

Comparative Market Analysis

2131 Harding St, Detroit, MI 48214

APN: 21039889-90

Wayne County Data as of: 09/27/2023



Bedrooms: 4 **Year Built:** 1906
Bathrooms: 1 **Square Feet:** 1,579

Status: On Market
Distressed: No
Ownership: Individual
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: BRIGGS TERON, SUTTON LUTICIA
Mailing Address: 20445 MCCORMICK ST
DETROIT, MI 48224

Comparables
Properties: 15
Avg. Sale Price: \$60,963
Days on Market: 258

Opportunity
Estimated Value: \$49,827
Estimated Equity: \$49,827
Mortgage Balance: \$0
Monthly Rent: \$1,286
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 2131 HARDING ST, DETROIT, MI 48214-3126 C018 CURRENTLY OWNED BY BRIGGS TERON & SUTTON LUTICIA HAVING A TAX ASSESSOR NUMBER OF 21039889-90 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 103 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2020.328293 DATED 10/06/2020 AND RECORDED 11/23/2020.

Listing Description:

Welcome to your next investment property which is just waiting on your to get inside and start working. Property has new windows and is a blank canvas for you to bring your vision to life. Once you add your finishing touches you will be able to fix and flip or create passive income. This one will not last long so schedule your showing today. Seller financing is available with \$13,000 down payment.

Last Market Sale

Seller: BANU NASIMA
Buyer: BRIGGS TERON
Rec. Date: 11/23/2020
Sale Date: 10/06/2020
Sale Price: \$13,500

Current Listing Status

Status: Removed
Date: 7/28/2023
Price: \$50,000

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association		Home Owner Assessments Fee	\$350	

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** **Stories:** 2 **Parking Spaces:** 1
Zoning: R2 **Living Area:** 1,579 SqFt. **Pool:** **Parking Type:** Detached Garage
Year Built: 1906 **Bedrooms:** 4 **Fireplace:** **Interior Wall:** **Exterior Wall:** Shingle (Not Wood)
Style: **Bathrooms:** 1 **Heating:** Hot Water **Price / Sq.Ft.** \$9
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$9

Open Liens

Owner 1: BRIGGS TERON **Combined Loan To Value:** 0 %
Owner 2: SUTTON LUTICIA **Estimated Equity:** \$49,827

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
02/26/2007	1st / Trust Deed/Mortgage	\$11,185	American Standard Roofing	Dawson Reginald J	Conventional	30 Years
04/13/2005	1st / Trust Deed/Mortgage	\$32,600	Chase Manhattan Mtg Corp	Dawson Reginald J	Adjustable Rate	30 Years

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
05/24/2012	Sheriff's Deed	REO and Trustee Deeds	Dawson Janice D, Dawson Reginald J	Jpmorgan Chase Bank National	\$3,278
12/01/2016	Quit Claim Deed	Non-Arm's length	Sabree Eric R	Banu Nasima	\$5,301
02/13/2013	Other	Arm's-length Residential	Jpmorgan Chase Bank National	Singleton Valerie	\$2,500
10/06/2020	Warranty Deed	Arm's-length Residential	Banu Nasima	Briggs Teron, Sutton Luticia	\$13,500

