

# Comparative Market Analysis

2493 Monterey St, Detroit, MI 48206

APN: 10003388-9

Wayne County Data as of: 08/01/2023



**Bedrooms:**                      **Year Built:** 1921  
**Bathrooms:** 1                      **Square Feet:** 1,318

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Non-Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** HERRON CHESTER  
**Mailing Address:** 4805 S 118TH DR  
AVONDALE, AZ 85323

Comparables	
<b>Properties:</b>	54
<b>Avg. Sale Price:</b>	\$26,498
<b>Days on Market:</b>	167
Opportunity	
<b>Estimated Value:</b>	\$50,547
<b>Estimated Equity:</b>	\$50,547
<b>Mortgage Balance:</b>	\$0
<b>Monthly Rent:</b>	\$1,048
<b>Liens:</b>	\$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2493 MONTEREY ST, DETROIT, MI 48206-1209 C018 CURRENTLY OWNED BY HERRON CHESTER HAVING A TAX ASSESSOR NUMBER OF 10003388-9 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 309 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2023.40148 DATED 02/06/2023 AND RECORDED 03/02/2023.

## Last Market Sale

**Seller:** DETROIT LAND BANK AUTHORITY  
**Buyer:** HERRON CHESTER  
**Rec. Date:** 03/02/2023  
**Sale Date:** 02/06/2023  
**Sale Price:** \$2,200

## 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

<b>Land Use:</b> Single Family Residential	<b>Lot Size:</b> 6,098 SqFt.	<b>Stories:</b> 2	<b>Parking Spaces:</b> 1
<b>Zoning:</b> R2	<b>Living Area:</b> 1,318 SqFt.	<b>Pool:</b>	<b>Parking Type:</b> Garage
<b>Year Built:</b> 1921	<b>Bedrooms:</b>	<b>Fireplace:</b> 1	<b>Interior Wall:</b>
<b>Style:</b>	<b>Bathrooms:</b> 1	<b>Heating:</b> Forced air unit	<b>Exterior Wall:</b> Wood Siding
<b>Basement:</b> Unspecified Basement	<b>Total Rooms:</b>	<b>Cooling:</b>	<b>Price / Sq.Ft.</b> \$2

## Open Liens

**Owner 1:** HERRON CHESTER  
**Owner 2:**

**Combined Loan To Value:** 0 %  
**Estimated Equity:** \$50,547

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
04/11/2011	Quit Claim Deed	Non-Arm's length	Charter County Of Wayne	Planning & Development Dept City	
02/06/2023	Quit Claim Deed	Arm's-length Residential	Detroit Land Bank Authority	Herron Chester	\$2,200

## Tax Status

Assessor Parcel #: 10003388-9  
 Tax Year: 2022

Land Value:  
 Improvement Value:

