

Comparative Market Analysis

15326 Woodingham Dr, Detroit, MI 48238

APN: 16028272.

Wayne County Data as of: 12/20/2023



Bedrooms: 4 **Year Built:** 1925
Bathrooms: 2 **Square Feet:** 1,308
Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: QUATTLEBAUM LONNIE
Mailing Address: 15326 WOODINGHAM DR
DETROIT, MI 48238

Comparables	
Properties:	45
Avg. Sale Price:	\$34,998
Days on Market:	93
Opportunity	
Estimated Value:	\$91,789
Estimated Equity:	\$79,861
Mortgage Balance:	\$11,928
Monthly Rent:	\$1,060
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 15326 WOODINGHAM DR, DETROIT, MI 48238-1836 C027 CURRENTLY OWNED BY QUATTLEBAUM LONNIE HAVING A TAX ASSESSOR NUMBER OF 16028272. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 702 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2014400847 DATED 09/10/2014 AND RECORDED 09/26/2014.

Last Market Sale

Seller: FANNIE MAE
Buyer: QUATTLEBAUM LONNIE
Rec. Date: 09/26/2014
Sale Date: 09/10/2014
Sale Price: \$3,000

Current Listing Status

Status: Fail
Date: 12/2013
Price: \$2,999

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: 3,920 SqFt.	Stories: 1.5	Parking Spaces:
Zoning: R2	Living Area: 1,308 SqFt.	Pool:	Parking Type:
Year Built: 1925	Bedrooms: 4	Fireplace:	Interior Wall:
Style: Bungalow	Bathrooms: 2	Heating: FORCED AIR	Exterior Wall: Shingle (Not Wood)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$2

Open Liens

Owner 1: QUATTLEBAUM LONNIE
Owner 2:
Combined Loan To Value: 13 %
Estimated Equity: \$79,861

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/28/2019	1st / Trust Deed/Mortgage	\$13,000	One Detroit Cu	Quattlebaum Lonnie	Variable	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
There is no prior loan data available.						

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
01/10/2013	Sheriff's Deed	REO and Trustee Deeds	Graves Norman, Graves Ida	Federal National Mortgage	\$56,041
09/10/2014	Special Warranty Deed	Arm's-length Residential	Fannie Mae, Federal National	Quattlebaum Lonnie	\$3,000

Tax Status

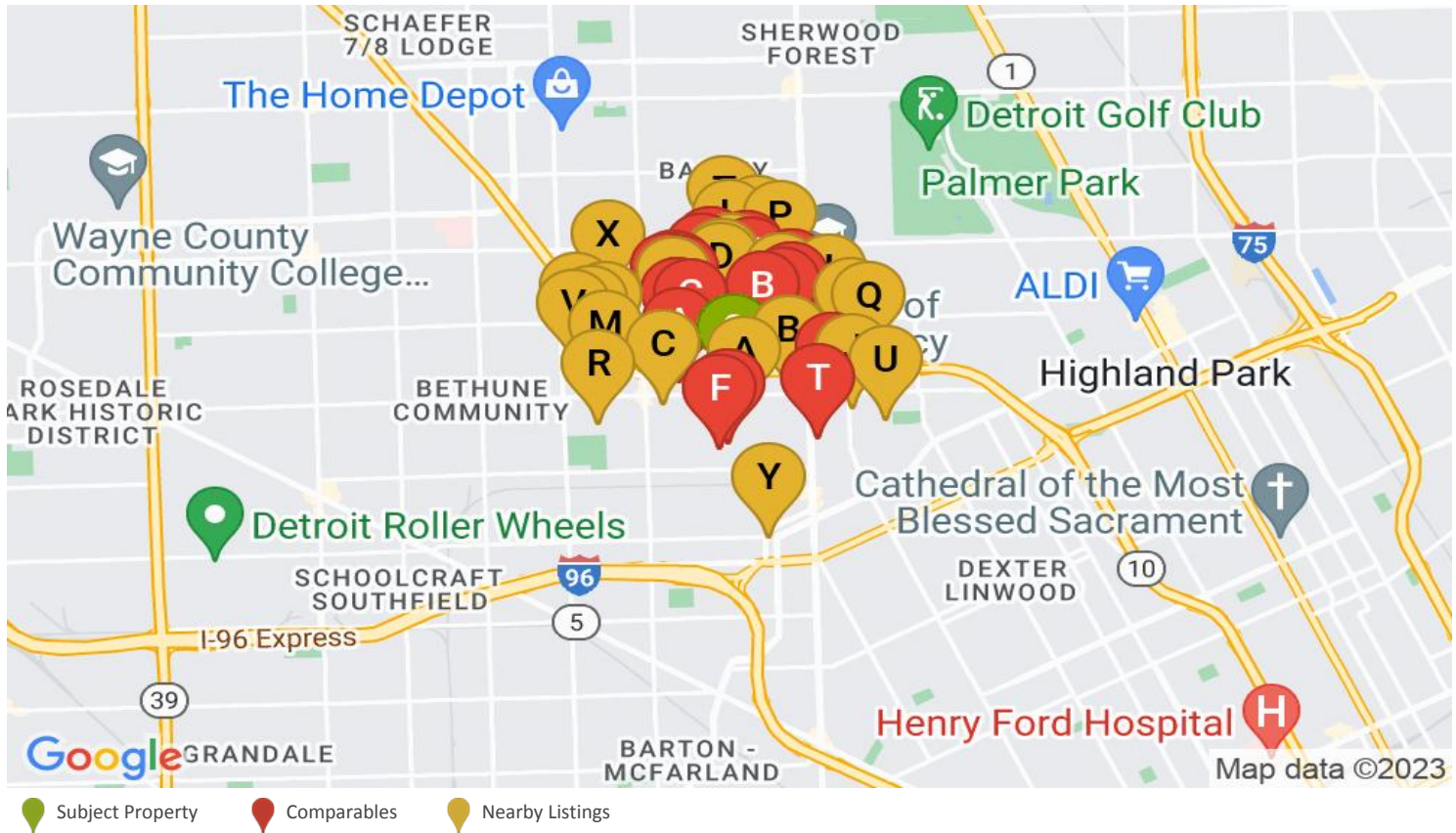
Assessor Parcel #: 16028272.	Land Value:	Total Taxable Value: \$29,400
Tax Year: 2023	Improvement Value:	Property Tax: \$233

