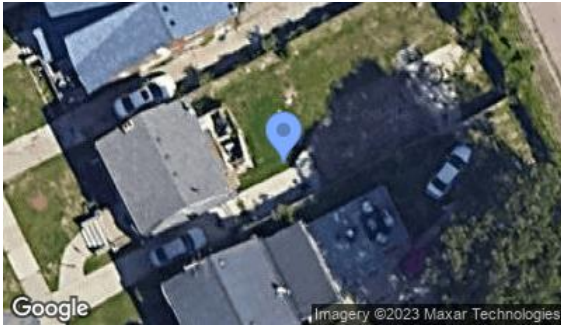


Comparative Market Analysis

5566 Balfour Rd, Detroit, MI 48224

APN: 21067730.

Wayne County Data as of: 07/25/2023



Bedrooms: Year Built: 1925
Bathrooms: 1 **Square Feet:** 1,152
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: PINCKUM JOHN, PINCKUM DONNA
Mailing Address: 5566 BALFOUR RD
DETROIT, MI 48224

Comparables	
Properties:	52
Avg. Sale Price:	\$60,868
Days on Market:	81
Opportunity	
Estimated Value:	\$59,929
Estimated Equity:	\$10,368
Mortgage Balance:	\$49,561
Monthly Rent:	\$1,089
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 5566 BALFOUR RD, DETROIT, MI 48224-3107 C021 CURRENTLY OWNED BY PINCKUM JOHN & PINCKUM DONNA HAVING A TAX ASSESSOR NUMBER OF 21067730. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 209 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:** 5,227 SqFt. **Stories:** 2 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 1,152 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1925 **Bedrooms:** **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Wood Siding
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: PINCKUM JOHN **Combined Loan To Value:** 82.7 %
Owner 2: PINCKUM DONNA **Estimated Equity:** \$10,368

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
02/23/2007	1st / Trust Deed/Mortgage	\$73,181	Home Funds Direct	Pinchum John	Conventional	30 Years

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
07/11/2013	1st / Trust Deed/Mortgage	\$4,826	Michigan Homeowner Assistance	Pinchum John	Conventional	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
02/12/2007	Quit Claim Deed	Non-Arm's length	Pinchum John	Pinchum John	

Tax Status

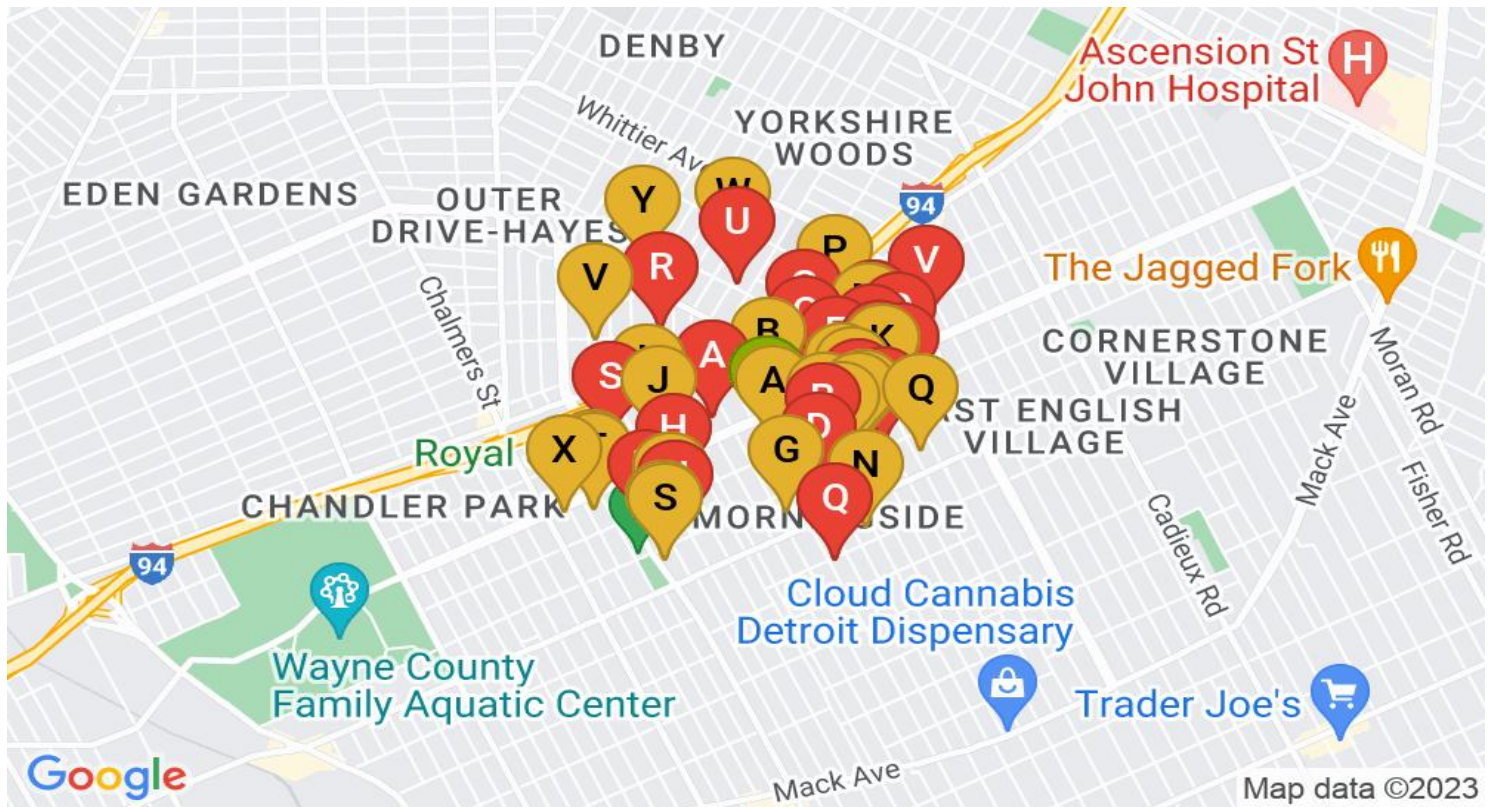
Assessor Parcel #: 21067730.	Land Value:	Total Taxable Value: \$17,500
Tax Year: 2022	Improvement Value:	Property Tax: \$430