Tax Status

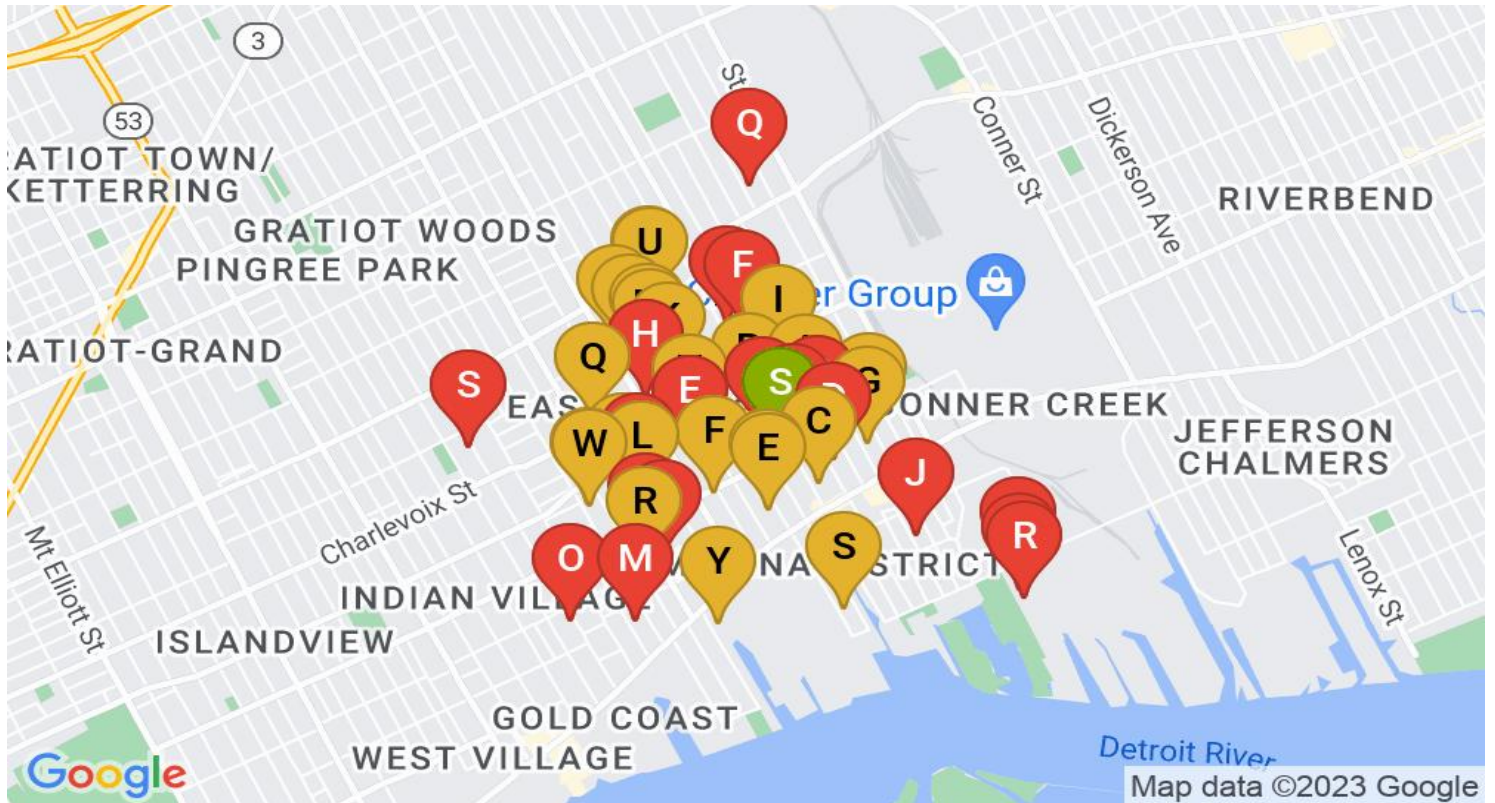
Assessor Parcel #:	21039889-90	Land Value:		Total Taxable Value:	\$12,500
Tax Year:	2022	Improvement Value:		Property Tax:	\$555

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
7/28/2023	Active - Price	\$50,000	\$32	1	Jaleissa Speight	Keller Williams Advantage	20230062754
08/2023	Fail - FAIL	\$57,000	\$36	5	Jaleissa Speight	Keller Williams Advantage	20230062754
8/03/2023	Active - New Listing	\$52,000	\$33	7	Jaleissa Speight	Keller Williams Advantage	20230062754
08/2023	Fail - FAIL	\$57,000	\$36	1	Jaleissa Speight	Keller Williams Advantage	60242543
8/03/2023	Active - Price	\$50,000	\$32	1	Jaleissa Speight	Keller Williams Advantage	60242543
8/03/2023	Active - Price	\$52,000	\$33	1	Jaleissa Speight	Keller Williams Advantage	60242543
8/03/2023	Active - New Listing	\$57,000	\$36	1	Jaleissa Speight	Keller Williams Advantage	60242543
8/03/2023	Active - Price	\$50,000	\$32	1	Jaleissa Speight	Keller Williams Advantage	R20230062754
8/03/2023	Active - New Listing	\$57,000	\$36	1	Jaleissa Speight	Keller Williams Advantage	R20230062754
03/2013	Sold	\$2,500/est	\$2	78			212126545
09/2020	Fail - FAIL	\$22,000	\$14	6	Jabari Long	Long Realty Group	219098476
09/2019	Fail - FAIL	\$22,000	\$14	184	Jabari Long	Long Realty Group	R219098476
10/2018	Fail - FAIL	\$30,000	\$19	116	Raven Salmaci Amad	Arg Realty	218103379
08/2017	Fail - FAIL	\$35,000	\$22	6	Antonio Gee	Gee Team & Associates Realty	217072898

