

21542 Beauford Ct
Northville, MI 48167



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kw ADVANTAGE
KELLERWILLIAMS.

KW Advantage-Novi

39500 Orchard Hill Pl

Ste 100

Novi, MI 48375



Recently Closed 3/10 Closed / Public Record • Sold Date: 3/10/2026, Public Record

Closed Price

\$370,001

Closed Date 3/10/2026

RVM®

\$629,110

RVM® Updated 8/30/2026

RVM® Estimated Range

\$572.5K \$685.7K

RVM® Confidence



RVM® Month Change

↓ \$14,640

RVM® Year Change

↑ 12.47%

CMA Value

\$623,367

CMA Range

\$532.9K \$704.4K

Last Edited 9/1/2026 Price per Sq Ft \$230



4 Beds



3 Baths



2,716 Sq Ft



0.45 Acres

Basic Facts

Type

Single Family

Land Use

Single Family Residential

Year Built

1974

APN/TaxID

22-23-31-401-008

Price by SqFt

\$232 per sq ft

Previously sold

for \$370,001 on 3/10/2026

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	—
Property Subtype	Single Family Residential	—
Bedrooms	4	—
Total Baths	3	—
Full Baths	2	—
Partial Baths	1	—
Living Area (sq ft)	2,716	—
Building Area (sq ft)	2,716	—
Lot Size	0.45 acres	—
Lot Dimensions	19515 SF	—
Garage	Yes	—
Garage (spaces)	2	—
Year Built	1974	—
Total Rooms	9	—
Style	Colonial	—
Heating	Forced Air Unit	—
Cooling	Yes	—
Fireplaces	1	—
Basement	Basement	—
Foundation	Slab	—
Number of Units	0	—
Number of Stories	2 story with Basement	—

Legal Description

Parcel Number	22-23-31-401-008	County	Oakland County
City/Municipality/Township	FARMINGTON HILLS CITY	Census Tract	261251684.002012





Legal Description

Carrier Route	R005	Abbreviated Description	DIST:22 CITY/MUNI/TWP:FARMINGTON HILLS CITY SEC/TWN/RNG/MER:SEC 31 TWN 01N RNG 09E T1N, R9E, SEC 31 MEADOWBROOK WOODS SUB NO 1 LOT 14
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Current Use Single Family Residential

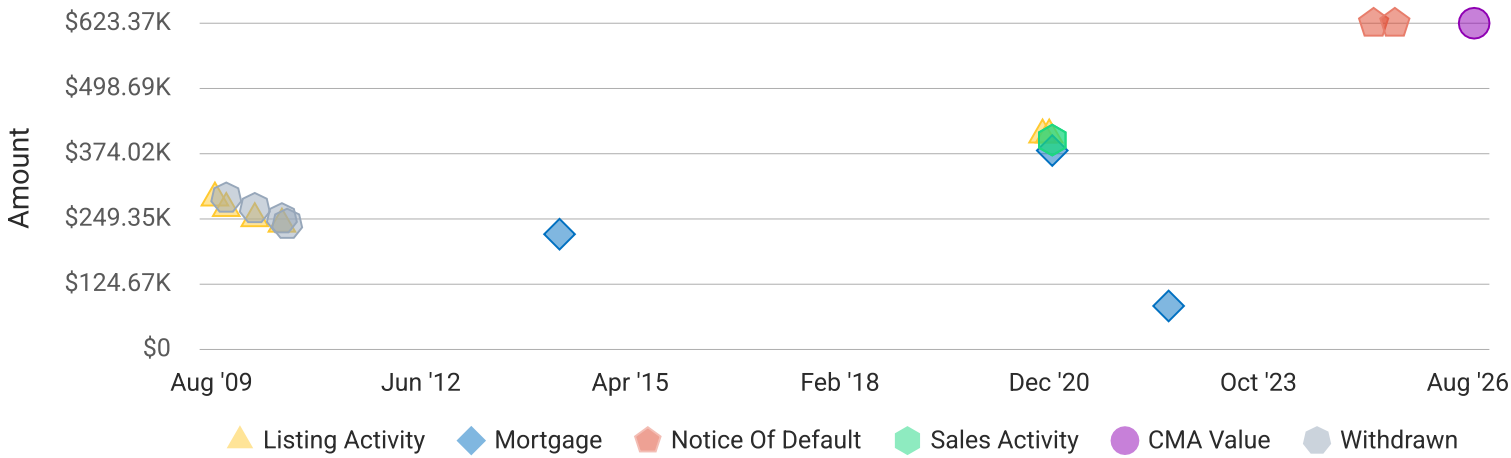
Public Record History

Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$37,500	–	\$28,150	\$28,150	\$28,150
Assessed Value - Improvements	\$243,710	–	\$175,260	\$164,120	\$154,370
Total Assessed Value	\$281,210	–	\$203,410	\$192,270	\$182,520
Assessor Market Value Year	2024	–	2023	2021	2020
Assessor Market Value - Land	\$75,000	–	\$56,300	\$56,300	\$56,300
Assessor Market Value - Improvements	\$487,420	–	\$350,520	\$328,240	\$308,740
Total Assessor Market Value	\$562,420	–	\$406,820	\$384,540	\$365,040
Total Tax Amount	–	\$11,777	\$8,762	\$8,681	\$7,754



Sales and Financing Activity



Date	Event	Amount
9/1/2026	CMA Value	\$623,367
8/5/2025	Notice of Foreclosure Sale	\$623,367
4/22/2025	Notice of Foreclosure Sale	\$623,367
7/14/2022	Credit Line (Revolving) / HELOC Variable	\$82,800
12/16/2020	Conventional	\$380,000
12/16/2020	Sales Activity	\$400,000
12/16/2020	MLS Sale	\$400,000
12/1/2020	Pending MLS For Sale	\$409,999
10/29/2020	New Listing MLS For Sale	\$409,999
4/17/2014	Conventional	\$220,000
8/10/2010	Withdrawn MLS For Sale	\$239,500
7/15/2010	New Listing MLS For Sale	\$239,500
7/15/2010	Withdrawn MLS For Sale	\$250,000
3/3/2010	New Listing MLS For Sale	\$250,000
3/3/2010	Withdrawn MLS For Sale	\$269,500
10/13/2009	New Listing MLS For Sale	\$269,500
10/13/2009	Withdrawn MLS For Sale	\$289,500



