

Comparative Market Analysis

2070 Virginia Park St, Detroit, MI 48206

APN: 08002011.

Wayne County Data as of: 07/07/2023



Bedrooms: 6 **Year Built:** 1919
Bathrooms: 2 **Square Feet:** 2,774

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: C W O FARMS INC
Mailing Address: 13802 PURITAN ST
DETROIT, MI 48227

Comparables

Properties:	52
Avg. Sale Price:	\$119,907
Days on Market:	124

Opportunity

Estimated Value:	\$174,934
Estimated Equity:	\$174,934
Mortgage Balance:	\$0
Monthly Rent:	\$1,601
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2070 VIRGINIA PARK ST, DETROIT, MI 48206-2481 C001 CURRENTLY OWNED BY C W O FARMS INC HAVING A TAX ASSESSOR NUMBER OF 08002011. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 406 LOT: .

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

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: 7,841 SqFt.	Stories: 2.25	Parking Spaces: 2
Zoning: R3	Living Area: 2,774 SqFt.	Pool:	Parking Type: Detached Garage
Year Built: 1919	Bedrooms: 6	Fireplace: 2	Interior Wall:
Style:	Bathrooms: 2	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft.

Open Liens

Owner 1: C W O FARMS INC	Combined Loan To Value:	0 %
Owner 2:	Estimated Equity:	\$174,934

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
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
10/30/2014	Quit Claim Deed	Non-Arm's length	The City Of Detroit	The Detroit Land Bank Authority	
05/16/2017	Quit Claim Deed	Non-Arm's length	The Detroit Land Bank Authority	Cwo Farms Inc	\$2,000
02/07/2013	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Planning & Development Dept City	

Tax Status

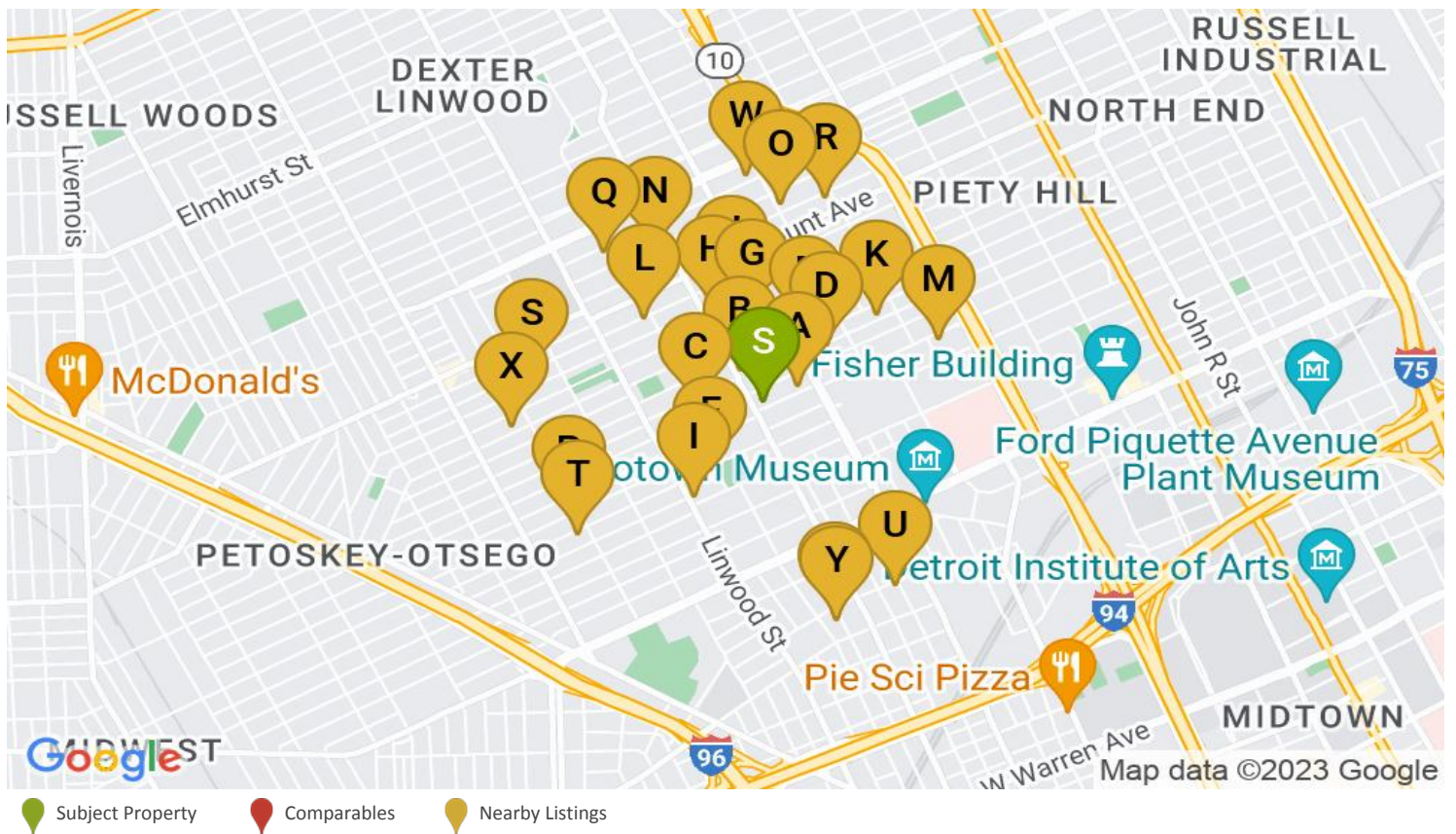
Assessor Parcel #: 08002011.	Land Value:	Total Taxable Value: \$17,000
Tax Year: 2022	Improvement Value:	Property Tax: \$483

