

Comparative Market Analysis

2661 Clements St, Detroit, MI 48238

APN: 10004249.

Wayne County Data as of: 07/25/2023



Bedrooms: **Year Built:** 1926
Bathrooms: 2.5 **Square Feet:** 2,700

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: HAMMOND ANGELA
Mailing Address: 2661 CLEMENTS ST #2663
DETROIT, MI 48238

Comparables

Properties:	48
Avg. Sale Price:	\$73,884
Days on Market:	81

Opportunity

Estimated Value:	\$61,352
Estimated Equity:	\$61,352
Mortgage Balance:	\$0
Monthly Rent:	\$1,282
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2661 CLEMENTS ST, DETROIT, MI 48238-2705 C009 CURRENTLY OWNED BY HAMMOND ANGELA HAVING A TAX ASSESSOR NUMBER OF 10004249. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 302 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2012296774 DATED 07/24/2012 AND RECORDED 07/24/2012.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: HAMMOND KENNETH
Rec. Date: 07/24/2012
Sale Date: 07/24/2012
Sale Price: \$3,730

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	Parking Spaces:
Zoning: R2	Living Area: 2,700 SqFt.	Pool:	Parking Type:
Year Built: 1926	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 2.5	Heating: Hot Water	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$1

Open Liens

Owner 1: HAMMOND ANGELA
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$61,352

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 #
04/06/2022	County/City Tax Lien (DELINQUENT TAX)		Angela Hammond	Wayne County Treasurer	127840
03/24/2022	County/City Tax Lien (DELINQUENT TAX)		Angela Hammond	Wayne County Treasurer	77559
04/02/2021	County/City Tax Lien (DELINQUENT TAX)		Angela Hammond	Wayne County Treasurer	159771
04/03/2017	County/City Tax Lien (DELINQUENT TAX)		Angela Hammond	Wayne County Treasurer	100034

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
02/24/2005	1st / Trust Deed/Mortgage	\$63,000	Finance America Llc	Robinson Ricardo	Adjustable Rate	
09/05/2006	1st / Trust Deed/Mortgage	\$85,000	New Century Mtg Corp	Hill Andre	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
08/02/2007	Sheriff's Deed	REO and Trustee Deeds	Hill Andre	Reo Properties Corp	\$94,997
07/24/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Hammond Kenneth	\$3,730
02/07/2005	Warranty Deed	Arm's-length Residential	Jones Teresa	Robinson Ricardo	\$70,000
10/06/2008	Other	Arm's-length Residential	Reo Properties Corporation, Ocwen	Hammond Angela	\$5,000
08/15/2006	Warranty Deed	Arm's-length Residential	Robinson Ricardo	Hill Andre	\$100,000
05/10/2006	Sheriff's Deed	REO and Trustee Deeds	Robinson Ricardo	U S Bank Na	\$68,299

