

Comparative Market Analysis

11266 Lansdowne St, Detroit, MI 48224

APN: 21058379.

Wayne County Data as of: 03/31/2023



Realcomp

Bedrooms: 3 **Year Built:** 1938
Bathrooms: 1 **Square Feet:** 1,463
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: TAHA EL TAHA KHALED
Mailing Address: 11266 LANSDOWNE ST
DETROIT, MI 48224

Comparables
Properties: 76
Avg. Sale Price: \$62,268
Days on Market: 72

Opportunity
Estimated Value: \$69,876
Estimated Equity: \$69,876
Mortgage Balance: \$0
Monthly Rent: \$965
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 11266 LANSDOWNE ST, DETROIT, MI 48224-1645 C047 CURRENTLY OWNED BY TAHA EL TAHA KHALED HAVING A TAX ASSESSOR NUMBER OF 21058379. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 403 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2015409250 DATED 10/17/2015 AND RECORDED 11/03/2015.

Last Market Sale

Seller: TAHA KHALED TAHA E
Buyer: PICKETT SHADALE
Rec. Date: 11/03/2015
Sale Date: 10/17/2015
Sale Price: \$40,000

Current Listing Status

Status: Sold
Date: 11/2015
Price: \$40,000/est

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:** 4,792 SqFt. **Stories:** 1.5 **Parking Spaces:** 2
Zoning: R1 **Living Area:** 1,463 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1938 **Bedrooms:** 3 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** FORCED AIR **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$27

Open Liens

Owner 1: TAHA EL TAHA KHALED **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$69,876

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 #
03/26/2020	County/City Tax Lien (DELINQUENT TAX)		Khaled Taha El Taha	Wayne County Treasurer	85192

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
10/17/2015	Land Contract	Arm's-length Residential	Taha Khaled Taha E	Pickett Shadale	\$40,000
07/24/2012	Warranty Deed	Arm's-length Residential	Apex Equities Llc, Beydoun Sameer	Eltaha Khaled Taha	\$36,500
11/22/2011	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Apex Equities Llc	\$5,100
10/18/2015	Quit Claim Deed	Non-Arm's length	Taha Khaled Taha E	Pickett Shadale	

Tax Status

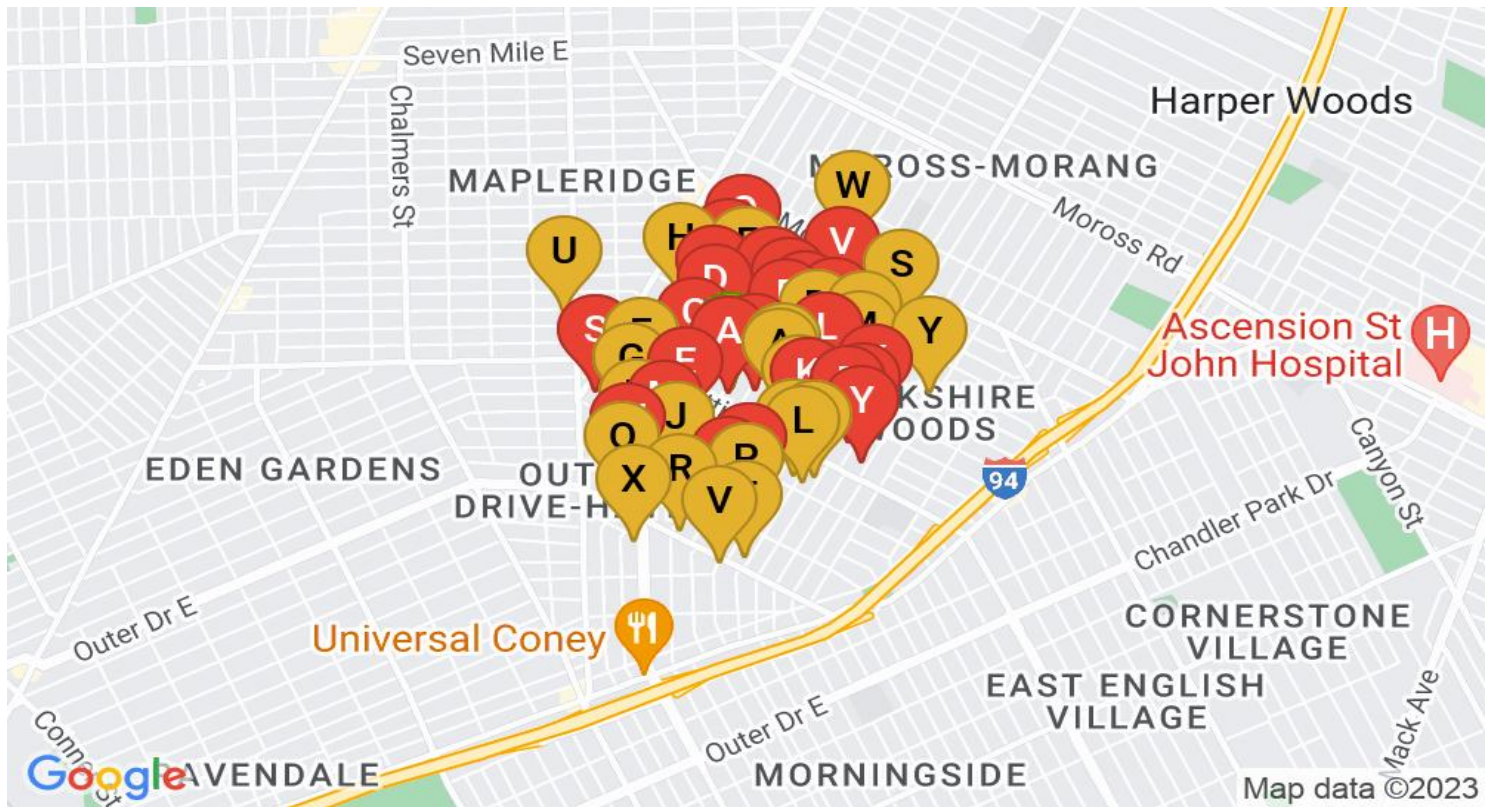
Assessor Parcel #:	21058379.	Land Value:		Total Taxable Value:	\$15,300
Tax Year:	2022	Improvement Value:		Property Tax:	\$494

