$335.71	BUNGALOW	Vinyl	3	2 /	1950	1.25	360	.21	50 %
72-25-14-376-017	509 N MINERVA AVE	14B	401	148,860	\$320,000	01/18/24	984	789	\$325.20	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	280	.10	47 %
72-25-14-377-006	216 N EDGEWORTH AVE	14B	401	175,150	\$366,000	07/12/22	1,289	824	\$283.94	BUNGALOW	Vinyl	3	2 /	1949	1.25	400	.14	48 %
72-25-14-377-015	305 N MINERVA AVE	14B	401	134,240	\$315,000	05/18/23	962	770	\$327.44	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	450	.10	43 %
72-25-14-378-009	2207 SPRAGUE AVE	14B	401	143,860	\$287,000	09/27/22	982	726	\$292.26	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	00	.13	50 %
72-25-14-379-003	2210 SPRAGUE AVE	14B	401	114,780	\$239,900	11/08/23	985	788	\$243.55	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.11	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-14-381-015	2233 MACE AVE	14B	401	125,680	\$248,000	08/11/22	981	785	\$252.80	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.14	51 %
72-25-14-382-002	2206 MACE AVE	14B	401	135,570	\$262,000	11/10/22	970	776	\$270.10	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	392	.11	52 %
72-25-14-382-004	2216 MACE AVE	14B	401	132,080	\$272,000	03/26/24	970	776	\$280.41	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	320	.11	49 %
72-25-15-479-004	508 N WILSON AVE	14B	401	140,700	\$299,900	04/25/23	964	792	\$311.10	BUNGALOW	Alum., Vinyl	3	1 / 1	1941	1.25	280	.12	47 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
14C - SEC 14 COLONIAL																		
72-25-14-303-031	800 N DORCHESTER AVE	14C	401	278,300	\$575,000	07/07/23	2,166	1,083	\$265.47	Colonial/2Sty	Wood Siding	3	3 / 1	2015	2	400	.11	48 %
72-25-14-305-013	709 N EDISON AVE	14C	401	154,600	\$315,000	06/16/23	1,242	595	\$253.62	Colonial/2Sty	Brick/Siding	4	1 / 1	1968	2	00	.15	49 %
72-25-14-354-033	130 N EDISON AVE	14C	401	149,350	\$305,000	03/07/24	1,056	528	\$288.83	Colonial/2Sty	Brick/Siding	3	1 /	1928	2	484	.15	49 %
72-25-14-355-031	122 N KENWOOD AVE	14C	401	232,560	\$462,000	06/01/22	1,520	760	\$303.95	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2004	2	400	.14	50 %
72-25-14-381-010	2211 MACE AVE	14C	401	176,340	\$345,000	04/04/22	1,406	745	\$245.38	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1926	2	324	.10	51 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
14O - SEC 14 OTHER																		
72-25-14-303-012	812 N DORCHESTER AVE	14O	401	192,130	\$385,000	01/23/23	1,446	600	\$266.25	Other	Alum., Vinyl	2	2 / 1	1925	1.75	528	.11	50 %
72-25-14-353-016	117 N EDISON AVE	14O	401	152,940	\$325,000	12/20/23	1,376	975	\$236.19	Other	Alum., Vinyl	3	2 /	1925	1.5	528	.11	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
14R - SEC 14 RANCH																		
72-25-14-151-021	2001 KENWOOD CT	14R	401	174,350	\$331,000	06/08/22	1,225	1,207	\$270.20	Ranch	Brick	4	2 / 1	1957	1	442	.19	53 %
72-25-14-151-036	1003 N KENWOOD AVE	14R	401	132,950	\$290,000	11/30/23	1,135	1,092	\$255.51	Ranch	Brick	3	2 /	1957	1	440	.13	46 %
72-25-14-152-011	1101 N EDGEWORTH AVE	14R	401	148,390	\$315,000	08/07/23	1,257	1,239	\$250.60	Ranch	Brick	4	2 / 1	1957	1	440	.14	47 %
72-25-14-152-017	1003 N EDGEWORTH AVE	14R	401	145,850	\$302,500	10/18/22	1,128	1,128	\$268.17	Ranch	Brick	3	1 / 1	1957	1	484	.14	48 %
72-25-14-176-006	1030 N EDGEWORTH AVE	14R	401	163,060	\$375,000	08/31/23	1,262	1,246	\$297.15	Ranch	Brick	4	3 /	1957	1	280	.12	43 %
72-25-14-176-017	1029 SYMES CT	14R	401	163,780	\$360,000	06/13/23	1,051	1,051	\$342.53	Ranch	Brick	3	1 /	1954	1	400	.16	45 %
72-25-14-306-008	636 N DORCHESTER AVE	14R	401	126,160	\$270,000	06/02/23	836	836	\$322.97	Ranch	Vinyl	3	1 /	1928	1	240	.10	47 %
72-25-14-306-029	709 SYMES AVE	14R	401	142,300	\$255,000	11/02/22	1,202	1,004	\$212.15	Ranch	Brick/Siding	4	2 /	1952	1	00	.15	56 %
72-25-14-330-013	606 SYMES AVE	14R	401	130,990	\$252,000	07/11/22	1,005	1,005	\$250.75	Ranch	Alum., Vinyl	3	1 /	1952	1	440	.15	52 %
72-25-14-351-012	300 N CAMPBELL RD	14R	401	120,200	\$275,000	05/27/22	908	908	\$302.86	Ranch	Alum., Vinyl	3	2 /	1965	1	400	.11	44 %
72-25-14-354-025	201 N KENWOOD AVE	14R	401	146,220	\$285,000	12/02/22	1,080	1,080	\$263.89	Ranch	Brick	2	2 /	1950	1	440	.14	51 %
72-25-14-355-016	301 N EDGEWORTH AVE	14R	401	163,620	\$327,000	09/16/22	1,108	1,015	\$295.13	Ranch	Brick	2	2 /	1948	1	440	.14	50 %
72-25-14-382-008	2232 MACE AVE	14R	401	118,160	\$265,000	05/01/23	876	876	\$302.51	Ranch	Alum., Vinyl	3	1 / 1	1958	1	406	.10	45 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
15B - SEC 15 BUNGALOW																		
72-25-15-102-015	258 E 12 MILE RD	15B	401	106,920	\$230,000	10/20/23	916	733	\$251.09	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	00	.10	46 %
72-25-15-103-018	322 MARLIN AVE	15B	401	156,790	\$335,000	09/30/22	1,059	726	\$316.34	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.5	400	.10	47 %
72-25-15-104-031	306 DEWEY ST	15B	401	126,140	\$279,900	08/19/22	985	788	\$284.16	BUNGALOW	Alum., Vinyl	3	1 / 1	1926	1.25	00	.10	45 %
72-25-15-126-020	714 E 12 MILE RD	15B	401	123,610	\$275,000	07/31/23	1,090	720	\$252.29	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.25	480	.10	45 %
72-25-15-127-001	500 MARLIN AVE	15B	401	156,020	\$330,000	11/07/22	885	708	\$372.88	BUNGALOW	Alum., Vinyl	3	2 / 1	1946	1.25	440	.10	47 %
72-25-15-127-002	504 MARLIN AVE	15B	401	126,410	\$268,100	03/01/23	931	745	\$287.97	BUNGALOW	Vinyl	3	1 /	1946	1.25	00	.10	47 %
72-25-15-128-002	504 DEWEY ST	15B	401	133,850	\$296,000	03/26/24	878	715	\$337.13	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	352	.10	45 %
72-25-15-201-014	1507 N ALEXANDER AVE	15B	401	176,370	\$363,000	06/29/22	1,041	833	\$348.70	BUNGALOW	Vinyl	3	2 / 1	1946	1.25	585	.12	49 %
72-25-15-201-015	1503 N ALEXANDER AVE	15B	401	148,710	\$265,000	04/01/22	1,073	849	\$246.97	BUNGALOW	Alum., Vinyl	3	2 / 1	1946	1.25	372	.13	56 %
72-25-15-201-024	1307 N ALEXANDER AVE	15B	401	152,910	\$346,000	06/16/23	1,014	818	\$341.22	BUNGALOW	Aluminum	3	2 /	1942	1.25	00	.13	44 %
72-25-15-201-030	1209 N ALEXANDER AVE	15B	401	161,770	\$305,000	10/14/22	1,054	861	\$289.37	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	410	.12	53 %
72-25-15-201-039	1101 N ALEXANDER AVE	15B	401	162,270	\$350,000	04/26/23	994	810	\$352.11	BUNGALOW	Alum., Vinyl	3	3 /	1941	1.25	320	.12	46 %
72-25-15-201-040	1039 N ALEXANDER AVE	15B	401	118,790	\$295,000	06/30/22	980	799	\$301.02	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	00	.12	40 %
72-25-15-202-001	1722 N ALEXANDER AVE	15B	401	131,140	\$295,000	05/12/23	990	792	\$297.98	BUNGALOW	Aluminum	3	1 /	1946	1.25	440	.14	44 %
72-25-15-202-002	1716 N ALEXANDER AVE	15B	401	122,790	\$245,000	11/16/23	1,015	803	\$241.38	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	00	.14	50 %
72-25-15-202-015	1506 N ALEXANDER AVE	15B	401	145,550	\$275,000	07/11/22	1,057	835	\$260.17	BUNGALOW	Alum., Vinyl	3	1 /	1946	1.25	280	.14	53 %
72-25-15-202-029	1525 N ALTADENA AVE	15B	401	115,480	\$225,000	05/27/22	932	748	\$241.42	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	00	.15	51 %
72-25-15-202-035	1529 N ALTADENA AVE	15B	401	157,690	\$295,000	05/31/22	930	736	\$317.20	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	504	.26	53 %
72-25-15-203-021	1502 N ALTADENA AVE	15B	401	169,230	\$370,000	05/18/23	1,032	786	\$358.53	BUNGALOW	Vinyl	3	2 /	1941	1.25	318	.15	46 %
72-25-15-203-027	1601 FERRIS AVE	15B	401	132,380	\$260,000	05/31/23	1,060	710	\$245.28	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	00	.16	51 %
72-25-15-203-032	1507 FERRIS AVE	15B	401	144,500	\$245,000	05/12/22	1,038	718	\$236.03	BUNGALOW	Aluminum	3	1 /	1941	1.25	396	.16	59 %
72-25-15-205-015	1506 N BLAIR AVE	15B	401	177,650	\$434,000	04/14/22	1,244	870	\$348.87	BUNGALOW	Alum., Vinyl	3	2 /	1939	1.25	448	.13	41 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-205-020	1617 N VERMONT AVE	15B	401	165,780	\$346,000	03/09/23	967	765	\$357.81	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	576	.14	48 %
72-25-15-206-007	1316 N ALEXANDER AVE	15B	401	130,380	\$282,000	06/08/22	914	744	\$308.53	BUNGALOW	Aluminum	3	2 /	1942	1.25	440	.12	46 %
72-25-15-207-008	1314 N ALTADENA AVE	15B	401	181,090	\$340,000	10/27/23	1,049	846	\$324.12	BUNGALOW	Brick	3	1 / 1	1941	1.25	792	.15	53 %
72-25-15-207-009	1310 N ALTADENA AVE	15B	401	155,990	\$315,000	09/23/22	972	766	\$324.07	BUNGALOW	Brick	3	2 /	1941	1.25	576	.15	50 %
72-25-15-208-016	1423 N BLAIR AVE	15B	401	137,260	\$285,000	07/13/22	943	771	\$302.23	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	400	.14	48 %
72-25-15-209-001	1422 N BLAIR AVE	15B	401	142,660	\$295,000	05/04/22	910	720	\$324.18	BUNGALOW	Alum., Vinyl	3	1 / 1	1943	1.25	484	.13	48 %
72-25-15-209-021	1323 N VERMONT AVE	15B	401	158,710	\$326,000	06/23/22	1,277	748	\$255.29	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	440	.16	49 %
72-25-15-227-020	1615 N CONNECTICUT AVE	15B	401	166,120	\$385,000	07/26/23	1,055	851	\$364.93	BUNGALOW	Alum., Vinyl	3	3 /	1946	1.25	280	.13	43 %
72-25-15-228-008	1608 N CONNECTICUT AVE	15B	401	155,610	\$340,000	04/07/23	1,074	866	\$316.57	BUNGALOW	Alum., Vinyl	3	3 /	1948	1.25	00	.13	46 %
72-25-15-228-010	1600 N CONNECTICUT AVE	15B	401	150,080	\$355,000	05/03/23	1,048	854	\$338.74	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	00	.13	42 %
72-25-15-253-030	1005 N BLAIR AVE	15B	401	148,150	\$305,000	05/31/23	1,125	916	\$271.11	BUNGALOW	Vinyl	3	2 /	1951	1.25	00	.11	49 %
72-25-15-253-031	1001 N BLAIR AVE	15B	401	249,460	\$545,000	07/13/22	1,866	708	\$292.07	BUNGALOW	Wood Siding	3	2 / 1	1942	2	280	.12	46 %
72-25-15-254-027	1023 N VERMONT AVE	15B	401	160,670	\$298,500	02/15/24	1,130	904	\$264.16	BUNGALOW	Brick	3	2 /	1942	1.25	280	.15	54 %
72-25-15-278-016	1037 N CONNECTICUT AVE	15B	401	164,250	\$325,400	09/27/22	1,100	893	\$295.82	BUNGALOW	Aluminum	3	2 /	1942	1.25	280	.15	50 %
72-25-15-279-002	1036 N CONNECTICUT AVE	15B	401	151,090	\$297,000	10/07/22	1,120	930	\$265.18	BUNGALOW	Alum., Vinyl	3	1 / 1	1942	1.25	384	.15	51 %
72-25-15-279-006	1016 N CONNECTICUT AVE	15B	401	148,730	\$320,000	08/29/23	1,122	911	\$285.20	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	00	.15	46 %
72-25-15-279-016	1041 GROVE AVE	15B	401	159,530	\$333,000	10/14/22	1,184	682	\$281.25	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	224	.09	48 %
72-25-15-279-023	1013 GROVE AVE	15B	401	169,540	\$415,000	08/02/23	1,176	672	\$352.89	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	308	.12	41 %
72-25-15-280-001	1128 GROVE AVE	15B	401	151,280	\$296,000	07/18/22	912	682	\$324.56	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	308	.12	51 %
72-25-15-280-009	1040 GROVE AVE	15B	401	129,350	\$278,500	05/10/22	858	680	\$324.59	BUNGALOW	Aluminum	3	1 / 1	1942	1.25	00	.09	46 %
72-25-15-280-011	1032 GROVE AVE	15B	401	132,410	\$290,000	04/26/22	858	680	\$338.00	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	280	.09	46 %
72-25-15-280-015	1016 GROVE AVE	15B	401	154,510	\$278,000	07/22/22	1,093	680	\$254.35	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	00	.09	56 %
72-25-15-280-022	1107 N WILSON AVE	15B	401	137,930	\$280,000	04/04/22	944	685	\$296.61	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	336	.09	49 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-280-028	1031 N WILSON AVE	15B	401	127,410	\$265,000	07/29/22	860	682	\$308.14	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	00	.09	48 %
72-25-15-280-031	1019 N WILSON AVE	15B	401	111,100	\$248,000	08/26/22	854	683	\$290.40	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	400	.09	45 %
72-25-15-280-035	1513 GARDENIA AVE	15B	401	139,030	\$299,000	11/10/22	1,019	809	\$293.42	BUNGALOW	Brick	3	2 /	1942	1.25	358	.11	46 %
72-25-15-281-003	1118 N WILSON AVE	15B	401	121,100	\$305,000	03/29/24	871	687	\$350.17	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	484	.10	40 %
72-25-15-281-008	1044 N WILSON AVE	15B	401	129,800	\$310,000	01/04/23	854	683	\$363.00	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	288	.10	42 %
72-25-15-281-011	1032 N WILSON AVE	15B	401	125,030	\$245,000	10/27/22	860	682	\$284.88	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	446	.10	51 %
72-25-15-281-012	1028 N WILSON AVE	15B	401	115,120	\$217,000	10/12/23	868	688	\$250.00	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	588	.10	53 %
72-25-15-376-032	313 CURRY AVE	15B	401	164,800	\$400,000	08/03/23	1,165	1,016	\$343.35	BUNGALOW	Alum., Vinyl	2	1 / 1	1914	1.25	216	.13	41 %
72-25-15-381-010	630 SAINT CHARLES CT	15B	401	122,430	\$222,500	07/11/23	992	650	\$224.29	BUNGALOW	Alum., Vinyl	3	1 /	1917	1.25	224	.09	55 %
72-25-15-383-001	132 CURRY AVE	15B	401	162,990	\$329,000	12/13/22	1,048	809	\$313.93	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	484	.12	50 %
72-25-15-403-006	900 N ALEXANDER AVE	15B	401	176,300	\$325,000	04/27/23	1,088	878	\$298.71	BUNGALOW	Brick	3	2 /	1938	1.25	280	.13	54 %
72-25-15-405-018	907 N REMBRANDT AVE	15B	401	163,170	\$360,000	05/20/22	1,117	910	\$322.29	BUNGALOW	Brick	2	1 / 1	1940	1.25	360	.13	45 %
72-25-15-406-023	815 N BLAIR AVE	15B	401	267,110	\$589,500	11/18/22	2,111	826	\$279.25	BUNGALOW	Alum., Vinyl	3	2 / 1	1940	2	408	.13	45 %
72-25-15-406-025	807 N BLAIR AVE	15B	401	137,310	\$255,000	06/02/22	959	779	\$265.90	BUNGALOW	Alum., Vinyl	3	1 /	1940	1.25	440	.13	54 %
72-25-15-409-002	722 N ALEXANDER AVE	15B	401	148,800	\$310,000	06/15/23	1,026	832	\$302.14	BUNGALOW	Brick	3	1 /	1940	1.25	264	.13	48 %
72-25-15-409-031	729 N ALTADENA AVE	15B	401	196,010	\$420,000	06/27/22	1,514	969	\$277.41	BUNGALOW	Alum., Vinyl	4	1 / 1	1939	1.5	400	.15	47 %
72-25-15-410-009	622 N ALTADENA AVE	15B	401	141,810	\$300,000	03/14/23	833	661	\$360.14	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	528	.13	47 %
72-25-15-410-021	703 N GAINSBOROUGH AVE	15B	401	143,720	\$315,000	12/08/23	908	719	\$346.92	BUNGALOW	Alum., Vinyl	3	1 / 1	1943	1.25	280	.13	46 %
72-25-15-410-027	611 N GAINSBOROUGH AVE	15B	401	142,260	\$270,000	06/28/22	991	793	\$272.45	BUNGALOW	Alum., Vinyl	3	1 / 1	1946	1.25	308	.13	53 %
72-25-15-411-012	610 N GAINSBOROUGH AVE	15B	401	149,620	\$310,000	05/09/23	1,103	897	\$281.05	BUNGALOW	Alum., Vinyl	3	1 / 1	1946	1.25	280	.13	48 %
72-25-15-411-015	729 N REMBRANDT AVE	15B	401	199,190	\$420,000	04/11/22	1,122	918	\$374.33	BUNGALOW	Brick	3	2 / 1	1940	1.25	380	.13	47 %
72-25-15-412-019	715 N BLAIR AVE	15B	401	147,050	\$305,000	10/10/23	1,094	742	\$278.79	BUNGALOW	Alum., Vinyl	3	1 /	1944	1.25	560	.13	48 %
72-25-15-427-018	831 N CONNECTICUT AVE	15B	401	157,620	\$358,000	01/23/23	1,002	816	\$357.29	BUNGALOW	Vinyl	3	2 /	1942	1.25	280	.13	44 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-428-012	818 N CONNECTICUT AVE	15B	401	163,590	\$345,000	02/13/23	1,086	860	\$317.68	BUNGALOW	Vinyl	3	2 /	1944	1.25	280	.15	47 %
72-25-15-431-019	711 N CONNECTICUT AVE	15B	401	167,230	\$384,000	05/05/23	1,083	860	\$354.57	BUNGALOW	Alum., Vinyl	3	2 /	1952	1.25	446	.12	44 %
72-25-15-431-028	603 N CONNECTICUT AVE	15B	401	169,570	\$345,000	08/22/23	1,096	816	\$314.78	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	484	.14	49 %
72-25-15-452-036	401 N ALTADENA AVE	15B	401	168,040	\$330,000	12/07/22	1,158	796	\$284.97	BUNGALOW	Alum., Vinyl	3	1 /	1939	1.25	00	.17	51 %
72-25-15-453-004	506 N ALTADENA AVE	15B	401	136,500	\$225,000	10/14/22	922	695	\$244.03	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	576	.12	61 %
72-25-15-455-018	515 N BLAIR AVE	15B	401	182,940	\$395,000	10/27/23	1,106	877	\$357.14	BUNGALOW	Brick	3	2 /	1940	1.25	484	.17	46 %
72-25-15-455-019	509 N BLAIR AVE	15B	401	149,680	\$305,300	10/16/23	1,018	808	\$299.90	BUNGALOW	Vinyl	3	1 /	1940	1.25	280	.17	49 %
72-25-15-455-024	407 N BLAIR AVE	15B	401	159,360	\$340,000	07/06/22	1,024	816	\$332.03	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	495	.13	47 %
72-25-15-456-003	219 N ALEXANDER AVE	15B	401	114,310	\$225,773	11/04/22	830	669	\$272.02	BUNGALOW	Alum., Vinyl	3	1 /	1929	1.25	280	.12	51 %
72-25-15-457-002	224 N ALEXANDER AVE	15B	401	124,950	\$242,000	05/24/23	816	653	\$296.57	BUNGALOW	Alum., Vinyl	2	1 /	1940	1.25	280	.12	52 %
72-25-15-460-006	204 N REMBRANDT AVE	15B	401	135,310	\$270,000	12/13/22	918	729	\$294.12	BUNGALOW	Vinyl	3	2 /	1940	1.25	528	.13	50 %
72-25-15-460-021	129 N BLAIR AVE	15B	401	157,480	\$310,000	08/02/22	1,046	693	\$296.37	BUNGALOW	Alum., Vinyl	3	1 /	1940	1.25	408	.13	51 %
72-25-15-476-016	521 N VERMONT AVE	15B	401	140,810	\$341,000	06/21/22	1,064	825	\$320.49	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	280	.12	41 %
72-25-15-476-021	417 N VERMONT AVE	15B	401	153,000	\$305,000	03/05/24	1,015	829	\$300.49	BUNGALOW	Brick	3	2 /	1945	1.25	280	.12	50 %
72-25-15-476-022	413 N VERMONT AVE	15B	401	153,500	\$278,000	01/12/23	1,017	830	\$273.35	BUNGALOW	Brick	3	2 /	1945	1.25	400	.12	55 %
72-25-15-476-025	401 N VERMONT AVE	15B	401	152,280	\$290,000	06/30/22	1,006	820	\$288.27	BUNGALOW	Brick	3	2 /	1942	1.25	396	.12	53 %
72-25-15-476-027	319 N VERMONT AVE	15B	401	173,410	\$355,000	01/27/23	1,319	830	\$269.14	BUNGALOW	Brick	3	2 /	1942	1.25	280	.12	49 %
72-25-15-477-001	522 N VERMONT AVE	15B	401	176,710	\$359,000	08/09/22	1,142	914	\$314.36	BUNGALOW	Brick	3	2 / 1	1946	1.25	701	.14	49 %
72-25-15-477-012	310 N VERMONT AVE	15B	401	192,210	\$405,000	05/31/23	1,262	752	\$320.92	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	280	.12	47 %
72-25-15-478-005	416 N CONNECTICUT AVE	15B	401	153,060	\$320,000	04/29/22	1,006	812	\$318.09	BUNGALOW	Alum., Vinyl	3	1 / 1	1941	1.25	00	.14	48 %
72-25-15-478-012	310 N CONNECTICUT AVE	15B	401	156,880	\$342,000	10/06/23	1,014	773	\$337.28	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	280	.14	46 %
72-25-15-478-026	315 N WILSON AVE	15B	401	158,420	\$328,000	04/28/22	1,194	810	\$274.71	BUNGALOW	Brick	3	2 / 1	1941	1.5	280	.14	48 %
72-25-15-479-007	414 N WILSON AVE	15B	401	147,930	\$319,000	05/16/23	1,032	840	\$309.11	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	280	.12	46 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-479-031	305 N CAMPBELL RD	15B	401	121,980	\$240,000	12/14/22	1,028	815	\$233.46	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	00	.10	51 %
72-25-15-480-006	204 N BLAIR AVE	15B	401	153,330	\$295,000	10/24/22	991	781	\$297.68	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	440	.15	52 %
72-25-15-480-023	123 N VERMONT AVE	15B	401	161,910	\$375,000	08/31/23	1,020	816	\$367.65	BUNGALOW	Aluminum	3	2 /	1948	1.25	400	.12	43 %
72-25-15-482-004	214 N CONNECTICUT AVE	15B	401	164,560	\$351,950	06/09/23	1,076	851	\$327.09	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	280	.14	47 %
72-25-15-482-013	114 N CONNECTICUT AVE	15B	401	169,990	\$325,000	10/27/23	1,280	1,024	\$253.91	BUNGALOW	Brick	3	2 /	1954	1.25	318	.14	52 %
72-25-15-482-018	215 N WILSON AVE	15B	401	149,970	\$313,750	11/10/23	992	791	\$316.28	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	440	.14	48 %
72-25-15-483-002	226 N WILSON AVE	15B	401	134,360	\$255,000	09/09/22	1,081	855	\$235.89	BUNGALOW	Vinyl	4	1 /	1950	1.25	280	.12	53 %
72-25-15-483-032	118 N WILSON AVE	15B	401	181,760	\$367,632	05/31/22	1,303	795	\$282.14	BUNGALOW	Brick	3	2 / 1	1942	1.25	480	.12	49 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
15C - SEC 15 COLONIAL																		
72-25-15-104-005	222 DEWEY ST	15C	401	315,460	\$645,000	07/31/23	2,260	999	\$285.40	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	268	.10	49 %
72-25-15-127-036	621 DEWEY ST	15C	401	212,110	\$433,000	08/15/22	2,084	00	\$207.77	Colonial/2Sty	Vinyl	3	3 /	1951	2	437	.10	49 %
72-25-15-127-045	715 DEWEY ST	15C	401	171,040	\$300,000	07/13/22	1,388	658	\$216.14	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1994	2	440	.10	57 %
72-25-15-127-048	528 MARLIN AVE	15C	401	227,590	\$425,000	06/27/22	1,789	888	\$237.56	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2003	2	400	.10	54 %
72-25-15-128-016	626 DEWEY ST	15C	401	240,810	\$515,000	05/15/23	2,154	1,060	\$239.09	Colonial/2Sty	Alum., Vinyl	4	3 / 1	1956	2	280	.10	47 %
72-25-15-204-007	1700 FERRIS AVE	15C	401	150,420	\$280,000	05/24/22	1,280	620	\$218.75	Colonial/2Sty	Alum., Vinyl	3	2 /	1939	2	280	.16	54 %
72-25-15-204-015	1512 FERRIS AVE	15C	401	200,710	\$455,000	10/17/22	1,320	660	\$344.70	Colonial/2Sty	Stucco	3	2 / 1	1925	2	360	.16	44 %
72-25-15-204-024	1527 N BLAIR AVE	15C	401	163,950	\$355,000	09/22/23	1,279	575	\$277.56	Colonial/2Sty	Brick	3	1 / 1	1939	2	400	.16	46 %
72-25-15-208-023	1313 N BLAIR AVE	15C	401	189,400	\$400,000	08/29/23	2,122	876	\$188.50	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1943	2	00	.16	47 %
72-25-15-251-028	1021 N ALTADENA AVE	15C	401	212,250	\$425,000	08/09/23	2,201	637	\$193.09	Colonial/2Sty	Vinyl	3	2 /	1925	2	494	.15	50 %
72-25-15-253-003	1116 FERRIS AVE	15C	401	433,670	\$855,000	04/21/22	2,658	1,299	\$321.67	Colonial/2Sty	Wood Siding	5	3 / 1	2019	2	476	.16	51 %
72-25-15-253-009	1032 FERRIS AVE	15C	401	338,350	\$659,000	12/28/22	2,441	714	\$269.97	Colonial/2Sty	Alum., Vinyl	4	2 / 2	1941	2	400	.15	51 %
72-25-15-253-026	1023 N BLAIR AVE	15C	401	227,280	\$510,000	05/19/23	1,735	802	\$293.95	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1943	1	440	.14	45 %
72-25-15-254-011	1024 N BLAIR AVE	15C	401	197,440	\$425,000	06/30/22	1,921	865	\$221.24	Colonial/2Sty	Alum., Vinyl	4	2 /	1941	2	242	.13	46 %
72-25-15-303-024	123 HAWTHORN AVE	15C	401	200,720	\$425,000	10/20/23	1,386	693	\$306.64	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1918	2	528	.14	47 %
72-25-15-303-047	311 HAWTHORN AVE	15C	401	538,170	\$999,500	06/27/22	3,289	1,441	\$303.89	Colonial/2Sty	Composition	4	4 / 1	2016	2	638	.21	54 %
72-25-15-304-016	133 FOREST AVE	15C	401	441,910	\$920,000	09/08/23	2,835	1,791	\$324.51	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2016	2	600	.22	48 %
72-25-15-326-005	519 GARDENIA AVE	15C	401	180,200	\$331,000	09/09/22	1,541	588	\$214.80	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1916	2	380	.11	54 %
72-25-15-327-007	526 GARDENIA AVE	15C	401	138,550	\$265,000	04/10/23	1,314	652	\$201.67	Colonial/2Sty	Alum., Vinyl	3	2 /	1924	2	00	.11	52 %
72-25-15-327-019	523 HAWTHORN AVE	15C	401	157,350	\$299,900	12/02/22	1,287	521	\$233.02	Colonial/2Sty	Stucco	2	1 / 1	1918	2	404	.14	52 %
72-25-15-329-013	503 FOREST AVE	15C	401	270,790	\$545,000	11/29/23	2,336	1,243	\$233.30	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1917	2	400	.17	50 %
72-25-15-330-003	708 HAWTHORN AVE	15C	401	187,640	\$415,000	07/18/22	1,419	595	\$292.46	Colonial/2Sty	Vinyl	3	2 / 1	1923	2	400	.12	45 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-330-014	810 HAWTHORN AVE	15C	401	190,260	\$335,000	04/12/22	1,688	844	\$198.46	Colonial/2Sty	Alum., Vinyl	4	2 /	1924	2	00	.12	57 %
72-25-15-330-030	813 FOREST AVE	15C	401	256,600	\$495,000	08/22/22	1,914	637	\$258.62	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1926	2	308	.14	52 %
72-25-15-331-006	524 FOREST AVE	15C	401	362,180	\$760,000	10/16/23	2,736	1,322	\$277.78	Colonial/2Sty	Brick/Siding	5	3 / 1	2006	2	506	.17	48 %
72-25-15-331-008	604 FOREST AVE	15C	401	397,590	\$965,000	02/09/24	2,736	1,242	\$352.70	Colonial/2Sty	Wood Siding	4	2 / 1	2023	2	416	.18	41 %
72-25-15-331-019	720 FOREST AVE	15C	401	276,130	\$670,000	07/27/23	2,055	453	\$326.03	Colonial/2Sty	Wood Siding	3	2 / 1	2013	2	360	.14	41 %
72-25-15-331-028	808 FOREST AVE	15C	401	161,880	\$315,000	07/13/22	1,540	949	\$204.55	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1925	2	00	.14	51 %
72-25-15-331-053	709 BALDWIN AVE	15C	401	530,560	\$1,150,000	04/11/22	3,320	1,731	\$346.39	Colonial/2Sty	Wood Siding	4	3 / 1	2018	2	576	.27	46 %
72-25-15-331-072	622 FOREST AVE	15C	401	270,900	\$570,000	06/24/22	1,915	976	\$297.65	Colonial/2Sty	Brick/Siding	3	2 / 2	2001	2	624	.17	48 %
72-25-15-332-013	628 BALDWIN AVE	15C	401	170,140	\$312,000	10/24/22	1,310	635	\$238.17	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1994	2	00	.14	55 %
72-25-15-332-032	601 E FARNUM AVE	15C	401	313,460	\$700,000	09/22/23	2,340	751	\$299.15	Colonial/2Sty	Wood Siding	4	2 / 1	2013	2	400	.16	45 %
72-25-15-332-039	701 E FARNUM AVE	15C	401	224,880	\$470,000	06/13/23	1,646	557	\$285.54	Colonial/2Sty	Brick	4	3 /	1939	2	400	.15	48 %
72-25-15-332-053	609 N ALEXANDER AVE	15C	401	307,400	\$645,000	09/23/22	2,358	1,032	\$273.54	Colonial/2Sty	Wood Siding	4	3 / 1	2012	2	400	.15	48 %
72-25-15-352-017	311 PINGREE BLVD	15C	401	195,330	\$405,000	03/10/23	1,576	788	\$256.98	Colonial/2Sty	Alum., Vinyl	3	2 /	1924	2	396	.15	48 %
72-25-15-354-019	304 N TROY ST	15C	401	353,530	\$785,000	02/01/24	2,820	1,325	\$278.37	Colonial/2Sty	Brick	3	2 / 1	2001	2	527	.17	45 %
72-25-15-354-023	305 VIRGINIA AVE	15C	401	437,130	\$810,000	07/20/23	2,677	1,340	\$302.58	Colonial/2Sty	Brick/Siding	3	3 / 1	2005	2	505	.14	54 %
72-25-15-354-024	319 E UNIVERSITY AVE	15C	401	305,400	\$594,900	05/26/22	1,981	953	\$300.30	Colonial/2Sty	Alum., Vinyl	3	3 /	1920	2	576	.18	51 %
72-25-15-357-022	217 FAIRGROVE AVE	15C	401	353,820	\$707,000	06/01/22	2,518	1,259	\$280.78	Colonial/2Sty	Wood Siding	3	2 / 1	2014	2	450	.14	50 %
72-25-15-379-027	615 FREDERICK ST	15C	401	183,010	\$455,000	06/23/23	1,355	671	\$335.79	Colonial/2Sty	Vinyl	3	1 / 1	1997	2	00	.09	40 %
72-25-15-380-017	623 SAINT CHARLES CT	15C	401	317,700	\$661,000	05/02/22	2,093	1,042	\$315.81	Colonial/2Sty	Wood Siding	3	2 / 1	2019	2	324	.09	48 %
72-25-15-381-019	627 E UNIVERSITY AVE	15C	401	310,960	\$682,500	10/31/23	2,016	1,008	\$338.54	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2022	2	347	.09	46 %
72-25-15-382-008	622 E UNIVERSITY AVE	15C	401	323,750	\$657,000	12/13/22	2,153	957	\$305.16	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	400	.09	49 %
72-25-15-402-003	819 N ALEXANDER AVE	15C	401	335,340	\$715,000	06/21/22	2,448	728	\$292.08	Colonial/2Sty	Alum., Vinyl	4	3 / 1	1944	2	441	.12	47 %
72-25-15-404-030	833 N GAINSBOROUGH AVE	15C	401	387,720	\$910,000	12/28/22	2,798	1,359	\$325.23	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	408	.13	43 %

