

Comparative Market Analysis

18415 Fielding St, Detroit, MI 48219

APN: 22102937.

Wayne County Data as of: 12/01/2023



Bedrooms: 3 **Year Built:** 1939
Bathrooms: 2 **Square Feet:** 1,100

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: 18415 FIELDING LLC
Mailing Address: 1718 CAPITOL AVE
CHEYENNE, WY 82001

Comparables

Properties:	51
Avg. Sale Price:	\$61,419
Days on Market:	83

Opportunity

Estimated Value:	\$72,769
Estimated Equity:	\$72,769
Mortgage Balance:	\$0
Monthly Rent:	\$812
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 18415 FIELDING ST, DETROIT, MI 48219-2510 C038 CURRENTLY OWNED BY 18415 FIELDING LLC HAVING A TAX ASSESSOR NUMBER OF 22102937. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 505 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2019257226 DATED 08/30/2019 AND RECORDED 09/05/2019.

Last Market Sale

Seller: GOLDHILL PROPERTY MANAGEMENT LLC
Buyer: MACHLEID ANDREW
Rec. Date: 09/05/2019
Sale Date: 08/30/2019
Sale Price: \$33,750

Current Listing Status

Status: Sold
Date: 09/2019
Price: \$33,750/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:** 5,227 SqFt. **Stories:** 1 **Parking Spaces:** 1
Zoning: R1 **Living Area:** 1,100 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1939 **Bedrooms:** 3 **Fireplace:** 1 **Interior Wall:**
Style: **Bathrooms:** 2 **Heating:** GAS HEAT. FORCED AIR. **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.** \$31

Open Liens

Owner 1: 18415 FIELDING LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$72,769

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
03/05/2004	1st / Trust Deed/Mortgage	\$98,515	Novastar Mtg Inc	Jones Malvinda	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
08/28/2019	Quit Claim Deed	Non-Arm's length	18415 Fielding Llc, Goldberg Kenneth	Goldhill Properties Management Llc	
11/10/2015	Quit Claim Deed	Non-Arm's length	Treasurer Of The Charter County Of	18415 Fielding Llc	\$10,001
08/30/2019	Warranty Deed	Arm's-length Residential	Goldhill Property Management Llc	Machleid Andrew	\$33,750