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
11/2015	Sold	\$40,000/est	\$33	109	Chad Knox	Front Page Realty Southfield	215075547
02/2023	Fail - FAIL	\$71,999	\$59	28	Erick Monzo	Keller Williams Realty-Great	20230001953
01/2023	Fail - FAIL	\$71,999	\$59	33	Erick Monzo	Keller Williams Realty Great	R20230001953
01/2023	Fail - FAIL	\$71,999	\$59	31	Erick Monzo	Keller Williams Realty Great	60183608

Comparables & Nearby Listings

Subject Property: 11266 Lansdowne St, Detroit, MI 48224-1645



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.02		11260 Lansdowne St, Detroit, Mi 48224	5/01/22	\$68,390			1,514	\$45	3	1.5	9,583	
B	0.07		11094 Wayburn St, Detroit, Mi 48224	7/07/22	\$74,900			1,303	\$57		1	4,792	83
C	0.12		11450 Laing St, Detroit, Mi 48224	8/01/22	\$95,000			1,391	\$68	3	1	4,792	86
D	0.16		11632 Laing St, Detroit, Mi 48224	11/01/22	\$72,000			1,272	\$57	3	1	4,792	84
E	0.18		11021 Whitehill St, Detroit, Mi 48224	12/01/22				1,410		3	2	4,792	83