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72-25-15-406-001	924 N REMBRANDT AVE	15C	401	291,530	\$579,000	04/11/22	2,334	888	\$248.07	Colonial/2Sty	Brick/Siding	4	2 / 1	2008	2	632	.14	50 %
72-25-15-410-018	715 N GAINSBOROUGH AVE	15C	401	341,600	\$725,000	04/26/23	2,400	1,200	\$302.08	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	400	.13	47 %
72-25-15-410-026	615 N GAINSBOROUGH AVE	15C	401	182,410	\$384,900	04/22/22	1,320	460	\$291.59	Colonial/2Sty	Brick/Siding	2	1 / 1	1941	2	456	.13	47 %
72-25-15-410-029	603 N GAINSBOROUGH AVE	15C	401	337,380	\$680,000	07/21/23	1,991	1,031	\$341.54	Colonial/2Sty	Wood Siding	3	3 / 1	2015	2	519	.14	50 %
72-25-15-427-003	1416 GARDENIA AVE	15C	401	357,680	\$700,000	04/08/22	2,796	1,323	\$250.36	Colonial/2Sty	Wood Siding	3	2 / 1	2020	2	407	.12	51 %
72-25-15-429-025	830 N WILSON AVE	15C	401	183,450	\$350,000	05/11/23	1,599	625	\$218.89	Colonial/2Sty	Brick	3	2 /	1945	2	280	.14	52 %
72-25-15-429-026	831 N CAMPBELL RD	15C	401	278,320	\$520,000	02/14/24	2,097	1,050	\$247.97	Colonial/2Sty	Wood Siding	3	2 / 1	2022	2	280	.13	54 %
72-25-15-431-009	628 N VERMONT AVE	15C	401	389,210	\$679,000	06/20/23	2,266	990	\$299.65	Colonial/2Sty	Wood Siding	3	2 / 1	1951	2	400	.15	57 %
72-25-15-433-013	602 N WILSON AVE	15C	401	327,140	\$599,500	03/15/23	2,573	998	\$233.00	Colonial/2Sty	Wood Siding	4	3 /	1952	2	528	.12	55 %
72-25-15-452-024	423 N ALTADENA AVE	15C	401	375,920	\$758,500	11/21/22	2,648	1,298	\$286.44	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	410	.13	50 %
72-25-15-452-038	306 N ALEXANDER AVE	15C	401	333,000	\$720,000	06/16/23	2,306	1,153	\$312.23	Colonial/2Sty	Vinyl	4	2 / 1	2013	2	400	.12	46 %
72-25-15-453-019	507 N GAINSBOROUGH AVE	15C	401	347,640	\$735,000	04/07/23	2,498	1,232	\$294.24	Colonial/2Sty	Wood Siding	3	2 / 1	2014	2	484	.13	47 %
72-25-15-453-025	401 N GAINSBOROUGH AVE	15C	401	285,120	\$625,000	04/29/22	2,144	1,056	\$291.51	Colonial/2Sty	Wood Siding	3	2 / 1	2012	2	400	.13	46 %
72-25-15-454-007	414 N GAINSBOROUGH AVE	15C	401	348,430	\$765,000	08/22/22	2,383	1,230	\$321.02	Colonial/2Sty	Wood Siding	3	2 / 1	2016	2	576	.13	46 %
72-25-15-454-009	404 N GAINSBOROUGH AVE	15C	401	190,500	\$390,000	07/12/23	1,612	00	\$241.94	Colonial/2Sty	Alum., Vinyl	3	2 /	1919	2	535	.13	49 %
72-25-15-454-010	400 N GAINSBOROUGH AVE	15C	401	382,820	\$775,000	08/16/22	2,783	1,396	\$278.48	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	361	.13	49 %
72-25-15-454-033	501 N REMBRANDT AVE	15C	401	360,350	\$725,000	08/24/23	2,448	1,224	\$296.16	Colonial/2Sty	Wood Siding	3	3 / 1	2014	2	400	.13	50 %
72-25-15-457-007	204 N ALEXANDER AVE	15C	401	214,560	\$425,900	02/05/24	1,838	1,104	\$231.72	Colonial/2Sty	Brick/Siding	4	2 / 1	1958	2	308	.12	50 %
72-25-15-458-024	119 N GAINSBOROUGH AVE	15C	401	331,690	\$625,000	10/05/22	2,250	1,125	\$277.78	Colonial/2Sty	Wood Siding	3	2 / 1	2013	2	400	.13	53 %
72-25-15-459-010	124 N GAINSBOROUGH AVE	15C	401	390,320	\$790,000	05/31/22	2,556	1,278	\$309.08	Colonial/2Sty	Hardboard	4	3 / 1	2016	2	400	.13	49 %
72-25-15-460-004	212 N REMBRANDT AVE	15C	401	360,170	\$725,000	02/02/23	2,526	717	\$287.02	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	408	.13	50 %
72-25-15-477-014	302 N VERMONT AVE	15C	401	349,080	\$685,000	08/31/22	2,510	1,308	\$272.91	Colonial/2Sty	Wood Siding	4	2 / 1	2014	2	484	.13	51 %
72-25-15-477-024	315 N CONNECTICUT AVE	15C	401	260,250	\$507,000	08/29/22	2,156	572	\$235.16	Colonial/2Sty	Brick/Siding	4	2 / 1	1929	2	440	.24	51 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-478-033	507 N WILSON AVE	15C	401	236,290	\$430,000	04/22/22	1,459	888	\$294.72	Colonial/2Sty	Alum., Vinyl	3	2 /	1995	2	500	.14	55 %
72-25-15-480-005	208 N BLAIR AVE	15C	401	245,730	\$530,000	10/06/23	1,824	663	\$290.57	Colonial/2Sty	Wood Siding	4	3 /	1941	2	400	.15	46 %
72-25-15-480-007	200 N BLAIR AVE	15C	401	373,410	\$800,000	09/21/23	2,726	1,193	\$293.47	Colonial/2Sty	Wood Siding	4	2 / 1	2019	2	426	.15	47 %
72-25-15-480-014	223 N VERMONT AVE	15C	401	229,690	\$450,000	04/08/22	1,564	782	\$287.72	Colonial/2Sty	Brick/Siding	3	2 /	1942	2	308	.17	51 %
72-25-15-481-022	135 N CONNECTICUT AVE	15C	401	196,400	\$387,000	11/20/23	1,705	593	\$226.98	Colonial/2Sty	Brick/Siding	4	2 /	1922	2	400	.12	51 %

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150 - SEC 15 OTHER																		
72-25-15-103-031	227 DEWEY ST	150	401	175,870	\$395,000	06/28/23	1,246	931	\$317.01	Other	Alum., Vinyl	4	2 /	1912	1.5	332	.10	45 %
72-25-15-205-017	1709 N VERMONT AVE	150	401	168,130	\$372,500	10/03/23	976	651	\$381.66	Other	Alum., Vinyl	3	2 /	1941	1.5	484	.16	45 %
72-25-15-205-022	1605 N VERMONT AVE	150	401	165,030	\$347,000	03/15/24	1,336	732	\$259.73	Other	Alum., Vinyl	4	2 /	1941	1.75	312	.14	48 %
72-25-15-206-025	1311 N ALTADENA AVE	150	401	172,490	\$425,000	01/04/24	1,195	796	\$355.65	Other	Alum., Vinyl	3	2 /	1941	1.5	338	.15	41 %
72-25-15-228-015	1500 N CONNECTICUT AVE	150	401	182,290	\$410,000	04/22/22	1,289	858	\$318.08	Other	Alum., Vinyl	3	2 /	1947	1.5	360	.13	44 %
72-25-15-229-003	1410 N VERMONT AVE	150	401	187,590	\$436,500	06/22/22	1,322	745	\$330.18	Other	Vinyl	4	2 /	1941	1.5	280	.15	43 %
72-25-15-251-034	923 GARDENIA AVE	150	401	201,560	\$404,000	03/13/24	1,750	1,000	\$230.86	Other	Brick/Siding	3	3 /	1929	1.75	360	.11	50 %
72-25-15-279-010	1119 GROVE AVE	150	401	147,030	\$357,000	03/24/23	1,020	675	\$350.00	Other	Aluminum	3	2 /	1942	1.5	308	.09	41 %
72-25-15-303-009	232 GARDENIA AVE	150	401	173,820	\$325,000	07/21/23	1,098	600	\$295.99	Other	Asbestos	3	1 /	1916	1.75	491	.21	53 %
72-25-15-303-030	219 HAWTHORN AVE	150	401	163,760	\$340,000	11/02/23	1,262	660	\$269.41	Other	Alum., Vinyl	3	1 / 1	1910	1.75	480	.14	48 %
72-25-15-326-017	701 GARDENIA AVE	150	401	147,690	\$290,000	01/10/24	1,494	977	\$194.11	Other	Alum., Vinyl	4	1 /	1925	1.5	440	.11	51 %
72-25-15-326-029	807 GARDENIA AVE	150	401	139,340	\$305,000	04/28/23	1,080	641	\$282.41	Other	Alum., Vinyl	2	2 /	1923	1.75	273	.10	46 %
72-25-15-328-026	731 HAWTHORN AVE	150	401	156,310	\$340,000	04/27/22	1,115	624	\$304.93	Other	Alum., Vinyl	3	1 /	1923	1.75	400	.10	46 %
72-25-15-330-010	730 HAWTHORN AVE	150	401	166,570	\$339,000	01/31/23	1,216	896	\$278.78	Other	Alum., Vinyl	2	2 /	1921	1.5	576	.12	49 %
72-25-15-330-018	703 FOREST AVE	150	401	279,850	\$585,000	07/22/22	2,042	581	\$286.48	Other	Alum., Vinyl	3	2 / 1	1924	1.75	400	.19	48 %
72-25-15-331-003	510 FOREST AVE	150	401	174,760	\$335,000	10/28/22	1,400	625	\$239.29	Other	Alum., Vinyl	3	1 / 1	1917	1.75	360	.17	52 %
72-25-15-332-012	622 BALDWIN AVE	150	401	182,290	\$400,000	02/16/24	1,332	707	\$300.30	Other	Vinyl	3	1 /	1917	1.75	216	.19	46 %
72-25-15-351-021	211 PINGREE BLVD	150	401	263,600	\$500,000	04/06/22	2,062	1,439	\$242.48	Other	Brick/Siding	4	2 / 1	1920	1.75	400	.16	53 %
72-25-15-357-008	324 E UNIVERSITY AVE	150	401	237,220	\$456,000	07/08/22	1,938	733	\$235.29	Other	Pine/Cedar	4	2 / 1	1921	1.75	400	.25	52 %
72-25-15-357-030	230 VIRGINIA AVE	150	401	301,070	\$685,000	10/02/23	1,885	644	\$363.40	Other	Wood Siding	4	2 / 1	1926	1.75	576	.24	44 %
72-25-15-376-035	301 CURRY AVE	150	401	193,080	\$445,000	05/30/23	1,437	967	\$309.67	Other	Pine/Cedar	4	2 /	1923	1.5	342	.11	43 %
72-25-15-379-004	614 E FARNUM AVE	150	401	145,990	\$310,000	01/15/24	1,200	672	\$258.33	Other	Alum., Vinyl	3	1 /	1920	2	00	.11	47 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-379-016	510 CURRY AVE	15O	401	169,720	\$300,000	08/03/22	1,305	853	\$229.89	Other	Vinyl	4	2 /	1926	1.75	00	.13	57 %
72-25-15-380-018	627 SAINT CHARLES CT	15O	401	175,380	\$415,000	06/18/22	1,954	798	\$212.38	Other	Alum., Vinyl	5	2 / 1	1926	1.75	334	.09	42 %
72-25-15-381-014	712 SAINT CHARLES CT	15O	401	145,410	\$285,000	02/07/24	1,314	770	\$216.89	Other	Alum., Vinyl	3	1 / 1	1926	1.75	00	.09	51 %
72-25-15-385-002	810 STANLEY CT	15O	401	143,280	\$289,000	12/09/22	1,012	578	\$285.57	Other	Alum., Vinyl	3	1 / 1	1919	1.75	00	.08	50 %
72-25-15-406-010	814 N REMBRANDT AVE	15O	401	173,980	\$350,000	12/18/23	1,472	778	\$237.77	Other	Alum., Vinyl	3	2 / 1	1939	1.5	280	.13	50 %
72-25-15-452-003	514 N ALEXANDER AVE	15O	401	155,250	\$290,000	05/09/22	1,242	687	\$233.49	Other	Alum., Vinyl	3	1 / 1	1939	1.5	496	.12	54 %
72-25-15-453-015	302 N ALTADENA AVE	15O	401	191,380	\$397,000	04/14/23	1,342	831	\$295.83	Other	Alum., Vinyl	4	2 / 1	1939	1.5	440	.13	48 %
72-25-15-453-016	521 N GAINSBOROUGH AVE	15O	401	152,250	\$335,000	08/05/22	1,102	758	\$303.99	Other	Vinyl	3	1 /	1919	1.5	400	.11	45 %
72-25-15-455-011	322 N REMBRANDT AVE	15O	401	157,570	\$313,600	06/02/23	1,028	685	\$305.06	Other	Alum., Vinyl	3	1 /	1940	1.5	528	.13	50 %
72-25-15-455-030	307 N BLAIR AVE	15O	401	157,250	\$355,000	08/10/23	1,298	700	\$273.50	Other	Alum., Vinyl	4	2 /	1940	1.5	00	.13	44 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
15R - SEC 15 RANCH																		
72-25-15-102-041	335 MARLIN AVE	15R	401	137,990	\$315,000	01/17/24	989	964	\$318.50	Ranch	Alum., Vinyl	3	2 /	1974	1	330	.10	44 %
72-25-15-102-043	403 MARLIN AVE	15R	401	138,300	\$293,000	08/22/22	902	779	\$324.83	Ranch	Vinyl	3	2 /	1924	1	484	.10	47 %
72-25-15-103-039	327 DEWEY ST	15R	401	144,350	\$318,000	06/23/23	1,133	640	\$280.67	Ranch	Vinyl	2	2 /	1928	1	00	.10	45 %
72-25-15-103-040	329 DEWEY ST	15R	401	88,800	\$187,000	08/31/23	973	00	\$192.19	Ranch	Alum., Vinyl	3	1 /	1972	1	00	.10	47 %
72-25-15-103-065	231 DEWEY ST	15R	401	97,710	\$199,900	09/20/22	822	822	\$243.19	Ranch	Alum., Vinyl	2	1 /	1930	1	00	.11	49 %
72-25-15-127-028	525 DEWEY ST	15R	401	120,550	\$262,000	09/11/23	734	704	\$356.95	Ranch	Vinyl	2	1 / 1	1950	1	280	.10	46 %
72-25-15-202-024	1613 N ALTADENA AVE	15R	401	143,740	\$282,500	01/27/23	1,169	971	\$241.66	Ranch	Alum., Vinyl	3	2 /	1947	1	638	.15	51 %
72-25-15-204-011	1602 FERRIS AVE	15R	401	129,470	\$256,000	06/30/22	866	866	\$295.61	Ranch	Vinyl	3	2 /	1943	1	603	.16	51 %
72-25-15-204-013	1520 FERRIS AVE	15R	401	179,540	\$420,000	10/07/22	1,318	904	\$318.66	Ranch	Alum., Vinyl	3	3 /	1943	1	308	.16	43 %
72-25-15-251-011	1028 N ALEXANDER AVE	15R	401	162,680	\$316,500	06/08/22	1,270	1,110	\$249.21	Ranch	Brick	3	2 /	1958	1	440	.13	51 %
72-25-15-276-015	1201 N WILSON AVE	15R	401	110,880	\$210,000	12/13/22	720	720	\$291.67	Ranch	Alum., Vinyl	2	1 /	1942	1	224	.08	53 %
72-25-15-326-018	703 GARDENIA AVE	15R	401	103,060	\$190,000	01/11/24	960	00	\$197.92	Ranch	Alum., Vinyl	2	1 /	1925	1	348	.11	54 %
72-25-15-326-028	803 GARDENIA AVE	15R	401	117,010	\$220,000	10/21/22	1,017	871	\$216.32	Ranch	Alum., Vinyl	3	1 /	1923	1	315	.10	53 %
72-25-15-328-032	819 HAWTHORN AVE	15R	401	130,470	\$292,000	03/01/24	945	929	\$308.99	Ranch	Alum., Vinyl	2	1 /	1923	1	00	.10	45 %
72-25-15-331-007	600 FOREST AVE	15R	401	176,440	\$340,000	09/09/22	1,021	1,021	\$333.01	Ranch	Alum., Vinyl	3	1 /	1993	1	624	.17	52 %
72-25-15-332-004	516 BALDWIN AVE	15R	401	124,890	\$247,000	10/13/23	851	851	\$290.25	Ranch	Alum., Vinyl	2	1 /	1920	1	400	.14	51 %
72-25-15-332-026	511 E FARNUM AVE	15R	401	124,140	\$235,600	05/31/22	1,125	623	\$209.42	Ranch	Alum., Vinyl	2	1 /	1917	1	00	.15	53 %
72-25-15-376-007	524 E FARNUM AVE	15R	401	150,910	\$305,000	09/29/22	998	649	\$305.61	Ranch	Vinyl	1	2 /	1917	1	520	.11	49 %
72-25-15-376-011	500 FAIRGROVE AVE	15R	401	130,720	\$251,000	09/29/23	982	688	\$255.60	Ranch	Alum., Vinyl	2	1 /	1917	1	440	.13	52 %
72-25-15-380-013	712 FREDERICK ST	15R	401	107,930	\$236,000	04/28/23	988	00	\$238.87	Ranch	Alum., Vinyl	3	1 /	1958	1	280	.09	46 %
72-25-15-429-018	819 N CAMPBELL RD	15R	401	150,970	\$318,000	03/06/24	1,126	1,090	\$282.42	Ranch	Brick	3	2 /	1955	1	440	.13	47 %
72-25-15-431-008	632 N VERMONT AVE	15R	401	182,150	\$410,000	07/26/23	1,126	978	\$364.12	Ranch	Vinyl	3	3 /	1951	1	576	.15	44 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-15-432-011	616 N CONNECTICUT AVE	15R	401	135,460	\$290,000	06/05/23	986	986	\$294.12	Ranch	Alum., Vinyl	3	1 /	1951	1	00	.14	47 %
72-25-15-432-012	612 N CONNECTICUT AVE	15R	401	147,040	\$293,500	04/12/23	979	979	\$299.80	Ranch	Alum., Vinyl	3	2 /	1951	1	484	.14	50 %
72-25-15-433-010	616 N WILSON AVE	15R	401	130,570	\$260,000	05/13/22	994	994	\$261.57	Ranch	Alum., Vinyl	3	1 /	1952	1	400	.14	50 %
72-25-15-433-011	612 N WILSON AVE	15R	401	171,710	\$335,000	08/18/23	1,164	972	\$287.80	Ranch	Alum., Vinyl	3	2 /	1952	1	400	.13	51 %
72-25-15-433-021	629 N CAMPBELL RD	15R	401	131,240	\$262,000	04/29/22	998	998	\$262.53	Ranch	Alum., Vinyl	3	1 /	1952	1	440	.14	50 %
72-25-15-454-016	302 N GAINSBOROUGH AVE	15R	401	113,660	\$245,000	12/22/23	979	00	\$250.26	Ranch	Alum., Vinyl	3	1 /	1958	1	528	.13	46 %
72-25-15-457-017	217 N ALTADENA AVE	15R	401	112,290	\$222,000	02/24/23	686	662	\$323.62	Ranch	Alum., Vinyl	2	1 /	1941	1	640	.12	51 %
72-25-15-457-022	131 N ALTADENA AVE	15R	401	122,700	\$250,000	05/09/23	682	682	\$366.57	Ranch	Alum., Vinyl	2	1 / 1	1941	1	320	.12	49 %
72-25-15-457-038	116 N ALEXANDER AVE	15R	401	157,110	\$347,000	07/27/23	1,030	765	\$336.89	Ranch	Brick	3	2 / 1	1939	1	280	.12	45 %
72-25-15-476-005	418 N BLAIR AVE	15R	401	180,880	\$382,000	09/06/23	1,057	1,057	\$361.40	Ranch	Brick	3	1 / 1	1946	1	392	.17	47 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>15T - SEC 15 BI-LEVEL/TRI-LEVEL</u>																		
72-25-15-227-017	1707 N CONNECTICUT AVE	15T	401	171,510	\$390,000	10/05/23	1,640	00	\$237.80	BiLevel	Alum., Vinyl	4	2 / 1	1966	BI	400	.15	44 %
72-25-15-458-017	213 N GAINSBOROUGH AVE	15T	401	141,430	\$285,000	12/11/23	1,406	00	\$202.70	TriLevel/Quad	Alum., Vinyl	2	2 /	1979	BI	528	.13	50 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
16B - SEC 16 BUNGALOW																		
72-25-16-128-004	1232 WOODSBORO DR	16B	401	318,240	\$560,000	06/27/22	1,891	788	\$296.14	BUNGALOW	Alum., Vinyl	3	3 / 1	1947	1.25	650	.50	57 %
72-25-16-130-014	1016 ORCHARD GROVE DR	16B	401	163,970	\$335,000	05/02/22	1,053	862	\$318.14	BUNGALOW	Alum., Vinyl	3	2 /	1943	1.25	308	.15	49 %
72-25-16-132-003	1017 ORCHARD GROVE DR	16B	401	163,770	\$370,000	07/20/23	1,164	931	\$317.87	BUNGALOW	Alum., Vinyl	4	2 / 1	1949	1.25	00	.15	44 %
72-25-16-178-013	1206 MAYFIELD DR	16B	401	175,450	\$385,000	11/10/23	1,120	912	\$343.75	BUNGALOW	Alum., Vinyl	3	1 / 2	1943	1.25	440	.15	46 %
72-25-16-179-004	917 CLOVERDALE DR	16B	401	203,050	\$462,000	05/24/23	1,573	832	\$293.71	BUNGALOW	Alum., Vinyl	4	2 /	1946	1.5	280	.15	44 %
72-25-16-201-008	1626 MAXWELL AVE	16B	401	186,130	\$372,000	01/03/23	1,356	00	\$274.34	BUNGALOW	Brick	4	2 /	1950	1.25	280	.14	50 %
72-25-16-202-028	1623 N PLEASANT ST	16B	401	178,910	\$371,500	04/15/22	1,133	792	\$327.89	BUNGALOW	Brick	3	2 / 1	1943	1.25	320	.16	48 %
72-25-16-226-002	423 W 12 MILE RD	16B	401	115,970	\$245,000	05/31/22	1,118	900	\$219.14	BUNGALOW	Alum., Vinyl	2	2 /	1927	1.25	00	.14	47 %
72-25-16-226-020	402 WAVERLEY AVE	16B	401	157,360	\$305,000	06/22/22	1,250	937	\$244.00	BUNGALOW	Alum., Vinyl	3	1 / 1	1921	1.25	288	.14	52 %
72-25-16-227-005	213 W 12 MILE RD	16B	401	143,130	\$276,000	07/14/22	982	696	\$281.06	BUNGALOW	Alum., Vinyl	3	1 / 1	1915	1.25	00	.32	52 %
72-25-16-251-008	1308 MAXWELL AVE	16B	401	150,200	\$295,000	09/14/22	1,005	804	\$293.53	BUNGALOW	Vinyl	3	1 / 1	1949	1.25	00	.14	51 %
72-25-16-251-017	1407 N MAPLE AVE	16B	401	161,370	\$310,000	06/13/22	1,220	816	\$254.10	BUNGALOW	Brick	3	2 / 1	1943	1.25	384	.14	52 %
72-25-16-251-024	1203 N MAPLE AVE	16B	401	158,660	\$328,000	11/07/22	1,352	845	\$242.60	BUNGALOW	Alum., Vinyl	3	1 / 1	1926	1.5	484	.14	48 %
72-25-16-252-014	1421 N PLEASANT ST	16B	401	170,940	\$315,000	05/23/22	1,257	816	\$250.60	BUNGALOW	Brick	3	2 /	1942	1.25	390	.15	54 %
72-25-16-253-018	1303 EDGEWOOD DR	16B	401	178,260	\$410,000	06/21/22	1,202	950	\$341.10	BUNGALOW	Brick	3	2 / 1	1939	1.25	360	.15	43 %
72-25-16-254-003	1418 EDGEWOOD DR	16B	401	195,100	\$446,050	07/17/23	1,187	912	\$375.78	BUNGALOW	Brick	3	2 /	1941	1.25	286	.19	44 %
72-25-16-254-014	1419 MARYWOOD DR	16B	401	180,610	\$335,000	11/16/22	1,453	1,192	\$230.56	BUNGALOW	Brick	4	2 /	1952	1.25	280	.17	54 %
72-25-16-255-002	1130 MAXWELL AVE	16B	401	157,330	\$390,000	03/18/24	1,088	768	\$358.46	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.25	280	.14	40 %
72-25-16-255-009	1024 MAXWELL AVE	16B	401	152,810	\$301,000	03/03/23	1,164	768	\$258.59	BUNGALOW	Alum., Vinyl	3	1 / 1	1946	1.25	00	.14	51 %
72-25-16-255-015	1103 N MAPLE AVE	16B	401	137,120	\$267,500	07/31/23	1,034	816	\$258.70	BUNGALOW	Alum., Vinyl	2	1 /	1924	1.25	00	.14	51 %
72-25-16-257-009	1018 N PLEASANT ST	16B	401	157,260	\$400,000	09/25/23	1,143	947	\$349.96	BUNGALOW	Aluminum	3	1 / 1	1949	1.25	420	.13	39 %
72-25-16-257-023	616 CATALPA DR	16B	401	140,770	\$270,000	12/29/22	1,118	780	\$241.50	BUNGALOW	Brick	3	1 /	1943	1.25	400	.14	52 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-16-303-046	908 OAKRIDGE AVE	16B	401	114,210	\$307,750	04/01/22	934	760	\$329.50	BUNGALOW	Alum., Vinyl	2	1 /	1939	1	00	.11	37 %
72-25-16-304-001	1421 CATALPA DR	16B	401	123,650	\$281,000	09/22/23	965	768	\$291.19	BUNGALOW	Vinyl	3	2 /	1940	1.25	280	.10	44 %
72-25-16-304-034	905 FORESTDALE RD	16B	401	172,960	\$424,000	07/12/23	1,092	888	\$388.28	BUNGALOW	Brick	3	2 / 1	1951	1	280	.11	41 %
72-25-16-306-006	810 FORESTDALE RD	16B	401	187,090	\$457,000	02/02/24	1,188	950	\$384.68	BUNGALOW	Brick	3	2 /	1950	1.25	294	.11	41 %
72-25-16-328-003	1015 CATALPA DR	16B	401	132,400	\$309,000	04/19/23	1,088	870	\$284.01	BUNGALOW	Alum., Vinyl	3	2 /	1946	1.25	336	.11	43 %
72-25-16-378-003	521 HILLDALE DR	16B	401	165,770	\$315,000	10/06/23	1,072	858	\$293.84	BUNGALOW	Alum., Vinyl	3	2 /	1924	1.25	550	.13	53 %
72-25-16-378-004	1102 PARK AVE	16B	401	195,330	\$430,000	07/14/23	1,276	851	\$336.99	BUNGALOW	Alum., Vinyl	4	3 /	1925	1.5	484	.13	45 %
72-25-16-379-046	407 BAKER ST	16B	401	157,450	\$315,000	03/23/23	934	816	\$337.26	BUNGALOW	Alum., Vinyl	2	2 /	1917	1+	240	.13	50 %
72-25-16-404-018	923 EDGEWOOD DR	16B	401	151,790	\$300,000	07/01/22	1,108	904	\$270.76	BUNGALOW	Brick	3	2 /	1939	1.25	00	.12	51 %
72-25-16-405-001	525 CATALPA DR	16B	401	137,440	\$325,000	06/02/23	1,238	1,008	\$262.52	BUNGALOW	Vinyl	3	1 /	1926	1	00	.12	42 %
72-25-16-451-007	807 W FARNUM AVE	16B	401	183,400	\$380,000	06/30/22	1,140	912	\$333.33	BUNGALOW	Wood Siding	3	2 /	1929	1.25	360	.13	48 %
72-25-16-463-004	716 LOUIS AVE	16B	401	124,720	\$235,000	01/08/24	852	828	\$275.82	BUNGALOW	Alum., Vinyl	2	1 /	1917	1+	400	.14	53 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
16C - SEC 16 COLONIAL																		
72-25-16-155-012	1042 OAKRIDGE AVE	16C	401	163,080	\$300,000	09/16/22	1,654	634	\$181.38	Colonial/2Sty	Alum., Vinyl	3	1 /	1940	2	280	.16	54 %
72-25-16-155-013	1038 OAKRIDGE AVE	16C	401	254,330	\$540,000	04/19/22	2,104	864	\$256.65	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1925	2	360	.19	47 %
72-25-16-155-022	1033 MAPLEGROVE AVE	16C	401	264,510	\$515,000	05/04/22	2,012	624	\$255.96	Colonial/2Sty	Vinyl	4	2 / 2	1925	2	280	.16	51 %
72-25-16-183-009	1107 LAWNDAL E DR	16C	401	210,120	\$477,000	01/24/24	1,780	632	\$267.98	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1940	2	484	.15	44 %
72-25-16-201-044	1511 N MAPLE AVE	16C	401	285,430	\$647,000	07/19/22	2,035	979	\$317.94	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2006	2	400	.14	44 %
72-25-16-205-019	1506 EDGEWOOD DR	16C	401	196,640	\$387,000	10/21/22	1,416	650	\$273.31	Colonial/2Sty	Brick	3	1 / 1	1945	2	440	.16	51 %
72-25-16-229-017	1615 N WASHINGTON AVE	16C	401	216,540	\$433,000	11/17/23	1,924	1,100	\$225.05	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1924	2	400	.16	50 %
72-25-16-229-019	1603 N WASHINGTON AVE	16C	401	475,670	\$985,000	02/28/23	3,149	1,159	\$312.80	Colonial/2Sty	Wood Siding	4	3 / 1	1914	2	782	.21	48 %
72-25-16-251-012	1202 MAXWELL AVE	16C	401	384,640	\$760,000	05/24/22	2,849	872	\$266.76	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	464	.14	51 %
72-25-16-252-024	1203 N PLEASANT ST	16C	401	205,770	\$432,000	05/04/23	1,600	800	\$270.00	Colonial/2Sty	Brick	3	1 / 1	1939	2	360	.15	48 %
72-25-16-255-012	1117 N MAPLE AVE	16C	401	364,230	\$890,000	10/11/23	2,420	768	\$367.77	Colonial/2Sty	Vinyl	3	2 / 1	2013	2	400	.14	41 %
72-25-16-276-010	309 WOODSBORO DR	16C	401	208,180	\$361,000	09/29/23	1,705	702	\$211.73	Colonial/2Sty	Brick/Siding	4	1 / 1	1966	2	404	.17	58 %
72-25-16-276-033	1301 N WASHINGTON AVE	16C	401	185,810	\$345,500	11/23/22	1,743	686	\$198.22	Colonial/2Sty	Brick	3	2 / 1	1951	2	480	.13	54 %
72-25-16-280-007	1123 N WASHINGTON AVE	16C	401	187,100	\$415,000	04/20/22	1,391	675	\$298.35	Colonial/2Sty	Brick	3	1 / 1	1952	2	440	.13	45 %
72-25-16-302-006	1814 W FARNUM AVE	16C	401	187,040	\$405,000	07/07/23	1,301	00	\$311.30	Colonial/2Sty	Brick/Siding	3	2 /	1972	2	512	.12	46 %
72-25-16-304-047	615 FORESTDALE RD	16C	401	153,940	\$317,000	10/06/22	1,144	572	\$277.10	Colonial/2Sty	Alum., Vinyl	3	1 /	1923	2	00	.11	49 %
72-25-16-304-049	605 FORESTDALE RD	16C	401	232,840	\$479,900	07/18/23	1,767	878	\$271.59	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1918	2	216	.11	49 %
72-25-16-307-008	600 FORESTDALE RD	16C	401	159,810	\$354,000	08/09/23	1,176	604	\$301.02	Colonial/2Sty	Pine/Cedar	3	1 / 1	1925	2	342	.10	45 %
72-25-16-307-016	601 FERNWOOD RD	16C	401	162,140	\$355,000	01/24/24	1,248	624	\$284.46	Colonial/2Sty	Alum., Vinyl	3	2 /	1920	2	420	.11	46 %
72-25-16-334-013	807 MAXWELL AVE	16C	401	196,880	\$370,000	11/03/22	1,302	675	\$284.18	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1924	2	360	.13	53 %
72-25-16-336-003	704 LOCKWOOD RD	16C	401	155,450	\$340,000	07/26/23	1,239	639	\$274.41	Colonial/2Sty	Aluminum	3	1 / 1	1926	2	00	.11	46 %
72-25-16-337-012	703 WOODCREST DR	16C	401	192,270	\$400,000	10/26/23	1,616	854	\$247.52	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1924	2	360	.14	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-16-338-003	706 WOODCREST DR	16C	401	208,170	\$415,000	07/27/23	1,622	926	\$255.86	Colonial/2Sty	Pine/Cedar	4	2 / 1	1924	2	360	.14	50 %
72-25-16-355-018	441 CAMBRIDGE RD	16C	401	223,350	\$435,000	07/11/22	1,767	696	\$246.18	Colonial/2Sty	Alum., Vinyl	4	2 /	1918	2	528	.17	51 %
72-25-16-380-004	326 BAKER ST	16C	401	323,490	\$679,000	12/19/23	2,032	659	\$334.15	Colonial/2Sty	Wood Siding	2	2 / 1	2022	2	576	.14	48 %
72-25-16-405-015	904 EDGEWOOD DR	16C	401	196,460	\$445,000	05/23/23	1,456	552	\$305.63	Colonial/2Sty	Vinyl	3	1 / 1	1925	2	400	.13	44 %
72-25-16-428-002	822 MARYWOOD DR	16C	401	518,520	\$1,037,500	05/02/22	3,143	1,440	\$330.10	Colonial/2Sty	Wood Siding	3	3 / 1	2021	2	553	.18	50 %
72-25-16-429-003	207 CRANE AVE	16C	401	193,300	\$360,000	06/16/22	1,836	1,092	\$196.08	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1940	1	400	.19	54 %
72-25-16-429-007	119 CRANE AVE	16C	401	265,440	\$550,000	04/17/23	1,840	1,030	\$298.91	Colonial/2Sty	Alum., Vinyl	3	3 /	1903	2	576	.19	48 %
72-25-16-451-009	832 PARK AVE	16C	401	355,660	\$717,000	05/19/23	2,712	1,246	\$264.38	Colonial/2Sty	Alum., Vinyl	4	3 / 2	2006	2	440	.13	50 %
72-25-16-459-005	208 MAXWELL AVE	16C	401	222,160	\$425,000	09/14/22	1,434	568	\$296.37	Colonial/2Sty	Brick	3	2 / 1	1993	2	298	.15	52 %
72-25-16-459-010	207 N MAPLE AVE	16C	401	527,560	\$1,025,000	12/22/23	3,036	1,353	\$337.62	Colonial/2Sty	Wood Siding	4	4 / 1	2022	2	424	.15	51 %
72-25-16-461-006	617 FLORENCE AVE	16C	401	142,620	\$270,000	04/03/23	1,292	528	\$208.98	Colonial/2Sty	Alum., Vinyl	3	1 /	1923	2	360	.14	53 %
72-25-16-461-017	620 OAKLAND AVE	16C	401	259,400	\$518,500	09/01/22	1,806	816	\$287.10	Colonial/2Sty	Alum., Vinyl	3	3 /	1920	2	855	.14	50 %
72-25-16-476-022	318 PARK AVE	16C	401	259,090	\$485,000	10/12/22	1,737	848	\$279.22	Colonial/2Sty	Wood Siding	3	2 /	2015	2	280	.15	53 %
72-25-16-481-010	223 N WASHINGTON AVE	16C	401	177,920	\$350,000	08/22/22	1,344	672	\$260.42	Colonial/2Sty	Vinyl	4	2 /	1907	2	434	.15	51 %
72-25-16-482-019	521 N CENTER ST	16C	401	293,340	\$620,000	08/21/23	2,397	792	\$258.66	Colonial/2Sty	Wood Siding	4	2 / 1	1914	2	400	.12	47 %
72-25-16-483-001	528 N CENTER ST	16C	401	187,140	\$325,000	08/16/22	1,340	660	\$242.54	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1913	2	400	.16	58 %
72-25-16-483-008	500 N CENTER ST	16C	401	338,450	\$655,000	09/08/23	2,462	981	\$266.04	Colonial/2Sty	Wood Siding	5	3 / 1	2013	2.5	260	.09	52 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
16D - SEC 16 DUPLEX																		
72-25-16-227-004	219 W 12 MILE RD	16D	401	153,800	\$358,000	08/04/23	1,950	00	\$183.59	Other	Brick	3	3 /	1957	1	00	.16	43 %
72-25-16-231-019	214 WOODSBORO DR	16D	401	180,680	\$295,000	07/28/22	1,529	805	\$192.94	TwHse/Duplex	Brick/Siding	4	2 /	1925	1.75	833	.15	61 %
72-25-16-280-017	324 CATALPA DR	16D	401	182,110	\$370,000	07/28/22	2,074	1,049	\$178.40	Other	Brick	4	2 /	1953	2	400	.11	49 %
72-25-16-280-018	320 CATALPA DR	16D	401	188,000	\$395,000	07/17/23	1,960	980	\$201.53	Other	Brick	4	2 / 1	1957	2	440	.12	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
16O - SEC 16 OTHER																		
72-25-16-132-011	907 ORCHARD GROVE DR	16O	401	224,180	\$450,000	11/22/23	1,694	888	\$265.64	Other	Alum., Vinyl	4	2 / 1	1940	1.75	280	.15	50 %
72-25-16-153-004	1035 IROQUOIS BLVD	16O	401	252,570	\$585,000	07/31/23	1,706	975	\$342.91	Other	Alum., Vinyl	3	2 /	1927	1.75	540	.28	43 %
72-25-16-156-004	1118 MAPLEGROVE AVE	16O	401	226,540	\$480,000	04/14/23	1,687	767	\$284.53	Other	Brick/Siding	3	2 / 1	1928	1.75	488	.19	47 %
72-25-16-156-012	1119 FORESTDALE RD	16O	401	222,840	\$520,000	07/20/23	1,517	860	\$342.78	Other	Alum., Vinyl	4	2 /	1925	1.75	414	.16	43 %
72-25-16-157-016	1103 FERNWOOD RD	16O	401	138,900	\$277,000	11/09/22	1,198	616	\$231.22	Other	Alum., Vinyl	2	1 / 1	1941	1.75	280	.12	50 %
72-25-16-157-020	1023 FERNWOOD RD	16O	401	180,240	\$339,000	07/06/22	1,752	784	\$193.49	Other	Alum., Vinyl	3	2 /	1938	1.5	00	.12	53 %
72-25-16-157-024	1024 FORESTDALE RD	16O	401	274,730	\$600,000	05/01/23	1,679	1,004	\$357.36	Other	Brick/Siding	4	2 / 1	1929	1.75	360	.19	46 %
72-25-16-201-013	1604 MAXWELL AVE	16O	401	129,440	\$242,000	08/23/23	900	600	\$268.89	Other	Alum., Vinyl	2	1 /	1924	1.5	360	.14	53 %
72-25-16-203-005	1700 N PLEASANT ST	16O	401	186,690	\$345,000	03/03/23	1,576	792	\$218.91	Other	Brick	4	1 / 1	1943	1.75	308	.15	54 %
72-25-16-203-016	1516 N PLEASANT ST	16O	401	224,990	\$433,000	07/24/23	1,617	768	\$267.78	Other	Brick	5	3 /	1943	1.5	484	.15	52 %
72-25-16-230-013	212 EUCLID AVE	16O	401	164,830	\$300,000	08/25/22	1,484	804	\$202.16	Other	Alum., Vinyl	3	1 / 1	1923	1.75	00	.14	55 %
72-25-16-256-024	706 CATALPA DR	16O	401	154,500	\$350,000	05/31/23	1,191	794	\$293.87	Other	Brick	3	2 /	1943	1.5	400	.12	44 %
72-25-16-258-018	1015 MARYWOOD DR	16O	401	293,750	\$622,000	08/29/22	2,202	1,136	\$282.47	Other	Brick	3	2 /	1950	1.5	400	.18	47 %
72-25-16-276-036	1201 N WASHINGTON AVE	16O	401	184,370	\$372,000	08/25/22	1,488	1,008	\$250.00	Other	Brick	3	2 /	1941	1.5	280	.13	50 %
72-25-16-301-017	1705 W FARNUM AVE	16O	401	179,500	\$352,000	09/20/23	1,501	1,014	\$234.51	Other	Alum., Vinyl	3	2 / 1	1941	1.5	280	.14	51 %
72-25-16-302-012	1718 W FARNUM AVE	16O	401	177,650	\$360,000	10/28/22	1,460	698	\$246.58	Other	Alum., Vinyl	3	1 / 1	1939	1.75	400	.12	49 %
72-25-16-306-001	830 FORESTDALE RD	16O	401	176,590	\$405,000	10/19/22	1,356	774	\$298.67	Other	Alum., Vinyl	2	2 /	1922	1.75	352	.08	44 %
72-25-16-306-002	826 FORESTDALE RD	16O	401	178,680	\$410,000	06/02/23	1,335	763	\$307.12	Other	Aluminum	3	2 /	1922	1.75	300	.08	44 %
72-25-16-306-004	818 FORESTDALE RD	16O	401	163,540	\$335,000	05/17/22	964	551	\$347.51	Other	Alum., Vinyl	3	1 /	1920	1.75	420	.11	49 %
72-25-16-327-006	934 LOCKWOOD RD	16O	401	194,570	\$415,000	04/27/23	1,734	864	\$239.33	Other	Pine/Cedar	3	2 /	1926	1	00	.13	47 %
72-25-16-327-011	910 LOCKWOOD RD	16O	401	233,490	\$450,000	06/30/22	2,236	864	\$201.25	Other	Alum., Vinyl	4	2 /	1926	1.75	280	.13	52 %
72-25-16-332-010	821 HILLDALE DR	16O	401	150,140	\$315,000	09/22/23	936	624	\$336.54	Other	Brick	2	2 /	1923	1.5	360	.12	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-16-337-013	617 WOODCREST DR	16O	401	173,500	\$362,500	08/29/22	1,182	763	\$306.68	Other	Wood Siding	2	1 / 1	1923	1	360	.14	48 %
72-25-16-338-015	607 MAXWELL AVE	16O	401	216,710	\$419,000	02/22/23	1,560	1,024	\$268.59	Other	Alum., Vinyl	3	2 / 1	1925	1.5	528	.14	52 %
72-25-16-338-019	707 MAXWELL AVE	16O	401	216,270	\$437,000	06/03/22	1,845	1,269	\$236.86	Other	Alum., Vinyl	3	3 /	1924	1	400	.14	49 %
72-25-16-378-023	903 PARK AVE	16O	401	200,240	\$435,000	12/29/23	1,365	728	\$318.68	Other	Alum., Vinyl	4	2 /	1924	1.75	400	.14	46 %
72-25-16-404-022	903 EDGEWOOD DR	16O	401	245,080	\$552,000	05/17/23	1,825	676	\$302.47	Other	Wood Siding	3	2 / 1	1926	1.75	400	.13	44 %
72-25-16-405-017	836 EDGEWOOD DR	16O	401	154,720	\$337,000	07/18/23	1,157	754	\$291.27	Other	Aluminum	2	1 / 1	1925	1.5	320	.13	46 %
72-25-16-405-020	933 MARYWOOD DR	16O	401	257,210	\$520,000	08/22/22	1,532	1,064	\$339.43	Other	Brick	4	3 /	1951	1.5	484	.21	49 %
72-25-16-426-027	934 LAFAYETTE CT	16O	401	171,900	\$344,900	09/27/22	1,386	812	\$248.85	Other	Aluminum	3	2 /	1922	1.5	00	.11	50 %
72-25-16-427-018	932 N CENTER ST	16O	401	167,510	\$333,000	11/09/23	1,306	816	\$254.98	Other	Alum., Vinyl	3	2 / 1	1916	1	488	.10	50 %
72-25-16-428-019	813 N WASHINGTON AVE	16O	401	270,280	\$590,000	08/31/23	2,236	1,520	\$263.86	Other	Alum., Vinyl	5	3 /	1918	1.5	440	.17	46 %
72-25-16-455-006	613 PARK AVE	16O	401	151,550	\$320,000	09/15/22	984	636	\$325.20	Other	Alum., Vinyl	3	1 / 1	1929	1.5	440	.14	47 %
72-25-16-476-014	430 PARK AVE	16O	401	167,880	\$345,000	07/26/23	1,168	732	\$295.38	Other	Asbestos	3	2 /	1941	1.5	240	.16	49 %
72-25-16-481-002	218 N LAFAYETTE AVE	16O	401	162,340	\$364,900	06/01/23	1,274	728	\$286.42	Other	Alum., Vinyl	3	1 / 2	1916	1.75	400	.14	44 %

