

Comparative Market Analysis

16104 Westbrook St, Detroit, MI 48219

APN: 22109795.

Wayne County Data as of: 08/05/2023



Bedrooms: **Year Built:** 1937
Bathrooms: 1 **Square Feet:** 805

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: CHIVIS CANDACE A
Mailing Address: PO BOX 48104
OAK PARK, MI 48237

Comparables

| | |
|-------------------------|----------|
| Properties: | 30 |
| Avg. Sale Price: | \$24,174 |
| Days on Market: | 162 |

Opportunity

| | |
|--------------------------|----------|
| Estimated Value: | \$55,693 |
| Estimated Equity: | \$55,693 |
| Mortgage Balance: | \$0 |
| Monthly Rent: | \$908 |
| Liens: | \$0 |

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 16104 WESTBROOK ST, DETROIT, MI 48219-3871 C035 CURRENTLY OWNED BY CHIVIS CANDACE A HAVING A TAX ASSESSOR NUMBER OF 22109795. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 114 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: 6,970 SqFt. | Stories: 1 | Parking Spaces: 2 |
| Zoning: R1 | Living Area: 805 SqFt. | Pool: | Parking Type: Garage |
| Year Built: 1937 | Bedrooms: | Fireplace: | Interior Wall: |
| Style: | Bathrooms: 1 | Heating: Forced air unit | Exterior Wall: Brick |
| Basement: Unspecified Basement | Total Rooms: | Cooling: | Price / Sq.Ft. |

Open Liens

| | | |
|----------------------------------|--------------------------------|----------|
| Owner 1: CHIVIS CANDACE A | Combined Loan To Value: | 0 % |
| Owner 2: | Estimated Equity: | \$55,693 |

| 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 |
|----------------------------------|---------------|------------------|--------|-------|--------|
| There is no sale data available. | | | | | |

Tax Status

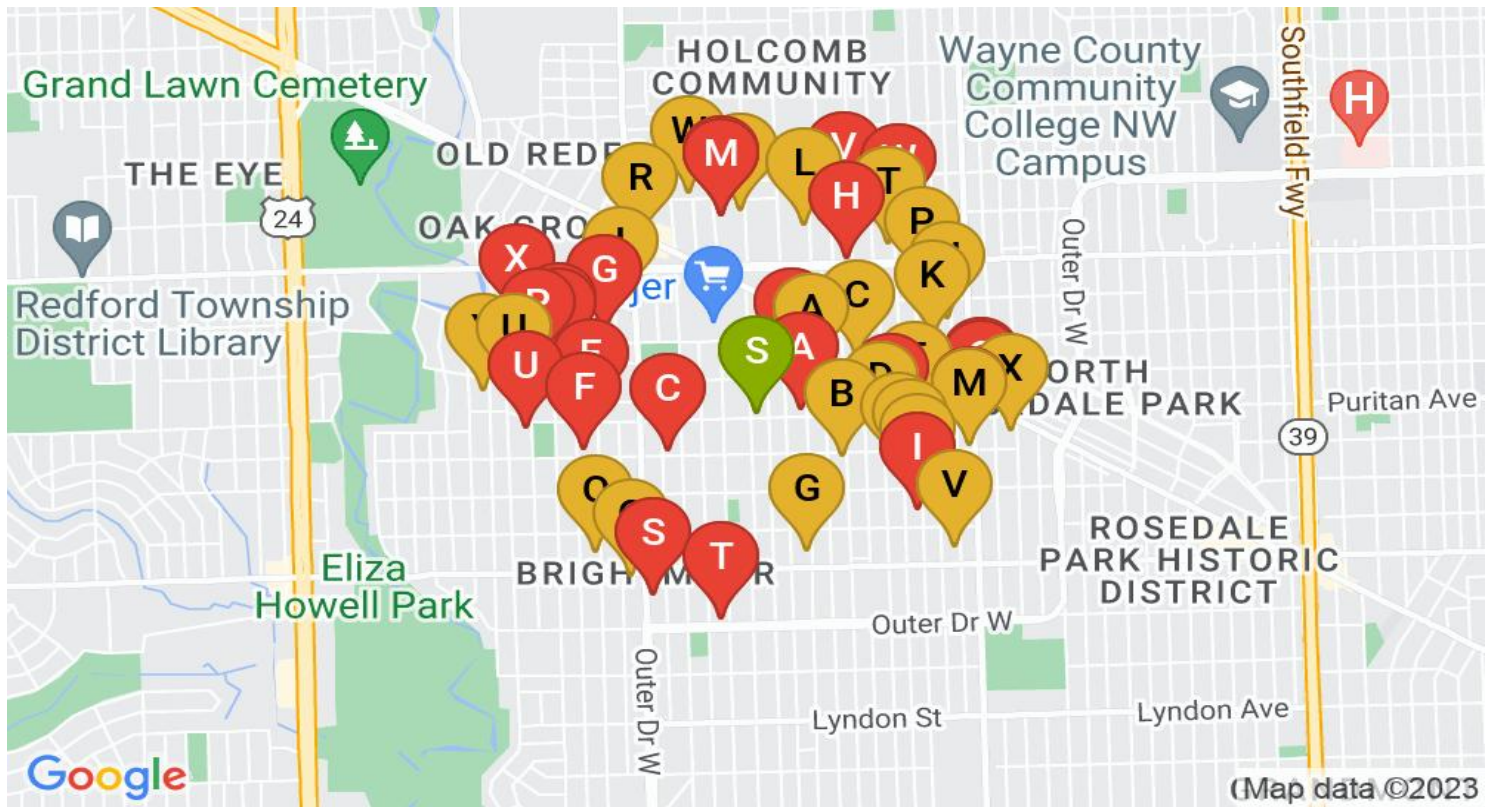
| | | |
|-------------------------------------|---------------------------|--------------------------------------|
| Assessor Parcel #: 22109795. | Land Value: | Total Taxable Value: \$16,400 |
| Tax Year: 2022 | Improvement Value: | Property Tax: \$451 |