Tax Status

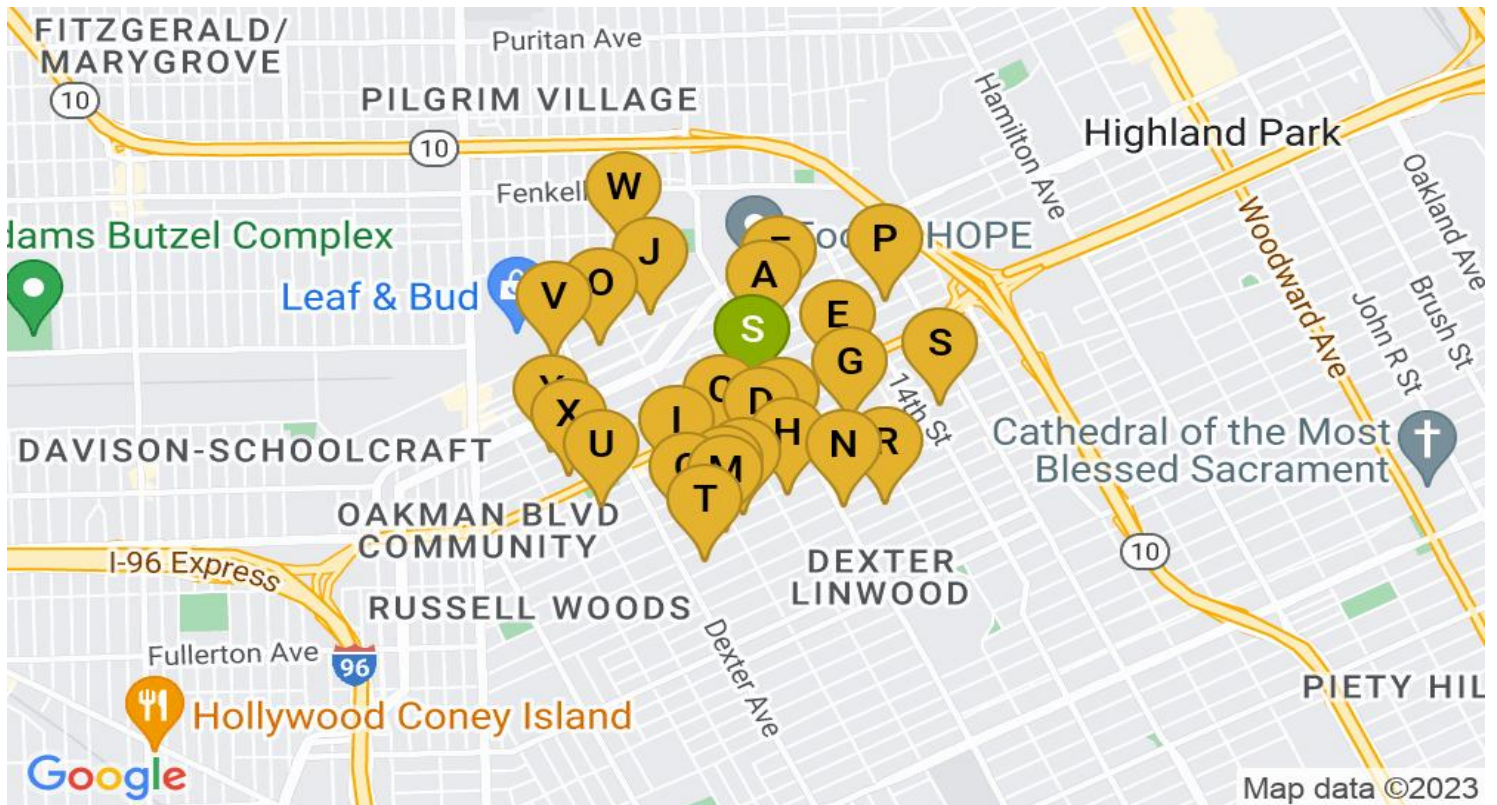
Assessor Parcel #:	10004249.	Land Value:		Total Taxable Value:	\$22,400
Tax Year:	2022	Improvement Value:		Property Tax:	\$670

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 2661 Clements St, Detroit, MI 48238-2705