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16R - SEC 16 RANCH																		
72-25-16-127-004	1005 W 12 MILE RD	16R	401	91,650	\$194,900	01/29/24	809	809	\$240.91	Ranch	Brick	2	1 /	1943	1	00	.15	47 %
72-25-16-127-011	907 W 12 MILE RD	16R	401	105,130	\$215,000	12/23/22	903	820	\$238.10	Ranch	Brick	2	1 /	1943	1	672	.15	49 %
72-25-16-127-020	922 CEDAR HILL DR	16R	401	123,750	\$252,000	06/24/22	802	802	\$314.21	Ranch	Brick	2	1 /	1943	1	624	.15	49 %
72-25-16-135-005	1007 WOODSBORO DR	16R	401	125,560	\$252,500	06/30/22	784	768	\$322.07	Ranch	Vinyl	2	2 /	1943	1	352	.15	50 %
72-25-16-135-021	916 GREENLEAF DR	16R	401	143,010	\$320,000	09/13/23	838	838	\$381.86	Ranch	Brick	2	2 /	1946	1	280	.15	45 %
72-25-16-135-023	906 GREENLEAF DR	16R	401	165,470	\$345,000	07/14/23	1,050	1,050	\$328.57	Ranch	Brick	3	2 /	1953	1	280	.15	48 %
72-25-16-184-013	926 CATALPA DR	16R	401	134,960	\$269,000	10/27/22	910	910	\$295.60	Ranch	Alum., Vinyl	4	2 /	1955	1	280	.16	50 %
72-25-16-201-033	1527 N MAPLE AVE	16R	401	142,880	\$276,240	05/22/23	1,104	851	\$250.22	Ranch	Alum., Vinyl	3	2 /	1925	1	308	.14	52 %
72-25-16-201-039	811 W 12 MILE RD	16R	401	139,730	\$280,000	09/01/22	1,261	1,261	\$222.05	Ranch	Alum., Vinyl	3	3 /	1994	1	00	.14	50 %
72-25-16-202-008	1616 N MAPLE AVE	16R	401	132,910	\$256,000	09/02/22	890	810	\$287.64	Ranch	Alum., Vinyl	3	1 /	1925	1	280	.13	52 %
72-25-16-230-014	208 EUCLID AVE	16R	401	102,570	\$210,000	12/06/22	881	768	\$238.37	Ranch	Alum., Vinyl	2	1 /	1923	1	576	.14	49 %
72-25-16-276-020	1309 N LAFAYETTE AVE	16R	401	216,330	\$475,000	07/06/23	1,471	1,281	\$322.91	Ranch	Brick	3	2 / 1	1958	1	440	.17	46 %
72-25-16-276-023	1203 N LAFAYETTE AVE	16R	401	245,380	\$482,000	05/31/22	1,512	1,512	\$318.78	Ranch	Brick	3	3 /	1953	1	483	.22	51 %
72-25-16-279-008	1014 MARYWOOD DR	16R	401	225,070	\$502,000	03/25/24	1,786	1,512	\$281.08	Ranch	Brick	2	2 / 1	1950	1	576	.20	45 %
72-25-16-279-009	1119 N LAFAYETTE AVE	16R	401	285,370	\$575,000	05/26/22	2,514	00	\$228.72	Ranch	Brick	5	2 /	1954	1	550	.35	50 %
72-25-16-302-024	825 OAKRIDGE AVE	16R	401	126,160	\$263,000	08/18/23	1,001	736	\$262.74	Ranch	Alum., Vinyl	2	1 /	1939	1	00	.13	48 %
72-25-16-329-015	907 MAXWELL AVE	16R	401	166,890	\$320,000	03/15/24	1,255	1,102	\$254.98	Ranch	Brick	3	2 / 1	1960	1	528	.14	52 %
72-25-16-335-004	709 LOCKWOOD RD	16R	401	159,790	\$320,000	05/11/22	1,040	1,040	\$307.69	Ranch	Brick	3	2 /	1956	1	308	.11	50 %
72-25-16-356-013	438 CAMBRIDGE RD	16R	401	136,380	\$250,000	08/08/23	894	877	\$279.64	Ranch	Alum., Vinyl	2	1 /	1920	1	344	.22	55 %
72-25-16-379-007	400 JOSEPHINE AVE	16R	401	85,470	\$210,000	03/04/24	600	00	\$350.00	Ranch	Alum., Vinyl	2	1 /	1922	1	460	.10	41 %
72-25-16-403-008	934 N MAPLE AVE	16R	401	115,740	\$250,000	05/23/22	732	732	\$341.53	Ranch	Alum., Vinyl	2	1 /	1941	1	576	.12	46 %
72-25-16-403-009	930 N MAPLE AVE	16R	401	116,550	\$210,000	11/30/22	700	700	\$300.00	Ranch	Alum., Vinyl	2	2 /	1941	1	280	.12	56 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-16-426-003	417 CATALPA DR	16R	401	104,500	\$225,000	06/08/23	774	754	\$290.70	Ranch	Alum., Vinyl	2	1 /	1940	1	00	.11	46 %
72-25-16-461-018	616 OAKLAND AVE	16R	401	168,190	\$302,000	09/30/22	1,215	1,047	\$248.56	Ranch	Brick	3	2 /	1961	1	576	.14	56 %

CORRECTED \$AMT 58382:311

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
16T - SEC 16 BI-LEVEL/TRI-LEVEL																		
72-25-16-426-015	908 MARYWOOD DR	16T	401	177,160	\$416,000	07/06/22	1,859	531	\$223.78	TriLevel/Quad	Alum., Vinyl	3	2 /	1961	1	484	.17	43 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>17B - SEC 17 BUNGALOW</u>																		
72-25-16-157-001	1319 MAYFIELD DR	17B	401	204,770	\$395,000	06/16/23	1,458	1,018	\$270.92	BUNGALOW	Brick	4	2 / 1	1941	1.25	400	.25	52 %
72-25-17-207-027	1705 SUNSET BLVD	17B	401	241,580	\$440,000	10/18/22	2,148	982	\$204.84	BUNGALOW	Vinyl	4	2 / 1	1939	1.25	360	.26	55 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
17C - SEC 17 COLONIAL																		
72-25-09-359-004	1840 VINSETTA BLVD	17C	401	217,010	\$420,000	10/27/22	1,615	680	\$260.06	Colonial/2Sty	Brick/Siding	4	1 / 1	1965	2	407	.21	52 %
72-25-09-403-019	2600 VINSETTA BLVD	17C	401	507,710	\$1,050,000	07/08/22	3,444	1,920	\$304.88	Colonial/2Sty	Composition	4	3 / 1	2017	2	576	.40	48 %
72-25-09-428-010	3120 VINSETTA BLVD	17C	401	294,790	\$650,000	05/27/22	2,182	1,079	\$297.89	Colonial/2Sty	Brick/Siding	4	2 / 1	1967	2	420	.17	45 %
72-25-16-104-006	1721 FORESTDALE CT	17C	401	181,310	\$385,000	03/15/24	1,678	862	\$229.44	Colonial/2Sty	Brick/Siding	3	2 / 1	1965	2	460	.18	47 %
72-25-16-104-015	1609 FORESTDALE RD	17C	401	381,690	\$731,500	07/14/23	3,227	1,721	\$226.68	Colonial/2Sty	Brick	4	3 / 1	1989	2	638	.22	52 %
72-25-16-106-007	1319 WOODSBORO DR	17C	401	331,990	\$800,000	10/05/23	2,657	619	\$301.09	Colonial/2Sty	Alum., Vinyl	2	2 / 2	1926	2	704	.35	41 %
72-25-16-152-020	1304 VINSETTA BLVD	17C	401	747,600	\$1,490,000	05/26/22	4,755	1,486	\$313.35	Colonial/2Sty	Brick	6	5 / 1	1935	2	813	.39	50 %
72-25-17-226-008	1907 W 12 MILE RD	17C	401	252,520	\$485,000	04/24/23	2,116	1,144	\$229.21	Colonial/2Sty	Brick	4	2 / 1	1926	2	400	.51	52 %
72-25-17-229-007	1712 WOODSBORO DR	17C	401	234,830	\$450,000	08/31/23	1,818	823	\$247.52	Colonial/2Sty	Stucco	3	1 / 2	1924	2	484	.35	52 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
170 - SEC 17 OTHER																		
72-25-09-306-003	1525 NORTHWOOD BLVD	17O	401	195,230	\$385,000	08/09/22	1,793	864	\$214.72	Other	Brick	4	2 / 1	1956	1.75	336	.18	51 %
72-25-10-303-024	111 LAKESIDE DR	17O	401	518,450	\$970,000	09/02/22	1,678	1,333	\$578.07	Other	Brick	3	3 / 1	1935	1.5	730	2.81	53 %
72-25-16-101-004	1545 W 12 MILE RD	17O	401	241,020	\$490,000	02/24/23	2,328	1,344	\$210.48	Other	Brick	5	3 / 1	1928	1.75	400	.45	49 %
72-25-17-227-003	1716 CEDAR HILL DR	17O	401	712,760	\$1,472,000	10/24/22	3,512	1,419	\$419.13	Other	Brick	5	4 / 1	1941	1.75	779	.34	48 %
72-25-17-230-020	1914 GREENLEAF DR	17O	401	263,130	\$555,000	08/08/23	1,953	950	\$284.18	Other	Brick	3	1 / 2	1942	1.5	400	.41	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
17R - SEC 17 RANCH																		
72-25-09-404-001	2802 VINSETTA BLVD	17R	401	231,830	\$545,000	04/21/23	1,609	649	\$338.72	Ranch	Wood Siding	3	1 / 1	1952	1	576	.32	43 %
72-25-09-404-006	2832 VINSETTA BLVD	17R	401	278,940	\$643,000	02/22/24	2,116	1,147	\$303.88	Ranch	Brick	3	2 / 1	1953	1	253	.27	43 %
72-25-09-427-012	3203 VINSETTA BLVD	17R	401	154,950	\$340,000	04/03/23	985	997	\$345.18	Ranch	Brick	2	1 / 1	1952	1	280	.15	46 %
72-25-09-427-013	3207 VINSETTA BLVD	17R	401	172,680	\$405,000	05/22/23	1,017	999	\$398.23	Ranch	Brick	3	1 / 1	1953	1	528	.16	43 %
72-25-17-207-025	1719 SUNSET BLVD	17R	401	194,610	\$415,000	05/31/23	1,657	1,657	\$250.45	Ranch	Brick	3	2 / 1	1951	1	484	.26	47 %
72-25-17-207-035	1515 SUNSET BLVD	17R	401	219,120	\$479,000	07/07/22	1,256	1,256	\$381.37	Ranch	Brick	3	1 / 1	1945	1	900	.22	46 %
72-25-17-226-001	1712 SUNSET BLVD	17R	401	164,950	\$323,000	09/01/23	1,281	1,216	\$252.15	Ranch	Brick	3	1 / 1	1947	1	420	.26	51 %
72-25-17-276-019	1800 VINTON RD	17R	401	204,020	\$425,000	07/03/23	1,445	1,262	\$294.12	Ranch	Brick	3	1 / 1	1950	1	484	.34	48 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>20B - SEC 20 BUNGALOW</u>																		
72-25-21-126-008	1023 W 11 MILE RD	20B	401	148,620	\$255,000	07/20/22	1,265	1,012	\$201.58	BUNGALOW	Brick	3	2 /	1945	1.25	440	.17	58 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
20C - SEC 20 COLONIAL																		
72-25-21-128-019	306 HENDRIE BLVD	20C	401	592,170	\$1,144,000	10/28/22	3,439	1,756	\$332.65	Colonial/2Sty	Alum., Vinyl	5	3 / 1	1996	1	901	.50	52 %
72-25-21-130-001	405 HENDRIE BLVD	20C	401	245,530	\$470,000	01/13/23	1,719	899	\$273.41	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1938	1	650	.19	52 %
72-25-21-131-007	414 HENDRIE BLVD	20C	401	376,380	\$749,000	08/24/22	2,167	1,145	\$345.64	Colonial/2Sty	Brick/Siding	4	3 / 1	1925	1.75	418	.28	50 %
72-25-21-403-009	25820 YORK RD	20C	401	407,350	\$900,000	08/22/23	2,989	916	\$301.10	Colonial/2Sty	Brick/Siding	4	2 / 1	1946	2	528	.19	45 %
72-25-21-404-011	25595 DUNDEE RD	20C	401	511,240	\$1,020,000	06/30/22	3,678	795	\$277.32	Colonial/2Sty	Brick	3	2 / 2	1939	2	795	.25	50 %
\$AMT PER PTA																		

