

Comparative Market Analysis

8593 Littlefield St, Detroit, MI 48228

APN: 22027591.

Wayne County Data as of: 09/30/2023



Bedrooms: 3 **Year Built:** 1950
Bathrooms: 1 **Square Feet:** 1,380

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: FORD PAMELA L
Mailing Address: 8593 LITTLEFIELD ST
DETROIT, MI 48228

Comparables	
Properties:	33
Avg. Sale Price:	\$70,522
Days on Market:	72
Opportunity	
Estimated Value:	\$94,175
Estimated Equity:	\$94,175
Mortgage Balance:	\$0
Monthly Rent:	\$920
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 8593 LITTLEFIELD ST, DETROIT, MI 48228-2530 C008 CURRENTLY OWNED BY FORD PAMELA L HAVING A TAX ASSESSOR NUMBER OF 22027591. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 308 LOT: .

Last Market Sale

Seller:
Buyer:
Rec. Date:
Sale Date:
Sale Price:

Current Listing Status

Status: Fail
Date: 07/2020
Price: \$65,000

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: 5,227 SqFt.	Stories: 2	Parking Spaces: 2
Zoning: R1	Living Area: 1,380 SqFt.	Pool:	Parking Type: Garage
Year Built: 1950	Bedrooms: 3	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 1	Heating: ELECTRIC OIL	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft.

Open Liens

Owner 1: FORD PAMELA L
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$94,175

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
03/16/2005	1st / Trust Deed/Mortgage	\$119,000	New Century Mtg Corp	Acklin Elbert	Adjustable Rate	30 Years
01/12/2004	1st / Trust Deed/Mortgage	\$99,450	American Nationwide Mtg Co Inc	Acklin Elbert	Conventional	30 Years
06/23/2009	1st / Trust Deed/Mortgage	\$120,000	World Alliance Financial Corp	Acklin Elbert	Adjustable Rate	30 Years
07/07/2004	1st / Trust Deed/Mortgage	\$105,500	Argent Mtg Co Llc	Acklin Elbert	Conventional	30 Years
08/19/2005	1st / Trust Deed/Mortgage	\$131,400	The Cit Group-consumer Finance Inc	Acklin Elbert	Adjustable Rate	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
06/11/2009	Intrafamily Transfer & Dissolution	Non-Arm's length	Acklin Elbert, Acklin Bertha Mae	Acklin Elbert William	
06/11/2009	Intrafamily Transfer & Dissolution	Non-Arm's length	Acklin Elbert, Acklin Bertha Mae	Acklin Elbert	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
04/02/2021	Quit Claim Deed	Non-Arm's length	Acklin Elbert	Ford Pamela L	\$0

