

Comparative Market Analysis

1923 Gladstone St, Detroit, MI 48206

APN: 08002419.

Wayne County Data as of: 11/14/2023



Bedrooms: 6 **Year Built:** 1919
Bathrooms: 2 **Square Feet:** 2,412

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Vacant
Property Type: Single Family (SFR)
Owner Name: BLACK ATWATER LLC
Mailing Address: 4809 COLLINS RD
LANSING, MI 48909

Comparables

Properties:	49
Avg. Sale Price:	\$163,338
Days on Market:	100

Opportunity

Estimated Value:	\$70,871
Estimated Equity:	-\$90,305
Mortgage Balance:	\$161,176
Monthly Rent:	\$1,081
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 1923 GLADSTONE ST, DETROIT, MI 48206-2231 C006 CURRENTLY OWNED BY BLACK ATWATER LLC HAVING A TAX ASSESSOR NUMBER OF 08002419. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 102 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2022.257523 DATED 08/08/2022 AND RECORDED 08/08/2022.

Last Market Sale

Seller: MB HOUSING RELIEF LLC
Buyer: BLACK ATWATER LLC
Rec. Date: 08/08/2022
Sale Date: 08/08/2022
Sale Price: \$139,900

Current Listing Status

Status: Sold
Date: 04/2021
Price: \$55,000/est

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Metro Property Associates Llc	Home Owner Assessments Fee	\$150	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 6,098 SqFt. **Stories:** 2 **Parking Spaces:**
Zoning: R2 **Living Area:** 2,412 SqFt. **Pool:**
Year Built: 1919 **Bedrooms:** 6 **Fireplace:** 1 **Parking Type:**
Style: **Bathrooms:** 2 **Heating:** OTHER **Interior Wall:**
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Exterior Wall:** Brick
Price / Sq.Ft. \$58

Open Liens

Owner 1: BLACK ATWATER LLC **Combined Loan To Value:** 227.42 %
Owner 2: **Estimated Equity:** -\$90,305

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/08/2022	1st / Trust Deed/Mortgage	\$163,800	Kiavi Funding Inc	Black Atwater Llc	Conventional	30 Years

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
05/27/2021	1st / Trust Deed/Mortgage	\$103,648	Loan Funder Llc Series 20880	Mb Housing Relief Llc	Conventional	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
07/29/2020	Warranty Deed	Arm's-length Residential	Peizer Tajh	Trel Llc	\$45,999
03/22/2017	Warranty Deed	Arm's-length Residential	Divers Bernice Pickett	Pelzer Tajh	\$6,000
04/23/2021	Warranty Deed	Arm's-length Residential	Trei Llc	Mb Housing Relief Llc	\$55,000
08/08/2022	Warranty Deed	Arm's-length Residential	Mb Housing Relief Llc	Black Atwater Llc	\$139,900

Tax Status

Assessor Parcel #: 08002419.
Tax Year: 2023

Land Value:
Improvement Value:

