Comparative Market Analysis

4505 University Pl, Detroit, MI 48224

APN: 21077536.001 Wayne County Data as of: 08/17/2023



Bedrooms: Year Built: 1920 **Bathrooms:** 1 Square Feet: 1,156

Status: Off Market Distressed:

Ownership: Individual Occupancy: **Owner Occupied Property Type:** Single Family (SFR) **Owner Name: OBRIEN CLARA Mailing Address:** 4505 UNIVERSITY PL

DETROIT, MI 48224

Comparables

Properties: 29 Avg. Sale Price: \$67,386

66

Days on Market:

Opportunity **Estimated Value:** \$49,660 **Estimated Equity:** \$49,660 Mortgage Balance: \$0 **Monthly Rent:** \$1,002 Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 4505 UNIVERSITY PL, DETROIT, MI 48224-1423 C010 CURRENTLY OWNED BY OBRIEN CLARA HAVING A TAX ASSESSOR NUMBER OF 21077536.001 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 205 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2019031503 DATED 02/12/2019 AND RECORDED 02/12/2019.

Last Market Sale

Seller: CITY OF DETROIT

Buyer: UNITED COMMUNITY HOUSING

02/12/2019 Rec. Date: Sale Date: 02/12/2019 Sale Price: \$158,725

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Rescission

Rec. Date: 04/05/2023 **Default Date:**

Default Amount: Unpaid Balance:

Association Information

Туре	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Wingate Park Condominium Association	Home Owner Assessments Fee	\$230	

Property Details - Public Record

Land Use: Single Family Residential Lot Size: 9,148 SqFt. Parking Spaces: 4 Stories: 1.25 Zoning: Living Area: 1,156 SqFt. Pool: Parking Type: Garage

Year Built: 1920 Bedrooms: Fireplace: 1 Interior Wall:

Bathrooms: 1 Heating: Forced air unit Exterior Wall: Shingle (Not Wood) Style:

Basement: Unspecified Basement **Total Rooms:** Cooling: Price / Sq.Ft. \$137

Open Liens

Owner 1: OBRIEN CLARA **Combined Loan To Value:** 0 % Owner 2: **Estimated Equity:** \$49,660

Date Position / Type Amount Lender Borrower(s) Loan Type Term There is no open lien data available.

Involuntary Liens

Date	Туре	Amount Debtor	Petitioner	Document #
04/05/2023	Notice of Rescission	Obrien Steven		116362
03/31/2023	County/City Tax Lien (DELINQUENT TAX)	Steven Obrien	Wayne County Treasurer	94551
03/28/2022	County/City Tax Lien (DELINQUENT TAX)	Steven Obrien	Wayne County Treasurer	102071

Prior Loan History

Date	Position / Type Amount Lender		Lender	Borrower(s)	Loan Type	Term
There is no	prior loan data available.					

Transfers & Conveyances

Date	Document Type	Transaction Type	From	То	Amount
There is no	transfer data available.				

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
07/03/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Obrien Steven	\$395
02/12/2019	Quit Claim Deed	Non-Arm's length	City Of Detroit	United Community Housing	\$158,725
02/14/2019	Quit Claim Deed	Non-Arm's length	United Cummunity Housing Coalition	Brien Clara Ann O	\$1,000
10/22/2018	Quit Claim Deed	Non-Arm's length	County Of Wayne	City Of Detroit Planning And	\$4,781
07/03/2012	Redemption Deed	Arm's-length Residential	Wayne County Treasurer	Obrien Steven	\$1,971

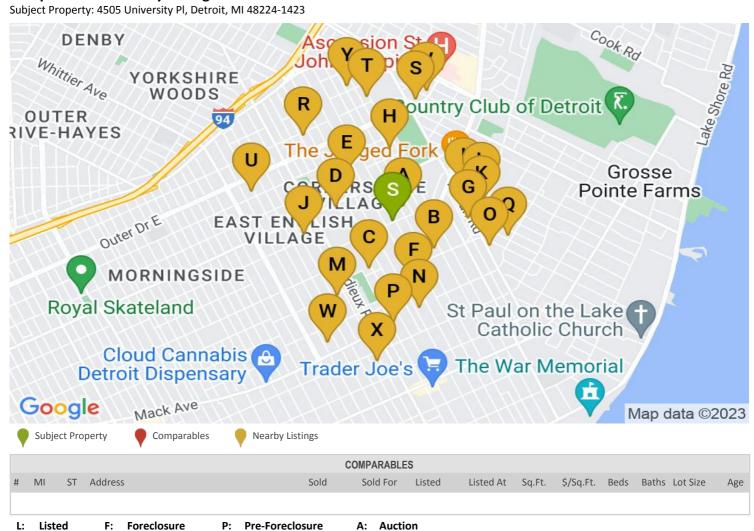
Tax Status

Assessor Parcel #: 21077536.001 Land Value: Total Taxable Value: \$16,900 Tax Year: 2022 Improvement Value: Property Tax: \$618