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 5566 Balfour Rd, Detroit, MI 48224-3107



● 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	0.17		5760 Nottingham Rd, Detroit, Mi 48224	7/01/23	\$130,200			1,326	\$98	3	2.5	5,227	86
B	0.19		5234 Berkshire St, Detroit, Mi 48224	5/01/23	\$87,400			1,162	\$75	3	1	4,356	83
C	0.23		5765 Haverhill St, Detroit, Mi 48224	8/08/22	\$120,000			1,043	\$115		1	4,792	84
D	0.24		5084 Chatsworth St, Detroit, Mi 48224	3/28/23	\$136,000			1,142	\$119	3	1.5	4,356	75
E	0.24		5591 Devonshire Rd, Detroit, Mi 48224	4/12/23	\$111,000			1,245	\$89	3	1.5	4,792	86
F	0.27		5261 Devonshire Rd, Detroit, Mi 48224	8/01/22	\$87,000			1,255	\$69	3	1	4,792	
G	0.3		5918 Haverhill St, Detroit, Mi 48224	5/11/23	\$105,000			1,282	\$82	3	1.5	4,792	95
H	0.33		5516 Maryland St, Detroit, Mi 48224	1/12/23	\$112,500			1,296	\$87		1	5,663	98
I	0.35		5203 Bedford St, Detroit, Mi 48224	2/08/23	\$130,000			1,361	\$96	3	2	4,792	87
J	0.35		5581 Three Mile Dr, Detroit, Mi 48224	1/01/23				1,335		3	1	4,356	85
K	0.35		5519 Three Mile Dr, Detroit, Mi 48224	10/18/22	\$210,042			1,092	\$192		1	4,792	72

L	0.4	11829 E Outer Dr, Detroit, Mi 48224	11/01/22	\$123,500			1,382	\$89	3	2	4,792	83
M	0.41	5317 Courville St, Detroit, Mi 48224	7/01/23	\$136,770			1,334	\$103	3	1	4,792	87
N	0.44	5200 Wayburn St, Detroit, Mi 48224	10/03/22	\$95,000			1,190	\$80	3	1	4,356	84
O	0.44	5580 Courville St, Detroit, Mi 48224	5/19/23	\$120,000			1,238	\$97	3	1	4,356	81
P	0.46	5060 Three Mile Dr, Detroit, Mi 48224	10/25/22	\$120,000			1,200	\$100	3	1		85
Q	0.46	4716 Balfour Rd, Detroit, Mi 48224	12/21/22	\$150,000			1,025	\$146		1	5,227	87
R	0.47	9416 Beaconsfield St, Detroit, Mi 48224	10/18/22	\$210,042			1,108	\$190		1	4,792	86
S	0.47	5903 Wayburn St, Detroit, Mi 48224	11/29/22	\$88,500			1,136	\$78	4	1	3,920	97
T	0.47	5274 Alter Rd, Detroit, Mi 48224	10/18/22	\$242,100			1,162	\$208		1	5,227	72
U	0.5	9810 Balfour Rd, Detroit, Mi 48224	8/01/22				1,236		3	1.5	3,920	84
V	0.59	5744 Whittier St, Detroit, Mi 48224	3/23/23	\$95,000			1,378	\$69	3	1	6,534	73