Comparables & Nearby Listings

Subject Property: 2131 Harding St, Detroit, MI 48214-3126



● 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	0.04		2116 Harding St, Detroit, Mi 48214	10/01/22				1,860		4	2	5,227	113
B	0.06		2190 Saint Clair St, Detroit, Mi 48214	10/04/22	\$74,999			1,440	\$52	3	1	3,049	108
C	0.12		2108 Montclair St, Detroit, Mi 48214	4/20/23	\$62,000			1,683	\$37		1.5	4,792	108
D	0.16		1522 Montclair St, Detroit, Mi 48214	7/31/23	\$65,000			1,755	\$37	4	1	5,227	114
E	0.27		2237 Hurlbut St, Detroit, Mi 48214	4/26/23	\$58,000			1,740	\$33	4	1	5,663	115
F	0.4		2957 Montclair St, Detroit, Mi 48214	6/01/23	\$57,320			1,530	\$37	3	1	4,356	109
G	0.43		2984 Harding St, Detroit, Mi 48214	6/30/23	\$123,600			1,561	\$79	3	2	6,970	84
H	0.43		2922 Cadillac Blvd, Detroit, Mi 48214	12/08/22	\$139,000			1,653	\$84	4	1	4,356	112
I	0.45		9349 Navarre St, Detroit, Mi 48214	3/01/23	\$68,000			1,743	\$39		1.5	3,049	123
J	0.5		650 Fairview St #8, Detroit, Mi 48214	2/22/23	\$300,000			1,271	\$236		3		
K	0.51		1532 McClellan St, Detroit, Mi 48214	2/06/23	\$308,500			1,526	\$202		1.5	3,485	113
L	0.53		1727 McClellan St, Detroit, Mi 48214	8/17/23	\$368,500			1,766	\$209		1	3,485	114
M	0.72		1124 Hibbard St, Detroit, Mi 48214	5/23/23	\$150,000			1,397	\$107	3	2	6,970	16
N	0.83		188 Sea Breeze Dr #16, Detroit, Mi 48214	5/15/23	\$155,000			1,550	\$100	2	2		6
O	0.85		1487 Fischer St, Detroit, Mi 48214	10/06/22	\$70,000			1,554	\$45		1.5	3,049	122
P	0.85		188 Sea Breeze Dr #16, Detroit, Mi 48214	5/15/23	\$155,000			1,550	\$100	2	2	4,881	6
Q	0.86		3882 Lillibridge St, Detroit, Mi 48214	12/30/22	\$60,000			1,486	\$40		1	3,049	105
R	0.88		200 Sea Breeze Dr #22, Detroit, Mi 48214	8/07/23	\$167,500			1,464	\$114	2	2	5,256	6
S	0.93		3017 Fischer St, Detroit, Mi 48214	2/01/23	\$293,000			1,540	\$190	4	2	3,485	108

