

Comparative Market Analysis

8672 Greenview Ave, Detroit, MI 48228

APN: 22079703.

Wayne County Data as of: 02/09/2023



Bedrooms: 2 **Year Built:** 1943
Bathrooms: 1 **Square Feet:** 758

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: GLOWING JOE PROPERTIES LLC
Mailing Address: 14587 EVERGREEN RD
DETROIT, MI 48223

Comparables

Properties:	66
Avg. Sale Price:	\$40,851
Days on Market:	119

Opportunity

Estimated Value:	\$46,828
Estimated Equity:	-\$12,829
Mortgage Balance:	\$59,657
Monthly Rent:	\$789
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 8672 GREENVIEW AVE, DETROIT, MI 48228-3150 C024 CURRENTLY OWNED BY GLOWING JOE PROPERTIES LLC HAVING A TAX ASSESSOR NUMBER OF 22079703. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 709 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.266349 DATED 08/05/2022 AND RECORDED 08/19/2022.

Last Market Sale

Seller: BAUMAN RETMT LLC
Buyer: GLOWING JOE PROPERTIES LLC
Rec. Date: 08/19/2022
Sale Date: 08/05/2022
Sale Price: \$15,000

Current Listing Status

Status: Fail
Date: 06/2018
Price: \$45,000

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 4,356 SqFt. **Stories:** 1 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 758 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1943 **Bedrooms:** 2 **Fireplace:** **Interior Wall:** **Exterior Wall:** Shingle (Not Wood)
Style: **Bathrooms:** 1 **Heating:** FORCED AIR HEAT **Price / Sq.Ft.** \$20
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$20

Open Liens

Owner 1: GLOWING JOE PROPERTIES LLC **Combined Loan To Value:** 127.4 %
Owner 2: **Estimated Equity:** -\$12,829

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/23/2022	1st / Trust Deed/Mortgage	\$60,000	Todd Enterprises Inc	Glowing Joe Properties Llc	Conventional	30 Years

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
05/31/2011	Warranty Deed	Non-Arm's length	Matrix Financial Services Corporation	The Secretary Of Housing & Urban	
09/29/2010	Sheriff's Deed	REO and Trustee Deeds	Taylor Dawn, Love Floyd	Matrix Financial Services	\$24,600
11/30/2016	Quit Claim Deed	Non-Arm's length	Sabree Eric R	Bauman Retmat Llc	\$1,400
04/02/2013	Deed	Arm's-length Residential	Secretary Of Housing & Urban	Fresh Start Properties & Contracting	\$1,500
08/05/2022	Warranty Deed	Arm's-length Residential	Bauman Retmt Llc	Glowing Joe Properties Llc	\$15,000