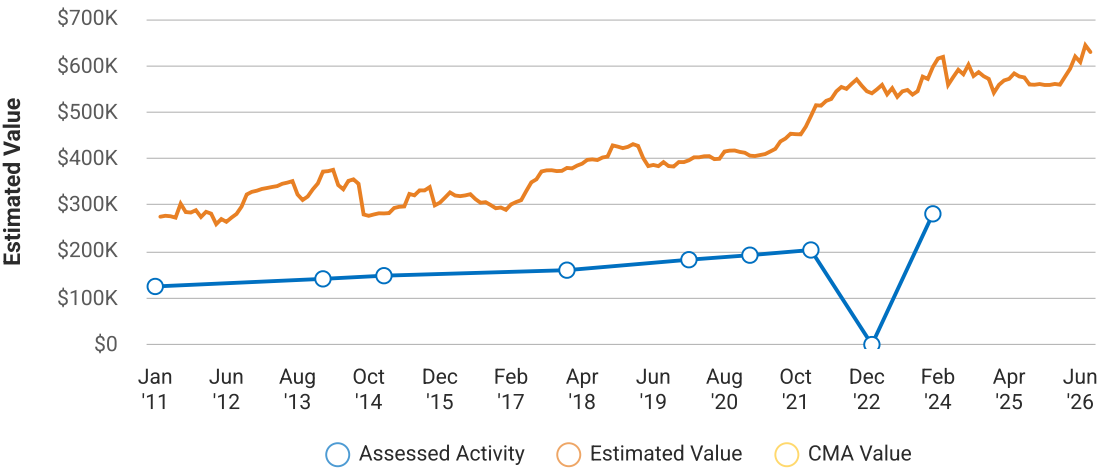


Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



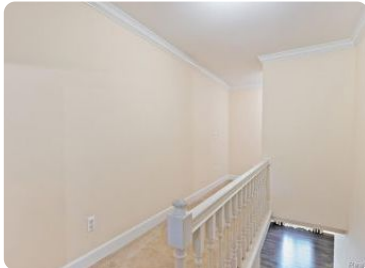
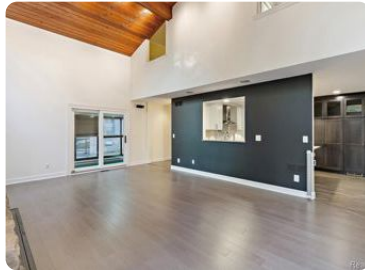
Photos

Historical Photos



Photos

Historical Photos





Photos

Historical Photos



Pricing Summary

Closed Price

\$370,001

RVM®

\$629,110

CMA Value

Price estimate based on comps.

\$623,367

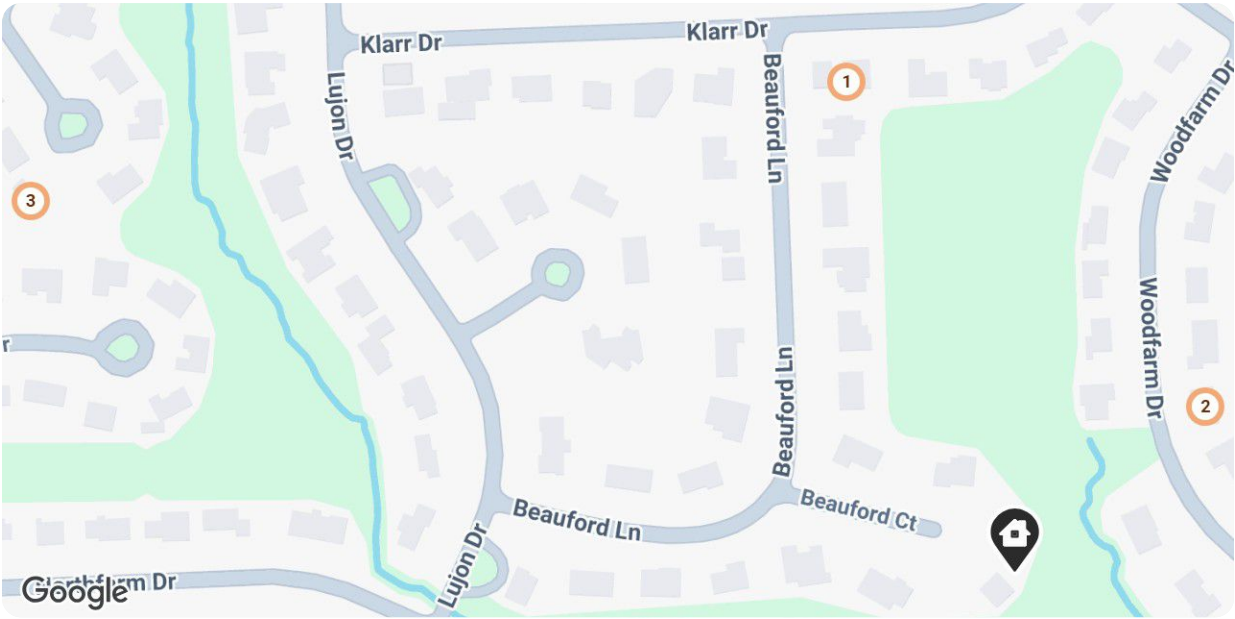
Range: \$533K – \$704K





CMA

Comp Property Summary



- Legend
- Subject Property
 - Closed

3 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	 21542 Beauford Ct Northville, MI 48167 Closed / Public Record		Single Family	4/3	2,716	0.45 acres	1974	–	–	–
1	 21734 Beauford Ln Northville, MI 48167 MLS ID: 20261039177 Closed / For Sale <i>Courtesy of Century 21 Dynamic Realty</i>		Single Family	3/5	3,273	0.48 acres	1987	18	\$218	\$715,000
2	 21500 Woodfarm Dr Northville, MI 48167 MLS ID: 20261047620 Closed / For Sale <i>Courtesy of @properties Christie's Int'l RE Northville</i>		Single Family	4/3	2,472	0.33 acres	1985	–	\$233	\$575,000
3	 38605 Deerwood Ct Northville, MI 48167 MLS ID: 20261029041 Closed / For Sale <i>Courtesy of Got Key'D Realty</i>		Single Family	3/3	2,748	0.38 acres	1983	7	\$247	\$680,000