● 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	0.18	A	2516 Pasadena St, Detroit, Mi 48238	8/16/22	\$142,000	7/11/23		2,450	\$58		2		99
B	0.22	A	2675 W Buena Vista St, Detroit, Mi 48238			7/16/23		3,130			4	3,920	98
C	0.22	A	2966 Tyler St, Detroit, Mi 48238	4/12/21	\$5,500	7/14/23	\$80,000	2,342	\$34		2	3,920	98
D	0.24	A	2749 W Buena Vista St, Detroit, Mi 48238	11/11/22	\$10,000	6/19/23	\$30,000	2,112	\$14		2		98
E	0.26	A	13318 La Salle Blvd, Detroit, Mi 48238	10/19/22	\$19,000	7/11/23	\$105,000	10,472	\$10			8,276	93
F	0.27	A	2440 Ford St, Detroit, Mi 48238	8/24/22	\$55,000	6/28/23	\$69,000	1,680	\$41	5	2		98
G	0.31	A	12835 La Salle Blvd, Detroit, Mi 48238	1/29/20	\$79,900	7/13/23	\$500,000	12,000	\$42		24		96
H	0.35	A	2719 Leslie St, Detroit, Mi 48238	9/02/21	\$42,000	7/19/23		2,750	\$15		2		96
I	0.37	P	3287 Tyler St, Detroit, Mi 48238	10/27/20	\$52,500	6/14/23	\$99,000	2,112	\$47		2		97
J	0.4	A	2967 Doris St, Detroit, Mi 48238	3/11/04	\$85,000	7/13/23	\$74,900	1,155	\$65	2	1	3,920	87
K	0.4	A	3013 Leslie St, Detroit, Mi 48238	11/16/17	\$7,100	6/27/23		1,693	\$4	4	2		98
L	0.43	A	3211 Leslie St, Detroit, Mi 48238	6/01/22	\$59,000	7/19/23	\$225,000	1,995	\$113	4	3		98
M	0.46	A	3224 Fullerton St, Detroit, Mi 48238	12/29/17	\$20,000	7/16/23	\$74,900	2,900	\$26		2	4,356	98
N	0.46	A	2589 Sturtevant St, Detroit, Mi 48206	1/26/23	\$26,001	7/07/23	\$59,900	1,098	\$55	3	2		76
O	0.48	A	3288 Kendall St, Detroit, Mi 48238	7/19/19	\$82,400	7/13/23	\$70,000	2,010	\$35		2	3,920	97
P	0.49	A	1980 W Grand St, Detroit, Mi 48238	1/20/23	\$45,000	7/17/23		2,304	\$20		2	3,485	97
Q	0.49	P	3328 Leslie St, Detroit, Mi 48238	8/02/13	\$2,500	7/13/23	\$29,000	1,677	\$17	3	2		98
R	0.54	A	2467 Highland St, Detroit, Mi 48206	11/26/19	\$5,500	6/26/23	\$25,000	1,421	\$18	3	1	3,485	100
S	0.56	A	1991 Glendale St, Detroit, Mi 48238	8/28/17	\$26,900	6/14/23	\$37,000	2,024	\$18	4	2	3,049	100
T	0.57	A	3330 Sturtevant St, Detroit, Mi 48206	10/06/22	\$17,000	7/15/23	\$56,000	2,630	\$21		2.5	4,356	99
U	0.58	A	3824 Tyler St, Detroit, Mi 48238	8/12/20	\$48,000	6/23/23	\$240,000	2,600	\$92		3	3,920	95
V	0.6	A	3739 Doris St, Detroit, Mi 48238	2/15/19		6/12/23	\$65,000	684	\$95	3	1		94
W	0.61	A	14869 Parkside St, Detroit, Mi 48238	1/04/23	\$18,000	6/28/23	\$26,900	752	\$36	2	1	3,485	99
X	0.61	A	4025 Clements St, Detroit, Mi 48238	8/19/22	\$140,000	6/12/23	\$210,000	2,600	\$81		3		97
Y	0.63	C	4040 W Grand St, Detroit, Mi 48238	5/08/13	\$16,333	6/11/23	\$95,000	2,156	\$44	4	2	3,920	98

