

Comparative Market Analysis

138 Ardmore Dr, Ferndale, MI 48220

APN: 24-25-34-204-007

Oakland County Data as of: 01/20/2024



Bedrooms: 4 **Year Built:** 1925
Bathrooms: 2 **Square Feet:** 1,350

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: ROSEN JAMES M
Mailing Address: 6030 ROCKTON CT
 CENTREVILLE, VA 20121

Comparables

Properties:	38
Avg. Sale Price:	\$283,295
Days on Market:	48

Opportunity

Estimated Value:	\$293,031
Estimated Equity:	\$186,010
Mortgage Balance:	\$107,021
Monthly Rent:	\$1,435
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF OAKLAND, WITH A SITUS ADDRESS OF 138 ARDMORE DR, FERNDALE, MI 48220-2819 C014 CURRENTLY OWNED BY ROSEN JAMES M HAVING A TAX ASSESSOR NUMBER OF 24-25-34-204-007 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 113 AND DESCRIBED IN DOCUMENT NUMBER 100143 DATED 03/31/2017 AND RECORDED 05/23/2017.

Last Market Sale

Seller: DEVELOPMENT TODAY LLC
Buyer: ROSEN JAMES M
Rec. Date: 05/23/2017
Sale Date: 03/31/2017
Sale Price: \$177,000

Current Listing Status

Status: Sold
Date: 05/2017
Price: \$177,000/est

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association		Home Owner Assessments Fee	\$145	

Property Details - Public Record

Land Use: Single Family Residential	Lot Size: 3,964 SqFt.	Stories: 1.5	Parking Spaces:
Zoning: RI	Living Area: 1,350 SqFt.	Pool:	Parking Type:
Year Built: 1925	Bedrooms: 4	Fireplace:	Interior Wall:
Style:	Bathrooms: 2	Heating: FORCED AIR	Exterior Wall: Siding (Alum/Vinyl)
Basement: Unspecified Basement	Total Rooms: 8	Cooling: None	Price / Sq.Ft. \$131

Open Liens

Owner 1: ROSEN JAMES M
Owner 2:

Combined Loan To Value: 36.52 %
Estimated Equity: \$186,010

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
03/27/2017	1st / Trust Deed/Mortgage	\$123,900	Independent Bank	Rosen James M	Adjustable Rate	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
09/22/2016	1st / Trust Deed/Mortgage	\$31,981	Grace Lau	Development Today Llc	Conventional	30 Years
08/25/2016	1st / Trust Deed/Mortgage	\$130,000	Cannon Farms Llc	Development Today Llc	Conventional	30 Years
09/22/2016	1st / Trust Deed/Mortgage	\$58,358	Equity Trust Co	Development Today Llc	Conventional	30 Years
08/25/2016	1st / Trust Deed/Mortgage	\$130,000	Cannon Farms Llc	Development Today Llc	Conventional	

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
03/31/2017	Warranty Deed	Arm's-length Residential	Development Today Llc, Faisal Alan	Rosen James M	\$177,000
05/24/2016	Warranty Deed	Arm's-length Residential	R Vallesderos Properties Inc	Development Today Llc	\$80,000
05/24/2016	Quit Claim Deed	Non-Arm's length	Berman Harvy, Berman Jody L	R Vallesderos Properties Nc	

