

Comparative Market Analysis

2606 Ashland St, Detroit, MI 48215

APN: 21062081.

Wayne County Data as of: 06/27/2023



Bedrooms: 3 **Year Built:** 1922
Bathrooms: 1 **Square Feet:** 1,006

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: BROWN HAILEY, POLLIO LYNN
Mailing Address: 1620 BRODERICK ST
SAN FRANCISCO, CA 94115

Comparables
Properties: 18
Avg. Sale Price: \$83,867
Days on Market: 139

Opportunity
Estimated Value: \$13,331
Estimated Equity: \$13,331
Mortgage Balance: \$0
Monthly Rent: \$1,398
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2606 ASHLAND ST, DETROIT, MI 48215-2502 C016 CURRENTLY OWNED BY BROWN HAILEY & POLLIO LYNN HAVING A TAX ASSESSOR NUMBER OF 21062081. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 205 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2017203462 DATED 05/02/2017 AND RECORDED 05/17/2017.

Last Market Sale

Seller: HSBC BANK USA NATIONAL AS
Buyer: BROWN HAILEY
Rec. Date: 05/17/2017
Sale Date: 05/02/2017
Sale Price: \$12,924

Current Listing Status

Status: Sold
Date: 05/2017
Price: \$12,924/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:** 3,049 SqFt. **Stories:** 1.5 **Parking Spaces:**
Zoning: R2 **Living Area:** 1,006 SqFt. **Pool:** **Parking Type:**
Year Built: 1922 **Bedrooms:** 3 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** FORCED AIR **Exterior Wall:** Wood Siding
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$13

Open Liens

Owner 1: BROWN HAILEY **Combined Loan To Value:** 0 %
Owner 2: POLLIO LYNN **Estimated Equity:** \$13,331

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 #
03/31/2023	County/City Tax Lien (DELINQUENT TAX)		Hailey Brown	Wayne County Treasurer	93149

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
06/07/2006	1st / Trust Deed/Mortgage	\$52,500	Option One Mtg Corp	Nesbitt Kevin M	Adjustable Rate	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
05/02/2017	Deed	Arm's-length Residential	Hsbc Bank Usa National As	Brown Hailey	\$12,924
02/13/2008	Quit Claim Deed	Non-Arm's length	Option One Mortgage Corp	Hsbc Bank Usa	
01/16/2008	Sheriff's Deed	REO and Trustee Deeds	Cason Linda, Nesbitt Kevin M	Option One Mortgage Corp	\$8,500
11/17/2016	Sheriff's Deed	REO and Trustee Deeds	Cason Linda, Nesbitt Keivn M	Hsbc Bank Usa	\$76,628

