

# Comparative Market Analysis

19401 Huntington Rd, Detroit, MI 48219

APN: 22089757.005L

Wayne County Data as of: 01/22/2024



**Bedrooms:** Year Built: 1950  
**Bathrooms:** 1.5 **Square Feet:** 1,085  
**Status:** Off Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** DAVIS CORNELIUS  
**Mailing Address:** 19401 HUNTINGTON RD  
DETROIT, MI 48219

**Comparables**  
**Properties:** 46  
**Avg. Sale Price:** \$72,709  
**Days on Market:** 101  
**Opportunity**  
**Estimated Value:** \$93,943  
**Estimated Equity:** \$93,943  
**Mortgage Balance:** \$0  
**Monthly Rent:** \$786  
**Liens:** \$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 19401 HUNTINGTON RD, DETROIT, MI 48219-2143 C017 CURRENTLY OWNED BY DAVIS CORNELIUS HAVING A TAX ASSESSOR NUMBER OF 22089757.005L AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 509 LOT: .

## Last Market Sale

**Seller:**  
**Buyer:**  
**Rec. Date:**  
**Sale Date:**  
**Sale Price:**

## Current Listing Status

There is no listing data available.

## 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:** 1  
**Zoning:** R1 **Living Area:** 1,085 SqFt. **Pool:** **Parking Type:** Garage  
**Year Built:** 1950 **Bedrooms:** **Fireplace:** **Interior Wall:**  
**Style:** **Bathrooms:** 1.5 **Heating:** Forced air unit **Exterior Wall:** Brick  
**Basement:** Unspecified Basement **Total Rooms:** **Cooling:** Yes **Price / Sq.Ft.:**

## Open Liens

**Owner 1:** DAVIS CORNELIUS **Combined Loan To Value:** 0 %  
**Owner 2:** **Estimated Equity:** \$93,943

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 #
03/26/2020	County/City Tax Lien (DELINQUENT TAX)		Cornelius Davis Sr	Wayne County Treasurer	96755
04/12/2019	County/City Tax Lien (DELINQUENT TAX)		Cornelius Davis Sr	Treasurer	136608

## Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
04/01/2005	1st / Trust Deed/Mortgage	\$25,000	Standard Federal Bank Na	Davis Cornelius	Variable	10 Years
10/05/2006	1st / Trust Deed/Mortgage	\$25,000	Lasalle Bank Midwest Na	Davis Cornelius	Conventional	15 Years

## Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
02/01/2018	Intrafamily Transfer & Dissolution	Non-Arm's length	Davis Cornelius, Estate Of Shirley J	Davis Corenlius	

## Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

## Tax Status

<b>Assessor Parcel #:</b>	22089757.005L	<b>Land Value:</b>		<b>Total Taxable Value:</b>	\$30,900
<b>Tax Year:</b>	2023	<b>Improvement Value:</b>		<b>Property Tax:</b>	\$60

## Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

## Comparables & Nearby Listings

Subject Property: 19401 Huntington Rd, Detroit, MI 48219-2143



● Subject Property   
 ● Comparables   
 ● Nearby Listings

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	0.06	A	19356 Huntington Rd, Detroit, Mi 48219	10/16/09	\$24,000	12/23/23	\$90,000	1,191	\$76	3	1.5	5,227	77
B	0.12	A	19522 Edinborough Rd, Detroit, Mi 48219	8/15/12	\$12,000	12/26/23	\$99,000	821	\$121	3	1	5,227	73
C	0.26	A	19380 Sunderland Rd, Detroit, Mi 48219	5/12/22	\$55,000	12/13/23	\$150,000	1,233	\$122	3	1	7,405	75
D	0.26	A	19400 Sunderland Rd, Detroit, Mi 48219	2/11/19	\$58,000	11/19/23	\$99,000	822	\$120	3	1		75

