

2024 Grosse Pointe Woods Commercial Land Analysis

MIN PER SQ FT		-\$25.60	
MAX PER SQ FT		\$284.79	
MEDIAN AVG PER SQ FT		\$19.71	MEAN AVERAGE
MEAN AVG PER SQ FT		\$36.67	27%

Total Land Value of Improved Commercial Parcels	33,795,470
Total TCV of Improved Commercial Parcels	126,844,296
	27%

CVT	Parcel Number	Street Address	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	LAND RESIDUAL	NET ACRES	LAND RESIDUAL PER SQ FT	LAND RESIDUAL % OF SALE
GROSSE PTE FARMS	38 005 01 0005 003	18720 MACK AVE	06/03/22	\$2,300,000	\$1,447,100	62.92	\$661,971	0.76	\$19.89	29%
GROSSE PTE FARMS	38 005 04 0156 000	18530 MACK AVE	08/04/21	\$404,000	\$118,500	29.33	\$153,244	0.09	\$37.83	38%
GROSSE PTE FARMS	38 005 05 0026 000	18514 MACK AVE	03/31/23	\$215,000	\$129,400	60.19	\$129,638	0.10	\$5.15	11%
GROSSE PTE FARMS	38 014 01 0151 002	112 KERCHEVAL AVE	10/04/22	\$1,250,000	\$414,500	33.16	\$624,012	0.06	\$251.32	50%
GROSSE PTE FARMS	38 014 01 0158 000	98 KERCHEVAL AVE	09/27/21	\$1,150,000	\$368,600	32.05	\$570,659	0.05	\$284.79	50%
GROSSE PTE WOODS	003 01 0050 301	21219 MACK	08/26/22	\$475,000	\$203,100	42.76	\$122,783	0.10	\$27.37	26%
GROSSE PTE WOODS	003 01 0052 000	21211 MACK	06/01/22	\$365,000	\$135,500	37.12	\$143,611	0.10	\$32.01	39%
GROSSE PTE WOODS	003 06 0099 000	21123 MACK	04/20/21	\$105,000	\$54,500	51.90	\$19,811	0.05	\$8.92	19%
GROSSE PTE WOODS	004 02 0014 000	21012 MACK	05/18/22	\$270,000	\$155,000	57.41	(\$24,165)	0.05	-\$12.06	-9%
GROSSE PTE WOODS	004 02 0015 000	21002 MACK	10/04/21	\$372,500	\$221,400	59.44	(\$45,244)	0.09	-\$11.29	-12%
GROSSE PTE WOODS	004 02 0017 000	20968 MACK	01/12/23	\$155,000	\$56,500	36.45	\$63,296	0.09	\$15.79	41%
GROSSE PTE WOODS	004 06 0001 001	20778 MACK	05/13/22	\$800,000	\$496,000	62.00	(\$16,714)	0.36	-\$1.08	-2%
GROSSE PTE WOODS	007 02 1895 000	20551 MACK	05/11/21	\$175,000	\$48,900	27.94	\$68,915	0.05	\$34.39	39%
GROSSE PTE WOODS	007 04 0011 000	20427 MACK	11/01/22	\$240,000	\$110,700	46.13	\$63,768	0.07	\$21.22	27%
GROSSE PTE WOODS	007 04 0012 000	20431 MACK	03/23/23	\$175,000	\$115,900	66.23	(\$8,644)	0.07	-\$2.88	-5%
GROSSE PTE WOODS	009 01 0295 002	20136 MACK	06/01/21	\$475,000	\$231,800	48.80	\$247,653	0.29	\$19.54	52%
GROSSE PTE WOODS	011 01 1516 000	20227 MACK	04/14/21	\$335,000	\$217,500	64.93	(\$78,051)	0.07	-\$25.60	-23%
GROSSE PTE WOODS	011 01 1671 000	20039 MACK	09/02/21	\$425,000	\$179,000	42.12	\$177,734	0.15	\$27.76	42%
GROSSE PTE WOODS	011 04 0790 002	19699 MACK	08/24/21	\$160,000	\$87,600	54.75	\$31,334	0.06	\$13.08	20%
GROSSE PTE WOODS	011 04 0791 002	19683 MACK	02/24/22	\$990,000	\$256,900	25.95	\$478,569	0.23	\$48.61	48%
GROSSE PTE WOODS	011 06 0118 000	19815 MACK	06/30/21	\$1,250,000	\$358,500	28.68	\$492,007	0.37	\$30.61	39%
GROSSE PTE WOODS	011 06 0124 000	19841 MACK	06/16/21	\$1,050,000	\$361,600	34.44	\$399,882	0.24	\$39.06	38%
GROSSE PTE WOODS	011 06 0133 000	19869 MACK	07/22/22	\$250,000	\$101,300	40.52	\$75,763	0.06	\$27.18	30%
GROSSE PTE WOODS	012 01 0373 301	19850 MACK	12/30/21	\$1,200,000	\$321,200	26.77	\$241,058	0.19	\$28.67	20%
GROSSE PTE WOODS	012 09 0007 000	19660 MACK	04/12/21	\$545,000	\$298,900	54.84	\$143,738	0.36	\$9.22	26%
GROSSE PTE WOODS	012 99 0005 300	19770 MACK	06/08/22	\$1,900,000	\$716,300	37.70	\$789,784	0.57	\$31.81	42%
GROSSE PTE WOODS	015 01 0022 000	19557 MACK	08/13/21	\$400,000	\$175,100	43.78	\$130,174	0.16	\$19.16	33%
GROSSE PTE CITY	37 001 06 0119 000	17834 MACK	06/24/21	\$250,000	\$71,500	28.60	\$127,565	0.04	\$66.56	51%
GROSSE PTE CITY	37 001 06 0126 000	17888 MACK	12/09/21	\$395,000	\$240,800	42.02	\$66,650	0.23	\$6.65	17%
GROSSE PTE CITY	37 002 04 0031 005	17051 KERCHEVAL	03/27/22	\$2,500,000	\$857,400	34.30	\$1,638,172	0.22	\$173.31	66%
GROSSE PTE CITY	37 004 18 0002 000	660 CADIEUX	05/14/21	\$300,000	\$106,100	35.37	\$112,110	0.42	\$6.14	37%
GROSSE PTE CITY	37 004 18 0003 000	660 CADIEUX	06/30/21	\$450,000	\$246,000	54.67	\$14,137	0.42	\$0.77	3%
GROSSE PTE PARK	39 007 08 0008 002	15100 MACK	12/20/22	\$230,000	\$135,100	58.74	(\$7,793)	0.06	-\$2.98	-3%
GROSSE PTE PARK	39 009 02 0182 000	14950 JEFFERSON	07/21/21	\$595,000	\$372,600	62.62	\$209,234	0.30	\$15.85	35%