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
12/2013	Fail - FAIL	\$2,999	\$2	136	Meghan Schubring		31189479
12/2013	Fail - FAIL	\$5,900	\$5	122	Meghan Schubring		31175499
12/2013	Fail - FAIL	\$2,999	\$2	136	Meghan Schubring		214034928
12/2013	Fail - FAIL	\$5,900	\$5	121	MEGHAN ALCAMO		213201014

Comparables & Nearby Listings

Subject Property: 15326 Woodingham Dr, Detroit, MI 48238-1836



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.33		15369 Ohio St, Detroit, Mi 48238	7/01/23	\$130,000			1,438	\$90	3	1	6,534	96
B	0.34		7445 Pilgrim St, Detroit, Mi 48238	5/31/23	\$132,000			1,175	\$112	3	1	3,920	82
C	0.35		15716 Cherrylawn St, Detroit, Mi 48238	9/26/23	\$80,000			1,296	\$62		2	3,485	96
D	0.37		14668 Greenlawn St, Detroit, Mi 48238	4/01/23	\$66,350			1,305	\$51	3	2	3,920	86
E	0.42		15725 Ohio St, Detroit, Mi 48238	8/29/23	\$84,000			1,270	\$66	3	1	3,920	72
F	0.42		14626 Roselawn St, Detroit, Mi 48238	2/06/23	\$71,000			1,200	\$59		1	3,920	83
G	0.43		15802 Monica St, Detroit, Mi 48238	8/10/23	\$72,844			1,260	\$58	3	2	4,356	98