21542 Beauford Ct, Northville, MI 48167

Comp Property Adjustments

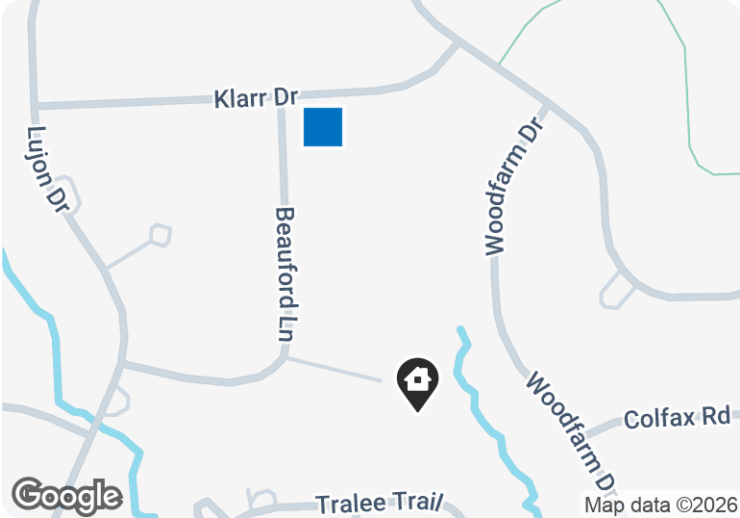
				
Address	21542 Beauford Ct Northville, MI 48167	21734 Beauford Ln Northville, MI 48167	21500 Woodfarm Dr Northville, MI 48167	38605 Deerwood Ct Northville, MI 48167
Status	 Subject Property	1  Closed	2  Closed	3  Closed
MLS ID	–	20261039177	20261047620	20261029041
Proximity	–	0.16 Mi. NW	0.07 Mi. NE	0.34 Mi. W
Value	–	\$715,000	\$575,000	\$680,000
Date	–	7/16/2026 Closed Date	8/24/2026 Closed Date	6/22/2026 Closed Date
Days in RPR	–	18	–	7
Price per Sq Ft	–	\$218	\$233	\$247
Adjusted Result	\$623,367  -\$8,555	Subject property adjusted		Subject property adjusted
Adjusted \$/sqft	\$230/sqft  -\$3	-\$19,736		+\$11,181
Bedrooms	4	3	4	3
Total Baths	3	5	3	3
Partial Baths	1	2	1	1
Total Rooms	9	14	15	11
Living Area	2,716	3,273	2,472	2,748
Building Area	2,716	3,273	2,472	2,748
Lot Size	0.45 acres	0.48 acres	0.33 acres	0.38 acres
Year Built	1974	1987	1985	1983
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Residential	Residential	Residential
Listing Broker	–	<i>Courtesy of Century 21 Dynamic Realty</i>	<i>Courtesy of @properties Christie's Int'l RE Northville</i>	<i>Courtesy of Got Key'D Realty</i>
Description	–	This remarkable custom-built english tudor is calling you home to meadowbrook forest~ with character and grandeur for the most discriminating buyer~ phenomenal updates abound~ the great room...	Welcome to 21500 woodfarm road, a beautifully updated 2,472-sq-ft colonial nestled in the desirable meadowhills estates community. Offering 4 bedrooms, 2 full and 2 half bathrooms, this...	Highest and best sunday the 3rd at 7pm! reimagined from top to bottom, this exceptional northville mailing colonial blends modern luxury, smart living, and a private, nature-filled cul-de-sac setting....

Highlighted fields were changed by agent to reflect knowledge of this property.

21542 Beauford Ct, Northville, MI 48167



1 21734 Beauford Ln Northville, MI 48167



Closed / For Sale • Sold Date: 7/16/2026, MLS Listing 20261039177: 5/28/2026

Subject Property **This Property**

Closed Price

\$715,000

Closed Date 7/16/2026
Days in RPR 18

Adjustments to Subject Property

-\$19,736

This remarkable custom-built english tudor is calling you home to meadowbrook forest~ with character and grandeur for the most discriminating buyer~ phenomenal updates abound~ the great room offers a massive stone fireplace with a darling hidden...

Public Facts		Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	3	3
Total Baths	4	5
Full Baths	2	3
Partial Baths	2	2
Living Area (sq ft)	3,273	3,273
Building Area (sq ft)	3,273	3,273
Lot Size	0.48 acres	0.48 acres
Lot Dimensions	20952 SF	116.39X180
Basement (sq ft)	-	2,304
Garage	Yes Attached, Direct Access, Door Opener, Electricity, Side Entrance, Workshop	
Garage (spaces)	3	3
Year Built	1987	1987
Total Rooms	8	14
Style	Cape Cod	-
Roofing	-	Asphalt
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Attic Fan, Central Air
Fireplaces	2	Yes
Basement	Basement	Yes
Foundation	-	Basement
Construction	-	Brick, Stone, Wood
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	0	-
Number of Stories	2 story with Basement	1 1/2 Story



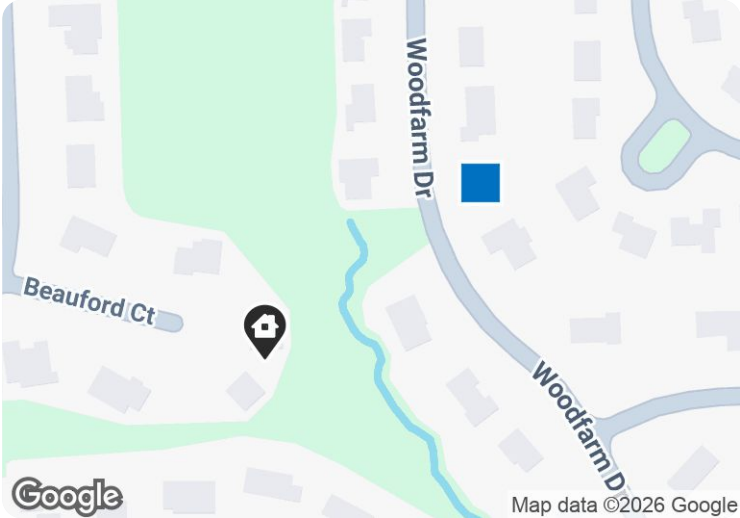
Photos



21542 Beauford Ct, Northville, MI 48167



2 21500 Woodfarm Dr Northville, MI 48167



Closed / For Sale • Sold Date: 8/24/2026, MLS Listing 20261047620: 8/3/2026

Subject Property This Property

Closed Price
\$575,000

Closed Date 8/24/2026

Welcome to 21500 woodfarm road, a beautifully updated 2,472-sq-ft colonial nestled in the desirable meadowhills estates community. Offering 4 bedrooms, 2 full and 2 half bathrooms, this well-maintained home combines thoughtful updates, comfortable...

Public Facts		Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,472	2,472
Building Area (sq ft)	2,472	2,472
Lot Size	0.33 acres	0.33 acres
Lot Dimensions	14201 SF	106X134
Basement (sq ft)	–	1,422
Garage	Yes	Attached, Direct Access, Electricity, Side Entrance
Garage (spaces)	2	–
Year Built	1985	1985
Total Rooms	9	15
Style	Colonial	–
Roofing	–	Asphalt
Heating	Forced Air Unit	Forced Air
Cooling	Yes	Attic Fan, Central Air
Fireplaces	1	Yes
Basement	Basement	Yes
Foundation	Slab	Basement
Construction	–	Brick
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	2 story with Basement	2 Story

