

Comparative Market Analysis

20507 Griggs St, Detroit, MI 48221

APN: 16041383.

Wayne County Data as of: 01/23/2024



Bedrooms: 3 **Year Built:** 1962
Bathrooms: 1 **Square Feet:** 934

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: WELLS MICHAEL, WELLS PAMELA
Mailing Address: 7747 PIONEER DR
YPSILANTI, MI 48197

Comparables
Properties: 47
Avg. Sale Price: \$56,757
Days on Market: 71

Opportunity
Estimated Value: \$73,260
Estimated Equity: \$73,260
Mortgage Balance: \$0
Monthly Rent: \$858
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF WAYNE, WITH A SITUS ADDRESS OF 20507 GRIGGS ST, DETROIT, MI 48221-1011 C044 CURRENTLY OWNED BY WELLS MICHAEL & WELLS PAMELA HAVING A TAX ASSESSOR NUMBER OF 16041383. AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 402 LOT: .

Listing Description:

Cozy 3 bedroom, 1 bath brick ranch. Perfect for a starter home or investment! Features a carport. Close to schools, shopping, entertainment, and major roadways. Do not disturb the tenant. Needs a little tlc. BATVAI

Last Market Sale

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

Current Listing Status

Status: Fail
Date: 01/2024
Price: \$70,000

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:** 1 **Parking Spaces:**
Zoning: R1 **Living Area:** 934 SqFt. **Pool:** **Parking Type:**
Year Built: 1962 **Bedrooms:** 3 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 1 **Heating:** Forced air unit **Exterior Wall:** Brick
Basement: Unspecified Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: WELLS MICHAEL **Combined Loan To Value:** 0 %
Owner 2: WELLS PAMELA **Estimated Equity:** \$73,260

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
10/12/2018	Quit Claim Deed	Non-Arm's length	Tumpkin Carlos A	Wells Michael, Hammond Wells	

Tax Status

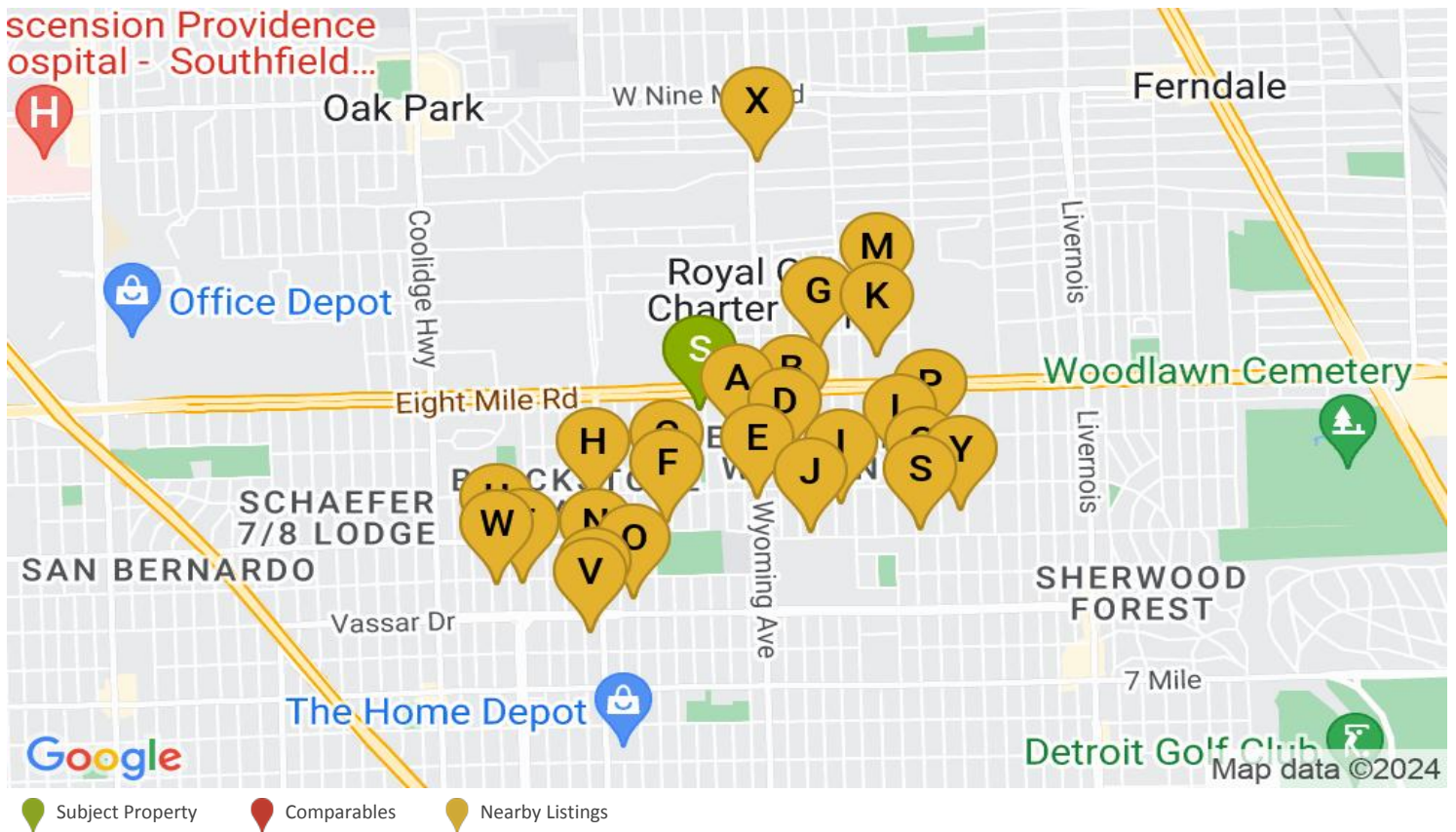
Assessor Parcel #:	16041383.	Land Value:		Total Taxable Value:	\$18,700
Tax Year:	2023	Improvement Value:		Property Tax:	\$524