Tax Status

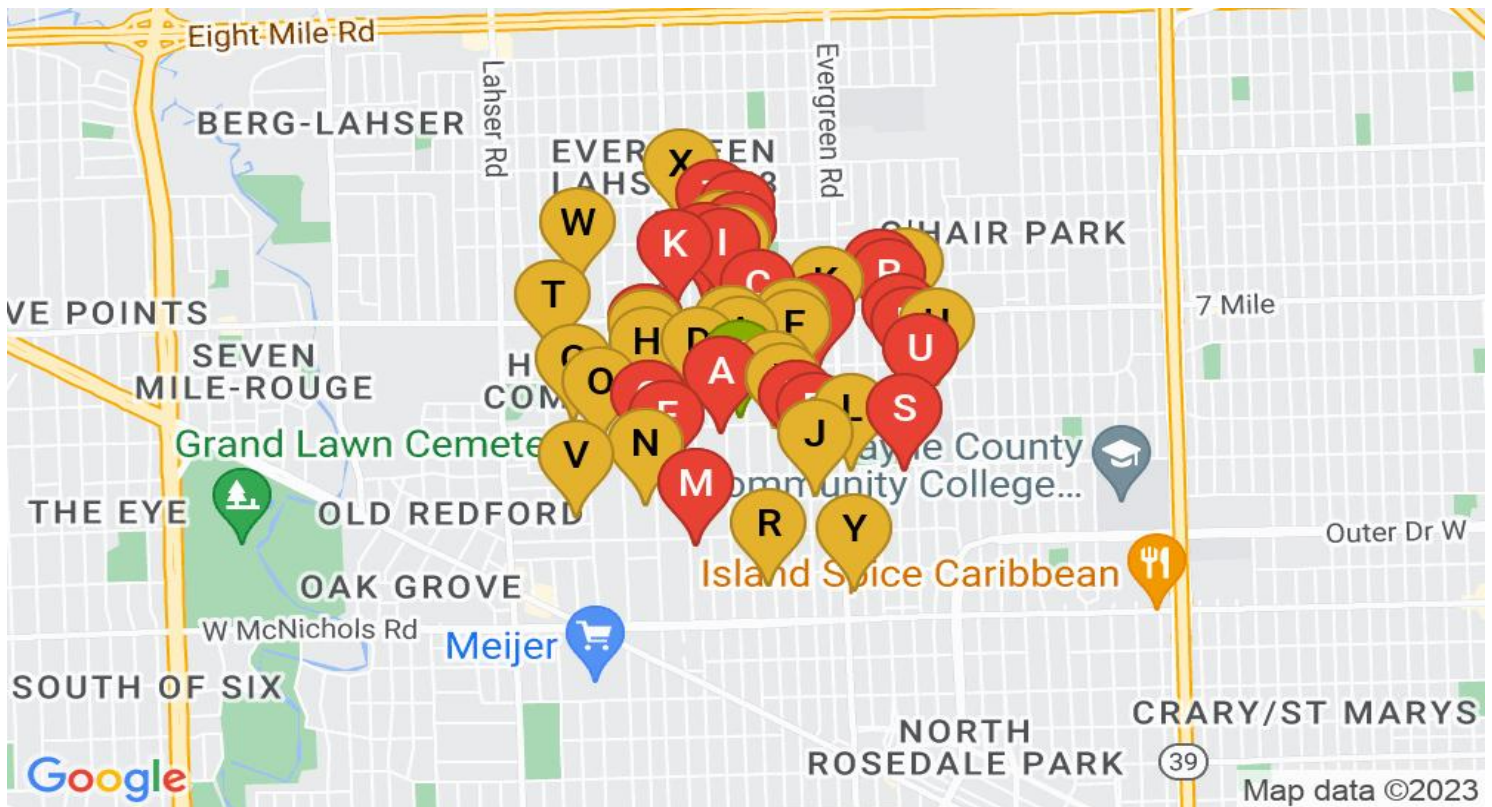
Assessor Parcel #:	22102937.	Land Value:	Total Taxable Value:	\$21,100
Tax Year:	2023	Improvement Value:	Property Tax:	\$595

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
09/2019	Sold	\$33,750/est	\$45	68	Michael Petrevski	21 United Realty	31385522
08/2019	Sold	\$33,700/est	\$44	23	Michael Petrevski	21 United Realty	219061844
01/2023	Fail - FAIL	\$1,200	\$2	10	Carlo Gobba	Logical Property Management	20221056820
06/2019	Fail - FAIL	\$39,900	\$53	102	Michael Petrevski	21 United Realty	R219061844

Comparables & Nearby Listings

Subject Property: 18415 Fielding St, Detroit, MI 48219-2510



● 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	0.08		18277 Patton St, Detroit, Mi 48219	12/09/22	\$89,900			912	\$99		1	4,792	80
B	0.21		18176 Kentfield St, Detroit, Mi 48219	8/01/23	\$85,860			1,038	\$83	4	1	4,792	100
C	0.24		18971 Stout St, Detroit, Mi 48219	7/01/23	\$74,890			976	\$77	3	1	6,534	72
D	0.27		18571 Vaughan St, Detroit, Mi 48219	7/13/23	\$67,500			1,034	\$65	3	1	4,356	75
E	0.28		18134 Heyden St, Detroit, Mi 48219	7/11/23	\$79,000			1,034	\$76	3	1	3,485	82
F	0.3		17700 Trinity St, Detroit, Mi 48219	12/08/22	\$80,000			1,292	\$62	3	1	14,810	77

