

Comparative Market Analysis

9901 Berkshire St, Detroit, MI 48224

APN: 21069276.

Wayne County Data as of: 02/07/2023



Bedrooms: **Year Built:** 1928
Bathrooms: 2 **Square Feet:** 2,212

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: PATTERSON TYRONE
Mailing Address: 9901 BERKSHIRE ST
DETROIT, MI 48224

Comparables	
Properties:	8
Avg. Sale Price:	\$71,621
Days on Market:	137
Opportunity	
Estimated Value:	\$44,159
Estimated Equity:	\$44,159
Mortgage Balance:	\$0
Monthly Rent:	\$1,545
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 9901 BERKSHIRE ST, DETROIT, MI 48224-2542 C002 CURRENTLY OWNED BY PATTERSON TYRONE HAVING A TAX ASSESSOR NUMBER OF 21069276. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 211 LOT: AND DESCRIBED IN DOCUMENT NUMBER 204352771 DATED 04/14/2004 AND RECORDED 06/17/2004.

Last Market Sale

Seller: HUNDLEY JOE T
Buyer: CARTER ERIC
Rec. Date: 06/17/2004
Sale Date: 04/14/2004
Sale Price: \$83,000

Current Listing Status

There is no listing data available.

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: 2.25	Parking Spaces: 1
Zoning: R1	Living Area: 2,212 SqFt.	Pool:	Parking Type: Detached Garage
Year Built: 1928	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 2	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$38

Open Liens

Owner 1: PATTERSON TYRONE	Combined Loan To Value:	0 %
Owner 2:	Estimated Equity:	\$44,159

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 #
03/28/2022	County/City Tax Lien (DELINQUENT TAX)		Tyrone Patterson	Wayne County Treasurer	101279
04/05/2021	County/City Tax Lien (DELINQUENT TAX)		Tyrone Patterson	Wayne County Treasurer	167140

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
09/05/2006	1st / Trust Deed/Mortgage	\$88,200	Infinity Mtg Corp	Carter Eric	Adjustable Rate	30 Years
01/23/2004	1st / Trust Deed/Mortgage	\$58,100	Wells Fargo Home Mtg Inc	Hundley Joe T	Adjustable Rate	30 Years
04/30/2004	1st / Trust Deed/Mortgage	\$78,850	New Century Mtg Corp	Carter Eric	Adjustable Rate	

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
04/14/2004	Warranty Deed	Arm's-length Residential	Hundley Joe T, Hundley Denise	Carter Eric	\$83,000
10/02/2018	Quit Claim Deed	Non-Arm's length	The Detroit Land Bank Authority	Patterson Tyrone	\$1,500
01/06/2015	Quit Claim Deed	Non-Arm's length	Treasurer Of The Charter County Of	Detroit Land Bank Authority	

Tax Status

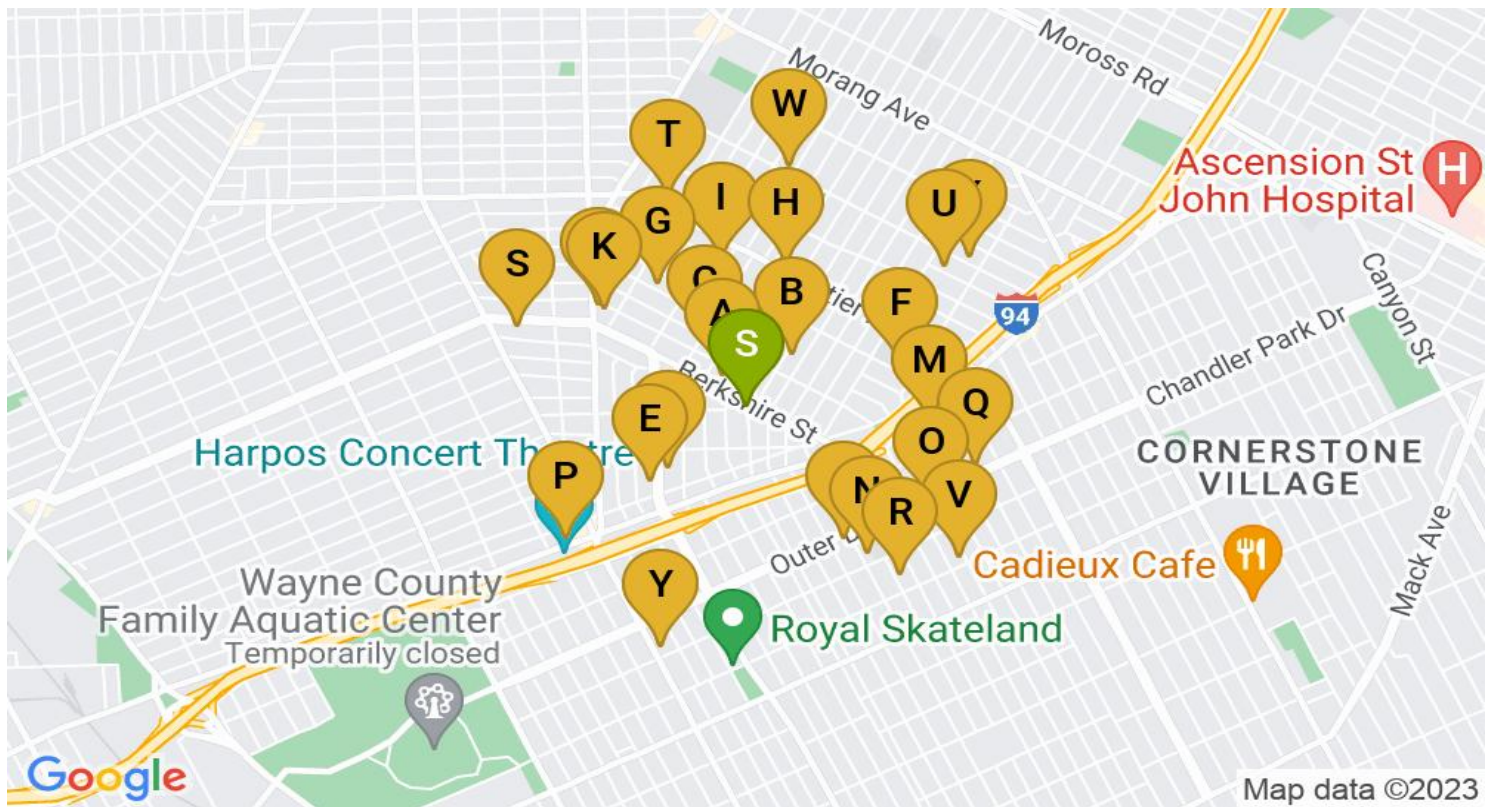
Assessor Parcel #:	21069276.	Land Value:		Total Taxable Value:	\$14,800
Tax Year:	2022	Improvement Value:		Property Tax:	\$1,147

