

Comparative Market Analysis

9576 Grandmont Ave, Detroit, MI 48227

APN: 22064711.

Wayne County Data as of: 12/01/2023



Bedrooms: 3 **Year Built:** 1937
Bathrooms: 1 **Square Feet:** 1,291

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: 9576 GRANDMONT AVE LLC
Mailing Address: 1718 CAPITOL AVE
CHEYENNE, WY 82001

Comparables	
Properties:	13
Avg. Sale Price:	\$46,000
Days on Market:	119
Opportunity	
Estimated Value:	\$46,879
Estimated Equity:	\$46,879
Mortgage Balance:	\$0
Monthly Rent:	\$905
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 9576 GRANDMONT AVE, DETROIT, MI 48227-1029 C022 CURRENTLY OWNED BY 9576 GRANDMONT AVE LLC HAVING A TAX ASSESSOR NUMBER OF 22064711. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 210 LOT: AND DESCRIBED IN DOCUMENT NUMBER 2019225682 DATED 07/19/2019 AND RECORDED 07/24/2019.

Last Market Sale

Seller: SNELL SHANNON D
Buyer: 9576 GRANDMONT AVE LLC
Rec. Date: 07/24/2019
Sale Date: 07/19/2019
Sale Price: \$40,000

Current Listing Status

Status: Sold
Date: 07/2019
Price: \$40,000/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: 4,792 SqFt.	Stories: 2	Parking Spaces: 1
Zoning: R1	Living Area: 1,291 SqFt.	Pool:	Parking Type: Garage
Year Built: 1937	Bedrooms: 3	Fireplace: 1	Interior Wall:
Style:	Bathrooms: 1	Heating: OTHER	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$31

Open Liens

Owner 1: 9576 GRANDMONT AVE LLC
Owner 2:

Combined Loan To Value: 0 %
Estimated Equity: \$46,879

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
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
07/19/2019	Warranty Deed	Arm's-length Residential	Snell Shannon D	9576 Grandmont Ave Llc	\$40,000
10/05/2011	Warranty Deed	Arm's-length Residential	Snell Shannon D	Cromedy Steven D	\$7,000
08/27/2016	Quit Claim Deed	Non-Arm's length	Cromedy Steven D, Cromedy	Snell Shannon D	

Tax Status

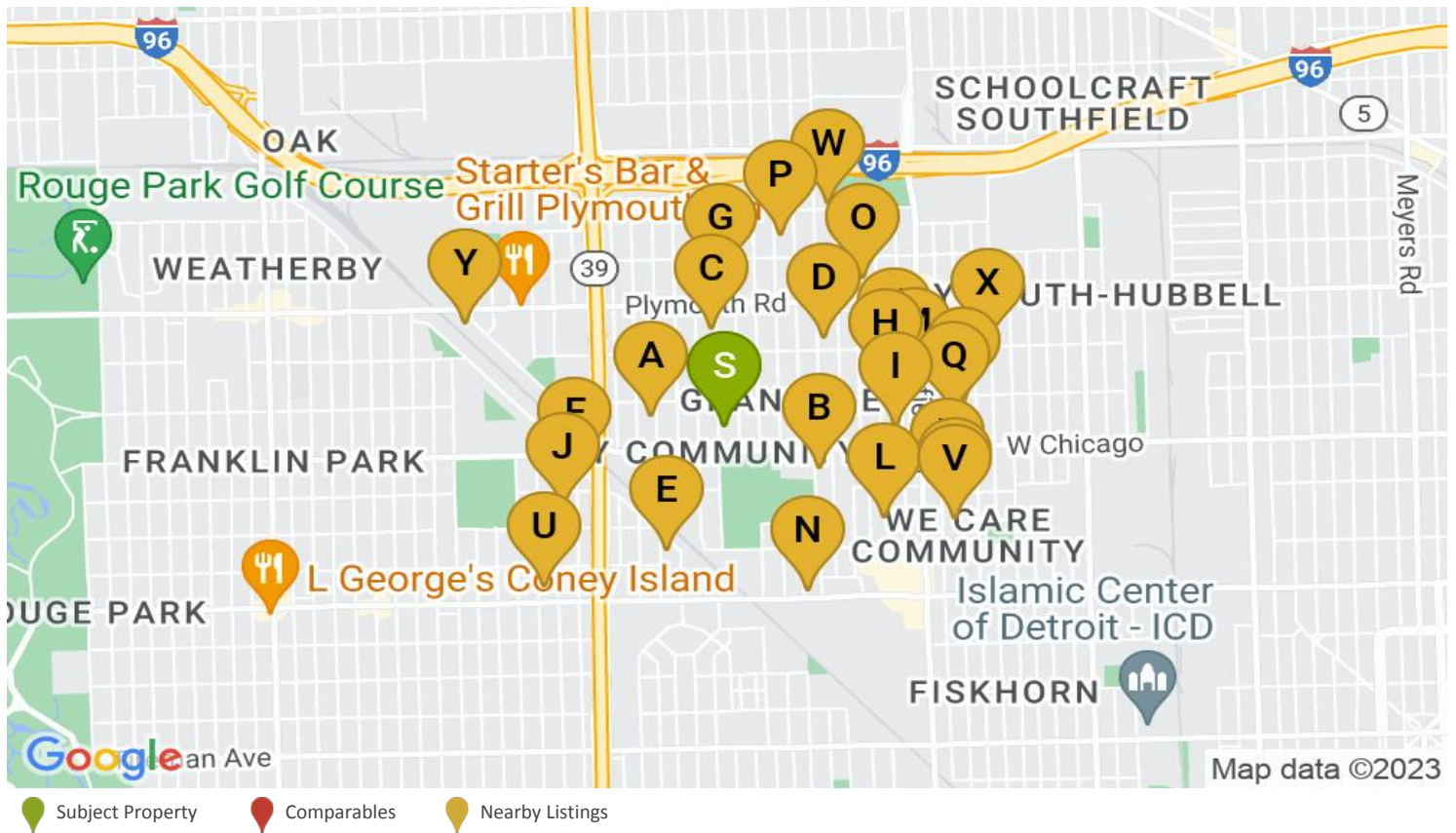
Assessor Parcel #: 22064711.	Land Value:	Total Taxable Value: \$27,400
Tax Year: 2023	Improvement Value:	Property Tax: \$797