G	0.3	17771 Trinity St, Detroit, Mi 48219	6/02/23	\$137,994				1,300	\$106	4	2	5,663	97
H	0.31	18545 Trinity St, Detroit, Mi 48219	8/16/23	\$125,000				1,200	\$104	3	1	4,792	70
I	0.37	19127 Patton St, Detroit, Mi 48219	3/09/23	\$77,464				1,042	\$74		1	4,792	66
J	0.4	19151 Braille St, Detroit, Mi 48219	8/01/23	\$62,000				991	\$63	2	1	5,227	82
K	0.41	19134 Burt Rd, Detroit, Mi 48219	1/25/23	\$115,000				1,052	\$109	3	1	10,019	76
L	0.42	19179 Fielding St, Detroit, Mi 48219	12/28/22	\$60,000				944	\$64	2	1	4,792	82
M	0.44	17360 Pierson St, Detroit, Mi 48219	5/15/23	\$92,000				1,064	\$86	3	1	10,890	69
N	0.49	19321 Fielding St, Detroit, Mi 48219	4/18/23	\$70,000				1,114	\$63	3	2	4,792	82
O	0.5	18562 Annchester Rd, Detroit, Mi 48219	5/11/23	\$135,000				1,044	\$129	3	1	3,920	75
P	0.51	18515 Edinborough Rd, Detroit, Mi 48219	11/01/23	\$115,220				955	\$121	3	1	4,356	76
Q	0.51	19018 Westmoreland Rd, Detroit, Mi 48219	2/27/23	\$99,000				925	\$107		1	5,227	84
R	0.51	18989 Annchester Rd, Detroit, Mi 48219	7/01/23	\$80,000				952	\$84	3	2	4,356	83
S	0.51	17690 Annchester Rd, Detroit, Mi 48219	8/23/23	\$72,000				1,100	\$65	3	1	6,534	72
T	0.53	19344 Braille St, Detroit, Mi 48219	6/16/23	\$85,000				1,250	\$68	3	1.5	4,792	82
U	0.53	18418 Edinborough Rd, Detroit, Mi 48219	12/01/22	\$65,000				986	\$66	3	1	4,356	76