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
200 - SEC 20 OTHER																		
72-25-21-253-002	611 HENDRIE BLVD	20O	401	250,940	\$532,500	12/08/23	1,499	1,096	\$355.24	Other	Brick	4	2 /	1955	1.5	495	.18	47 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
21B - SEC 21 BUNGALOW																		
72-25-21-212-013	523 S LAUREL ST	21B	401	221,640	\$465,000	05/02/22	1,286	1,005	\$361.59	BUNGALOW	Brick	3	2 /	1951	1.25	280	.14	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
21C - SEC 21 COLONIAL																		
72-25-21-201-011	316 OAKDALE ST	21C	401	437,460	\$950,000	07/26/23	3,139	1,493	\$302.64	Colonial/2Sty	Wood Siding	4	2 / 1	2016	2	505	.18	46 %
72-25-21-202-012	213 OAKDALE ST	21C	401	193,290	\$400,000	02/07/23	1,890	906	\$211.64	Colonial/2Sty	Alum., Vinyl	4	2 / 1	1917	2	00	.12	48 %
72-25-21-208-016	334 S LAUREL ST	21C	401	202,800	\$359,000	10/03/23	1,660	932	\$216.27	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1905	2	480	.23	56 %
72-25-21-211-004	607 W 4TH ST	21C	401	154,120	\$310,000	06/17/22	1,298	649	\$238.83	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1912	2	00	.10	50 %
72-25-21-211-019	502 S LAUREL ST	21C	401	258,980	\$530,000	07/07/22	2,014	858	\$263.16	Colonial/2Sty	Alum., Vinyl	4	1 / 1	1925	2	576	.15	49 %
72-25-21-255-007	608 S WEST ST	21C	401	251,080	\$600,000	06/26/23	2,504	650	\$239.62	Colonial/2Sty	Alum., Vinyl	3	3 / 1	1915	1.75	450	.14	42 %
72-25-21-407-019	417 W LINCOLN AVE	21C	401	224,370	\$530,000	03/22/24	2,156	1,012	\$245.83	Colonial/2Sty	Block	4	3 /	1904	2	00	.18	42 %
72-25-21-408-028	504 W HUDSON AVE	21C	401	202,260	\$407,000	07/13/23	1,519	668	\$267.94	Colonial/2Sty	Alum., Vinyl	3	1 /	1924	2	350	.13	50 %
72-25-21-409-014	502 W HARRISON AVE	21C	401	233,560	\$517,500	03/22/24	2,152	812	\$240.47	Colonial/2Sty	Stucco	4	2 /	1920	2	488	.14	45 %
72-25-21-410-013	1106 S LAFAYETTE AVE	21C	401	163,010	\$308,000	03/20/23	1,464	732	\$210.38	Colonial/2Sty	Alum., Vinyl	3	3 /	1924	2	273	.11	53 %
72-25-21-430-005	315 W HUDSON AVE	21C	401	221,720	\$445,000	06/29/22	1,405	711	\$316.73	Colonial/2Sty	Alum., Vinyl	3	2 /	1912	2	624	.16	50 %
72-25-21-431-015	126 W HARRISON AVE	21C	401	157,440	\$307,000	09/15/23	1,270	635	\$241.73	Colonial/2Sty	Vinyl	3	1 /	1922	2	216	.18	51 %
72-25-21-434-006	325 W PARENT AVE	21C	401	219,940	\$472,500	06/06/23	1,766	774	\$267.55	Colonial/2Sty	Block	3	2 / 1	1910	2	602	.17	47 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
21D - SEC 21 DUPLEX																		
72-25-21-204-007	205 S PLEASANT ST	21D	401	202,220	\$499,900	06/09/22	2,152	1,076	\$232.30	TwHse/Duplex	Brick	4	2 /	1951	2	400	.14	40 %
72-25-21-408-025	518 W HUDSON AVE	21D	401	163,630	\$300,000	08/19/22	1,800	900	\$166.67	TwHse/Duplex	Brick	4	2 /	1950	2	400	.13	55 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
21O - SEC 21 OTHER																		
72-25-21-207-008	308 S PLEASANT ST	21O	401	195,050	\$345,000	06/13/22	1,521	968	\$226.82	Other	Alum., Vinyl	4	2 / 1	1916	1.75	440	.11	57 %
72-25-21-207-009	312 S PLEASANT ST	21O	401	193,780	\$375,000	10/13/22	1,419	759	\$264.27	Other	Alum., Vinyl	2	2 /	1918	1.75	440	.11	52 %
72-25-21-208-009	310 S LAUREL ST	21O	401	147,760	\$350,000	03/22/24	981	654	\$356.78	Other	Alum., Vinyl	3	2 /	1924	1.5	216	.08	42 %
72-25-21-212-009	501 S LAUREL ST	21O	401	224,470	\$450,000	06/01/22	1,326	686	\$339.37	Other	Alum., Vinyl	3	2 / 1	1919	1.75	504	.13	50 %
72-25-21-253-025	738 S PLEASANT ST	21O	401	155,580	\$380,000	08/14/23	910	549	\$417.58	Other	Alum., Vinyl	2	1 / 1	1929	1.5	280	.13	41 %
72-25-21-256-003	713 S PLEASANT ST	21O	401	156,910	\$340,000	05/27/22	1,164	650	\$292.10	Other	Alum., Vinyl	3	1 / 1	1916	1.75	00	.14	46 %
72-25-21-256-018	606 W LINCOLN AVE	21O	401	222,600	\$495,000	07/21/22	2,163	843	\$228.85	Other	Brick/Siding	4	2 / 1	1916	1.75	636	.15	45 %
72-25-21-409-016	424 W HARRISON AVE	21O	401	225,120	\$448,000	10/17/22	1,477	910	\$303.32	Other	Brick/Siding	3	2 /	1921	1.75	594	.14	50 %
72-25-21-430-002	327 W HUDSON AVE	21O	401	220,380	\$415,000	05/16/22	1,544	729	\$268.78	Other	Alum., Vinyl	3	2 / 1	1915	1.75	340	.16	53 %
72-25-21-432-012	318 W PARENT AVE FRONT	21O	401	212,770	\$442,000	06/15/23	1,698	727	\$260.31	Other	Alum., Vinyl	5	3 /	1925	1.75	357	.17	48 %
72-25-21-434-003	339 W PARENT AVE	21O	401	130,790	\$275,000	05/03/22	992	498	\$277.22	Other	Alum., Vinyl	2	1 /	1908	1.5	527	.12	48 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
21R - SEC 21 RANCH																		
72-25-21-210-015	417 OAKDALE ST	21R	401	169,380	\$350,000	01/26/24	1,182	1,161	\$296.11	Ranch	Brick	3	2 /	1954	1	360	.16	48 %
72-25-21-407-009	613 W LINCOLN AVE	21R	401	169,490	\$360,000	07/15/22	1,248	1,462	\$288.46	Ranch	Aluminum	3	2 /	1902	1	420	.12	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>22B - SEC 22 BUNGALOW</u>																		
72-25-22-131-003	710 E 2ND ST	22B	401	184,140	\$425,000	03/20/24	1,095	878	\$388.13	BUNGALOW	Brick	3	2 /	1939	1.25	280	.17	43 %
72-25-22-176-029	619 E 6TH ST	22B	401	217,010	\$425,000	06/16/22	1,260	1,106	\$337.30	BUNGALOW	Brick	3	2 /	1950	1.25	450	.15	51 %
72-25-22-182-002	806 E 6TH ST	22B	401	173,440	\$420,000	10/20/23	1,227	818	\$342.30	BUNGALOW	Alum., Vinyl	4	3 /	1925	1.5	280	.10	41 %
72-25-22-182-010	631 IRVING AVE	22B	401	182,420	\$377,004	04/11/23	1,180	882	\$319.49	BUNGALOW	Vinyl	3	1 / 1	1924	1.25	400	.12	48 %
72-25-22-182-012	703 IRVING AVE	22B	401	139,210	\$252,000	10/24/23	1,080	864	\$233.33	BUNGALOW	Alum., Vinyl	3	1 /	1924	1.25	299	.12	55 %
72-25-22-182-024	634 S ALEXANDER AVE	22B	401	185,040	\$360,000	08/29/22	1,094	875	\$329.07	BUNGALOW	Brick	3	3 /	1929	1.25	280	.12	51 %
72-25-22-182-041	810 E 6TH ST	22B	401	184,990	\$402,000	06/23/23	1,049	839	\$383.22	BUNGALOW	Alum., Vinyl	3	3 /	1925	1.25	280	.10	46 %
72-25-22-201-021	937 E 2ND ST	22B	401	164,080	\$362,500	04/04/22	1,104	883	\$328.35	BUNGALOW	Alum., Vinyl	3	2 /	1926	1.25	576	.12	45 %
72-25-22-202-011	119 S GAINSBOROUGH AVE	22B	401	155,090	\$335,000	04/26/23	1,000	792	\$335.00	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	280	.11	46 %
72-25-22-202-016	1203 E 2ND ST	22B	401	134,880	\$250,000	12/16/22	1,003	799	\$249.25	BUNGALOW	Alum., Vinyl	3	1 / 1	1941	1.25	289	.12	54 %
72-25-22-203-008	934 E 2ND ST	22B	401	162,760	\$306,000	10/03/22	1,181	945	\$259.10	BUNGALOW	Alum., Vinyl	3	2 /	1925	1.25	280	.12	53 %
72-25-22-209-012	1222 E 4TH ST	22B	401	151,230	\$343,000	03/18/24	1,093	865	\$313.82	BUNGALOW	Brick	3	2 /	1951	1.25	00	.08	44 %
72-25-22-209-022	1205 E 5TH ST	22B	401	153,700	\$265,000	08/11/22	993	789	\$266.87	BUNGALOW	Alum., Vinyl	4	2 /	1942	1.25	290	.11	58 %
72-25-22-209-023	1209 E 5TH ST	22B	401	133,200	\$256,000	03/10/23	976	807	\$262.30	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	396	.11	52 %
72-25-22-226-007	119 S BLAIR AVE	22B	401	156,040	\$290,000	04/28/22	1,074	859	\$270.02	BUNGALOW	Brick	3	2 /	1946	1.25	320	.14	54 %
72-25-22-230-007	123 S CONNECTICUT AVE	22B	401	176,990	\$370,000	04/12/23	1,011	803	\$365.97	BUNGALOW	Alum., Vinyl	3	3 /	1941	1.25	468	.16	48 %
72-25-22-230-014	128 S WILSON AVE	22B	401	161,690	\$335,000	04/08/22	1,179	771	\$284.14	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	400	.13	48 %
72-25-22-232-001	203 S VERMONT AVE	22B	401	166,650	\$350,000	04/28/23	1,011	801	\$346.19	BUNGALOW	Aluminum	3	2 /	1941	1.25	660	.13	48 %
72-25-22-232-003	211 S VERMONT AVE	22B	401	162,330	\$312,000	09/15/22	1,172	790	\$266.21	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	308	.13	52 %
72-25-22-232-010	202 S CONNECTICUT AVE	22B	401	170,610	\$375,000	06/23/23	989	791	\$379.17	BUNGALOW	Alum., Vinyl	3	1 /	1928	1.25	440	.13	45 %
72-25-22-233-013	210 S WILSON AVE	22B	401	127,710	\$267,500	02/02/24	904	723	\$295.91	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	440	.13	48 %
72-25-22-238-010	1611 E 5TH ST	22B	401	161,740	\$285,000	08/19/22	1,128	918	\$252.66	BUNGALOW	Alum., Vinyl	3	2 / 1	1951	1.25	352	.11	57 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-251-003	912 E 5TH ST	22B	401	249,660	\$578,500	06/05/23	1,455	908	\$397.59	BUNGALOW	Brick	4	2 /	1940	1.25	768	.20	43 %
72-25-22-252-009	1015 E 6TH ST	22B	401	178,980	\$389,250	04/19/23	1,138	918	\$342.05	BUNGALOW	Brick	3	2 /	1940	1.25	440	.13	46 %
72-25-22-254-001	1200 E 5TH ST	22B	401	163,680	\$327,000	04/18/22	938	750	\$348.61	BUNGALOW	Brick	4	1 / 1	1939	1.25	610	.16	50 %
72-25-22-255-010	629 S ALEXANDER AVE	22B	401	143,350	\$299,000	02/20/24	874	694	\$342.11	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	493	.15	48 %
72-25-22-255-019	727 S ALEXANDER AVE	22B	401	165,790	\$375,000	08/09/22	885	711	\$423.73	BUNGALOW	Alum., Vinyl	3	2 / 1	1942	1.25	640	.13	44 %
72-25-22-256-028	710 S GAINSBOROUGH AVE	22B	401	152,430	\$307,000	08/23/22	922	737	\$332.97	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	576	.15	50 %
72-25-22-257-025	630 S REMBRANDT AVE	22B	401	140,080	\$285,000	10/03/23	875	703	\$325.71	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	450	.13	49 %
72-25-22-257-029	700 S REMBRANDT AVE	22B	401	203,430	\$495,000	06/20/23	1,442	864	\$343.27	BUNGALOW	Aluminum	3	2 /	1926	1.5	440	.13	41 %
72-25-22-258-021	723 S REMBRANDT AVE	22B	401	172,190	\$425,000	10/04/23	1,244	896	\$341.64	BUNGALOW	Alum., Vinyl	3	2 /	1926	1.25	672	.13	41 %
72-25-22-258-024	624 S BLAIR AVE	22B	401	138,690	\$264,355	10/28/22	1,048	826	\$252.25	BUNGALOW	Wood Siding	2	1 /	1924	1.25	480	.11	52 %
72-25-22-258-026	632 S BLAIR AVE	22B	401	123,540	\$230,000	08/30/22	877	691	\$262.26	BUNGALOW	Vinyl	3	1 /	1942	1.25	286	.11	54 %
72-25-22-258-030	700 S BLAIR AVE	22B	401	175,940	\$400,000	04/05/22	1,098	894	\$364.30	BUNGALOW	Alum., Vinyl	3	3 /	1952	1.25	280	.11	44 %
72-25-22-276-014	526 S VERMONT AVE	22B	401	205,870	\$462,000	05/02/22	1,270	864	\$363.78	BUNGALOW	Alum., Vinyl	3	3 /	1941	1.25	360	.14	45 %
72-25-22-276-016	514 S VERMONT AVE	22B	401	139,340	\$310,000	03/17/23	1,005	810	\$308.46	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	00	.13	45 %
72-25-22-277-002	507 S VERMONT AVE	22B	401	161,380	\$374,000	02/12/24	1,014	818	\$368.84	BUNGALOW	Vinyl	3	2 /	1941	1.25	360	.12	43 %
72-25-22-282-022	606 S CONNECTICUT AVE	22B	401	158,910	\$310,000	08/16/22	1,100	851	\$281.82	BUNGALOW	Brick	3	1 /	1941	1.25	280	.15	51 %
72-25-22-282-026	626 S CONNECTICUT AVE	22B	401	179,560	\$380,000	08/21/23	1,113	902	\$341.42	BUNGALOW	Brick	3	2 /	1942	1.25	240	.15	47 %
72-25-22-282-037	732 S CONNECTICUT AVE	22B	401	171,560	\$330,000	08/15/23	1,072	846	\$307.84	BUNGALOW	Brick	3	1 / 1	1942	1.25	400	.15	52 %
72-25-22-283-010	647 S CONNECTICUT AVE	22B	401	174,750	\$367,300	07/10/23	1,221	819	\$300.82	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	440	.15	48 %
72-25-22-330-008	526 E HUDSON AVE	22B	401	156,570	\$346,700	04/22/22	1,034	827	\$335.30	BUNGALOW	Wood Siding	2	1 /	1921	1.25	278	.17	45 %
72-25-22-357-012	226 RHODE ISLAND AVE	22B	401	135,650	\$263,000	05/31/22	1,124	899	\$233.99	BUNGALOW	Alum., Vinyl	3	2 /	1925	1.25	280	.15	52 %
72-25-22-379-006	1323 LONGFELLOW AVE	22B	401	135,960	\$280,000	02/08/24	808	640	\$346.53	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	440	.12	49 %
72-25-22-379-010	1415 LONGFELLOW AVE	22B	401	140,860	\$280,000	10/27/23	1,040	825	\$269.23	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	280	.12	50 %

\$AMT PER PTA

ALSO RECORDED UNDER 57732:245

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-380-001	1503 IRVING AVE	22B	401	123,630	\$255,000	06/13/23	942	742	\$270.70	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	484	.12	48 %
72-25-22-380-004	1515 IRVING AVE	22B	401	139,990	\$268,000	06/27/23	1,090	742	\$245.87	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	00	.12	52 %
72-25-22-380-006	1523 IRVING AVE	22B	401	122,690	\$240,000	02/15/23	938	739	\$255.86	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	00	.12	51 %
72-25-22-380-019	1518 LONGFELLOW AVE	22B	401	125,740	\$265,000	11/28/22	800	634	\$331.25	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	00	.12	47 %
72-25-22-403-011	921 MOHAWK AVE	22B	401	125,300	\$278,000	04/22/22	981	684	\$283.38	BUNGALOW	Alum., Vinyl	3	2 /	1926	1.25	216	.13	45 %
72-25-22-405-010	907 CHEROKEE AVE	22B	401	141,780	\$285,000	05/10/22	1,114	784	\$255.83	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	290	.17	50 %
72-25-22-406-019	902 OWANA AVE	22B	401	152,950	\$280,000	09/20/22	1,003	792	\$279.16	BUNGALOW	Alum., Vinyl	3	1 /	1947	1.25	624	.17	55 %
72-25-22-426-009	907 OWANA AVE	22B	401	166,000	\$370,000	09/08/23	944	768	\$391.95	BUNGALOW	Alum., Vinyl	3	2 /	1941	1.25	308	.17	45 %
72-25-22-426-023	910 HOFFMAN AVE	22B	401	168,470	\$350,000	09/05/23	1,066	857	\$328.33	BUNGALOW	Alum., Vinyl	3	2 /	1939	1.25	670	.12	48 %
72-25-22-426-024	914 HOFFMAN AVE	22B	401	178,320	\$370,000	05/10/22	1,183	703	\$312.76	BUNGALOW	Brick	3	2 /	1945	1.25	324	.12	48 %
72-25-22-426-027	1006 HOFFMAN AVE	22B	401	157,980	\$319,000	10/14/22	943	933	\$338.28	BUNGALOW	Alum., Vinyl	3	1 /	1946	1	400	.12	50 %
72-25-22-426-032	1028 HOFFMAN AVE	22B	401	147,170	\$326,000	05/13/22	1,011	800	\$322.45	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	440	.11	45 %
72-25-22-427-015	1011 HOFFMAN AVE	22B	401	157,740	\$325,000	09/20/23	1,013	812	\$320.83	BUNGALOW	Alum., Vinyl	2	2 /	1946	1.25	318	.11	49 %
72-25-22-428-005	1606 E LINCOLN AVE	22B	401	148,250	\$294,900	09/14/22	1,058	852	\$278.73	BUNGALOW	Alum., Vinyl	3	2 /	1942	1.25	360	.10	50 %
72-25-22-429-003	1626 E LINCOLN AVE	22B	401	110,580	\$271,500	06/07/22	945	756	\$287.30	BUNGALOW	Vinyl	3	1 / 1	1951	1.25	462	.09	41 %
72-25-22-429-006	813 S WILSON AVE	22B	401	152,730	\$320,000	07/01/22	940	940	\$340.43	BUNGALOW	Alum., Vinyl	2	2 /	1946	1	308	.16	48 %
72-25-22-453-004	1115 WYANDOTTE AVE	22B	401	125,620	\$242,900	11/22/22	1,080	851	\$224.91	BUNGALOW	Alum., Vinyl	3	1 /	1925	1.25	00	.16	52 %
72-25-22-453-008	1209 WYANDOTTE AVE	22B	401	167,020	\$352,000	04/14/22	1,076	850	\$327.14	BUNGALOW	Alum., Vinyl	3	3 /	1952	1.25	412	.16	47 %
72-25-22-453-045	1322 CHEROKEE AVE	22B	401	138,910	\$285,000	05/17/22	942	742	\$302.55	BUNGALOW	Asbestos	3	1 /	1951	1.25	280	.12	49 %
72-25-22-453-049	1410 CHEROKEE AVE	22B	401	152,610	\$285,000	07/21/22	1,185	803	\$240.51	BUNGALOW	Alum., Vinyl	3	1 / 1	1942	1.25	412	.12	54 %
72-25-22-454-045	1412 ETOWAH AVE	22B	401	132,480	\$250,000	08/19/22	944	650	\$264.83	BUNGALOW	Vinyl	3	1 /	1941	1.25	576	.15	53 %
72-25-22-456-002	1506 MOHAWK AVE	22B	401	137,180	\$248,000	03/29/24	1,018	806	\$243.61	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	288	.15	55 %
72-25-22-459-016	1502 ETOWAH AVE	22B	401	159,220	\$285,000	12/21/23	1,213	878	\$234.95	BUNGALOW	Brick	3	1 /	1945	1.25	280	.14	56 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-460-020	1512 OWANA AVE	22B	401	116,250	\$260,000	11/07/23	871	687	\$298.51	BUNGALOW	Alum., Vinyl	3	1 /	1941	1.25	00	.11	45 %
72-25-22-477-020	1520 HOFFMAN AVE	22B	401	137,550	\$305,000	05/09/23	988	790	\$308.70	BUNGALOW	Vinyl	3	2 /	1941	1.25	00	.12	45 %
72-25-22-477-038	1505 OWANA AVE	22B	401	138,530	\$301,100	09/25/23	870	680	\$346.09	BUNGALOW	Alum., Vinyl	3	1 /	1942	1.25	308	.12	46 %
72-25-22-478-049	1206 MCLEAN AVE	22B	401	171,600	\$385,000	09/28/22	1,130	904	\$340.71	BUNGALOW	Vinyl	3	3 /	1927	1.25	360	.10	45 %
72-25-22-479-007	1127 MCLEAN AVE	22B	401	158,830	\$345,000	06/15/22	994	788	\$347.08	BUNGALOW	Alum., Vinyl	3	3 /	1947	1.25	280	.11	46 %
72-25-22-479-008	1203 MCLEAN AVE	22B	401	109,350	\$210,000	05/19/23	703	703	\$298.72	BUNGALOW	Alum., Vinyl	2	1 /	1948	1	00	.13	52 %
72-25-22-479-031	1527 MCLEAN AVE	22B	401	121,460	\$220,000	10/04/23	1,001	801	\$219.78	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.14	55 %

