

Comparative Market Analysis

16540 Five Points St, Redford, MI 48240

APN: 22124548.002

Wayne County Data as of: 09/19/2023



Bedrooms: **Year Built:** 1943
Bathrooms: 1 **Square Feet:** 910

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: LADOUCEUR ARLENE
Mailing Address: 16540 FIVE POINTS ST
REDFORD, MI 48240

Comparables
Properties: 35
Avg. Sale Price: \$121,903
Days on Market: 61

Opportunity
Estimated Value: \$56,221
Estimated Equity: \$56,221
Mortgage Balance: \$0
Monthly Rent: \$976
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 16540 FIVE POINTS ST, REDFORD, MI 48240-2408 C051 CURRENTLY OWNED BY LADOUCEUR ARLENE HAVING A TAX ASSESSOR NUMBER OF 22124548.002 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 505 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:** 7,841 SqFt. **Stories:** 1 **Parking Spaces:**
Zoning: R1 **Living Area:** 910 SqFt. **Pool:** **Parking Type:**
Year Built: 1943 **Bedrooms:** **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Wood Siding
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: LADOUCEUR ARLENE **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$56,221

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

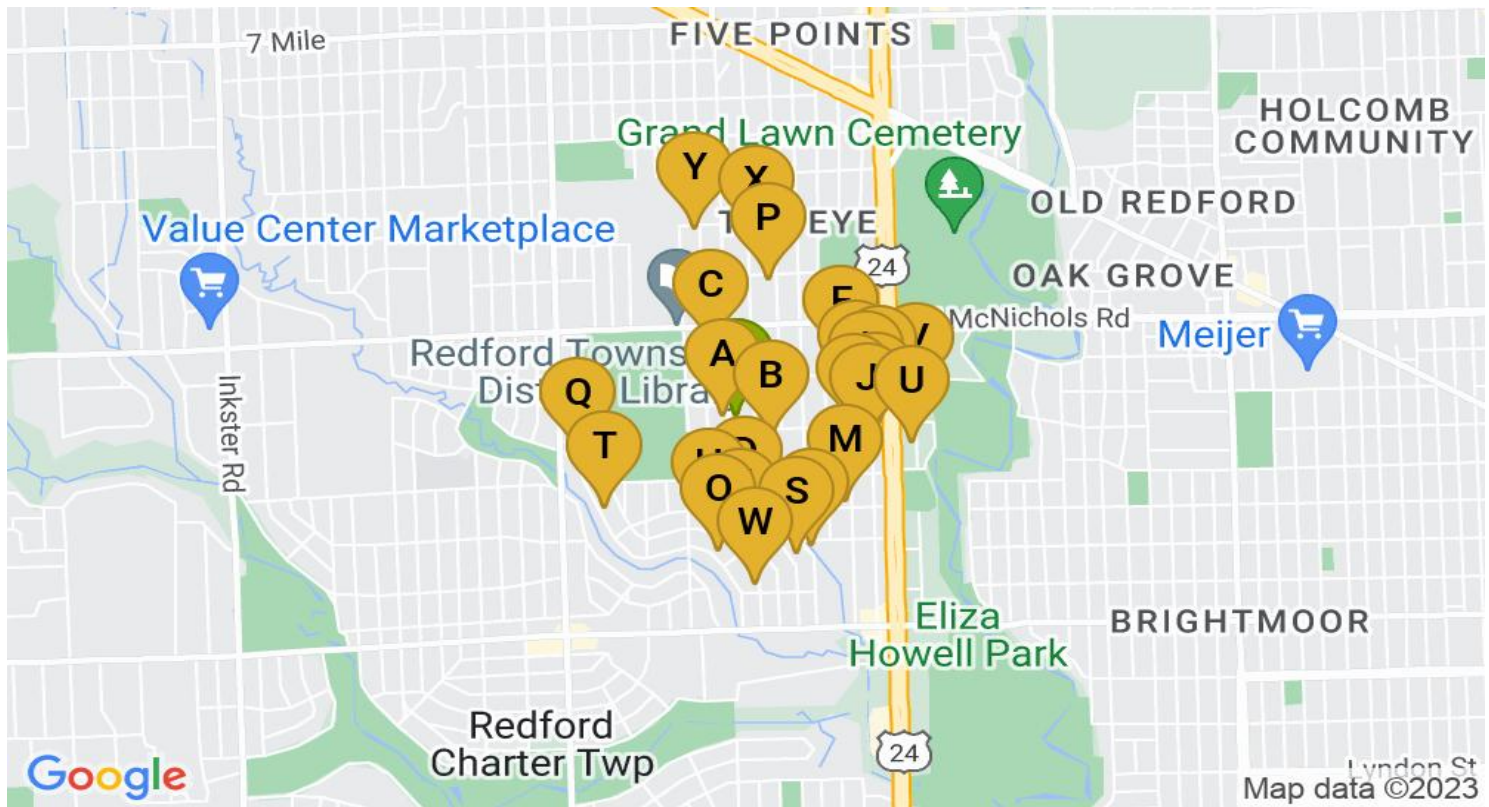
Assessor Parcel #:	22124548.002	Land Value:	Total Taxable Value:	\$14,200
Tax Year:	2022	Improvement Value:	Property Tax:	\$416