Listing History

| Date | Action | Price | PPSF | DOM | Agent | Brokerage | MLS/Listing# |
|------|--------|-------|------|-----|-------|-----------|--------------|
| | | | | | | | |

Comparables & Nearby Listings

Subject Property: 16104 Westbrook St, Detroit, MI 48219-3871



● 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 | 0.13 | | 16115 Burt Rd, Detroit, Mi 48219 | 12/28/22 | \$70,900 | | | 859 | \$83 | 2 | 1 | 5,663 | 72 |
| B | 0.19 | | 16534 Trinity St, Detroit, Mi 48219 | 2/01/23 | \$42,000 | | | 845 | \$50 | 3 | 1 | 5,663 | 84 |
| C | 0.29 | | 15816 Greyscale St, Detroit, Mi 48223 | 6/16/23 | \$48,500 | | | 921 | \$53 | 3 | 1 | 4,356 | 103 |
| D | 0.4 | | 15864 Fielding St, Detroit, Mi 48223 | 5/11/23 | \$193,000 | | | 900 | \$214 | 2 | 1 | 4,356 | 86 |
| E | 0.49 | | 22214 Puritan St, Detroit, Mi 48223 | 6/23/23 | \$80,000 | | | 958 | \$84 | 3 | 1 | 6,534 | 67 |
| F | 0.52 | | 15824 Dacosta St, Detroit, Mi 48223 | 1/23/23 | \$61,000 | | | 962 | \$63 | 3 | 1 | 4,356 | 56 |
| G | 0.53 | | 16720 Dolphin St, Detroit, Mi 48219 | 4/26/23 | \$90,000 | | | 882 | \$102 | | 1 | 4,356 | 74 |
| H | 0.57 | | 17103 Patton St, Detroit, Mi 48219 | 11/11/22 | \$27,500 | | | 700 | \$39 | 3 | 1 | 5,663 | 73 |
| I | 0.58 | | 15453 Kentfield St, Detroit, Mi 48223 | 6/01/23 | \$62,500 | | | 840 | \$74 | | 1 | 4,792 | 72 |
| J | 0.6 | | 16536 Lamphere St, Detroit, Mi 48219 | 6/13/23 | \$73,500 | | | 720 | \$102 | 3 | 1 | 5,227 | 79 |
| K | 0.61 | | 16600 Lamphere St, Detroit, Mi 48219 | 6/13/23 | \$44,000 | | | 931 | \$47 | 3 | 1 | 3,920 | 71 |