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	0.08	A	18503 Fielding St, Detroit, Mi 48219	1/13/12	\$609	10/24/23	\$5,000	844	\$6	3	1		70
B	0.1	A	18290 Stout St, Detroit, Mi 48219	12/22/04	\$28,000	11/04/23	\$29,000	744	\$39	2	1		84
C	0.12	A	18540 Patton St, Detroit, Mi 48219	12/30/20	\$34,000	10/12/23	\$29,900	784	\$38	3	1	4,356	75
D	0.13	A	18468 Pierson St, Detroit, Mi 48219			10/30/23	\$10,500	1,025	\$10	3	1		82
E	0.15	A	18241 Kentfield St, Detroit, Mi 48219	4/11/19	\$3,071	10/17/23	\$40,000	1,029	\$39	3	2		82
F	0.18	P	18516 Kentfield St, Detroit, Mi 48219	9/01/23	\$45,000	10/12/23	\$99,900	1,016	\$98	3	1		75
G	0.21	A	18556 Kentfield St, Detroit, Mi 48219	9/27/23	\$584,000	11/12/23		952	\$613	3	1	4,792	75
H	0.28	A	18471 Trinity St, Detroit, Mi 48219	4/29/13	\$2,500	10/21/23	\$74,900	933	\$80	3	1	5,227	71
I	0.3	A	18529 Trinity St, Detroit, Mi 48219	9/11/00	\$74,400	10/25/23	\$58,500	1,319	\$44	3	1	4,792	86
J	0.34	A	17622 Heyden St, Detroit, Mi 48219	3/31/17	\$33,000	10/18/23	\$90,000	1,243	\$72	8	1	3,920	83
K	0.35	A	18968 Vaughan St, Detroit, Mi 48219	11/05/21	\$65,150	11/17/23	\$59,900	995	\$60	3	1	3,920	75
L	0.37	P	19825 Curtis St, Detroit, Mi 48219	3/09/17	\$7,158	10/19/23	\$69,900	1,096	\$64	4	1	3,920	73
M	0.38	A	19134 Patton St, Detroit, Mi 48219	4/25/18	\$58,000	11/20/23	\$78,500	816	\$96	3	1	4,792	81
N	0.4	A	17609 Trinity St, Detroit, Mi 48219			10/13/23	\$9,000						
O	0.42	C	21360 Karl St, Detroit, Mi 48219	6/17/22	\$58,500	10/17/23	\$89,900	1,792	\$50	3	2	20,038	59
P	0.43	A	19191 Patton St, Detroit, Mi 48219	6/09/17	\$26,000	11/12/23	\$85,000	1,022	\$83	3	1	4,792	82
Q	0.5	P	21444 Pickford St, Detroit, Mi 48219	6/11/21	\$40,000	10/12/23	\$69,900	1,814	\$39	3	1	7,405	98
R	0.56	A	17211 Stout St, Detroit, Mi 48219	12/17/19	\$29,000	11/18/23		868	\$33	3	1	5,663	83
S	0.58	A	19025 Edinborough Rd, Detroit, Mi 48219	5/10/22	\$105,320	11/09/23	\$120,000	955	\$126	3	1		77
T	0.59	A	18975 Chapel St, Detroit, Mi 48219			11/15/23	\$45,000	1,014	\$44	3	1	12,632	101
U	0.59	A	18510 Huntington Rd, Detroit, Mi 48219	11/19/12	\$8,100	11/12/23	\$99,900	1,653	\$60	3	1	4,356	75
V	0.59	A	21440 Bennett St, Detroit, Mi 48219	10/06/22	\$10,000	10/17/23	\$75,000	1,037	\$72	3	1		66
W	0.65	A	19211 Bentler St, Detroit, Mi 48219	9/27/23	\$200,000	11/15/23		1,127	\$177	3	1	6,098	69
X	0.65	A	19445 Pierson St, Detroit, Mi 48219	6/03/20	\$52,000	11/12/23	\$87,000	1,005	\$87	3	1	5,663	75
Y	0.66	A	17176 Evergreen Rd, Detroit, Mi 48219			11/05/23	\$129,000	1,192	\$108		2	3,049	75