\$ AMT PER PTA

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
22C - SEC 22 COLONIAL																		
72-25-22-153-023	520 KNOWLES ST	22C	401	336,760	\$682,400	08/18/23	2,526	1,256	\$270.15	Colonial/2Sty	Vinyl	3	3 / 1	2007	2	534	.12	49 %
72-25-22-156-017	403 E 7TH ST	22C	401	475,230	\$1,120,000	06/16/23	3,044	1,367	\$367.94	Colonial/2Sty	Wood Siding	4	3 / 1	2022	2	447	.16	42 %
72-25-22-176-005	519 KNOWLES ST	22C	401	209,950	\$430,000	06/16/23	1,744	750	\$246.56	Colonial/2Sty	Vinyl	4	2 /	1928	2	492	.14	49 %
72-25-22-176-017	620 E 5TH ST	22C	401	260,790	\$585,000	12/22/23	2,064	1,032	\$283.43	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1950	2	440	.15	45 %
72-25-22-178-004	814 E 5TH ST	22C	401	364,050	\$721,000	09/23/22	2,538	1,283	\$284.08	Colonial/2Sty	Wood Siding	0	3 / 1	2014	2	440	.13	50 %
72-25-22-203-007	930 E 2ND ST	22C	401	304,590	\$590,000	10/30/23	2,281	835	\$258.66	Colonial/2Sty	Wood Siding	4	4 /	1924	2	400	.12	52 %
72-25-22-203-020	929 E 3RD ST	22C	401	347,900	\$700,000	08/10/22	2,520	1,260	\$277.78	Colonial/2Sty	Wood Siding	3	2 / 1	2018	2	400	.13	50 %
72-25-22-206-011	302 S BLAIR AVE	22C	401	347,370	\$803,000	08/31/23	2,416	1,201	\$332.37	Colonial/2Sty	Wood Siding	3	2 / 1	2016	2	440	.13	43 %
72-25-22-208-029	906 E 4TH ST	22C	401	360,490	\$730,000	11/04/22	2,707	947	\$269.67	Colonial/2Sty	Wood Siding	4	1 /	2022	2	399	.11	49 %
72-25-22-226-008	123 S BLAIR AVE	22C	401	457,330	\$925,000	01/19/24	3,075	1,243	\$300.81	Colonial/2Sty	Wood Siding	3	4 / 1	2023	2	513	.15	49 %
72-25-22-228-016	316 S VERMONT AVE	22C	401	359,730	\$725,000	03/01/24	2,500	1,157	\$290.00	Colonial/2Sty	Wood Siding	4	2 / 2	2013	2	492	.15	50 %
72-25-22-232-002	207 S VERMONT AVE	22C	401	313,740	\$665,000	08/05/22	2,362	1,161	\$281.54	Colonial/2Sty	Wood Siding	3	2 / 1	2012	2	400	.13	47 %
72-25-22-232-020	1401 E 4TH ST	22C	401	160,440	\$320,000	11/01/23	1,174	583	\$272.57	Colonial/2Sty	Brick	3	1 / 1	1920	2	315	.08	50 %
72-25-22-234-033	222 S CAMPBELL RD	22C	401	269,460	\$582,500	05/22/23	2,275	1,072	\$256.04	Colonial/2Sty	Wood Siding	3	2 / 1	2018	2	528	.14	46 %
72-25-22-235-007	1303 E 5TH ST	22C	401	263,240	\$565,000	04/28/22	2,139	876	\$264.14	Colonial/2Sty	Wood Siding	4	3 /	1929	2	451	.10	47 %
72-25-22-238-015	1600 E 4TH ST	22C	401	173,010	\$335,000	06/06/23	1,166	583	\$287.31	Colonial/2Sty	Brick	3	1 /	1947	2	440	.12	52 %
72-25-22-252-002	1008 E 5TH ST	22C	401	202,620	\$410,000	05/27/22	1,358	679	\$301.91	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1937	2	400	.20	49 %
72-25-22-255-009	623 S ALEXANDER AVE	22C	401	158,660	\$350,000	03/15/24	1,392	504	\$251.44	Colonial/2Sty	Alum., Vinyl	2	2 /	1942	2	280	.15	45 %
72-25-22-255-037	919 E LINCOLN AVE	22C	401	210,320	\$460,000	06/29/23	1,699	868	\$270.75	Colonial/2Sty	Brick/Siding	3	1 / 1	1936	2	262	.19	46 %
72-25-22-255-038	925 E LINCOLN AVE	22C	401	230,320	\$459,000	10/25/22	1,760	1,024	\$260.80	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1995	2	440	.16	50 %
72-25-22-256-014	707 S ALTADENA AVE	22C	401	420,100	\$750,000	08/03/22	2,539	1,235	\$295.39	Colonial/2Sty	Wood Siding	3	2 / 2	2014	2	400	.15	56 %
72-25-22-257-007	1126 E 6TH ST	22C	401	342,110	\$715,000	04/27/22	2,383	1,050	\$300.04	Colonial/2Sty	Wood Siding	3	4 /	2012	2	420	.12	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-257-021	614 S REMBRANDT AVE	22C	401	297,600	\$576,000	09/23/22	2,077	506	\$277.32	Colonial/2Sty	Vinyl	3	2 / 1	1942	2	572	.13	52 %
72-25-22-258-012	631 S REMBRANDT AVE	22C	401	150,200	\$289,000	03/29/23	1,054	644	\$274.19	Colonial/2Sty	Alum., Vinyl	4	2 /	1940	2	546	.13	52 %
72-25-22-280-012	705 S BLAIR AVE	22C	401	343,280	\$650,000	01/13/23	2,531	1,208	\$256.82	Colonial/2Sty	Vinyl	4	2 / 1	2017	2	400	.12	53 %
72-25-22-280-013	709 S BLAIR AVE	22C	401	513,350	\$1,050,000	05/09/23	2,918	1,418	\$359.84	Colonial/2Sty	Wood Siding	5	3 / 1	2017	2	499	.15	49 %
72-25-22-280-014	602 S VERMONT AVE	22C	401	278,640	\$540,000	04/12/22	1,928	538	\$280.08	Colonial/2Sty	Wood Siding	3	2 / 1	2012	1.75	484	.20	52 %
72-25-22-282-009	639 S VERMONT AVE	22C	401	140,190	\$265,000	05/16/22	1,060	530	\$250.00	Colonial/2Sty	Alum., Vinyl	3	1 /	1927	2	484	.13	53 %
72-25-22-283-021	642 S WILSON AVE	22C	401	388,560	\$758,000	02/09/23	3,012	1,367	\$251.66	Colonial/2Sty	Wood Siding	3	2 / 1	2015	2	452	.15	51 %
72-25-22-328-005	820 E LINCOLN AVE	22C	401	158,900	\$310,000	11/21/22	1,167	572	\$265.64	Colonial/2Sty	Vinyl	3	1 /	1915	2	400	.15	51 %
72-25-22-330-029	1008 BATAVIA AVE	22C	401	146,680	\$307,500	06/22/22	1,544	772	\$199.16	Colonial/2Sty	Brick	3	1 / 1	1922	2	00	.09	48 %
72-25-22-336-007	1207 IRVING AVE	22C	401	176,350	\$358,000	11/28/22	1,350	689	\$265.19	Colonial/2Sty	Vinyl	3	1 / 1	1927	2	400	.12	49 %
72-25-22-336-016	1118 LONGFELLOW AVE	22C	401	159,890	\$245,000	12/15/22	1,231	608	\$199.03	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1924	2	342	.12	65 %
72-25-22-352-021	319 E KENILWORTH AVE	22C	401	180,500	\$395,000	07/08/22	1,502	584	\$262.98	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1921	2	484	.12	46 %
72-25-22-354-005	322 E KENILWORTH AVE	22C	401	185,500	\$355,000	05/08/23	1,738	702	\$204.26	Colonial/2Sty	Alum., Vinyl	3	2 /	1937	2	333	.20	52 %
72-25-22-354-010	408 E KENILWORTH AVE	22C	401	227,070	\$440,000	09/08/22	1,691	626	\$260.20	Colonial/2Sty	Stucco	3	3 /	1922	2	432	.22	52 %
72-25-22-358-008	406 RHODE ISLAND AVE	22C	401	255,950	\$500,000	05/09/23	2,096	675	\$238.55	Colonial/2Sty	Wood Siding	3	2 / 1	1917	2	400	.15	51 %
72-25-22-404-018	1015 WYANDOTTE AVE	22C	401	173,720	\$366,500	10/30/23	1,634	1,004	\$224.30	Colonial/2Sty	Alum., Vinyl	3	1 /	1907	2	00	.16	47 %
72-25-22-426-014	1013 OWANA AVE	22C	401	353,230	\$725,000	08/05/22	2,675	1,320	\$271.03	Colonial/2Sty	Wood Siding	3	2 / 1	2016	2	440	.17	49 %
72-25-22-426-016	1023 OWANA AVE	22C	401	308,900	\$655,000	06/16/23	2,064	1,032	\$317.34	Colonial/2Sty	Vinyl	3	2 / 1	2018	2	400	.17	47 %
72-25-22-427-017	1019 HOFFMAN AVE	22C	401	145,190	\$289,900	10/05/22	1,116	714	\$259.77	Colonial/2Sty	Alum., Vinyl	3	2 /	1949	2	440	.10	50 %
72-25-22-427-028	1020 MCLEAN AVE	22C	401	130,840	\$248,000	03/17/23	1,027	502	\$241.48	Colonial/2Sty	Aluminum	4	2 / 1	1927	2	280	.10	53 %
72-25-22-427-047	914 MCLEAN AVE	22C	401	307,850	\$590,000	08/25/22	2,169	1,122	\$272.01	Colonial/2Sty	Vinyl	4	2 / 1	2017	2	400	.11	52 %
72-25-22-451-010	1314 MOHAWK AVE	22C	401	211,450	\$412,000	04/27/23	1,786	893	\$230.68	Colonial/2Sty	Alum., Vinyl	5	3 /	1993	2	400	.12	51 %
72-25-22-453-015	1305 WYANDOTTE AVE	22C	401	242,620	\$505,000	07/15/22	1,736	791	\$290.90	Colonial/2Sty	Vinyl	3	2 / 1	1947	2	540	.12	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-454-029	1122 ETOWAH AVE	22C	401	381,050	\$780,000	08/22/23	2,906	1,243	\$268.41	Colonial/2Sty	Wood Siding	4	3 / 1	2019	2	414	.16	49 %
72-25-22-455-047	1418 OWANA AVE	22C	401	273,590	\$529,900	11/30/22	2,043	714	\$259.37	Colonial/2Sty	Wood Siding	3	2 / 1	1942	2	440	.11	52 %
72-25-22-456-019	1512 MOHAWK AVE	22C	401	367,650	\$649,900	08/14/23	2,866	1,274	\$226.76	Colonial/2Sty	Wood Siding	4	3 / 1	2014	2	418	.12	57 %
72-25-22-457-015	1502 WYANDOTTE AVE	22C	401	171,400	\$350,000	03/08/23	1,322	627	\$264.75	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1989	2	400	.15	49 %
72-25-22-477-039	1509 OWANA AVE	22C	401	206,570	\$435,000	02/14/24	1,558	739	\$279.20	Colonial/2Sty	Alum., Vinyl	3	3 / 1	1999	2	400	.12	47 %
72-25-22-478-065	1420 MCLEAN AVE	22C	401	176,920	\$380,000	11/16/23	1,214	713	\$313.01	Colonial/2Sty	Vinyl	4	2 / 1	1949	2	400	.12	47 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>22D - SEC 22 DUPLEX</u>																		
72-25-22-205-019	905 E 4TH ST	22D	401	94,640	\$156,000	01/20/23	944	459	\$165.25	Other	Brick	2	1 /	1944	2	00	.06	61 %
72-25-22-205-029	1009 E 4TH ST	22D	401	97,910	\$200,000	12/02/22	918	459	\$217.86	Other	Brick	2	1 /	1944	2	00	.07	49 %
72-25-22-238-005	1616 E 4TH ST	22D	401	111,630	\$200,000	06/02/22	917	446	\$218.10	Other	Brick	2	1 /	1943	2	280	.08	56 %
72-25-22-258-007	1226 E 6TH ST	22D	401	181,120	\$397,000	03/28/24	1,742	1,030	\$227.90	TwHse/Duplex	Alum., Vinyl	3	2 /	1924	1.75	437	.11	46 %
72-25-22-330-034	1026 BATAVIA AVE	22D	401	139,490	\$315,000	01/12/24	1,336	753	\$235.78	TwHse/Duplex	Brick/Siding	2	2 /	1927	2	00	.11	44 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
22O - SEC 22 OTHER																		
72-25-22-110-014	403 E 5TH ST	22O	401	195,660	\$435,000	07/15/22	1,650	878	\$263.64	Other	Alum., Vinyl	4	2 / 1	1924	2	280	.09	45 %
72-25-22-132-007	720 E 3RD ST	22O	401	264,590	\$520,000	04/12/22	1,544	831	\$336.79	Other	Stucco	4	3 / 1	1924	1.5	539	.14	51 %
72-25-22-133-025	615 E 5TH ST	22O	401	202,680	\$385,000	08/29/23	1,329	886	\$289.69	Other	Vinyl	4	2 / 1	1925	1.5	480	.11	53 %
72-25-22-153-005	523 S TROY ST	22O	401	186,790	\$391,550	09/01/23	1,630	939	\$240.21	Other	Pine/Cedar	4	2 /	1920	1.75	00	.14	48 %
72-25-22-153-006	529 S TROY ST	22O	401	150,410	\$320,000	07/24/23	1,253	636	\$255.39	Other	Alum., Vinyl	4	1 / 1	1912	1.75	00	.12	47 %
72-25-22-159-009	413 E LINCOLN AVE	22O	401	196,680	\$385,000	09/05/23	1,626	770	\$236.78	Other	Alum., Vinyl	4	2 / 1	1921	1	408	.25	51 %
72-25-22-176-016	614 E 5TH ST	22O	401	172,000	\$367,500	08/10/22	1,024	683	\$358.89	Other	Alum., Vinyl	3	2 /	1937	1.5	648	.15	47 %
72-25-22-180-010	713 LAWSON ST	22O	401	227,790	\$400,000	08/05/22	2,006	1,145	\$199.40	Other	Alum., Vinyl	4	2 /	1948	1.5	456	.18	57 %
72-25-22-181-001	702 E 6TH ST	22O	401	184,940	\$385,000	07/28/23	1,344	870	\$286.46	Other	Brick	3	2 /	1930	1.5	400	.13	48 %
72-25-22-181-033	707 E LINCOLN AVE	22O	401	172,820	\$360,000	02/22/23	1,204	745	\$299.00	Other	Alum., Vinyl	3	2 /	1916	1.5	400	.14	48 %
72-25-22-201-024	1007 E 2ND ST	22O	401	171,810	\$365,000	06/03/22	1,243	845	\$293.64	Other	Alum., Vinyl	3	1 / 1	1929	1.5	400	.15	47 %
72-25-22-203-003	910 E 2ND ST	22O	401	208,980	\$450,000	06/27/23	1,382	921	\$325.62	Other	Brick	4	2 /	1927	1.5	440	.11	46 %
72-25-22-205-007	920 E 3RD ST	22O	401	186,230	\$359,900	12/20/22	1,106	729	\$325.41	Other	Alum., Vinyl	2	2 /	1925	1.5	342	.18	52 %
72-25-22-208-019	927 E 5TH ST	22O	401	203,490	\$435,000	01/12/23	1,256	680	\$346.34	Other	Alum., Vinyl	2	1 / 1	1925	1.75	584	.14	47 %
72-25-22-232-019	318 S CONNECTICUT AVE	22O	401	262,950	\$515,000	08/18/22	2,052	604	\$250.97	Other	Vinyl	3	2 / 1	1929	1.75	484	.16	51 %
72-25-22-236-011	1423 E 5TH ST	22O	401	175,350	\$380,000	07/08/22	1,184	790	\$320.95	Other	Alum., Vinyl	3	2 /	1941	1.5	280	.11	46 %
72-25-22-253-011	1125 E 6TH ST	22O	401	178,780	\$425,000	04/22/22	1,438	938	\$295.55	Other	Brick	2	1 / 1	1939	1.75	400	.13	42 %
72-25-22-254-014	1227 E 6TH ST	22O	401	191,060	\$380,000	10/17/22	1,214	697	\$313.01	Other	Alum., Vinyl	3	2 / 1	1941	1.5	576	.13	50 %
72-25-22-257-011	629 S GAINSBOROUGH AVE	22O	401	216,040	\$475,000	11/15/23	1,525	936	\$311.48	Other	Alum., Vinyl	3	2 / 1	1940	1.5	480	.15	45 %
72-25-22-258-018	711 S REMBRANDT AVE	22O	401	185,360	\$391,000	08/03/23	1,200	800	\$325.83	Other	Alum., Vinyl	3	2 /	1926	1.5	280	.13	47 %
72-25-22-278-010	518 S WILSON AVE	22O	401	159,410	\$330,000	09/21/22	1,334	819	\$247.38	Other	Brick	3	2 /	1942	1.5	290	.12	48 %
72-25-22-282-012	707 S VERMONT AVE	22O	401	140,370	\$267,000	11/22/22	974	699	\$274.13	Other	Alum., Vinyl	2	1 / 1	1921	1.5	280	.13	53 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-326-012	903 KNOWLES ST	22O	401	168,530	\$360,000	06/03/22	1,386	624	\$259.74	Other	Alum., Vinyl	3	2 /	1916	1.75	360	.11	47 %
72-25-22-328-004	814 E LINCOLN AVE	22O	401	184,820	\$440,000	12/13/23	1,428	816	\$308.12	Other	Alum., Vinyl	4	2 / 1	1919	1.75	440	.16	42 %
72-25-22-328-011	909 IRVING AVE	22O	401	201,490	\$510,000	04/03/23	1,529	693	\$333.55	Other	Aluminum	4	3 /	1924	1.75	368	.12	40 %
72-25-22-332-012	1006 LONGFELLOW AVE	22O	401	174,430	\$350,000	01/06/23	1,553	693	\$225.37	Other	Alum., Vinyl	4	2 / 1	1939	1.75	240	.13	50 %
72-25-22-335-015	1206 IRVING AVE	22O	401	158,880	\$375,000	08/18/23	1,139	621	\$329.24	Other	Vinyl	3	1 / 1	1927	1.75	360	.12	42 %
72-25-22-352-035	437 E KENILWORTH AVE	22O	401	112,640	\$240,000	06/09/23	810	540	\$296.30	Other	Alum., Vinyl	2	1 /	1922	1.5	00	.13	47 %
72-25-22-357-021	217 E MARYLAND AVE	22O	401	152,320	\$315,000	08/31/22	1,396	770	\$225.64	Other	Asbestos	3	1 / 1	1926	1.75	436	.15	48 %
72-25-22-403-008	903 MOHAWK AVE	22O	401	353,320	\$690,000	09/30/22	2,692	1,102	\$256.32	Other	Vinyl	3	2 / 2	2012	1.75	495	.20	51 %
72-25-22-406-009	917 ETOWAH AVE	22O	401	202,970	\$405,200	05/24/23	1,660	931	\$244.10	Other	Alum., Vinyl	3	2 /	1927	1.5	360	.17	50 %
72-25-22-428-002	1534 E LINCOLN AVE	22O	401	186,840	\$380,000	09/28/22	1,698	950	\$223.79	Other	Vinyl	4	2 /	1942	1.5	320	.10	49 %
72-25-22-451-016	1408 MOHAWK AVE	22O	401	175,410	\$330,000	08/16/22	1,659	1,106	\$198.92	Other	Alum., Vinyl	3	3 /	1942	1.5	420	.12	53 %
72-25-22-454-038	1308 ETOWAH AVE	22O	401	188,730	\$420,000	05/31/22	1,318	665	\$318.66	Other	Alum., Vinyl	3	2 /	1941	1.5	461	.25	45 %
72-25-22-476-020	1210 HOFFMAN AVE	22O	401	164,060	\$350,000	02/20/24	1,190	793	\$294.12	Other	Alum., Vinyl	3	2 /	1926	1.5	360	.11	47 %
72-25-22-476-022	1218 HOFFMAN AVE	22O	401	191,250	\$405,000	04/02/22	1,292	890	\$313.47	Other	Alum., Vinyl	4	2 /	1952	1.5	440	.15	47 %
72-25-22-478-009	1207 HOFFMAN AVE	22O	401	159,840	\$365,800	04/19/22	1,208	787	\$302.81	Other	Alum., Vinyl	3	2 /	1927	1.5	400	.10	44 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
22R - SEC 22 RANCH																		
72-25-22-126-015	206 PHILLIPS PL	22R	401	170,960	\$335,000	05/24/22	1,099	986	\$304.82	Ranch	Alum., Vinyl	2	2 /	1921	1	400	.18	51 %
72-25-22-127-018	212 KAYSER AVE	22R	401	141,990	\$274,000	11/21/22	942	922	\$290.87	Ranch	Alum., Vinyl	3	1 / 1	1950	1	510	.18	52 %
72-25-22-127-025	625 E 3RD ST	22R	401	132,700	\$300,000	04/14/22	767	767	\$391.13	Ranch	Vinyl	2	1 /	1925	1	280	.13	44 %
72-25-22-156-013	422 E 6TH ST	22R	401	117,670	\$265,000	09/01/23	967	936	\$274.04	Ranch	Composition	2	1 /	1924	1	00	.16	44 %
72-25-22-234-008	311 S WILSON AVE	22R	401	113,080	\$235,000	06/23/23	897	710	\$261.98	Ranch	Alum., Vinyl	2	1 /	1941	1	00	.12	48 %
72-25-22-234-032	218 S CAMPBELL RD	22R	401	137,090	\$242,000	09/02/22	1,118	906	\$216.46	Ranch	Alum., Vinyl	3	2 /	1922	1	00	.14	57 %
72-25-22-258-017	707 S REMBRANDT AVE	22R	401	129,130	\$260,000	08/12/22	961	961	\$270.55	Ranch	Alum., Vinyl	2	1 /	1927	1	390	.13	50 %
72-25-22-352-012	412 E PARENT AVE	22R	401	102,820	\$225,000	07/07/22	769	769	\$292.59	Ranch	Asbestos	2	1 /	1917	1	280	.12	46 %
72-25-22-380-007	1527 IRVING AVE	22R	401	126,350	\$276,000	05/15/23	855	755	\$322.81	Ranch	Alum., Vinyl	2	2 /	1950	1	412	.12	46 %
72-25-22-381-003	1511 LONGFELLOW AVE	22R	401	102,980	\$220,000	07/12/23	691	691	\$318.38	Ranch	Alum., Vinyl	2	1 / 1	1941	1	240	.11	47 %
72-25-22-404-008	823 WYANDOTTE AVE	22R	401	110,360	\$195,000	02/01/23	766	766	\$254.57	Ranch	Alum., Vinyl	2	1 /	1938	1	300	.16	57 %
72-25-22-404-010	831 WYANDOTTE AVE	22R	401	121,220	\$255,000	07/06/23	945	771	\$269.84	Ranch	Alum., Vinyl	2	1 /	1920	1	00	.16	48 %
72-25-22-404-028	916 CHEROKEE AVE	22R	401	135,130	\$295,000	07/06/23	944	843	\$312.50	Ranch	Alum., Vinyl	2	1 / 1	1912	1	360	.17	46 %
72-25-22-426-001	1402 E LINCOLN AVE	22R	401	121,460	\$220,000	06/01/22	949	776	\$231.82	Ranch	Vinyl	2	1 /	1941	1	280	.17	55 %
72-25-22-426-018	814 HOFFMAN AVE	22R	401	128,690	\$240,000	09/19/22	713	713	\$336.61	Ranch	Alum., Vinyl	2	2 /	1950	1	360	.17	54 %
72-25-22-428-033	1018 S WILSON AVE	22R	401	127,530	\$280,000	08/15/23	782	782	\$358.06	Ranch	Alum., Vinyl	2	1 /	1926	1	352	.11	46 %
72-25-22-429-030	1012 S CAMPBELL RD	22R	401	122,870	\$259,000	11/27/23	971	971	\$266.74	Ranch	Alum., Vinyl	3	2 /	1958	1	484	.12	47 %
72-25-22-451-011	1320 MOHAWK AVE	22R	401	84,500	\$165,000	09/23/22	703	00	\$234.71	Ranch	Vinyl	2	1 /	1925	1	00	.12	51 %
72-25-22-454-039	1318 ETOWAH AVE	22R	401	117,460	\$270,000	10/10/23	837	837	\$322.58	Ranch	Alum., Vinyl	2	2 /	1922	1	00	.12	44 %
72-25-22-455-003	1310 E HUDSON AVE	22R	401	95,370	\$195,000	07/22/22	705	636	\$276.60	Ranch	Alum., Vinyl	2	1 /	1921	1	00	.11	49 %
72-25-22-478-072	1600 MCLEAN AVE	22R	401	149,400	\$275,000	06/24/22	989	785	\$278.06	Ranch	Alum., Vinyl	3	1 /	1928	1.25	400	.20	54 %
72-25-22-479-015	1307 MCLEAN AVE	22R	401	148,610	\$299,000	03/27/23	1,238	711	\$241.52	Ranch	Alum., Vinyl	3	1 / 1	1949	1	495	.12	50 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-479-059	1416 S WILSON AVE	22R	401	155,190	\$328,000	05/16/22	1,048	1,048	\$312.98	Ranch	Brick	3	2 /	1954	1	528	.16	47 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
23B - SEC 23 BUNGALOW																		
72-25-23-101-009	304 S EDISON AVE	23B	401	137,550	\$295,100	05/22/23	1,007	792	\$293.05	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	00	.11	47 %
72-25-23-102-015	317 S EDISON AVE	23B	401	138,420	\$263,000	10/27/22	1,006	795	\$261.43	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	280	.14	53 %
72-25-23-102-030	308 S DORCHESTER AVE	23B	401	149,130	\$315,000	08/04/23	1,021	807	\$308.52	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	320	.11	47 %
72-25-23-102-035	1809 E 4TH ST	23B	401	159,650	\$295,000	08/22/22	1,056	834	\$279.36	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	440	.10	54 %
72-25-23-103-019	313 S DORCHESTER AVE	23B	401	152,420	\$321,000	05/30/23	1,001	801	\$320.68	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	00	.11	47 %
72-25-23-103-058	128 S KENWOOD AVE	23B	401	159,070	\$270,000	04/13/22	1,044	820	\$258.62	BUNGALOW	Brick	3	1 / 1	1941	1.25	528	.22	59 %
72-25-23-105-024	128 S MINERVA AVE	23B	401	145,440	\$295,000	07/25/22	1,014	800	\$290.93	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	303	.12	49 %
72-25-23-105-029	216 S MINERVA AVE	23B	401	149,780	\$343,000	11/17/23	1,010	798	\$339.60	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	400	.12	44 %
72-25-23-126-022	219 S MINERVA AVE	23B	401	132,310	\$230,000	08/26/22	1,025	812	\$224.39	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	484	.12	58 %
72-25-23-126-047	2213 E 4TH ST	23B	401	146,990	\$315,000	12/29/23	1,044	825	\$301.72	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	280	.10	47 %
72-25-23-151-001	1700 E 4TH ST	23B	401	150,930	\$282,500	04/07/22	1,050	830	\$269.05	BUNGALOW	Aluminum	3	1 / 1	1949	1.25	420	.10	53 %
72-25-23-151-010	501 S CAMPBELL RD	23B	401	125,210	\$275,000	04/24/23	1,003	795	\$274.18	BUNGALOW	Vinyl	3	1 /	1950	1.25	00	.11	46 %
72-25-23-151-012	509 S CAMPBELL RD	23B	401	137,970	\$283,100	04/20/23	1,007	795	\$281.13	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	484	.11	49 %
72-25-23-151-015	519 S CAMPBELL RD	23B	401	108,630	\$220,000	04/08/22	1,008	798	\$218.25	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	286	.11	49 %
72-25-23-152-013	509 S EDISON AVE	23B	401	156,080	\$363,000	05/27/22	1,046	827	\$347.04	BUNGALOW	Brick	3	2 / 1	1942	1.25	280	.11	43 %
72-25-23-152-026	516 S DORCHESTER AVE	23B	401	166,910	\$380,000	05/22/23	1,105	777	\$343.89	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	420	.11	44 %
72-25-23-154-003	2006 E 4TH ST	23B	401	151,870	\$279,900	06/14/23	1,086	858	\$257.73	BUNGALOW	Brick	3	2 /	1950	1.25	00	.09	54 %
72-25-23-154-014	505 S KENWOOD AVE	23B	401	160,660	\$346,000	05/06/22	1,104	883	\$313.41	BUNGALOW	Vinyl	2	2 /	1922	1.25	216	.11	46 %
72-25-23-155-003	2108 E 4TH ST	23B	401	140,340	\$288,000	11/28/22	1,056	834	\$272.73	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	452	.10	49 %
72-25-23-155-024	512 S MINERVA AVE	23B	401	154,610	\$335,000	04/04/22	1,050	830	\$319.05	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	480	.11	46 %
72-25-23-156-004	615 S CAMPBELL RD	23B	401	113,560	\$242,000	06/10/22	994	795	\$243.46	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	280	.11	47 %
72-25-23-156-010	701 S CAMPBELL RD	23B	401	112,830	\$240,000	03/11/24	1,003	792	\$239.28	BUNGALOW	Vinyl	3	1 /	1950	1.25	280	.11	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-156-018	600 S EDISON AVE	23B	401	143,370	\$275,000	03/01/23	953	818	\$288.56	BUNGALOW	Brick	3	1 /	1941	1.25	400	.11	52 %
72-25-23-157-003	615 S EDISON AVE	23B	401	135,740	\$300,000	05/18/23	989	798	\$303.34	BUNGALOW	Brick	3	1 /	1942	1.25	00	.11	45 %
72-25-23-157-012	709 S EDISON AVE	23B	401	155,340	\$339,700	03/13/24	1,003	795	\$338.68	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	280	.11	46 %
72-25-23-158-036	1917 E LINCOLN AVE	23B	401	144,920	\$299,500	08/11/22	1,046	828	\$286.33	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	448	.10	48 %
72-25-23-159-023	624 S EDGEWORTH AVE	23B	401	149,370	\$340,000	05/12/22	1,010	799	\$336.63	BUNGALOW	Alum., Vinyl	3	2 /	1949	1.25	400	.11	44 %
72-25-23-159-028	704 S EDGEWORTH AVE	23B	401	185,290	\$355,000	10/26/23	1,314	876	\$270.17	BUNGALOW	Vinyl	2	2 /	1922	1.5	400	.11	52 %
72-25-23-176-005	2218 E 4TH ST	23B	401	144,240	\$277,000	08/12/22	1,063	839	\$260.58	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	396	.10	52 %
72-25-23-176-017	412 HELENE AVE	23B	401	155,650	\$300,000	12/28/23	1,006	793	\$298.21	BUNGALOW	Alum., Vinyl	3	1 / 1	1950	1.25	491	.14	52 %
72-25-23-176-021	504 HELENE AVE	23B	401	141,940	\$298,000	09/01/23	1,153	929	\$258.46	BUNGALOW	Alum., Vinyl	3	1 /	1951	1.25	00	.11	48 %
72-25-23-177-002	2304 E 4TH ST	23B	401	139,490	\$287,900	10/05/23	1,042	824	\$276.30	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	308	.10	48 %
72-25-23-177-013	525 HELENE AVE	23B	401	149,270	\$295,000	06/09/22	1,061	836	\$278.04	BUNGALOW	Brick	3	2 /	1951	1.25	280	.12	51 %
72-25-23-177-025	528 WELLESLEY AVE	23B	401	147,130	\$280,000	10/28/22	1,101	881	\$254.31	BUNGALOW	Brick	3	2 /	1952	1.25	00	.11	53 %
72-25-23-178-017	512 S STEPHENSON HWY	23B	401	112,630	\$242,000	06/06/22	1,064	840	\$227.44	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	286	.09	47 %
72-25-23-179-024	2201 E LINCOLN AVE	23B	401	105,990	\$235,000	12/08/23	1,006	805	\$233.60	BUNGALOW	Alum., Vinyl	3	1 /	1950	1.25	00	.09	45 %
72-25-23-182-015	710 S STEPHENSON HWY	23B	401	115,970	\$239,000	07/31/23	1,008	794	\$237.10	BUNGALOW	Alum., Vinyl	3	1 / 1	1951	1.25	280	.11	49 %
72-25-23-182-023	2409 TUFTS AVE	23B	401	162,150	\$350,000	07/18/23	967	792	\$361.94	BUNGALOW	Brick	3	2 / 1	1949	1.25	446	.10	46 %
72-25-23-301-013	1822 E LINCOLN AVE	23B	401	138,100	\$310,000	08/15/22	1,094	779	\$283.36	BUNGALOW	Vinyl	3	2 /	1953	1.25	00	.09	45 %
72-25-23-301-028	1909 HARWOOD AVE	23B	401	131,150	\$280,000	08/29/22	1,078	853	\$259.74	BUNGALOW	Alum., Vinyl	3	1 / 1	1951	1.25	360	.10	47 %
72-25-23-302-004	1716 HARWOOD AVE	23B	401	153,070	\$330,000	04/29/22	982	786	\$336.05	BUNGALOW	Brick	3	2 /	1951	1.25	440	.10	46 %
72-25-23-303-028	1915 E HUDSON AVE	23B	401	135,110	\$254,100	10/21/22	988	804	\$257.19	BUNGALOW	Brick	3	1 /	1949	1.25	400	.09	53 %
72-25-23-304-026	1909 BROCKTON AVE	23B	401	136,920	\$284,000	03/04/24	998	761	\$284.57	BUNGALOW	Aluminum	3	1 /	1949	1.25	280	.12	48 %
72-25-23-304-028	1921 BROCKTON AVE	23B	401	111,920	\$237,000	05/27/22	980	750	\$241.84	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.12	47 %
72-25-23-305-014	1916 BROCKTON AVE	23B	401	121,180	\$255,000	07/12/22	1,016	791	\$250.98	BUNGALOW	Alum., Vinyl	2	1 /	1949	1.25	00	.12	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-305-026	1901 DALLAS AVE	23B	401	173,960	\$350,000	03/01/23	1,426	00	\$245.44	BUNGALOW	Alum., Vinyl	3	2 /	1947	1.25	400	.12	50 %
72-25-23-305-039	1900 BROCKTON AVE	23B	401	138,330	\$275,000	10/20/23	854	675	\$322.01	BUNGALOW	Alum., Vinyl	3	2 /	1940	1.25	369	.12	50 %
72-25-23-307-003	2014 HARWOOD AVE	23B	401	157,890	\$340,500	11/03/23	1,200	972	\$283.75	BUNGALOW	Brick	3	1 / 1	1946	1.25	280	.10	46 %
72-25-23-307-009	2108 HARWOOD AVE	23B	401	144,590	\$320,000	05/04/23	942	742	\$339.70	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	440	.10	45 %
72-25-23-307-021	2007 KALAMA AVE	23B	401	140,750	\$335,000	05/12/23	918	725	\$364.92	BUNGALOW	Alum., Vinyl	3	1 / 1	1949	1.25	484	.10	42 %
72-25-23-307-031	2119 KALAMA AVE	23B	401	153,100	\$319,900	02/21/24	1,045	813	\$306.12	BUNGALOW	Brick	3	2 /	1950	1.25	280	.12	48 %
72-25-23-309-019	2001 BROCKTON AVE	23B	401	141,290	\$295,000	12/20/22	974	765	\$302.87	BUNGALOW	Alum., Vinyl	3	1 / 1	1940	1.25	412	.11	48 %
72-25-23-310-007	2026 BROCKTON AVE	23B	401	118,700	\$250,000	08/02/22	988	776	\$253.04	BUNGALOW	Vinyl	3	1 /	1948	1.25	00	.09	47 %
72-25-23-310-041	2117 DALLAS AVE	23B	401	145,720	\$315,000	03/08/24	958	766	\$328.81	BUNGALOW	Brick	3	2 /	1951	1.25	528	.12	46 %
72-25-23-328-022	2420 HARWOOD AVE	23B	401	152,470	\$345,000	07/12/22	1,066	828	\$323.64	BUNGALOW	Alum., Vinyl	3	2 /	1951	1.25	440	.10	44 %
72-25-23-352-024	2101 BARRETT AVE	23B	401	119,220	\$196,000	09/29/22	973	00	\$201.44	BUNGALOW	Alum., Vinyl	2	1 / 1	1947	1.25	400	.12	61 %
72-25-23-352-027	2115 BARRETT AVE	23B	401	97,390	\$168,300	08/05/22	982	00	\$171.38	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.07	58 %
72-25-23-352-035	2217 BARRETT AVE	23B	401	128,790	\$254,500	06/29/22	988	00	\$257.59	BUNGALOW	Vinyl	3	1 /	1949	1.25	320	.10	51 %
72-25-23-353-020	2020 BARRETT AVE	23B	401	154,500	\$321,000	11/01/23	926	741	\$346.65	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	440	.15	48 %
72-25-23-353-056	2017 ROWLAND AVE	23B	401	169,430	\$342,000	03/27/23	1,182	726	\$289.34	BUNGALOW	Asbestos	3	1 / 1	1950	1.25	506	.15	50 %
72-25-23-353-070	2221 ROWLAND AVE	23B	401	123,050	\$175,000	09/27/23	1,020	00	\$171.57	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.10	70 %
72-25-23-355-017	2216 ROWLAND AVE	23B	401	114,720	\$172,000	08/11/23	803	00	\$214.20	BUNGALOW	Vinyl	4	1 /	1949	1+	00	.10	67 %
72-25-23-376-001	2200 GUTHRIE AVE	23B	401	94,200	\$158,400	10/17/22	804	00	\$197.01	BUNGALOW	Alum., Vinyl	3	1 /	1949	1+	00	.10	59 %
72-25-23-376-011	2215 E 10 MILE RD	23B	401	109,330	\$157,000	08/15/23	932	00	\$168.45	BUNGALOW	Alum., Vinyl	3	2 /	1948	1.25	412	.10	70 %
72-25-23-378-018	2301 BARRETT AVE	23B	401	130,530	\$245,000	05/23/22	1,056	00	\$232.01	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	410	.12	53 %
72-25-23-378-026	2333 BARRETT AVE	23B	401	142,040	\$280,000	03/30/23	920	736	\$304.35	BUNGALOW	Alum., Vinyl	3	2 /	1950	1.25	392	.10	51 %
72-25-23-378-028	2405 BARRETT AVE	23B	401	123,740	\$257,000	07/27/23	1,009	00	\$254.71	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	280	.10	48 %
72-25-23-380-007	2326 ROWLAND AVE	23B	401	115,830	\$222,000	02/05/24	1,008	00	\$220.24	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	320	.10	52 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-380-027	2335 GUTHRIE AVE	23B	401	104,440	\$208,000	06/17/22	1,004	00	\$207.17	BUNGALOW	Alum., Vinyl	3	1 /	1949	1.25	00	.10	50 %
72-25-23-402-001	1000 S STEPHENSON HWY	23B	401	107,500	\$220,000	09/20/23	942	754	\$233.55	BUNGALOW	Alum., Vinyl	3	1 /	1951	1.25	290	.12	49 %
72-25-23-403-002	1100 S STEPHENSON HWY	23B	401	100,930	\$180,000	09/20/23	936	749	\$192.31	BUNGALOW	Alum., Vinyl	3	1 /	1951	1.25	308	.09	56 %

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City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
23C - SEC 23 COLONIAL																		
72-25-23-102-008	125 S EDISON AVE	23C	401	185,790	\$393,000	09/07/23	1,496	720	\$262.70	Colonial/2Sty	Alum., Vinyl	3	2 / 1	1924	2	280	.11	47 %
72-25-23-151-013	511 S CAMPBELL RD	23C	401	147,510	\$345,000	04/26/22	1,608	804	\$214.55	Colonial/2Sty	Alum., Vinyl	5	2 /	1950	2	484	.11	43 %
72-25-23-157-040	600 S DORCHESTER AVE	23C	401	314,420	\$680,000	06/23/22	2,240	1,108	\$303.57	Colonial/2Sty	Wood Siding	4	3 / 1	2017	2	441	.11	46 %
72-25-23-157-041	604 S DORCHESTER AVE	23C	401	286,980	\$606,000	04/07/22	2,195	1,029	\$276.08	Colonial/2Sty	Composition	3	2 / 1	2017	2	441	.11	47 %
72-25-23-159-046	717 S KENWOOD AVE	23C	401	291,590	\$525,000	04/15/22	2,194	1,044	\$239.29	Colonial/2Sty	Brick/Siding	3	2 / 2	2004	2	484	.11	56 %
72-25-23-159-047	721 S KENWOOD AVE	23C	401	274,130	\$544,500	05/25/23	2,298	975	\$236.95	Colonial/2Sty	Alum., Vinyl	3	2 / 1	2003	2	480	.11	50 %
72-25-23-176-032	519 S MINERVA AVE	23C	401	272,810	\$625,000	08/05/22	2,160	1,242	\$289.35	Colonial/2Sty	Wood Siding	3	2 / 1	2014	2	484	.12	44 %
72-25-23-176-035	531 S MINERVA AVE	23C	401	424,650	\$850,000	01/26/24	2,863	1,200	\$296.89	Colonial/2Sty	Wood Siding	4	2 / 1	2022	2	440	.14	50 %
72-25-23-179-031	627 S MINERVA AVE	23C	401	333,630	\$643,200	07/26/23	2,492	1,246	\$258.11	Colonial/2Sty	Brick/Siding	3	2 / 1	2022	2	407	.11	52 %
72-25-23-179-032	631 S MINERVA AVE	23C	401	325,440	\$640,008	06/16/23	2,454	1,227	\$260.80	Colonial/2Sty	Brick/Siding	3	2 / 1	2022	2	407	.11	51 %
72-25-23-179-033	635 S MINERVA AVE	23C	401	326,940	\$650,000	12/22/23	2,472	1,236	\$262.94	Colonial/2Sty	Wood Siding	3	2 / 1	2022	2	399	.11	50 %
72-25-23-180-007	705 HELENE AVE	23C	401	414,390	\$800,000	07/18/23	3,144	1,382	\$254.45	Colonial/2Sty	Brick/Siding	4	2 / 1	2022	2	503	.17	52 %
72-25-23-183-002	2404 TUFTS AVE	23C	401	179,710	\$410,000	08/22/23	1,412	754	\$290.37	Colonial/2Sty	Brick/Siding	3	2 /	1928	2	360	.10	44 %
72-25-23-303-012	1904 KALAMA AVE	23C	401	176,670	\$350,000	01/30/23	1,426	720	\$245.44	Colonial/2Sty	Vinyl	3	2 /	1942	2	308	.12	50 %
72-25-23-304-008	1818 E HUDSON AVE	23C	401	170,770	\$395,000	06/06/22	1,261	626	\$313.24	Colonial/2Sty	Vinyl	3	2 /	1941	2	400	.12	43 %
72-25-23-305-038	1824 BROCKTON AVE	23C	401	153,210	\$366,000	12/15/22	1,207	563	\$303.23	Colonial/2Sty	Alum., Vinyl	3	1 / 1	1995	2	440	.12	42 %
72-25-23-307-047	2006 HARWOOD AVE	23C	401	282,060	\$580,000	09/22/23	2,131	1,110	\$272.17	Colonial/2Sty	Wood Siding	3	2 / 1	2014	2	361	.10	49 %
72-25-23-329-005	2448 KALAMA AVE	23C	401	176,560	\$400,000	11/15/23	1,478	739	\$270.64	Colonial/2Sty	Alum., Vinyl	2	2 /	1950	2	579	.10	44 %
72-25-23-352-026	2109 BARRETT AVE	23C	401	190,860	\$390,000	07/07/23	1,507	00	\$258.79	Colonial/2Sty	Vinyl	4	3 /	1947	2	576	.12	49 %
72-25-23-355-019	2224 ROWLAND AVE	23C	401	276,280	\$575,000	03/20/23	1,935	961	\$297.16	Colonial/2Sty	Wood Siding	3	2 / 1	2022	2	400	.10	48 %

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
230 - SEC 23 OTHER																		
72-25-23-127-011	215 HELENE AVE	23O	401	145,350	\$262,000	03/13/23	1,120	843	\$233.93	Other	Alum., Vinyl	3	1 / 1	1954	1.5	480	.16	55 %
72-25-23-157-011	705 S EDISON AVE	23O	401	167,990	\$365,000	08/11/22	1,192	787	\$306.21	Other	Brick	3	2 /	1942	1.5	280	.11	46 %
72-25-23-157-023	616 S DORCHESTER AVE	23O	401	150,400	\$353,000	05/08/23	1,210	800	\$291.74	Other	Alum., Vinyl	4	2 /	1949	1.5	400	.11	43 %
72-25-23-177-012	521 HELENE AVE	23O	401	179,740	\$385,000	01/31/23	1,301	856	\$295.93	Other	Brick	3	2 /	1951	1.5	280	.12	47 %
72-25-23-179-016	700 HELENE AVE	23O	401	192,260	\$370,000	05/15/23	1,358	917	\$272.46	Other	Brick	3	3 /	1951	1.5	315	.11	52 %
72-25-23-303-018	1711 E HUDSON AVE	23O	401	170,820	\$348,000	11/16/22	1,226	807	\$283.85	Other	Vinyl	4	2 /	1952	1.5	440	.15	49 %
72-25-23-310-023	2011 DALLAS AVE	23O	401	132,100	\$250,500	09/23/22	1,156	760	\$216.70	Other	Alum., Vinyl	5	2 / 1	1950	1.5	00	.09	53 %
72-25-23-328-033	2437 KALAMA AVE	23O	401	171,320	\$360,000	12/29/23	1,382	958	\$260.49	Other	Brick	3	1 / 1	1946	1.5	480	.20	48 %
72-25-23-351-015	1920 DALLAS AVE	23O	401	145,890	\$285,000	06/28/22	1,152	00	\$247.40	Other	Wood Siding	2	2 /	1947	1.5	410	.12	51 %
72-25-23-353-058	2025 ROWLAND AVE	23O	401	173,500	\$305,000	08/03/22	1,100	733	\$277.27	Other	Alum., Vinyl	4	2 /	1950	1.5	440	.15	57 %
72-25-23-376-002	2204 GUTHRIE AVE	23O	401	119,800	\$262,000	10/10/23	1,171	00	\$223.74	Other	Vinyl	3	2 /	1949	1.5	352	.10	46 %
72-25-23-378-019	2305 BARRETT AVE	23O	401	120,620	\$240,000	03/08/24	1,206	00	\$199.00	Other	Alum., Vinyl	3	2 /	1949	1.5	288	.10	50 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
23R - SEC 23 RANCH																		
72-25-23-102-010	201 S EDISON AVE	23R	401	129,570	\$237,000	11/18/22	1,073	809	\$220.88	Ranch	Alum., Vinyl	2	2 /	1924	1	484	.11	55 %
72-25-23-103-023	112 S KENWOOD AVE	23R	401	106,810	\$210,000	05/06/22	973	973	\$215.83	Ranch	Alum., Vinyl	3	1 /	1962	1	00	.11	51 %
72-25-23-128-003	2308 MIDDLESEX AVE	23R	401	121,690	\$267,500	05/20/22	850	828	\$314.71	Ranch	Alum., Vinyl	2	2 /	1949	1	480	.13	45 %
72-25-23-155-011	501 S EDGEWORTH AVE	23R	401	127,710	\$290,000	03/01/24	1,052	00	\$275.67	Ranch	Alum., Vinyl	3	1 /	1959	1	400	.11	44 %
72-25-23-158-012	711 S DORCHESTER AVE	23R	401	121,000	\$250,000	06/06/23	868	846	\$288.02	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.13	48 %
72-25-23-158-015	725 S DORCHESTER AVE	23R	401	123,030	\$236,500	01/13/23	917	917	\$257.91	Ranch	Alum., Vinyl	2	1 /	1955	1	360	.14	52 %
72-25-23-158-026	704 S KENWOOD AVE	23R	401	108,890	\$246,000	11/30/23	856	834	\$287.38	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.13	44 %
72-25-23-160-002	607 S EDGEWORTH AVE	23R	401	143,990	\$275,000	10/28/22	1,197	841	\$229.74	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.13	52 %
72-25-23-176-025	528 HELENE AVE	23R	401	198,230	\$407,500	07/15/22	1,729	00	\$235.69	Ranch	Brick	3	2 /	1950	1	325	.22	49 %
72-25-23-178-010	537 WELLESLEY AVE	23R	401	214,840	\$411,500	05/31/22	1,582	1,079	\$260.11	Ranch	Brick	3	3 /	1946	1	447	.23	52 %
72-25-23-180-025	808 WELLESLEY AVE	23R	401	115,540	\$239,900	07/19/23	1,009	00	\$237.76	Ranch	Alum., Vinyl	3	1 /	1961	1	320	.12	48 %
72-25-23-180-026	2301 E LINCOLN AVE	23R	401	111,890	\$240,000	06/23/23	901	901	\$266.37	Ranch	Brick	2	1 /	1953	1	275	.15	47 %
72-25-23-180-035	2309 E LINCOLN AVE	23R	401	165,980	\$317,500	10/19/23	1,176	1,176	\$269.98	Ranch	Brick	2	2 /	1985	1	440	.14	52 %
72-25-23-302-017	1707 KALAMA AVE	23R	401	138,260	\$321,000	05/25/23	1,225	964	\$262.04	Ranch	Alum., Vinyl	3	1 / 1	1950	1	352	.12	43 %
72-25-23-302-018	1711 KALAMA AVE	23R	401	162,230	\$305,000	12/13/22	1,004	980	\$303.78	Ranch	Alum., Vinyl	3	2 /	1950	1	320	.15	53 %
72-25-23-303-002	1708 KALAMA AVE	23R	401	129,150	\$253,000	06/16/22	1,174	994	\$215.50	Ranch	Alum., Vinyl	3	1 /	1950	1	00	.14	51 %
72-25-23-303-014	1912 KALAMA AVE	23R	401	97,290	\$208,000	12/29/23	906	00	\$229.58	Ranch	Block	3	1 /	1946	1	440	.10	47 %
72-25-23-304-010	1900 E HUDSON AVE	23R	401	112,080	\$235,000	05/06/22	682	682	\$344.57	Ranch	Alum., Vinyl	2	1 /	1941	1	280	.12	48 %
72-25-23-304-016	1715 BROCKTON AVE	23R	401	102,370	\$218,000	05/13/22	791	00	\$275.60	Ranch	Alum., Vinyl	2	1 /	1947	1	396	.12	47 %
72-25-23-305-024	1821 DALLAS AVE	23R	401	95,060	\$208,500	11/20/23	773	00	\$269.73	Ranch	Alum., Vinyl	2	1 /	1947	1	280	.12	46 %
72-25-23-309-011	2116 E HUDSON AVE	23R	401	142,600	\$320,000	08/24/23	955	938	\$335.08	Ranch	Brick	3	1 / 1	1953	1	484	.12	45 %
72-25-23-310-015	2204 BROCKTON AVE	23R	401	101,620	\$190,000	08/24/22	832	00	\$228.37	Ranch	Vinyl	2	1 /	1949	1	290	.10	53 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-310-039	2221 DALLAS AVE	23R	401	141,140	\$330,000	08/08/22	953	953	\$346.27	Ranch	Vinyl	3	2 /	1953	1	400	.12	43 %
72-25-23-328-027	2405 KALAMA AVE	23R	401	98,550	\$180,000	03/29/24	876	00	\$205.48	Ranch	Alum., Vinyl	2	1 /	1946	1	280	.12	55 %
72-25-23-330-009	2420 BROCKTON AVE	23R	401	94,850	\$170,000	11/28/23	874	00	\$194.51	Ranch	Aluminum	2	1 /	1946	1	280	.11	56 %
72-25-23-330-025	2329 DALLAS AVE	23R	401	107,010	\$200,000	07/08/22	895	00	\$223.46	Ranch	Alum., Vinyl	2	1 /	1946	1	280	.15	54 %
72-25-23-351-014	1916 DALLAS AVE	23R	401	118,750	\$230,000	11/03/22	1,130	00	\$203.54	Ranch	Aluminum	2	2 /	1947	1	308	.12	52 %
72-25-23-351-024	1815 BARRETT AVE	23R	401	97,660	\$190,000	08/02/22	787	00	\$241.42	Ranch	Alum., Vinyl	2	1 /	1947	1	440	.12	51 %
72-25-23-353-016	1926 BARRETT AVE	23R	401	156,500	\$310,000	07/15/22	1,111	1,099	\$279.03	Ranch	Brick	3	2 /	1953	1	280	.15	50 %
72-25-23-353-044	1817 ROWLAND AVE	23R	401	133,360	\$279,000	08/10/23	1,012	1,012	\$275.69	Ranch	Brick	3	1 /	1955	1	484	.15	48 %
72-25-23-353-065	2203 ROWLAND AVE	23R	401	91,940	\$198,900	05/01/23	791	00	\$251.45	Ranch	Vinyl	2	1 /	1949	1	00	.11	46 %
72-25-23-354-014	1914 ROWLAND AVE	23R	401	156,510	\$346,000	04/29/22	1,015	1,015	\$340.89	Ranch	Brick	3	1 / 1	1955	1	484	.13	45 %
72-25-23-354-018	1451 S CAMPBELL RD	23R	401	171,790	\$319,000	02/28/23	2,149	585	\$148.44	Ranch	Alum., Vinyl	2	2 /	1917	2	280	.20	54 %
72-25-23-355-010	2118 ROWLAND AVE	23R	401	109,840	\$230,000	08/17/23	798	00	\$288.22	Ranch	Aluminum	2	1 /	1949	1	400	.18	48 %
72-25-23-355-025	2023 GUTHRIE AVE	23R	401	101,000	\$200,000	09/29/22	793	771	\$252.21	Ranch	Alum., Vinyl	2	1 /	1951	1	484	.10	51 %
72-25-23-356-003	1509 S CAMPBELL RD	23R	401	87,500	\$183,000	12/29/23	880	00	\$207.95	Ranch	Alum., Vinyl	3	1 /	1955	1	00	.10	48 %
72-25-23-356-010	1800 GUTHRIE AVE	23R	401	125,550	\$272,500	07/07/23	1,014	741	\$268.74	Ranch	Vinyl	2	1 / 1	1950	1	00	.10	46 %
72-25-23-356-019	1912 GUTHRIE AVE	23R	401	100,060	\$210,000	06/09/22	884	00	\$237.56	Ranch	Vinyl	3	1 /	1956	1	308	.10	48 %
72-25-23-356-023	1715 E 10 MILE RD	23R	401	73,940	\$162,500	06/19/23	829	420	\$196.02	Ranch	Alum., Vinyl	2	1 /	1922	1	408	.10	46 %
72-25-23-357-008	2001 E 10 MILE RD	23R	401	88,670	\$170,000	07/24/23	796	770	\$213.57	Ranch	Alum., Vinyl	2	1 /	1919	1	497	.11	52 %
72-25-23-357-019	2023 E 10 MILE RD	23R	401	74,530	\$160,000	09/18/23	591	328	\$270.73	Ranch	Alum., Vinyl	2	1 / 1	1917	1	00	.11	47 %
72-25-23-378-005	2316 DALLAS AVE	23R	401	89,160	\$179,000	05/19/23	778	00	\$230.08	Ranch	Alum., Vinyl	2	1 /	1949	1	00	.10	50 %
72-25-23-378-013	2420 DALLAS AVE	23R	401	114,210	\$220,000	04/08/22	1,120	00	\$196.43	Ranch	Alum., Vinyl	3	1 /	1946	1	592	.13	52 %
72-25-23-379-006	2322 BARRETT AVE	23R	401	90,710	\$170,000	11/22/22	872	00	\$194.95	Ranch	Alum., Vinyl	2	1 /	1946	1	00	.11	53 %
72-25-23-379-026	2331 ROWLAND AVE	23R	401	108,990	\$213,000	08/10/22	864	00	\$246.53	Ranch	Alum., Vinyl	2	1 /	1946	1	280	.11	51 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-380-012	2408 ROWLAND AVE	23R	401	107,580	\$205,000	09/14/22	1,096	00	\$187.04	Ranch	Alum., Vinyl	3	1 /	1957	1	320	.10	52 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>23T - SEC 23 BI-LEVEL/TRI-LEVEL</u>																		
72-25-23-328-002	2410 E LINCOLN AVE	23T	401	128,340	\$250,000	07/18/22	1,319	00	\$189.54	TriLevel/Quad	Brick/Siding	3	1 / 1	1965	BI	00	.09	51 %

