

Comparative Market Analysis

19300 Ashton Ave, Detroit, MI 48219

APN: 22075239.

Wayne County Data as of: 12/01/2023



Bedrooms: 2 **Year Built:** 1941
Bathrooms: 1 **Square Feet:** 714

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MRE ACQUISITIONS 19300 ASHTON
Mailing Address: 19300 ASHTON AVE
DETROIT, MI 48219

Comparables	
Properties:	34
Avg. Sale Price:	\$43,201
Days on Market:	80
Opportunity	
Estimated Value:	\$67,090
Estimated Equity:	\$67,090
Mortgage Balance:	\$0
Monthly Rent:	\$775
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19300 ASHTON AVE, DETROIT, MI 48219-2178 C007 CURRENTLY OWNED BY MRE ACQUISITIONS 19300 ASHTON LLC HAVING A TAX ASSESSOR NUMBER OF 22075239. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 201 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2020.149239 DATED 03/31/2020 AND RECORDED 05/06/2020.

Listing Description:

Excellent property to finish the work that was stated for the investor or to call it yours, home sweet home....Just minutes from downtown, parks, shopping, restaurants, golf courses, Wayne State, and New Center area. This home features 2 bedrooms, 1 bathrooms, basement, garage pad waiting for a new garage to be built, nearly 1000 sq ft. ranch. Large front windows. This 2 bedroom home is a great choice for your next investment property or home! This Great home is being sold as is, QCD ONLY deed is For the investor(Projected rents after rehab is \$850plus per month). For the homeowner, this home would be great home for you and you can purchase with a land contract of just 6500 down and 650 per month ---ask your realtor about this program. We will consider all cash offers-so don't be afraid to make an offer. Check out our other propensities as well.BATVAI Price is cash sale only 35k for land contract- Seller is an agent

Last Market Sale

Seller: JONES ERIC
Buyer: OZLAND LLC
Rec. Date: 05/06/2020
Sale Date: 03/31/2020
Sale Price: \$16,000

Current Listing Status

Status: Sold
Date: 06/2020
Price: \$34,940/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: 5,663 SqFt.	Stories: 1	Parking Spaces: 2
Zoning: R1	Living Area: 714 SqFt.	Pool:	Parking Type: Detached Garage
Year Built: 1941	Bedrooms: 2	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Shingle (Not Wood)
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$22

Open Liens

Owner 1: MRE ACQUISITIONS 19300 ASHTON LLC	Combined Loan To Value: 0 %
Owner 2:	Estimated Equity: \$67,090

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
08/24/2005	1st / Trust Deed/Mortgage	\$53,415	New Century Mtg Corp	Anderson Donald	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
03/24/2017	Quit Claim Deed	Non-Arm's length	Sabree Eric R	Detroit Land Bank Authority	
03/31/2020	Quit Claim Deed	Non-Arm's length	Jones Eric	Ozland Llc	\$16,000
11/04/2004	Deed	Arm's-length Residential	Banc One Financial Services Inc	Midwest Express Funding	\$35,000
07/24/2003	Sheriff's Deed	REO and Trustee Deeds	Smith Tracy L	Banc One Financial Services Inc	\$56,045
11/16/2012	Quit Claim Deed	Non-Arm's length	Wayne County Treasurer	Penn State Energy Llc	\$930
06/14/2019	Quit Claim Deed	Non-Arm's length	Detroit Land Bank Authority	Jones Eric	
01/16/2009	Deed	Arm's-length Residential	U S Bank National Association, Wells	Turnley Anna	\$250
10/29/2009	Quit Claim Deed	Non-Arm's length	Turnley Anna	Thomas Leslie	\$801
11/08/2007	Sheriff's Deed	REO and Trustee Deeds	Anderson Donald	Us Bank Na, Structured Asset	\$28,800

Tax Status

Assessor Parcel #: 22075239.
Tax Year: 2023

Land Value:
Improvement Value:

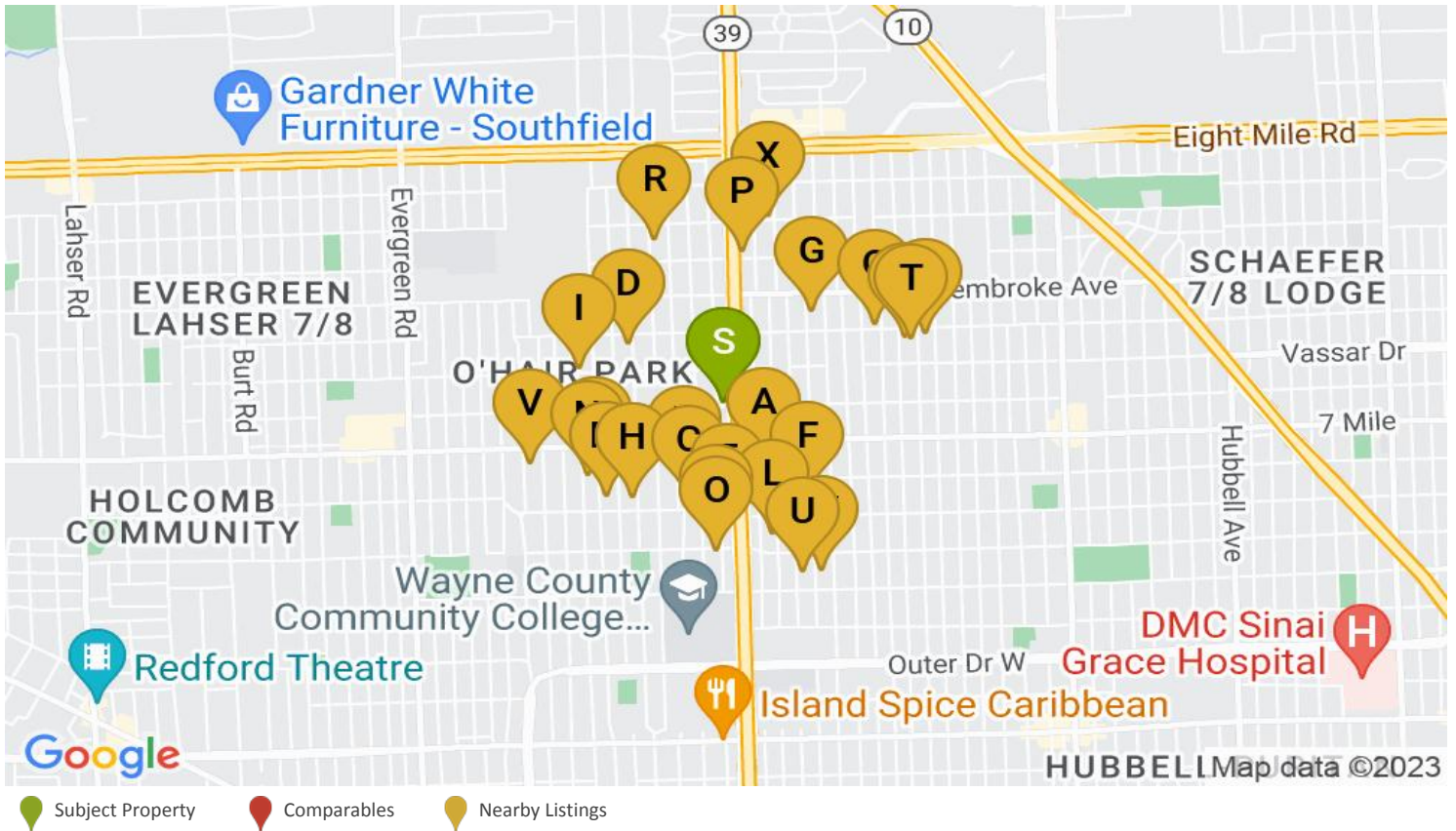
Total Taxable Value: \$17,500
Property Tax: \$541

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
06/2020	Sold	\$34,940/est	\$49	27	Rebecca J Hale	Hale Realty	2200024138
04/2020	Fail - FAIL	\$30,000	\$42	177	Rebecca J Hale	Hale Realty	R2200024138
04/2020	Fail - FAIL	\$30,000	\$42	22	Rebecca J Hale	Hale Realty	40042632