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	0.04	A	5530 Balfour Rd, Detroit, Mi 48224	9/26/07	\$28,032	6/26/23		1,628	\$17	4	2		95
B	0.13	A	5746 Chatsworth St, Detroit, Mi 48224	1/07/22	\$42,500	7/01/23	\$99,000	928	\$107	3	1	4,356	83
C	0.18	A	5267 Buckingham Ave, Detroit, Mi 48224	8/25/21	\$60,000	7/15/23	\$83,500	876	\$95	3	1	4,792	72
D	0.23	A	5500 Haverhill St, Detroit, Mi 48224	2/10/22	\$115,903	7/14/23	\$74,900	1,844	\$41	4	1.5	4,792	94
E	0.24	A	5210 Buckingham Ave, Detroit, Mi 48224	6/24/21	\$55,000	7/15/23	\$85,000	1,865	\$46	4	1.5	4,356	95
F	0.25	A	5307 Devonshire Rd, Detroit, Mi 48224			7/16/23	\$73,000	1,222	\$60	3	1	4,792	82
G	0.27	A	5056 Somerset Ave, Detroit, Mi 48224	12/22/22	\$52,303	6/30/23		1,950	\$27		3	4,792	94
H	0.27	P	5220 Haverhill St, Detroit, Mi 48224	9/28/22	\$39,000	6/17/23	\$59,900	1,448	\$41	3	1		96
I	0.29	A	5219 Devonshire Rd, Detroit, Mi 48224	2/14/23	\$95,000	6/28/23		2,540	\$37		2		94
J	0.32	A	5747 Lakepointe St, Detroit, Mi 48224	4/11/22	\$86,000	7/13/23	\$95,000	1,316	\$72	3	2		84
K	0.35	A	5501 Three Mile Dr, Detroit, Mi 48224	8/28/19	\$55,000	7/01/23		1,347	\$41	3	1	4,356	82
L	0.36	P	5903 Lakepointe St, Detroit, Mi 48224	8/05/22	\$45,000	6/22/23		1,834	\$25	4	1		97
M	0.39	A	11811 E Outer Dr, Detroit, Mi 48224	7/06/11	\$50,000	6/26/23	\$179,900	1,562	\$115	3	1	4,792	91
N	0.42	A	4845 Buckingham Ave, Detroit, Mi 48224	7/15/21	\$2,115,000	7/08/23		1,255	\$1,685	3	1	4,792	95
O	0.43	A	5232 Wayburn St, Detroit, Mi 48224	9/16/21	\$70,000	7/11/23	\$55,000	902	\$61	3	1		86
P	0.44	A	16230 Harper Ave, Detroit, Mi 48224	7/20/06	\$48,000	6/28/23	\$225,000	3,000	\$75				68
Q	0.46	P	5060 Three Mile Dr, Detroit, Mi 48224	10/25/22	\$120,000	6/30/23	\$164,900	1,200	\$137	3	1		85
R	0.51	P	5086 Alter Rd, Detroit, Mi 48224	5/12/23	\$52,000	6/18/23	\$84,900	1,228	\$69	4	2	3,485	91
S	0.52	P	5080 Alter Rd, Detroit, Mi 48224	5/12/23	\$52,000	6/18/23	\$84,900	1,833	\$46	4	2	3,485	86
T	0.57	C	5568 Philip St, Detroit, Mi 48224	12/06/21	\$31,500	6/18/23	\$50,000	990	\$51	3	1	3,920	81
U	0.57	C	5584 Philip St, Detroit, Mi 48224	12/06/21	\$31,500	6/18/23	\$50,000	944	\$53	3	1	3,920	83
V	0.59	A	9204 Wayburn St, Detroit, Mi 48224	3/14/19	\$25,000	6/30/23	\$50,000	1,045	\$48	4	1	4,792	97
W	0.59	A	9988 Somerset Ave, Detroit, Mi 48224	4/20/20	\$23,000	6/24/23	\$70,000	1,206	\$58	3	1	3,920	86
X	0.65	A	5601 Marlborough St, Detroit, Mi 48224	11/11/22	\$14,000	7/10/23	\$59,900	1,248	\$48	3	1		98
Y	0.67	A	10160 Roxbury St, Detroit, Mi 48224	8/16/16	\$15,000	6/23/23	\$61,900	1,385	\$45	3	1	4,356	86