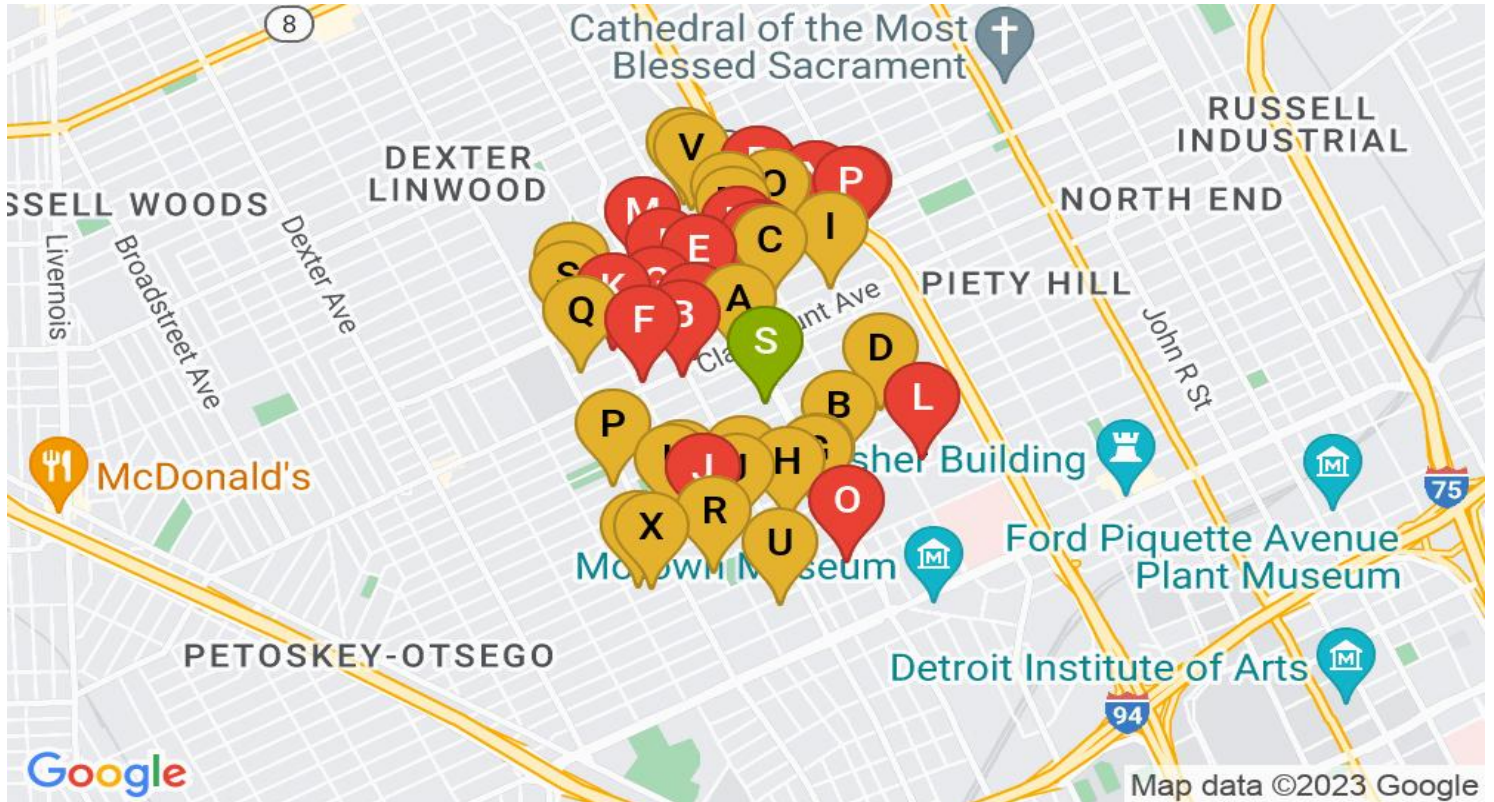
Total Taxable Value: \$24,100
Property Tax: \$966

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
04/2021	Sold	\$55,000/est	\$23	83	Corey James	Keller Williams Realty Lakeside	58050033335
02/2021	Fail - FAIL	\$52,000	\$22	4	Corey James	Keller Williams Realty Lakeside	50033335
1/29/2021	Pending	\$52,000	\$22	1	COREY JAMES	KELLER WILLIAMS REALTY	50033335
02/2021	Fail - FAIL	\$52,000	\$22	4	Corey James	Keller Williams Realty Lakeside	50033324
1/29/2021	Pending	\$52,000	\$22	1	COREY JAMES	KELLER WILLIAMS REALTY	50033324
07/2020	Sold	\$45,930/est	\$19	39	Shane Parker	Community Choice Realty	2200042606
09/2017	Sold	\$5,990/est	\$2	175	Clifford Rockefeller	Rockefeller Realty	216074583
01/2021	Fail - FAIL	\$52,000	\$22	63	Corey James	Keller Williams Realty Lakeside	58050033324
06/2020	Fail - FAIL	\$45,999	\$19	117	Shane Parker	COMMUNITY CHOICE REALTY	R2200042606

