

Comparative Market Analysis

12304 Wyoming St, Detroit, MI 48204

APN: 16037254.

Wayne County Data as of: 08/06/2023



Bedrooms: **Year Built:** 1920
Bathrooms: 1 **Square Feet:** 1,330

Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: DANIELDS WILLIE D
Mailing Address: 12304 WYOMING ST
DETROIT, MI 48204

Comparables	
Properties:	50
Avg. Sale Price:	\$30,806
Days on Market:	71
Opportunity	
Estimated Value:	\$35,215
Estimated Equity:	\$35,215
Mortgage Balance:	\$0
Monthly Rent:	\$1,165
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 12304 WYOMING ST, DETROIT, MI 48204 CURRENTLY OWNED BY DANIELDS WILLIE D HAVING A TAX ASSESSOR NUMBER OF 16037254. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 406 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2018325789 DATED 11/16/2018 AND RECORDED 11/16/2018.

Last Market Sale

Seller: WAYNE COUNTY TREASURER
Buyer: JOHNSON BRIANA
Rec. Date: 11/16/2018
Sale Date: 11/16/2018
Sale Price: \$7,900

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 03/22/2023
Default Date:
Default Amount:
Unpaid Balance:

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:** 3,920 SqFt. **Stories:** 1 **Parking Spaces:** 2
Zoning: R2 **Living Area:** 1,330 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1920 **Bedrooms:** **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Hot Water **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$6

Open Liens

Owner 1: DANIELDS WILLIE D **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$35,215

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 #
03/22/2023	Notice of Rescission		Daniels Willie D		54318
03/28/2022	County/City Tax Lien (DELINQUENT TAX)		Willie D Daniels	Wayne County Treasurer	90374

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
11/16/2018	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Johnson Briana	\$7,900
01/13/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Porter Debra	\$321

Tax Status

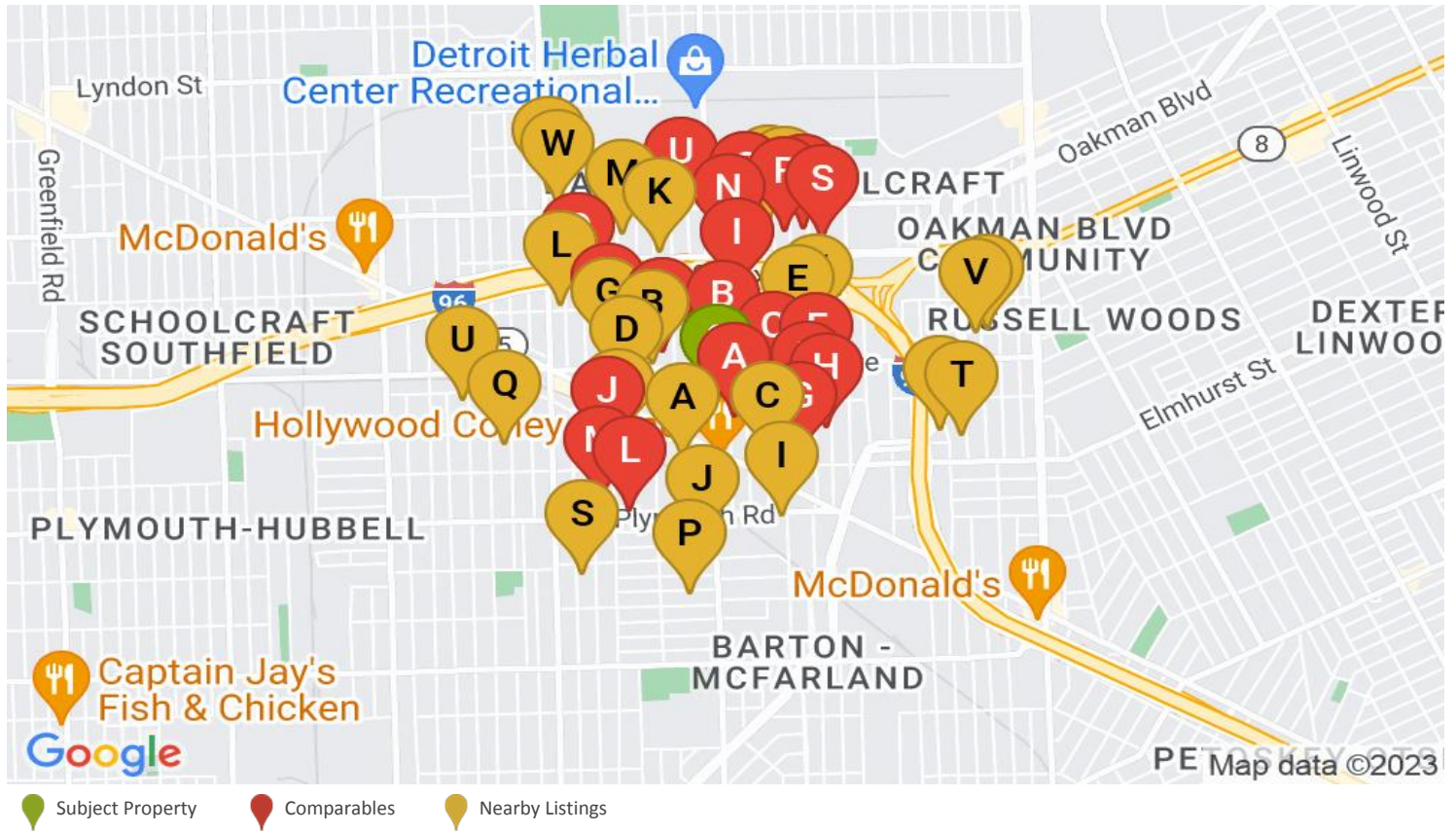
Assessor Parcel #: 16037254.	Land Value:	Total Taxable Value: \$11,000
Tax Year: 2022	Improvement Value:	Property Tax: \$333

