

Comparative Market Analysis

2728 W Buena Vista St, Detroit, MI 48238

APN: 10004046.

Wayne County Data as of: 07/14/2023



Bedrooms: Year Built: 1926
Bathrooms: 2 Square Feet: 2,112
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: IRBY GREGORY
Mailing Address: 5902 SOMERSET AVE
DETROIT, MI 48224

Comparables
Properties: 50
Avg. Sale Price: \$61,013
Days on Market: 113

Opportunity
Estimated Value: \$68,602
Estimated Equity: \$68,602
Mortgage Balance: \$0
Monthly Rent: \$1,248
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2728 W BUENA VISTA ST, DETROIT, MI 48238-3409 C003 CURRENTLY OWNED BY IRBY GREGORY HAVING A TAX ASSESSOR NUMBER OF 10004046. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 105 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2011306411 DATED 07/18/2011 AND RECORDED 08/11/2011.

Last Market Sale

Seller: FANNIE MAE
Buyer: ESEAY SERVICES INC
Rec. Date: 08/11/2011
Sale Date: 07/18/2011
Sale Price: \$1,750

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:** 3,049 SqFt. **Stories:** 2 **Parking Spaces:** 2
Zoning: R2 **Living Area:** 2,112 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1926 **Bedrooms:** **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 2 **Heating:** Forced air unit **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$1

Open Liens

Owner 1: IRBY GREGORY **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$68,602

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 #
03/24/2022	County/City Tax Lien (DELINQUENT TAX)		Gregory Irby	Wayne County Treasurer	77539
03/30/2021	County/City Tax Lien (DELINQUENT TAX)		Gregory Irby	Wayne County Treasurer	111015
03/20/2019	County/City Tax Lien (DELINQUENT TAX)		Gregory Irby	Wayne County Treasurer	63308
03/23/2018	County/City Tax Lien (DELINQUENT TAX)		Gregory Irby	Wayne County Treasurer	70538

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
04/12/2017	Quit Claim Deed	Non-Arm's length	Royal Real Estate Llc	Irby Gregory	
07/18/2011	Other	Arm's-length Residential	Fannie Mae, Federal National	Eseay Services Inc	\$1,750
11/30/2015	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Wiggins Annette	\$700
04/08/2016	Quit Claim Deed	Non-Arm's length	Wiggins Annette	Royal Real Estate Llc	
07/22/2009	Sheriff's Deed	REO and Trustee Deeds	Collins Burl	Federal National Mortgage	\$54,263