H	0.49	15834 Santa Rosa Dr, Detroit, Mi 48238	6/20/23	\$90,000	1,512	\$60		1.5	3,485	93
I	0.5	15850 Ohio St, Detroit, Mi 48238	5/11/23	\$110,500	1,439	\$77	3	1	3,485	94
J	0.52	16141 Lilac St, Detroit, Mi 48221	6/20/23	\$96,262	1,512	\$64		1.5	3,049	95
K	0.54	15881 Ohio St, Detroit, Mi 48238	7/01/23	\$119,840	1,294	\$93	3	1	3,920	83
L	0.55	16176 Woodingham Dr, Detroit, Mi 48221	9/07/23	\$63,000	1,350	\$47	4	2		95
M	0.56	15924 Santa Rosa Dr, Detroit, Mi 48238	10/24/23	\$135,000	1,380	\$98		1	3,485	98
N	0.56	16188 Tuller St, Detroit, Mi 48221	4/17/23	\$130,000	1,239	\$105	3	3	3,049	97
O	0.57	15894 Wisconsin St, Detroit, Mi 48238	3/30/23	\$125,000	1,400	\$89	3	2	4,356	85
P	0.57	15871 Wisconsin St, Detroit, Mi 48238	5/26/23	\$73,100	1,496	\$49	3	1	4,792	92
Q	0.58	16176 Northlawn St, Detroit, Mi 48221	10/13/23	\$82,000	1,350	\$61	2	1.5	4,792	94
R	0.6	16218 Roselawn St, Detroit, Mi 48221	7/14/23	\$170,000	1,292	\$132	4	1.5	4,356	95
S	0.61	15044 Quincy St, Detroit, Mi 48238	8/18/23	\$32,000	1,164	\$27	3	1	4,792	98
T	0.61	14751 Petoskey Ave, Detroit, Mi 48238	9/01/23	\$102,000	1,536	\$66	4	1.5	4,356	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	0.16	A	7661 Desoto St, Detroit, Mi 48238	10/24/22	\$5,100	11/24/23		768	\$7	2	1	3,049	99
B	0.34	A	7102 Fenkell St, Detroit, Mi 48238	7/25/12	\$843	12/03/23	\$12,900					6,534	
C	0.44	A	8647 Ellsworth St, Detroit, Mi 48238	3/07/23	\$30,000	11/21/23	\$49,900	1,152	\$43	3	1		99
D	0.49	A	8038 Puritan St, Detroit, Mi 48238	7/06/23	\$48,000	12/01/23	\$50,000	1,450	\$34			7,841	57
E	0.51	A	16138 Greenlawn St, Detroit, Mi 48221	5/12/23	\$57,000	11/15/23	\$159,900	1,369	\$117	3	2		94
F	0.51	P	15906 Monica St, Detroit, Mi 48238	4/11/22	\$115,000	11/01/23	\$98,899	1,239	\$80	3	1		98
G	0.53	A	15846 Wisconsin St, Detroit, Mi 48238	6/06/19	\$41,000	12/03/23		1,570	\$26	4	1.5	3,920	92
H	0.55	A	16176 Woodingham Dr, Detroit, Mi 48221	9/07/23	\$63,000	12/11/23		1,350	\$47	4	2		95
I	0.71	P	15875 Holmur St, Detroit, Mi 48238	10/21/21	\$15,676	11/10/23	\$10,600	1,317	\$8	4	1		103
J	0.73	A	15026 Dexter Ave, Detroit, Mi 48238	2/22/21	\$37,700	11/21/23	\$95,000	1,512	\$63	3	1.5	4,792	86
K	0.76	A	15710 Belden St, Detroit, Mi 48238	12/07/04	\$35,000	11/13/23	\$40,000	756	\$53	2	1	3,049	100
L	0.77	A	16640 Woodingham Dr, Detroit, Mi 48221	11/17/22	\$6,064	12/04/23	\$975	1,856	\$1	2	1		95
M	0.78	A	15363 Birwood St, Detroit, Mi 48238	5/05/23	\$12,000	11/13/23	\$120,000	1,312	\$91	3	1		95
N	0.81	A	15711 Birwood St, Detroit, Mi 48238	10/30/20	\$51,900	11/26/23	\$84,900	1,116	\$76	3	1	4,356	74
O	0.81	A	16665 San Juan Dr, Detroit, Mi 48221	5/21/21	\$40,000	10/30/23	\$67,000	733	\$91	2	1		73
P	0.82	A	16626 Monica St, Detroit, Mi 48221	4/21/18	\$20,000	12/08/23	\$1,250	792	\$2	2	1		98
Q	0.84	A	15510 Muirland St, Detroit, Mi 48238	8/01/07	\$4,500	11/11/23	\$70,000	878	\$80	3	1	3,485	99
R	0.85	A	14925 Mendota St, Detroit, Mi 48238	12/14/22	\$25,000	11/15/23	\$75,000	1,373	\$55	3	2	3,920	95
S	0.88	A	15516 Pinehurst St, Detroit, Mi 48238	3/30/05	\$65,000	11/28/23	\$115,000	1,373	\$84	5	2	3,920	95
T	0.93	A	16805 Woodingham Dr, Detroit, Mi 48221	5/24/23	\$71,000	11/22/23	\$149,950	1,140	\$132	3	1	3,049	95
U	0.95	A	14869 Parkside St, Detroit, Mi 48238	1/04/23	\$18,000	11/11/23	\$16,900	752	\$22	2	1	3,485	99
V	0.98	A	15494 Manor St, Detroit, Mi 48238	8/04/23	\$121,500	12/02/23	\$100,000	1,154	\$87	3	2	3,485	75
W	0.99	A	15771 Monte Vista St, Detroit, Mi 48238	8/23/13	\$10,000	12/06/23	\$65,000	1,604	\$41	3	3	3,920	74
X	0.99	A	16500 Birwood St, Detroit, Mi 48221	8/18/20	\$110,000	11/06/23		1,527	\$72	3	1	4,356	93
Y	1.02	A	2865 Ewald Cir, Detroit, Mi 48238	10/17/23	\$22,500	12/05/23	\$24,900	1,018	\$24	2	1	1,742	78