| | | | | | | | | | | |
|---|------|---|----------|----------|-----|-------|---|-------|-------|----|
| L | 0.64 | 15815 Evergreen Rd, Detroit, Mi 48223 | 12/22/22 | \$40,000 | 708 | \$56 | 1 | 3,049 | 82 | |
| M | 0.66 | 17274 Bentler St #46, Detroit, Mi 48219 | 3/01/23 | \$43,500 | 693 | \$63 | 2 | 1 | 66 | |
| N | 0.66 | 17274 Bentler St #45, Detroit, Mi 48219 | 4/24/23 | \$47,500 | 711 | \$67 | 2 | 1 | 66 | |
| O | 0.66 | 15910 Evergreen Rd, Detroit, Mi 48223 | 5/01/23 | \$95,870 | 812 | \$118 | 3 | 2 | 5,227 | 75 |
| P | 0.66 | 16536 Chatham St, Detroit, Mi 48219 | 11/09/22 | \$75,000 | 874 | \$86 | 1 | 8,276 | 80 | |
| Q | 0.67 | 15904 Evergreen Rd, Detroit, Mi 48223 | 5/04/23 | \$55,633 | 893 | \$62 | 1 | 6,970 | 75 | |
| R | 0.67 | 17270 Bentler St #40, Detroit, Mi 48219 | 3/01/23 | \$43,500 | 681 | \$64 | 2 | 1 | 66 | |
| S | 0.67 | 15110 Lahser Rd, Detroit, Mi 48223 | 3/01/23 | \$52,500 | 926 | \$57 | 3 | 1 | 4,356 | 62 |
| T | 0.68 | 11294 W Outer Dr, Detroit, Mi 48223 | 1/09/23 | \$85,000 | 872 | \$97 | 1 | 3,920 | 82 | |
| U | 0.68 | 15901 Chatham St, Detroit, Mi 48223 | 6/01/23 | \$59,910 | 728 | \$82 | 3 | 1 | 5,663 | 72 |
| V | 0.72 | 17311 Patton St, Detroit, Mi 48219 | 11/29/22 | \$51,000 | 966 | \$53 | 3 | 1 | 5,227 | 87 |
| W | 0.76 | 17228 Stout St, Detroit, Mi 48219 | 2/09/23 | \$55,000 | 778 | \$71 | 1 | 5,663 | 83 | |
| X | 0.77 | 16746 Bramell St, Detroit, Mi 48219 | 11/08/22 | \$59,900 | 755 | \$79 | 2 | 1 | 6,534 | 83 |