City of Royal Oak

RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>32C - SEC 32 COLONIAL</u>																		
72-20-32-426-005	5148 ELMHURST AVE	32C	401	229,970	\$485,000	06/13/22	2,042	801	\$237.51	Colonial/2Sty	Brick/Siding	4	2 / 1	1967	2	495	.19	47 %
72-20-32-426-012	5139 THORNCROFT AVE	32C	401	252,240	\$480,000	10/04/22	2,260	922	\$212.39	Colonial/2Sty	Brick/Siding	4	2 / 1	1967	2	472	.21	53 %
72-20-32-453-025	5079 THORNCROFT AVE	32C	401	190,570	\$390,000	02/13/24	1,944	655	\$200.62	Colonial/2Sty	Brick/Siding	3	2 / 1	1967	2	415	.17	49 %
72-20-32-476-014	5022 THORNCROFT AVE	32C	401	212,900	\$393,000	01/06/23	2,025	824	\$194.07	Colonial/2Sty	Brick/Siding	3	2 / 1	1967	2	464	.23	54 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
32R - SEC 32 RANCH																		
72-20-32-453-008	5066 ELMHURST AVE	32R	401	181,530	\$400,001	07/28/22	1,505	1,030	\$265.78	Ranch	Brick	3	2 /	1961	1	528	.16	45 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>32T - SEC 32 BI-LEVEL/TRI-LEVEL</u>																		
72-20-32-476-015	5016 THORNCROFT AVE	32T	401	211,700	\$413,650	08/18/23	2,150	651	\$192.40	TriLevel/Quad	Brick	4	2 / 1	1967	BI	468	.17	51 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
332 - ALEXANDER PLACE SUB																		
72-25-15-332-059	816 BALDWIN AVE	332	401	276,170	\$670,000	05/04/23	2,071	1,055	\$323.52	Colonial/2Sty	Wood Siding	3	2 / 1	2013	2	480	.16	41 %
72-25-15-332-062	828 BALDWIN AVE	332	401	310,710	\$590,000	11/22/22	2,148	1,055	\$274.67	Colonial/2Sty	Wood Siding	3	2 / 2	2013	2	520	.18	53 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
695 - INDIAN OAKS VILLAGE																		
72-25-22-452-047	1205 MOHAWK AVE	695	401	296,790	\$602,000	07/22/22	2,247	986	\$267.91	Colonial/2Sty	Vinyl	3	2 / 1	2007	2	400	.16	49 %

City of Royal Oak
RESIDENTIAL SALES (4/1/ 2022 thru 3/31/2024)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>AA1 - APARTMENTS: 4-24 UNITS</u>																		
72-25-03-304-033	3801 ROCHESTER RD	AA1	401	236,700	\$524,000	06/28/22	0	00	\$0.00			0	0 /	0	1	00	.27	45 %
																	4 UNIT RES	

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>016 - GEORGETOWN TOWNSHOMES CONDO</u>																		
72-20-32-456-017	4818 MANSFIELD AVE	016	407	92,950	\$195,000	04/29/22	936	468	\$208.33	Other	Brick	2	1 / 1	1967	2	00	.07	48 %
72-20-32-456-020	4824 MANSFIELD AVE	016	407	98,030	\$198,000	08/07/23	946	470	\$209.30	Other	Brick	2	1 / 1	1967	2	00	.07	50 %
72-20-32-456-027	4908 MANSFIELD AVE	016	407	94,420	\$200,000	01/16/24	946	473	\$211.42	Other	Brick	2	1 / 1	1967	2	00	.07	47 %
PER PERS REP - PROBATE																		
<u>041 - BRIARWOOD SQUARE CONDO</u>																		
72-20-32-455-006	4910 BRIARWOOD AVE UNIT A041	407	407	46,790	\$95,000	08/01/22	589	294	\$161.29	Other	Brick	1	1 /	1963	1	00	.04	49 %
72-20-32-455-008	4910 BRIARWOOD AVE UNIT A041	407	407	49,090	\$103,500	08/04/23	589	294	\$175.72	Other	Brick	1	1 /	1963	1	00	.04	47 %
72-20-32-455-027	4840 BRIARWOOD AVE UNIT C041	407	407	48,260	\$90,000	04/08/22	589	294	\$152.80	Other	Brick	1	1 /	1963	1	00	.04	54 %
72-20-32-455-035	4830 BRIARWOOD AVE UNIT D041	407	407	46,780	\$90,000	05/22/23	589	294	\$152.80	Other	Brick	1	1 /	1963	1	00	.04	52 %
72-20-32-455-045	4810 BRIARWOOD AVE UNIT F041	407	407	45,980	\$100,000	12/07/23	589	294	\$169.78	Other	Brick	1	1 /	1963	1	00	.04	46 %
72-20-32-455-048	4810 BRIARWOOD AVE UNIT F041	407	407	45,880	\$100,000	06/22/22	589	294	\$169.78	Other	Brick	1	1 /	1963	1	00	.04	46 %
72-20-32-455-052	4810 BRIARWOOD AVE UNIT F041	407	407	46,920	\$105,000	08/10/22	589	294	\$178.27	Other	Brick	1	1 /	1963	1	00	.04	45 %
72-20-32-455-057	4839 MANSFIELD AVE UNIT G8041	407	407	53,390	\$100,000	09/06/22	733	366	\$136.43	Other	Brick	2	1 /	1963	1	00	.04	53 %
72-20-32-455-059	4829 MANSFIELD AVE UNIT G4041	407	407	53,410	\$149,000	05/12/23	729	365	\$204.39	Other	Brick	2	1 /	1963	1	00	.04	36 %
72-20-32-455-060	4829 MANSFIELD AVE UNIT G3041	407	407	53,390	\$90,000	06/30/22	733	366	\$122.78	Other	Brick	2	1 /	1963	1	00	.04	59 %
<u>050 - COURTYARDS CONDO</u>																		
72-20-32-455-078	2354 W 14 MILE RD	050	407	71,870	\$156,700	12/08/23	796	00	\$196.86	Other	Brick	2	1 /	1963	1	00	.04	46 %
72-20-32-455-091	2312 W 14 MILE RD	050	407	61,480	\$160,000	10/20/23	583	00	\$274.44	Other	Brick	1	1 /	1963	2	00	.04	38 %
72-20-32-455-093	2316 W 14 MILE RD	050	407	62,430	\$143,000	12/07/22	659	00	\$217.00	Other	Brick	1	1 /	1963	2	00	.04	44 %
72-20-32-455-094	2318 W 14 MILE RD	050	407	61,390	\$110,000	10/27/22	583	00	\$188.68	Other	Brick	1	1 /	1963	2	00	.04	56 %
72-20-32-455-096	2322 W 14 MILE RD	050	407	66,620	\$143,500	05/20/22	628	00	\$228.50	Other	Brick	1	1 /	1963	2	00	.04	46 %
72-20-32-455-097	2324 W 14 MILE RD	050	407	66,680	\$143,000	07/11/23	599	00	\$238.73	Other	Brick	1	1 /	1963	2	00	.04	47 %
72-20-32-455-098	2326 W 14 MILE RD	050	407	62,150	\$161,500	11/29/23	599	00	\$269.62	Other	Brick	1	1 /	1963	2	00	.04	38 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
072 - BROWNSTONES OF ROYAL OAK CONDO																		
72-25-07-232-007	3214 COOLIDGE HWY	072	407	81,920	\$158,000	03/17/23	818	409	\$193.15	Other	Brick	2	1 /	1951	2	00	.05	52 %
72-25-07-232-024	3248 COOLIDGE HWY	072	407	81,920	\$175,000	05/05/23	818	409	\$213.94	Other	Brick	2	1 /	1951	2	00	.05	47 %
72-25-07-232-029	3258 COOLIDGE HWY	072	407	81,920	\$155,000	06/21/22	818	409	\$189.49	Other	Brick	2	1 /	1951	2	00	.05	53 %
72-25-07-232-033	3266 COOLIDGE HWY	072	407	93,140	\$183,000	04/26/23	818	409	\$223.72	Other	Brick	2	1 /	1951	2	00	.05	51 %
72-25-07-232-036	3272 COOLIDGE HWY	072	407	83,110	\$177,000	02/16/24	844	409	\$209.72	Other	Brick	2	1 /	1951	2	00	.05	47 %
72-25-07-232-046	3320 COOLIDGE HWY	072	407	82,920	\$170,000	06/03/22	844	409	\$201.42	Other	Brick	2	1 /	1951	2	00	.05	49 %
72-25-07-232-047	3322 COOLIDGE HWY	072	407	81,920	\$167,400	06/23/22	818	409	\$204.65	Other	Brick	2	1 /	1951	2	00	.05	49 %
72-25-07-232-056	3340 COOLIDGE HWY	072	407	85,010	\$183,000	11/03/23	818	409	\$223.72	Other	Brick	2	1 / 1	1951	2	00	.05	46 %
72-25-07-232-066	3360 COOLIDGE HWY	072	407	81,920	\$145,000	10/23/23	818	409	\$177.26	Other	Brick	2	1 /	1951	2	00	.05	56 %
72-25-07-232-079	3386 COOLIDGE HWY	072	407	81,920	\$152,500	01/03/23	818	409	\$186.43	Other	Brick	2	1 /	1951	2	00	.05	54 %
075 - BRIARWOOD PARK OF ROYAL OAK CONDO																		
72-20-32-458-002	2400 PARMENTER BLVD APT 1075	407		68,340	\$142,000	07/01/22	867	00	\$163.78	Other	Brick/Siding	2	1 / 1	1965	1	00	.05	48 %
72-20-32-458-024	2420 PARMENTER BLVD APT 1075	407		58,280	\$105,000	10/24/23	693	00	\$151.52	Other	Brick	1	1 /	1965	1	00	.05	56 %
72-20-32-458-062	2440 PARMENTER BLVD APT 2075	407		72,810	\$155,000	07/29/22	890	00	\$174.16	Other	Brick	2	1 / 1	1965	1	00	.05	47 %
72-20-32-458-071	2445 TORQUAY AVE APT 107	075	407	66,260	\$145,000	06/06/22	807	00	\$179.68	Other	Brick	1	1 /	1965	1	00	.05	46 %
72-20-32-458-078	2445 TORQUAY AVE APT 202	075	407	64,340	\$120,000	06/01/23	807	00	\$148.70	Other	Brick	1	1 /	1965	1	00	.05	54 %
72-20-32-458-081	2445 TORQUAY AVE APT 205	075	407	58,760	\$105,000	04/29/22	693	00	\$151.52	Other	Brick	1	1 /	1965	1	00	.05	56 %
72-20-32-458-085	2445 TORQUAY AVE APT 209	075	407	87,910	\$180,000	09/23/22	1,150	00	\$156.52	Other	Brick	2	2 /	1965	1	00	.05	49 %
72-20-32-458-086	2445 TORQUAY AVE APT 210	075	407	69,920	\$149,900	07/13/22	890	00	\$168.43	Other	Brick	1	1 / 1	1965	1	00	.05	47 %
72-20-32-458-089	2425 TORQUAY AVE APT 101	075	407	64,210	\$131,000	06/30/23	807	00	\$162.33	Other	Brick	2	1 /	1965	1	00	.05	49 %
72-20-32-458-104	2425 TORQUAY AVE APT 204	075	407	58,760	\$113,000	02/09/24	693	00	\$163.06	Other	Brick	1	1 /	1965	1	00	.05	52 %
72-20-32-458-113	2405 TORQUAY AVE APT 101	075	407	67,060	\$144,500	10/19/23	807	00	\$179.06	Other	Brick	2	1 /	1965	1	00	.05	46 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-20-32-458-125	2405 TORQUAY AVE APT 113	075	407	68,080	\$120,000	07/01/23	867	00	\$138.41	Other	Wood Siding	0	1 / 1	1965	1	00	.05	57 %
ENTERING LAND CONTRACT																		
082 - CARLETON HOUSE CONDO 1 STY 720 SF																		
72-25-06-378-059	4030 W 13 MILE RD APT J1	082	407	49,720	\$100,000	11/03/23	721	360	\$138.70	Other	Brick	2	1 /	1961	1	00	.05	50 %
121 - COVENTRY PARKHOMES CONDO 2 STY ~1250 SF																		
72-20-32-426-043	2124 WICKHAM ST	121	407	99,270	\$210,000	03/16/23	1,286	643	\$163.30	Other	Brick/Siding	2	1 / 1	1970	2	00	.10	47 %
72-20-32-426-107	1902 WICKHAM ST	121	407	105,150	\$250,000	05/15/23	1,226	643	\$203.92	Other	Brick/Siding	2	1 / 1	1971	1	00	.10	42 %
72-20-32-426-108	1900 WICKHAM ST	121	407	112,300	\$243,500	12/01/23	1,286	643	\$189.35	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	46 %
72-20-32-426-118	1832 WICKHAM ST	121	407	117,220	\$248,000	04/14/22	1,286	643	\$192.85	Other	Brick/Siding	2	2 / 1	1971	2	00	.10	47 %
72-20-32-426-124	1822 WICKHAM ST	121	407	97,480	\$219,000	10/11/22	1,226	643	\$178.63	Other	Brick/Siding	2	1 / 1	1971	1	00	.10	45 %
72-20-32-426-209	1924 TORQUAY AVE	121	407	98,380	\$242,000	12/21/23	1,286	643	\$188.18	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	41 %
72-20-32-426-216	1912 TORQUAY AVE	121	407	111,200	\$265,000	08/31/23	1,286	643	\$206.07	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	42 %
72-20-32-426-220	1852 TORQUAY AVE	121	407	97,380	\$205,000	05/12/23	1,286	643	\$159.41	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	48 %
72-20-32-476-163	1846 SHIRE CT	121	407	99,270	\$205,000	04/17/23	1,286	643	\$159.41	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	48 %
72-20-32-476-173	1812 SHIRE CT	121	407	101,020	\$230,000	07/12/22	1,286	643	\$178.85	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	44 %
122 - COVENTRY PARKHOMES CONDO - 2 STY 1040 > 1280																		
72-20-32-426-068	1964 WICKHAM ST	122	407	86,960	\$190,000	03/14/24	1,040	520	\$182.69	Other	Brick/Siding	2	1 / 1	1970	2	00	.10	46 %
72-20-32-426-082	1922 WICKHAM ST	122	407	98,270	\$213,000	06/09/22	1,280	640	\$166.41	Other	Brick/Siding	3	1 / 1	1970	2	00	.11	46 %
72-20-32-426-173	1959 WICKHAM ST	122	407	93,130	\$179,500	05/18/22	1,040	520	\$172.60	Other	Brick/Siding	2	1 / 1	1971	2	00	.10	52 %
72-20-32-476-062	1973 SEABRIGHT CT	122	407	104,440	\$237,000	08/09/23	1,280	640	\$185.16	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	44 %
72-20-32-476-078	4936 COVENTRY RD	122	407	100,330	\$235,000	07/15/22	1,280	640	\$183.59	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	43 %
72-20-32-476-132	1963 RIDGE CT	122	407	105,710	\$192,000	12/23/22	1,280	640	\$150.00	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	55 %
124 - COVENTRY PARKHOMES CONDO 1 STY 878 SF																		
72-20-32-426-086	1930 WICKHAM ST	124	407	92,410	\$180,000	04/04/22	878	878	\$205.01	Other	Brick	2	1 /	1970	1	00	.09	51 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-20-32-426-117	1830 WICKHAM ST	124	407	92,710	\$209,900	07/10/23	878	878	\$239.07	Other	Brick	2	1 /	1971	1	00	.09	44 %
72-20-32-426-154	1927 WICKHAM ST	124	407	83,920	\$172,500	07/17/23	878	878	\$196.47	Other	Brick	2	1 /	1971	1	00	.09	49 %
72-20-32-426-165	1901 WICKHAM ST	124	407	89,660	\$230,000	07/11/22	878	878	\$261.96	Other	Brick	2	2 /	1971	1	00	.09	39 %
72-20-32-476-149	1882 NEWPORTE CT	124	407	82,670	\$210,000	03/01/24	878	878	\$239.18	Other	Brick	2	1 /	1971	1	00	.09	39 %
<u>125 - COVENTRY PARKHOMES CONDO - 2 STY~1400 SF</u>																		
72-20-32-476-071	1851 SHIRE CT	125	407	105,340	\$175,000	11/16/22	1,458	709	\$120.03	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	60 %
72-20-32-476-144	5074 COVENTRY RD	125	407	102,130	\$181,050	02/17/23	1,458	709	\$124.18	Other	Brick/Siding	3	1 / 1	1971	2	00	.11	56 %
<u>126 - COVENTRY PARKHOMES CONDO - 1 STY 1181 SF</u>																		
72-20-32-426-204	1934 TORQUAY AVE	126	407	112,310	\$240,000	05/24/22	1,181	1,181	\$203.22	Other	Brick	2	1 /	1970	1	00	.10	47 %
72-20-32-426-211	1920 TORQUAY AVE	126	407	107,260	\$232,500	09/18/23	1,181	1,181	\$196.87	Other	Brick	2	1 /	1971	1	00	.10	46 %
72-20-32-476-083	4928 COVENTRY RD	126	407	105,180	\$199,000	10/20/23	1,181	1,181	\$168.50	Other	Brick	2	1 /	1971	1	00	.10	53 %
<u>127 - COVENTRY PARKHOMES CONDO - 2 STY 1480 SF</u>																		
72-20-32-426-079	1982 WICKHAM ST	127	407	111,570	\$238,000	06/17/22	1,480	740	\$160.81	Other	Brick/Siding	3	2 / 1	1970	2	00	.12	47 %
72-20-32-426-215	1910 TORQUAY AVE	127	407	119,810	\$250,000	08/15/23	1,480	740	\$168.92	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	48 %
72-20-32-426-219	1854 TORQUAY AVE	127	407	111,180	\$235,000	08/08/22	1,480	740	\$158.78	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	47 %
72-20-32-426-231	1806 TORQUAY AVE	127	407	121,430	\$230,000	05/10/22	1,480	740	\$155.41	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	53 %
72-20-32-476-051	5001 COVENTRY RD	127	407	119,510	\$220,000	08/26/22	1,480	740	\$148.65	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	54 %
72-20-32-476-057	1985 SEABRIGHT CT	127	407	121,540	\$264,250	09/15/23	1,480	740	\$178.55	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	46 %
72-20-32-476-061	1975 SEABRIGHT CT	127	407	118,900	\$250,000	01/29/24	1,480	740	\$168.92	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	48 %
72-20-32-476-138	1837 TORQUAY AVE	127	407	121,340	\$280,000	11/28/23	1,480	740	\$189.19	Other	Brick/Siding	3	2 / 1	1971	2	00	.12	43 %
<u>150 - MAIN NORTH LOFTS CONDO</u>																		
72-25-15-358-003	350 N MAIN ST UNIT 506	150	407	159,660	\$292,000	09/30/22	908	00	\$321.59	Other	Brick	2	2 /	2006	1	00	.01	55 %
72-25-15-358-006	350 N MAIN ST UNIT 514	150	407	180,820	\$355,000	04/05/23	1,144	00	\$310.31	Other	Wood Siding	2	2 /	2006	1	00	.01	51 %

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72-25-15-358-010	350 N MAIN ST UNIT 517	150	407	186,380	\$390,000	01/25/24	1,294	00	\$301.39	Other	Wood Siding	2	2 /	2006	1	00	.01	48 %
72-25-15-358-015	350 N MAIN ST UNIT 507	150	407	173,290	\$340,000	07/18/22	1,112	00	\$305.76	Other	Brick	2	2 /	2006	1	00	.01	51 %
72-25-15-358-020	350 N MAIN ST UNIT 604	150	407	166,750	\$320,000	02/06/23	972	00	\$329.22	Other	Brick	2	2 /	2006	1	00	.01	52 %
72-25-15-358-023	350 N MAIN ST UNIT 610	150	407	158,980	\$330,000	10/14/22	919	00	\$359.09	Other	Wood Siding	2	2 /	2006	1	00	.01	48 %
72-25-15-358-028	350 N MAIN ST UNIT 619	150	407	209,560	\$365,000	08/22/22	1,275	00	\$286.27	Other	Wood Siding	2	2 /	2006	1	00	.01	57 %
72-25-15-358-029	350 N MAIN ST UNIT 617	150	407	203,870	\$450,000	11/08/22	1,294	00	\$347.76	Other	Other	1	2 /	2006	1	00	.01	45 %
72-25-15-358-047	350 N MAIN ST UNIT 719	150	407	219,560	\$440,000	09/05/23	1,275	00	\$345.10	Other	Wood Siding	0	2 /	2006	1	00	.01	50 %
72-25-15-358-079	350 N MAIN ST UNIT 908	150	407	155,440	\$335,000	04/04/22	958	00	\$349.69	Other	Brick	2	2 /	2006	1	00	.01	46 %
72-25-15-358-092	350 N MAIN ST UNIT 905	150	407	170,830	\$360,000	07/08/22	1,112	00	\$323.74	Other	Brick	2	2 /	2006	1	00	.01	47 %
<u>161 - CROOKS COVE CONDO</u>																		
72-25-09-152-039	1472 W WEBSTER RD	161	407	94,700	\$189,750	09/10/22	1,028	00	\$184.58	Other	Alum., Vinyl	2	1 / 1	1983	2	00	.06	50 %
<u>162 - OAK SHADE CONDO</u>																		
72-25-09-154-028	2662 CROOKS RD	162	407	134,470	\$270,000	08/03/23	1,406	634	\$192.03	Other	Alum., Vinyl	2	2 / 1	1996	2	576	.07	50 %
<u>167 - EAST FIFTH STREET CONDO</u>																		
72-25-22-153-036	320 E 5TH ST	167	407	225,890	\$460,000	10/13/23	1,408	724	\$326.70	TwnHse/Duplex	Brick	2	2 / 1	2000	2	207	.10	49 %
72-25-22-153-037	318 E 5TH ST	167	407	230,240	\$455,000	09/16/22	1,438	761	\$316.41	TwnHse/Duplex	Brick	2	2 / 1	2000	2	206	.10	51 %
<u>169 - MAIN STREET LOFTS CONDO</u>																		
72-25-16-485-030	111 N MAIN ST #204	169	407	160,830	\$337,000	03/16/23	1,081	00	\$311.75	Other	Brick	2	2 /	2005	1	00	.02	48 %
72-25-16-485-034	111 N MAIN ST #208	169	407	162,540	\$324,900	06/16/22	1,081	00	\$300.56	Other		0	2 /	2005	1	00	.02	50 %
72-25-16-485-035	111 N MAIN ST #209	169	407	160,830	\$315,000	04/29/22	1,081	00	\$291.40	Other	Brick	2	2 /	2005	1	00	.02	51 %
72-25-16-485-036	111 N MAIN ST #210	169	407	160,830	\$323,000	02/13/23	1,081	00	\$298.80	Other	Brick	2	2 /	2005	1	00	.02	50 %
72-25-16-485-037	111 N MAIN ST #211	169	407	160,830	\$312,000	05/05/22	1,081	00	\$288.62	Other	Brick	2	2 /	2005	1	00	.02	52 %

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<u>172 - CENTER STREET LOFTS CONDO</u>																		
72-25-16-486-002	100 N CENTER ST #206	172	407	171,150	\$350,000	05/23/22	1,110	00	\$315.32	Other	Brick	2	2 /	2006	1	00	.03	49 %
72-25-16-486-005	100 N CENTER ST #203	172	407	209,960	\$380,000	10/28/22	1,528	00	\$248.69	Other	Brick	2	2 /	2006	1	00	.03	55 %
72-25-16-486-013	100 N CENTER ST #302	172	407	297,950	\$700,000	06/21/22	3,014	00	\$232.25	Other	Brick	0	2 / 1	2006	2	00	.03	43 %
72-25-16-486-016	100 N CENTER ST #404	172	407	201,930	\$375,000	06/29/22	1,205	00	\$311.20	Other	Brick	2	2 /	2006	1	00	.03	54 %
<u>175 - LOFTS @ 11 CONDO</u>																		
72-25-16-465-033	670 W 11 MILE RD	175	407	176,560	\$353,000	01/17/24	1,308	00	\$269.88	Other	Brick	2	2 / 1	2005	2.5	189	.05	50 %
72-25-16-465-039	624 W 11 MILE RD	175	407	151,420	\$285,000	04/18/23	804	00	\$354.48	Other	Brick	1	2 /	2014	1.5	00	.02	53 %
72-25-16-465-043	638 W 11 MILE RD	175	407	217,920	\$449,000	05/10/23	1,238	00	\$362.68	Other	Brick	2	2 / 1	2014	2.5	190	.04	49 %
72-25-16-465-047	622 W 11 MILE RD	175	407	214,460	\$435,000	04/01/22	1,182	00	\$368.02	Other	Brick	2	2 / 1	2014	2.5	190	.04	49 %
<u>178 - SKYLOFTS MARKETSQUARE CONDO</u>																		
72-25-15-386-002	101 CURRY AVE #204	178	407	178,340	\$355,000	04/27/22	1,224	00	\$290.03	Other	Other	2	2 /	2005	1	00	.02	50 %
72-25-15-386-007	101 CURRY AVE #214	178	407	193,550	\$375,000	11/03/23	1,210	00	\$309.92	Other	Other	2	2 /	2005	1	00	.02	52 %
72-25-15-386-010	101 CURRY AVE #220	178	407	169,900	\$327,000	12/05/22	1,088	00	\$300.55	Other	Other	2	2 /	2005	1	00	.02	52 %
72-25-15-386-043	101 CURRY AVE #414	178	407	189,020	\$420,000	04/21/23	1,210	00	\$347.11	Other	Other	2	2 /	2005	1	00	.02	45 %
72-25-15-386-044	101 CURRY AVE #416	178	407	195,480	\$390,000	03/13/23	1,230	00	\$317.07	Other	Other	2	2 /	2005	1	00	.02	50 %
72-25-15-386-050	101 CURRY AVE #428	178	407	172,610	\$370,000	04/07/23	1,180	00	\$313.56	Other	Other	2	2 /	2005	1	00	.02	47 %
72-25-15-386-052	101 CURRY AVE #432	178	407	200,360	\$415,000	08/21/23	1,341	00	\$309.47	Other	Other	2	2 /	2005	1	00	.02	48 %
72-25-15-386-055	101 CURRY AVE #502	178	407	172,610	\$330,000	11/17/22	1,180	00	\$279.66	Other	Other	2	2 /	2005	1	00	.02	52 %
72-25-15-386-062	101 CURRY AVE #516	178	407	195,480	\$385,000	05/30/23	1,230	00	\$313.01	Other	Other	2	2 /	2005	1	00	.02	51 %
72-25-15-386-066	101 CURRY AVE #524	178	407	168,470	\$339,500	09/09/22	1,088	00	\$312.04	Other	Other	2	2 /	2005	1	00	.02	50 %
72-25-15-386-068	101 CURRY AVE #528	178	407	180,220	\$352,500	12/12/22	1,180	00	\$298.73	Other	Other	2	2 /	2005	1	00	.02	51 %
72-25-15-386-081	101 CURRY AVE #618	178	407	156,470	\$310,000	11/17/23	1,025	00	\$302.44	Other	Other	1	1 / 1	2005	1	00	.02	50 %

