

Comparative Market Analysis

9256 Auburn St, Detroit, MI 48228

APN: 22092316.

Wayne County Data as of: 02/09/2023



Bedrooms: 3 **Year Built:** 1947
Bathrooms: 1 **Square Feet:** 850

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

Comparables	
Properties:	88
Avg. Sale Price:	\$68,924
Days on Market:	127
Opportunity	
Estimated Value:	\$41,625
Estimated Equity:	\$41,625
Mortgage Balance:	\$0
Monthly Rent:	\$812
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 9256 AUBURN ST, DETROIT, MI 48228-1750 C046 CURRENTLY OWNED BY GLOWING JOE PROPERTIES LLC HAVING A TAX ASSESSOR NUMBER OF 22092316. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 407 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.321837 DATED 08/22/2022 AND RECORDED 11/01/2022.

Last Market Sale

Seller: BAUMAN RETMT LLC
Buyer: GLOWING JOE PROPERTIES LLC
Rec. Date: 11/01/2022
Sale Date: 08/22/2022
Sale Price: \$22,500

Current Listing Status

Status: Fail
Date: 06/2018
Price: \$40,000

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: 6,098 SqFt.	Stories: 1	Parking Spaces: 1
Zoning: R1	Living Area: 850 SqFt.	Pool:	Parking Type: Garage
Year Built: 1947	Bedrooms: 3	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Asbestos shingle
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$26

Open Liens

Owner 1: GLOWING JOE PROPERTIES LLC
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$41,625

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

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
11/26/2007	1st / Trust Deed/Mortgage	\$55,200	Washington Mutual Bank Fa	Hendfield Alia L	Conventional	30 Years

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
08/23/2005	Quit Claim Deed	Non-Arm's length	Mortgage Electronic Registration	Sovereign Bank	
11/11/2014	Quit Claim Deed	Non-Arm's length	Treasurer Of The Charter County Of	Aslan Management Group	\$500
08/16/2007	Special Warranty Deed	Arm's-length Residential	Sovereign Bank	Hendfiled Alia L	\$13,500
07/13/2005	Sheriff's Deed	REO and Trustee Deeds	Elington Dione, Ellington Dione	Mortgage Electronic Registration	\$61,100
08/22/2022	Quit Claim Deed	Arm's-length Residential	Bauman Retmt Llc	Glowing Joe Properties Llc	\$22,500

Tax Status

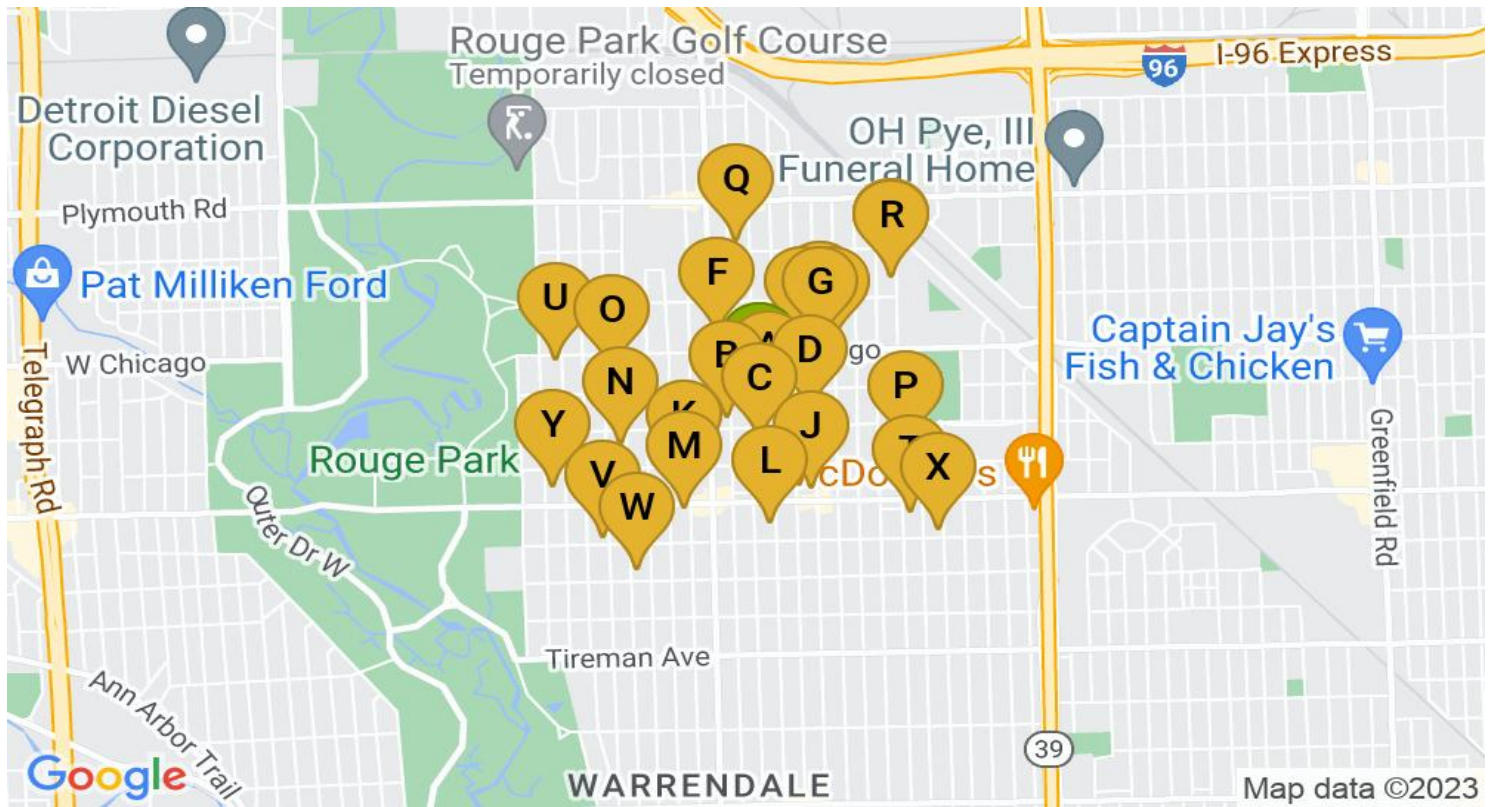
Assessor Parcel #: 22092316.	Land Value:	Total Taxable Value: \$20,200
Tax Year: 2022	Improvement Value:	Property Tax: \$1,305