Tax Status

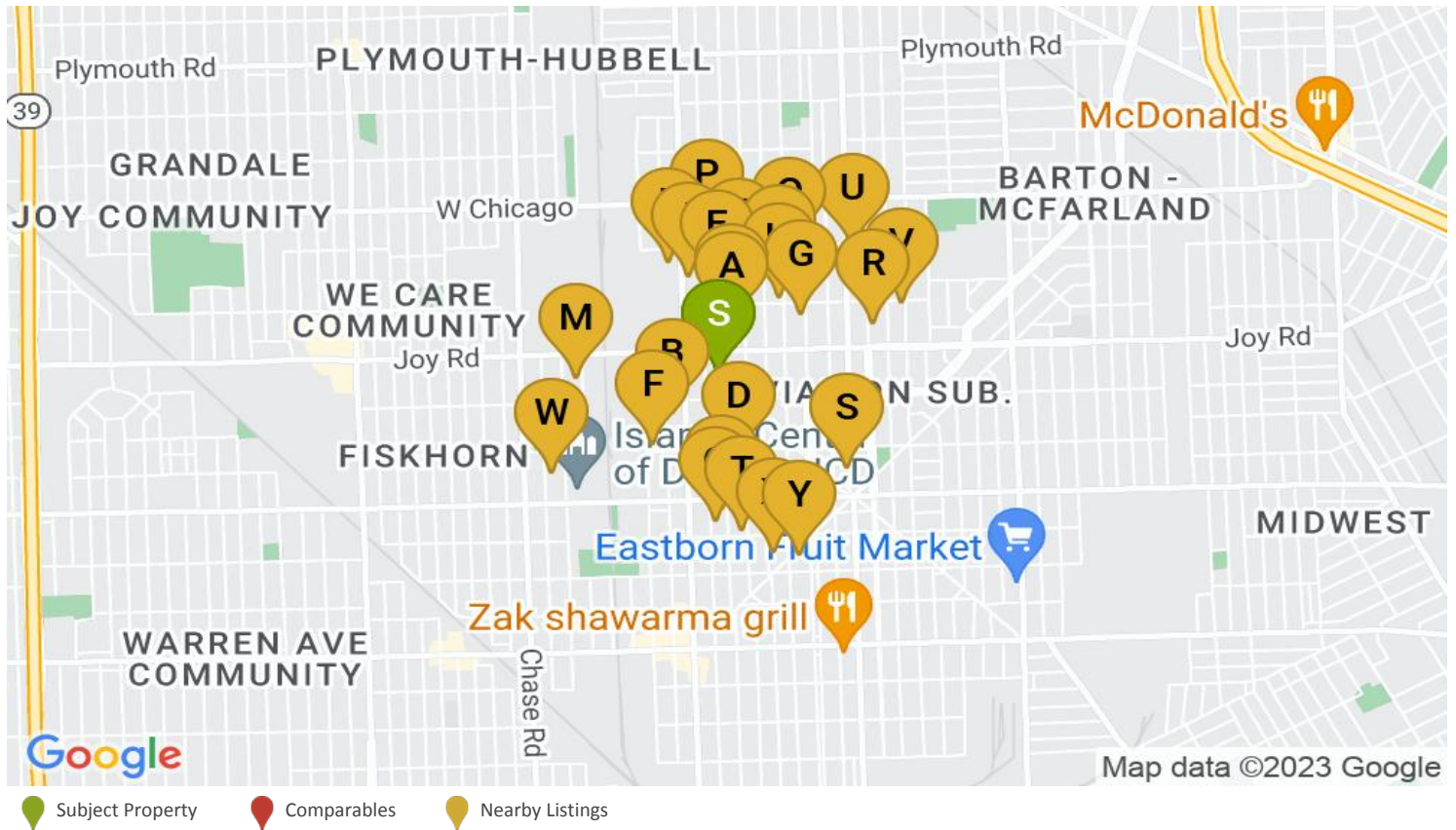
Assessor Parcel #:	22027591.	Land Value:		Total Taxable Value:	\$29,500
Tax Year:	2022	Improvement Value:		Property Tax:	\$608

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
07/2020	Fail - FAIL	\$65,000	\$47	122	Natalie Vaughn	National Realty Centers	2200051830

Comparables & Nearby Listings

Subject Property: 8593 Littlefield St, Detroit, MI 48228-2530



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	0.17	C	8870 Littlefield St, Detroit, Mi 48228	4/05/17	\$57,900	8/04/23	\$67,500	1,246	\$54	3	1	4,356	75
B	0.19	A	8324 Carlin St, Detroit, Mi 48228	6/09/23	\$50,000	9/20/23	\$1,250	1,062	\$1	3	1		63
C	0.19	A	8900 Littlefield St, Detroit, Mi 48228	7/24/18	\$12,000	8/30/23	\$119,000	1,376	\$86	3	1.5	4,356	79

