

Comparative Market Analysis

19255 Conley St, Detroit, MI 48234

APN: 13016742.

Wayne County Data as of: 08/10/2023



Bedrooms: 2 **Year Built:** 1940
Bathrooms: 2 **Square Feet:** 1,239
Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: ROBINSON RAYNAL
Mailing Address: 19255 CONLEY ST
DETROIT, MI 48234

Comparables
Properties: 44
Avg. Sale Price: \$42,763
Days on Market: 50
Opportunity
Estimated Value: \$53,209
Estimated Equity: \$53,209
Mortgage Balance: \$0
Monthly Rent: \$917
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19255 CONLEY ST, DETROIT, MI 48234-2247 C008 CURRENTLY OWNED BY ROBINSON RAYNAL HAVING A TAX ASSESSOR NUMBER OF 13016742. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 405 LOT: .

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

Status: Fail
Date: 09/2022
Price: \$70,000

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission
Rec. Date: 04/21/2023
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:** 4,792 SqFt. **Stories:** 1 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 1,239 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1940 **Bedrooms:** 2 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 2 **Heating:** FORCED AIR NATURAL **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** Yes **Price / Sq.Ft.:**

Open Liens

Owner 1: ROBINSON RAYNAL
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$53,209

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 #
04/21/2023	Notice of Rescission		Robinson Raynal		133656
03/25/2022	County/City Tax Lien (DELINQUENT TAX)		Raynal Robinson	County Treasurer	84182
03/20/2019	County/City Tax Lien (DELINQUENT TAX)		Raynal Robinson	Wayne County Treasurer	66727

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
12/16/2016	Intrafamily Transfer & Dissolution	Non-Arm's length	Robinson Jeannette	Robinson Ranal	
11/03/2016	Intrafamily Transfer & Dissolution	Non-Arm's length	Johnson Leroy, Robinson Jeanette	Robinson Jeanette	
09/19/2005	Intrafamily Transfer & Dissolution	Non-Arm's length	Johnson Marie, Johnson Herbert	Johnson Marie	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

Tax Status

Assessor Parcel #: 13016742.
Tax Year: 2022

Land Value:
Improvement Value:

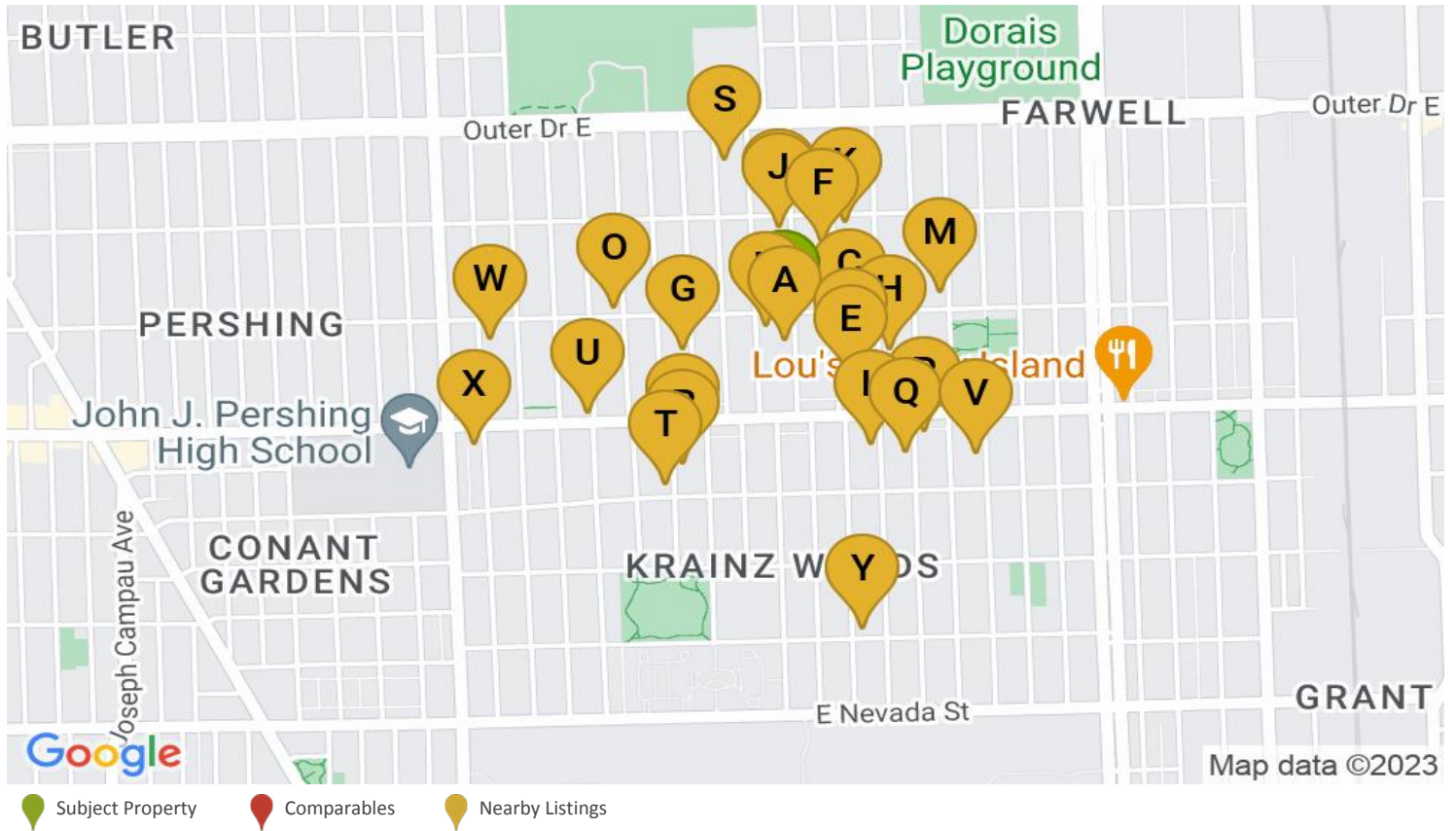
Total Taxable Value: \$17,000
Property Tax: \$448

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
09/2022	Fail - FAIL	\$70,000	\$56	2	Whitney Myers	EXP Realty LLC	60135032
9/03/2022	Active - Price	\$55,000	\$44	2	Whitney Myers	EXP Realty LLC	60135032
9/03/2022	Active - Price	\$58,000	\$47	2	Whitney Myers	EXP Realty LLC	60135032
9/02/2022	Active - New Listing	\$70,000	\$56	1	Whitney Myers	eXp Realty LLC	60135032
09/2022	Fail - FAIL	\$55,000	\$44	1	Whitney Myers	EXP Realty LLC	R20221037282
9/02/2022	Active - New Listing	\$55,000	\$44	1	Whitney Myers	EXP Realty LLC	R20221037282
2/07/2023	Pulled Off Market	\$55,000	\$44	161	Whitney Myers	EXP Realty LLC	20221037282
8/31/2022	Active - Price	\$55,000	\$44	1	Whitney Myers	EXP Realty LLC	20221037282
9/02/2022	Active - Price	\$58,000	\$47	3	Whitney Myers	EXP Realty LLC	20221037282
9/02/2022	Active - New Listing	\$65,000	\$52	3	Whitney Myers	EXP Realty LLC	20221037282