E	0.27	A	19506 Sunderland Rd, Detroit, Mi 48219			12/27/23	\$175,000	1,836	\$95	1	1	75	
F	0.3	P	19789 Plainview Ave, Detroit, Mi 48219	6/15/21	\$65,000	12/02/23	\$1,200	868	\$1	3	1	72	
G	0.35	A	19799 Evergreen Rd, Detroit, Mi 48219	10/17/23	\$1,600	12/01/23	\$15,900						
H	0.35	A	18996 Westmoreland Rd, Detroit, Mi 48219			9/28/23	\$79,900	780	\$102	2	2	85	
I	0.36	A	19719 Vaughan St, Detroit, Mi 48219			11/27/23	\$25,000						
J	0.39	A	19352 Avon Ave, Detroit, Mi 48219	3/19/20	\$49,250	1/08/24	\$60,000	752	\$80	2	1	80	
K	0.41	A	18953 Westmoreland Rd, Detroit, Mi 48219	12/27/22	\$1,000	11/25/23	\$87,500	1,159	\$76	3	2	85	
L	0.5	A	18519 Annchester Rd, Detroit, Mi 48219			1/07/24	\$82,500	900	\$92		1	4,792	77
M	0.52	A	18498 Annchester Rd, Detroit, Mi 48219	10/06/22	\$42,000	1/06/24	\$150,000	1,000	\$150	3	1	4,356	77
N	0.54	P	19726 Fielding St, Detroit, Mi 48219	8/24/12	\$7,500	12/28/23	\$125,000	1,004	\$124	3	1	4,792	76
O	0.54	P	18638 Stahelin Ave, Detroit, Mi 48219	3/26/21	\$53,700	10/18/23	\$42,000	800	\$52	2	1	79	
P	0.55	C	20050 Heyden St, Detroit, Mi 48219	1/06/15	\$13,500	11/17/23	\$149,000	1,634	\$91	4	2	6,098	73
Q	0.58	A	20059 Greenview Ave, Detroit, Mi 48219	10/13/00		1/02/24	\$74,000	1,072	\$69	3	1	78	
R	0.59	A	18629 Greenview Ave, Detroit, Mi 48219	7/14/22	\$49,000	11/15/23	\$122,000	889	\$137	3	1	4,792	83
S	0.61	A	19126 Patton St, Detroit, Mi 48219	7/27/18	\$54,400	1/04/24	\$55,000	1,132	\$49	3	2	4,792	71
T	0.62	P	18405 Westmoreland Rd, Detroit, Mi 48219			10/06/23	\$67,000	1,204	\$56	4	2	77	
U	0.63	A	18330 W 7 Mile Rd, Detroit, Mi 48219			12/06/23	\$80,000	1,300	\$62			68	
V	0.64	A	18516 Kentfield St, Detroit, Mi 48219	9/01/23	\$45,000	10/12/23	\$89,999	1,016	\$89	3	1	76	
W	0.66	A	19509 Braile St, Detroit, Mi 48219	11/24/15	\$22,000	11/30/23	\$75,000	978	\$77	3	1	76	
X	0.69	A	20575 Annchester Rd, Detroit, Mi 48219			11/17/23	\$94,999	1,018	\$93	3	1	6,098	71
Y	0.7	P	19024 Rosemont Ave, Detroit, Mi 48219	9/15/17	\$28,000	12/05/23	\$92,000	1,041	\$88	3	2	63	