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 | 16514 Burt Rd, Detroit, Mi 48219 | 12/27/17 | \$19,000 | 6/24/23 | \$79,900 | 858 | \$93 | 2 | 1 | 6,098 | 81 |
| B | 0.29 | P | 15777 Braille St, Detroit, Mi 48223 | | | 6/22/23 | \$65,000 | 1,061 | \$61 | 3 | 1.5 | 6,098 | 66 |
| C | 0.35 | P | 16559 Patton St, Detroit, Mi 48219 | 9/02/20 | \$39,200 | 6/14/23 | \$75,000 | 1,165 | \$64 | 3 | 2 | | 73 |
| D | 0.38 | A | 15837 Fielding St, Detroit, Mi 48223 | | | 6/07/23 | \$70,000 | 1,110 | \$63 | 3 | 1 | | 86 |
| E | 0.46 | A | 15743 Stout St, Detroit, Mi 48223 | 9/23/16 | \$22,000 | 7/23/23 | \$45,000 | 915 | \$49 | 2 | 2 | | 75 |
| F | 0.47 | A | 15907 Kentfield St, Detroit, Mi 48223 | 3/24/16 | \$10,001 | 6/01/23 | \$94,500 | 1,432 | \$66 | 3 | 1 | | 82 |
| G | 0.47 | A | 15331 Burt Rd, Detroit, Mi 48223 | 6/10/21 | \$1,000 | 5/21/23 | \$54,900 | 823 | \$67 | 3 | 1 | 4,792 | 68 |
| H | 0.5 | P | 15722 Stout St, Detroit, Mi 48223 | 2/17/23 | \$55,000 | 6/23/23 | \$110,000 | 1,082 | \$102 | 3 | 1 | 4,792 | 73 |
| I | 0.54 | A | 16804 Rockdale St, Detroit, Mi 48219 | 11/02/22 | \$10,000 | 6/24/23 | \$64,900 | 1,456 | \$45 | 2 | 1 | | 103 |
| J | 0.54 | P | 15519 Kentfield St, Detroit, Mi 48223 | 3/21/14 | \$13,750 | 5/21/23 | \$92,000 | 2,348 | \$39 | 4 | 2 | | 94 |
| K | 0.58 | A | 16601 Heyden St, Detroit, Mi 48219 | 5/11/23 | \$71,000 | 7/24/23 | | 1,512 | \$47 | 4 | 2 | | 66 |
| L | 0.63 | A | 17231 Pierson St, Detroit, Mi 48219 | 5/10/16 | \$58,000 | 7/01/23 | \$78,000 | 1,464 | \$53 | 3 | 1 | 6,970 | 94 |
| M | 0.64 | A | 15809 Evergreen Rd, Detroit, Mi 48223 | 12/06/07 | \$4,500 | 6/22/23 | \$65,000 | 742 | \$88 | 3 | 1 | | 82 |
| N | 0.65 | A | 16735 Vaughan St, Detroit, Mi 48219 | 4/02/15 | \$49,500 | 7/17/23 | \$180,000 | 1,789 | \$101 | 3 | 2 | | 92 |
| O | 0.65 | A | 22041 Fenkell St, Detroit, Mi 48223 | 7/12/17 | \$150,000 | 6/16/23 | \$185,000 | 7,295 | \$25 | | | 7,841 | 74 |
| P | 0.65 | P | 16842 Kentfield St, Detroit, Mi 48219 | 11/19/12 | \$15,718 | 6/01/23 | \$85,000 | 1,248 | \$68 | 3 | 1 | | 86 |
| Q | 0.66 | A | 15341 Dolphin St, Detroit, Mi 48223 | 11/17/22 | \$6,600 | 5/25/23 | \$55,000 | 1,296 | \$42 | 3 | 1 | | 98 |
| R | 0.67 | A | 21733 Grand River Ave, Detroit, Mi 48219 | 7/03/12 | \$2,335 | 7/11/23 | \$525,000 | 3,600 | \$146 | | | 1,742 | 101 |
| S | 0.67 | A | 17283 Westbrook St, Detroit, Mi 48219 | 4/23/19 | \$35,000 | 6/29/23 | \$63,000 | 1,221 | \$52 | 3 | 1 | 6,970 | 99 |
| T | 0.68 | A | 17151 Stout St, Detroit, Mi 48219 | 8/31/15 | \$32,925 | 7/20/23 | \$80,000 | 1,008 | \$79 | 3 | 1 | | 83 |
| U | 0.72 | A | 16164 Bramell St, Detroit, Mi 48219 | 10/07/22 | \$20,000 | 6/30/23 | \$50,000 | 1,084 | \$46 | 3 | 1 | 7,405 | 71 |
| V | 0.73 | P | 15335 Vaughan St, Detroit, Mi 48223 | 12/08/16 | \$26,000 | 6/13/23 | \$67,000 | 1,146 | \$58 | 3 | 2 | | 74 |
| W | 0.75 | A | 21512 Orchard St, Detroit, Mi 48219 | 12/28/22 | \$35,000 | 6/27/23 | | 1,409 | \$25 | 4 | 2 | | 84 |
| X | 0.76 | A | 15855 Auburn St, Detroit, Mi 48223 | 6/20/18 | \$38,000 | 7/19/23 | \$80,000 | 1,242 | \$64 | 3 | 1 | 6,970 | 82 |
| Y | 0.81 | C | 16167 Beaverland St, Detroit, Mi 48219 | 6/06/16 | \$6,300 | 7/02/23 | \$35,000 | 1,066 | \$33 | 2 | 1 | 6,534 | 71 |