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72-25-15-386-082	101 CURRY AVE #620	178	407	163,740	\$308,000	10/10/22	1,088	00	\$283.09	Other	Other	2	2 /	2005	1	00	.02	53 %
<u>241 - ESPLANADE CONDO - 2 STY 1888 SF</u>																		
72-20-32-476-193	5045 CROOKS RD APT 20	241	407	112,620	\$245,000	04/11/23	1,846	519	\$132.72	Other	Brick/Siding	3	2 / 1	1971	2	00	.11	46 %
<u>242 - ESPLANADE CONDO - 2 STY 786 > 1076 SF</u>																		
72-20-32-476-175	5095 CROOKS RD APT 2	242	407	91,570	\$183,000	10/27/22	1,052	526	\$173.95	Other	Brick/Siding	2	1 / 1	1971	2	00	.07	50 %
72-20-32-476-176	5095 CROOKS RD APT 3	242	407	92,320	\$196,000	07/17/23	1,052	526	\$186.31	Other	Brick/Siding	2	1 / 1	1971	2	00	.07	47 %
72-20-32-476-177	5095 CROOKS RD APT 4	242	407	71,320	\$129,000	08/04/22	798	399	\$161.65	Other	Brick/Siding	1	1 / 1	1971	2	00	.05	55 %
72-20-32-476-179	5095 CROOKS RD APT 6	242	407	69,250	\$135,000	03/10/23	794	397	\$170.03	Other	Brick/Siding	1	1 / 1	1971	2	00	.05	51 %
72-20-32-476-210	5005 CROOKS RD APT 37	242	407	71,280	\$151,250	09/15/23	794	397	\$190.49	Other	Brick/Siding	1	1 / 1	1971	2	00	.05	47 %
72-20-32-476-216	5025 CROOKS RD APT 43	242	407	88,130	\$175,000	07/31/23	1,044	522	\$167.62	Other	Brick/Siding	2	1 / 1	1971	2	00	.07	50 %
<u>256 - NORMANDY SQUARE</u>																		
72-25-05-256-003	2500 NORMANDY RD UNIT 3	256	407	186,050	\$370,000	12/18/23	1,382	00	\$267.73	Other	Brick/Siding	2	2 / 1	2018	3	383	.06	50 %
72-25-05-256-010	2500 NORMANDY RD UNIT 10	256	407	187,400	\$387,500	03/27/24	1,382	00	\$280.39	Other	Brick/Siding	3	2 / 1	2018	3	395	.06	48 %
72-25-05-256-012	2500 NORMANDY RD UNIT 12	256	407	185,610	\$355,000	07/21/23	1,382	00	\$256.87	Other	Brick/Siding	2	2 / 1	2018	3	395	.06	52 %
72-25-05-256-013	2500 NORMANDY RD UNIT 13	256	407	185,610	\$345,000	01/19/23	1,382	00	\$249.64	Other	Brick/Siding	2	2 / 1	2018	3	395	.06	54 %
72-25-05-256-018	2500 NORMANDY RD UNIT 18	256	407	187,110	\$344,000	11/18/22	1,382	00	\$248.91	Other	Brick/Siding	2	2 / 1	2019	3	395	.06	54 %
72-25-05-256-034	2500 NORMANDY RD UNIT 34	256	407	187,930	\$406,000	06/26/23	1,382	00	\$293.78	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	46 %
72-25-05-256-035	2500 NORMANDY RD UNIT 35	256	407	187,110	\$365,000	08/17/22	1,382	00	\$264.11	Other	Brick/Siding	2	2 / 1	2019	3	395	.06	51 %
72-25-05-256-039	2500 NORMANDY RD UNIT 39	256	407	186,430	\$355,900	06/17/22	1,382	00	\$257.53	Other	Brick/Siding	3	2 / 1	2018	3	395	.06	52 %
72-25-05-256-043	2500 NORMANDY RD UNIT 42	256	407	185,610	\$380,000	07/22/22	1,382	00	\$274.96	Other	Brick/Siding	2	2 / 1	2018	3	395	.06	49 %
72-25-05-256-046	2500 NORMANDY RD UNIT 45	256	407	185,610	\$390,000	01/25/23	1,382	00	\$282.20	Other	Brick/Siding	2	2 / 1	2018	3	395	.06	48 %
72-25-05-256-049	2500 NORMANDY RD UNIT 48	256	407	187,930	\$390,000	09/25/23	1,382	00	\$282.20	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	48 %
72-25-05-256-054	2500 NORMANDY RD UNIT 53	256	407	187,930	\$395,000	10/18/23	1,382	00	\$285.82	Other	Brick/Siding	3	2 / 1	2019	3	395	.06	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>257 - NORMANDY VILLAGE</u>																		
72-25-05-257-006	2520 MASSOIT RD	257	407	313,040	\$610,000	10/07/22	2,224	1,112	\$274.28	Colonial/2Sty	Vinyl	3	3 / 1	2018	2	400	.13	51 %
72-25-05-257-010	2450 MASSOIT RD	257	407	314,040	\$650,000	05/23/23	2,178	1,089	\$298.44	Colonial/2Sty	Vinyl	3	3 / 1	2018	2	640	.13	48 %
72-25-05-257-017	2471 MASSOIT RD	257	407	291,090	\$630,000	06/02/23	2,202	1,101	\$286.10	Colonial/2Sty	Vinyl	3	2 / 1	2018	2	400	.11	46 %
72-25-05-257-019	2511 MASSOIT RD	257	407	288,770	\$619,000	11/06/23	2,168	1,084	\$285.52	Colonial/2Sty	Vinyl	3	2 / 1	2020	2	520	.11	47 %
72-25-05-257-024	2561 MASSOIT RD	257	407	287,400	\$530,800	12/29/22	2,192	1,096	\$242.15	Colonial/2Sty	Vinyl	3	2 / 1	2018	2	400	.11	54 %
72-25-05-257-032	4280 KENT RD	257	407	334,200	\$740,000	07/13/23	2,704	1,104	\$273.67	Colonial/2Sty	Vinyl	4	3 / 1	2019	2	520	.12	45 %
72-25-05-257-037	4230 KENT RD	257	407	307,400	\$597,500	10/04/22	2,192	1,096	\$272.58	Colonial/2Sty	Vinyl	3	3 / 1	2019	2	400	.12	51 %
72-25-05-257-039	4210 KENT RD	257	407	321,690	\$677,000	11/10/23	2,224	1,112	\$304.41	Colonial/2Sty	Vinyl	3	3 / 1	2019	2	400	.12	48 %
72-25-05-257-044	4231 KENT RD	257	407	301,950	\$645,000	08/21/23	2,219	1,106	\$290.67	Colonial/2Sty	Vinyl	3	2 / 1	2019	2	400	.11	47 %
<u>261 - ESSEX HOUSE CONDO</u>																		
72-25-08-204-012	2206 ESSEX ST	261	407	75,230	\$159,900	07/21/22	1,010	505	\$158.32	Other	Brick	2	1 / 1	1960	1	00	.06	47 %
<u>281 - EXECUTIVE HOUSE CONDO</u>																		
72-25-05-278-028	4345 CROOKS RD APT 22	281	407	62,190	\$130,000	11/17/23	831	00	\$156.44	Other	Brick	2	1 /	1964	1	00	.05	48 %
72-25-05-278-033	4345 CROOKS RD APT 27	281	407	64,660	\$126,900	04/29/22	831	00	\$152.71	Other	Brick	2	1 /	1964	1	00	.05	51 %
<u>319 - INDIAN WELLS CONDO</u>																		
72-25-05-477-099	3327 NELL ROSE CT	319	407	171,630	\$341,000	08/25/23	1,915	1,135	\$178.07	Other	Alum., Vinyl	3	2 /	1999	2	245	.11	50 %
<u>321 - THE FAIRWAYS CONDO</u>																		
72-25-05-378-027	3439 BENJAMIN AVE APT 121	321	407	72,080	\$192,000	03/15/24	822	00	\$233.58	Other	Brick	1	1 /	1973	1	00	.03	38 %
72-25-05-378-029	3439 BENJAMIN AVE APT 123	321	407	95,030	\$195,000	11/29/23	1,151	00	\$169.42	Other	Brick	2	2 /	1973	1	00	.04	49 %
72-25-05-378-034	3439 BENJAMIN AVE APT 221	321	407	82,650	\$190,000	12/22/23	822	00	\$231.14	Other	Brick	1	1 /	1973	1	00	.03	44 %
72-25-05-378-037	3439 BENJAMIN AVE APT 224	321	407	99,530	\$209,000	03/11/24	1,145	00	\$182.53	Other	Brick	2	2 /	1973	1	00	.04	48 %
72-25-05-378-038	3439 BENJAMIN AVE APT 225	321	407	94,360	\$183,000	11/21/22	1,145	00	\$159.83	Other	Brick	2	2 /	1973	1	00	.04	52 %

City of Royal Oak

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72-25-05-378-045	3439 BENJAMIN AVE APT 325	321	407	94,400	\$188,500	06/07/22	1,145	00	\$164.63	Other	Brick	2	2 /	1973	1	00	.04	50 %
72-25-05-378-063	3415 BENJAMIN AVE APT 109	321	407	133,790	\$243,000	09/29/22	1,690	00	\$143.79	Other	Brick	3	2 /	1974	1	00	.05	55 %
72-25-05-378-069	3415 BENJAMIN AVE APT 204	321	407	94,140	\$188,000	02/03/23	1,146	00	\$164.05	Other	Brick	1	2 /	1974	1	00	.04	50 %
72-25-05-378-087	3415 BENJAMIN AVE APT 311	321	407	107,800	\$216,000	02/12/24	1,349	00	\$160.12	Other	Brick	2	2 /	1974	1	00	.04	50 %
72-25-05-378-092	3415 BENJAMIN AVE APT 405	321	407	77,950	\$197,000	06/08/23	904	00	\$217.92	Other	Brick	1	1 /	1974	1	00	.03	40 %
72-25-05-378-093	3415 BENJAMIN AVE APT 406	321	407	96,560	\$175,000	03/31/23	1,188	00	\$147.31	Other	Brick	2	2 /	1974	1	00	.04	55 %
72-25-05-378-096	3415 BENJAMIN AVE APT 409	321	407	133,790	\$250,000	02/28/23	1,690	00	\$147.93	Other	Brick	3	2 /	1974	1	00	.05	54 %
72-25-05-378-097	3415 BENJAMIN AVE APT 410	321	407	122,250	\$248,000	03/29/24	1,349	00	\$183.84	Other	Brick	2	2 /	1974	1	00	.04	49 %
323 - NORMANDY OAKS CONDO																		
72-25-05-329-015	4109 BENJAMIN AVE APT 8	323	407	58,710	\$111,100	06/08/22	708	00	\$156.92	Other	Brick	1	1 /	1966	1	00	.04	53 %
72-25-05-329-028	4015 BENJAMIN AVE APT 4	323	407	66,400	\$136,000	10/27/22	796	00	\$170.85	Other	Brick	2	1 /	1966	1	00	.04	49 %
72-25-05-329-037	4009 BENJAMIN AVE APT 5	323	407	60,870	\$117,500	10/05/22	708	00	\$165.96	Other	Brick	1	1 /	1966	1	00	.04	52 %
72-25-05-329-043	4003 BENJAMIN AVE APT 2	323	407	59,980	\$123,000	02/16/23	708	00	\$173.73	Other	Brick	1	1 /	1966	1	00	.04	49 %
72-25-05-329-045	4003 BENJAMIN AVE APT 7	323	407	60,030	\$120,000	09/22/22	708	00	\$169.49	Other	Brick	1	1 /	1966	1	00	.04	50 %
72-25-05-329-050	4115 BENJAMIN AVE APT 1	323	407	59,630	\$115,000	12/14/23	708	00	\$162.43	Other	Brick	1	1 /	1966	1	00	.04	52 %
72-25-05-329-060	3927 BENJAMIN AVE APT 4	323	407	58,640	\$114,500	10/20/23	708	00	\$161.72	Other	Brick	1	1 /	1966	1	00	.04	51 %
72-25-05-329-074	3915 BENJAMIN AVE APT 1	323	407	63,660	\$140,000	11/13/23	796	00	\$175.88	Other	Brick	2	1 /	1966	1	00	.04	45 %
338 - THE HARRISON COLLECTION CONDO																		
72-25-22-338-002	1021 KNOWLES ST UNIT 2	338	407	328,720	\$614,000	09/01/23	2,207	00	\$278.21	TwnHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	54 %
72-25-22-338-004	533 E HARRISON AVE #10	338	407	382,320	\$825,000	06/06/23	2,388	00	\$345.48	TwnHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	46 %
72-25-22-338-005	533 E HARRISON AVE #9	338	407	329,120	\$644,412	05/12/22	2,207	00	\$291.99	TwnHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	51 %
72-25-22-338-006	533 E HARRISON AVE #8	338	407	306,380	\$559,000	04/15/22	1,875	00	\$298.13	TwnHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	55 %
72-25-22-338-007	533 E HARRISON AVE #7	338	407	328,400	\$653,495	05/23/22	2,207	00	\$296.10	TwnHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	50 %

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72-25-22-338-008	533 E HARRISON AVE #6	338	407	302,260	\$695,000	02/09/23	1,875	00	\$370.67	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	43 %
72-25-22-338-009	533 E HARRISON AVE #5	338	407	306,380	\$638,140	05/11/22	1,875	00	\$340.34	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	48 %
72-25-22-338-010	533 E HARRISON AVE #4	338	407	306,380	\$615,000	04/15/22	1,875	00	\$328.00	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	50 %
72-25-22-338-011	533 E HARRISON AVE #3	338	407	328,400	\$615,000	04/27/22	2,207	00	\$278.66	TwHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	53 %
72-25-22-338-012	533 E HARRISON AVE #2	338	407	306,380	\$634,375	04/12/22	1,875	00	\$338.33	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	48 %
72-25-22-338-014	533 E HARRISON AVE #11	338	407	309,530	\$590,385	02/16/23	1,832	00	\$322.26	TwHse/Duplex	Stucco	3	2 / 2	2022	2	395	.05	52 %
72-25-22-338-018	533 E HARRISON AVE #15	338	407	312,240	\$655,000	09/08/23	1,856	00	\$352.91	TwHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	48 %
72-25-22-338-019	533 E HARRISON AVE #16	338	407	312,430	\$610,200	06/20/23	1,856	00	\$328.77	TwHse/Duplex	Stucco	3	3 / 1	2022	2	395	.05	51 %
72-25-22-338-020	533 E HARRISON AVE #17	338	407	285,890	\$523,300	02/09/23	1,524	00	\$343.37	TwHse/Duplex	Stucco	3	2 / 1	2022	2	727	.05	55 %
72-25-22-338-021	533 E HARRISON AVE #48	338	407	358,430	\$704,580	10/12/22	2,189	00	\$321.87	TwHse/Duplex	Composition	3	3 / 1	2021	3	395	.05	51 %
72-25-22-338-022	533 E HARRISON AVE #47	338	407	306,380	\$599,000	07/26/22	1,875	00	\$319.47	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	51 %
72-25-22-338-023	533 E HARRISON AVE #46	338	407	306,990	\$569,000	07/22/22	1,875	00	\$303.47	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	54 %
72-25-22-338-024	533 E HARRISON AVE #45	338	407	331,700	\$615,000	07/29/22	2,207	00	\$278.66	TwHse/Duplex	Composition	3	4 / 1	2021	3	395	.05	54 %
72-25-22-338-025	533 E HARRISON AVE #44	338	407	328,400	\$599,000	07/08/22	2,207	00	\$271.41	TwHse/Duplex	Composition	3	3 / 2	2021	3	395	.05	55 %
72-25-22-338-026	533 E HARRISON AVE #43	338	407	307,100	\$609,315	07/06/22	1,875	00	\$324.97	TwHse/Duplex	Composition	3	3 / 1	2021	3	727	.05	50 %
72-25-22-338-027	533 E HARRISON AVE #42	338	407	391,200	\$759,958	08/25/22	2,654	00	\$286.34	TwHse/Duplex	Composition	3	3 / 1	2021	3	395	.05	51 %
72-25-22-338-028	533 E HARRISON AVE #41	338	407	308,010	\$756,929	04/14/23	1,875	00	\$403.70	TwHse/Duplex	Stucco	3	3 / 1	2022	3	727	.05	41 %
72-25-22-338-029	533 E HARRISON AVE #40	338	407	332,550	\$752,040	04/14/23	2,207	00	\$340.75	TwHse/Duplex	Stucco	3	3 / 2	2022	3	395	.05	44 %
72-25-22-338-030	533 E HARRISON AVE #39	338	407	309,460	\$700,000	06/14/23	1,875	00	\$373.33	TwHse/Duplex	Stucco	3	3 / 1	2022	3	727	.05	44 %
72-25-22-338-032	533 E HARRISON AVE #37	338	407	308,010	\$711,540	05/08/23	1,875	00	\$379.49	TwHse/Duplex	Stucco	3	3 / 1	2022	3	727	.05	43 %
72-25-22-338-034	533 E HARRISON AVE #35	338	407	331,000	\$776,423	04/17/23	2,186	00	\$355.18	TwHse/Duplex	Stucco	3	3 / 2	2022	3	395	.05	43 %

PTA STATES \$631,695

PTA SAYS \$617617.50

340 - THE TOWNES AT 3506 CONDO

72-25-03-380-001	508 MIDLAND BLVD	340	407	172,020	\$335,000	06/10/22	1,382	00	\$242.40	Other	Vinyl	2	2 / 1	2017	3	383	.06	51 %
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City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-03-380-004	502 MIDLAND BLVD	340	407	172,020	\$319,000	09/08/22	1,382	00	\$230.82	Other	Vinyl	2	2 / 1	2017	3	383	.06	54 %
72-25-03-380-015	3534 ROCHESTER RD	340	407	172,890	\$400,000	05/06/22	1,382	00	\$289.44	Other	Brick/Siding	3	2 / 1	2017	3	383	.06	43 %
72-25-03-380-027	505 MIDLAND BLVD	340	407	173,790	\$335,000	04/28/23	1,382	00	\$242.40	Other	Brick/Siding	2	2 / 1	2017	3	383	.06	52 %
<u>354 - LEXINGTON ON THE PARK CONDO</u>																		
72-25-04-354-001	3593 MARAIS AVE	354	407	325,570	\$605,000	07/21/22	2,446	1,221	\$247.34	Colonial/2Sty	Wood Siding	3	1 /	2015	2	400	.22	54 %
72-25-04-354-004	3563 MARAIS AVE	354	407	288,230	\$514,000	04/18/23	2,096	1,092	\$245.23	Colonial/2Sty	Vinyl	3	3 / 1	2016	2	400	.15	56 %
72-25-04-354-014	3492 ARBOR AVE	354	407	344,320	\$690,000	01/31/24	2,757	1,195	\$250.27	Colonial/2Sty	Vinyl	5	3 / 1	2016	2	704	.19	50 %
72-25-04-354-016	3512 ARBOR AVE	354	407	296,040	\$570,000	09/08/22	2,254	1,127	\$252.88	Colonial/2Sty	Vinyl	3	3 / 1	2015	2	400	.15	52 %
72-25-04-354-019	3511 ARBOR AVE	354	407	318,830	\$730,000	07/06/23	2,524	1,243	\$289.22	Colonial/2Sty	Vinyl	4	2 / 1	2016	2	400	.18	44 %
72-25-04-354-035	3551 ARBOR AVE	354	407	286,230	\$560,000	11/30/22	2,184	1,127	\$256.41	Colonial/2Sty	Vinyl	0	2 / 1	2016	2	400	.18	51 %
72-25-04-354-036	3541 ARBOR AVE	354	407	288,230	\$632,000	02/15/24	2,184	1,127	\$289.38	Colonial/2Sty	Vinyl	3	2 / 1	2016	2	400	.18	46 %
<u>356 - NORTH DORCHESTER CONDO</u>																		
72-25-14-356-004	129 N DORCHESTER AVE	356	407	294,000	\$550,000	06/29/23	1,939	1,003	\$283.65	Colonial/2Sty	Wood Siding	3	2 / 1	2014	2	400	.12	53 %
72-25-14-356-006	145 N DORCHESTER AVE	356	407	324,330	\$655,000	09/06/23	2,437	1,195	\$268.77	Colonial/2Sty	Composition	3	2 / 1	2017	2	366	.12	50 %
72-25-14-356-013	303 N DORCHESTER AVE	356	407	275,500	\$592,000	04/19/22	1,955	773	\$302.81	Colonial/2Sty	Lap Siding	3	2 / 1	2021	2	420	.09	47 %
<u>384 - SHERMAN OAKS CONDO</u>																		
72-25-16-384-001	1091 N SHERMAN DR UNIT D	384	407	189,630	\$385,000	09/20/22	1,351	00	\$284.97	Other	Vinyl	3	2 / 1	2015	3	383	.06	49 %
72-25-16-384-002	1091 N SHERMAN DR UNIT C	384	407	185,810	\$385,000	05/31/22	1,358	00	\$283.51	Other	Vinyl	3	2 / 1	2015	3	385	.06	48 %
72-25-16-384-003	1091 N SHERMAN DR UNIT B	384	407	185,810	\$350,000	12/27/22	1,358	00	\$257.73	Other	Wood Siding	2	2 / 1	2015	3	385	.06	53 %
72-25-16-384-004	1091 N SHERMAN DR UNIT A	384	407	189,630	\$405,000	06/15/23	1,351	00	\$299.78	Other	Wood Siding	0	2 / 1	2015	3	383	.06	47 %
72-25-16-384-010	1071 N SHERMAN DR UNIT B	384	407	185,850	\$350,000	11/29/22	1,358	00	\$257.73	Other	Vinyl	2	2 / 1	2016	3	385	.06	53 %
72-25-16-384-021	1041 N SHERMAN DR UNIT E	384	407	191,210	\$375,000	06/08/22	1,351	00	\$277.57	Other	Vinyl	2	2 / 1	2016	3	383	.06	51 %
72-25-16-384-026	1031 N SHERMAN DR UNIT D	384	407	189,630	\$380,000	10/11/22	1,351	00	\$281.27	Other	Vinyl	2	2 / 1	2016	3	383	.06	50 %

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72-25-16-384-028	1031 N SHERMAN DR UNIT B	384	407	185,430	\$385,000	03/30/23	1,355	00	\$284.13	Other	Vinyl	3	2 / 1	2016	3	385	.06	48 %
385 - PARK WEST CONDO																		
72-25-16-385-010	932 W 11 MILE RD	385	407	251,060	\$529,000	08/23/23	1,096	00	\$482.66	Other	Brick	2	2 /	2018	1	232	.05	47 %
72-25-16-385-012	934 W 11 MILE RD	385	407	251,060	\$479,000	11/01/22	1,096	00	\$437.04	Other	Brick	2	2 /	2018	1	232	.05	52 %
72-25-16-385-014	918 W 11 MILE RD	385	407	434,320	\$877,000	08/17/23	2,192	00	\$400.09	Other	Brick	3	2 /	2019	1	486	.10	50 %
GRANTOR DIED 6/6/2022																		
401 - GARDENIA COURT CONDO																		
72-25-14-151-045	1809 GARDENIA AVE APT 5	401	407	50,040	\$123,000	06/23/22	853	426	\$144.20	Other	Brick	2	1 /	1957	1	00	.05	41 %
481 - HILLSIDE MANOR CONDO - EXTERIOR																		
72-25-06-378-082	3421 HILLSIDE DR APT 1	481	407	61,430	\$109,900	07/01/22	811	95	\$135.51	Other	Brick	2	1 /	1963	1	00	.04	56 %
72-25-06-378-089	3421 HILLSIDE DR APT 8	481	407	65,140	\$137,000	05/19/23	811	95	\$168.93	Other	Brick	2	1 /	1963	1	00	.04	48 %
72-25-06-378-091	3429 HILLSIDE DR APT 10	481	407	60,570	\$120,000	06/10/22	811	95	\$147.97	Other	Brick	2	1 /	1963	1	00	.04	50 %
72-25-06-378-120	3425 HILLSIDE DR APT 40	481	407	66,540	\$120,000	04/13/23	811	95	\$147.97	Other	Brick	2	1 /	1963	1	00	.04	55 %
72-25-06-378-121	3425 HILLSIDE DR APT 41	481	407	60,960	\$144,100	01/05/24	811	95	\$177.68	Other	Brick	2	1 /	1963	1	00	.04	42 %
FATHER TO SON																		
482 - HILLSIDE MANOR CONDO - INTERIOR																		
72-25-06-378-098	3433 HILLSIDE DR APT 18	482	407	48,260	\$90,000	07/25/22	625	95	\$144.00	Other	Brick	1	1 /	1963	1	00	.04	54 %
72-25-06-378-105	3421 HILLSIDE DR APT 25	482	407	46,920	\$71,600	06/06/23	616	95	\$116.23	Other	Brick	1	1 /	1963	1	00	.04	66 %
72-25-06-378-106	3421 HILLSIDE DR APT 26	482	407	46,920	\$127,000	07/27/23	616	95	\$206.17	Other	Brick	1	1 /	1963	1	00	.04	37 %
72-25-06-378-117	3433 HILLSIDE DR APT 37	482	407	47,800	\$100,000	05/02/23	625	95	\$160.00	Other	Brick	1	1 /	1963	1	00	.04	48 %
72-25-06-378-118	3433 HILLSIDE DR APT 38	482	407	48,320	\$90,000	08/12/22	625	95	\$144.00	Other	Brick	1	1 /	1963	1	00	.04	54 %
SOLD FOR LESS THAN 2021 SALE																		
521 - HILLTOP MANOR CONDO - 1ST/2ND FLOOR																		
72-25-05-401-054	3820 BENJAMIN AVE APT 7	521	407	50,280	\$110,000	09/19/23	814	00	\$135.14	Other	Brick	1	1 /	1979	1	00	.08	46 %
72-25-05-401-057	3820 BENJAMIN AVE APT 10	521	407	49,640	\$105,000	06/09/22	814	00	\$128.99	Other	Brick	1	1 /	1979	1	00	.08	47 %
BATH REMOD BEFORE SALE																		
544 - BEACON HILL CONDO																		
72-25-16-459-013	211 N MAPLE AVE	544	407	197,130	\$365,000	07/18/22	1,478	949	\$246.96	Other	Brick/Siding	3	2 /	2001	1.5	254	.07	54 %

City of Royal Oak

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Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-16-459-020	809 N SHERMAN DR	544	407	217,460	\$450,000	07/01/22	1,866	00	\$241.16	Other	Brick/Siding	2	3 / 1	2001	3	264	.07	48 %
<u>558 - OAK PLACE CONDO</u>																		
72-25-05-101-010	4715 COOLIDGE HWY APT 1	558	407	57,340	\$114,000	02/22/23	754	00	\$151.19	Other	Brick	2	1 /	1959	1	00	.04	50 %
72-25-05-101-011	4715 COOLIDGE HWY APT 2	558	407	49,970	\$105,000	12/18/23	614	00	\$171.01	Other	Brick	1	1 /	1959	1	00	.03	48 %
72-25-05-101-012	4715 COOLIDGE HWY APT 3	558	407	44,190	\$80,000	06/10/22	548	00	\$145.99	Other	Brick	1	1 /	1959	1	00	.03	55 %
72-25-05-101-014	4715 COOLIDGE HWY APT 5	558	407	57,380	\$119,000	09/13/23	754	00	\$157.82	Other	Brick	2	1 /	1959	1	00	.04	48 %
<u>561 - LEAFDALE CONDO - 1 STY 771>780 SF</u>																		
72-25-05-128-023	4625 LEAFDALE AVE # B2	561	407	58,040	\$135,000	09/08/23	780	390	\$173.08	Other	Brick	2	1 /	1964	1	00	.05	43 %
72-25-05-201-021	4620 LEAFDALE AVE # C4	561	407	55,470	\$130,000	07/26/23	771	386	\$168.61	Other	Brick	2	1 /	1964	1	00	.05	43 %
<u>562 - LEAFDALE CONDO - 1 STY 521 SF</u>																		
72-25-05-128-030	4625 LEAFDALE AVE # B9	562	407	46,660	\$85,000	08/24/23	521	261	\$163.15	Other	Brick	1	1 /	1964	1	00	.05	55 %
<u>601 - LINCOLN TOWNHOUSE CONDO</u>																		
72-25-21-426-017	335 W LINCOLN AVE	601	407	114,680	\$235,000	07/21/23	961	458	\$244.54	Other	Brick	2	1 / 1	1967	2	00	.05	49 %
72-25-21-426-020	323 W LINCOLN AVE	601	407	114,940	\$220,000	04/10/23	961	458	\$228.93	Other	Brick	2	1 / 1	1967	2	00	.05	52 %
<u>610 - HUNTINGTON WOODS CONDO</u>																		
72-25-21-403-021	25707 WOODWARD AVE APT 2610	407		71,080	\$130,000	05/19/22	740	740	\$175.68	Other	Brick	1	1 /	1952	1	00	.04	55 %
72-25-21-403-040	25835 WOODWARD AVE APT 1610	407		82,320	\$175,000	11/27/23	950	950	\$184.21	Other	Brick	2	1 /	1952	1	00	.04	47 %
72-25-21-403-047	25835 WOODWARD AVE APT 2610	407		81,460	\$160,000	07/15/22	950	950	\$168.42	Other	Brick	2	1 /	1952	1	00	.04	51 %
72-25-21-403-049	25863 WOODWARD AVE APT 2610	407		82,300	\$174,000	05/19/23	950	950	\$183.16	Other	Brick	2	1 /	1952	1	00	.04	47 %
72-25-21-403-051	25863 WOODWARD AVE APT 2610	407		90,640	\$180,000	02/06/23	950	950	\$189.47	Other	Brick	2	1 /	1952	1	00	.04	50 %
72-25-21-403-054	25863 WOODWARD AVE APT 1610	407		86,780	\$176,750	11/02/23	950	950	\$186.05	Other	Brick	2	1 /	1952	1	00	.04	49 %
72-25-21-403-059	25901 WOODWARD AVE APT 2610	407		91,610	\$195,000	01/31/23	950	950	\$205.26	Other	Brick	2	1 /	1952	1	00	.03	47 %
72-25-21-403-060	25901 WOODWARD AVE APT 1610	407		85,060	\$190,000	09/08/23	950	950	\$200.00	Other	Brick	2	1 /	1952	1	00	.03	45 %

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72-25-21-403-062	25901 WOODWARD AVE APT	1610	407	85,410	\$179,900	10/19/22	950	950	\$189.37	Other	Brick	2	1 /	1952	1	00	.03	47 %
<u>641 - LINDEN TERRACE CONDO</u>																		
72-25-10-326-060	2604 ROCHESTER RD UNIT 2	641	407	86,080	\$174,000	08/29/22	936	468	\$185.90	Other	Brick	2	1 / 1	1956	2	00	.07	49 %
72-25-10-326-067	2604 ROCHESTER RD UNIT 9	641	407	85,870	\$170,000	10/12/22	924	462	\$183.98	Other	Brick	2	1 / 1	1956	2	00	.07	51 %
<u>661 - MAIN STREET SQUARE CONDO - 2 STY TOWNHOMES</u>																		
72-25-21-477-065	139 N GEORGETOWN SQ	661	407	151,400	\$311,000	04/29/22	1,135	385	\$274.01	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	49 %
72-25-21-477-074	136 S GEORGETOWN SQ	661	407	153,420	\$310,500	08/29/22	1,135	385	\$273.57	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	49 %
72-25-21-477-105	174 S GEORGETOWN SQ	661	407	153,360	\$305,000	07/20/22	1,135	385	\$268.72	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	50 %
72-25-21-477-108	189 N GEORGETOWN SQ	661	407	162,050	\$332,000	01/18/23	1,147	385	\$289.45	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	49 %
72-25-21-477-109	183 N GEORGETOWN SQ	661	407	153,420	\$295,000	12/09/22	1,135	385	\$259.91	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	52 %
72-25-21-477-112	165 N GEORGETOWN SQ	661	407	157,650	\$309,000	08/31/22	1,135	385	\$272.25	Other	Alum., Vinyl	2	2 / 1	1994	2	576	.04	51 %
<u>662 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 1 STY</u>																		
72-25-21-477-027	1348 S MAIN ST	662	407	133,960	\$290,000	07/10/23	792	267	\$366.16	Other	Alum., Vinyl	2	1 /	1994	1	288	.03	46 %
72-25-21-477-141	1333 S WASHINGTON AVE	662	407	132,860	\$265,000	07/21/23	783	267	\$338.44	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	50 %
72-25-21-477-145	1341 S WASHINGTON AVE	662	407	139,950	\$284,000	03/25/24	783	267	\$362.71	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	49 %
72-25-21-477-149	1349 S WASHINGTON AVE	662	407	135,530	\$285,000	08/31/23	783	267	\$363.98	Other	Alum., Vinyl	2	1 / 1	1994	1	288	.03	48 %
72-25-22-376-049	1455 CHESAPEAKE DR	662	407	129,760	\$239,000	03/15/23	783	267	\$305.24	Other	Alum., Vinyl	2	1 / 1	1995	1	288	.05	54 %
72-25-22-376-061	1427 CHESAPEAKE DR	662	407	127,680	\$239,900	10/04/22	783	267	\$306.39	Other	Alum., Vinyl	2	1 / 1	1995	1	288	.05	53 %
72-25-22-376-085	1524 MARYLAND CLUB DR	662	407	132,590	\$273,000	10/04/22	792	267	\$344.70	Other	Alum., Vinyl	2	1 /	1995	1	288	.05	49 %
72-25-22-376-097	1552 MARYLAND CLUB DR	662	407	135,130	\$260,000	05/09/22	792	267	\$328.28	Other	Alum., Vinyl	2	1 / 1	1995	1	288	.05	52 %
<u>663 - MAIN ST SQUARE / MARYLAND CLUB CONDO - 2 STY</u>																		
72-25-21-477-042	1320 S MAIN ST	663	407	143,010	\$280,000	09/26/23	1,180	297	\$237.29	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	51 %
72-25-21-477-058	135 W KENILWORTH AVE	663	407	142,240	\$305,000	02/28/24	1,180	297	\$258.47	Other	Alum., Vinyl	2	2 /	1994	1	288	.03	47 %