Tax Status

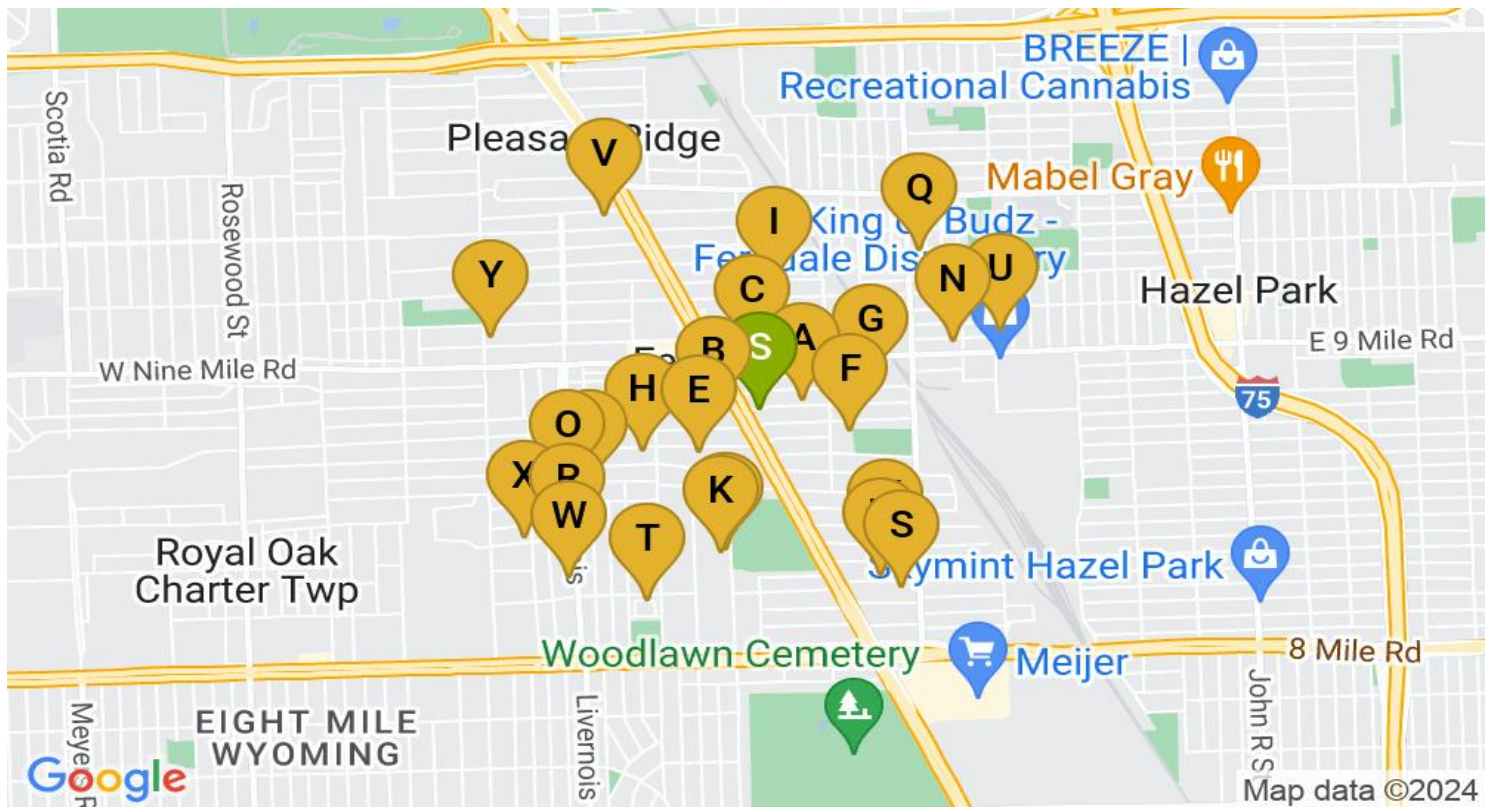
Assessor Parcel #:	24-25-34-204-007	Land Value:		Total Taxable Value:	\$109,660
Tax Year:	2023	Improvement Value:		Property Tax:	\$7,102

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
05/2017	Sold	\$177,000/est	\$131	141	Margie Farris	Keller Williams Royal Oak	217000223
01/2017	Fail - FAIL	\$179,900	\$133	1,051	Margie Farris	Keller Williams Royal Oak	217000208

Comparables & Nearby Listings

Subject Property: 138 Ardmore Dr, Ferndale, MI 48220-2819



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	0.13	P	281 Ardmore Dr, Ferndale, Mi 48220	3/01/19	\$190,000	9/19/23	\$263,000	1,150	\$229	2	2		98