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 2070 Virginia Park St, Detroit, MI 48206-2481



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	1944 Virginia Park St, Detroit, Mi 48206			5/06/23	\$109,900	1,320	\$83	2	2	4,792	
B	0.13	A	8500 14th St, Detroit, Mi 48206	9/20/13	\$150,000	5/06/23	\$350,000	8,494	\$41			11,761	51
C	0.21	A	8431 La Salle Blvd, Detroit, Mi 48206	2/24/22	\$142,461	6/16/23		3,230	\$44	4	3	5,227	101
D	0.27	A	1669 W Philadelphia St, Detroit, Mi 48206	4/27/20	\$10,000	6/26/23	\$69,900	1,162	\$60	3	1		108
E	0.27	A	1704 Pingree St, Detroit, Mi 48206	12/13/21	\$52,000	5/13/23	\$59,000	1,920	\$31		1.5	3,049	106

F	0.28	A	7785 La Salle Blvd, Detroit, Mi 48206	5/06/22	\$85,000	5/02/23							
G	0.3	A	1961 Gladstone St, Detroit, Mi 48206	2/23/21	\$25,000	6/07/23	\$85,000	3,258	\$26		2		102
H	0.35	A	2067 Hazelwood St, Detroit, Mi 48206	7/10/20	\$39,250	6/15/23		2,660	\$15		2.5	4,356	102
I	0.38	A	2550 S La Salle Gdns, Detroit, Mi 48206			6/25/23	\$59,900	1,750	\$34	3	1.5	7,405	108
J	0.39	A	1980 Hazelwood St, Detroit, Mi 48206	5/11/05		6/10/23	\$149,900	2,682	\$56		3	4,356	102
K	0.45	A	1454 W Philadelphia St, Detroit, Mi 48206	3/18/21	\$8,000	6/09/23		1,152	\$7	3	1	3,049	110
L	0.46	A	8951 La Salle Blvd, Detroit, Mi 48206			5/11/23		2,440		4	2.5	6,098	100
M	0.57	A	1191 Virginia Park St, Detroit, Mi 48202	4/03/08	\$10,000	6/19/23	\$250,000	3,516	\$71	6	2	6,970	110
N	0.61	A	2235 Edison St, Detroit, Mi 48206	12/05/16	\$113,000	5/04/23		3,268	\$35	4	2.5	6,534	101
O	0.67	A	1556 Atkinson St, Detroit, Mi 48206			5/16/23	\$25,000					6,098	
P	0.69	A	3220 Vicksburg St, Detroit, Mi 48206	7/26/00	\$17,500	6/26/23	\$69,900	1,129	\$62	3	1		108
Q	0.7	A	2425 Longfellow St, Detroit, Mi 48206	11/19/20	\$293,000	6/29/23	\$2,100	2,500	\$1	5	4		102
R	0.71	A	1419 Atkinson St, Detroit, Mi 48206	9/21/22	\$165,000	5/26/23	\$349,999	2,564	\$137	5	2.5	5,227	109
S	0.71	P	2981 Taylor St, Detroit, Mi 48206	10/13/22	\$115,200	5/08/23	\$39,900	1,829	\$22	4	2		101
T	0.72	A	3239 Montgomery St, Detroit, Mi 48206	5/22/22	\$65,000	5/23/23		1,354	\$48	3	1	3,049	109
U	0.74	A	2019 Marquette St, Detroit, Mi 48208	12/17/19	\$218,000	5/22/23	\$1,745	1,450	\$1	3	1	8,276	109
V	0.76	A	6073 15th St, Detroit, Mi 48208	7/28/21	\$16,000	6/19/23	\$58,000	2,326	\$25		2		109
W	0.76	A	1634 Longfellow St, Detroit, Mi 48206	11/03/20	\$180,000	6/19/23		2,233	\$81	4	4		107
X	0.77	A	3250 Carter St, Detroit, Mi 48206	10/06/22	\$15,900	6/29/23	\$34,900	1,730	\$20	4	1.5	3,049	104
Y	0.77	A	6061 15th St, Detroit, Mi 48208	8/05/16	\$21,500	6/24/23		2,274	\$9	6	2	3,485	118