F	0.19	11199 Rossiter St, Detroit, Mi 48224	9/02/22	\$105,000	1,322	\$79	4	1	4,356	78
G	0.22	11691 Laing St, Detroit, Mi 48224	5/19/22	\$109,000	1,372	\$79		1	4,792	84
H	0.25	11626 Lansdowne St, Detroit, Mi 48224	4/01/22	\$99,670	1,220	\$82	3	1	4,356	93
I	0.25	11416 Wayburn St, Detroit, Mi 48224	6/01/22	\$80,100	1,200	\$67	3	1	5,227	76
J	0.26	11300 Rossiter St, Detroit, Mi 48224	3/01/23		1,367		3	1	6,098	75
K	0.27	10541 Beaconsfield St, Detroit, Mi 48224	4/05/22	\$72,000	1,273	\$57	3	1	4,792	85
L	0.28	10958 Roxbury St, Detroit, Mi 48224	9/16/22	\$72,699	1,400	\$52	3	1	4,792	82
M	0.3	10813 Whitehill St, Detroit, Mi 48224	7/01/22		1,392		3	1	4,792	85
N	0.31	11845 Laing St, Detroit, Mi 48224	1/03/23	\$109,000	1,237	\$88		1	4,356	81
O	0.32	11129 Roxbury St, Detroit, Mi 48224	7/28/22	\$123,000	1,400	\$88	3	1	5,227	82
P	0.37	10376 Roxbury St, Detroit, Mi 48224	2/02/23	\$60,000	1,224	\$49	3	1	4,356	83
Q	0.39	11941 Laing St, Detroit, Mi 48224	9/22/22	\$70,714	1,232	\$57		1	4,356	94
R	0.39	10381 Somerset Ave, Detroit, Mi 48224	10/26/22	\$71,000	1,188	\$60	4	2	5,227	84
S	0.4	11355 Courville St, Detroit, Mi 48224	11/28/22	\$78,000	1,390	\$56	3	1	4,356	84
T	0.41	10303 Roxbury St, Detroit, Mi 48224	5/20/22	\$89,500	1,176	\$76	2	1	4,356	85
U	0.42	10410 Somerset Ave, Detroit, Mi 48224	10/25/22	\$510,100	1,264	\$404	3	2	5,227	83
V	0.43	11409 Lakepointe St, Detroit, Mi 48224	4/01/22		1,332		3	1	5,663	81
W	0.43	10676 Bonita St, Detroit, Mi 48224	5/23/22	\$95,000	1,386	\$69	3	1	4,792	85
X	0.44	10522 Somerset Ave, Detroit, Mi 48224	6/23/22	\$96,000	1,550	\$62	3	2	4,792	83
Y	0.45	10241 Balfour Rd, Detroit, Mi 48224	2/16/23	\$69,000	1,418	\$49	4	1	4,792	91

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	0.15	A	10887 Lakepointe St, Detroit, Mi 48224	6/23/21	\$67,000	3/15/23	\$89,000	1,147	\$78	3	1	4,792	84
B	0.16	A	10909 Lakepointe St, Detroit, Mi 48224	4/27/21	\$86,800	2/05/23	\$45,000	1,162	\$39	3	1		83
C	0.25	P	10740 Roxbury St, Detroit, Mi 48224	8/16/22	\$40,000	2/10/23		1,150	\$35	3	2		83
D	0.26	P	11114 Lakepointe St, Detroit, Mi 48224	3/13/18	\$42,000	3/01/23	\$66,000	1,068	\$62	3	1.5	4,356	73
E	0.27	A	11327 Stockwell St, Detroit, Mi 48224	10/18/21	\$28,000	3/08/23		1,251	\$22	3	2		84
F	0.28	P	11745 Whitehill St, Detroit, Mi 48224	8/30/22	\$45,000	3/13/23	\$89,900	1,501	\$60	4	2		83
G	0.32	A	11114 Craft St, Detroit, Mi 48224	5/18/12	\$5,353	2/08/23	\$42,500	806	\$53	3	1	4,356	75
H	0.33	P	11907 Riad St, Detroit, Mi 48224	5/25/94	\$21,331	2/25/23	\$39,900	1,000	\$40	3	1	4,356	83
I	0.34	P	10327 Beaconsfield St, Detroit, Mi 48224	5/03/22	\$49,000	3/07/23	\$80,000	941	\$85	3	1		85
J	0.34	A	10631 Stratman St, Detroit, Mi 48224	3/23/21	\$35,000	2/25/23	\$49,000	785	\$62	3	1	3,920	81
K	0.36	A	10891 Mogul St, Detroit, Mi 48224	12/26/19	\$5,000	3/03/23	\$49,900	924	\$54	3	1	5,227	84
L	0.37	A	10318 Beaconsfield St, Detroit, Mi 48224	9/25/19	\$36,000	2/22/23		1,146	\$31	3	1	4,792	83
M	0.38	A	10711 Nottingham Rd, Detroit, Mi 48224	5/29/18	\$32,000	2/20/23	\$37,500	1,112	\$34	3	1		77
N	0.38	P	10259 Nottingham Rd, Detroit, Mi 48224	1/15/19	\$41,500	2/18/23	\$39,900	1,146	\$35	3	1.5	3,920	85
O	0.4	A	10930 Beaconsfield St, Detroit, Mi 48224	12/23/15	\$24,000	3/05/23		1,128	\$21	3	2	5,663	75
P	0.43	A	10211 Greensboro St, Detroit, Mi 48224	3/25/22	\$57,500	3/07/23	\$65,000	1,250	\$52	3	1		83
Q	0.48	A	9957 E Outer Dr, Detroit, Mi 48224	3/02/17	\$22,000	3/09/23		1,282	\$17	3	1	4,792	76
R	0.49	A	10310 Wayburn St, Detroit, Mi 48224	11/27/18	\$35,000	2/23/23	\$47,000	1,126	\$42	3	1	3,920	92
S	0.54	A	11035 Nottingham Rd, Detroit, Mi 48224	2/21/19	\$59,000	2/24/23	\$29,000	874	\$33		2		81
T	0.55	A	9927 Beaconsfield St, Detroit, Mi 48224	2/28/19	\$44,000	3/10/23	\$49,900	1,175	\$42	3	1	4,356	81
U	0.56	A	15090 Rochelle St, Detroit, Mi 48205	9/04/13	\$15,200	2/06/23	\$59,800	1,062	\$56	3	1		58
V	0.57	A	9961 Berkshire St, Detroit, Mi 48224	5/21/09	\$2,275	3/19/23		893	\$3	2	1		86