A: Active **P: Pending** **C: Contingent**

Statistics for Detroit, MI

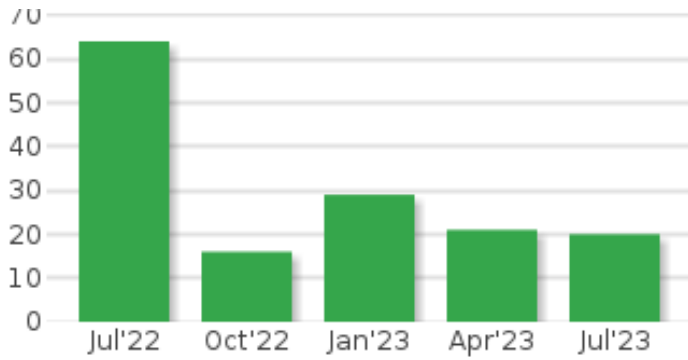


2.82 % Last 30 Days Price Change

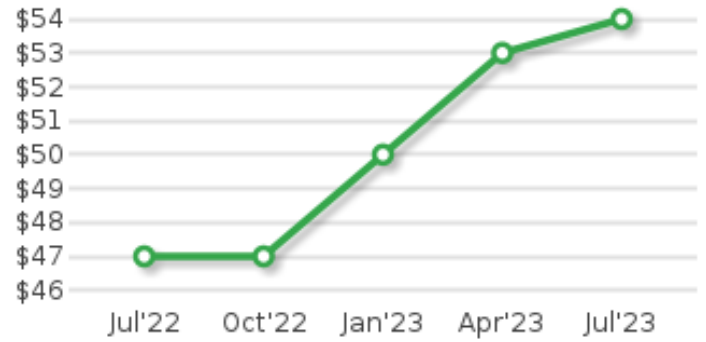


2.53 % Last 30 Days Rent Change

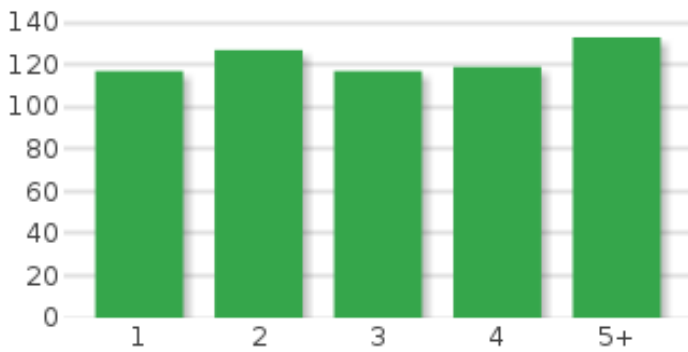
New Pre-Foreclosures



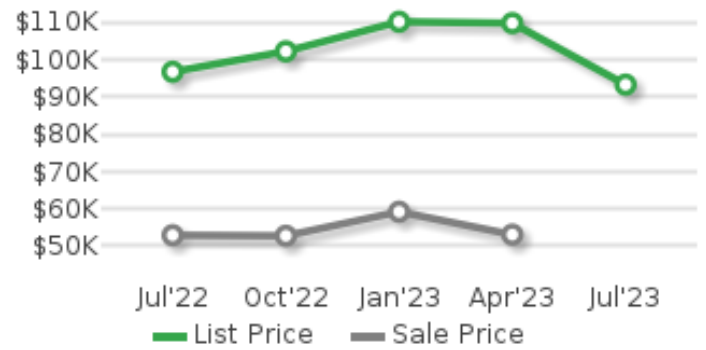
\$ / SqFt



Average Days on Market



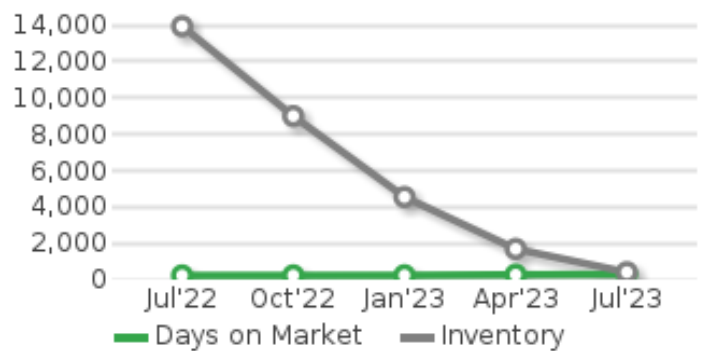
List Price vs. Sale Price



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