

2024 CHARLOTTE RESIDENTIAL ECF STUDY FOR R-02 900SF TO 1200 SF

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.
200-087-002-050-00	714 WARREN AVE	05/19/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$45,900	55.98	\$122,468	\$25,077	\$56,923	\$77,913	0.731
200-018-400-061-04	713 E HENRY ST	11/22/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,200	50.13	\$197,611	\$40,135	\$109,865	\$125,981	0.872
200-042-000-341-00	703 W HENRY ST	11/18/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$55,000	44.00	\$153,809	\$36,379	\$88,621	\$93,944	0.943
200-075-602-050-00	705 S CLINTON ST	04/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,600	43.47	\$91,128	\$22,687	\$52,313	\$54,753	0.955
200-074-600-330-00	107 VAN LIEU ST	04/12/22	\$152,900	WD	03-ARM'S LENGTH	\$152,900	\$70,900	46.37	\$188,693	\$25,275	\$127,625	\$130,734	0.976
200-000-014-140-00	221 N CLINTON ST	03/31/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$49,600	41.68	\$142,932	\$19,180	\$99,820	\$99,002	1.008
200-024-200-115-00	1010 S COCHRAN AVE	10/22/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$51,100	42.58	\$139,976	\$26,169	\$93,831	\$91,046	1.031
200-075-604-180-00	708 S COCHRAN AVE	02/10/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,400	44.40	\$115,894	\$21,388	\$78,612	\$75,605	1.040
200-066-647-031-00	720 N SHELTON ST	05/06/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,900	39.94	\$174,223	\$37,934	\$117,066	\$109,031	1.074
200-066-638-140-00	624 FOREST ST	08/16/21	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$37,500	38.27	\$104,568	\$32,207	\$65,793	\$57,889	1.137
200-043-600-020-00	414 PEARL ST	03/31/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$42,400	37.86	\$118,488	\$26,612	\$85,388	\$73,501	1.162
200-075-607-180-00	812 S BOSTWICK ST	01/13/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,500	37.20	\$132,087	\$24,516	\$100,484	\$86,057	1.168
200-066-654-040-00	924 N SHELTON ST	08/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$60,800	36.85	\$171,141	\$48,032	\$116,968	\$98,487	1.188
200-000-022-210-00	205 E LOVETT ST	03/11/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,600	34.53	\$108,916	\$18,164	\$87,836	\$72,602	1.210
200-065-500-031-00	409 MERRITT ST	08/20/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,300	35.94	\$168,986	\$32,665	\$132,335	\$109,057	1.213
200-042-500-465-00	428 S SHELTON ST	11/18/21	\$136,900	WD	03-ARM'S LENGTH	\$136,900	\$49,600	36.23	\$139,696	\$29,456	\$107,444	\$88,192	1.218
200-000-009-030-00	223 N OLIVER ST	04/07/22	\$161,240	WD	03-ARM'S LENGTH	\$161,240	\$61,000	37.83	\$161,608	\$26,712	\$134,528	\$107,917	1.247
200-053-500-160-00	402 W 4TH ST	10/04/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$50,700	34.97	\$143,467	\$26,219	\$118,781	\$93,798	1.266
200-066-668-030-00	440 HIGH ST	04/02/21	\$115,900	WD	03-ARM'S LENGTH	\$115,900	\$39,600	34.17	\$111,550	\$35,519	\$80,381	\$60,825	1.322
200-075-603-120-00	720 S BOSTWICK ST	10/14/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$47,700	36.00	\$124,866	\$19,457	\$113,043	\$84,327	1.341
200-087-008-010-00	902 E SHAW ST	09/22/21	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$49,500	33.22	\$140,152	\$24,622	\$124,378	\$92,424	1.346
200-041-600-035-00	322 W SHAW ST	11/05/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,400	32.52	\$143,059	\$26,833	\$128,167	\$92,981	1.378
200-012-400-150-00	643 HIGH ST	05/13/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$29,700	22.85	\$119,655	\$20,700	\$109,300	\$79,164	1.381
200-075-602-210-00	303 W SHEPHERD ST	09/22/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$50,300	32.24	\$143,371	\$23,763	\$132,237	\$95,686	1.382
200-012-400-050-00	629 FOREST ST	09/03/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,300	32.87	\$136,644	\$33,386	\$116,614	\$82,606	1.412