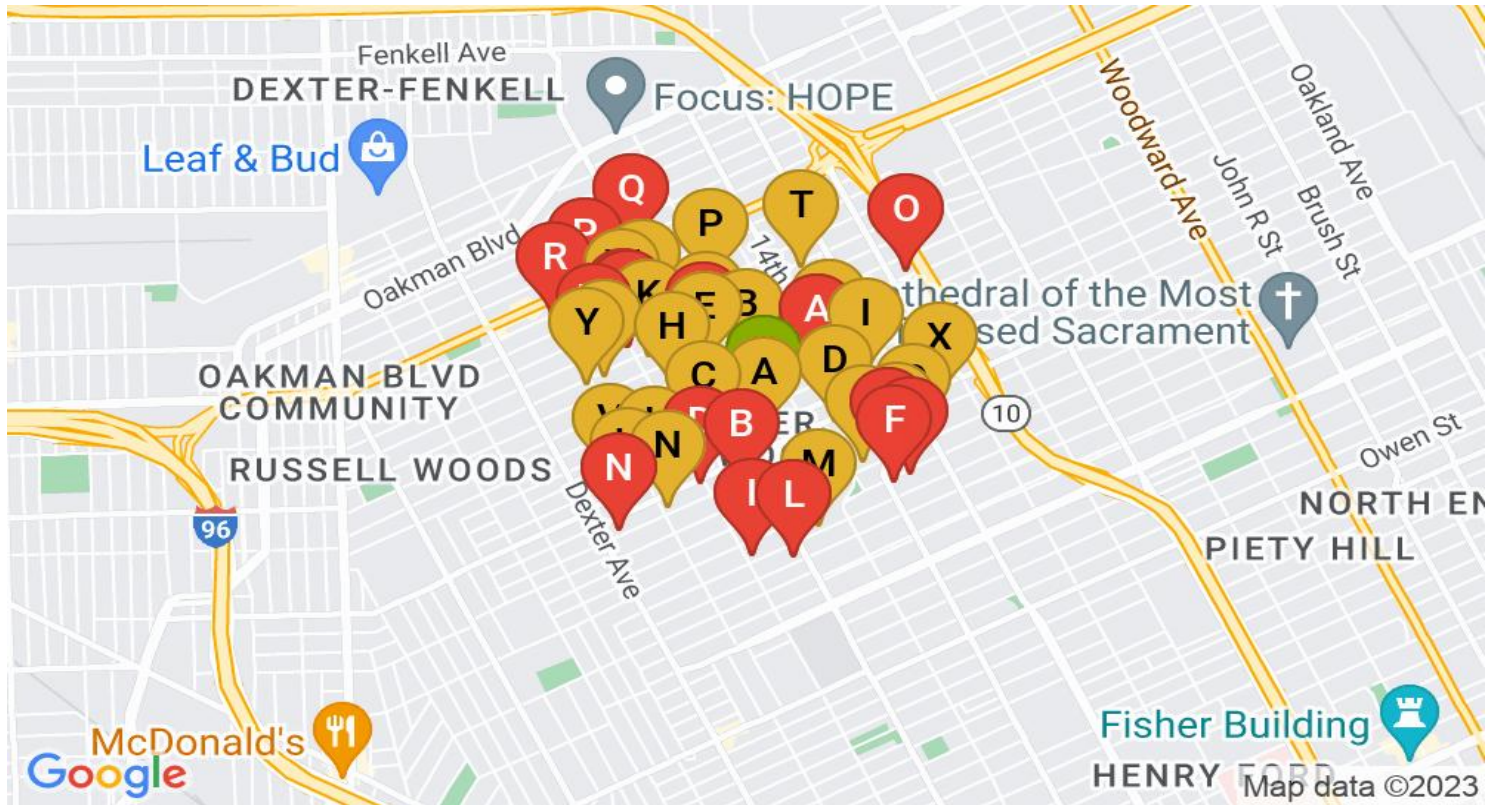
Total Taxable Value:  
 Property Tax:

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

## Comparables & Nearby Listings

Subject Property: 2493 Monterey St, Detroit, MI 48206-1209



● 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	0.21		2275 Richton St, Detroit, Mi 48206	10/18/22	\$227,957			1,144	\$199	3	1.5	3,049	105
B	0.25		2667 Webb St, Detroit, Mi 48206	10/18/22	\$90,000			1,556	\$58	3	1.5	4,792	101
C	0.25		2580 Sturtevant St, Detroit, Mi 48206	9/14/22	\$39,000			1,275	\$31	3	1	4,356	76
D	0.3		2911 Tuxedo St, Detroit, Mi 48206	9/22/22	\$70,714			1,456	\$49		1.5	4,356	101
E	0.4		2059 Lawrence St, Detroit, Mi 48206	3/01/23	\$125,000			1,398	\$89	4	1.5	8,712	102
F	0.45		2071 Collingwood St, Detroit, Mi 48206	3/14/23	\$140,000			1,448	\$97	3	1	3,920	102
G	0.46		12741 Lawton St, Detroit, Mi 48238	9/30/22	\$50,000			1,108	\$45	2	1	871	98
H	0.46		12745 Lawton St, Detroit, Mi 48238	9/30/22	\$50,000			1,108	\$45	2	1	871	98
I	0.47		2750 Calvert St, Detroit, Mi 48206	10/18/22	\$102,223			1,156	\$88		1.5	4,792	62
J	0.47		2911 Glendale St, Detroit, Mi 48238	9/30/22	\$50,000			1,076	\$46	2	1	1,307	98

