

# Comparative Market Analysis

19565 Cumberland Way, Detroit, MI 48203

APN: 02004817.

Wayne County Data as of: 11/16/2023



**Bedrooms:** 5      **Year Built:** 1927  
**Bathrooms:** 4      **Square Feet:** 3,594

**Status:** Off Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** MARTIN CALVIN, MARTIN OLIVIA  
**Mailing Address:** 19565 CUMBERLAND WAY  
DETROIT, MI 48203

**Comparables**  
**Properties:** 3  
**Avg. Sale Price:** \$398,867  
**Days on Market:**

**Opportunity**  
**Estimated Value:** \$692,966  
**Estimated Equity:** \$470,943  
**Mortgage Balance:** \$222,023  
**Monthly Rent:** \$2,617  
**Liens:** \$14,021

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19565 CUMBERLAND WAY, DETROIT, MI 48203-1457 C034 CURRENTLY OWNED BY MARTIN CALVIN & MARTIN OLIVIA HAVING A TAX ASSESSOR NUMBER OF 02004817. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 207 LOT: .

## Last Market Sale

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

## Current Listing Status

**Status:** Fail  
**Date:** 09/2023  
**Price:** \$675,000

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Palmer Woods Association	Home Owner Assessments Fee	\$495	Annually

## Property Details - Public Record

**Land Use:** Single Family Residential      **Lot Size:** 14,810 SqFt.      **Stories:** 1.75      **Parking Spaces:** 2  
**Zoning:** R1      **Living Area:** 3,594 SqFt.      **Pool:**      **Parking Type:** Garage  
**Year Built:** 1927      **Bedrooms:** 5      **Fireplace:** 1      **Interior Wall:**  
**Style:**      **Bathrooms:** 4      **Heating:** HOT WATER      **Exterior Wall:** Brick  
**Basement:** Unspecified Basement      **Total Rooms:**      **Cooling:**      **Price / Sq.Ft.**

## Open Liens

**Owner 1:** MARTIN CALVIN  
**Owner 2:** MARTIN OLIVIA

**Combined Loan To Value:** 32.04 %  
**Estimated Equity:** \$470,943

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/10/2018	1st / Trust Deed/Mortgage	\$39,000	Michigan First Cu	Martin Olivia L	Variable	
08/03/2006	1st / Trust Deed/Mortgage	\$280,000	Mtg Center Llc	Martin Olivia L	Conventional	30 Years

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
03/04/2021	Mechanics Lien	\$14,021	Martin Calvin & Olivia L	Roto Rooter Restoration	78973
03/04/2021	Mechanics Lien	\$14,021	Martin Calvin & Olivia L	Roto Rooter Restoration	78973

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
07/08/2005	1st / Trust Deed/Mortgage	\$233,500	Mtg Center Llc	Martin Olivia L	Conventional	30 Years

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
10/28/2021	Intrafamily Transfer & Dissolution	Non-Arm's length	Martin Olivia L, Martin Calvin Glenn	Martin Olivia L, Martin Tracey	\$0

## Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

## Tax Status

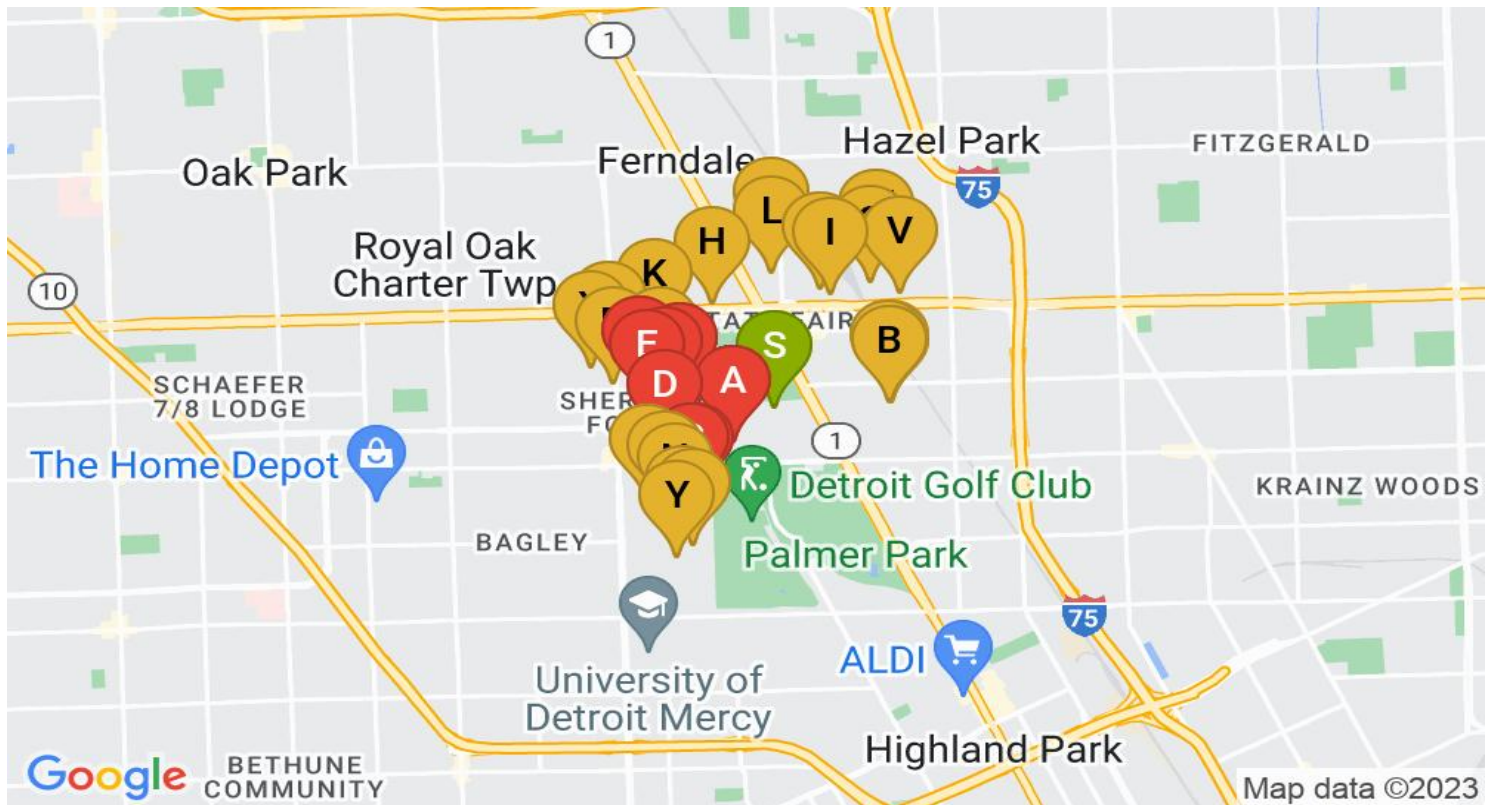
<b>Assessor Parcel #:</b>	02004817.	<b>Land Value:</b>		<b>Total Taxable Value:</b>	\$354,445
<b>Tax Year:</b>	2023	<b>Improvement Value:</b>		<b>Property Tax:</b>	\$2,876

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
09/2023	Fail - FAIL	\$675,000	\$188	1	Connae Pisani	Nremg Realty	60252440
9/07/2023	Active - Price	\$569,000	\$158	1	Connae Pisani	Nremg Realty	60252440
9/07/2023	Active - New Listing	\$675,000	\$188	1	Connae Pisani	Nremg Realty	60252440
09/2023	Fail - FAIL	\$675,000	\$188	1	Connae Pisani	Nremg Realty	20230065672
9/07/2023	Active - New Listing	\$675,000	\$188	1	Connae Pisani	Nremg Realty	20230065672
9/07/2023	Active - New Listing	\$569,000	\$158	1	Connae Pisani	Nremg Realty	R20230065672

## Comparables & Nearby Listings

Subject Property: 19565 Cumberland Way, Detroit, MI 48203-1457



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.33		19285 Lucerne Dr, Detroit, Mi 48203	3/06/23	\$800,000			4,064	\$197	5	4		96
B	0.56		19620 Renfrew Rd, Detroit, Mi 48221	12/01/22	\$458,870			3,221	\$142	5	3	10,019	71
C	0.65		19575 Stratford Rd, Detroit, Mi 48221	5/01/23				3,330		5	3	6,534	95

D	0.7	3375 Cambridge Ave, Detroit, Mi 48221	12/09/22	\$671,000		3,664	\$183	4	5	9,583	89
E	0.75	19604 Shrewsbury Rd, Detroit, Mi 48221	9/13/23	\$740,000		4,000	\$185	5	5	7,405	94
F	0.76	18603 Parkside St, Detroit, Mi 48221	8/01/23	\$545,000		3,600	\$151	5	2	6,970	97
G	0.78	18600 Wildemere St, Detroit, Mi 48221	2/09/23	\$630,000		3,650	\$173	4	5	6,970	95
H	0.8	19714 Shrewsbury Rd, Detroit, Mi 48221	2/15/23	\$631,000		3,400	\$186	5	4	7,405	88

