

Comparative Market Analysis

18191 Heyden St, Detroit, MI 48219

APN: 22099525.

Wayne County Data as of: 09/12/2023



Bedrooms: **Year Built:** 1940
Bathrooms: 1 **Square Feet:** 917

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MOORE JANIE L
Mailing Address: 18191 HEYDEN ST
DETROIT, MI 48219

Comparables	
Properties:	65
Avg. Sale Price:	\$52,486
Days on Market:	95
Opportunity	
Estimated Value:	\$49,767
Estimated Equity:	\$49,767
Mortgage Balance:	\$0
Monthly Rent:	\$916
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 18191 HEYDEN ST, DETROIT, MI 48219-3409 C038 CURRENTLY OWNED BY MOORE JANIE L HAVING A TAX ASSESSOR NUMBER OF 22099525. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 203 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2020010862 DATED 01/15/2020 AND RECORDED 01/15/2020.

Last Market Sale

Seller: CITY OF DETROIT
Buyer: UNITED COMMUNITY HOUSING
Rec. Date: 01/15/2020
Sale Date: 01/15/2020
Sale Price: \$176,490

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: 3,920 SqFt.	Stories: 2	Parking Spaces: 2
Zoning: R1	Living Area: 917 SqFt.	Pool:	Parking Type: Garage
Year Built: 1940	Bedrooms:	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Shingle (Not Wood)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$192

Open Liens

Owner 1: MOORE JANIE L
Owner 2:
Combined Loan To Value: 0 %
Estimated Equity: \$49,767

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 #
04/05/2023	County/City Tax Lien (DELINQUENT TAX)		Janie L Moore	Wayne County Treasurer	115443

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
01/15/2020	Quit Claim Deed	Non-Arm's length	City Of Detroit	United Community Housing	\$176,490
09/18/2019	Public Action - Common in Florida	REO and Trustee Deeds	County Of Wayne	City Of Detroit Planning And Dev	\$1,747
11/19/2020	Quit Claim Deed	Non-Arm's length	United Community Housing Coalition	Moore Janie L	\$2,200