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 9901 Berkshire St, Detroit, MI 48224-2542



● 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	0.12	A	10125 Roxbury St, Detroit, Mi 48224	10/26/20	\$59,000	12/21/22	\$69,900	1,350	\$52	3	1	4,356	87
B	0.22	A	10164 Beaconsfield St, Detroit, Mi 48224	9/26/19	\$54,357	12/13/22	\$37,500	990	\$38	3	1		84

C	0.24	A	10430 Wayburn St, Detroit, Mi 48224	10/06/22	\$15,500	12/23/22	\$34,999	1,598	\$22	3	1	3,920	86
D	0.31	P	10439 E Outer Dr, Detroit, Mi 48224	11/03/20	\$8,500	1/12/23		1,673	\$5	3	2		93
E	0.38	A	10480 E Outer Dr, Detroit, Mi 48224			1/10/23		1,070		3	3	5,227	82
F	0.47	C	9348 Courville St, Detroit, Mi 48224	3/25/20	\$52,000	1/06/23		1,457	\$36	3	1	4,356	87
G	0.48	A	10880 Mogul St, Detroit, Mi 48224	11/20/14	\$11,000	1/28/23		1,730	\$6	4	1		84
H	0.48	A	10750 Whittier St, Detroit, Mi 48224	11/17/21	\$1,223	10/21/22	\$11,999						60
I	0.49	A	10859 Stratman St, Detroit, Mi 48224	6/13/19	\$2,173	12/06/22	\$49,900	987	\$51	2	1		81
J	0.52	A	5607 Balfour Rd, Detroit, Mi 48224	6/15/11	\$7,500	12/22/22		1,434	\$5	3	2		95
K	0.53	A	10837 Bonita St, Detroit, Mi 48224	6/13/22	\$17,000	1/16/23		984	\$17	3	1	4,792	75
L	0.55	A	10834 Hayes St, Detroit, Mi 48213	12/12/00	\$80,000	12/15/22	\$250,000	4,200	\$60				69
M	0.55	A	16230 Harper Ave, Detroit, Mi 48224	7/20/06	\$48,000	10/27/22	\$249,900	3,000	\$83				68
N	0.6	A	5530 Balfour Rd, Detroit, Mi 48224	9/26/07	\$28,032	12/30/22	\$220,000	1,628	\$135	4	2		95
O	0.63	A	5591 Devonshire Rd, Detroit, Mi 48224			1/31/23	\$119,900	1,245	\$96	3	2		86
P	0.69	A	14255 Harper Ave, Detroit, Mi 48213	11/19/10	\$10,000	1/24/23	\$500,000	7,935	\$63				84
Q	0.7	A	11851 E Outer Dr, Detroit, Mi 48224	6/18/14	\$15,500	11/04/22	\$175,000	2,175	\$80	5	3		94
R	0.71	P	5250 Chatsworth St, Detroit, Mi 48224	4/11/19	\$34,000	1/05/23		2,017	\$17	4	2	4,356	76
S	0.73	A	9584 E Outer Dr, Detroit, Mi 48213	1/27/16	\$14,000	1/27/23		1,169	\$12	3	1		86
T	0.73	A	11634 Riad St, Detroit, Mi 48224	8/25/17	\$48,300	10/17/22	\$52,000	1,296	\$40	3	2		86
U	0.75	P	9990 Bishop St, Detroit, Mi 48224	1/29/21	\$35,000	11/13/22	\$59,900	1,143	\$52	3	1	5,227	100
V	0.8	C	5219 Devonshire Rd, Detroit, Mi 48224	2/08/11	\$11,000	12/23/22	\$99,999	2,540	\$39	3	2	4,792	94
W	0.8	A	11409 Wayburn St, Detroit, Mi 48224	5/03/19	\$36,500	12/01/22	\$27,900	1,196	\$23	3	1	5,227	77
X	0.82	A	10042 Grayton St, Detroit, Mi 48224	8/24/94	\$27,900	1/16/23	\$65,000	1,100	\$59	3	1		77
Y	0.83	A	5526 Chalmers St, Detroit, Mi 48213	4/09/21	\$30,000	1/17/23	\$80,000	2,600	\$31		4		95