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
01/2024	Fail - FAIL	\$70,000	\$75	96	Rhonda M Young	EXP Realty LLC	20230082890
9/28/2023	Pending	\$70,000	\$75	1	Rhonda M Young	EXP Realty LLC	20230082890

Comparables & Nearby Listings

Subject Property: 20507 Griggs St, Detroit, MI 48221-1011



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	0.15	A	20401 Washburn St, Detroit, Mi 48221	2/19/21	\$63,000	12/13/23	\$49,000	976	\$50	2	1	5,227	104
B	0.29	A	20429 Indiana St, Detroit, Mi 48221	8/09/23	\$28,000	11/27/23	\$149,900	1,200	\$125	3	2		60
C	0.3	A	20049 Mendota St, Detroit, Mi 48221	6/21/13	\$13,310	12/07/23	\$79,000	1,324	\$60	4	1	5,227	74

D	0.31	P	20184 Kentucky St, Detroit, Mi 48221	10/11/23	\$30,000	1/02/24	\$160,000	980	\$163	3	2	63	
E	0.35	A	20031 Wyoming St, Detroit, Mi 48221	9/21/23	\$37,350	12/26/23		1,046	\$36	3	1	69	
F	0.4	A	19945 Mendota St, Detroit, Mi 48221	9/29/23	\$10,000	12/19/23	\$69,900	705	\$99	3	1	74	
G	0.41	A	20825 Parkside Blvd, Ferndale, Mi 48220	11/15/22	\$10,000	10/06/23	\$199,999	1,179	\$170	3	2	72	
H	0.45	P	20017 Meyers Rd, Detroit, Mi 48235			9/30/23	\$975	847	\$1	2	1	82	
I	0.53	A	20006 Ohio St, Detroit, Mi 48221	3/10/22	\$25,000	12/28/23		896	\$28	3	1	80	
J	0.53	P	8720 Pembroke Ave, Detroit, Mi 48221	9/03/15	\$22,000	11/07/23	\$79,900	909	\$88	3	1	73	
K	0.57	A	20805 Bethlawn Blvd, Ferndale, Mi 48220	8/24/23	\$78,600	11/13/23	\$184,999	1,083	\$171	3	2	51	
L	0.64	P	20150 Roselawn St, Detroit, Mi 48221	4/23/15	\$16,550	11/07/23	\$89,000	1,029	\$86	3	2	56	
M	0.64	A	8211 Groveview Ave, Ferndale, Mi 48220	8/17/23	\$100,000	10/29/23	\$149,900	1,000	\$150	3	1	6,011	66
N	0.66	A	19497 Meyers Rd, Detroit, Mi 48235	11/30/16	\$6,801	12/27/23	\$65,000	1,100	\$59	3	1	78	
O	0.67	A	19435 Monte Vista St, Detroit, Mi 48221			1/07/24	\$115,000	1,692	\$68	5	1	5,663	83
P	0.71	P	20235 Woodingham Dr, Detroit, Mi 48221			9/27/23	\$150,000	1,146	\$131	3	2	60	
Q	0.74	P	20014 Greenlawn St, Detroit, Mi 48221	4/19/12	\$2,567	11/09/23	\$104,900	1,084	\$97	3	1	100	
R	0.78	P	4485 W Outer Dr, Detroit, Mi 48235	9/15/08	\$70,000	12/20/23	\$220,000	2,664	\$83	4	4	72	
S	0.78	P	8060 Pembroke Ave, Detroit, Mi 48221	9/01/17	\$304,983	12/05/23	\$149,900	1,250	\$120	3	2	63	
T	0.79	A	19499 Ward St, Detroit, Mi 48235	11/18/20	\$145,000	12/03/23	\$195,000	1,996	\$98	3	2	4,792	84
U	0.79	P	19768 Littlefield St, Detroit, Mi 48235	8/02/23	\$75,000	11/13/23	\$199,900	1,672	\$120	4	2	76	
V	0.82	A	19340 Appoline St, Detroit, Mi 48235	6/02/23	\$105,000	11/10/23	\$199,000	1,444	\$138	3	2	84	
W	0.85	A	19498 Littlefield St, Detroit, Mi 48235	8/10/23	\$98,500	11/13/23	\$197,000	1,400	\$141	3	2	83	
X	0.86	A	Rosewood Ave, Oak Park, Mi 48237			1/06/24	\$90,000	1,004	\$90			8,799	
Y	0.86	A	19977 Santa Barbara Dr, Detroit, Mi 48221	11/10/15	\$9,100	9/29/23	\$99,999	865	\$116	3	1	75	