Comparables & Nearby Listings

Subject Property: 1923 Gladstone St, Detroit, MI 48206-2231



● 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	0.25		2058 Clairmount St, Detroit, Mi 48206	5/25/23	\$301,395			2,854	\$106	2	2	4,792	104
B	0.26		2215 Clairmount St, Detroit, Mi 48206	7/21/23	\$325,000			2,626	\$124		2.5	4,356	101
C	0.34		1667 Edison St, Detroit, Mi 48206	5/25/23	\$300,000			2,569	\$117	5	2	5,227	105
D	0.35		1651 Edison St, Detroit, Mi 48206	5/25/23	\$287,000			2,450	\$117	5	2	5,227	105
E	0.36		1970 Edison St, Detroit, Mi 48206	1/01/23	\$420,000			2,660	\$158	5	4	6,098	100
F	0.37		9114 La Salle Blvd, Detroit, Mi 48206	4/12/23	\$500,000			2,504	\$200	3	2	6,098	99
G	0.38		2235 Edison St, Detroit, Mi 48206	8/23/23	\$545,000			2,488	\$219	4	3	6,534	101
H	0.4		1691 Longfellow St, Detroit, Mi 48206	6/13/23	\$315,000			2,500	\$126	4	2	5,227	106
I	0.44		2060 Longfellow St, Detroit, Mi 48206	3/31/23	\$505,000			2,750	\$184	5	2.5	6,534	102
J	0.46		2428 Virginia Park St, Detroit, Mi 48206	5/18/23	\$315,000			2,295	\$137	4	2	6,534	109
K	0.48		2400 Edison St, Detroit, Mi 48206	12/01/22	\$365,000			2,536	\$144	4	3	9,148	102
L	0.5		1372 Seward St, Detroit, Mi 48202	1/04/23	\$309,000			2,254	\$137	4	2	5,663	109
M	0.56		2067 W Boston Blvd, Detroit, Mi 48206	6/22/23	\$320,000			2,511	\$127	6	2	8,276	104
N	0.56		1258 Longfellow St, Detroit, Mi 48202	3/03/23	\$450,000			2,690	\$167	4	3	6,098	107
O	0.58		1943 W Bethune St, Detroit, Mi 48206	8/09/23	\$415,000			2,596	\$160	4	4	4,356	107
P	0.58		1186 Edison St, Detroit, Mi 48202	3/01/23				2,505		5	2.5	5,227	107
Q	0.59		1176 Edison St, Detroit, Mi 48202	3/02/23	\$345,442			2,024	\$171	5	2	5,227	107
R	0.59		1519 W Boston Blvd, Detroit, Mi 48206	3/24/23	\$390,000			2,461	\$158	4	2.5	9,148	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	0.16	A	1930 Taylor St, Detroit, Mi 48206	6/04/21	\$135,000	10/30/23	\$1,500	3,106	\$0	3	1		102
B	0.3	A	1692 Virginia Park St, Detroit, Mi 48206	2/21/22	\$62,000	10/18/23		3,526	\$18		3	6,970	107