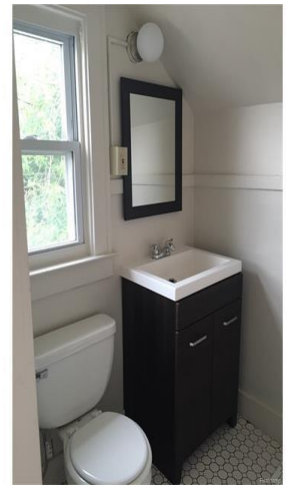
B	0.14	P	223 Albany St, Ferndale, Mi 48220			10/06/23	\$349,000	1,385	\$252	3	2		88
C	0.19	A	211 E 9 Mile Rd #201, Ferndale, Mi 48220	7/19/19	\$346,000	12/03/23	\$399,900	1,040	\$385	2	2	1,089	16
D	0.19	A	211 E 9 Mile Rd, Ferndale, Mi 48220			12/03/23	\$399,900	1,040	\$385	2	2	44	
E	0.23	P	369 Pearson St, Ferndale, Mi 48220	8/06/98	\$97,000	11/30/23	\$275,000	1,516	\$181	3	2		99
F	0.27	A	437 College St, Ferndale, Mi 48220	8/23/19	\$416,968	1/02/24	\$575,000	2,172	\$265	3	3		5
G	0.34	A	625 E Saratoga St, Ferndale, Mi 48220			1/06/24	\$349,900	1,410	\$248	3	2	5,445	55
H	0.37	P	541 Pearson St, Ferndale, Mi 48220	9/19/08	\$62,500	11/12/23	\$279,900	1,354	\$207	3	2		101
I	0.41	P	500 E Lewiston Ave, Ferndale, Mi 48220	1/26/18	\$212,000	11/10/23	\$285,000	1,176	\$242	3	1		100
J	0.47	A	647 Saint Louis St, Ferndale, Mi 48220	2/25/22	\$110,000	12/09/23	\$200,000	709	\$282	2	1	4,792	103
K	0.48	P	629 Hancock Ct, Ferndale, Mi 48220	4/19/13	\$82,000	11/10/23	\$1,600	758	\$2	2	1		103
L	0.57	A	703 W Marshall St, Ferndale, Mi 48220	8/26/21	\$271,000	9/02/23	\$1,650	866	\$2	2	1		110
M	0.61	A	269 Jewell St, Ferndale, Mi 48220	11/29/21	\$215,000	1/02/24	\$238,900	1,330	\$180	3	1	5,053	85
N	0.61	A	1116 Vester St, Ferndale, Mi 48220	5/07/12	\$10,000	12/25/23	\$195,900	895	\$219	3	1	4,225	44
O	0.63	A	771 W Marshall St, Ferndale, Mi 48220			1/09/24	\$139,000	896	\$155	2	1	6,229	101
P	0.65	A	251 Spencer St, Ferndale, Mi 48220	10/14/21	\$95,000	12/06/23	\$200,000	1,150	\$174	2	1	5,184	99
Q	0.7	A	2341 Mcdowell St, Ferndale, Mi 48220	7/29/13	\$32,500	11/29/23	\$257,500	1,251	\$206	3	2		87
R	0.71	A	695 Livernois St, Ferndale, Mi 48220	1/11/12	\$407	1/02/24		1,274	\$0	6	3	4,443	82
S	0.71	P	324 Spencer St, Ferndale, Mi 48220	3/30/01	\$117,900	11/03/23	\$179,900	1,170	\$154	3	1		95
T	0.71	A	500 Parkdale Ln, Ferndale, Mi 48220	6/03/21	\$291,561	10/25/23	\$320,000	1,392	\$230	2	3	43,560	4
U	0.76	A	1914 Farrow St, Ferndale, Mi 48220	10/06/23	\$149,000	12/27/23	\$192,000	861	\$223	2	1	4,443	75
V	0.78	A	259 W Oakridge St, Ferndale, Mi 48220	4/28/17	\$325,000	11/30/23	\$419,900	1,674	\$251	3	2		99
W	0.79	A	561 Livernois St, Ferndale, Mi 48220	2/28/20	\$390,000	11/13/23	\$4,500	2,500	\$2				96
X	0.82	P	1022 Marshfield St, Ferndale, Mi 48220	9/14/23	\$125,000	12/28/23	\$309,900	1,103	\$281	3	2		79
Y	0.83	A	1924 Pinecrest Dr, Ferndale, Mi 48220	8/16/19	\$201,500	1/06/24	\$2,000	1,206	\$2	3	2		99

A: Active P: Pending C: Contingent

Property Images (35)