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

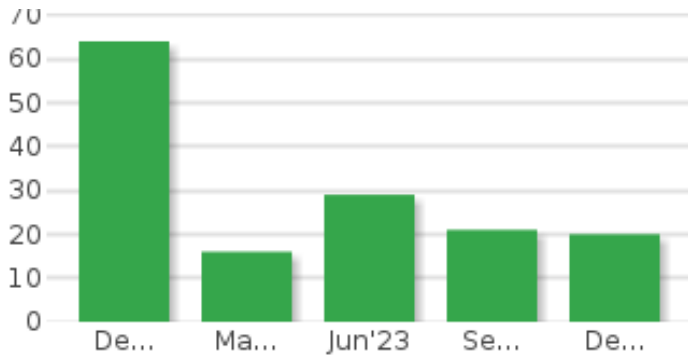


2.82 % Last 30 Days Price Change

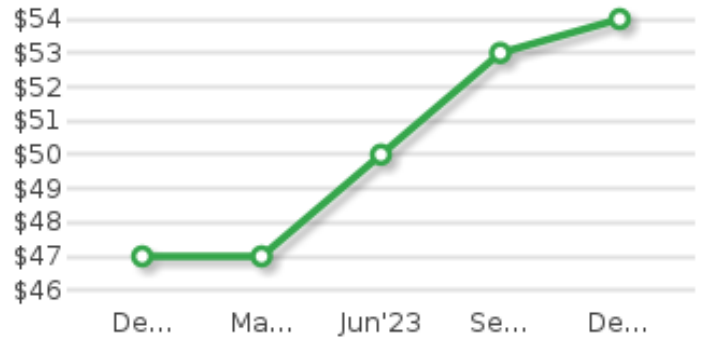


2.53 % Last 30 Days Rent Change

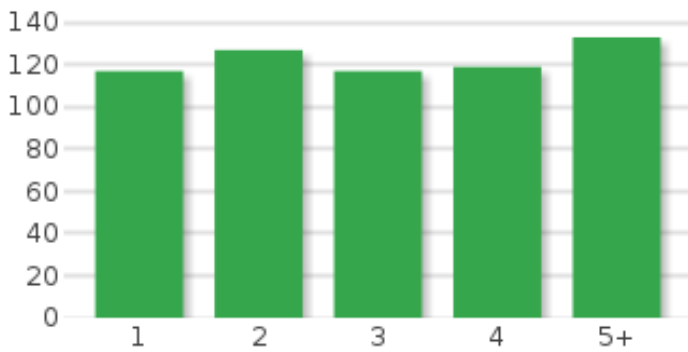
New Pre-Foreclosures



\$ / SqFt



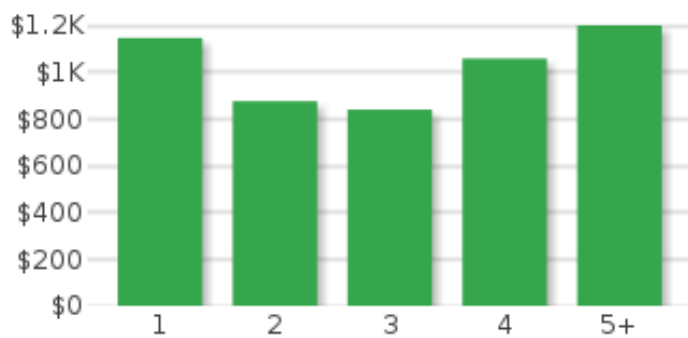
Average Days on Market



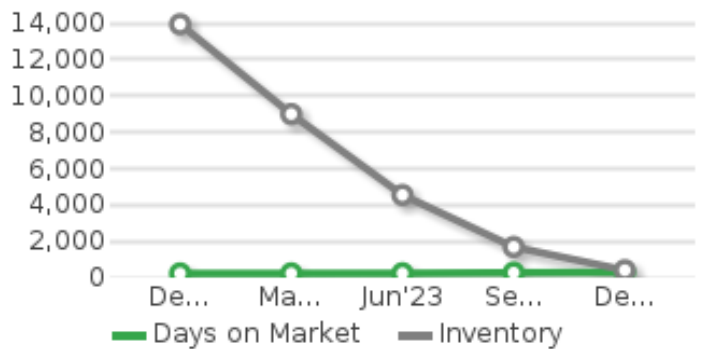
List Price vs. Sale Price



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