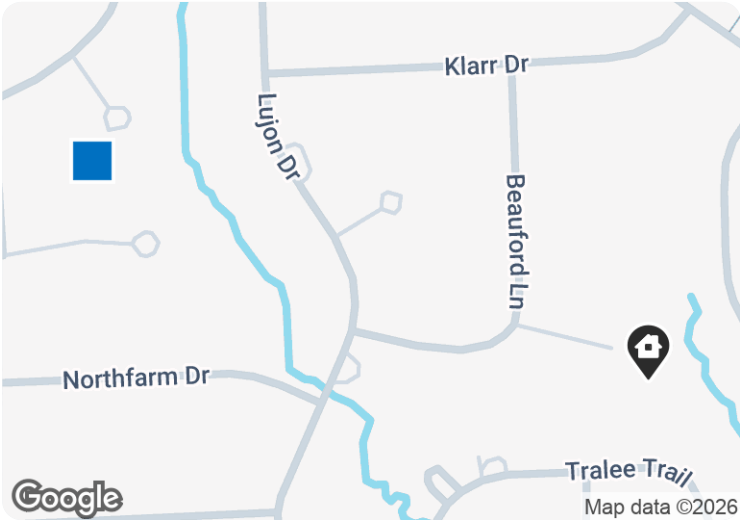
Photos



21542 Beauford Ct, Northville, MI 48167



3 38605 Deerwood Ct Northville, MI 48167



Closed / For Sale • Sold Date: 6/22/2026, MLS Listing 20261029041: 4/27/2026

Subject Property This Property

Closed Price

\$680,000

Closed Date 6/22/2026
Days in RPR 7

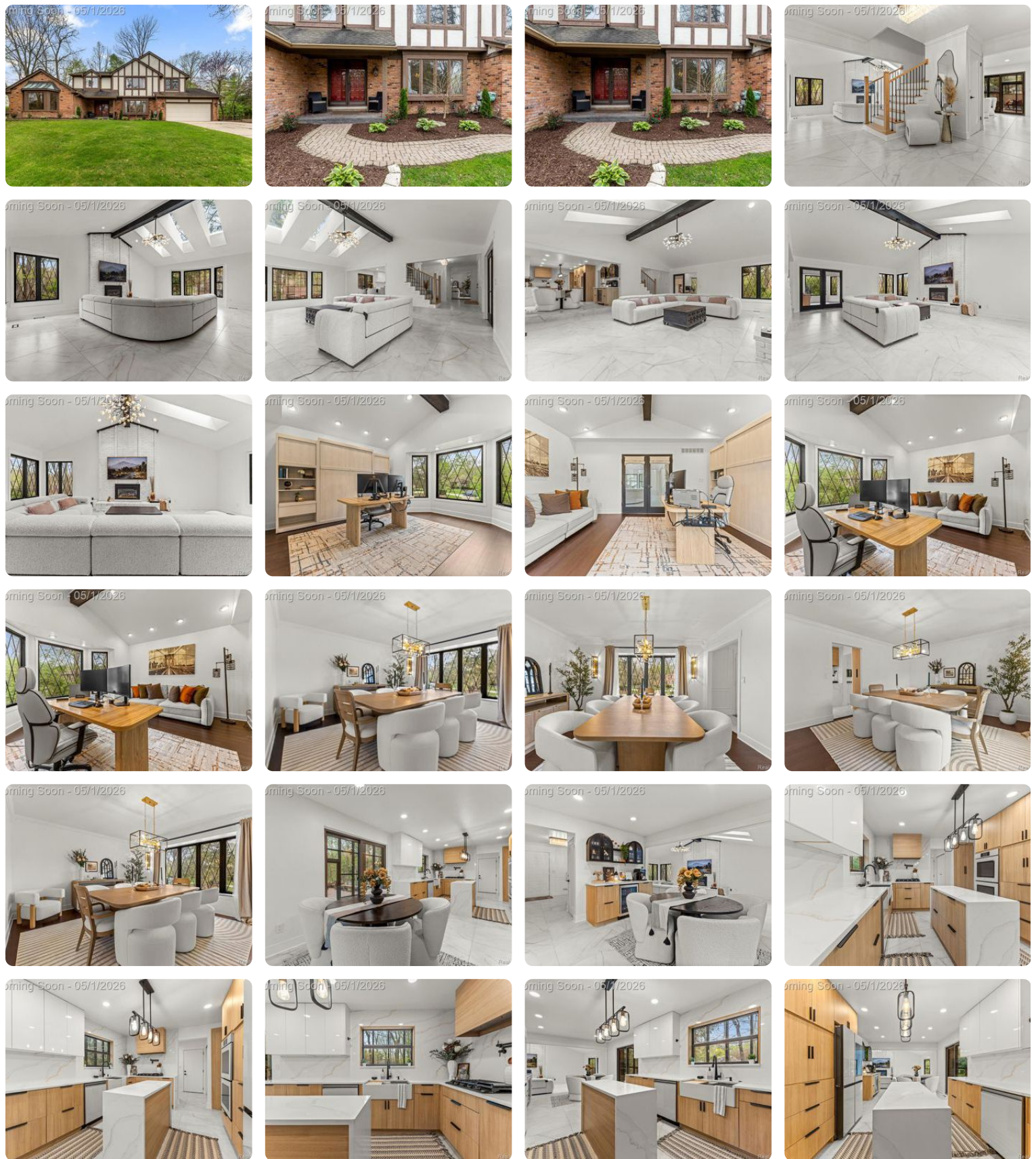
Adjustments to Subject Property

+\$11,181

Highest and best sunday the 3rd at 7pm! reimagined from top to bottom, this exceptional northville mailing colonial blends modern luxury, smart living, and a private, nature-filled cul-de-sac setting. Spanning ~3,000 sq ft, this turnkey home has been meticulously...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	3
Partial Baths	1	–
Living Area (sq ft)	2,748	2,748
Building Area (sq ft)	2,748	2,748
Lot Size	0.38 acres	0.38 acres
Lot Dimensions	16509 SF	110X150
Basement (sq ft)	–	864
Garage	Yes	Attached, Direct Access, Door Opener
Garage (spaces)	2	2
Year Built	1983	1983
Total Rooms	8	11
Style	Colonial	–
Heating	Forced Air Unit	Forced Air
Cooling	Yes	–
Fireplaces	1	No
Basement	Basement	Yes
Foundation	Slab	Basement
Construction	–	Wood
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	2 story with Basement	2 Story