Tax Status

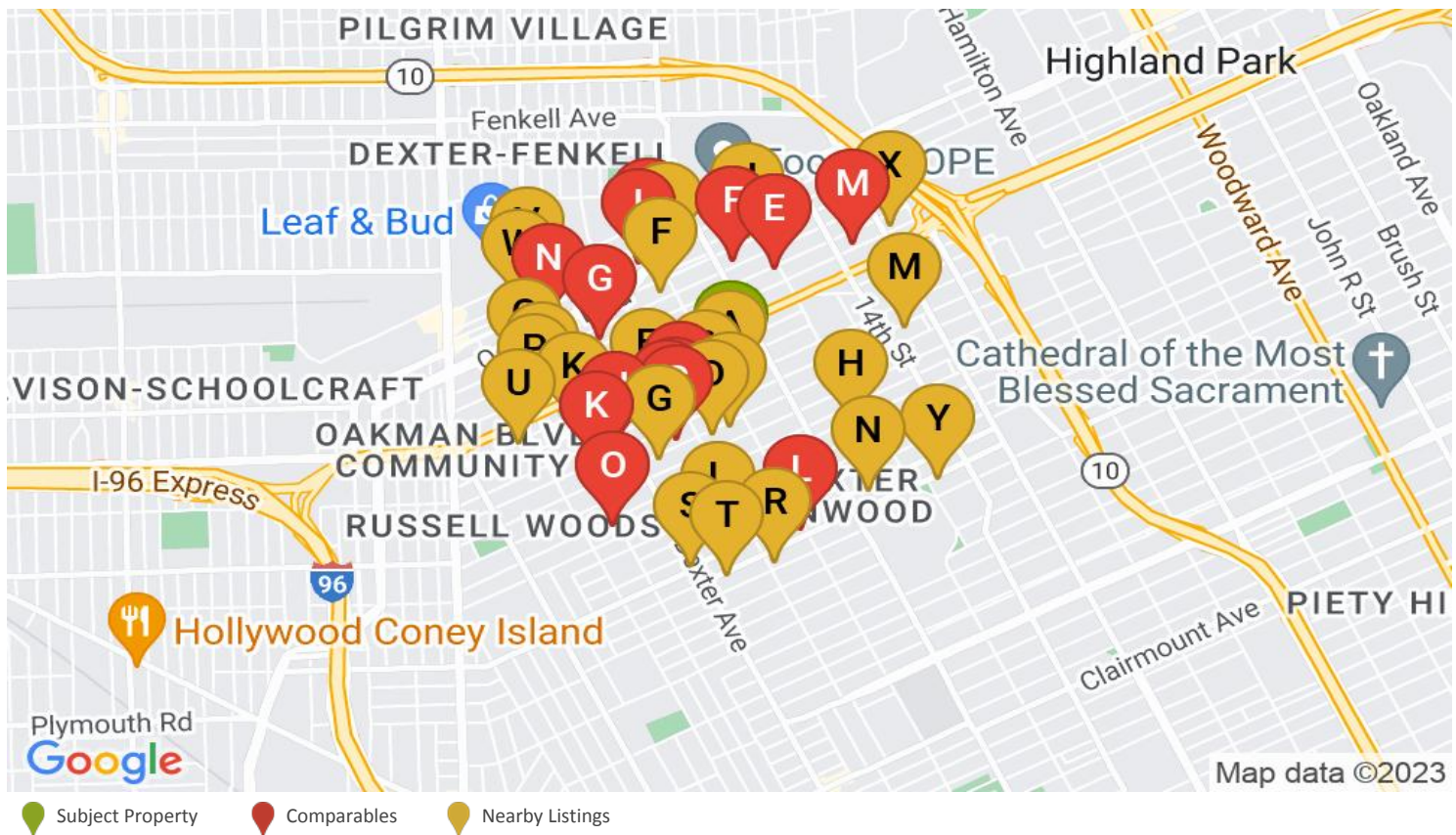
Assessor Parcel #:	10004046.	Land Value:		Total Taxable Value:	\$15,000
Tax Year:	2022	Improvement Value:		Property Tax:	\$559

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 2728 W Buena Vista St, Detroit, MI 48238-3409



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.2		3210 Glendale St, Detroit, Mi 48238	12/01/22				1,862		3	2	5,227	99
B	0.25		3255 Glendale St, Detroit, Mi 48238	4/07/23	\$159,900			2,163	\$74	4	2	4,356	97
C	0.27		3260 Leslie St, Detroit, Mi 48238	11/29/22	\$205,000			2,032	\$101	4	3	4,356	98
D	0.28		3281 Glendale St, Detroit, Mi 48238	10/21/22	\$179,000			2,274	\$79	4	1	4,356	98

E	0.38	13639 La Salle Blvd, Detroit, Mi 48238	7/26/22	\$170,000	2,418	\$70	4	7	4,356	98
F	0.38	2516 Pasadena St, Detroit, Mi 48238	8/16/22	\$142,000	2,450	\$58		2	3,920	99
G	0.42	3322 W Grand St, Detroit, Mi 48238	8/01/22		2,400		4	2	3,920	97
H	0.42	3736 Glendale St, Detroit, Mi 48238	11/02/22	\$180,500	2,000	\$90	3	3	4,792	84
I	0.47	1856 Oakman Blvd, Detroit, Mi 48238	5/12/23	\$228,000	1,980	\$115		1.5	6,098	87
J	0.48	1806 Oakman Blvd, Detroit, Mi 48238	8/01/22	\$295,000	2,534	\$116	4	4	6,098	96
K	0.51	3825 Glendale St, Detroit, Mi 48238	8/12/22	\$188,000	2,152	\$87		2	4,792	87
L	0.56	2910 Tuxedo St, Detroit, Mi 48206	4/01/23		2,266			2.5	4,356	100
M	0.58	2002 Clements St, Detroit, Mi 48238	8/31/22	\$140,000	2,422	\$58		2	4,356	99
N	0.58	2220 Oakman Blvd, Detroit, Mi 48238	5/01/23	\$249,660	2,504	\$100	5	3	6,098	93
O	0.62	4015 Sturtevant St, Detroit, Mi 48204	11/18/22	\$275,000	2,338	\$118	4	3	4,792	87