C	0.33	A	1634 Atkinson St, Detroit, Mi 48206	3/28/18	\$15,000	10/11/23	\$199,000	1,470	\$135	4	1	4,792	103
D	0.34	A	1466 W Philadelphia St, Detroit, Mi 48206	4/30/19	\$10,000	10/12/23	\$195,000	1,172	\$166	3	1	3,049	110
E	0.37	P	2246 Virginia Park St, Detroit, Mi 48206	3/30/23	\$210,000	10/13/23	\$149,000	2,342	\$64	4	4		109
F	0.39	A	1941 Seward St, Detroit, Mi 48206			10/06/23	\$25,000	2,630	\$10		4	4,792	106
G	0.39	A	1949 Seward St, Detroit, Mi 48206	3/10/23	\$4,500	9/27/23	\$30,000						
H	0.4	A	2047 Seward St, Detroit, Mi 48206			11/07/23		1,421		3	1		108
I	0.42	A	1419 Atkinson St, Detroit, Mi 48206	9/21/22	\$165,000	9/27/23	\$399,900	2,564	\$156	5	2	5,227	109
J	0.43	P	2291 Virginia Park St, Detroit, Mi 48206	6/23/23	\$109,200	10/23/23		1,758	\$62	3	2		110
K	0.45	A	2472 W Euclid St, Detroit, Mi 48206	10/06/22	\$44,999	10/31/23	\$125,000	4,000	\$31		4		101
L	0.47	A	2506 W Euclid St, Detroit, Mi 48206	4/27/05	\$60,500	10/22/23	\$160,000	2,949	\$54		2	5,227	93
M	0.47	A	1675 Chicago Blvd, Detroit, Mi 48206	9/07/21	\$385,000	10/20/23	\$515,000	3,720	\$138	5	3.5	6,534	99
N	0.52	A	1666 Chicago Blvd, Detroit, Mi 48206	3/11/09	\$7,140	10/19/23	\$430,000	3,955	\$109	5	4		100
O	0.52	P	1515 Chicago Blvd, Detroit, Mi 48206	9/14/16	\$161,000	10/12/23		3,433	\$47	5	5		103
P	0.53	A	2637 Carter St, Detroit, Mi 48206	11/16/18	\$20,000	9/25/23	\$1,250	1,092	\$1	3	1		104
Q	0.56	A	1521 Pallister St, Detroit, Mi 48206			10/14/23		1,326		2	3		
R	0.58	A	7759 La Salle Blvd, Detroit, Mi 48206	5/20/15	\$75,000	10/01/23		6,320	\$12	4	4	11,326	21
S	0.62	A	2515 Chicago Blvd, Detroit, Mi 48206	10/09/20	\$267,000	10/06/23	\$499,900	3,344	\$149	6	4		103
T	0.64	A	2474 Chicago Blvd, Detroit, Mi 48206	2/05/18	\$30,000	10/21/23		3,618	\$8	7	3	8,276	99
U	0.66	A	2283 Lamothe St, Detroit, Mi 48206	8/25/22	\$182,000	10/03/23		2,091	\$87	5	4		114
V	0.67	A	1704 Glynn Ct, Detroit, Mi 48206	1/16/14	\$40,000	10/13/23	\$12,000	2,240	\$5		2.5	4,356	106