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 16540 Five Points St, Redford, MI 48240-2408



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

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	0.04	P	16543 Five Points St, Redford, Mi 48240			8/10/23	\$89,000	1,417	\$63	2	1		82
B	0.13	P	16229 Winston St, Detroit, Mi 48219	2/19/08	\$16,250	7/25/23	\$75,000	1,009	\$74	3	2		76
C	0.24	A	16902 Brady, Redford, Mi 48240	11/29/21	\$110,000	8/20/23	\$134,900	932	\$145	2	1	8,712	82
D	0.32	A	15877 Knight, Redford, Mi 48239	12/01/22	\$78,355	6/02/23	\$117,900	1,040	\$113	3	1		70
E	0.35	P	24255 Florence St, Detroit, Mi 48219	5/27/16	\$19,000	6/23/23	\$110,000	988	\$111	3	2	5,663	70
F	0.36	A	16831 Wormer St, Detroit, Mi 48219	6/26/20	\$35,000	8/09/23	\$65,000	962	\$68	3	1	6,098	68
G	0.36	C	16590 Wormer St, Detroit, Mi 48219	4/20/20	\$74,500	8/03/23	\$100,000	1,190	\$84	4	2	9,148	73

H	0.37	A	15618 Leona Dr, Redford, Mi 48239			8/28/23	\$99,900	1,167	\$86	3	1	4,792	72
I	0.39	P	16555 Woodbine St, Detroit, Mi 48219	8/19/10	\$9,000	5/20/23	\$120,000	1,018	\$118	3	1	6,970	71
J	0.4	P	16207 Woodbine St, Detroit, Mi 48219			6/06/23	\$34,900	694	\$50	3	1		76
K	0.42	A	24055 Florence St, Detroit, Mi 48219	11/05/09	\$22,000	6/12/23	\$77,500	977	\$79	3	1		70
L	0.43	A	16572 Woodbine St, Detroit, Mi 48219	11/25/19	\$24,000	8/10/23	\$98,500	1,129	\$87	3	1		73
M	0.43	A	15815 Wormer, Redford, Mi 48239	2/25/22	\$11,000	8/02/23		1,700	\$6	3	3	7,405	87
N	0.43	P	15512 Leona Dr, Redford, Mi 48239			6/30/23	\$209,900	1,734	\$121	3	2		17
O	0.45	P	15550 Lola Dr, Redford, Mi 48239			8/09/23	\$179,900	1,248	\$144	3	1	4,792	85
P	0.46	A	17245 Winston St, Detroit, Mi 48219	8/07/07	\$37,000	5/16/23	\$74,900	1,174	\$64	3	1		70
Q	0.48	P	16321 Glenmore, Redford, Mi 48240	6/12/23	\$112,350	8/14/23	\$219,900	1,605	\$137	4	2		71
R	0.48	P	24461 Midland, Redford, Mi 48239	12/05/17	\$30,000	6/13/23	\$79,900	793	\$101	2	1	1	72
S	0.49	A	15526 Winston, Redford, Mi 48239	6/25/08	\$28,000	8/19/23	\$165,000	1,036	\$159	3	1	6,970	75
T	0.49	P	15994 Lola Dr, Redford, Mi 48239	8/09/99	\$48,000	7/11/23	\$89,900	768	\$117	2	1		68
U	0.53	A	16183 Dale St, Detroit, Mi 48219	1/22/21	\$45,000	8/19/23	\$148,900	1,031	\$144	3	1	4,792	75
V	0.54	A	23844 Verne St, Detroit, Mi 48219			7/12/23	\$99,000	1,031	\$96	3	1	5,227	75
W	0.56	A	15417 Leona Dr, Redford, Mi 48239	10/27/22	\$100,738	6/03/23	\$144,900	1,122	\$129	3	1	6,970	85
X	0.57	A	17404 Salem St, Detroit, Mi 48219	6/06/23	\$20,000	8/24/23	\$86,999	719	\$121	2	1		74
Y	0.62	A	17453 Brady, Redford, Mi 48240			8/25/23		1,130		3	1	5,227	72

