

Comparative Market Analysis

11401 Winthrop St, Detroit, MI 48227

APN: 22052528.

Wayne County Data as of: 12/01/2023



Bedrooms: 3 **Year Built:** 1937
Bathrooms: 2 **Square Feet:** 1,491

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: 11401 WINTHROP ST LLC
Mailing Address: 1718 CAPITOL AVE
CHEYENNE, WY 82001

Comparables	
Properties:	11
Avg. Sale Price:	\$59,409
Days on Market:	154
Opportunity	
Estimated Value:	\$83,610
Estimated Equity:	\$83,610
Mortgage Balance:	\$0
Monthly Rent:	\$945
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 11401 WINTHROP ST, DETROIT, MI 48227-1652 C001 CURRENTLY OWNED BY 11401 WINTHROP ST LLC HAVING A TAX ASSESSOR NUMBER OF 22052528. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 102 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2019325225 DATED 10/15/2019 AND RECORDED 11/18/2019.

Last Market Sale

Seller: C N T LLC
Buyer: 11401 WINTHROP ST LLC
Rec. Date: 11/18/2019
Sale Date: 10/15/2019
Sale Price: \$41,000

Current Listing Status

Status: Sold
Date: 11/2019
Price: \$41,000/est

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: 4,356 SqFt.	Stories: 1.5	Parking Spaces: 1
Zoning: R1	Living Area: 1,491 SqFt.	Pool:	Parking Type: Garage
Year Built: 1937	Bedrooms: 3	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 2	Heating: FORCED AIR	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$28

Open Liens

Owner 1: 11401 WINTHROP ST LLC	Combined Loan To Value: 0 %
Owner 2:	Estimated Equity: \$83,610

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
07/29/2005	1st / Trust Deed/Mortgage	\$135,000	Argent Mtg Co Llc	Booker Alicia	Adjustable Rate	30 Years
08/25/2005	1st / Trust Deed/Mortgage	\$73,950	Option One Mtg Corp	Howe Peter	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
04/03/2019	Quit Claim Deed	Non-Arm's length	Derrick Cassandra	C N T Llc	
08/29/2013	Quit Claim Deed	Non-Arm's length	Homes Howe	Griffin Tонера	\$500
08/09/2005	Quit Claim Deed	Non-Arm's length	Howe Peter, Howe Kimberly A	Howe Homes Llc	
11/07/2013	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Westside Brick Llc	\$2,700
04/01/2016	Quit Claim Deed	Non-Arm's length	Moore Turrón Deverro	Derrick Cassandra	
06/26/2014	Quit Claim Deed	Non-Arm's length	Griffin Tondra	Moore Turrón	
05/24/2000	Deed	Arm's-length Residential	Goss Keela	Mcdonald Paul	\$66,000
04/10/2003	Sheriff's Deed	REO and Trustee Deeds	Mcdonald Paul, Jackson Letha	Family Equity Inc	\$8,426
05/10/2000	Deed	Arm's-length Residential	Cutright Keela	The Bank Of New York	\$40,800
09/16/2019	Warranty Deed	Non-Arm's length	Westside Brick Llc	C N T Llc	
10/15/2019	Warranty Deed	Arm's-length Residential	C N T Llc	11401 Winthrop St Llc	\$41,000
10/12/2004	Other	Arm's-length Residential	Deutsche Bank National Trust Co,	Howe Homes Llc	\$30,000
08/09/2005	Quit Claim Deed	Non-Arm's length	Howe Homes Llc	Howe Peter	
04/30/2003	Sheriff's Deed	REO and Trustee Deeds	Mcdonald Paul	Deutsche Bank National Trust Co,	\$64,045

Tax Status

Assessor Parcel #: 22052528.
Tax Year: 2023

Land Value:
Improvement Value:

Total Taxable Value: \$28,600
Property Tax: \$825

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
11/2019	Sold	\$41,000/est	\$28	110	CLARENCE WILSON	Rch Brokerage Legacy Inc	R219076130
10/2019	Sold	\$40,930/est	\$27	78	Clarence R Wilson	RCH Brokerage Legacy Inc	219076130
7/30/2019	Active - New Listing	\$45,000	\$30	1	CLARENCE R WILSON	RCH BROKERAGE LEGACY INC	219076130

Comparables & Nearby Listings

Subject Property: 11401 Winthrop St, Detroit, MI 48227-1652



COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.17		11651 Prest St, Detroit, Mi 48227	11/01/23	\$108,120			1,386	\$78	3	2.5	4,356	85
B	0.28		9654 Montrose St, Detroit, Mi 48227	10/06/23	\$64,500			1,250	\$52	4	1	4,356	86
C	0.4		11337 Terry St, Detroit, Mi 48227	3/02/23	\$225,000			1,240	\$181	3	1	4,356	83
D	0.49		9959 Lauder St, Detroit, Mi 48227	6/12/23	\$64,000			1,600	\$40	2	1	4,356	86
E	0.52		9966 Lauder St, Detroit, Mi 48227	2/21/23	\$84,900			1,282	\$66	3	2	4,356	83
F	0.6		10014 Abington Ave, Detroit, Mi 48227	2/01/23	\$70,000			1,486	\$47	3	1	4,356	86
G	0.77		9134 Saint Marys St, Detroit, Mi 48228	3/01/23	\$69,900			1,716	\$41	2	2	3,049	73
H	0.9		12939 Rutherford St, Detroit, Mi 48227	9/22/23	\$160,000			1,701	\$94	4	2	5,227	86
I	0.9		12909 Saint Marys St, Detroit, Mi 48227	8/30/23	\$105,000			1,272	\$83	3	1	4,792	84
J	0.92		12835 Woodmont Ave, Detroit, Mi 48227	7/06/23	\$67,500			1,296	\$52	3	2	5,227	74
K	0.93		8876 Robson St, Detroit, Mi 48228	9/13/23	\$105,000			1,712	\$61	3	2	3,920	88
L	0.93		12915 Mettetal St, Detroit, Mi 48227	11/01/23	\$64,880			1,347	\$48	3	1	5,227	94
M	0.95		12920 Asbury Park, Detroit, Mi 48227	3/21/23	\$140,000			1,758	\$80		1.5	6,098	82
N	0.97		13544 Rutherford St, Detroit, Mi 48227	12/21/22	\$82,000			1,294	\$63	3	1	4,356	95
O	1		13535 Saint Marys St, Detroit, Mi 48227	7/01/23	\$95,150			1,505	\$63	4	2	5,227	95

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	0.15	A	10015 Winthrop St, Detroit, Mi 48227	8/12/22	\$22,000	10/19/23	\$40,000	1,046	\$38	3	1		71
B	0.16	A	11668 Forrer St, Detroit, Mi 48227			10/11/23	\$42,500	998	\$43	3	1		82
C	0.22	A	11330 Mansfield St, Detroit, Mi 48227	6/27/22	\$68,000	11/16/23	\$69,000	729	\$95	2	1	4,356	84