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	0.13	P	2192 Montclair St, Detroit, Mi 48214	7/25/12	\$2,063	6/10/23	\$135,900	2,568	\$53		2	5,663	109
B	0.14	A	2280 Saint Clair St, Detroit, Mi 48214	3/17/95	\$40,000	6/20/23	\$149,000	3,052	\$49				110
C	0.17	A	1472 Harding St, Detroit, Mi 48214	4/11/22	\$1,200	3/21/23	\$35,000	2,350	\$15		2		114
D	0.21	A	1495 Garland St, Detroit, Mi 48214	12/01/16	\$1,625	9/03/23	\$54,900	1,561	\$35	3	2	5,227	117
E	0.22	A	1481 Garland St, Detroit, Mi 48214	1/25/19	\$9,000	9/03/23	\$64,900	1,452	\$45	3	2	3,485	112
F	0.25	A	1649 Hurlbut St, Detroit, Mi 48214	10/25/01		9/19/23		2,636		5	2.5	4,792	115
G	0.26	A	1608 Fairview St, Detroit, Mi 48214	10/16/18	\$13,300	9/07/23		1,696	\$8	3	3	3,049	109
H	0.27	A	2500 Hurlbut St, Detroit, Mi 48214	7/25/12	\$5,075	9/03/23		16,511	\$0		55	10,454	101
I	0.27	A	2594 Montclair St, Detroit, Mi 48214			8/23/23	\$32,000	2,052	\$16		2		112
J	0.27	A	1641 Lillibridge St, Detroit, Mi 48214			6/22/23	\$120,000	1,400	\$86	3	2		108
K	0.4	A	2943 Bewick St, Detroit, Mi 48214			8/23/23	\$95,000	1,488	\$64	4	2	3,485	110
L	0.45	A	9340 Navarre St, Detroit, Mi 48214	2/17/17	\$6,000	9/18/23		2,190	\$3	4	2	5,663	111
M	0.46	A	3012 Hurlbut St, Detroit, Mi 48214	7/02/19	\$5,000	9/20/23		1,450	\$3	4	1	3,485	111
N	0.48	A	3028 Hurlbut St, Detroit, Mi 48214	7/02/19	\$5,000	9/13/23	\$169,900	2,102	\$81		2	3,485	110
O	0.49	P	2230 McClellan St, Detroit, Mi 48214	5/20/14	\$9,000	8/15/23	\$79,900	2,015	\$40	4	3		118
P	0.54	A	3081 Hurlbut St, Detroit, Mi 48214	7/02/19	\$5,000	9/14/23		1,344	\$4	4	1	3,485	110
Q	0.56	A	9336 Jameson St, Detroit, Mi 48214	6/30/22	\$38,000	9/14/23	\$50,000	1,149	\$44	3	1		109
R	0.56	A	1548 Belvidere St, Detroit, Mi 48214	1/24/07	\$31,076	9/03/23		1,474	\$21	3	1	3,485	120
S	0.57	A	520 Marquette Dr, Detroit, Mi 48214	5/10/22	\$45,000	8/03/23	\$1,295	972	\$1	2	1	1,742	76
T	0.6	A	2256 Holcomb St, Detroit, Mi 48214	6/29/21	\$45,000	9/09/23	\$14,900					3,485	
U	0.6	A	3491 Garland St, Detroit, Mi 48214	8/28/18	\$9,000	9/01/23	\$147,500	2,138	\$69		2	3,485	108
V	0.6	A	3422 Cadillac Blvd, Detroit, Mi 48214	4/24/23	\$1,000	7/26/23	\$20,000	1,484	\$13	4	1		112
W	0.6	A	2250 Holcomb St, Detroit, Mi 48214	6/29/21	\$45,000	4/15/23	\$44,900	1,630	\$28	3	1	3,485	115
X	0.61	A	3497 Garland St, Detroit, Mi 48214	8/28/18	\$9,000	8/26/23	\$150,000	2,138	\$70		2	3,485	108
Y	0.61	P	590 Parkview Dr, Detroit, Mi 48214	9/08/21	\$900,000	4/07/23	\$1,200	900	\$1	2	2	7,405	100

A: Active P: Pending C: Contingent

Property Images (8)