Tax Status

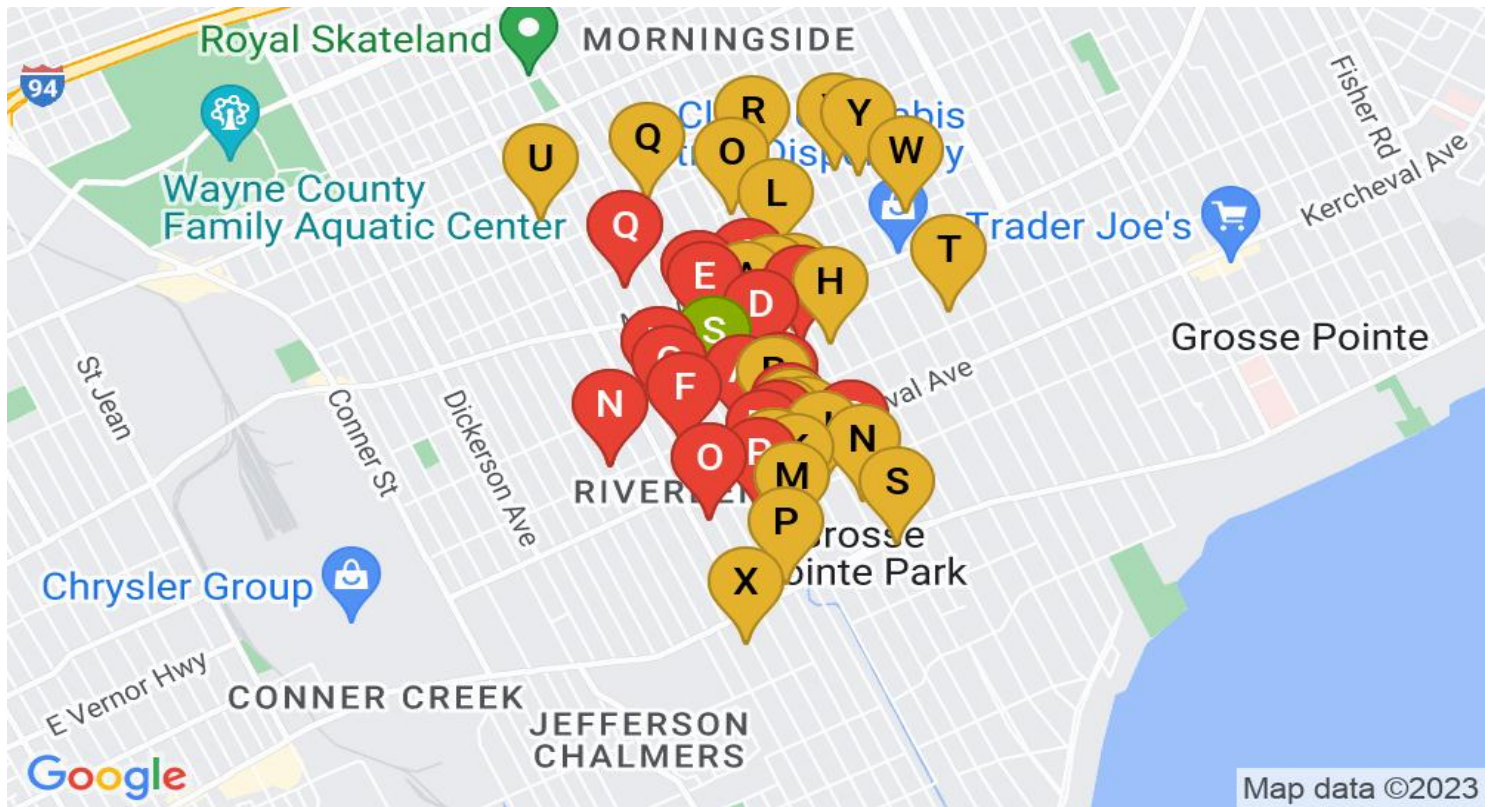
Assessor Parcel #:	21062081.	Land Value:		Total Taxable Value:	\$11,700
Tax Year:	2022	Improvement Value:		Property Tax:	\$478

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
05/2017	Sold	\$12,924/est	\$10	72	Logan Farrer	Real Home Services & Solutions	217016812

Comparables & Nearby Listings

Subject Property: 2606 Ashland St, Detroit, MI 48215-2502



● 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	0.15		2193 Alter Rd, Detroit, Mi 48215	10/19/22	\$3,100			1,061	\$3		1	2,614	100
B	0.16		2648 Marlborough St, Detroit, Mi 48215	1/23/23	\$6,000			1,060	\$6		1	3,485	106
C	0.16		2576 Marlborough St, Detroit, Mi 48215	11/11/22	\$1,809			882	\$2		1	5,227	103
D	0.17		1360 Maryland St, Grosse Pointe Park, Mi 48230	7/01/22	\$239,900			950	\$253	3	1	5,663	108
E	0.18		3100 Alter Rd, Detroit, Mi 48215	10/06/22	\$5,200			1,100	\$5		1	3,485	99
F	0.2		2216 Marlborough St, Detroit, Mi 48215	11/11/22	\$2,800			972	\$3		1	3,485	101
G	0.22		3142 Alter Rd, Detroit, Mi 48215	11/11/22	\$50,000			890	\$56			3,485	
H	0.23		1225 Maryland St, Grosse Pointe Park, Mi 48230	4/17/23	\$280,000			1,150	\$243	3	1	3,049	100