Tax Status

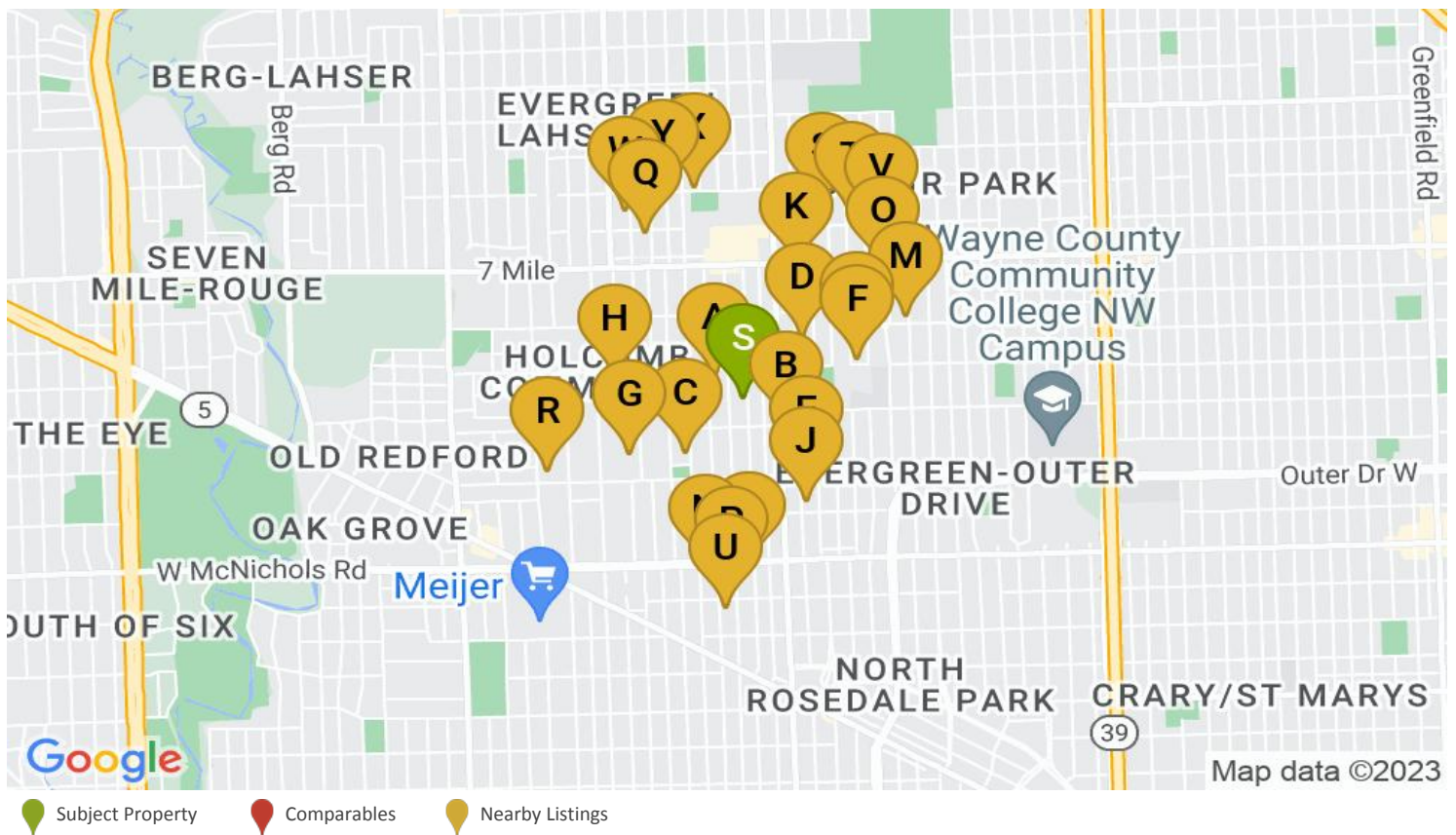
Assessor Parcel #:	22099525.	Land Value:		Total Taxable Value:	\$15,000
Tax Year:	2022	Improvement Value:		Property Tax:	\$705

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 18191 Heyden St, Detroit, MI 48219-3409



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	0.11	A	18274 Stout St, Detroit, Mi 48219	10/10/19	\$6,400	8/02/23	\$30,000	748	\$40	2	1		84
B	0.16	A	17664 Evergreen Rd, Detroit, Mi 48219	2/16/23	\$38,000	8/16/23		1,446	\$26	3	1		75
C	0.25	A	17583 Fielding St, Detroit, Mi 48219	11/04/10	\$4,500	8/11/23	\$1,450	966	\$2	4	1	5,227	87
D	0.27	A	18496 Plainview Ave, Detroit, Mi 48219	11/07/17	\$11,500	8/01/23		986	\$12	3	1		76
E	0.31	A	17500 Plainview Ave, Detroit, Mi 48219	8/30/19	\$54,000	8/31/23	\$110,000	844	\$130	3	1		81

