

Comparative Market Analysis

24414 Edgemont Dr, Southfield, MI 48033

APN: 76-24-30-201-019

Oakland County Data as of: 01/22/2024



Bedrooms: 3 **Year Built:** 1958
Bathrooms: 3 **Square Feet:** 2,321

Status: Off Market
Distressed: No
Ownership: Trust
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MARY A WADE LIVING TRUST,
Mailing Address: 24414 EDMONT DR
SOUTHFIELD, MI 48033

Comparables
Properties: 4
Avg. Sale Price: \$418,250
Days on Market: 61

Opportunity
Estimated Value: \$446,133
Estimated Equity: \$433,476
Mortgage Balance: \$12,657
Monthly Rent: \$1,510
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF OAKLAND, WITH A SITUS ADDRESS OF 24414 EDMONT DR, SOUTHFIELD, MI 48033-6427 C010 CURRENTLY OWNED BY MARY A WADE LIVING TRUST & WADE HAVING A TAX ASSESSOR NUMBER OF 76-24-30-201-019 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: LOT: 29.

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:** 152,460 SqFt. **Stories:** 1 **Parking Spaces:** 2
Zoning: R-E **Living Area:** 2,321 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1958 **Bedrooms:** 3 **Fireplace:** 1 **Interior Wall:**
Style: Ranch\Rambler **Bathrooms:** 3 **Heating:** Hot Water **Exterior Wall:** Brick
Basement: Improved Basement **Total Rooms:** **Cooling:** **Price / Sq.Ft.**

Open Liens

Owner 1: MARY A WADE LIVING TRUST **Combined Loan To Value:** 2.84 %
Owner 2: WADE **Estimated Equity:** \$433,476

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
01/20/2015	1st / Trust Deed/Mortgage	\$30,000	Michigan First Cu	Wade Mary Ann	Variable	167 Months

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
10/04/2004	1st / Trust Deed/Mortgage	\$75,000	Standard Federal Bank Na	Wade Mary A	Variable	10 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
01/10/2008	Quit Claim Deed	Non-Arm's length	Wade Mary Anne	Mary A Wade Living Trust, Wade	

Tax Status

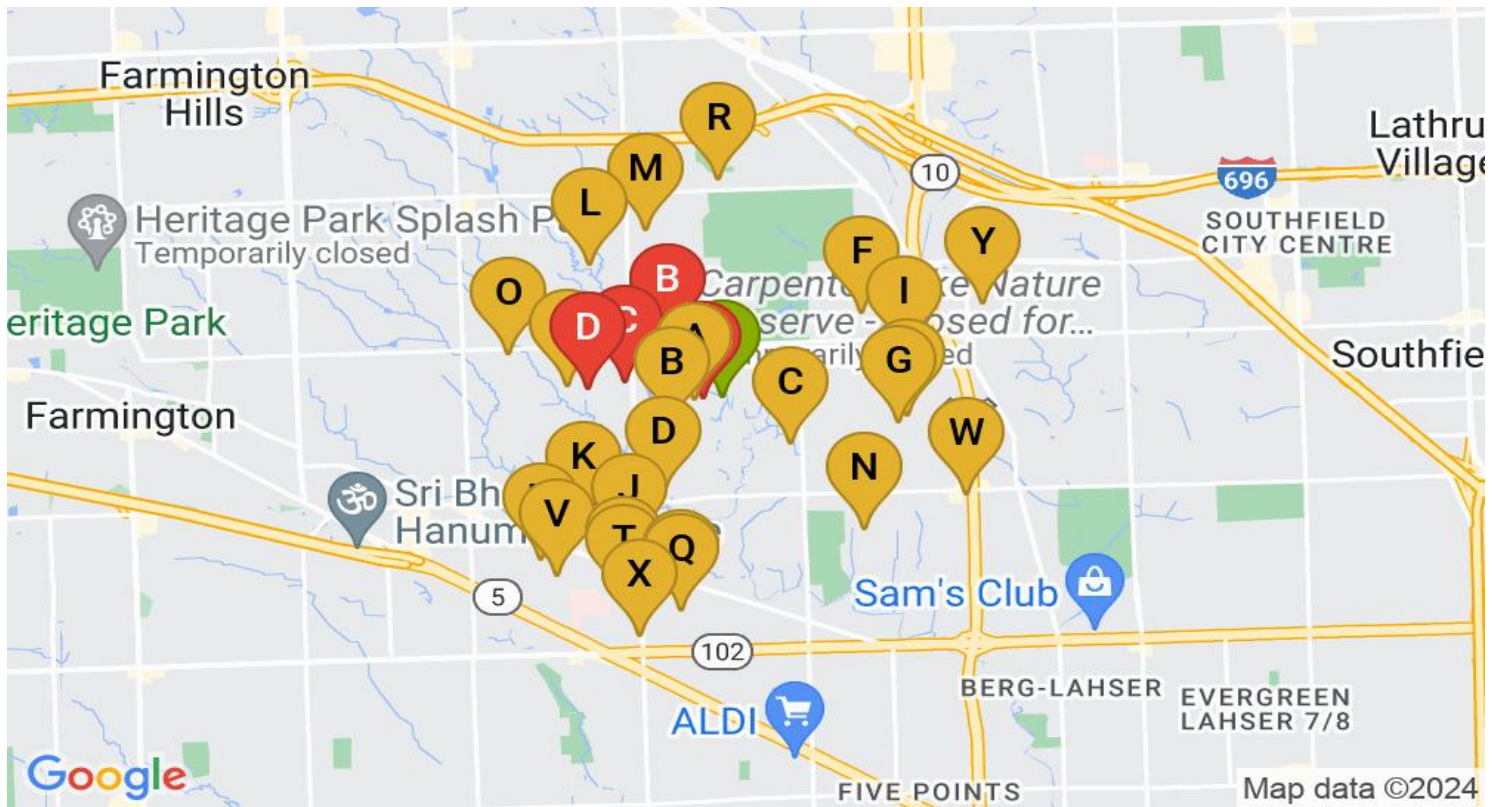
Assessor Parcel #: 76-24-30-201-019	Land Value: \$37,730	Total Taxable Value: \$170,150
Tax Year: 2022	Improvement Value: \$132,420	Property Tax: \$5,084