Tax Status

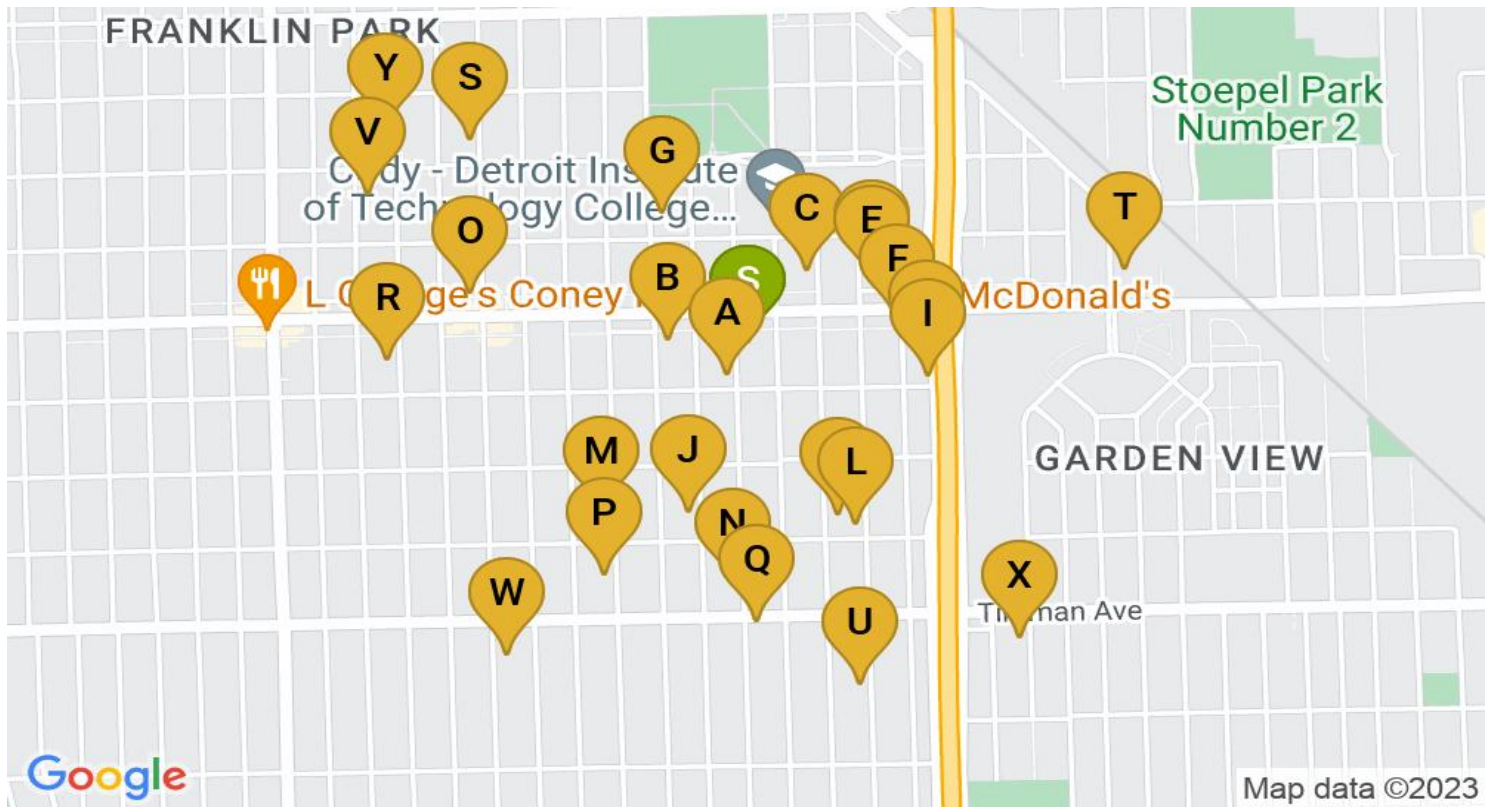
Assessor Parcel #: 22079703.	Land Value:	Total Taxable Value: \$12,400
Tax Year: 2022	Improvement Value:	Property Tax: \$854

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
06/2018	Fail - FAIL	\$45,000	\$59	883	CHARLES RYAN	Kw Metro	218051066
06/2018	Fail - FAIL	\$45,000	\$59	298	CHARLES RYAN	Kw Metro	21458288
10/2012	Fail - FAIL	\$4,050	\$5	489			212110890

Comparables & Nearby Listings

Subject Property: 8672 Greenview Ave, Detroit, MI 48228-3150



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.06	A	8619 Greenview Ave, Detroit, Mi 48228	11/20/18	\$6,000	1/29/23	\$24,900	958	\$26	3	1	3,920	81