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

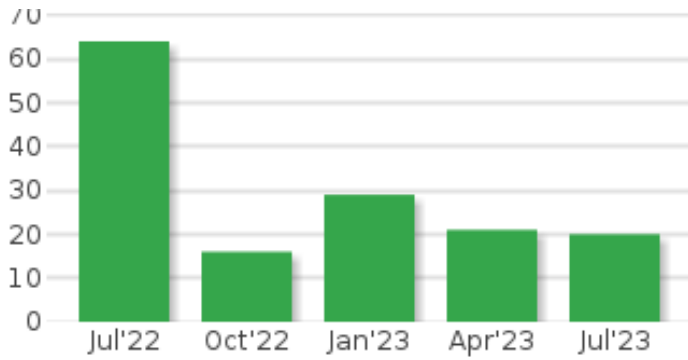


2.82 % Last 30 Days Price Change

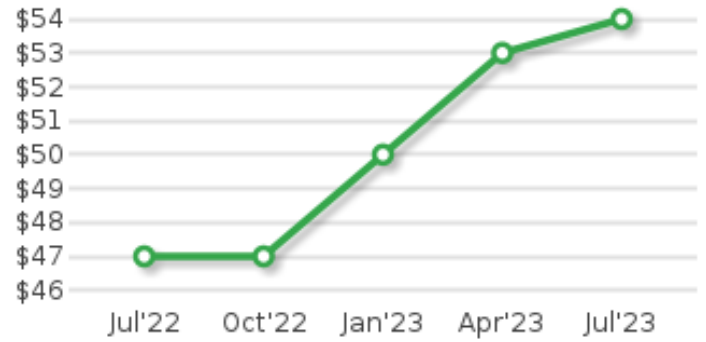


2.53 % Last 30 Days Rent Change

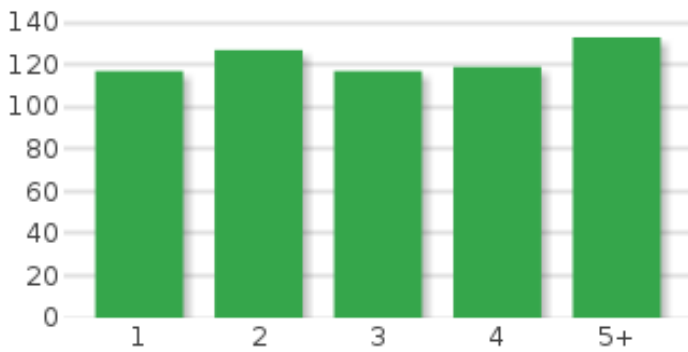
New Pre-Foreclosures



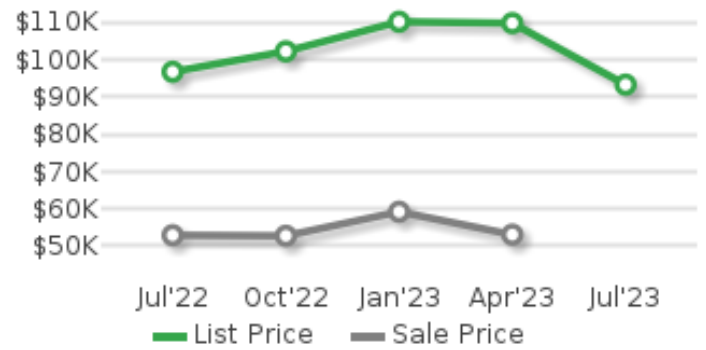
\$ / SqFt



Average Days on Market



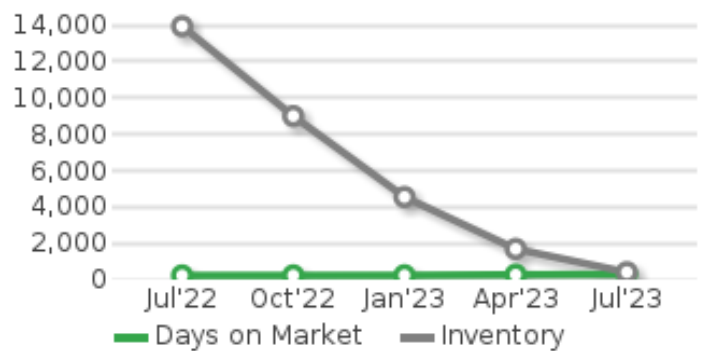
List Price vs. Sale Price



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