Photos





21542 Beauford Ct, Northville, MI 48167

Closed Comp Property Stats

Average Closed Price

\$656,667

Average \$/Sqft

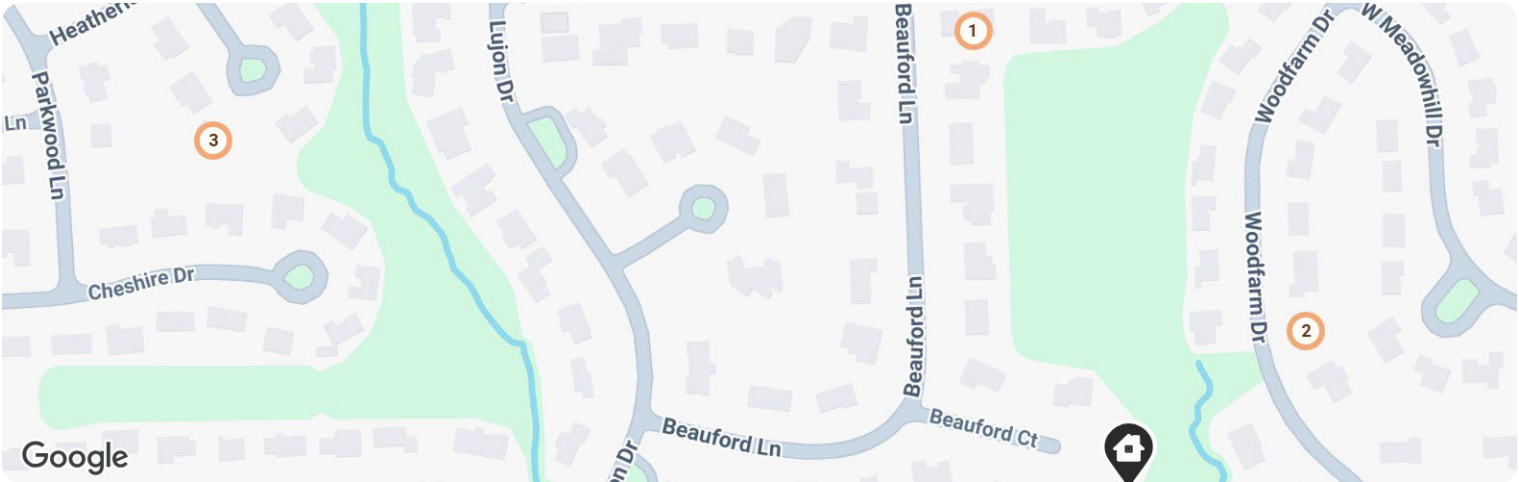
\$233

Average Days Until Contract

8

Average Sold to List Price %

104.3%



Property Facts	Low	Average	High
Price per Sqft	\$218	\$233	\$247
Sold to List Price %	100%	104.3%	113%
Age	43	41	39
Living Area (sqft)	2,472	2,831	3,273
Lot Size (sqft)	14,374	17,278	20,908
Days Until Contract	-	8	18
Days in RPR	7	13	18
Price per Bedroom	143,750	202,917	238,333

Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.
Update Frequency: Monthly



Average Sales Price





Pricing Strategy

CMA Value

\$623,367

CMA Range

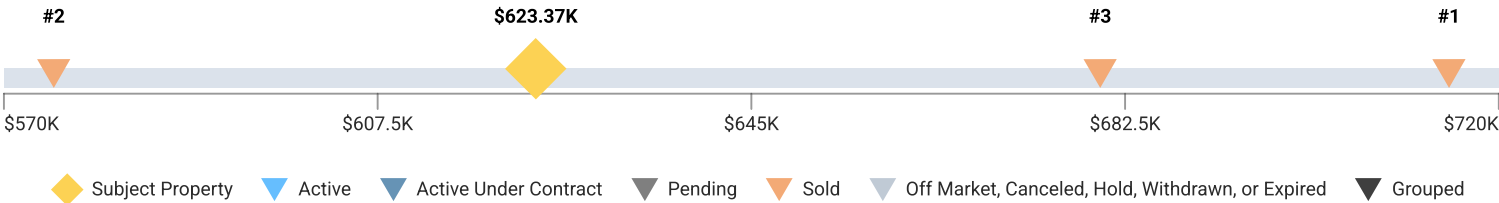
\$532.9K

\$704.4K

Last Edited 9/1/2026 Price per Sq Ft \$230

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



CMA Summary

This section compares the prices of 3 agent-selected properties near the subject property.

Average of Comps	\$631,923
Adjustments	-\$8,555
Result of CMA Analysis	\$623,367 (or \$230 per sq ft)





Market Trends

Market Trends for Northville, MI 48167

Single Family Residence

July 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

4.31

↓ 1.6% MoM

Sold to List Price %

100.4%

↓ 2.11% MoM

Median Days in RPR

10

↑ 66.67% MoM

Median Sold Price

\$795,500

↑ 16.56% MoM

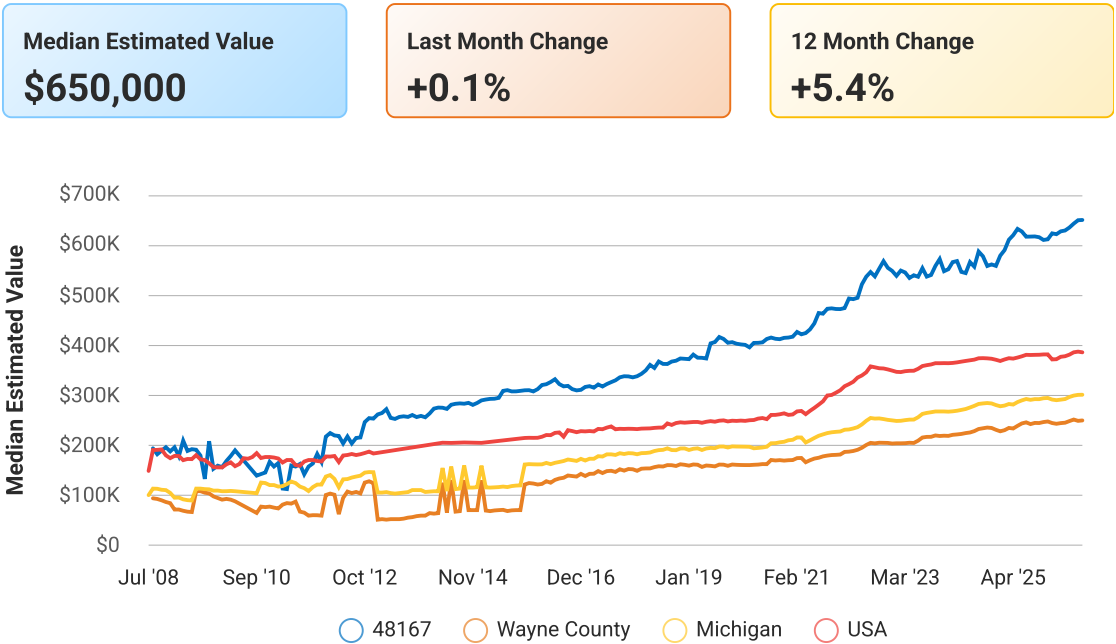
August 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly





21542 Beauford Ct, Northville, MI 48167

July 2026 Active Listings

Northville, MI 48167

Single Family Residence

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$849,000

↓ 5.1% Month over Month



Median \$/Sqft - \$290

↓ 2.4% Month over Month





21542 Beauford Ct, Northville, MI 48167

July 2026 Sold Listings

Northville, MI 48167

Single Family Residence

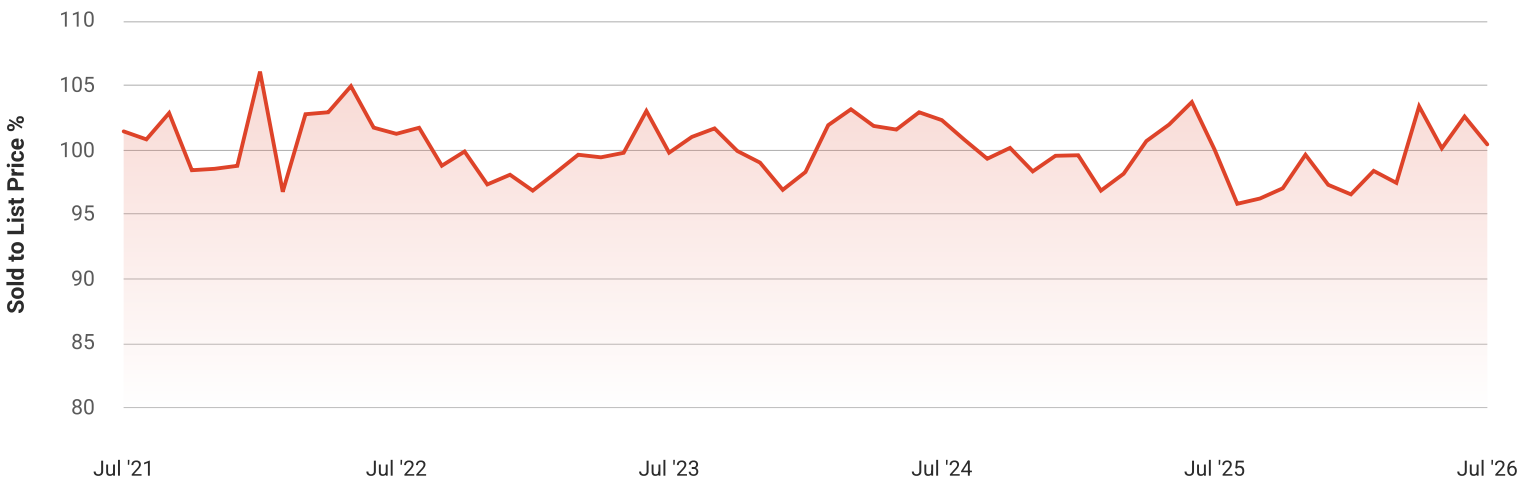
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