200-053-500-220-00	1102 S CLINTON ST	12/28/21	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$38,500	32.63	\$107,004	\$24,794	\$93,206	\$65,768	1.417
200-063-607-070-00	424 WARREN AVE	02/16/23	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$53,400	34.25	\$139,811	\$24,696	\$131,204	\$92,092	1.425
200-061-612-040-00	120 E SHAW ST	04/29/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$48,900	31.15	\$137,685	\$27,843	\$129,157	\$87,874	1.470
200-068-602-200-00	427 HALL ST	09/30/22	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$57,500	33.05	\$151,024	\$25,710	\$148,290	\$100,251	1.479
200-000-013-060-00	235 N SHELTON ST	09/23/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$42,600	29.38	\$123,579	\$20,579	\$124,421	\$82,400	1.510
200-054-002-025-00	305 PEARL ST	08/22/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$35,400	33.08	\$91,829	\$19,108	\$87,892	\$58,177	1.511
200-012-200-078-00	911 HIGH ST	07/05/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$69,900	32.51	\$182,512	\$34,713	\$180,287	\$118,239	1.525
200-075-601-090-00	716 S CLINTON ST	02/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,300	32.36	\$119,135	\$31,042	\$108,958	\$70,474	1.546
200-066-653-020-00	901 N COCHRAN AVE	06/03/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$49,600	32.00	\$129,636	\$24,749	\$130,251	\$83,910	1.552
200-000-027-220-00	410 W LOVETT ST	05/25/22	\$127,825	WD	03-ARM'S LENGTH	\$127,825	\$40,200	31.45	\$105,778	\$15,429	\$112,396	\$72,279	1.555
200-000-013-070-00	231 N SHELTON ST	07/28/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$41,400	31.85	\$107,658	\$19,651	\$110,349	\$70,406	1.567
200-000-012-150-00	223 N BOSTWICK ST	10/21/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$42,600	31.56	\$111,432	\$19,056	\$115,944	\$73,901	1.569
200-053-500-110-00	304 W 4TH ST	07/30/21	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$44,100	29.11	\$124,700	\$23,165	\$128,335	\$81,228	1.580
200-024-400-201-00	1986 S COCHRAN AVE	08/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$62,500	31.25	\$160,798	\$26,004	\$173,996	\$109,337	1.591
200-077-600-168-00	428 HALL ST	07/02/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$36,800	29.44	\$103,043	\$25,790	\$99,210	\$61,802	1.605
200-042-000-311-00	711 W HENRY ST	01/12/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$41,900	29.93	\$115,348	\$30,797	\$109,203	\$67,791	1.611
200-075-602-150-00	716 S SHELTON ST	10/21/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,100	31.31	\$130,052	\$26,377	\$133,623	\$82,940	1.611
200-042-000-291-00	715 W HENRY ST	12/27/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$40,400	31.69	\$105,317	\$30,613	\$96,887	\$59,763	1.621
200-061-612-090-00	609 S COCHRAN AVE	04/22/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$52,600	30.94	\$136,598	\$26,340	\$143,660	\$88,206	1.629
200-066-625-020-00	438 N CLINTON ST	06/10/22	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$47,300	31.02	\$122,741	\$27,763	\$124,737	\$75,982	1.642
200-053-500-020-00	104 W 4TH ST	05/25/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,100	29.78	\$145,061	\$22,362	\$162,638	\$98,159	1.657
200-053-500-100-00	302 W 4TH ST	08/17/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$55,600	30.05	\$145,753	\$26,234	\$158,766	\$95,615	1.660
200-063-610-080-00	620 PRAIRIE ST	05/03/22	\$139,400	WD	03-ARM'S LENGTH	\$139,400	\$42,400	30.42	\$111,365	\$30,961	\$108,439	\$64,323	1.686

200-043-000-091-00	335 JOHNSON ST	04/20/22	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$39,100	29.62	\$103,918	\$23,662	\$108,338	\$64,205	1.687
200-040-900-010-00	546 HIGH ST	10/19/22	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$56,400	29.07	\$149,143	\$22,420	\$171,580	\$101,378	1.692
Totals:			\$7,103,065			\$7,103,065	\$2,437,100		\$6,655,908		\$5,770,120	\$4,260,022	
								Sale. Ratio =>	34.31			E.C.F. =>	1.354
								Std. Dev. =>	6.04			Ave. E.C.F. =>	1.368
												USE	1.354