W	0.58	A	11700 Morang Dr, Detroit, Mi 48224	8/21/20	\$85,000	3/20/23		15,948	\$5	24		13,504	67
X	0.58	P	10120 E Outer Dr, Detroit, Mi 48224	4/21/20	\$35,000	2/07/23	\$85,000	1,442	\$59	3	2		73
Y	0.59	A	10451 Mckinney St, Detroit, Mi 48224	12/23/19	\$16,500	3/06/23	\$50,000	1,369	\$37	3	1	4,356	93

A: Active P: Pending C: Contingent

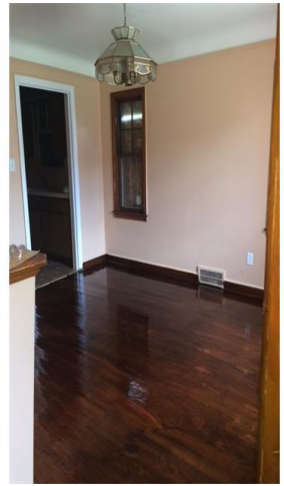
Property Images (26)



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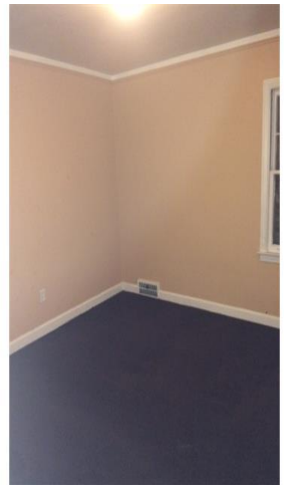
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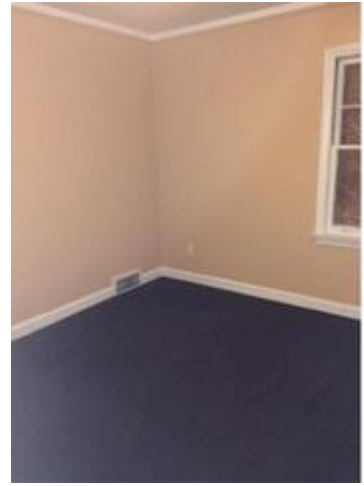
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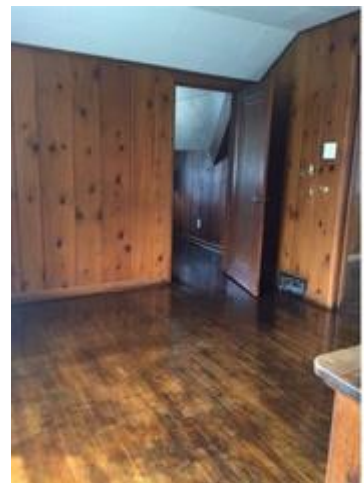
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Statistics for Detroit, MI