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
07/2019	Sold	\$40,000/est	\$31	185	Jacquelyn Grooms	The Signature Group Realty LLC	219006574

Comparables & Nearby Listings

Subject Property: 9576 Grandmont Ave, Detroit, MI 48227-1029



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	A	9617 Rutland St, Detroit, Mi 48227	9/27/23	\$316,000	11/12/23	\$49,900	889	\$56	3	1	4,356	75
B	0.32	A	9356 Mansfield St, Detroit, Mi 48228	5/01/08	\$6,500	11/03/23	\$100,000	993	\$101	3	2		73
C	0.33	A	11375 Grandmont Ave, Detroit, Mi 48227	3/10/21	\$62,500	11/04/23	\$64,000	953	\$67	3	1	4,356	84
D	0.42	A	11330 Mansfield St, Detroit, Mi 48227	6/27/22	\$68,000	11/16/23	\$69,000	729	\$95	2	1	4,356	84
E	0.45	A	9042 Rutland St, Detroit, Mi 48228	10/17/23	\$15,000	11/20/23	\$19,900	964	\$21	3	1		77

F	0.48	A	18215 Fitzpatrick St, Detroit, Mi 48228	11/30/21	\$50,000	10/30/23	\$800	721	\$1	2	1	5,227	62
G	0.5	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
H	0.51	A	9936 Montrose St, Detroit, Mi 48227	10/10/19	\$7,701	11/10/23	\$49,900	963	\$52	3	1	4,356	83
I	0.52	A	9565 Winthrop St, Detroit, Mi 48227	9/29/23	\$7,500	11/11/23	\$89,900	1,013	\$89	3	1		84
J	0.56	A	9236 Rosemont Ave, Detroit, Mi 48228	8/02/10	\$13,202	11/09/23	\$123,500	1,293	\$96	3	2		76
K	0.56	A	10015 Winthrop St, Detroit, Mi 48227	8/12/22	\$22,000	10/19/23	\$40,000	1,046	\$38	3	1		71
L	0.58	A	9163 Montrose St, Detroit, Mi 48228	1/18/95	\$25,167	10/31/23	\$35,000	1,000	\$35	3	1		83
M	0.6	A	9931 Greenfield Rd, Detroit, Mi 48227	9/25/18	\$250,000	11/14/23	\$899,900	6,000	\$150				68
N	0.61	A	16140 Joy Rd, Detroit, Mi 48228	10/18/16	\$60,000	11/14/23	\$199,900	2,046	\$98				71
O	0.65	A	11668 Forrer St, Detroit, Mi 48227			10/11/23	\$42,500	998	\$43	3	1		82
P	0.66	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	0.7	A	9599 Whitcomb St, Detroit, Mi 48227	6/22/22	\$45,000	10/18/23	\$1,200	1,060	\$1	3	1		81
R	0.71	A	9218 Prest St, Detroit, Mi 48228	11/26/14	\$60,125	11/11/23	\$79,000	826	\$96	3	1	3,485	73
S	0.73	P	9646 Whitcomb St, Detroit, Mi 48227	6/30/22	\$26,300	10/31/23	\$109,900	1,000	\$110	2	2		81
T	0.76	A	9209 Whitcomb St, Detroit, Mi 48228	1/08/20	\$59,900	10/26/23	\$79,000	1,113	\$71	3	1		82
U	0.77	A	8838 Penrod St, Detroit, Mi 48228	8/05/22	\$15,000	11/01/23	\$40,900	876	\$47	3	1		80
V	0.77	A	9187 Whitcomb St, Detroit, Mi 48228	8/15/20	\$240,000	10/25/23	\$59,900	866	\$69	2	1	3,485	82
W	0.81	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
X	0.85	A	11301 Coyle St, Detroit, Mi 48227	12/19/16	\$13,155	10/16/23	\$76,000	1,070	\$71	3	2		82
Y	0.86	A	18663 Weaver St, Detroit, Mi 48228			10/08/23	\$949,900	4,000	\$237			10,890	77