Comparables & Nearby Listings

Subject Property: 19300 Ashton Ave, Detroit, MI 48219-2178



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age

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	0.23	P	18980 Fenmore St, Detroit, Mi 48235			10/21/23	\$50,000	1,052	\$48	3	1		75
B	0.29	A	18688 Glastonbury Rd, Detroit, Mi 48219	9/24/08	\$17,850	10/21/23	\$7,500	743	\$10		1	5,227	82
C	0.34	P	18304 Margareta St, Detroit, Mi 48219	8/26/11	\$20,000	10/28/23	\$60,000	1,300	\$46	3	1		82
D	0.35	A	19491 Greenview Ave, Detroit, Mi 48219			11/05/23	\$80,000	1,018	\$79	3	1	5,663	75
E	0.39	P	18494 Ashton Ave, Detroit, Mi 48219			11/01/23	\$70,000	1,134	\$62	3	1		79
F	0.4	P	18661 Oakfield St, Detroit, Mi 48235			10/12/23	\$70,900	1,196	\$59	2	1	4,356	79
G	0.41	A	19758 Oakfield St, Detroit, Mi 48235	8/31/22	\$25,000	11/15/23	\$900	732	\$1	2	1		73
H	0.42	A	18629 Greenview Ave, Detroit, Mi 48219	7/14/22	\$49,000	11/15/23	\$122,000	889	\$137	3	1	4,792	82
I	0.45	A	19400 Sunderland Rd, Detroit, Mi 48219	2/11/19	\$58,000	11/19/23	\$103,000	822	\$125	3	1		74
J	0.45	A	18729 Stahelin Ave, Detroit, Mi 48219			11/06/23	\$55,000	773	\$71	2	1		81
K	0.46	A	18423 Ashton Ave, Detroit, Mi 48219	10/31/11	\$6,301	10/13/23	\$125,000	1,127	\$111	3	1.5	5,227	79
L	0.47	A	18461 Archdale St, Detroit, Mi 48235			11/18/23	\$109,900	1,230	\$89	4	1		74
M	0.47	P	18638 Stahelin Ave, Detroit, Mi 48219	3/26/21	\$53,700	10/18/23	\$42,000	800	\$52	2	1		78
N	0.48	P	18714 Sunderland Rd, Detroit, Mi 48219	5/23/23	\$35,000	11/09/23	\$85,000	778	\$109	2	2		79
O	0.5	A	18339 Ashton Ave, Detroit, Mi 48219	10/06/17	\$31,500	11/11/23	\$58,000	974	\$60	3	1	4,792	78
P	0.51	A	20014 Southfield Fwy, Detroit, Mi 48235	6/22/23	\$70,000	11/12/23	\$74,900	918	\$82	3	1	4,356	73
Q	0.53	A	19701 Ferguson St, Detroit, Mi 48235	10/17/23	\$18,400	11/10/23	\$49,900	912	\$55	3	1	4,356	73

R	0.59	A	20068 Faust Ave, Detroit, Mi 48219	12/22/21	\$50,000	11/04/23	\$40,000	664	\$60	2	1	5,227	79
S	0.59	A	19480 Asbury Park, Detroit, Mi 48235	4/01/22	\$35,000	10/23/23		1,072	\$33	3	1		76
T	0.61	A	19477 Murray Hill St, Detroit, Mi 48235	6/30/10	\$10,000	10/29/23	\$72,000	1,076	\$67	3	1	4,792	76
U	0.62	A	18254 Harlow St, Detroit, Mi 48235	4/26/21	\$39,000	11/13/23	\$75,000	728	\$103	2	2		82
V	0.62	P	18762 Grandville Ave, Detroit, Mi 48219			11/02/23	\$78,000	701	\$111	2	1		80
W	0.64	A	18254 Oakfield St, Detroit, Mi 48235	9/27/23	\$584,000	11/11/23	\$74,900	725	\$103	2	1	5,227	82
X	0.64	P	20201 Archdale St, Detroit, Mi 48235	11/16/18	\$11,000	11/05/23	\$54,900	731	\$75	3	1	5,227	73
Y	0.66	A	19494 Murray Hill St, Detroit, Mi 48235	3/25/14	\$5,000	11/17/23	\$49,900	733	\$68	2	1		83