F	0.37	A	18410 Edinborough Rd, Detroit, Mi 48219	7/12/21	\$85,000	8/29/23		987	\$86	3	1		76
G	0.39	A	17583 Pierson St, Detroit, Mi 48219	5/19/22	\$48,000	8/28/23	\$26,000	1,303	\$20	3	1		71
H	0.39	A	20901 Pickford St, Detroit, Mi 48219	12/13/12	\$22,000	8/17/23	\$70,000	760	\$92	3	1	8,712	71
I	0.39	P	18456 Edinborough Rd, Detroit, Mi 48219	8/05/22	\$69,900	7/25/23	\$1,400	986	\$1	3	1		76
J	0.4	P	17330 Plainview Ave, Detroit, Mi 48219	5/21/20	\$147,000	8/04/23		2,000	\$74	3	2		83
K	0.47	A	19741 W 7 Mile Rd, Detroit, Mi 48219			7/20/23	\$135,000	1,100	\$123			1,742	77
L	0.56	A	20211 W Mcnichols Rd, Detroit, Mi 48219			8/17/23	\$275,000	1,170	\$235				54
M	0.57	A	19200 Margareta St, Detroit, Mi 48219	10/25/06	\$81,000	8/12/23	\$47,000	720	\$65	2	1	5,227	72
N	0.59	A	16894 Fielding St, Detroit, Mi 48219	10/16/15	\$19,501	8/02/23	\$99,900	1,441	\$69	3	2	5,227	94
O	0.6	P	18775 Grandville Ave, Detroit, Mi 48219	5/18/23	\$30,000	8/04/23		708	\$42	2	1		80
P	0.62	A	16851 Kentfield St, Detroit, Mi 48219	9/24/20	\$40,000	8/28/23	\$119,900	1,406	\$85	3	1	5,663	85
Q	0.63	A	19203 Braile St, Detroit, Mi 48219	3/13/15	\$11,000	7/21/23	\$51,000	883	\$58	2	1	5,227	82
R	0.64	P	21365 Bennett St, Detroit, Mi 48219	4/13/22	\$25,300	8/04/23	\$49,900	1,341	\$37	4	2		52
S	0.69	C	19335 Annchester Rd, Detroit, Mi 48219	3/03/22	\$44,100	7/22/23	\$38,500	960	\$40	3	1.5	4,356	76
T	0.7	A	19314 Edinborough Rd, Detroit, Mi 48219	5/17/23	\$30,000	9/01/23	\$1,350	1,100	\$1	3	1		76
U	0.71	A	16760 Stout St, Detroit, Mi 48219	7/11/11	\$10,500	8/19/23	\$180,000	1,650	\$109	4	2	5,663	84
V	0.71	A	19201 Grandville Ave, Detroit, Mi 48219	8/25/20	\$37,000	8/01/23	\$60,000	980	\$61	2	1		100
W	0.72	A	19341 Pierson St, Detroit, Mi 48219	12/18/14	\$12,500	8/24/23		1,355	\$9	3	1	10,019	82
X	0.72	A	19401 Stout St, Detroit, Mi 48219	5/05/20	\$22,000	7/30/23	\$44,000	750	\$59	2	1	5,663	76
Y	0.73	A	19377 Patton St, Detroit, Mi 48219	7/30/02		8/02/23	\$69,900	805	\$87	2	1	5,227	75