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

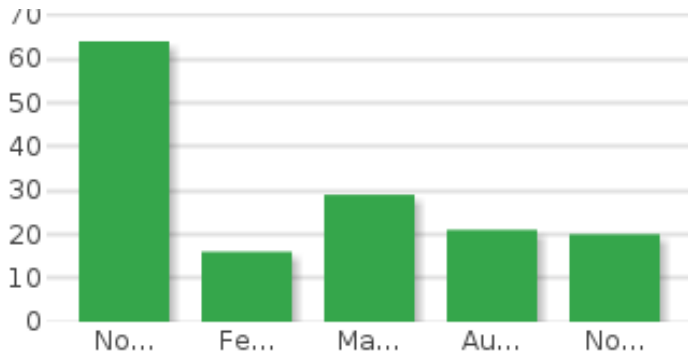


2.82 % Last 30 Days Price Change

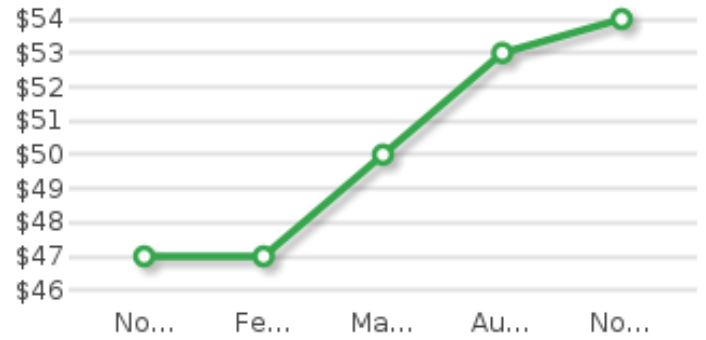


2.53 % Last 30 Days Rent Change

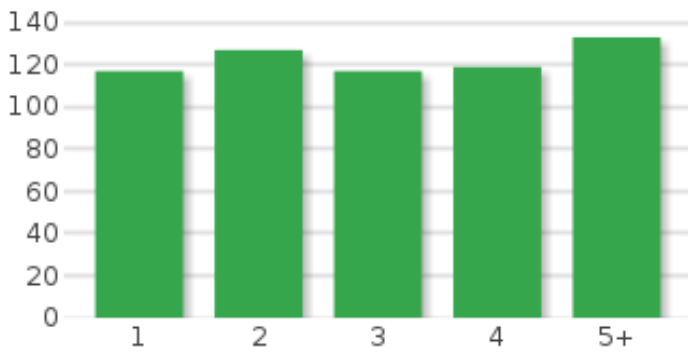
New Pre-Foreclosures



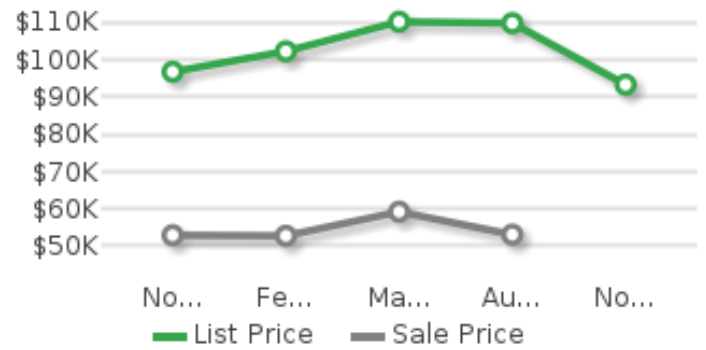
\$ / SqFt



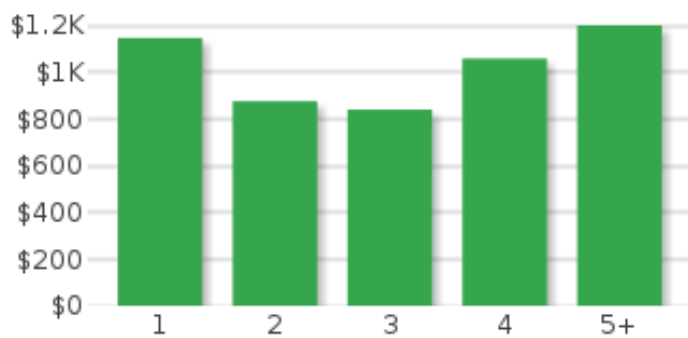
Average Days on Market



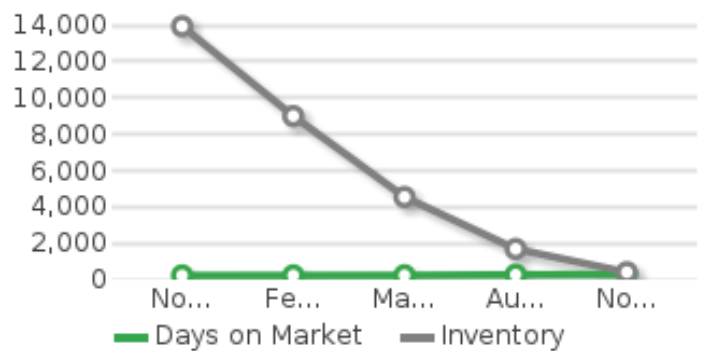
List Price vs. Sale Price



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