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

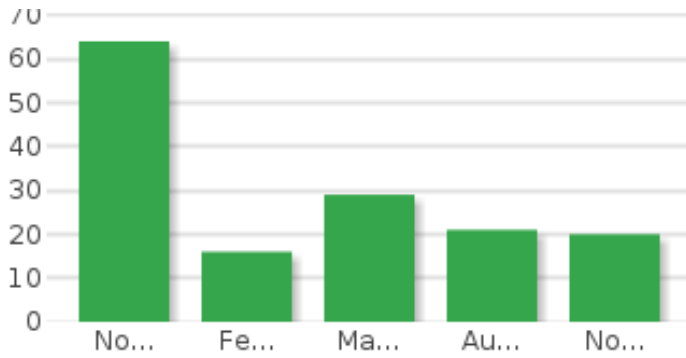


2.82 % Last 30 Days Price Change

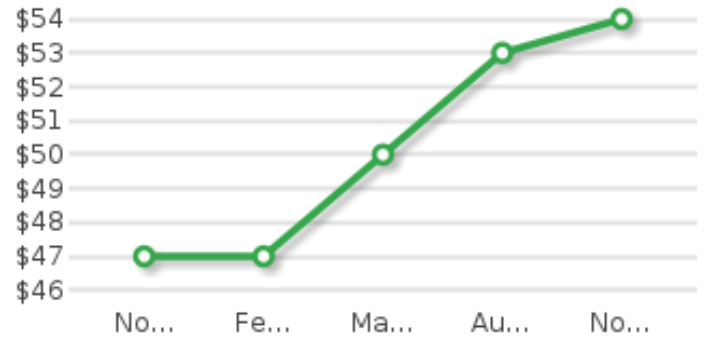


2.53 % Last 30 Days Rent Change

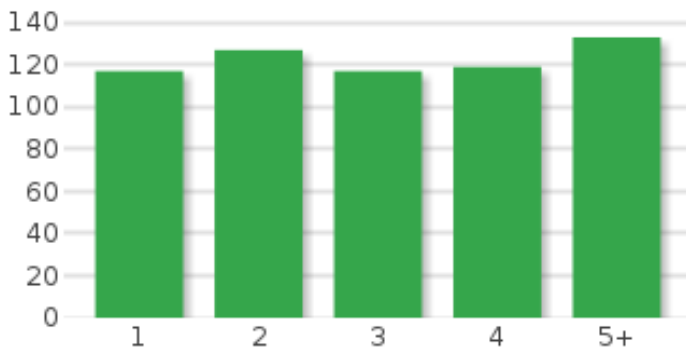
New Pre-Foreclosures



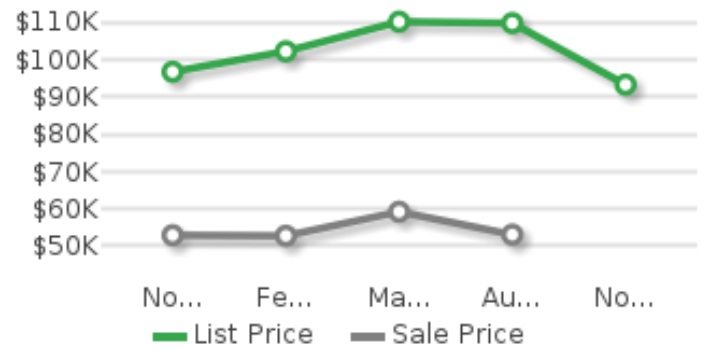
\$ / SqFt



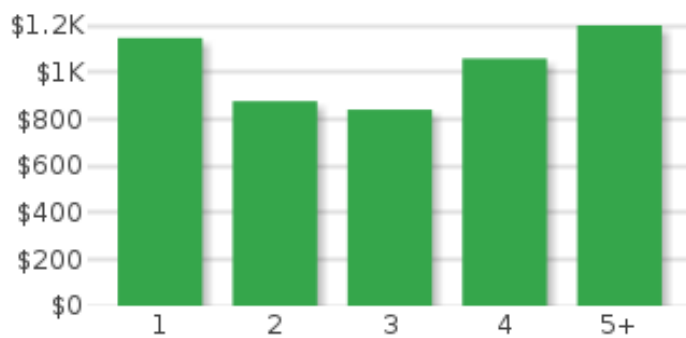
Average Days on Market



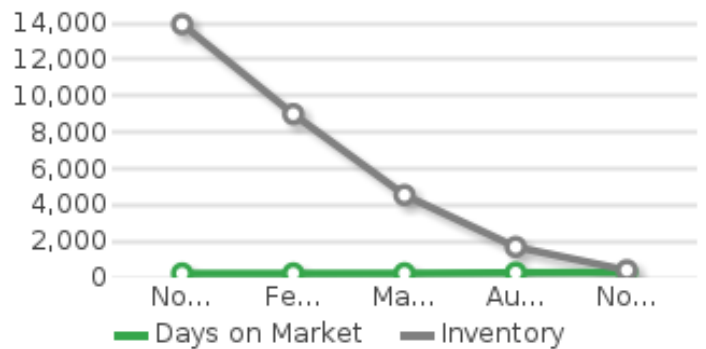
List Price vs. Sale Price



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