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	0.03	A	2749 W Buena Vista St, Detroit, Mi 48238	11/11/22	\$10,000	6/19/23	\$30,000	2,112	\$14		2		98
B	0.12	P	2986 Glendale St, Detroit, Mi 48238	1/06/05	\$80,000	5/16/23	\$59,900	2,500	\$24	2	3	4,792	99
C	0.17	P	2951 Leslie St, Detroit, Mi 48238	3/02/22	\$5,000	5/16/23	\$44,900	2,800	\$16		2		97
D	0.21	A	3013 Leslie St, Detroit, Mi 48238	11/16/17	\$7,100	6/27/23		1,693	\$4	4	2		98
E	0.27	P	3287 Tyler St, Detroit, Mi 48238	10/27/20	\$52,500	6/14/23	\$99,000	2,112	\$47		2		97
F	0.35	A	2936 Pasadena St, Detroit, Mi 48238	4/07/21	\$30,000	5/16/23	\$65,000	2,600	\$25		3		96
G	0.36	A	3345 Leslie St, Detroit, Mi 48238	8/27/21	\$55,000	5/25/23		1,917	\$29	4	2		99
H	0.4	A	2467 Highland St, Detroit, Mi 48206	11/26/19	\$5,500	6/26/23	\$29,000	1,421	\$20	3	1	3,485	100
I	0.45	A	1787 Oakman Blvd, Detroit, Mi 48238	9/28/22	\$50,000	5/20/23		1,593	\$31	3	1.5	3,049	87
J	0.47	P	2440 Ford St, Detroit, Mi 48238	8/24/22	\$55,000	6/28/23	\$69,000	1,680	\$41	5	2		98
K	0.51	A	3824 Tyler St, Detroit, Mi 48238	8/12/20	\$48,000	6/23/23	\$240,000	2,600	\$92		3	3,920	95
L	0.54	A	3295 Monterey St, Detroit, Mi 48206	6/01/22	\$10,000	7/01/23		2,088	\$5		1	3,049	75
M	0.55	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
N	0.57	A	2521 Elmhurst St, Detroit, Mi 48206			7/01/23	\$25,000	1,260	\$20	3	2	4,792	101
O	0.58	A	4025 Clements St, Detroit, Mi 48238	8/19/22	\$140,000	6/12/23	\$210,000	2,600	\$81		3		97
P	0.61	A	4066 W Davison, Detroit, Mi 48238			6/19/23	\$65,000	1,458	\$45	3	2	3,920	87
Q	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
R	0.64	A	3042 Webb St, Detroit, Mi 48206	12/12/22	\$140,000	7/05/23		3,962	\$35		4	4,792	97
S	0.65	A	12005 Dexter Ave, Detroit, Mi 48206	10/10/19	\$23,100	5/17/23	\$250,000	6,700	\$37				91
T	0.67	A	3331 Tuxedo St, Detroit, Mi 48206	5/04/10	\$15,000	6/22/23	\$74,000	2,256	\$33		2		99
U	0.68	P	4241 Waverly St, Detroit, Mi 48238	2/09/22	\$3,000	6/30/23	\$59,900	1,248	\$48	3	1		99
V	0.69	A	3739 Doris St, Detroit, Mi 48238	2/15/19		6/12/23	\$65,000	684	\$95	3	1		94
W	0.69	A	3795 Kendall St, Detroit, Mi 48238	6/28/21	\$144,900	5/18/23	\$150,000	2,100	\$71		3	4,792	94
X	0.7	A	1706 Clements St, Detroit, Mi 48238	7/15/21	\$23,000	5/21/23	\$42,900	1,245	\$34	4	1		105
Y	0.72	A	2305 Tuxedo St, Detroit, Mi 48206			6/26/23	\$69,900	1,268	\$55	3	1		100