**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	0.68	A	540 Fernhill St, Highland Park, Mi 48203			10/07/23		1,170			1		102
B	0.68	A	537 Fernhill St, Highland Park, Mi 48203			10/07/23	\$20,000						
C	0.69	A	19911 Stratford Rd, Detroit, Mi 48221	5/15/13	\$79,000	10/25/23	\$525,000	4,147	\$127	6	4	5,663	94
D	0.69	A	528 Fernhill St, Highland Park, Mi 48203			10/07/23	\$20,000						
E	0.69	A	531 Fernhill St, Highland Park, Mi 48203			10/07/23	\$20,000						
F	0.69	A	534 Fernhill St, Highland Park, Mi 48203			10/07/23	\$20,000						
G	0.7	A	525 Fernhill St, Highland Park, Mi 48203			10/06/23	\$20,000						
H	0.78	A	445 W Bennett Ave, Ferndale, Mi 48220	3/10/23	\$132,000	11/10/23	\$145,000	602	\$241	2	1		100
I	0.81	A	869 E Bennett Ave, Ferndale, Mi 48220			10/11/23	\$160,000	824	\$194	2	1		99
J	0.83	A	751 E Chesterfield St, Ferndale, Mi 48220	9/10/20	\$170,500	10/24/23	\$229,900	979	\$235	3	1		82
K	0.85	P	20400 Picadilly Rd, Detroit, Mi 48221	9/28/11	\$33,500	10/13/23	\$254,900	1,652	\$154	3	1	4,792	82
L	0.89	A	324 Spencer St, Ferndale, Mi 48220	3/30/01	\$117,900	11/03/23	\$199,000	1,170	\$170	3	1		94
M	0.92	A	18471 Fairfield St, Detroit, Mi 48221	8/31/17	\$195,000	11/08/23	\$299,999	2,548	\$118	4	3		81
N	0.94	A	18327 Muirland St, Detroit, Mi 48221	8/16/18	\$209,000	10/19/23	\$225,000	2,778	\$81	5	3	7,841	94
O	0.96	A	18606 Oak Dr, Detroit, Mi 48221	4/14/22	\$189,001	10/14/23	\$405,000	2,352	\$172	4	3	8,712	87
P	0.97	A	19925 Livernois Ave, Detroit, Mi 48221	9/05/17	\$100,000	10/01/23	\$199,000	1,666	\$119			3,049	63
Q	1	A	1400 Camden St, Ferndale, Mi 48220	5/16/17	\$66,300	10/01/23		979	\$68	3	1	4,835	49
R	1.01	P	420 Silman St, Ferndale, Mi 48220	4/26/21	\$155,000	10/12/23	\$279,000	1,188	\$235	3	3	5,053	84
S	1.02	P	18082 Wildemere St, Detroit, Mi 48221	7/28/22	\$243,678	10/10/23	\$215,000	2,613	\$82	5	3	6,970	98
T	1.03	A	18100 Muirland St, Detroit, Mi 48221	5/17/22	\$280,000	10/08/23	\$459,999	2,620	\$176	5	4		97
U	1.04	A	20116 Stoepel St, Detroit, Mi 48221	8/26/20	\$56,000	10/03/23	\$112,000	930	\$120	3	1		84
V	1.06	A	422 W Muir Ave, Hazel Park, Mi 48030	10/16/18	\$14,000	10/25/23	\$199,000	1,000	\$199	2	1	4,835	96
W	1.11	C	1464 Spencer St, Ferndale, Mi 48220	3/21/18	\$104,000	10/07/23	\$185,000	924	\$200	3	1	4,487	70
X	1.12	A	20036 Monica St, Detroit, Mi 48221			10/27/23	\$80,000	1,152	\$69	3	1	3,485	97
Y	1.13	A	18003 Muirland St, Detroit, Mi 48221			10/21/23	\$299,000	2,830	\$106	5	3	6,970	97