B	0.12	A	8680 Stahelin Ave, Detroit, Mi 48228	10/27/20	\$51,500	1/08/23	\$41,500	913	\$45	3	1	80	
C	0.15	A	8859 Penrod St, Detroit, Mi 48228			1/08/23	\$45,900	878	\$52	3	1.5	5,227	80
D	0.21	A	8840 Rosemont Ave, Detroit, Mi 48228	4/16/09		1/22/23	\$27,500	913	\$30	3	1	4,792	76
E	0.21	P	8834 Rosemont Ave, Detroit, Mi 48228	6/20/12	\$2,240	1/14/23		1,188	\$2	3	1	4,792	76
F	0.22	A	18201 Joy Rd, Detroit, Mi 48228	10/12/21	\$30,000	2/02/23	\$225,000	2,156	\$104			2,614	70
G	0.25	A	9036 Stahelin Ave, Detroit, Mi 48228			1/03/23	\$65,000	787	\$83	2	1		79
H	0.27	A	8645 Southfield Fwy, Detroit, Mi 48228	5/04/22	\$54,000	12/26/22	\$129,900	6,228	\$21				68
I	0.27	A	8611 Southfield Fwy, Detroit, Mi 48228	5/03/21	\$33,000	10/24/22	\$209,900	3,400	\$62			2,614	75
J	0.29	A	8245 Brace St, Detroit, Mi 48228	6/28/07	\$14,000	12/08/22	\$1,050	864	\$1	3	1		80
K	0.31	A	8234 Penrod St, Detroit, Mi 48228			10/05/22	\$5,000	687	\$7	3	1		81
L	0.34	A	8219 Rosemont Ave, Detroit, Mi 48228	4/09/08	\$6,000	10/05/22	\$5,000	687	\$7	3	1		81
M	0.35	P	8243 Artesian St, Detroit, Mi 48228	9/02/22	\$8,000	1/13/23	\$39,900	1,421	\$28	3	2	5,663	85
N	0.4	A	8047 Greenview Ave, Detroit, Mi 48228	10/13/05	\$98,000	10/05/22	\$5,000	760	\$7	2	1		80
O	0.42	A	8829 Grandville Ave, Detroit, Mi 48228	6/16/10	\$30,000	11/04/22	\$72,000	1,484	\$49	4	2		61
P	0.44	P	8069 Artesian St, Detroit, Mi 48228	2/19/98	\$34,000	2/01/23	\$72,000	1,039	\$69	3	1		70
Q	0.46	A	7846 Greenview Ave, Detroit, Mi 48228	11/04/09	\$59,788	10/05/22	\$5,000	944	\$5	2	1		81
R	0.53	A	8655 Minock St, Detroit, Mi 48228	6/02/16	\$7,000	12/06/22	\$35,000	907	\$39	3	1		77
S	0.53	P	9221 Grandville Ave, Detroit, Mi 48228	11/07/14	\$9,250	10/11/22	\$53,000	971	\$55	3	1		73
T	0.57	A	8852 Memorial Ave, Detroit, Mi 48228	6/28/21	\$29,733	11/10/22	\$68,900	1,248	\$55	3	2		72
U	0.58	P	7731 Rosemont Ave, Detroit, Mi 48228	7/23/14	\$2,500	12/28/22	\$49,999	1,214	\$41	3	1		81
V	0.61	C	9076 Auburn St, Detroit, Mi 48228	11/13/14	\$35,968	1/17/23	\$62,000	792	\$78	3	1	5,227	75
W	0.62	A	7792 Grandville Ave, Detroit, Mi 48228	8/10/18	\$24,950	1/18/23	\$59,000	909	\$65	3	1		83
X	0.63	A	7835 Longacre St, Detroit, Mi 48228	4/08/22	\$2,000	11/03/22	\$9,000						
Y	0.64	A	9241 Minock St, Detroit, Mi 48228	12/01/17	\$5,900	12/28/22	\$1,000	922	\$1	3	1		75