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

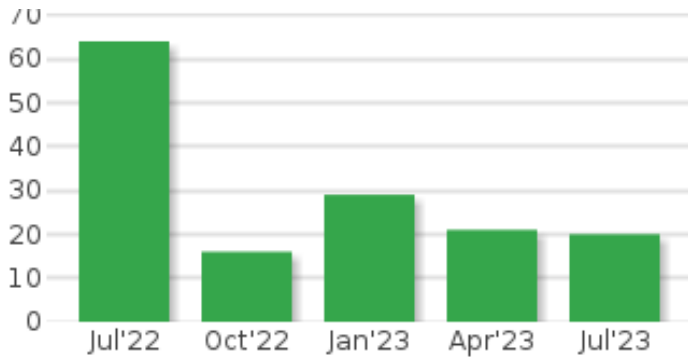


2.82 % Last 30 Days Price Change

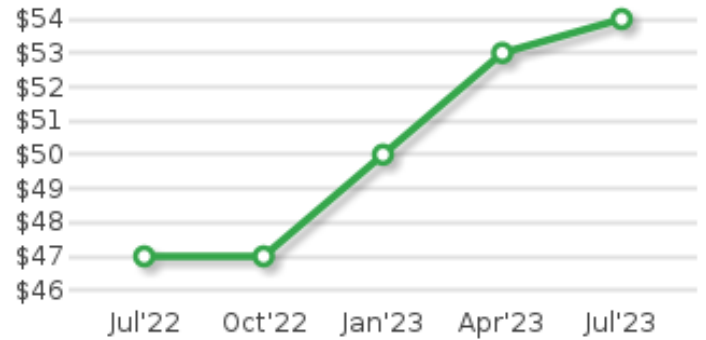


2.53 % Last 30 Days Rent Change

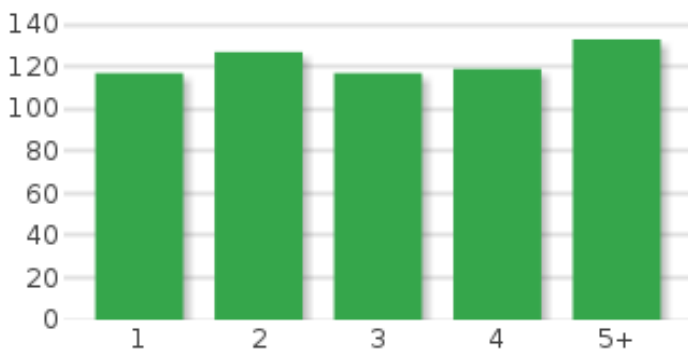
New Pre-Foreclosures



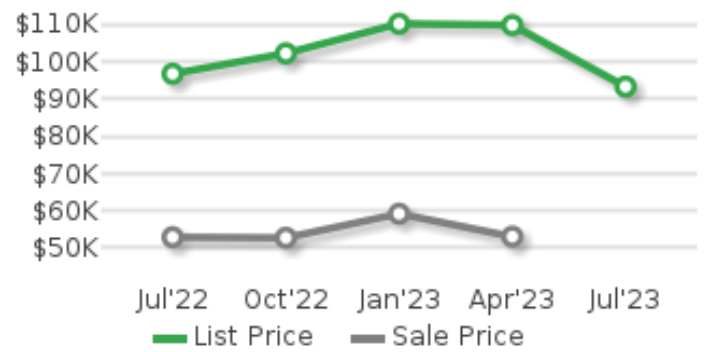
\$ / SqFt



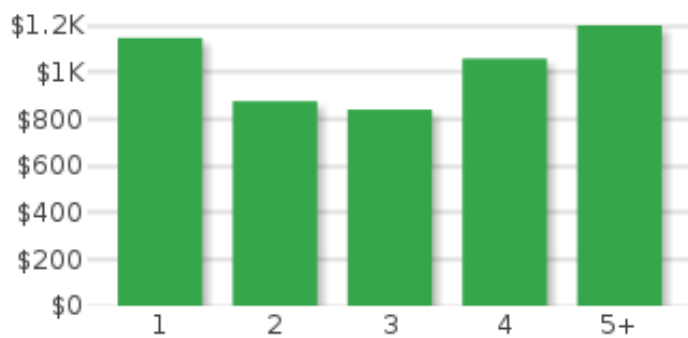
Average Days on Market



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