\$ AMT PER PTA

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72-25-21-477-134	1315 S WASHINGTON AVE	663	407	143,070	\$282,000	04/29/22	1,180	297	\$238.98	Other	Alum., Vinyl	2	2 /	1994	2	288	.03	51 %
72-25-22-376-022	1562 MARYLAND CLUB DR	663	407	150,290	\$315,000	01/30/24	1,180	297	\$266.95	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	48 %
72-25-22-376-052	1451 CHESAPEAKE DR	663	407	148,980	\$275,000	04/29/22	1,180	297	\$233.05	Other	Brick	2	1 / 1	1995	1	288	.06	54 %
72-25-22-376-058	1433 CHESAPEAKE DR	663	407	146,730	\$280,000	05/09/22	1,180	297	\$237.29	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	52 %
72-25-22-376-062	1425 CHESAPEAKE DR	663	407	152,500	\$301,500	11/14/22	1,180	297	\$255.51	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	51 %
72-25-22-376-076	1504 MARYLAND CLUB DR UNI663	663	407	157,120	\$315,000	03/28/24	1,180	297	\$266.95	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	50 %
72-25-22-376-090	1534 MARYLAND CLUB DR	663	407	144,400	\$313,000	09/22/23	1,180	297	\$265.25	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	46 %
72-25-22-376-092	1540 MARYLAND CLUB DR	663	407	144,350	\$287,000	10/13/23	1,180	297	\$243.22	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	50 %
72-25-22-376-098	1550 MARYLAND CLUB DR	663	407	150,200	\$299,300	08/25/22	1,180	297	\$253.64	Other	Alum., Vinyl	2	2 /	1995	1	288	.06	50 %
664 - CROSSINGS @ IRVING CONDO																		
72-25-22-382-003	614 MACWILLIAMS LN	664	407	174,810	\$325,000	08/25/22	1,412	702	\$230.17	Other	Alum., Vinyl	2	2 / 1	2003	2	380	.10	54 %
72-25-22-382-011	521 MACWILLIAMS LN	664	407	183,850	\$395,000	09/01/23	1,520	1,051	\$259.87	Other	Alum., Vinyl	3	2 / 1	2003	2	361	.10	47 %
72-25-22-382-014	617 MACWILLIAMS LN	664	407	176,050	\$329,900	07/26/22	1,412	702	\$233.64	Other	Alum., Vinyl	2	2 / 1	2003	2	380	.10	53 %
72-25-22-382-019	1601 ANNE DR	664	407	184,040	\$400,000	11/10/23	1,558	1,089	\$256.74	Other	Alum., Vinyl	3	2 / 1	2003	2	361	.10	46 %
72-25-22-382-031	614 JAMES CIR	664	407	188,640	\$365,000	10/14/22	1,615	702	\$226.01	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	52 %
72-25-22-382-037	512 JAMES CIR	664	407	186,260	\$345,000	04/04/22	1,615	702	\$213.62	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	54 %
72-25-22-382-040	505 JAMES CIR	664	407	184,040	\$387,000	06/29/23	1,615	702	\$239.63	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	48 %
72-25-22-382-044	521 JAMES CIR	664	407	188,120	\$385,000	03/28/24	1,615	702	\$238.39	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	49 %
72-25-22-382-046	605 JAMES CIR	664	407	186,310	\$380,000	02/08/24	1,615	702	\$235.29	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	49 %
72-25-22-382-061	408 JAMES CIR	664	407	186,260	\$359,900	06/09/23	1,615	702	\$222.85	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	52 %
72-25-22-382-069	421 JAMES CIR	664	407	193,070	\$370,000	05/25/22	1,615	702	\$229.10	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	52 %
72-25-22-382-070	425 JAMES CIR	664	407	186,310	\$390,000	12/14/23	1,615	702	\$241.49	Other	Alum., Vinyl	3	2 / 1	2003	2	380	.10	48 %
72-25-22-382-074	313 JAMES CIR	664	407	193,360	\$375,000	03/28/23	1,615	702	\$232.20	Other	Alum., Vinyl	3	3 / 1	2003	2	380	.10	52 %

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72-25-22-382-076	321 JAMES CIR	664	407	181,970	\$393,000	05/25/22	1,520	1,051	\$258.55	Other	Alum., Vinyl	3	2 / 1	2003	2	361	.10	46 %
72-25-22-382-080	1309 ANNE DR	664	407	187,240	\$372,000	04/25/23	1,569	637	\$237.09	Other	Alum., Vinyl	3	2 / 1	2004	2	380	.10	50 %
665 - THE OAK RESIDENCES																		
72-25-22-384-008	730 E PARENT AVE	665	407	377,480	\$755,000	03/08/24	2,078	00	\$363.33	TwnHse/Duplex	Brick/Siding	3	2 / 1	2020	2	438	.00	50 %
72-25-22-384-009	734 E PARENT AVE	665	407	377,480	\$756,000	03/01/24	2,078	00	\$363.81	TwnHse/Duplex	Brick/Siding	3	2 / 1	2020	2	438	.00	50 %
666 - SKYLOFTS CONDO																		
72-25-21-240-001	100 W 5TH ST APT 401	666	407	201,620	\$439,000	03/12/24	1,160	00	\$378.45	Other	Other	1	2 /	2003	1	00	.01	46 %
72-25-21-240-003	100 W 5TH ST APT 403	666	407	176,650	\$365,000	02/27/24	1,067	00	\$342.08	Other	Other	1	2 /	2003	1	00	.01	48 %
72-25-21-240-018	100 W 5TH ST APT 504	666	407	175,620	\$325,000	12/22/22	1,119	00	\$290.44	Other	Other	2	2 /	2003	1	00	.01	54 %
72-25-21-240-021	100 W 5TH ST APT 507	666	407	200,140	\$355,000	10/11/22	1,160	00	\$306.03	Other	Other	2	2 /	2003	1	00	.01	56 %
72-25-21-240-043	100 W 5TH ST APT 701	666	407	200,140	\$435,000	11/02/23	1,160	00	\$375.00	Other	Other	1	2 /	2003	1	00	.01	46 %
72-25-21-240-047	100 W 5TH ST APT 705	666	407	185,900	\$325,000	10/28/22	1,119	00	\$290.44	Other	Other	2	2 /	2003	1	00	.01	57 %
72-25-21-240-048	100 W 5TH ST APT 706	666	407	150,500	\$310,000	03/27/24	899	00	\$344.83	Other	Other	1	1 / 1	2003	1	00	.01	49 %
72-25-21-240-062	100 W 5TH ST APT 806	666	407	153,990	\$350,000	05/23/23	899	00	\$389.32	Other	Other	1	1 / 1	2003	1	00	.01	44 %
72-25-21-240-074	100 W 5TH ST APT 508	666	407	204,480	\$430,000	05/22/23	1,219	00	\$352.75	Other	Block	2	1 / 1	2003	1	00	.01	48 %
668 - THE FIFTH ROYAL OAK CONDO																		
72-25-21-241-002	432 S WASHINGTON AVE #702 668	668	407	169,420	\$329,000	04/18/22	1,017	00	\$323.50	Other	Block	2	2 /	2007	1	00	.00	51 %
72-25-21-241-005	432 S WASHINGTON AVE #705 668	668	407	258,210	\$510,000	10/23/23	1,557	00	\$327.55	Other	Block	1	2 /	2007	1	00	.00	51 %
72-25-21-241-009	432 S WASHINGTON AVE #802 668	668	407	169,420	\$325,000	07/07/22	1,017	00	\$319.57	Other	Block	1	2 /	2007	1	00	.00	52 %
72-25-21-241-011	432 S WASHINGTON AVE #804 668	668	407	321,560	\$630,000	03/24/23	1,842	00	\$342.02	Other	Block	3	2 /	2007	1	00	.00	51 %
72-25-21-241-017	432 S WASHINGTON AVE #903 668	668	407	260,830	\$484,000	11/22/23	1,563	00	\$309.66	Other	Other	2	2 /	2007	1	00	.00	54 %
72-25-21-241-022	432 S WASHINGTON AVE #100 668	668	407	205,980	\$455,000	07/13/23	1,309	00	\$347.59	Other		0	2 /	2007	1	00	.00	45 %
72-25-21-241-025	432 S WASHINGTON AVE #100 668	668	407	329,070	\$625,000	03/27/23	1,842	00	\$339.31	Other	Block	2	2 /	2007	1	00	.00	53 %

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72-25-21-241-027	432 S WASHINGTON AVE #100668	668	407	165,970	\$341,700	06/16/23	1,004	00	\$340.34	Other	Block	0	1 / 1	2007	1	00	.00	49 %
72-25-21-241-034	432 S WASHINGTON AVE #110668	668	407	165,970	\$344,000	07/07/23	1,004	00	\$342.63	Other	Block	0	1 / 1	2007	1	00	.00	48 %
72-25-21-241-035	432 S WASHINGTON AVE #110668	668	407	199,470	\$405,000	05/19/22	1,226	00	\$330.34	Other	Block	0	2 /	2007	1	00	.00	49 %
72-25-21-241-041	432 S WASHINGTON AVE #120668	668	407	171,220	\$385,000	05/23/22	1,004	00	\$383.47	Other	Block	2	2 /	2007	1	00	.00	44 %
72-25-21-241-045	432 S WASHINGTON AVE #130668	668	407	261,520	\$485,000	07/11/23	1,563	00	\$310.30	Other	Block	0	2 /	2007	1	00	.00	54 %
72-25-21-241-047	432 S WASHINGTON AVE #130668	668	407	258,210	\$509,000	09/28/23	1,557	00	\$326.91	Other	Block	2	2 /	2007	1	00	.00	51 %
72-25-21-241-053	432 S WASHINGTON AVE #140668	668	407	320,180	\$625,000	07/10/23	1,842	00	\$339.31	Other		0	2 /	2007	1	00	.00	51 %
72-25-21-241-056	432 S WASHINGTON AVE #140668	668	407	200,950	\$394,000	01/03/24	1,226	00	\$321.37	Other	Block	0	2 /	2007	1	00	.00	51 %
72-25-21-241-058	432 S WASHINGTON AVE #150668	668	407	166,640	\$345,000	08/29/22	1,017	00	\$339.23	Other	Block	0	2 /	2007	1	00	.00	48 %
72-25-21-241-061	432 S WASHINGTON AVE #150668	668	407	257,690	\$590,000	01/12/24	1,557	00	\$378.93	Other	Block	0	2 /	2007	1	00	.00	44 %
72-25-21-241-065	432 S WASHINGTON AVE #160668	668	407	171,940	\$395,000	05/18/23	1,017	00	\$388.40	Other	Block	0	2 /	2007	1	00	.00	44 %
72-25-21-241-066	432 S WASHINGTON AVE #160668	668	407	261,000	\$491,000	08/18/23	1,563	00	\$314.14	Other	Block	0	2 /	2007	1	00	.00	53 %
72-25-21-241-071	432 S WASHINGTON AVE #170668	668	407	447,970	\$900,000	05/05/22	2,312	00	\$389.27	Other	Block	0	3 /	2007	1	00	.01	50 %
72-25-21-241-073	432 S WASHINGTON AVE #170668	668	407	486,010	\$940,000	12/15/23	2,532	00	\$371.25	Other	Block	0	3 /	2007	1	00	.01	52 %
72-25-21-241-074	432 S WASHINGTON AVE #170668	668	407	448,920	\$900,000	12/21/22	2,277	00	\$395.26	Other	Block	0	2 / 1	2007	1	00	.01	50 %
72-25-21-241-077	432 S WASHINGTON AVE #180668	668	407	482,500	\$975,000	05/16/22	2,568	00	\$379.67	Other	Block	0	3 /	2007	1	00	.01	49 %

670 - THE WASHINGTON

72-25-21-436-005	1015 S WASHINGTON AVE	670	407	377,640	\$840,000	08/24/22	2,199	00	\$381.99	Other	Stone/Siding	3	2 / 1	2005	1	00	.03	45 %
72-25-21-436-009	1021 S WASHINGTON AVE UNI670	670	407	270,080	\$615,000	12/23/22	1,672	00	\$367.82	Other	Vinyl	2	2 / 1	2017	1	00	.03	44 %
72-25-21-436-010	1021 S WASHINGTON AVE UNI670	670	407	269,390	\$500,000	10/06/23	1,671	00	\$299.22	Other	Brick	2	2 / 1	2017	1	00	.03	54 %
72-25-21-436-013	1021 S WASHINGTON AVE UNI670	670	407	263,220	\$480,000	04/04/22	1,582	00	\$303.41	Other	Brick	2	2 / 1	2017	1	00	.03	55 %
72-25-21-436-015	1021 S WASHINGTON AVE UNI670	670	407	268,050	\$475,000	09/01/22	1,658	00	\$286.49	Other	Brick	2	2 / 1	2017	1	00	.03	56 %
72-25-21-436-017	1021 S WASHINGTON AVE UNI670	670	407	170,150	\$340,000	05/12/23	1,077	00	\$315.69	Other	Brick	1	1 /	2017	1	00	.02	50 %

SAME SP AS 5/2022 SALE

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>671 - MAIN STREET CENTRE CONDO - 2 STY 1830 > 1870</u>																		
72-25-21-479-067	163 ALLENHURST AVE	671	407	193,940	\$415,000	03/26/24	1,870	405	\$221.93	Other	Brick/Siding	2	2 / 1	1997	2	288	.04	47 %
72-25-21-479-081	144 TIFFANY LN	671	407	202,300	\$485,000	05/22/23	1,870	405	\$259.36	Other	Brick/Siding	2	2 /	1997	2	288	.04	42 %
72-25-21-479-097	1433 S WASHINGTON AVE	671	407	198,210	\$450,000	06/13/23	1,870	405	\$240.64	Other	Brick/Siding	2	2 /	1997	2	288	.04	44 %
72-25-21-479-099	1435 S WASHINGTON AVE	671	407	192,270	\$400,000	01/09/24	1,870	405	\$213.90	Other	Brick/Siding	2	2 /	1997	2	288	.04	48 %
72-25-22-353-018	1303 S MAIN ST	671	407	192,810	\$380,000	05/17/23	1,830	405	\$207.65	Other	Brick/Siding	2	2 /	1997	2	288	.04	51 %
72-25-22-353-037	1405 S MAIN ST	671	407	191,730	\$362,000	04/04/22	1,870	405	\$193.58	Other	Brick/Siding	2	2 /	1997	2	288	.04	53 %
72-25-22-353-051	1433 S MAIN ST	671	407	188,720	\$407,250	11/09/23	1,870	405	\$217.78	Other	Brick/Siding	2	2 /	1997	2	288	.04	46 %
<u>672 - MAIN STREET CENTRE CONDO - 2 STY 1550 SF</u>																		
72-25-21-479-042	1446 S MAIN ST	672	407	166,860	\$337,000	04/08/22	1,550	405	\$217.42	Other	Brick/Siding	2	2 / 1	1997	2	288	.04	50 %
72-25-21-479-072	126 TIFFANY LN	672	407	171,060	\$340,000	02/28/23	1,550	405	\$219.35	Other	Brick/Siding	2	2 / 1	1997	2	288	.04	50 %
72-25-21-479-080	142 TIFFANY LN	672	407	170,770	\$335,000	06/22/22	1,550	405	\$216.13	Other	Brick/Siding	2	2 / 1	1997	2	288	.04	51 %
72-25-22-353-024	1317 S MAIN ST	672	407	168,790	\$340,000	11/06/23	1,550	405	\$219.35	Other	Brick/Siding	2	2 /	1997	2	288	.04	50 %
<u>675 - HAMPTON VILLAGE CONDO</u>																		
72-25-06-226-036	3501 W 14 MILE RD APT 11	675	407	57,470	\$124,900	05/31/22	837	00	\$149.22	Other	Brick	1	1 /	1971	1	00	.06	46 %
72-25-06-226-037	3501 W 14 MILE RD APT 12	675	407	58,300	\$138,500	10/12/22	837	00	\$165.47	Other	Brick	1	1 /	1971	1	00	.06	42 %
<u>681 - MAPLEWOODE CONDO</u>																		
72-25-06-227-022	3405 W 14 MILE RD APT 4	681	407	120,240	\$229,000	10/03/22	938	469	\$244.14	Other	Brick	2	1 / 1	1965	2	00	.05	53 %
72-25-06-227-024	3405 W 14 MILE RD APT 6	681	407	115,310	\$220,000	11/30/22	938	469	\$234.54	Other	Brick	2	1 / 1	1965	2	00	.05	52 %
72-25-06-227-025	3405 W 14 MILE RD APT 7	681	407	113,360	\$235,000	05/16/22	938	469	\$250.53	Other	Brick	2	1 / 1	1965	2	00	.05	48 %
72-25-06-227-027	3415 W 14 MILE RD APT 9	681	407	110,750	\$237,000	08/26/22	938	469	\$252.67	Other	Brick	2	1 / 1	1965	2	00	.05	47 %
<u>684 - NORMANDY PLACE CONDO</u>																		
72-25-06-257-028	3800 NORMANDY RD UNIT 6	684	407	71,900	\$150,000	09/21/23	832	00	\$180.29	Other	Brick	2	1 /	1955	2	00	.04	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
<u>690 - LINCOLN OAKS CONDO</u>																		
72-25-22-405-032	1222 E LINCOLN AVE APT 1	690	407	68,680	\$139,000	10/27/22	679	679	\$204.71	Other	Brick	2	1 /	1957	1	00	.04	49 %
72-25-22-405-036	1220 E LINCOLN AVE APT 5	690	407	72,110	\$153,000	11/17/23	679	679	\$225.33	Other	Brick	2	1 /	1957	1	00	.04	47 %
72-25-22-405-038	1220 E LINCOLN AVE APT 7	690	407	68,680	\$130,000	08/10/22	679	679	\$191.46	Other	Brick	2	1 /	1957	1	00	.04	53 %
72-25-22-405-039	1220 E LINCOLN AVE APT 8	690	407	68,680	\$135,000	12/21/23	679	679	\$198.82	Other	Brick	2	1 /	1957	1	00	.04	51 %
<u>761 - NORTH COVE CONDO</u>																		
72-25-05-131-012	2421 SAMOSET RD	761	407	89,020	\$190,000	04/21/23	1,008	00	\$188.49	Other	Pine/Cedar	2	1 / 1	1986	2	00	.07	47 %
72-25-05-131-013	2451 SAMOSET RD	761	407	94,370	\$205,000	04/01/22	1,008	00	\$203.37	Other	Pine/Cedar	2	1 / 1	1986	2	00	.07	46 %
<u>801 - NORTHWOOD MEADOWS CONDO - 1 STY 840 SF</u>																		
72-25-08-206-027	3204 ELMHURST AVE APT 11	801	407	46,090	\$96,900	12/09/22	740	357	\$130.95	Other	Brick	1	1 /	1962	1	00	.05	48 %
72-25-08-206-038	3104 LINWOOD AVE UNIT 22	801	407	48,320	\$110,000	05/05/22	740	357	\$148.65	Other	Brick	1	1 /	1962	1	00	.05	44 %
<u>802 - NORTHWOOD MEADOWS CONDO - 1 STY 855 > 880 SF</u>																		
72-25-08-206-024	3126 LINWOOD AVE UNIT 8A	802	407	70,050	\$136,000	07/20/22	855	413	\$159.06	Other	Brick	2	1 /	1962	1	00	.06	52 %
72-25-08-206-031	3126 LINWOOD AVE UNIT 15	802	407	72,290	\$140,000	08/10/22	880	425	\$159.09	Other	Brick	2	2 /	1962	1	00	.06	52 %
72-25-08-206-032	3126 LINWOOD AVE UNIT 16	802	407	73,580	\$150,500	09/09/22	880	425	\$171.02	Other	Brick	2	1 /	1962	1	00	.06	49 %
72-25-08-206-044	3100 LINWOOD AVE UNIT 28B	802	407	72,110	\$152,500	02/15/23	855	413	\$178.36	Other	Brick	2	1 /	1962	1	00	.06	47 %
<u>841 - PARKDALE MANOR CONDO</u>																		
72-25-05-352-014	2932 W 13 MILE RD UNIT 4	841	407	50,200	\$116,000	02/01/24	688	00	\$168.60	Other	Brick	2	1 /	1957	1	00	.05	43 %
72-25-05-377-005	2814 W 13 MILE RD UNIT 1	841	407	55,450	\$130,550	10/17/22	766	00	\$170.43	Other	Brick	2	1 /	1957	2	00	.05	42 %
72-25-05-377-022	2716 W 13 MILE RD	841	407	46,220	\$103,000	09/22/23	560	00	\$183.93	Other	Brick	1	1 /	1957	1	00	.04	45 %
72-25-08-126-046	2811 W 13 MILE RD UNIT 2	841	407	57,430	\$140,000	06/30/23	766	00	\$182.77	Other	Brick	2	1 /	1957	2	00	.05	41 %
72-25-08-127-050	2713 W 13 MILE RD UNIT 4	841	407	56,590	\$142,000	07/14/23	766	00	\$185.38	Other	Brick	2	1 /	1957	2	00	.05	40 %
72-25-08-131-039	2513 W 13 MILE RD	841	407	47,390	\$107,000	06/29/23	560	00	\$191.07	Other	Brick	1	1 /	1957	1	00	.04	44 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-08-131-059	3220 SHENANDOAH DR UNIT 1841	1841	407	52,710	\$129,000	05/10/23	688	00	\$187.50	Other	Brick	2	1 /	1957	1	00	.05	41 %
72-25-08-131-080	3219 BENJAMIN AVE UNIT 11	841	407	56,160	\$130,000	06/19/23	688	00	\$188.95	Other	Brick	2	1 /	1957	1	00	.05	43 %
72-25-08-131-083	3211 BENJAMIN AVE UNIT 14	841	407	50,050	\$110,000	08/30/23	688	00	\$159.88	Other	Brick	2	1 /	1957	1	00	.05	46 %
855 - PINETREE ESTATES CONDO																		
72-20-32-476-360	1819 TORQUAY AVE	855	407	99,740	\$200,000	05/18/22	1,245	615	\$160.64	Other	Alum., Vinyl	1	1 / 1	1989	2	00	.07	50 %
861 - PARMENTER ESTATES CONDO																		
72-20-32-476-349	4999 CROOKS RD	861	407	94,840	\$211,000	05/20/22	1,258	615	\$167.73	Other	Alum., Vinyl	2	1 / 1	1989	2	00	.06	45 %
901 - ROYAL PARK TOWNHOUSES CONDO																		
72-25-05-477-057	3433 CROOKS RD	901	407	116,880	\$251,000	06/30/23	1,148	574	\$218.64	Other	Brick/Siding	2	1 / 1	1972	2	00	.07	47 %
72-25-05-477-069	3449 CROOKS RD	901	407	91,820	\$180,000	08/04/23	768	768	\$234.38	Other	Alum., Vinyl	2	1 /	1972	1	00	.06	51 %
72-25-05-477-073	3521 CROOKS RD	901	407	94,310	\$218,000	10/27/23	768	768	\$283.85	Other	Alum., Vinyl	2	2 /	1972	1	00	.06	43 %
72-25-05-477-085	3541 CROOKS RD	901	407	100,110	\$196,100	05/25/22	816	816	\$240.32	Other	Alum., Vinyl	2	1 /	1972	1	00	.06	51 %
72-25-05-477-090	3505 CROOKS RD	901	407	120,000	\$230,000	03/29/23	1,148	574	\$200.35	Other	Brick/Siding	2	1 / 1	1972	2	00	.07	52 %
72-25-05-477-092	3501 CROOKS RD	901	407	103,470	\$220,000	03/03/23	816	816	\$269.61	Other	Vinyl	2	1 /	1972	1	00	.06	47 %
915 - THE TERRACES CONDO - EXTERIOR UNITS																		
72-25-09-152-071	1610 W WEBSTER RD	915	407	87,160	\$165,000	10/27/22	976	488	\$169.06	Other	Brick	2	1 /	1952	2	00	.06	53 %
916 - THE TERRACES CONDO - INTERIOR UNITS																		
72-25-09-152-048	2530 GALPIN AVE	916	407	87,240	\$175,000	08/04/23	976	488	\$179.30	Other	Brick	2	1 /	1952	2	00	.06	50 %
72-25-09-152-049	2528 GALPIN AVE	916	407	88,820	\$170,000	01/12/23	976	488	\$174.18	Other	Brick	2	1 /	1952	2	00	.06	52 %
72-25-09-152-061	1524 W WEBSTER RD	916	407	88,300	\$170,000	10/27/22	976	488	\$174.18	Other	Brick	2	1 /	1952	2	00	.06	52 %
931 - TOWER COURT CONDO - BLDG 1,2 - INT ~625 SF																		
72-20-32-476-238	4917 CROOKS RD APT L5	931	407	49,850	\$100,000	11/17/22	624	00	\$160.26	Other	Brick	1	1 /	1965	1	00	.03	50 %
932 - TOWER COURT CONDO - BLDG 1,2- EXT/INT ~800SF																		
72-20-32-476-245	4917 CROOKS RD APT J2	932	407	61,580	\$130,000	05/26/23	802	00	\$162.09	Other	Brick	2	1 /	1965	1	00	.04	47 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-20-32-476-254	4913 CROOKS RD APT G1	932	407	57,640	\$145,000	12/06/23	784	00	\$184.95	Other	Brick	2	1 /	1965	1	00	.04	40 %
72-20-32-476-261	4913 CROOKS RD APT F3	932	407	65,970	\$145,000	06/15/23	816	00	\$177.70	Other	Brick	2	1 /	1965	1	00	.04	45 %
<u>933 - TOWER COURT CONDO - BLDG 3,4,5 - INT ~700 SF</u>																		
72-20-32-476-274	4909 CROOKS RD APT E11	933	407	52,050	\$145,500	01/09/24	711	00	\$204.64	Other	Brick	1	1 /	1965	1	00	.04	36 %
72-20-32-476-275	4909 CROOKS RD APT D1	933	407	51,260	\$91,000	04/28/22	685	00	\$132.85	Other	Brick	1	1 /	1965	1	00	.04	56 %
72-20-32-476-281	4909 CROOKS RD APT D7	933	407	53,920	\$118,000	06/02/22	711	00	\$165.96	Other	Brick	1	1 /	1965	1	00	.04	46 %
72-20-32-476-284	4909 CROOKS RD APT D10	933	407	53,920	\$113,000	11/15/22	711	00	\$158.93	Other	Brick	1	1 /	1965	1	00	.04	48 %
72-20-32-476-292	4909 CROOKS RD APT C8	933	407	53,920	\$92,500	11/21/22	711	00	\$130.10	Other	Brick	1	1 /	1965	1	00	.04	58 %
72-20-32-476-320	4921 CROOKS RD APT N3	933	407	51,940	\$128,000	07/26/23	685	00	\$186.86	Other	Brick	1	1 /	1965	1	00	.04	41 %
<u>934 - TOWER COURT CONDO - BLDG 3,4,5 - EXT ~800 SF</u>																		
72-20-32-476-296	4905 CROOKS RD APT B1	934	407	62,350	\$145,000	03/06/24	772	00	\$187.82	Other	Brick	2	1 /	1965	1	00	.04	43 %
72-20-32-476-318	4921 CROOKS RD APT N1	934	407	60,910	\$130,000	06/09/22	772	00	\$168.39	Other	Brick	2	1 /	1965	1	00	.04	47 %
<u>935 - TOWER COURT CONDO - BLDG 3,4,5 - EXT ~600 SF</u>																		
72-20-32-476-290	4909 CROOKS RD APT C6	935	407	56,310	\$105,000	05/03/22	613	00	\$171.29	Other	Brick	1	1 /	1965	1	00	.03	54 %
72-20-32-476-307	4905 CROOKS RD APT A2	935	407	49,320	\$106,000	04/26/22	578	00	\$183.39	Other	Brick	1	1 /	1965	1	00	.03	47 %
<u>961 - WOODLAND PLACE CONDO - 2 STY</u>																		
72-25-08-207-008	3227 WOODLAND AVE	961	407	91,910	\$165,000	01/20/23	963	514	\$171.34	Other	Brick/Siding	3	1 / 1	1970	2	00	.12	56 %
72-25-08-207-014	3203 WOODLAND AVE	961	407	97,320	\$241,500	06/02/23	962	514	\$251.04	Other	Brick	3	1 / 1	1970	2	00	.12	40 %
<u>962 - WOODLAND PLACE CONDO - 1 STY</u>																		
72-25-08-207-021	3202 WOODLAND AVE	962	407	106,610	\$222,000	08/15/22	952	963	\$233.19	Other	Brick	2	2 / 1	1970	1	00	.12	48 %
<u>963 - FIFTH STREET CONDO</u>																		
72-25-22-153-029	422 E 5TH ST	963	407	212,360	\$424,900	02/02/24	1,374	378	\$309.24	Other	Alum., Vinyl	2	3 / 1	1994	2	247	.08	50 %
<u>964 - DORCHESTER CONDO</u>																		
72-25-23-103-059	1925 DORCHESTER CT	964	407	111,350	\$230,000	06/23/23	787	393	\$292.25	Other	Alum., Vinyl	2	1 / 2	1995	1	256	.07	48 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-23-103-060	1927 DORCHESTER CT	964	407	126,670	\$249,900	02/06/23	1,132	526	\$220.76	Other	Alum., Vinyl	2	2 / 1	1995	1	260	.08	51 %
72-25-23-103-066	1939 DORCHESTER CT	964	407	126,630	\$250,000	08/04/23	1,132	526	\$220.85	Other	Alum., Vinyl	2	2 / 1	1995	1	260	.08	51 %
967 - TROY STREET LOFTS CONDO																		
72-25-22-155-019	614 S TROY ST UNIT 107	967	407	137,040	\$286,000	10/07/22	920	00	\$310.87	Other	Brick	2	2 /	2004	1	00	.02	48 %
72-25-22-155-023	614 S TROY ST UNIT 202	967	407	217,150	\$450,000	03/17/23	1,535	00	\$293.16	Other	Brick/Siding	2	2 / 1	2004	1	00	.02	48 %
72-25-22-155-024	614 S TROY ST UNIT 203	967	407	231,440	\$430,000	01/19/23	1,791	00	\$240.09	Other	Brick/Siding	2	2 / 1	2004	1	00	.02	54 %
72-25-22-155-025	614 S TROY ST UNIT 204	967	407	215,260	\$459,888	03/08/23	1,537	00	\$299.21	Other	Brick/Siding	2	2 /	2004	1	00	.02	47 %
968 - GRANT PARK CONDO																		
72-25-22-132-049	789 E 4TH ST	968	407	393,350	\$884,000	05/26/23	2,684	00	\$329.36	Other	Brick	2	3 /	2007	2	448	.06	44 %
971 - 33 ON HARRISON CONDO																		
72-25-22-383-001	1210 DIAMOND CT UNIT B	971	407	161,110	\$328,000	02/09/24	1,212	00	\$270.63	Other	Block	2	2 /	2016	1	235	.17	49 %
72-25-22-383-015	1240 DIAMOND CT UNIT A	971	407	171,030	\$363,500	06/15/23	1,387	00	\$262.08	Other	Brick/Siding	2	2 /	2016	1	385	.08	47 %
72-25-22-383-020	1230 DIAMOND CT UNIT C	971	407	168,610	\$345,000	01/05/24	1,235	00	\$279.35	Other	Brick	2	2 /	2016	1	235	.08	49 %
72-25-22-383-024	1220 DIAMOND CT UNIT F	971	407	183,800	\$349,900	12/20/22	1,387	00	\$252.27	Other	Brick/Siding	2	2 /	2018	1	385	.00	53 %
72-25-22-383-028	1260 DIAMOND CT UNIT E	971	407	163,920	\$311,000	08/22/22	1,212	00	\$256.60	Other	Brick/Siding	2	2 /	2018	1	235	.00	53 %
72-25-22-383-029	1260 DIAMOND CT UNIT D	971	407	167,440	\$340,000	04/15/22	1,235	00	\$275.30	Other	Brick/Siding	2	2 /	2018	1	235	.00	49 %
72-25-22-383-031	1260 DIAMOND CT UNIT B	971	407	163,920	\$324,000	03/15/24	1,212	00	\$267.33	Other	Brick/Siding	2	2 /	2018	1	235	.00	51 %
72-25-22-383-033	1260 DIAMOND CT UNIT A	971	407	180,260	\$360,000	10/31/23	1,387	00	\$259.55	Other	Brick/Siding	2	2 /	2018	1	235	.00	50 %
972 - METROPOLITAN LOFTS CONDO																		
72-25-22-305-051	322 E HARRISON AVE #4	972	407	164,790	\$335,000	07/21/22	1,126	00	\$297.51	Other	Brick	2	2 /	2005	1	247	.04	49 %
72-25-22-305-052	322 E HARRISON AVE #5	972	407	183,470	\$335,000	08/19/22	1,134	00	\$295.41	Other	Brick	1	2 /	2005	1	247	.03	55 %
72-25-22-305-060	322 E HARRISON AVE #13	972	407	155,180	\$339,500	01/19/24	1,129	00	\$300.71	Other	Brick	2	2 /	2005	1	00	.04	46 %
72-25-22-305-065	322 E HARRISON AVE #18	972	407	153,770	\$334,900	10/10/23	1,129	00	\$296.63	Other	Brick	1	2 /	2005	1	00	.04	46 %

City of Royal Oak

RESIDENTIAL SALES (4/1/22 thru 3/31/24)

Parcel Number	Property Address	Nbhd	CLS	2025 Prop AV	Sale Price	Sale Date	Sq Ft	Bsmt Area	Sale \$ Per SF	Style	Exterior	Beds	Bth F/H	Yr Blt	Sty Ht	Gar Area	Net Ac	Ratio
72-25-22-305-075	322 E HARRISON AVE #28	972	407	242,810	\$470,000	01/19/24	1,906	00	\$246.59	Other	Brick	2	2 /	2005	1	187	.04	52 %
<u>975 - STONEBROOK COURT CONDO</u>																		
72-25-22-305-024	129 E PARENT AVE	975	407	219,290	\$420,000	01/31/24	2,062	974	\$203.69	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	52 %
72-25-22-305-041	204 STONEBROOKE CT	975	407	223,610	\$458,000	10/21/22	2,079	974	\$220.30	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	49 %
72-25-22-305-046	203 STONEBROOKE CT	975	407	223,320	\$459,000	05/24/22	2,062	974	\$222.60	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	49 %
72-25-22-305-047	201 STONEBROOKE CT	975	407	224,470	\$450,000	04/06/23	2,062	974	\$218.23	Other	Brick/Siding	2	2 / 1	2000	2	576	.07	50 %
<u>980 - 400 PARENT AVE CONDO</u>																		
72-25-22-352-042	432 E PARENT AVE	980	407	164,410	\$312,000	04/03/23	1,282	00	\$243.37	Other	Block	1	1 / 1	2005	2	221	.06	53 %
<u>981 - BROWNSTONE CONDO</u>																		
72-25-22-153-038	328 E 5TH ST	981	407	363,200	\$725,000	04/29/22	2,498	1,244	\$290.23	Colonial/2Sty	Brick/Siding	3	2 / 1	2014	2	576	.10	50 %