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

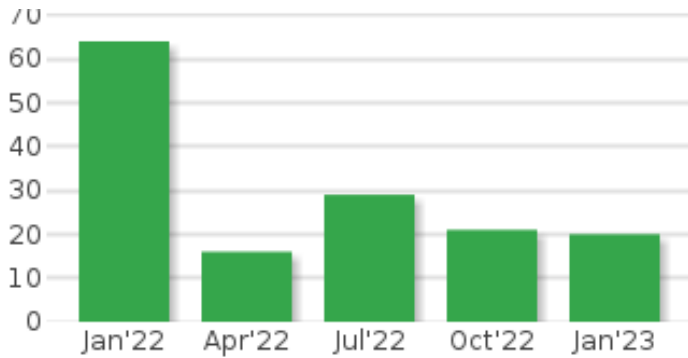


2.82 % Last 30 Days Price Change

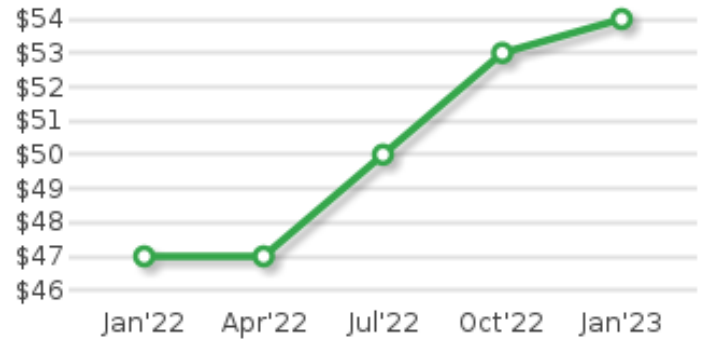


2.53 % Last 30 Days Rent Change

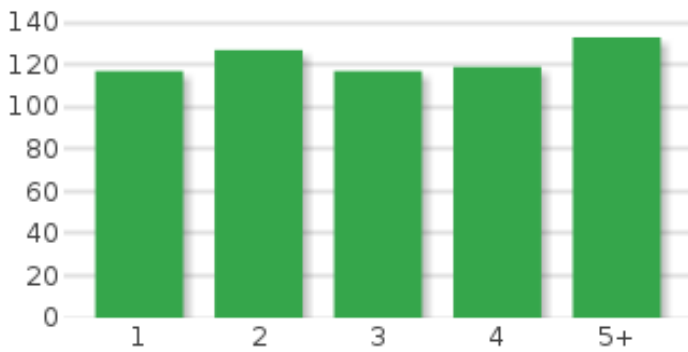
New Pre-Foreclosures



\$ / SqFt



Average Days on Market



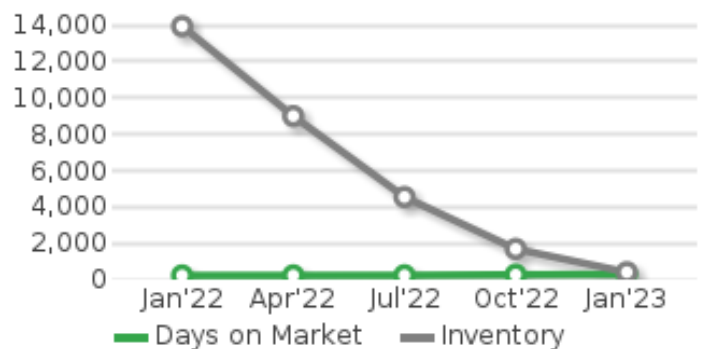
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Detroit, MI

Market Trend

 0 %
736
New Listings


Last 30 Days

 0 %
46
Closed Sales

Market Trend

 0 %
5,728
New Listings

Last 6 Months

 0 %
1,168
Closed Sales

Listing Trend

 0 %
408
Homes for Sale


Last 30 Days

 -16.77 %
\$93,336
Average List Price


Listing Trend


 0 %
4,549
Homes for Sale


Last 6 Months

 12.29 %
\$110,230
Average List Price

 1.68 %
\$61
Average List \$ / SqFt

 13.9 %
296
Average DOM


 2.04 %
\$59
Average List \$ / SqFt

 4.8 %
239
Average DOM

Sales Trend

 -100 %
0
Homes Sold

Last 30 Days

 0 %
Average Sale Price


Sales Trend

 0 %
3,887
Homes Sold


Last 6 Months

 22.84 %
\$59,221
Average Sale Price

 0 %
Average Sale \$ / SqFt

 20.97 %
148
Average DOM

 10.86 %
\$37
Average Sale \$ / SqFt

 -6.63 %
129
Average DOM