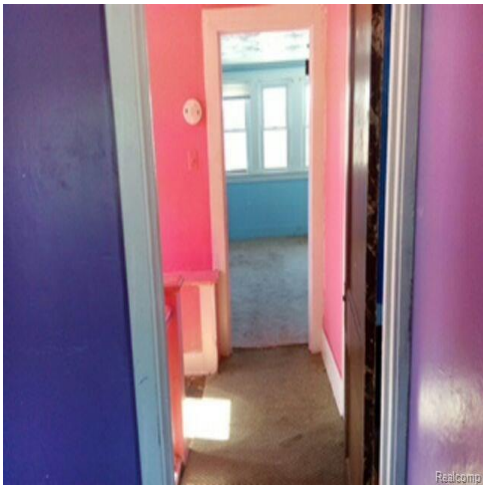
I	0.27	1459 Lakepointe St, Grosse Pointe Park, Mi 48230	5/10/23	\$210,000		1,200	\$175	3	1.5	4,792	99
J	0.31	1368 Beaconsfield Ave, Grosse Pointe Park, Mi	4/28/23	\$209,000		906	\$231	2	1.5	3,920	69
K	0.31	1156 Wayburn St, Grosse Pointe, Mi 48230	3/17/23	\$285,000		1,176	\$242	3	1.5	3,485	104
L	0.33	1576 Alter Rd, Detroit, Mi 48215	7/26/22	\$4,000		1,182	\$3		1	3,049	103
M	0.34	1338 Ashland St, Detroit, Mi 48215	11/11/22	\$3,600		1,176	\$3		1	3,049	103
N	0.39	2523 Newport St, Detroit, Mi 48215	10/06/22	\$5,000		945	\$5		1	3,049	107
O	0.42	1321 Marlborough St, Detroit, Mi 48215	10/06/22	\$1,700		951	\$2		1	3,485	98
P	0.42	1256 Manistique St, Detroit, Mi 48215	1/30/23	\$1,500		1,159	\$1		1	3,049	107
Q	0.44	3815 Manistique St, Detroit, Mi 48215	9/23/22	\$1,000		866	\$1		1	3,049	100
R	0.49	1094 Lakepointe St, Grosse Pointe Park, Mi 48230	2/08/23	\$200,000		1,092	\$183		1	4,792	104