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 12304 Wyoming St, Detroit, MI 48204



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.08		12130 Kentucky St, Detroit, Mi 48204	6/23/23	\$52,500			1,212	\$43		1	3,920	102
B	0.15		12627 Kentucky St, Detroit, Mi 48238	7/05/23	\$96,000			1,448	\$66	3	1.5	3,920	100
C	0.18		12345 Ohio St, Detroit, Mi 48204	10/18/22	\$181,065			1,184	\$153		1	3,485	104
D	0.23		12644 Griggs St, Detroit, Mi 48238	6/22/23	\$90,000			1,560	\$58	4	2	3,920	97
E	0.28		12167 Northlawn St, Detroit, Mi 48204	9/21/22	\$120,000			1,100	\$109	2	1	3,485	99
F	0.31		12338 Northlawn St, Detroit, Mi 48204	3/20/23	\$57,600			1,344	\$43	3	1.5	3,485	102
G	0.32		12024 Cherrylawn St, Detroit, Mi 48204	9/30/22	\$43,500			1,080	\$40	2	1	3,049	100
H	0.35		12125 Cloverlawn St, Detroit, Mi 48204	11/09/22	\$117,000			1,390	\$84	3	1	3,920	102

I	0.36	13137 Indiana St, Detroit, Mi 48238	6/01/23	\$85,840	1,440	\$60	4	1	3,485	102
J	0.38	12059 Mendota St, Detroit, Mi 48204	3/10/23	\$133,000	1,138	\$117		1.5	4,792	99
K	0.39	12700 Pinehurst St, Detroit, Mi 48238	10/11/22	\$52,700	1,328	\$40	3	1	3,920	100
L	0.46	10406 Plymouth Rd, Detroit, Mi 48204	12/09/22	\$62,000	1,192	\$52			11,761	95
M	0.5	11656 Pinehurst St, Detroit, Mi 48204	8/11/22	\$55,000	1,224	\$45	3	1	4,356	99
N	0.51	13516 Kentucky St, Detroit, Mi 48238	8/01/22		1,297		3	1.5	3,485	97
O	0.57	13175 Monte Vista St, Detroit, Mi 48238	5/26/23	\$135,000	1,300	\$104		1.5	3,920	98
P	0.57	13111 Manor St, Detroit, Mi 48238	12/23/22	\$43,000	1,152	\$37	3	1.5	3,920	98
Q	0.59	13592 Indiana St, Detroit, Mi 48238	6/12/23	\$56,000	1,350	\$41	3	2	3,485	95
R	0.6	13573 Cherrylawn St, Detroit, Mi 48238	9/28/22	\$73,500	1,114	\$66		1	3,049	77
S	0.63	13541 Cloverlawn St, Detroit, Mi 48238	4/18/23	\$65,000	1,476	\$44	4	1.5	3,920	94
T	0.63	13579 Northlawn St, Detroit, Mi 48238	6/01/23	\$115,230	1,353	\$85	3	1	3,485	92
U	0.64	13653 Washburn St, Detroit, Mi 48238	3/07/23	\$90,000	1,342	\$67	4	1.5	4,356	52