D	0.28	A	8139 Cheyenne St, Detroit, Mi 48228			8/29/23	\$155,000	1,616	\$96	3	2	4,792	
E	0.3	A	9161 Littlefield St, Detroit, Mi 48228	3/05/15	\$71,272	8/18/23	\$85,000	1,389	\$61	3	1.5	4,356	97
F	0.31	P	8216 Decatur St, Detroit, Mi 48228	10/06/22	\$16,324	7/10/23	\$49,900	720	\$69	2	1		69
G	0.32	A	8911 Steel St, Detroit, Mi 48228	5/29/04	\$65,000	9/06/23	\$70,000	1,221	\$57	2	2		85
H	0.32	P	9109 Sorrento St, Detroit, Mi 48228			8/27/23	\$38,000	1,248	\$30	3	1	4,356	85
I	0.34	A	9190 Schaefer Hwy, Detroit, Mi 48228	1/14/22	\$105,000	7/07/23	\$129,900	1,416	\$92		2		68
J	0.35	A	9203 Cheyenne St, Detroit, Mi 48228	8/26/19	\$59,900	7/18/23	\$85,000	1,195	\$71	3	2		84
K	0.37	A	9171 Sorrento St, Detroit, Mi 48228	9/01/22	\$69,000	9/15/23	\$60,000	1,972	\$30		2	4,356	93
L	0.41	A	9244 Carlin St, Detroit, Mi 48228	6/02/23	\$89,900	7/11/23	\$94,000	1,046	\$90	3	2		79
M	0.43	A	8577 Freeland St, Detroit, Mi 48228	8/16/21	\$25,000	7/31/23	\$49,900	745	\$67	2	1		68
N	0.45	A	7927 Bingham St, Dearborn, Mi 48126	2/03/00	\$155,000	9/17/23	\$49,900					5,227	
O	0.47	A	9268 Sorrento St, Detroit, Mi 48228			9/22/23	\$70,000	1,087	\$64	3	1		95
P	0.48	P	9340 Hartwell St, Detroit, Mi 48228	12/21/18	\$40,000	8/14/23	\$68,000	1,334	\$51	3	1	4,356	84
Q	0.49	A	7848 Calhoun St, Dearborn, Mi 48126	12/02/19	\$164,000	8/23/23	\$349,900	1,647	\$212	4	3		82
R	0.5	A	8874 Manor St, Detroit, Mi 48204	11/02/06	\$27,000	9/16/23	\$57,500	1,166	\$49	3	1	4,356	98
S	0.5	A	8089 Meyers Rd, Detroit, Mi 48228	7/27/23	\$96,000	9/11/23	\$159,900	1,352	\$118	3	2		77
T	0.53	A	7815 W Morrow Cir, Dearborn, Mi 48126	6/16/22	\$195,000	8/07/23	\$368,900	2,000	\$184	3	2		89
U	0.59	A	9276 Meyers Rd, Detroit, Mi 48228	8/18/22	\$19,045	9/07/23	\$60,000	932	\$64	3	1.5	4,356	82
V	0.61	A	8945 Mendota St, Detroit, Mi 48204	3/30/22	\$47,500	9/14/23	\$59,900	1,057	\$57	4	1.5	3,049	92
W	0.61	P	8096 Strathmoor St, Detroit, Mi 48228			8/18/23	\$59,000	975	\$61	3	1	4,356	73
X	0.62	A	7700 Reuter St, Dearborn, Mi 48126	3/01/01	\$200,000	9/20/23	\$379,000	2,524	\$150	5	5	4,792	93
Y	0.66	A	7720 Esper Blvd, Dearborn, Mi 48126			8/14/23	\$400,000	2,820	\$142	4	3		75