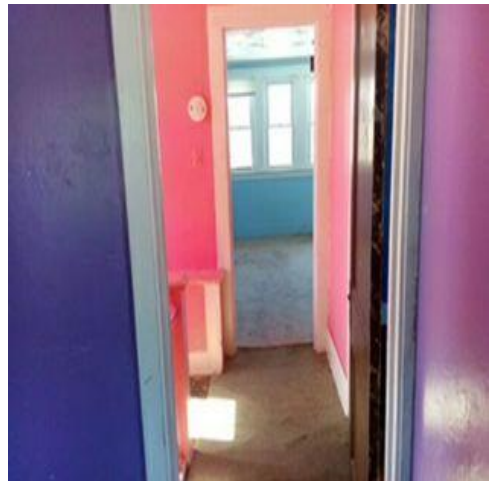
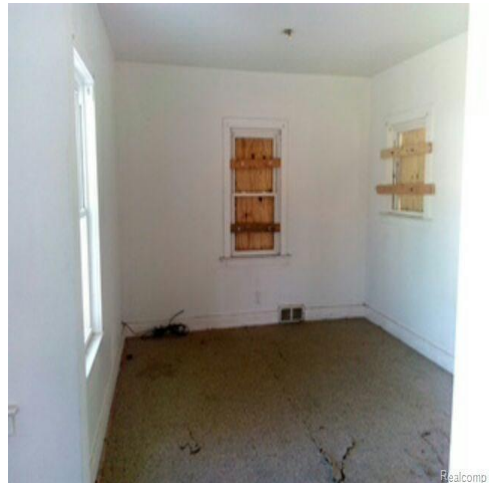
L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.21	P	1430 Maryland St #32, Grosse Pointe Park, Mi			4/21/23	\$1,250	1,000	\$1	3	1		99
B	0.22	P	1216 Wayburn St, Grosse Pointe, Mi 48230	10/18/19	\$245,000	4/28/23	\$310,000	2,040	\$152	4	2		109
C	0.27	A	1416 Lakepointe St, Grosse Pointe Park, Mi 48230	3/03/22	\$250,000	6/07/23	\$1,200	798	\$2	2	1		101
D	0.32	A	1400 Beaconsfield Ave, Grosse Pointe Park, Mi	12/30/15	\$230,000	6/13/23	\$2,800	1,546	\$2	3	3		21
E	0.33	A	1144 Wayburn St, Grosse Pointe, Mi 48230			6/12/23	\$240,000	1,344	\$179	3	2		104
F	0.34	A	1139 Wayburn St, Grosse Pointe, Mi 48230	8/30/13	\$100,000	5/21/23	\$269,900	1,194	\$226	3	1	6,098	105
G	0.38	A	1125 1127 Maryland, Grosse Pointe Park, Mi	10/21/20	\$335,000	6/16/23	\$1,550	1,263	\$1	3	1		98
H	0.38	P	1351 Somerset Ave #53, Grosse Pointe Park, Mi	9/17/10	\$85,000	4/17/23	\$1,400	1,027	\$1	2	1		81
I	0.41	A	1272 Ashland St, Detroit, Mi 48215	10/11/18	\$15,000	5/03/23	\$65,000	3,447	\$19	4	2		104
J	0.45	P	1084 Maryland St, Grosse Pointe Park, Mi 48230	2/14/23	\$4,000	5/18/23	\$269,900	1,728	\$156		2	4,792	
K	0.46	A	1312 Alter Rd, Detroit, Mi 48215	4/08/22	\$40,000	4/24/23		1,742	\$23		2		103
L	0.49	A	3634 Nottingham Rd, Detroit, Mi 48224	9/19/22	\$105,000	4/13/23	\$120,000	2,600	\$46		2		100
M	0.53	A	1140 Ashland St, Detroit, Mi 48215	5/27/22	\$500,000	4/20/23	\$855,000	4,712	\$181		15		97
N	0.57	A	1058 Lakepointe St, Grosse Pointe Park, Mi 48230	2/04/20	\$100,000	5/05/23	\$450,000				1		
O	0.59	A	3990 Beaconsfield St, Detroit, Mi 48224	8/24/21	\$20,000	5/06/23	\$70,000	2,039	\$34		2		96
P	0.66	A	14635 E Jefferson Ave, Detroit, Mi 48215	4/30/15	\$90,000	6/03/23	\$1,500,000	21,483	\$70			11,761	100
Q	0.66	P	4286 Wayburn St, Detroit, Mi 48224	8/19/19	\$28,180	4/18/23		1,299	\$22	3	2	4,792	22
R	0.73	A	4158 Somerset Ave, Detroit, Mi 48224	6/16/21	\$65,000	5/30/23		1,131	\$57	3	1		82
S	0.73	A	15210 E Jefferson Ave, Grosse Pointe Park, Mi			5/23/23	\$1,200	900	\$1	1	1		95
T	0.75	A	1320 Devonshire Rd, Grosse Pointe Park, Mi	2/22/12	\$200,000	6/16/23	\$450,000	2,625	\$171	4	4		69
U	0.76	A	4386 Chalmers St, Detroit, Mi 48215	5/06/22	\$1,400	5/21/23	\$35,000	1,109	\$32	3	1	3,920	98
V	0.81	P	3984 Buckingham Ave, Detroit, Mi 48224	11/16/17	\$7,300	5/05/23	\$67,900	1,411	\$48	3	1	4,792	84
W	0.82	A	3517 Bedford St, Detroit, Mi 48224			5/29/23		1,488		3	3	4,356	99
X	0.83	A	841 Chalmers St, Detroit, Mi 48215	12/11/06	\$10,000	6/11/23	\$80,000	1,984	\$40	4	1	5,663	109
Y	0.83	A	3934 Haverhill St, Detroit, Mi 48224			6/04/23	\$64,900	1,548	\$42	3	1	4,792	98

A: Active P: Pending C: Contingent

Property Images (39)