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

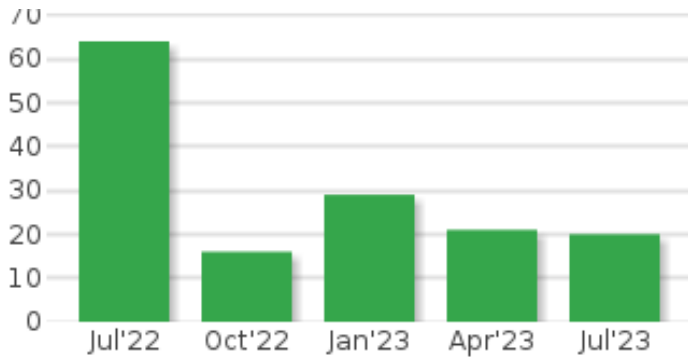


2.82 % Last 30 Days Price Change

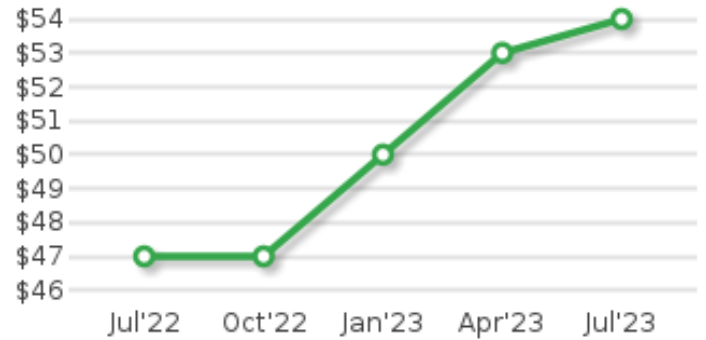


2.53 % Last 30 Days Rent Change

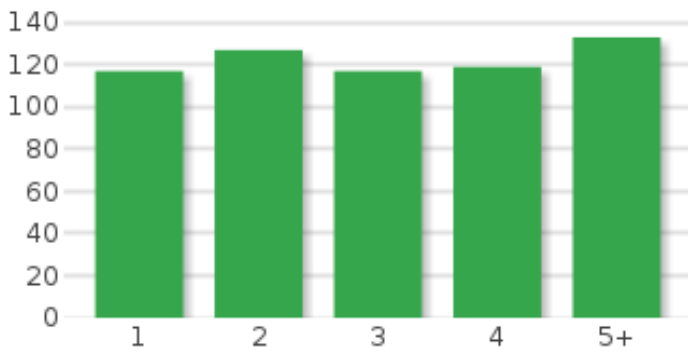
New Pre-Foreclosures



\$ / SqFt



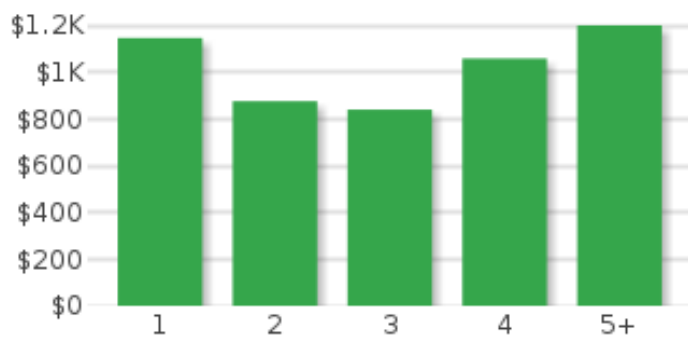
Average Days on Market



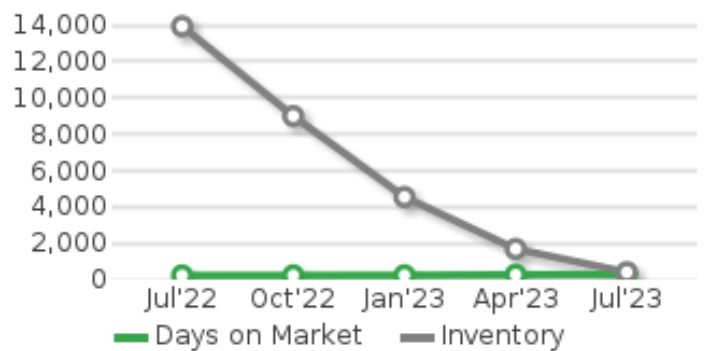
List Price vs. Sale Price



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