A: Active P: Pending C: Contingent

Statistics for Detroit, MI

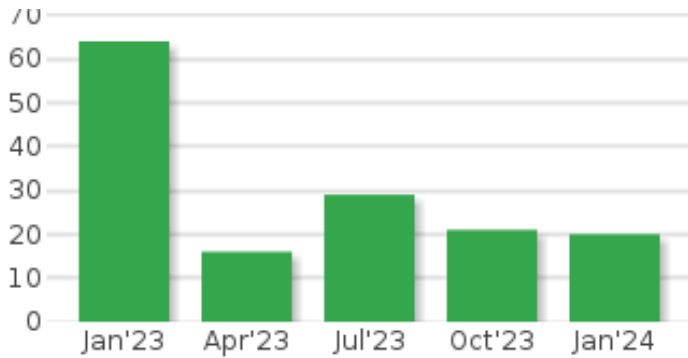


2.82 % Last 30 Days Price Change

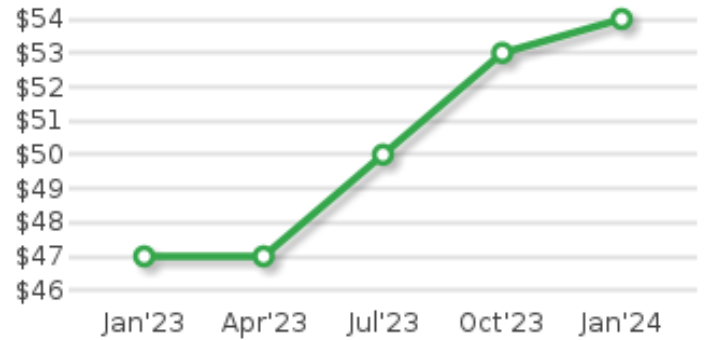


2.53 % Last 30 Days Rent Change

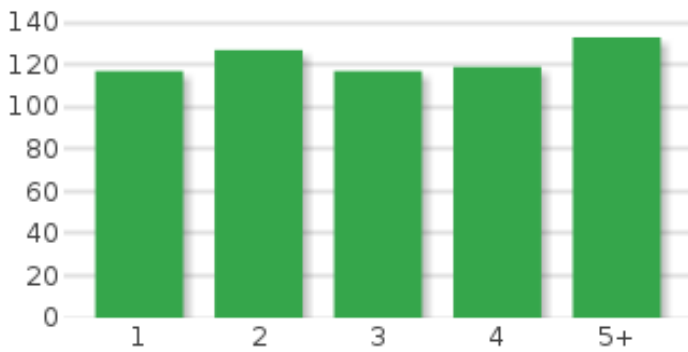
New Pre-Foreclosures



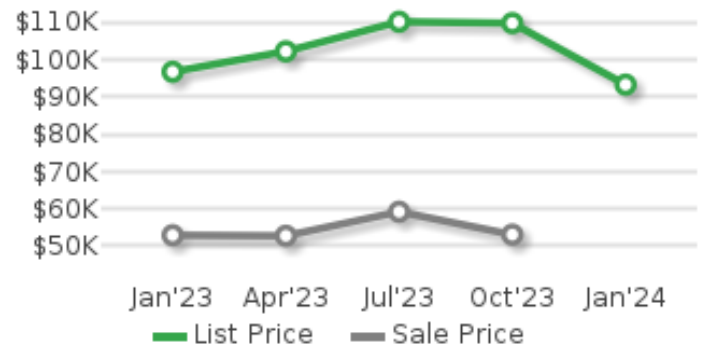
\$ / SqFt



Average Days on Market



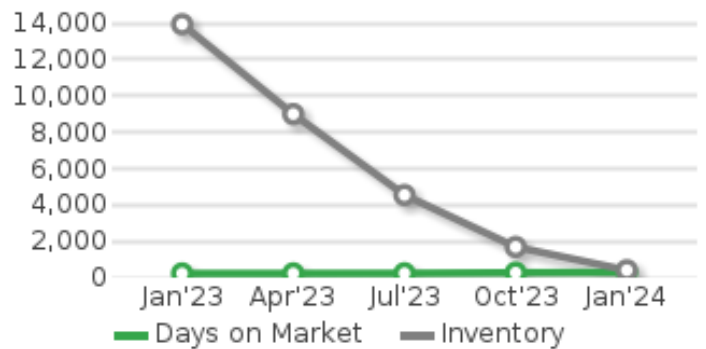
List Price vs. Sale Price



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