K	0.48	2009 Collingwood St, Detroit, Mi 48206	10/01/22	\$85,120		1,557	\$55	4	1	3,485	102
L	0.48	2632 Glynn Ct, Detroit, Mi 48206	3/01/23	\$70,000		1,125	\$62	3	1	3,049	102
M	0.53	3019 Glendale St, Detroit, Mi 48238	10/18/22	\$227,957		1,488	\$153		1.5	4,356	99
N	0.58	3346 Webb St, Detroit, Mi 48206	5/19/23	\$57,500		1,250	\$46	3	1.5	4,792	71
O	0.63	1568 Highland St, Detroit, Mi 48206	9/02/22	\$100,000		1,344	\$74		1	3,920	107
P	0.66	2930 Waverly St, Detroit, Mi 48238	1/01/23	\$64,900		1,292	\$50	3	1	3,485	100
Q	0.66	13539 Linwood St, Detroit, Mi 48238	1/19/23	\$400,000		1,177	\$340			20,473	36
R	0.7	3203 Waverly St, Detroit, Mi 48238	3/31/23	\$83,000		1,397	\$59	3	2	3,485	78

**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	0.07	A	2521 Elmhurst St, Detroit, Mi 48206			7/01/23	\$25,000	1,260	\$20	3	2	4,792	101
B	0.16	A	2467 Highland St, Detroit, Mi 48206	11/26/19	\$5,500	6/26/23	\$25,000	1,421	\$18	3	1	3,485	100
C	0.2	A	2695 Monterey St, Detroit, Mi 48206	9/09/20	\$47,500	7/07/23	\$60,000	2,704	\$22	4	2	4,356	99
D	0.21	A	2305 Tuxedo St, Detroit, Mi 48206			6/26/23	\$69,900	1,268	\$55	3	1		100
E	0.23	A	2589 Sturtevant St, Detroit, Mi 48206	1/26/23	\$26,001	7/07/23	\$59,900	1,098	\$55	3	2		76
F	0.27	A	2551 Fullerton St, Detroit, Mi 48238	6/13/23	\$9,000	7/25/23		1,375	\$7	3	1		100
G	0.27	P	2220 Richton St, Detroit, Mi 48206	9/01/22	\$14,850	7/14/23	\$13,800	912	\$15	3	1		101
H	0.28	A	2701 Sturtevant St, Detroit, Mi 48206	7/22/17	\$6,000	7/28/23	\$45,000	2,800	\$16	4	2		97
I	0.33	A	1980 Elmhurst St, Detroit, Mi 48206	11/15/22	\$900	6/19/23	\$15,000						
J	0.34	A	2280 Lawrence St, Detroit, Mi 48206	11/23/20	\$35,000	7/24/23	\$60,000	1,633	\$37	3	3		103
K	0.39	A	2719 Leslie St, Detroit, Mi 48238	9/02/21	\$42,000	7/19/23		2,750	\$15		2		96
L	0.4	A	3035 Elmhurst St, Detroit, Mi 48206			7/20/23	\$95,000	2,640	\$36		2	4,356	97
M	0.4	A	2490 Calvert St, Detroit, Mi 48206	11/29/22	\$67,500	7/20/23	\$179,900	2,900	\$62		3		100
N	0.42	A	3042 Webb St, Detroit, Mi 48206	12/12/22	\$140,000	7/05/23		3,962	\$35		4	4,792	97
O	0.42	P	2025 Lawrence St, Detroit, Mi 48206	3/01/21	\$6,000	6/15/23	\$79,900	1,824	\$44	3	2		102
P	0.45	A	12835 La Salle Blvd, Detroit, Mi 48238	1/29/20	\$79,900	7/13/23	\$500,000	12,000	\$42		24		96
Q	0.45	P	1958 Lawrence St, Detroit, Mi 48206	10/30/20	\$52,000	6/19/23		2,165	\$24	5	3		102
R	0.48	A	2675 W Buena Vista St, Detroit, Mi 48238			7/16/23		3,130			4	3,920	98
S	0.49	A	3013 Leslie St, Detroit, Mi 48238	11/16/17	\$7,100	6/27/23		1,693	\$4	4	2		98
T	0.49	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
U	0.51	P	3282 Tuxedo St, Detroit, Mi 48206	7/28/20	\$21,250	7/05/23	\$40,000	2,756	\$15		3		96
V	0.51	A	3295 Monterey St, Detroit, Mi 48206	6/01/22	\$10,000	7/01/23		2,088	\$5		1	3,049	75
W	0.51	A	2749 W Buena Vista St, Detroit, Mi 48238	11/11/22	\$10,000	6/19/23	\$20,000	2,112	\$9		2		98
X	0.52	A	1690 Burlingame St, Detroit, Mi 48206	3/10/21	\$40,000	7/14/23	\$39,000	2,876	\$14		2.5		104
Y	0.53	A	3211 Leslie St, Detroit, Mi 48238	6/01/22	\$59,000	7/19/23	\$225,000	1,995	\$113	4	3		98