D	0.22	A	9931 Greenfield Rd, Detroit, Mi 48227	9/25/18	\$250,000	11/14/23	\$899,900	6,000	\$150				68
E	0.22	A	9936 Montrose St, Detroit, Mi 48227	10/10/19	\$7,701	11/10/23	\$49,900	963	\$52	3	1	4,356	83
F	0.26	A	11661 Sussex St, Detroit, Mi 48227			11/13/23	\$90,000	1,687	\$53	4	3		83
G	0.26	A	11643 Sussex St, Detroit, Mi 48227	7/20/18	\$38,000	10/29/23	\$75,000	1,561	\$48	3	1	4,356	86
H	0.26	A	11653 Sussex St, Detroit, Mi 48227	5/24/19	\$58,900	10/18/23		1,394	\$42	3	1	4,356	83
I	0.3	A	11301 Coyle St, Detroit, Mi 48227	12/19/16	\$13,155	10/16/23	\$76,000	1,070	\$71	3	2		82
J	0.32	A	11364 Coyle St, Detroit, Mi 48227	9/27/23	\$200,000	11/12/23	\$49,900	1,145	\$44	3	1.5	3,485	84
K	0.32	A	11406 Coyle St, Detroit, Mi 48227	6/30/16	\$7,001	10/31/23		1,459	\$5	9	1	3,485	87
L	0.35	P	9646 Whitcomb St, Detroit, Mi 48227	6/30/22	\$26,300	10/31/23	\$109,900	1,000	\$110	2	2		81
M	0.37	A	9565 Winthrop St, Detroit, Mi 48227	9/29/23	\$7,500	11/11/23	\$89,900	1,013	\$89	3	1		84
N	0.38	A	9599 Whitcomb St, Detroit, Mi 48227	6/22/22	\$45,000	10/18/23	\$1,200	1,060	\$1	3	1		81
O	0.43	A	12213 Rutherford St, Detroit, Mi 48227	9/03/21	\$85,000	10/31/23	\$120,000	1,811	\$66	9	2	4,792	67
P	0.44	A	12066 Mettetal St, Detroit, Mi 48227	9/17/19	\$1,000	10/27/23	\$75,000	956	\$78	3	1	4,356	97
Q	0.48	A	11374 Lauder St, Detroit, Mi 48227	9/13/23	\$22,500	11/13/23	\$97,900	970	\$101	2	1	4,356	85
R	0.54	A	11676 Grandmont Ave, Detroit, Mi 48227	12/05/22	\$1,200	10/17/23	\$79,900	1,001	\$80	3	1	4,356	70
S	0.55	A	11375 Grandmont Ave, Detroit, Mi 48227	3/10/21	\$62,500	11/04/23	\$64,000	953	\$67	3	1	4,356	84
T	0.55	A	9356 Mansfield St, Detroit, Mi 48228	5/01/08	\$6,500	11/03/23	\$100,000	993	\$101	3	2		73
U	0.57	A	11627 Hubbell St, Detroit, Mi 48227	3/01/23	\$7,000	10/14/23	\$39,500	1,096	\$36	2	1		54
V	0.61	A	10046 Hubbell St, Detroit, Mi 48227	12/06/19	\$66,000	11/12/23	\$60,000	1,563	\$38	3	1	4,792	86
W	0.61	A	9218 Prest St, Detroit, Mi 48228	11/26/14	\$60,125	11/11/23	\$79,000	826	\$96	3	1	3,485	73
X	0.66	A	14731 W Chicago St, Detroit, Mi 48228	4/29/14	\$125,000	11/11/23	\$15,000					2,178	
Y	0.67	A	9163 Montrose St, Detroit, Mi 48228	1/18/95	\$25,167	10/31/23	\$35,000	1,000	\$35	3	1		83