**A: Active      P: Pending      C: Contingent**

## Statistics for Detroit, MI

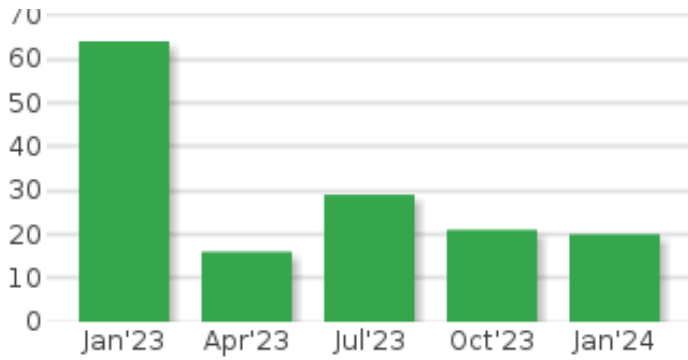


**2.82 %** Last 30 Days Price Change

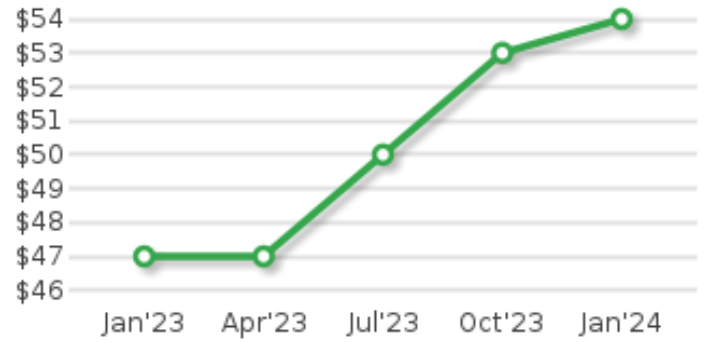


**2.53 %** Last 30 Days Rent Change

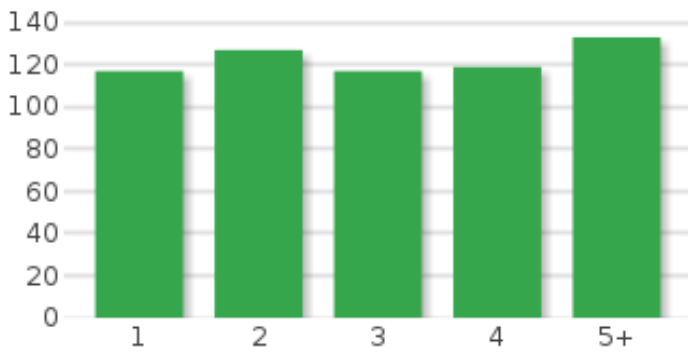
### New Pre-Foreclosures



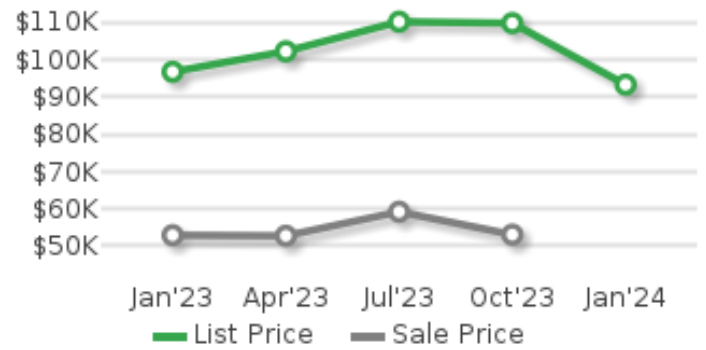
### \$ / SqFt



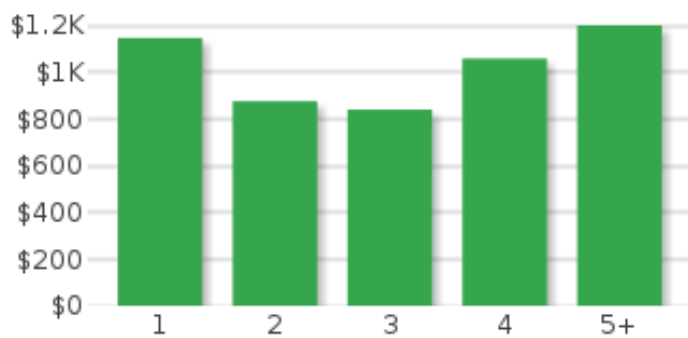
### Average Days on Market



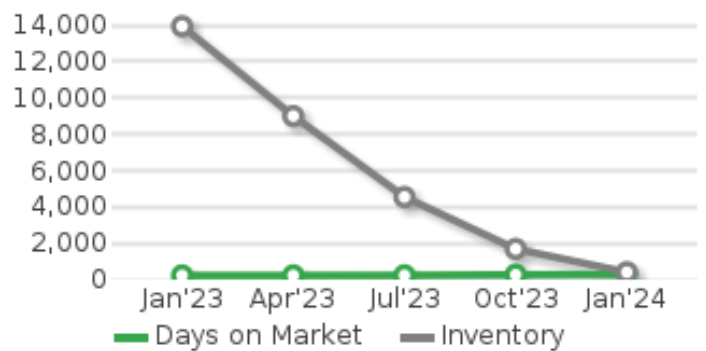
### List Price vs. Sale Price



### 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