A: Active P: Pending C: Contingent

Statistics for Redford, MI

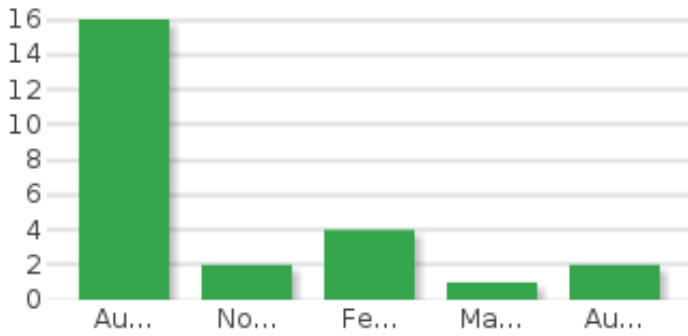


1.01 % Last 30 Days Price Change

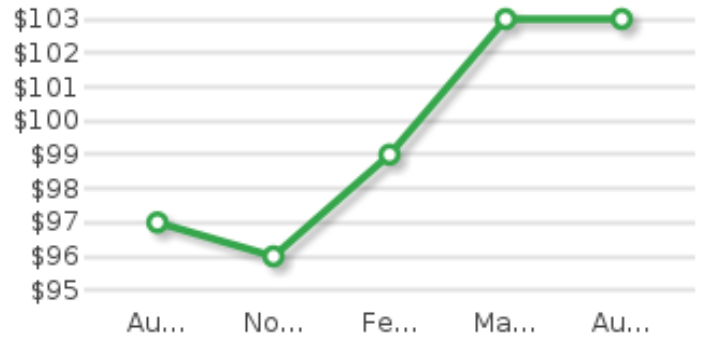


1.71 % Last 30 Days Rent Change

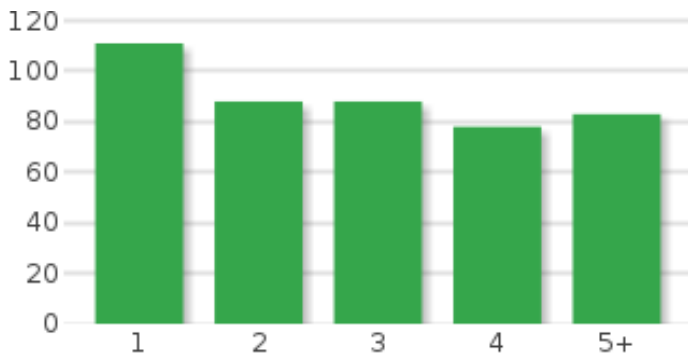
New Pre-Foreclosures



\$ / SqFt



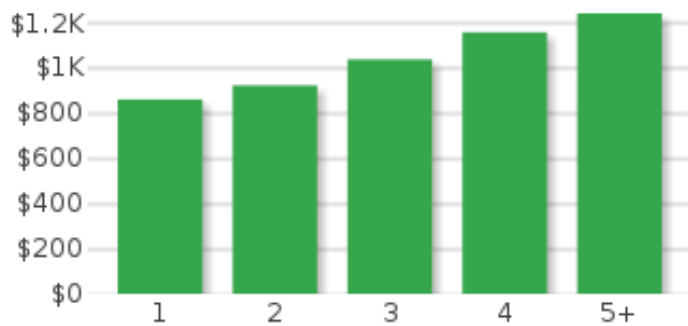
Average Days on Market



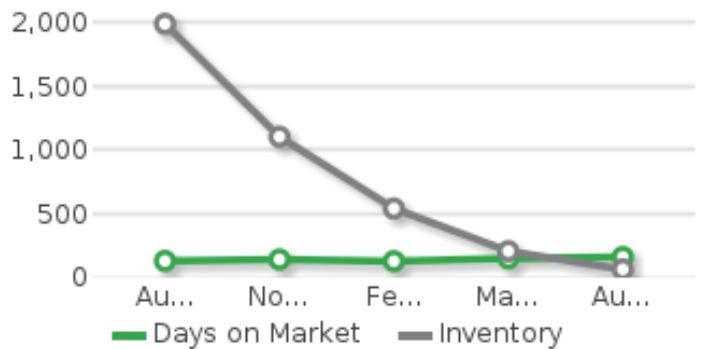
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Redford, MI


Market Trend

 0 %
86
New Listings


Last 30 Days

 0 %
13
Closed Sales


Market Trend

 0 %
858
New Listings


Last 6 Months

 0 %
254
Closed Sales


Listing Trend

 0 %
65
Homes for Sale


Last 30 Days


 0.84 %
\$128,902
Average List Price


Listing Trend


 0 %
543
Homes for Sale


Last 6 Months

 6.3 %
\$119,162
Average List Price

 3.5 %
\$93
Average List \$ / SqFt

 13.95 %
162
Average DOM


 1.09 %
\$92
Average List \$ / SqFt

 -5.95 %
129
Average DOM


Sales Trend

 -100 %
0
Homes Sold


Last 30 Days


 0 %
Average Sale Price


Sales Trend


 0 %
474
Homes Sold


Last 6 Months

 11.89 %
\$120,448
Average Sale Price

 0 %
Average Sale \$ / SqFt

 -9.35 %
71
Average DOM

 9.79 %
\$104
Average Sale \$ / SqFt

 -10.48 %
86
Average DOM