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	0.22	A	11798 Ilene St, Detroit, Mi 48204	3/04/19	\$28,000	7/15/23	\$57,000	1,824	\$31		1.5	3,485	98
B	0.23	A	12601 Griggs St, Detroit, Mi 48238	8/05/21	\$45,300	7/27/23		1,912	\$24	4	1.5	4,356	99
C	0.25	A	11848 Wisconsin St, Detroit, Mi 48204	11/19/19	\$59,900	7/21/23		1,210	\$50	3	2		60
D	0.28	A	12440 Mendota St, Detroit, Mi 48204	12/13/22	\$84,000	7/16/23		1,035	\$81	3	1		101
E	0.32	P	12676 Cherrylawn St, Detroit, Mi 48238			6/25/23	\$79,999	1,699	\$47	3	2		100
F	0.34	A	12084 Mendota St, Detroit, Mi 48204	5/12/22	\$16,800	7/22/23	\$47,900	1,296	\$37	4	1	4,792	98
G	0.37	C	12650 Pinehurst St, Detroit, Mi 48238	2/25/16	\$3,500	7/08/23	\$65,000	1,200	\$54	4	2	3,920	99
H	0.38	A	12708 Northlawn St, Detroit, Mi 48238	8/26/19	\$35,000	7/27/23	\$95,000	2,016	\$47		2		98
I	0.44	A	11455 Ohio St, Detroit, Mi 48204			6/23/23	\$139,900	2,602	\$54	6	3		101
J	0.48	A	10034 Aurora St, Detroit, Mi 48204			7/17/23	\$41,999	1,596	\$26		2		98
K	0.52	A	13512 Griggs St, Detroit, Mi 48238	1/21/21	\$75,000	7/11/23	\$84,900	1,457	\$58	3	2		97
L	0.57	A	13111 Manor St, Detroit, Mi 48238	12/23/22	\$43,000	6/23/23	\$69,900	1,152	\$61	3	1.5	3,920	98
M	0.62	A	13580 Mendota St, Detroit, Mi 48238	7/23/07	\$6,000	7/27/23	\$84,999	1,152	\$74	2	1	3,920	99
N	0.62	A	13615 Ohio St, Detroit, Mi 48238	8/11/14	\$6,500	6/19/23		1,500	\$4	4	1	3,485	97
O	0.63	A	13609 Cherrylawn St, Detroit, Mi 48238	4/13/21	\$32,500	7/10/23	\$75,000	1,500	\$50	3	2		97
P	0.66	A	10083 Maplelawn St, Detroit, Mi 48204			7/19/23	\$40,000	1,342	\$30	3	1		97
Q	0.66	A	12091 Steel St, Detroit, Mi 48227	7/24/12	\$383	6/29/23	\$55,000	1,248	\$44	3	1		99
R	0.69	A	3697 Oakman Blvd #14, Detroit, Mi 48204	2/07/22	\$35,000	7/05/23		1,108	\$32	2	1	1,984	58
S	0.72	P	10016 Manor St, Detroit, Mi 48204	12/23/21	\$28,000	7/05/23	\$55,000	936	\$59	4	2	4,356	94
T	0.76	A	12083 Prairie St, Detroit, Mi 48204	5/27/22	\$80,000	7/31/23	\$99,000	2,290	\$43		2		97
U	0.78	A	12305 Ward St, Detroit, Mi 48227	12/21/20	\$81,000	7/22/23	\$78,000	1,680	\$46	3	2		95
V	0.82	A	12681 Monica St, Detroit, Mi 48238			7/19/23	\$35,000	1,638	\$21	4	2	3,920	100
W	0.82	A	13919 Manor St, Detroit, Mi 48238	4/28/17	\$10,000	7/16/23	\$50,000	1,258	\$40	3	1.5	3,485	87
X	0.86	A	13960 Meyers Rd, Detroit, Mi 48227	7/21/16	\$17,500	7/27/23	\$250,000	5,018	\$50			6,970	83
Y	0.86	A	12694 Monica St, Detroit, Mi 48238	11/11/19	\$100,000	7/20/23	\$114,900	2,600	\$44		3		95