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

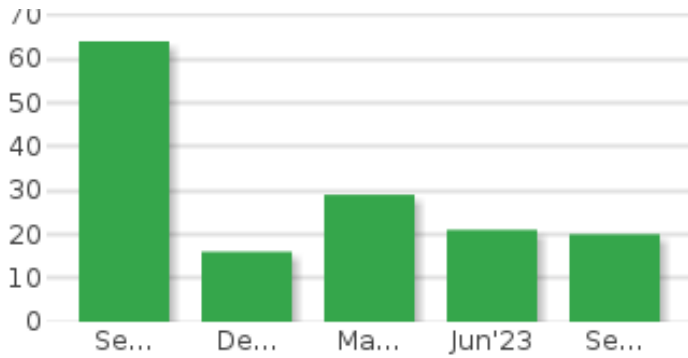


2.82 % Last 30 Days Price Change

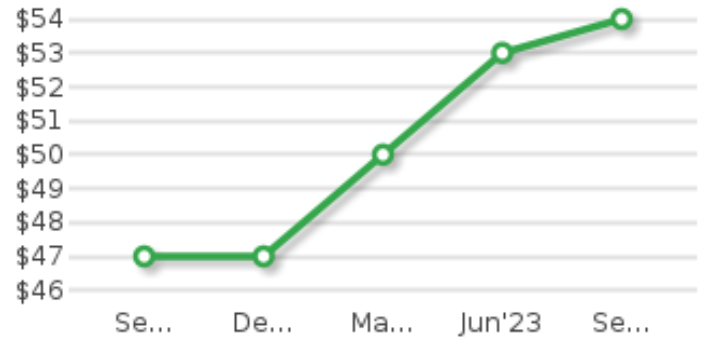


2.53 % Last 30 Days Rent Change

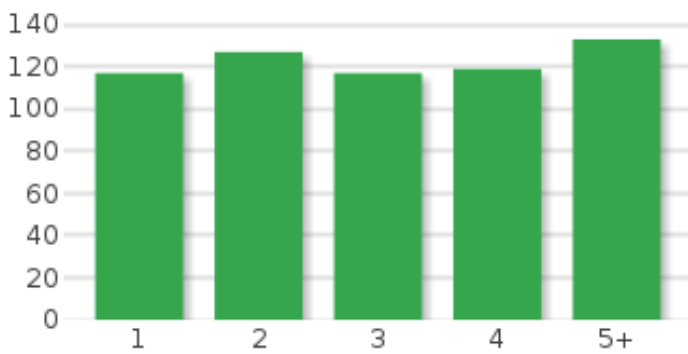
New Pre-Foreclosures



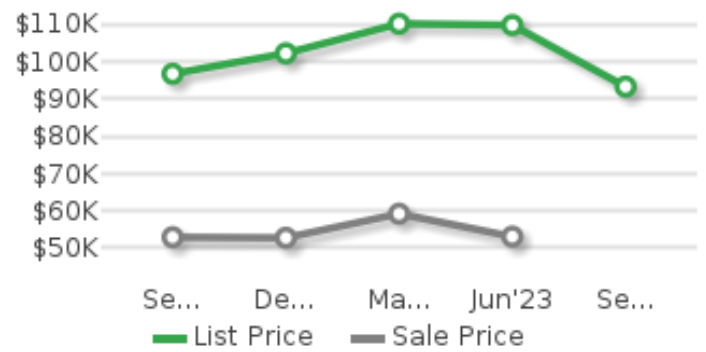
\$ / SqFt



Average Days on Market



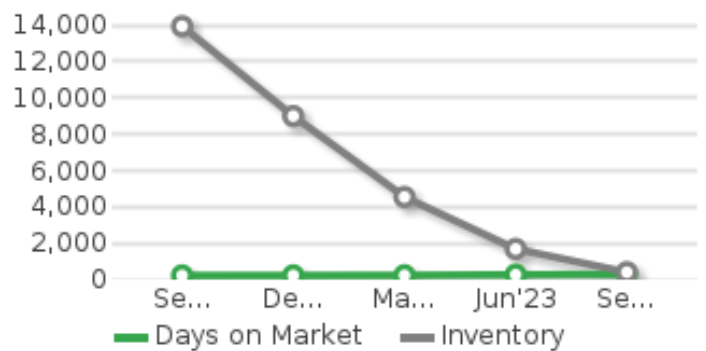
List Price vs. Sale Price



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