W	0.69	A	1721 Calvert St, Detroit, Mi 48206	6/10/21	\$57,000	10/19/23	\$90,000	2,912	\$31		3		100
X	0.7	C	2688 Montgomery St, Detroit, Mi 48206	5/02/07	\$82,700	9/26/23		3,262	\$25		4	3,920	107
Y	0.71	A	2723 Vicksburg St, Detroit, Mi 48206	1/14/13	\$40,000	10/07/23	\$52,000	1,008	\$52		2	1	107

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

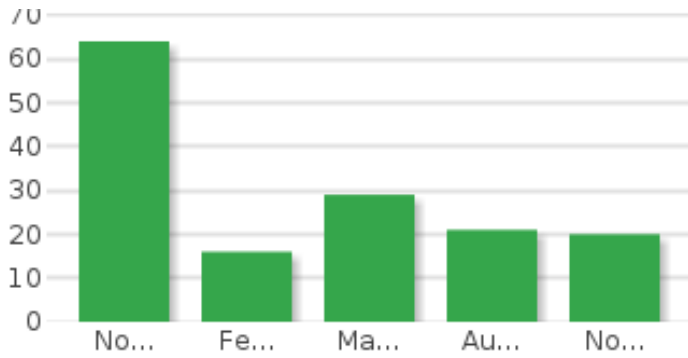


2.82 % Last 30 Days Price Change

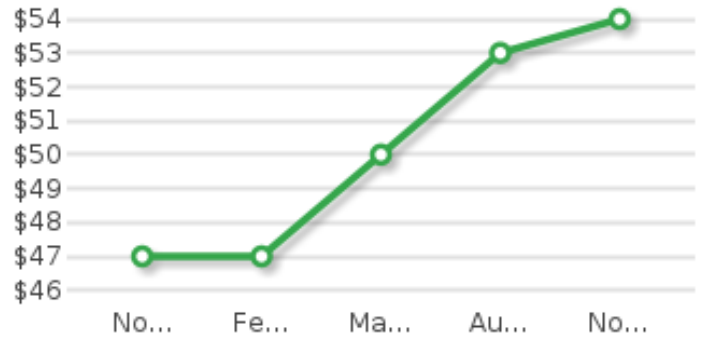


2.53 % Last 30 Days Rent Change

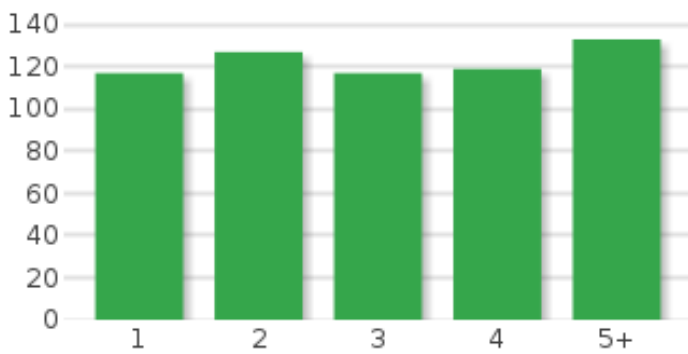
New Pre-Foreclosures



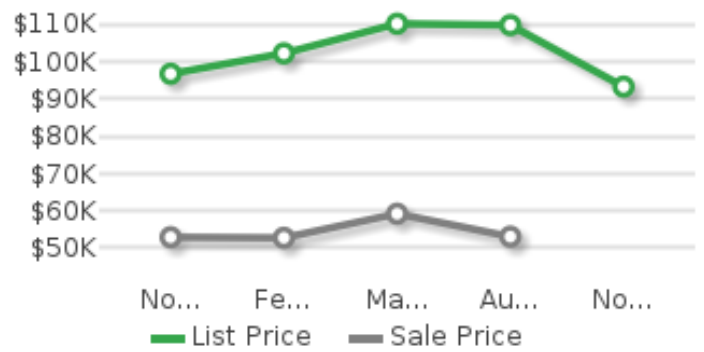
\$ / SqFt



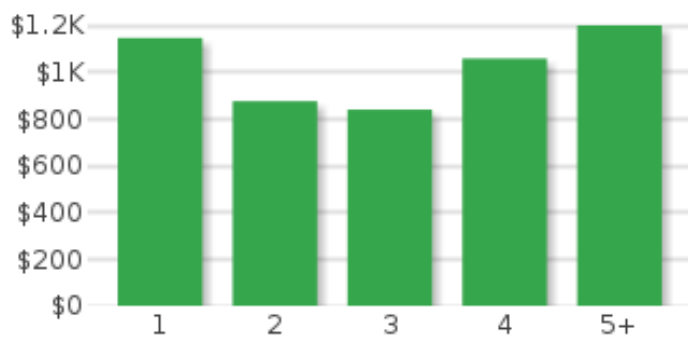
Average Days on Market



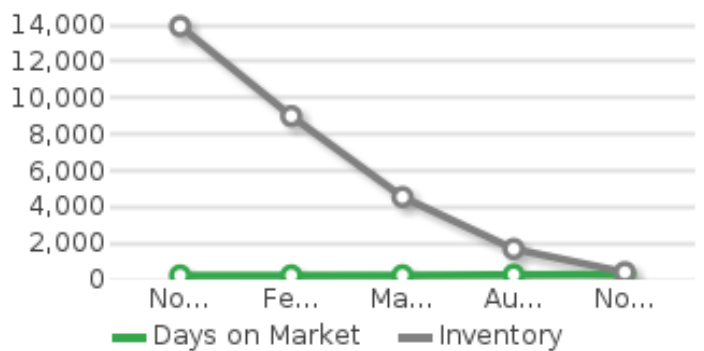
List Price vs. Sale Price



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