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
06/2018	Fail - FAIL	\$40,000	\$37	877	CHARLES RYAN	Kw Metro	218053417
08/2018	Fail - FAIL	\$825	\$1	31	Charles Ryan	KW Metro	218060127
06/2018	Fail - FAIL	\$40,000	\$37	292	CHARLES RYAN	Kw Metro	21460943

Comparables & Nearby Listings

Subject Property: 9256 Auburn St, Detroit, MI 48228-1750



● 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	0.04	A	9241 Minock St, Detroit, Mi 48228	12/01/17	\$5,900	12/28/22	\$1,000	922	\$1	3	1		75

B	0.11	A	9219 Plainview Ave, Detroit, Mi 48228			1/23/23	\$39,900	1,002	\$40	2	1	70	
C	0.13	C	9076 Auburn St, Detroit, Mi 48228	11/13/14	\$35,968	1/17/23	\$62,000	792	\$78	3	1	5,227	75
D	0.16	P	9221 Grandville Ave, Detroit, Mi 48228	11/07/14	\$9,250	10/11/22	\$53,000	971	\$55	3	1		73
E	0.22	A	19330 W Chicago St, Detroit, Mi 48228	3/20/20	\$12,500	11/07/22	\$30,000	909	\$33	3	1		73
F	0.25	A	9550 Evergreen Ave, Detroit, Mi 48228	1/24/12	\$2,332	12/23/22		1,288	\$2	3	2	4,792	79
G	0.26	A	19242 W Chicago St, Detroit, Mi 48228	9/10/19	\$16,000	1/21/23	\$119,900	2,200	\$54	4	2		75
H	0.27	A	9528 Grandville Ave, Detroit, Mi 48228	6/26/08	\$3,000	6/27/22	\$39,900	1,061	\$38	2	1		72
I	0.29	A	19200 W Chicago St, Detroit, Mi 48228	12/20/21	\$35,000	1/13/23	\$150,000	1,884	\$80		2		75
J	0.33	A	8829 Grandville Ave, Detroit, Mi 48228	6/16/10	\$30,000	11/04/22	\$72,000	1,484	\$49	4	2		61
K	0.34	A	8877 Vaughan St, Detroit, Mi 48228	11/19/21	\$35,000	9/11/22	\$65,000	1,031	\$63	3	2		73
L	0.4	A	8655 Minock St, Detroit, Mi 48228	6/02/16	\$7,000	12/06/22	\$35,000	907	\$39	3	1		77
M	0.42	A	20111 Joy Rd, Detroit, Mi 48228	3/24/14	\$47,151	7/20/22	\$299,999	3,744	\$80				57
N	0.43	P	9077 Fielding St, Detroit, Mi 48228			1/16/23		1,000		3	1		74
O	0.45	A	9364 Patton St, Detroit, Mi 48228			1/01/23	\$20,000	1,362	\$15	3	2	4,792	60
P	0.46	A	9036 Stahelin Ave, Detroit, Mi 48228			1/03/23	\$65,000	787	\$83	2	1		79
Q	0.53	P	11326 Plainview Ave, Detroit, Mi 48228	1/31/22		1/18/23	\$45,000	906	\$50	3	1		76
R	0.56	P	9959 Stahelin Ave, Detroit, Mi 48228	8/20/20	\$43,000	8/01/22	\$32,000	939	\$34	3	1		74
S	0.56	P	9967 Stahelin Ave, Detroit, Mi 48228	8/27/20	\$43,000	5/05/22	\$32,000	804	\$40	3	1		74
T	0.58	A	8680 Stahelin Ave, Detroit, Mi 48228	10/27/20	\$51,500	1/08/23	\$41,500	913	\$45	3	1		80
U	0.62	A	20801 W Chicago St, Detroit, Mi 48228	3/18/03	\$63,500	12/20/22	\$99,750	7,213	\$14				73
V	0.65	C	8617 Patton St, Detroit, Mi 48228	12/04/19	\$57,000	1/15/23	\$39,900	1,011	\$39	3	1	5,663	75
W	0.67	P	8426 Fielding St, Detroit, Mi 48228	5/15/15	\$15,000	10/10/22	\$60,000	711	\$84	3	2		74
X	0.68	A	8619 Greenview Ave, Detroit, Mi 48228	11/20/18	\$6,000	1/29/23	\$24,900	958	\$26	3	1	3,920	81
Y	0.68	P	8850 Burt Rd, Detroit, Mi 48228	3/26/10	\$4,500	11/19/22	\$20,000	1,030	\$19	3	1	4,356	72