Statistics for Detroit, MI

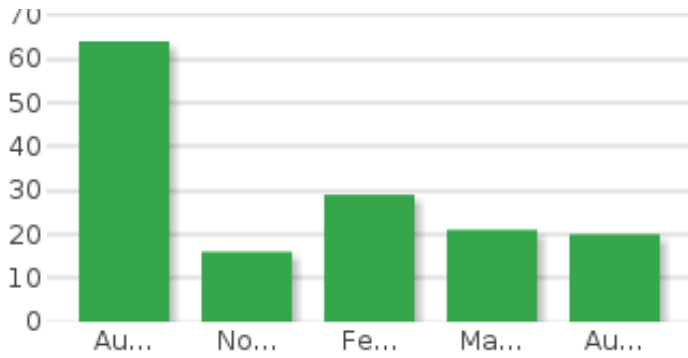


2.82 % Last 30 Days Price Change

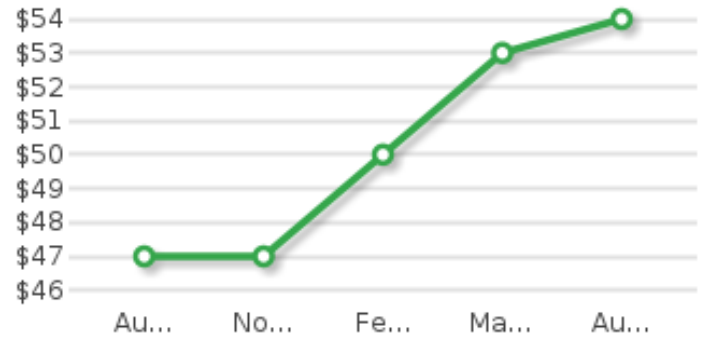


2.53 % Last 30 Days Rent Change

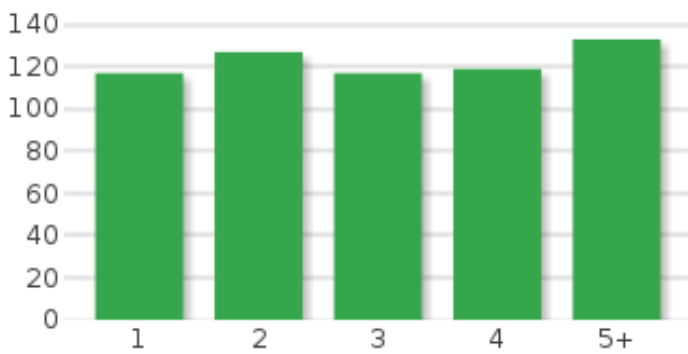
New Pre-Foreclosures



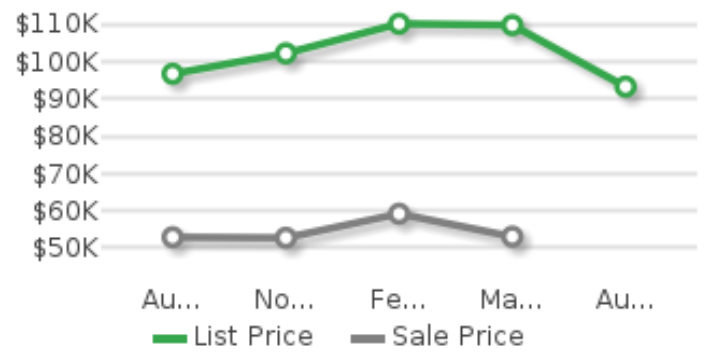
\$ / SqFt



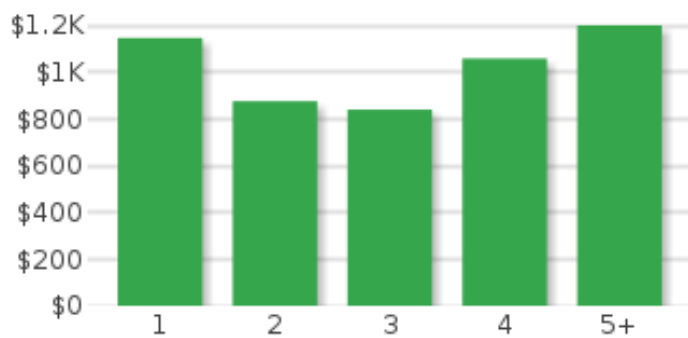
Average Days on Market



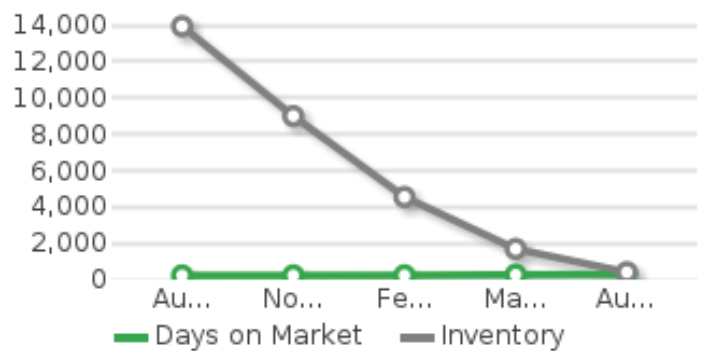
List Price vs. Sale Price



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