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

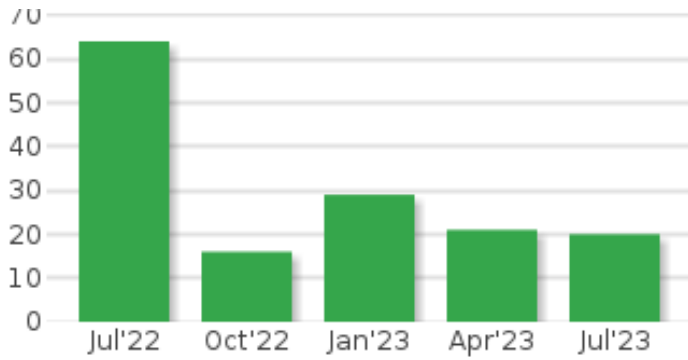


2.82 % Last 30 Days Price Change

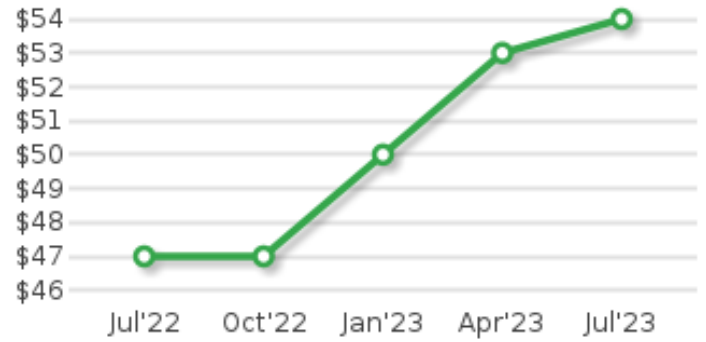


2.53 % Last 30 Days Rent Change

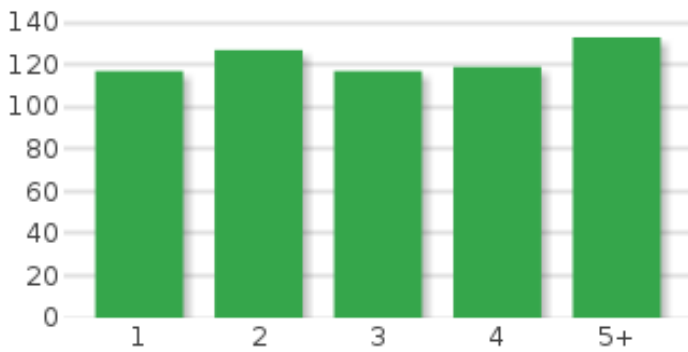
New Pre-Foreclosures



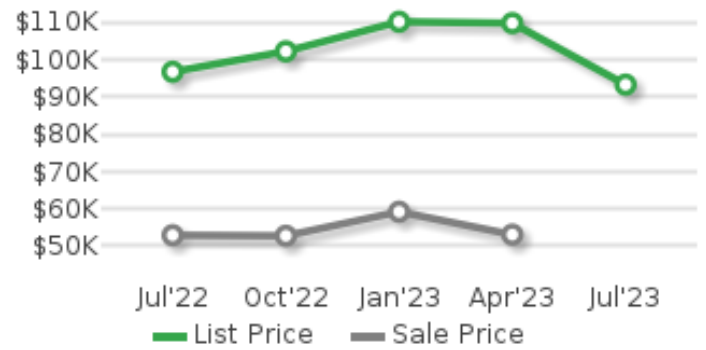
\$ / SqFt



Average Days on Market



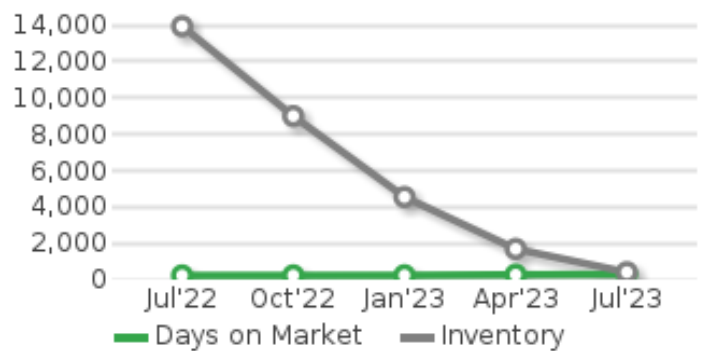
List Price vs. Sale Price



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