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

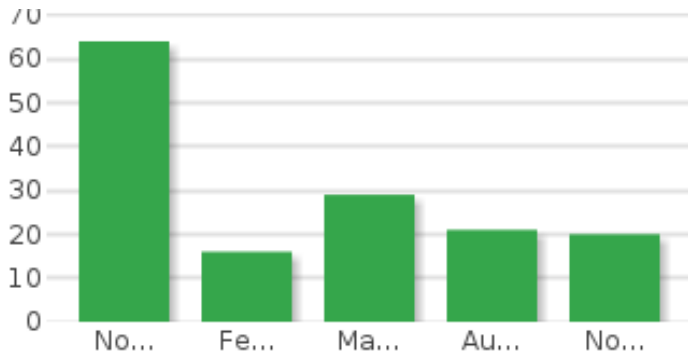


2.82 % Last 30 Days Price Change

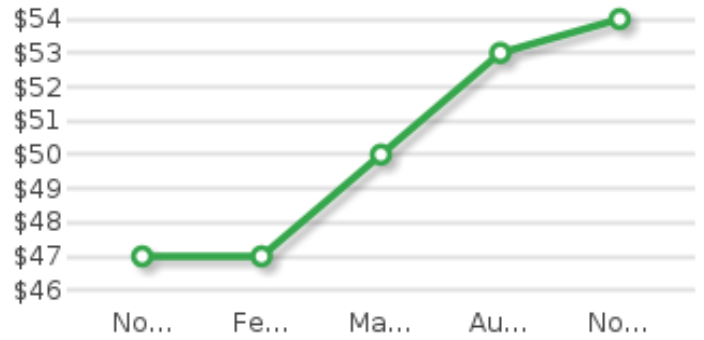


2.53 % Last 30 Days Rent Change

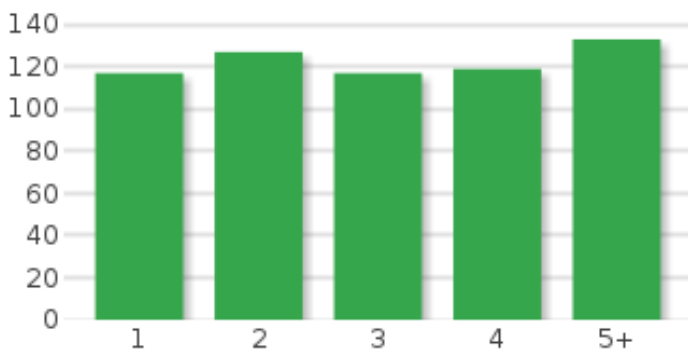
New Pre-Foreclosures



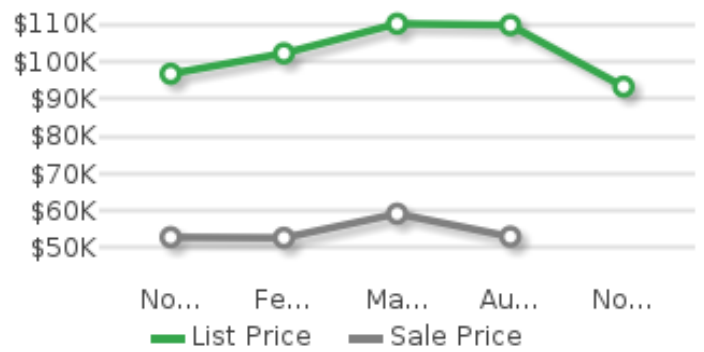
\$ / SqFt



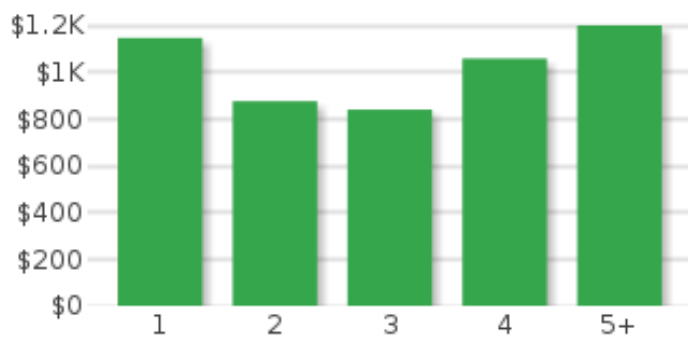
Average Days on Market



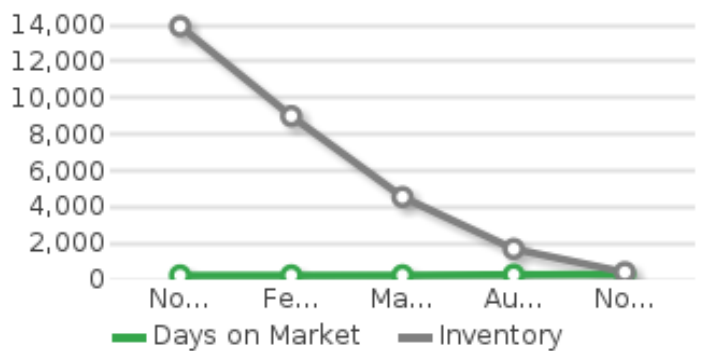
List Price vs. Sale Price



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