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

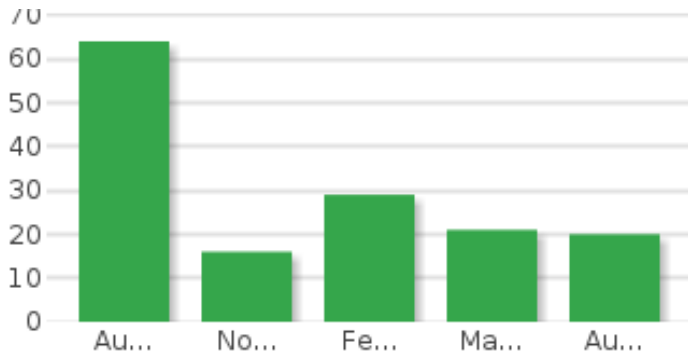


2.82 % Last 30 Days Price Change

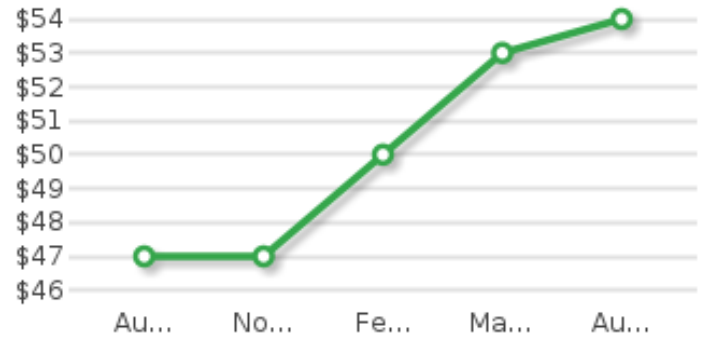


2.53 % Last 30 Days Rent Change

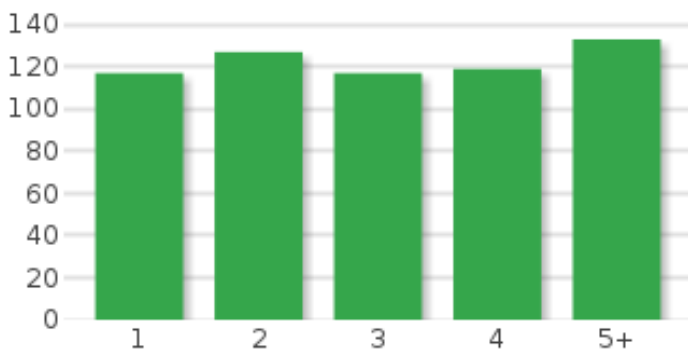
New Pre-Foreclosures



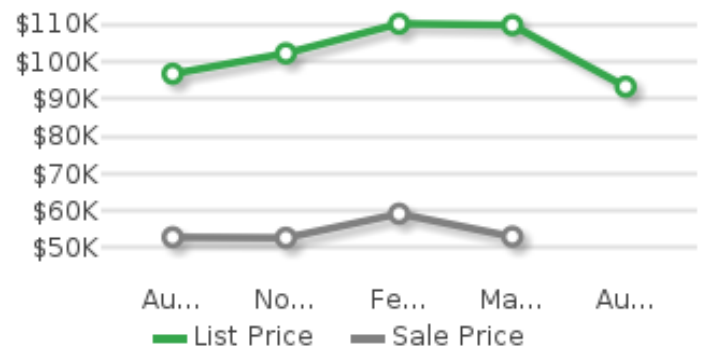
\$ / SqFt



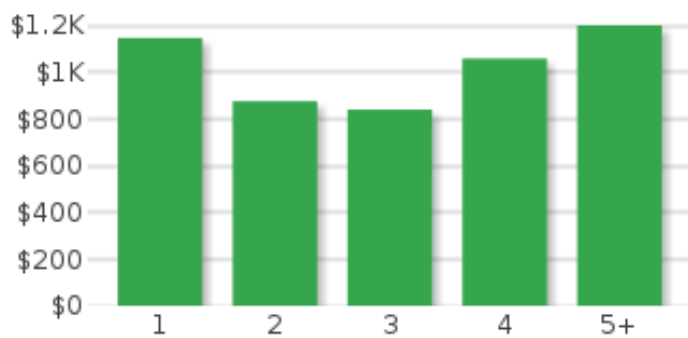
Average Days on Market



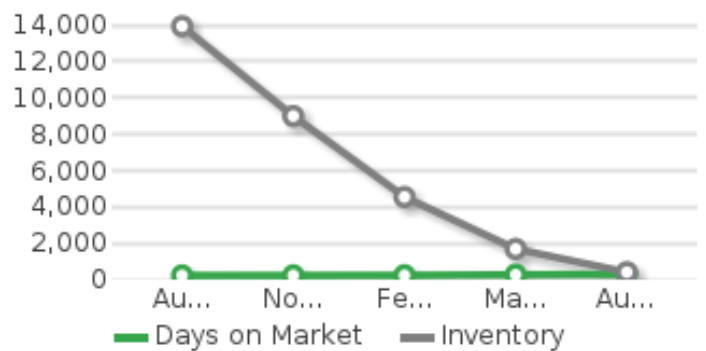
List Price vs. Sale Price



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