

**4702 BLACK FOREST CONDO 2023 E.C.F.**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
28-915-0005-000	3247 TURNBERRY	06/28/19	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,700	53.46	\$324,429	\$50,497	\$229,503	\$371,182	0.618	2,496	\$91.95	4702	8.0383	MULTI-LEVEL
28-915-0014-000	3320 ST ANDREWS	05/17/19	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$157,000	47.59	\$339,892	\$50,056	\$279,844	\$392,732	0.713	2,688	\$104.11	4702	1.3871	MULTI-LEVEL
28-915-0015-000	3346 ST ANDREWS	08/19/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,800	44.95	\$376,928	\$78,485	\$301,515	\$442,794	0.681	3,106	\$97.08	4702	1.7749	2 STY/BI-LEVEL
28-915-0027-000	3269 ST ANDREWS	11/13/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$193,100	61.30	\$426,229	\$49,600	\$265,400	\$558,797	0.475	3,350	\$79.22	4702	22.3738	2 STY/BI-LEVEL
28-915-0039-000	3218 ST ANDREWS	08/20/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$175,000	43.75	\$365,214	\$124,945	\$275,055	\$356,482	0.772	2,436	\$112.91	4702	7.2894	2 STY/BI-LEVEL
28-915-0053-000	3181 ABERDEEN	07/26/19	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$140,700	42.00	\$305,651	\$46,821	\$288,179	\$350,718	0.822	2,114	\$136.32	4702	12.2996	1 STORY
28-915-0054-000	3400 ANCIENT	09/20/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$146,200	33.61	\$317,552	\$38,661	\$396,339	\$413,785	0.958	2,195	\$180.56	4702	25.9151	MULTI-LEVEL
28-915-0068-000	3391 N BURWICK	11/25/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$146,800	44.50	\$318,300	\$58,480	\$271,420	\$385,490	0.704	2,147	\$126.42	4702	0.5405	1 STORY
28-915-0075-000	3401 N BURWICK	12/10/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$147,600	46.13	\$330,098	\$40,808	\$279,192	\$429,214	0.650	2,375	\$117.55	4702	4.8214	1 STORY
28-915-0089-000	3159 BLACK HEATH	03/26/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$137,700	51.00	\$301,364	\$35,616	\$234,384	\$394,285	0.594	2,576	\$90.99	4702	10.4233	2 STY/BI-LEVEL

<b>Totals:</b>		<b>\$3,394,800</b>	<b>\$3,394,800</b>	<b>\$1,564,600</b>	<b>\$3,405,657</b>	<b>\$2,820,831</b>	<b>\$4,095,477</b>							<b>\$113.71</b>			<b>0.9920</b>	
				<b>Sale. Ratio =&gt;</b>	<b>46.09</b>		<b>E.C.F. =&gt;</b>	<b>0.689</b>						<b>Std. Deviation=&gt;</b>	<b>0.132433144</b>			
				<b>Std. Dev. =&gt;</b>	<b>7.37</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.699</b>						<b>Ave. Variance=&gt;</b>	<b>9.4863</b>	<b>Coefficient of Var=&gt;</b>	<b>13.5773849</b>	

**2023 RES NEIGHBORHOOD 4702 E.C.F. 0.689**

2022 ECF was 0.674

\*Increased analysis timeframe due to majority of sales within 1st year (4/1/2020 to 3/31/2021) of study