Comparables & Nearby Listings

Subject Property: 19255 Conley St, Detroit, MI 48234-2247



COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
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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	19225 Conley St, Detroit, Mi 48234	6/26/16	\$25,000	7/31/23	\$39,900	1,064	\$38	3	1		93
B	0.03	P	19252 Fenelon St, Detroit, Mi 48234			7/17/23	\$35,000	994	\$35	3	1		76
C	0.1	A	19254 Keystone St, Detroit, Mi 48234	2/10/09	\$3,300	5/20/23	\$72,500	1,094	\$66	2	1	4,356	85
D	0.12	A	19184 Keystone St, Detroit, Mi 48234	6/08/23	\$54,000	7/25/23	\$1,400	1,176	\$1	3	2		72
E	0.14	P	19158 Keystone St, Detroit, Mi 48234	3/08/19	\$500	7/22/23	\$39,900	1,500	\$27	3	1	4,356	86
F	0.15	A	19417 Keystone St, Detroit, Mi 48234	7/15/21	\$2,115,000	6/03/23		1,604	\$1,319	3	2	4,356	86
G	0.16	A	19217 Healy St, Detroit, Mi 48234	7/29/08	\$1,325	7/05/23	\$36,000	850	\$42	2	1	3,049	65
H	0.17	A	19200 Moenart St, Detroit, Mi 48234	1/09/12	\$6,000	6/08/23	\$49,000	1,244	\$39	3	1	3,920	94
I	0.17	A	19451 Conley St, Detroit, Mi 48234	8/15/22	\$34,500	6/07/23	\$69,900	900	\$78	3	1		79
J	0.17	A	19443 Conley St, Detroit, Mi 48234	9/09/22	\$63,900	6/07/23	\$69,900	848	\$82	3	1		92
K	0.2	A	19450 Keystone St, Detroit, Mi 48234	3/13/12	\$4,950	6/08/23		750	\$7	2	1	4,356	73
L	0.24	P	18877 Moenart St, Detroit, Mi 48234	3/04/21	\$57,000	6/09/23	\$35,000	708	\$49	2	1	3,485	73
M	0.24	A	19323 Buffalo St, Detroit, Mi 48234			6/09/23		1,077		3	1		76
N	0.26	A	18880 Hasse St, Detroit, Mi 48234	3/17/22	\$41,500	8/01/23	\$31,700	1,233	\$26	4	2		97
O	0.26	P	19309 Eureka St, Detroit, Mi 48234			7/12/23	\$30,000	912	\$33	2	1		53
P	0.28	A	18898 Bloom St, Detroit, Mi 48234	7/01/21	\$40,000	7/11/23		720	\$56	2	1	3,485	73
Q	0.28	C	18863 Bloom St, Detroit, Mi 48234			7/01/23		940		3	1	3,485	60

R	0.28	P	18850 Hasse St, Detroit, Mi 48234			6/22/23	\$31,000	898	\$35	3	2	74	
S	0.29	A	19694 Lamont St, Detroit, Mi 48234	1/29/19	\$21,000	6/22/23	\$79,900	978	\$82	3	1	75	
T	0.32	A	18817 Hasse St, Detroit, Mi 48234	7/09/21	\$47,200	6/30/23	\$50,000	1,340	\$37	3	2	3,920	69
U	0.33	A	4435 E 7 Mile Rd, Detroit, Mi 48234	11/10/15	\$6,399	6/27/23	\$82,000	748	\$110				66
V	0.36	A	18855 Caldwell St, Detroit, Mi 48234	1/14/22	\$24,127	6/01/23	\$79,900	1,264	\$63	3	1.5	4,356	75
W	0.45	A	19244 Dean St, Detroit, Mi 48234			6/23/23	\$55,000	858	\$64	3	2		79
X	0.51	A	18911 Dean St, Detroit, Mi 48234	5/20/21	\$30,000	7/25/23	\$1,500	1,303	\$1	3	1		95
Y	0.53	P	18410 Keystone St, Detroit, Mi 48234	10/27/22	\$23,080	7/06/23	\$23,900	958	\$25	3	1		73