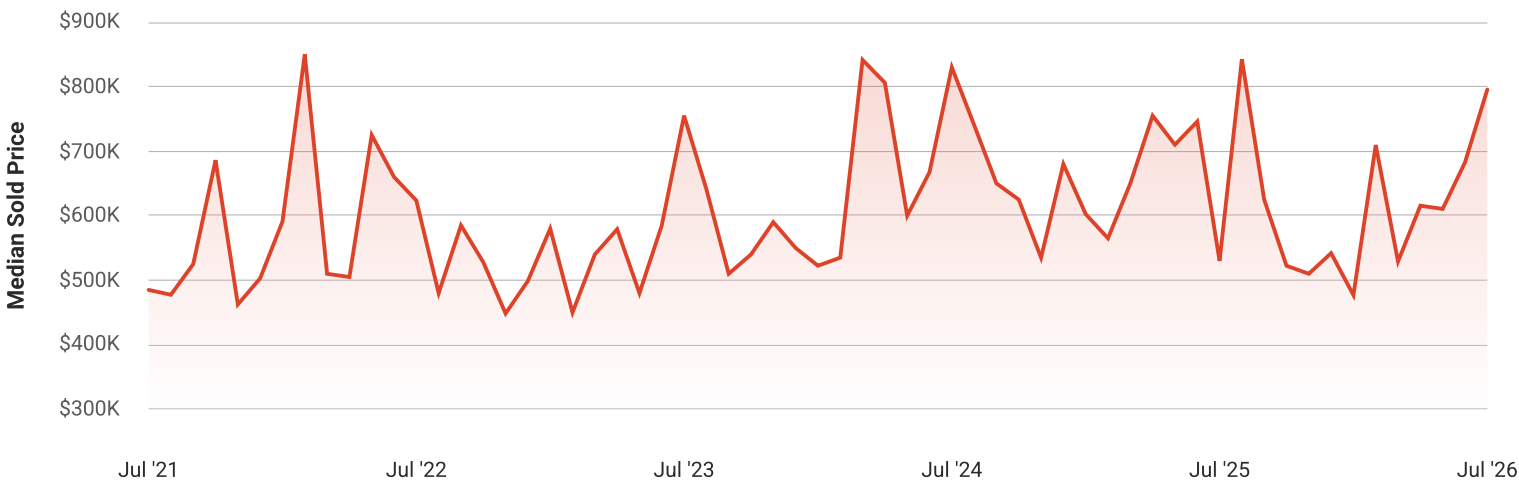
Avg. List to Sale Price % - 100.43%

↓ 2.1% Month over Month



Median Sold Price - \$795,500

↑ 16.6% Month over Month





21542 Beauford Ct, Northville, MI 48167

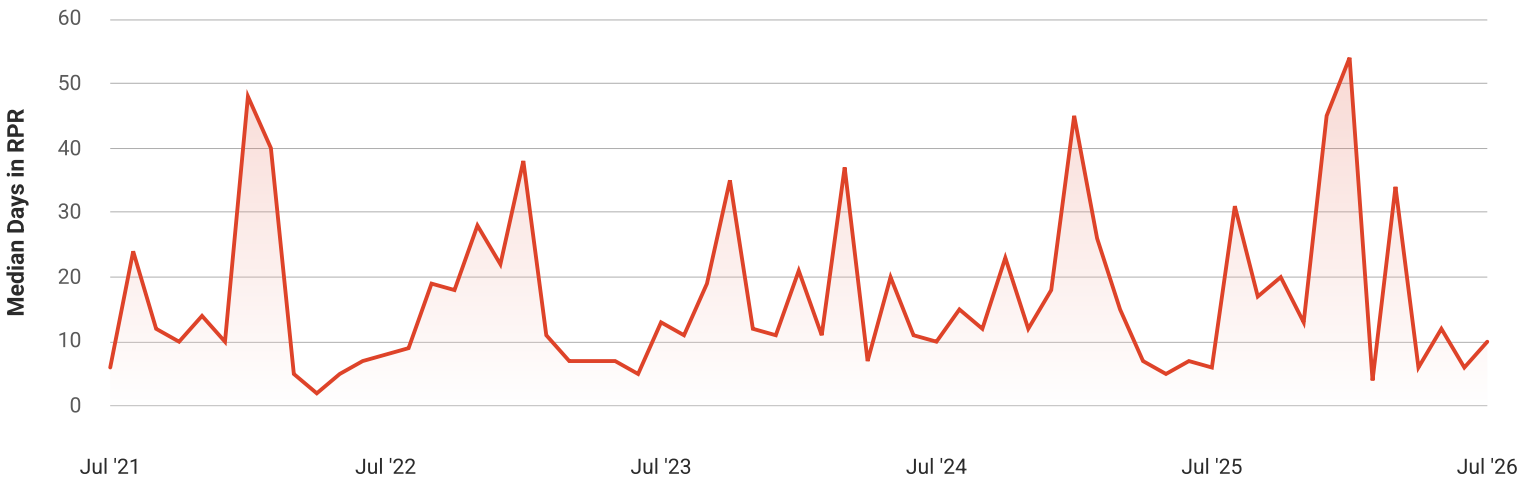
July 2026 Sold Listings

Northville, MI 48167

Single Family Residence

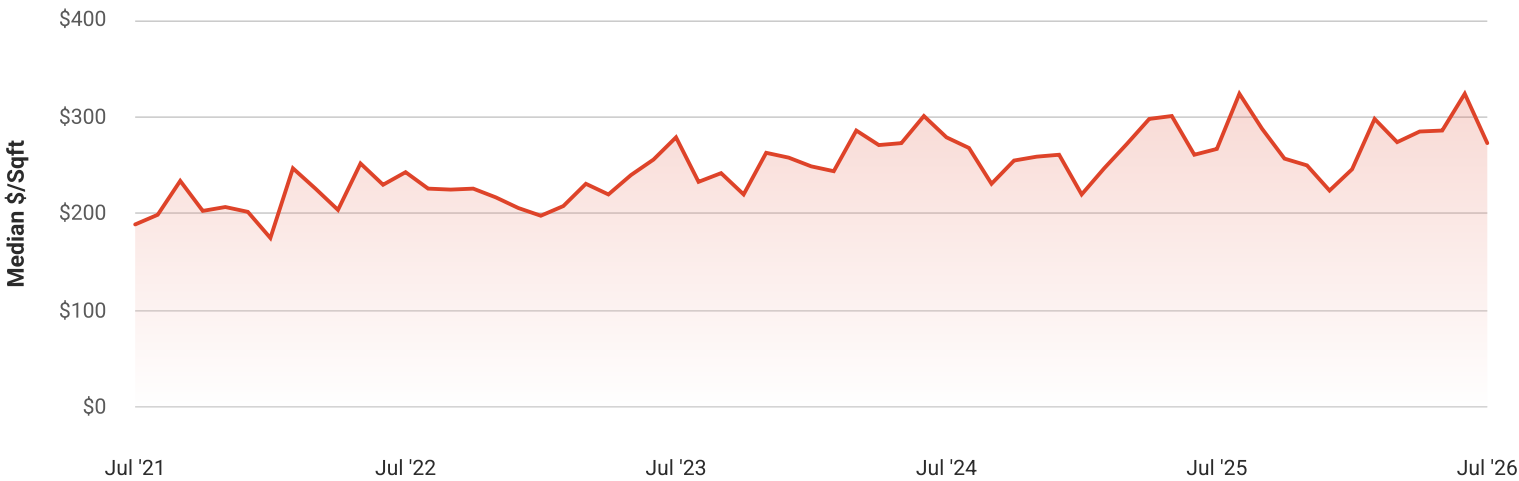
Median Days in RPR - 10

↑ 66.7% Month over Month



Median \$/Sqft - \$273

↓ 15.7% Month over Month





21542 Beauford Ct, Northville, MI 48167

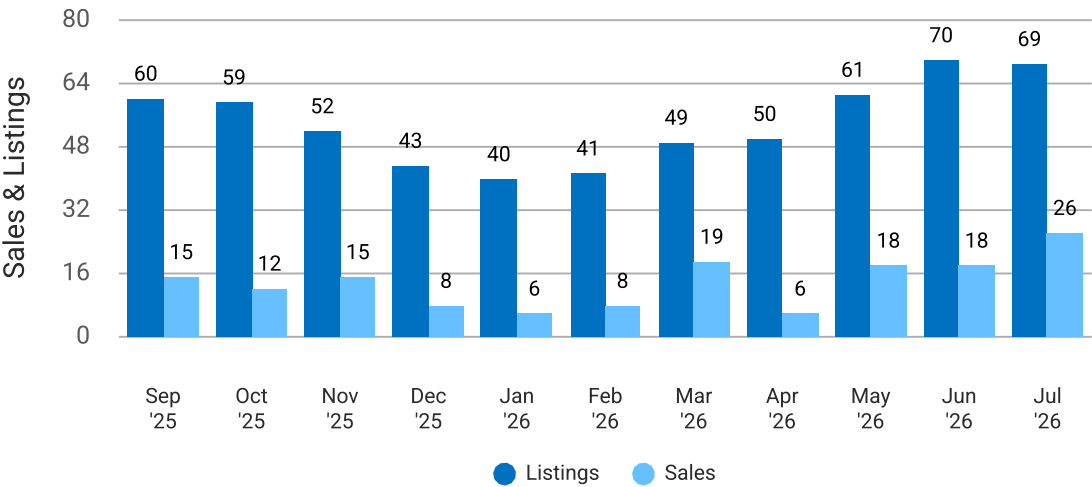
Total Sales and Active Listings in Northville, MI 48167

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Median Sold Price vs Sold Listings in Northville, MI 48167

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly





21542 Beauford Ct, Northville, MI 48167

Median List Price vs Active Listings in Northville, MI 48167

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Neighborhood

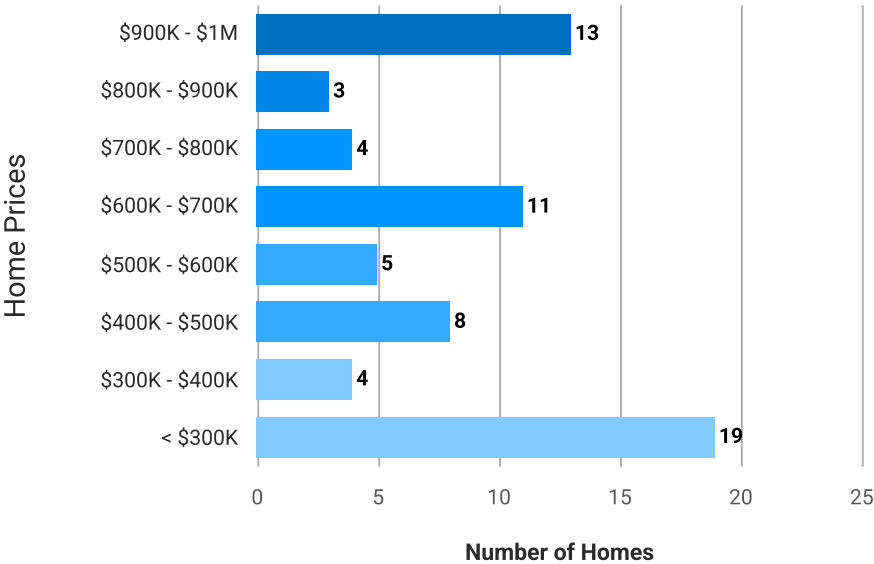
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily



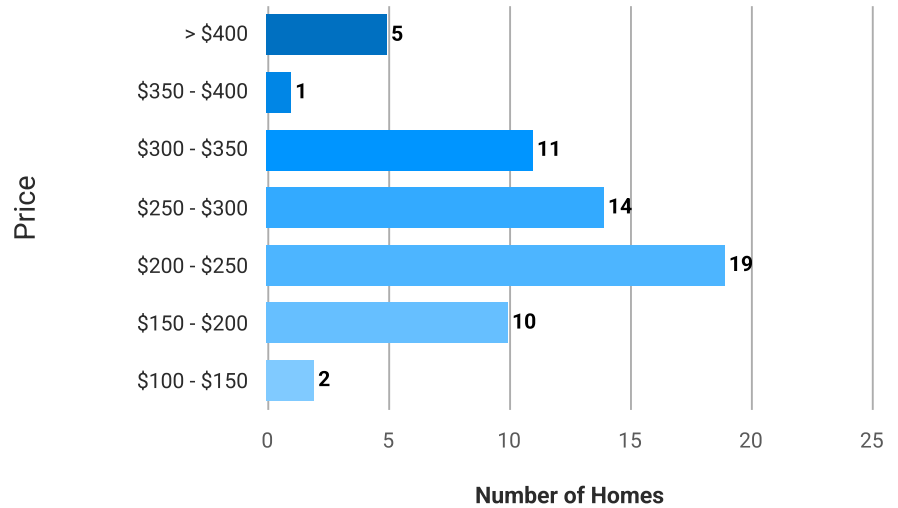
21542 Beauford Ct, Northville, MI 48167

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

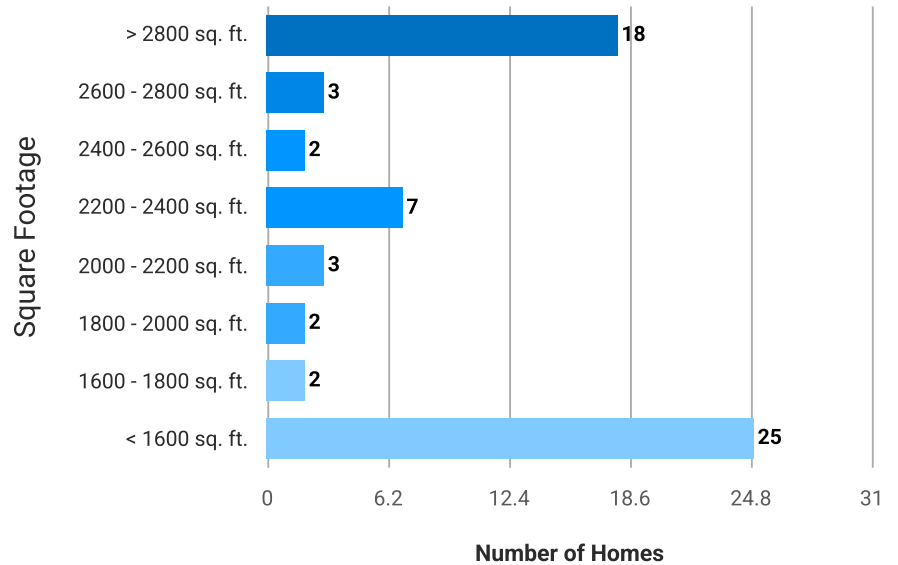


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

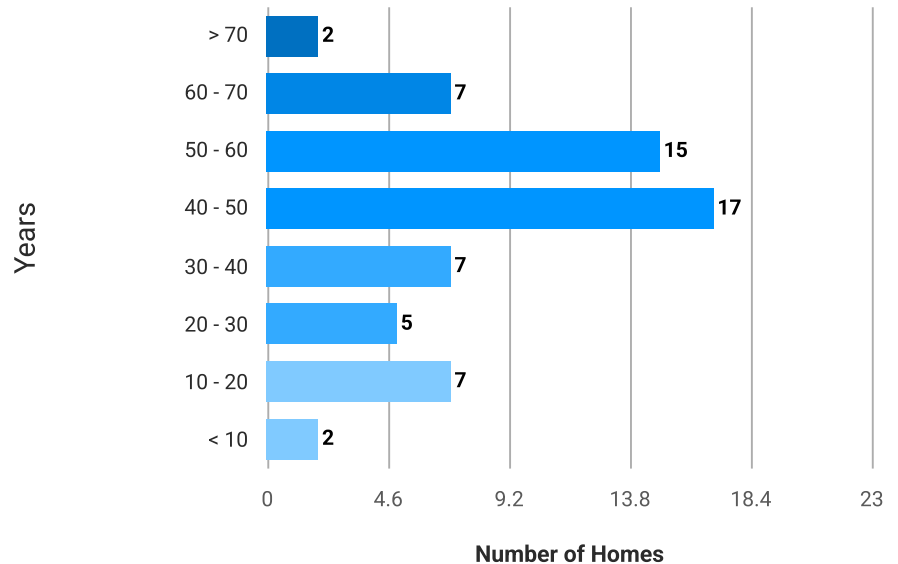


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily



21542 Beauford Ct, Northville, MI 48167

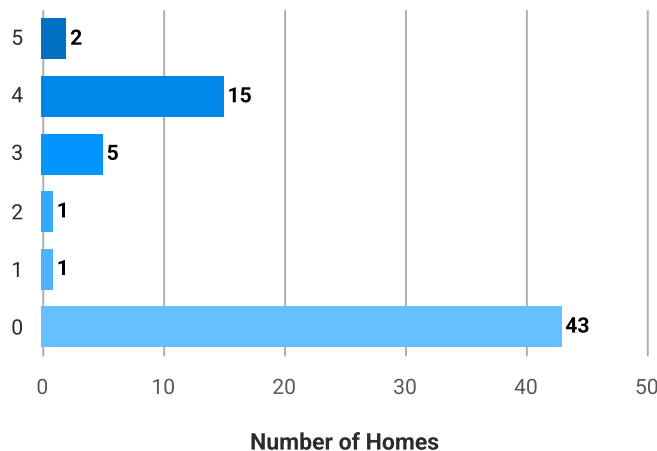
Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

Bedrooms



About RPR

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