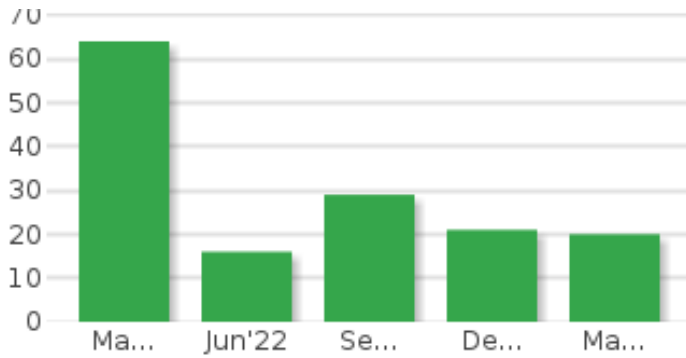


2.82 % Last 30 Days Price Change

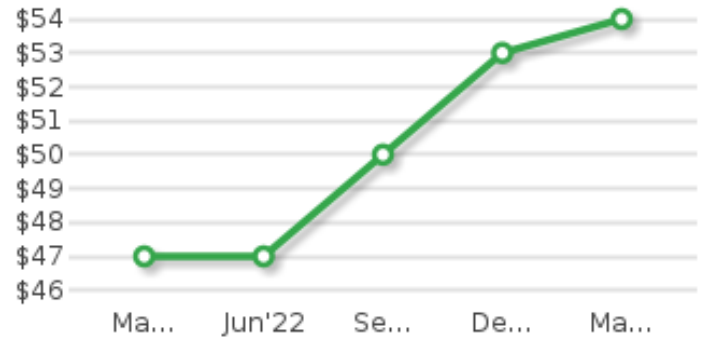


2.53 % Last 30 Days Rent Change

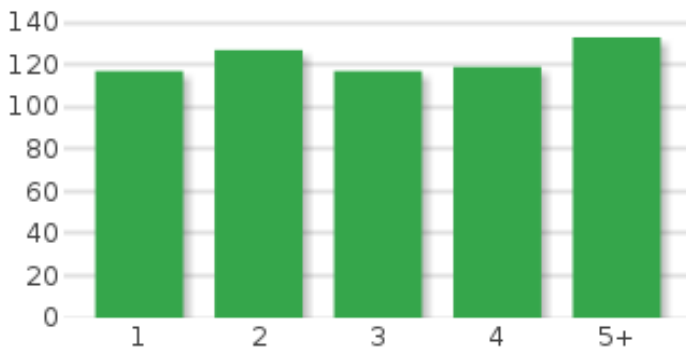
New Pre-Foreclosures



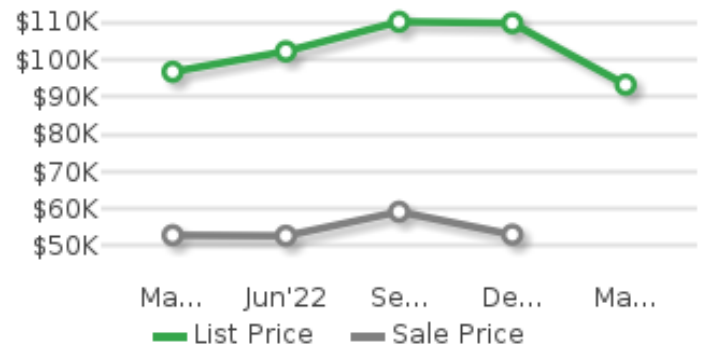
\$ / SqFt



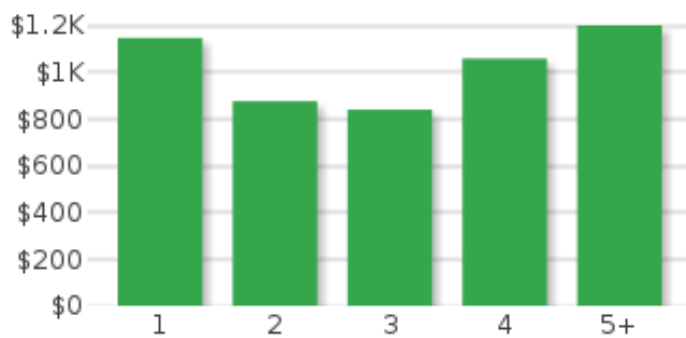
Average Days on Market



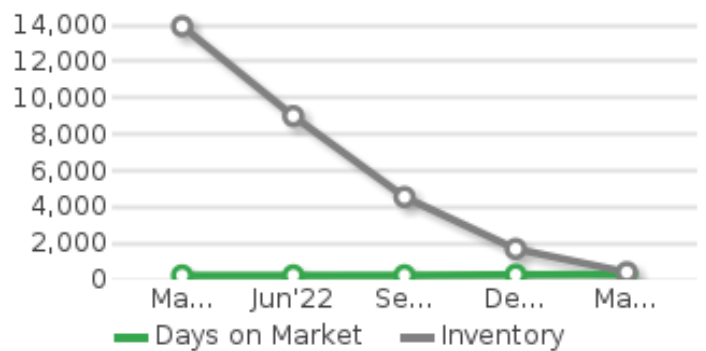
List Price vs. Sale Price



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