Realcomp



Statistics for Ferndale, MI

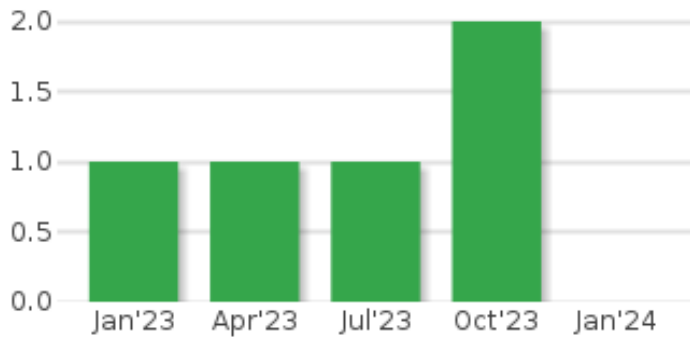


1.05 % Last 30 Days Price Change

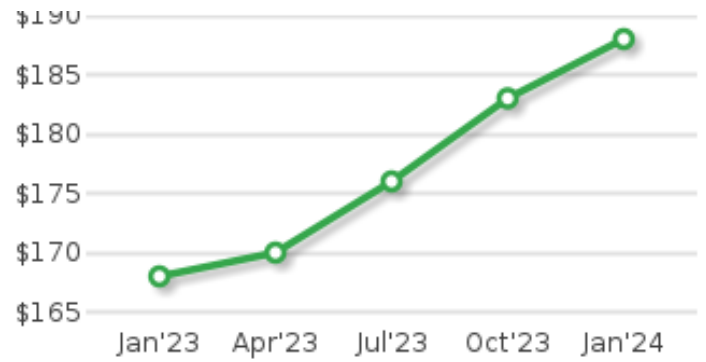


1.89 % Last 30 Days Rent Change

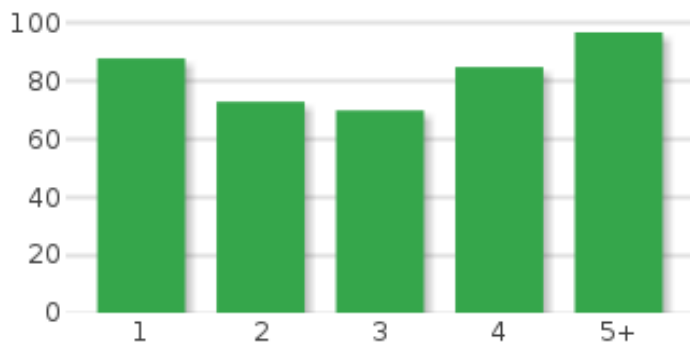
New Pre-Foreclosures



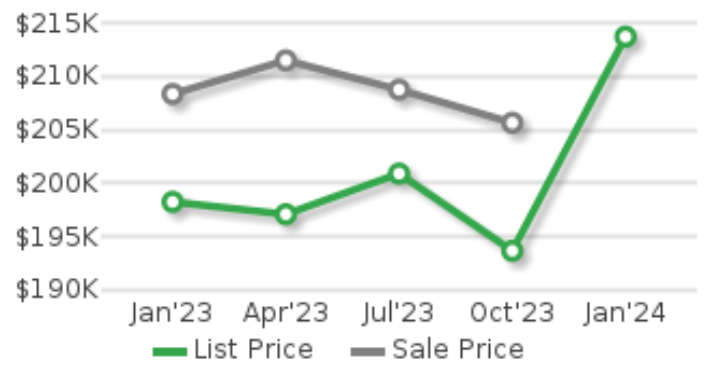
\$ / SqFt



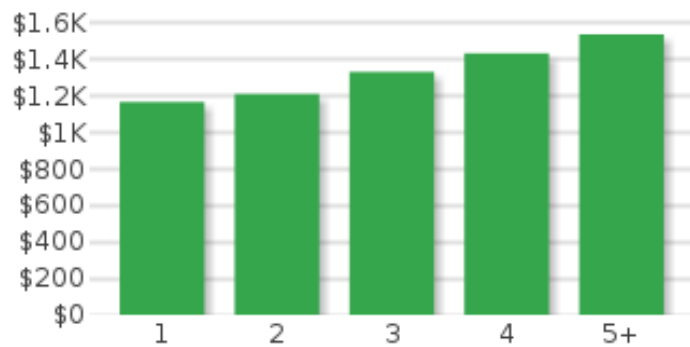
Average Days on Market



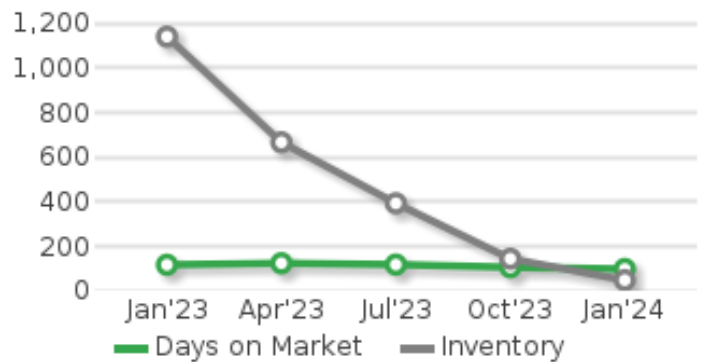
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Ferndale, MI


Market Trend

 **0 %**
63
New Listings


Last 30 Days

 **0 %**
19
Closed Sales


Market Trend

 **0 %**
595
New Listings


Last 6 Months

 **0 %**
251
Closed Sales


Listing Trend

 **0 %**
47
Homes for Sale


Last 30 Days


 **3.49 %**
\$213,731
Average List Price


Listing Trend


 **0 %**
392
Homes for Sale


Last 6 Months

 **1.76 %**
\$200,876
Average List Price

 **0.43 %**
\$179
Average List \$ / SqFt

 **31.71 %**
97
Average DOM


 **3.08 %**
\$173
Average List \$ / SqFt

 **-5.59 %**
117
Average DOM


Sales Trend

 **-100 %**
0
Homes Sold


Last 30 Days


 **0 %**
Average Sale Price


Sales Trend


 **0 %**
268
Homes Sold


Last 6 Months

 **0.34 %**
\$208,763
Average Sale Price

 **0 %**
Average Sale \$ / SqFt

 **5.42 %**
57
Average DOM

 **-0.83 %**
\$189
Average Sale \$ / SqFt

 **-11.66 %**
75
Average DOM