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

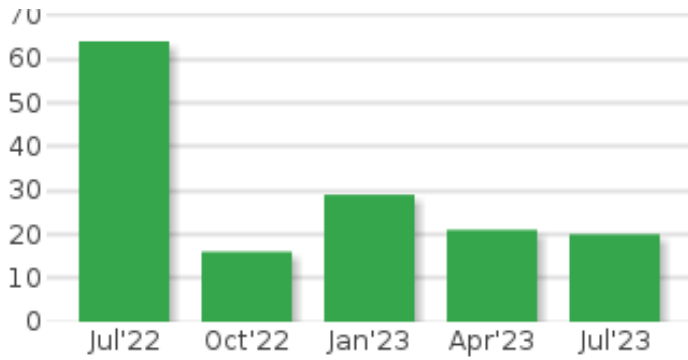


2.82 % Last 30 Days Price Change

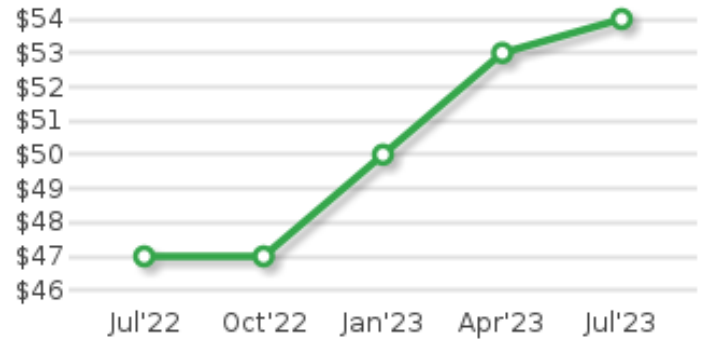


2.53 % Last 30 Days Rent Change

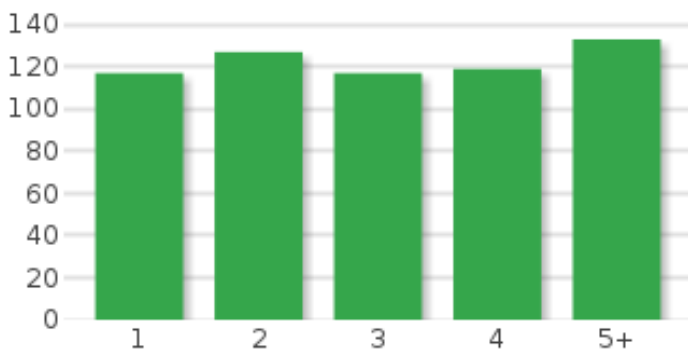
New Pre-Foreclosures



\$ / SqFt



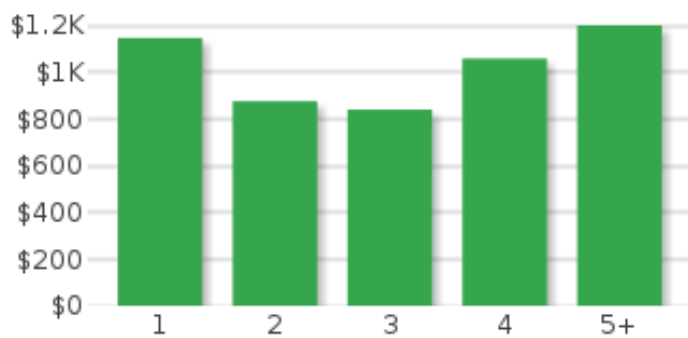
Average Days on Market



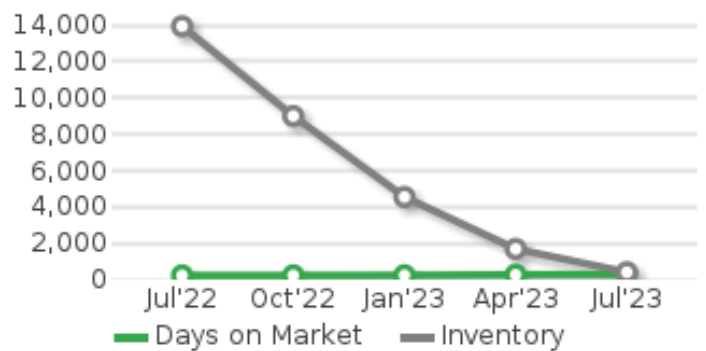
List Price vs. Sale Price



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