**A: Active      P: Pending      C: Contingent**

## Statistics for Detroit, MI

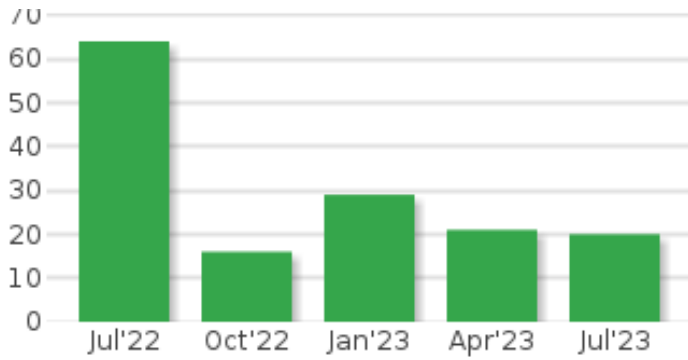


**2.82 %** Last 30 Days Price Change

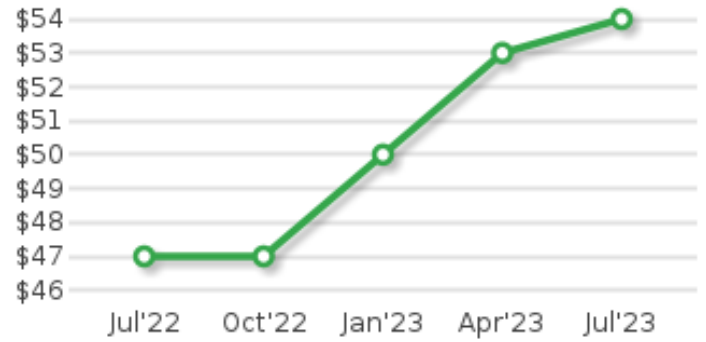


**2.53 %** Last 30 Days Rent Change

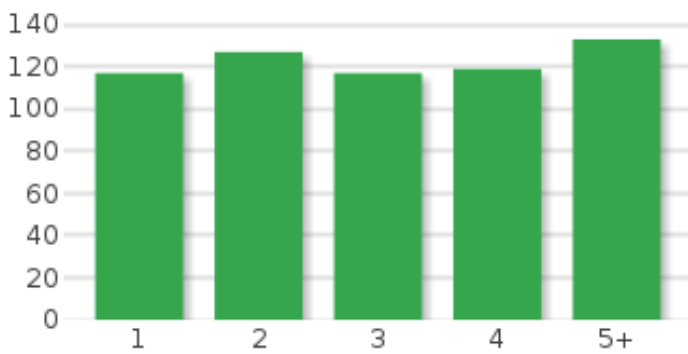
### New Pre-Foreclosures



### \$ / SqFt



### Average Days on Market



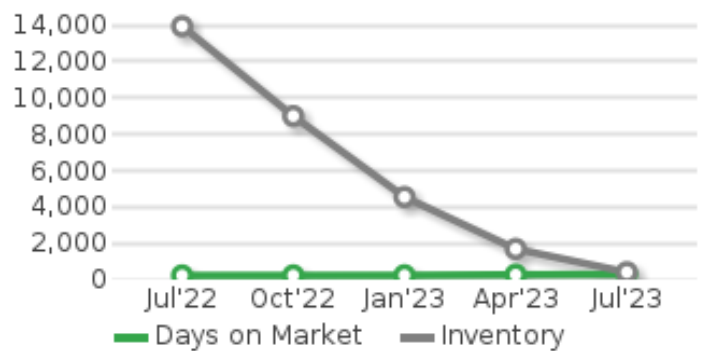
### List Price vs. Sale Price



### 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