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

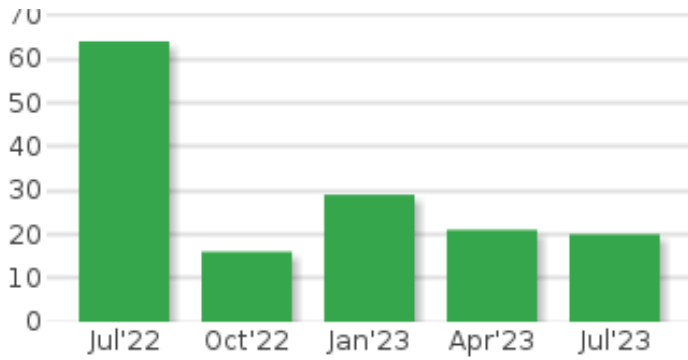


2.82 % Last 30 Days Price Change

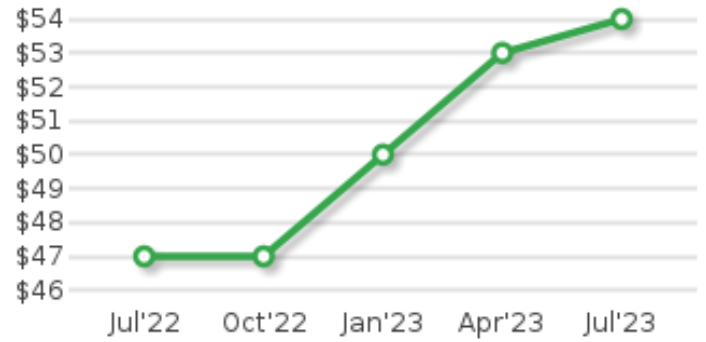


2.53 % Last 30 Days Rent Change

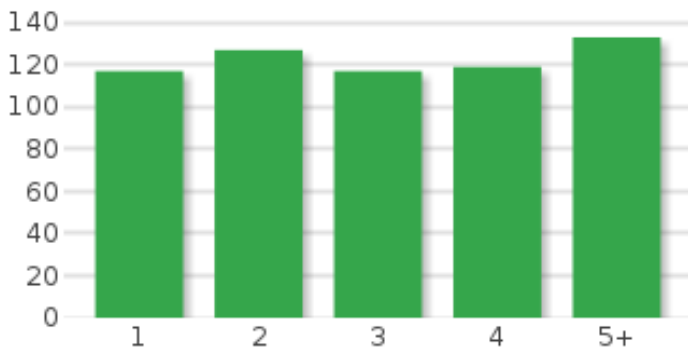
New Pre-Foreclosures



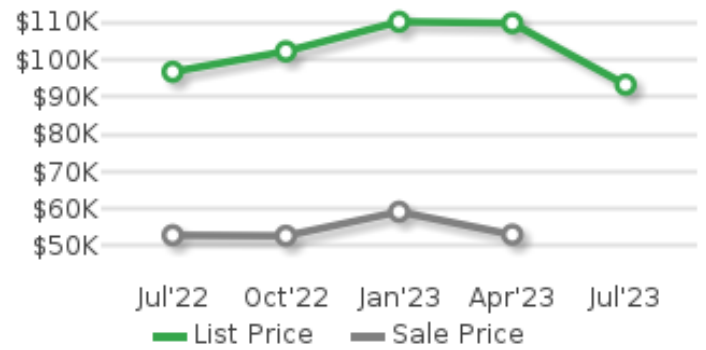
\$ / SqFt



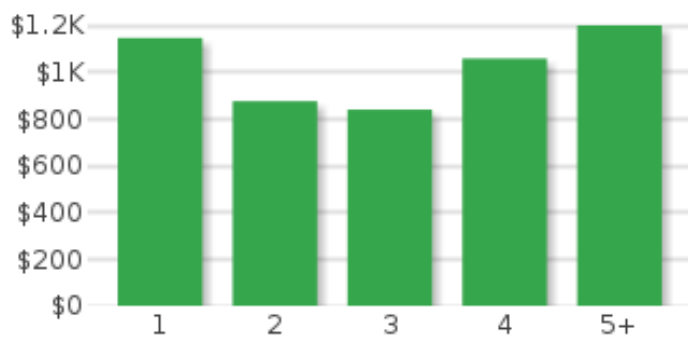
Average Days on Market



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