**A: Active      P: Pending      C: Contingent**

## Statistics for Detroit, MI

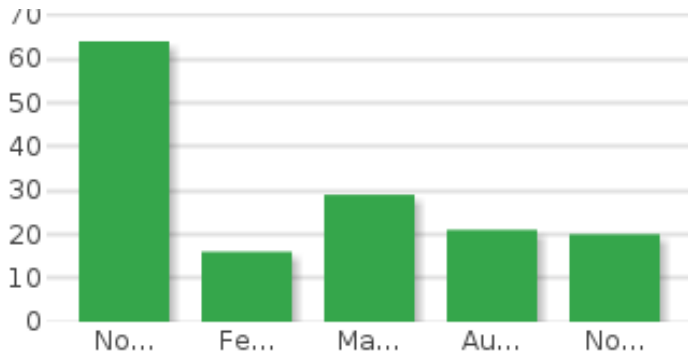


**2.82 %** Last 30 Days Price Change

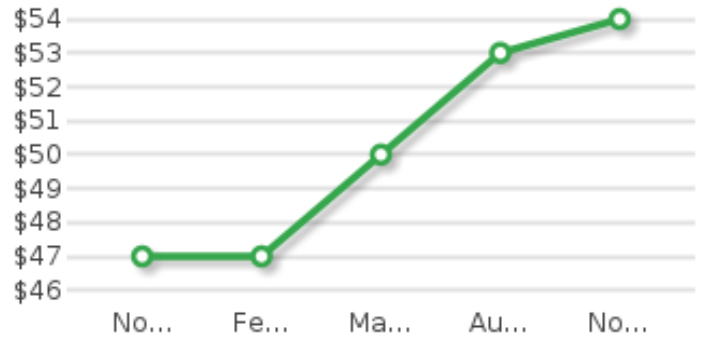


**2.53 %** Last 30 Days Rent Change

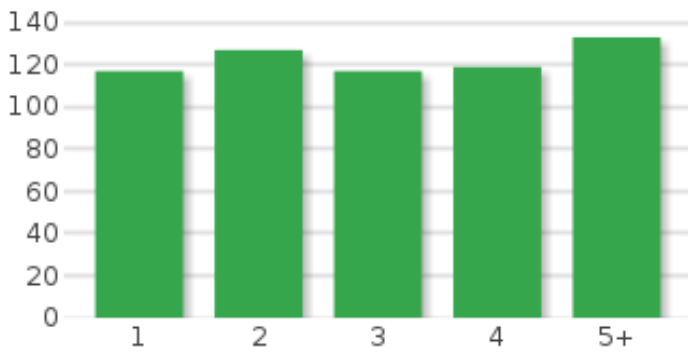
### New Pre-Foreclosures



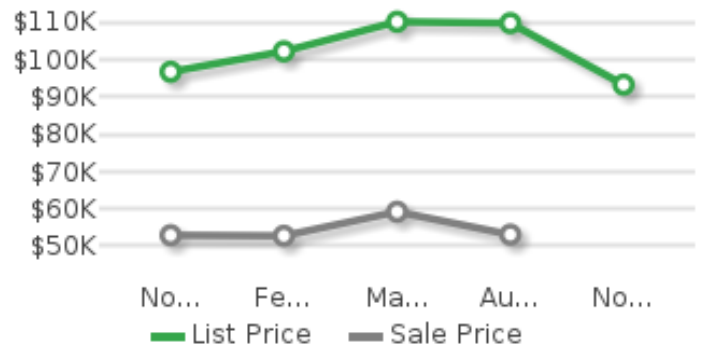
### \$ / SqFt



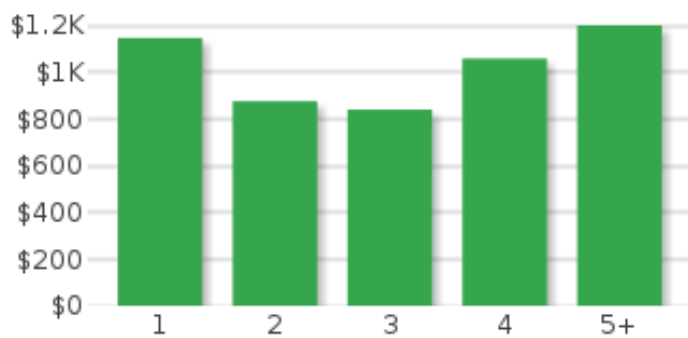
### Average Days on Market



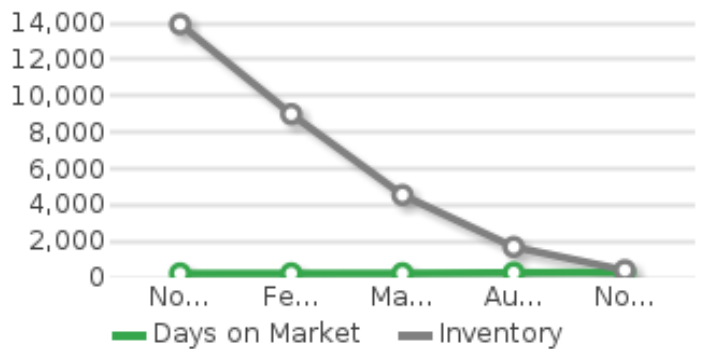
### List Price vs. Sale Price



### 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