Statistics for Detroit, MI

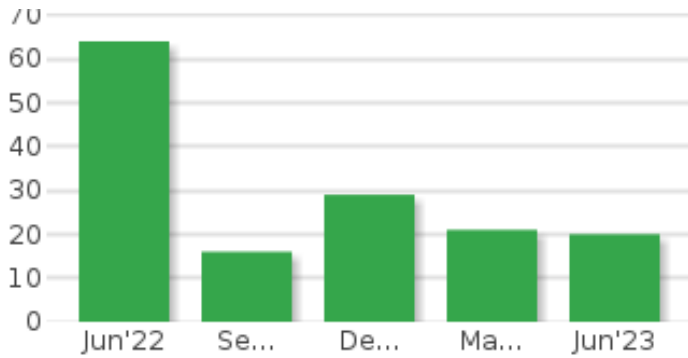


2.82 % Last 30 Days Price Change

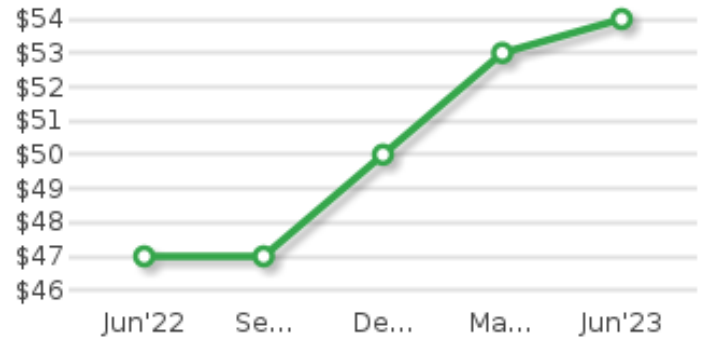


2.53 % Last 30 Days Rent Change

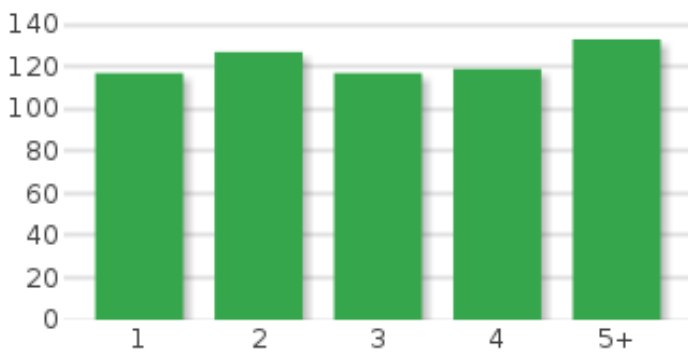
New Pre-Foreclosures



\$ / SqFt



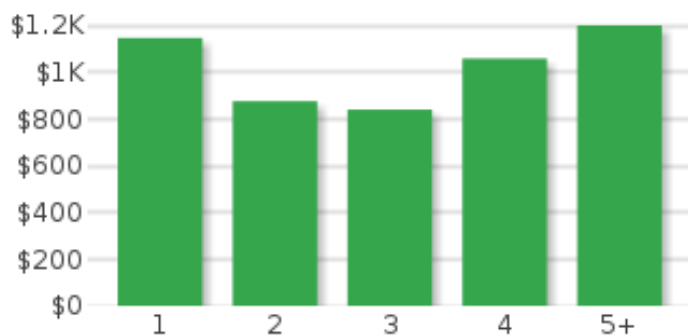
Average Days on Market



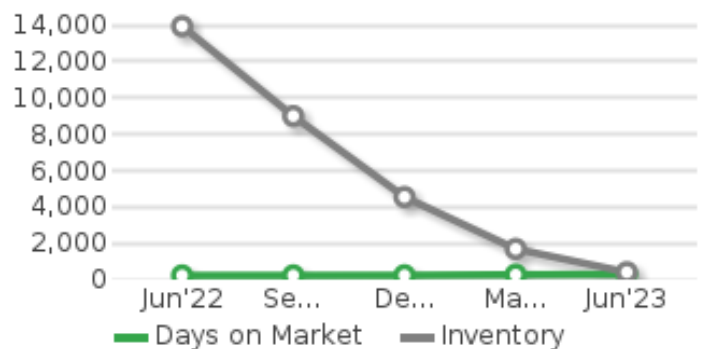
List Price vs. Sale Price



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