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

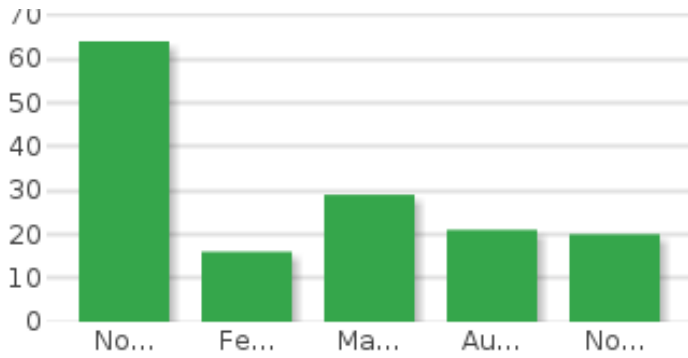


2.82 % Last 30 Days Price Change

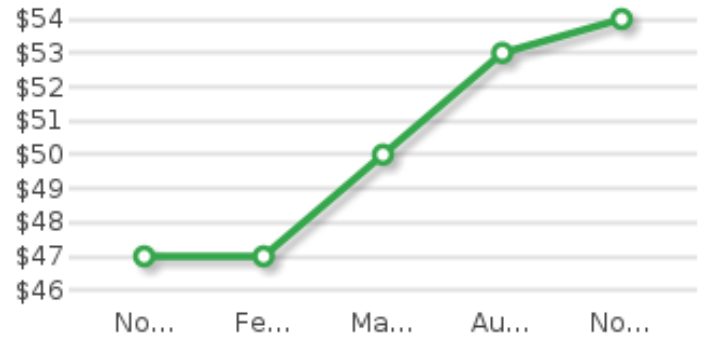


2.53 % Last 30 Days Rent Change

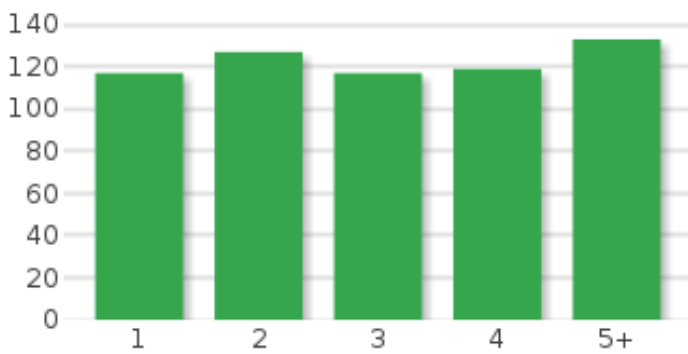
New Pre-Foreclosures



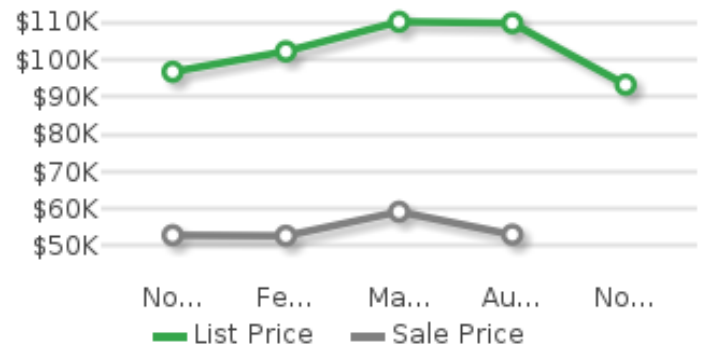
\$ / SqFt



Average Days on Market



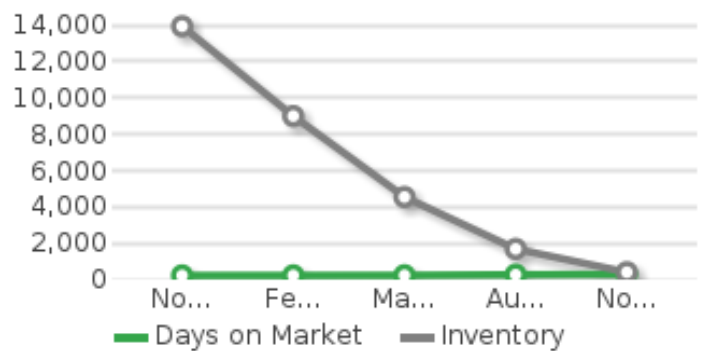
List Price vs. Sale Price



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