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings



	NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
Α	0.12	Α	4566 Marseilles St, Detroit, Mi 48224			7/14/23	\$52,000	644	\$81	1	1		76
В	0.3	Р	943 Washington Rd, Grosse Pointe, Mi 48230			7/19/23	\$365,000	1,984	\$184	3	2		76
С	0.34	Α	4129 Guilford St, Detroit, Mi 48224	7/20/07	\$27,500	7/22/23	\$64,900	1,238	\$52	4	2	6,970	96
D	0.35	Α	17238 E Warren Ave, Detroit, Mi 48224	9/30/20	\$65,000	8/03/23	\$150,000	3,711	\$40			2,614	65
Е	0.41	Α	5208 Neff Ave, Detroit, Mi 48224	10/14/21	\$17,940	7/27/23	\$22,900	996	\$23	3	1	6,098	83
F	0.41	Α	17560 Mack Ave #7, Grosse Pointe, Mi 48230	8/18/04	\$66,000	7/10/23	\$84,900	744	\$114	1	1		48
G	0.45	Р	417 Moran Rd, Grosse Pointe Farms, Mi 48236	1/22/01	\$230,000	7/13/23	\$369,000	1,563	\$236	3	2		97
Н	0.48	Р	5252 Farmbrook St, Detroit, Mi 48224	12/13/12	\$74,754	7/15/23	\$14,900	912	\$16	3	1	4,792	77
I	0.48	Α	454 Madison St, Grosse Pointe Farms, Mi 48236	10/17/22	\$273,000	7/14/23	\$299,900	1,922	\$156	3	1	5,227	73
J	0.53	Р	4820 Grayton St, Detroit, Mi 48224	6/20/08	\$58,500	7/09/23	\$118,000	1,018	\$116	2	1		94
K	0.54	Α	406 Lothrop Rd, Grosse Pointe Farms, Mi 48236	8/03/20	\$320,000	8/02/23	\$399,900	1,792	\$223	4	2		82
L	0.56	Α	411 Manor St, Grosse Pointe Farms, Mi 48236	10/31/03	\$220,000	8/05/23	\$339,900	1,500	\$227	3	3	5,227	87
М	0.59	Α	3962 Grayton St, Detroit, Mi 48224	1/11/13	\$14,611	8/06/23	\$117,000	1,780	\$66	3	1.5	6,534	77
N	0.59	Α	860 Neff Rd, Grosse Pointe, Mi 48230	6/25/13	\$147,000	8/03/23	\$279,900	1,635	\$171	2	2		25
0	0.6	Р	354 Mcmillan Rd, Grosse Pointe Farms, Mi 48236			7/11/23	\$445,000	1,803	\$247	3	2		86
Р	0.67	С	892 Notre Dame St, Grosse Pointe, Mi 48230	4/23/20	\$210,000	7/09/23	\$250,000	1,184	\$211	3	1	7,405	98
Q	0.69	Α	308 Merriweather Rd, Grosse Pointe Farms, Mi	6/29/01	\$295,000	8/01/23	\$449,700	1,794	\$251	3	2		73
R	0.77	Α	5800 Guilford St, Detroit, Mi 48224	3/03/15	\$4,265	8/05/23	\$55,000	976	\$56	3	2	5,663	82
S	0.81	Α	5600 Gateshead St, Grosse Pointe, Mi 48236	7/29/20	\$99,000	8/03/23		988	\$100	2	2		68
Т	0.83	Α	5937 Radnor St, Detroit, Mi 48224	10/09/15	\$6,000	7/21/23	\$100,000	1,116	\$90	3	1		77
U	0.86	Α	5535 Yorkshire Rd, Detroit, Mi 48224			7/06/23	\$165,000	1,271	\$130	3	1		95
٧	0.88	Α	18821 Chandler Park Dr, Grosse Pointe, Mi 48236	4/14/23	\$185,000	7/21/23		1,577	\$117	3	2		72
W	0.88	Р	3470 Kensington Ave, Detroit, Mi 48224			7/07/23	\$225,000	1,670	\$135	3	1	10,019	95
Х	0.92	Р	1365 Harvard Rd, Grosse Pointe, Mi 48230	5/19/14	\$325,000	7/27/23	\$529,000	2,554	\$207	4	2	6,534	94
Υ	0.93	Α	6124 Lodewyck St, Detroit, Mi 48224	3/22/18	\$32,000	8/05/23	\$89,000	1,006	\$88	3	1	4,356	72
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A: Active P: Pending C: Contingent

Statistics for Detroit, MI



2.82 %

Last 30 Days Price Change



2.53 %

Last 30 Days Rent Change

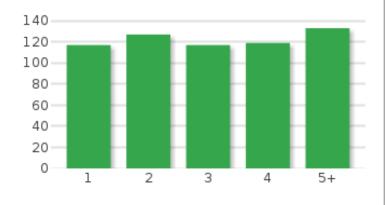
New Pre-Foreclosures



\$ / SqFt



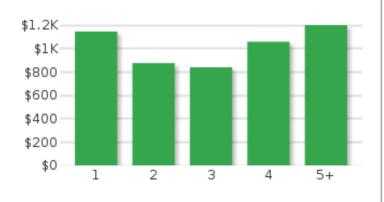
Average Days on Market



List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



Statistics for Detroit, MI

Market Trend Market Trend Last 6 Months Last 30 Days 0 % 0 % 0 % 736 46 5,728 1,168 **New Listings Closed Sales New Listings** Closed Sales **Listing Trend Last 6 Months Listing Trend** Last 30 Days 12.29 % 0 % -16.77 % 4.549 \$110,230 \$93,336 Homes for Sale Average List Price Homes for Sale Average List Price 2.04 % 4.8 % 1.68 % 13.9 % \$59 239 \$61 296 Average List \$ / SqFt Average DOM Average DOM Average List \$ / SqFt Sales Trend **Sales Trend Last 6 Months** Last 30 Days 0 % 22.84 % -100 % 3,887 \$59,221 Homes Sold Average Sale Price Homes Sold Average Sale Price 10.86 % -6.63 % 20.97 % \$37 148 129 Average Sale \$ / SqFt Average DOM Average Sale \$ / SqFt Average DOM