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

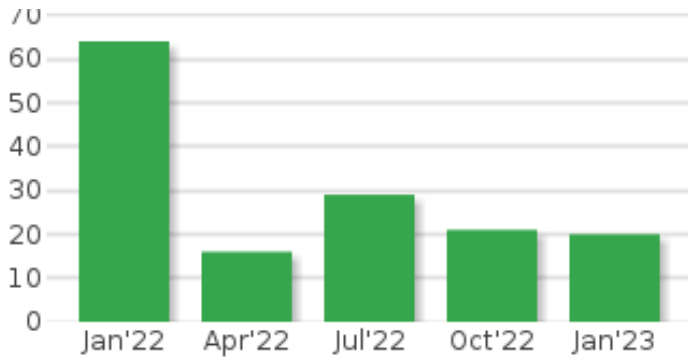


2.82 % Last 30 Days Price Change

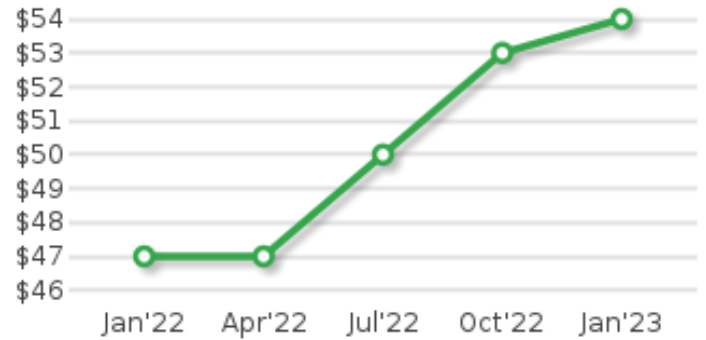


2.53 % Last 30 Days Rent Change

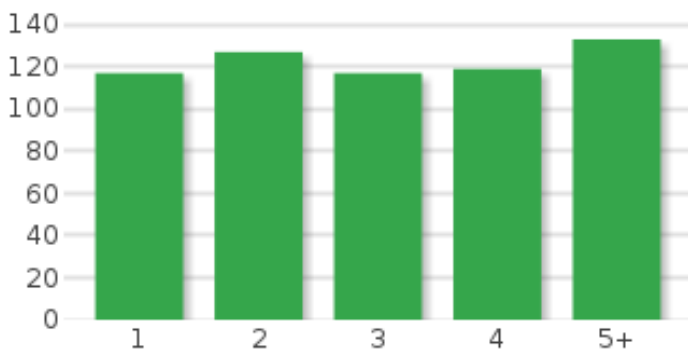
New Pre-Foreclosures



\$ / SqFt



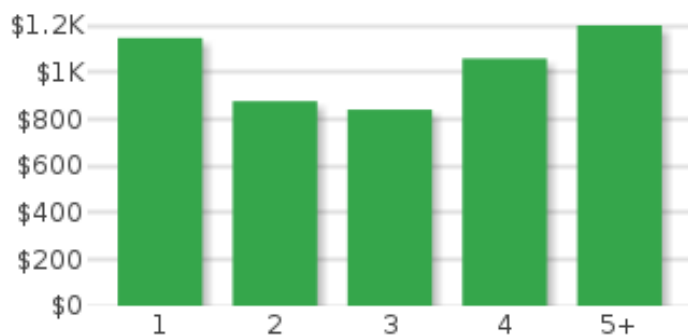
Average Days on Market



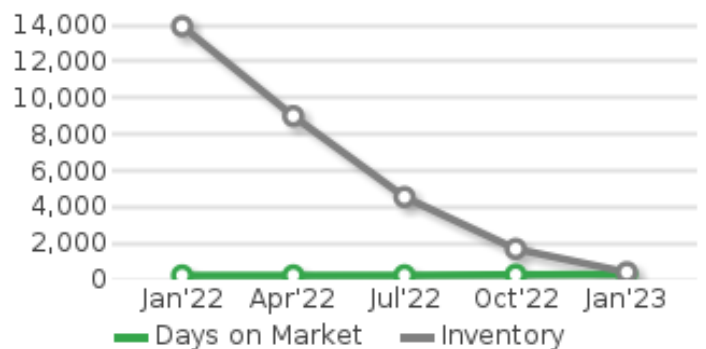
List Price vs. Sale Price



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