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

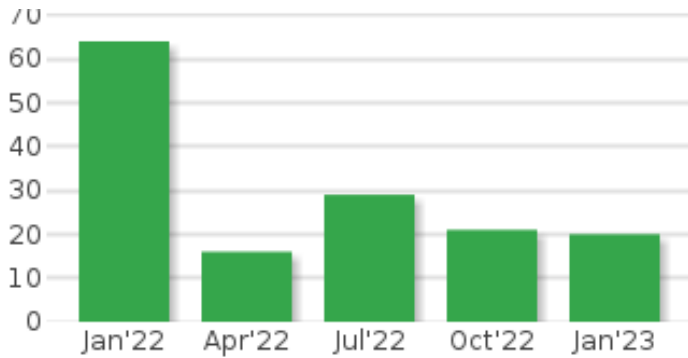


2.82 % Last 30 Days Price Change

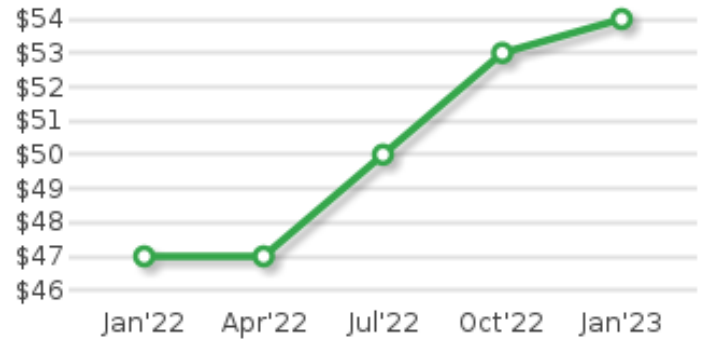


2.53 % Last 30 Days Rent Change

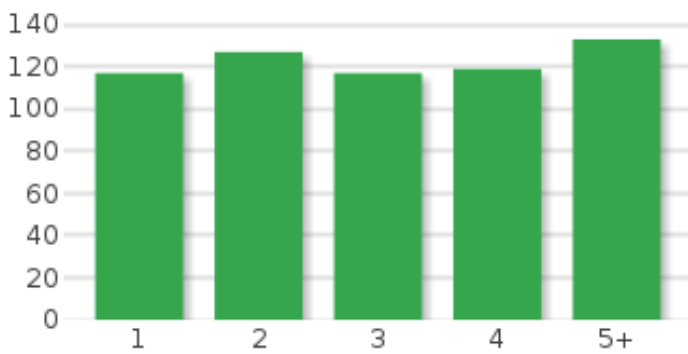
New Pre-Foreclosures



\$ / SqFt



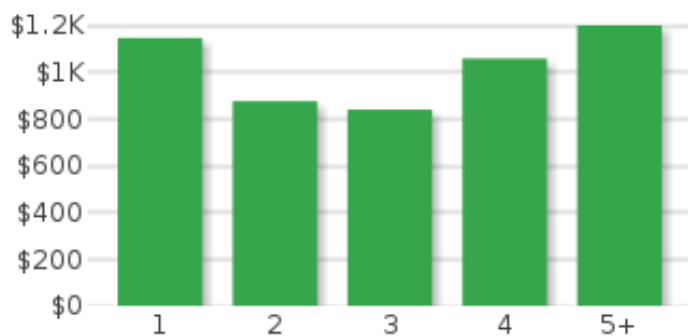
Average Days on Market



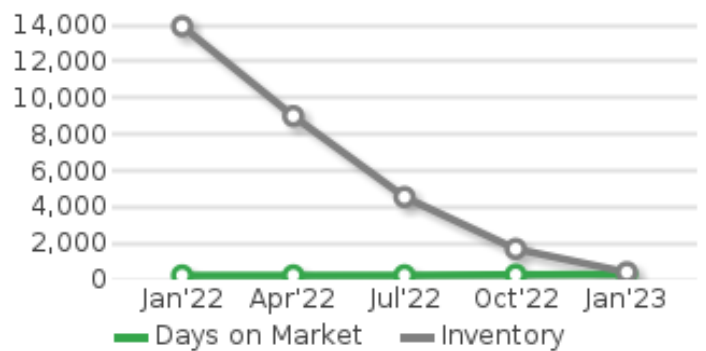
List Price vs. Sale Price



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