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 24414 Edgemont Dr, Southfield, MI 48033-6427



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.11		24309 Edgemont Dr, Southfield, Mi 48033	7/14/23	\$451,000			2,070	\$218	3	3	34,979	47
B	0.48		25042 Ormond Dr, Southfield, Mi 48033	5/08/23	\$575,000			2,512	\$229	4	2.5	39,596	
C	0.58		27414 Cranbrook Dr, Farmington Hills, Mi 48336	10/01/23	\$500,000			2,582	\$194	4	2	12,502	27
D	0.79		23582 E Newell Cir, Farmington Hills, Mi 48336	5/01/23	\$437,000			1,903	\$230	3	4	17,424	59

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	0.17	A	24316 Gleneyrie Dr, Southfield, Mi 48033	7/19/21	\$51,000	11/29/23	\$85,000	1,808	\$47		2	43,734	83
B	0.34	P	23632 Lake Ravines Dr, Southfield, Mi 48033	10/04/22	\$304,178	12/14/23	\$239,900	2,778	\$86	4	2	1	63
C	0.51	A	23620 Oak Glen Dr, Southfield, Mi 48033	10/10/23	\$192,728	1/04/24	\$224,900	1,471	\$153	3	1	1	74
D	0.72	A	22500 Staunton St, Southfield, Mi 48033	4/18/14	\$215,000	1/06/24	\$420,000	4,644	\$90	4	2	98,707	44

E	0.92	A	23580 W Newell Cir, Farmington Hills, Mi 48336	5/17/05	\$190,000	1/04/24	\$290,000	1,390	\$209	3	2		69
F	0.99	P	25172 Maplebrooke Dr, Southfield, Mi 48033	1/23/12	\$37,500	10/31/23	\$1,650	1,608	\$1	3	3	1,226,149	52
G	1.06	A	23955 Edinburgh St, Southfield, Mi 48033	9/01/15	\$80,225	12/17/23	\$225,000	1,610	\$140	2	1.5	8,973	58
H	1.1	P	23910 Edinburgh St, Southfield, Mi 48033			11/17/23	\$279,900	1,595	\$175	3	2		59
I	1.12	A	24945 Auburn Ln, Southfield, Mi 48033	2/27/19	\$91,000	12/31/23	\$140,000	1,176	\$119	2	1.5	824,155	43
J	1.15	P	21788 S Brandon St, Farmington Hills, Mi 48336			12/08/23	\$260,000	1,823	\$143	3	2.5	10,411	64
K	1.15	A	22148 W Brandon St, Farmington Hills, Mi 48336	4/18/23	\$200,000	12/07/23	\$1,700	1,545	\$1	2	2		64
L	1.16	A	25157 Appleton Dr, Farmington Hills, Mi 48336	10/15/18	\$252,000	12/06/23	\$419,995	3,000	\$140	4	3		55
M	1.18	A	26184 Summerdale Dr, Southfield, Mi 48033	5/25/18	\$25,000	1/08/24	\$225,900	2,084	\$108	3	2	1,392,917	51
N	1.21	A	22500 Carleton Ave, Southfield, Mi 48033	6/06/23	\$174,003	12/29/23	\$180,200	1,608	\$112	3	2	1	71
O	1.3	A	29087 W 10 Mile Rd, Farmington Hills, Mi 48336	9/14/15	\$164,500	12/16/23	\$260,000	1,260	\$206	3	2	2	84
P	1.4	A	21127 Indian St, Southfield, Mi 48033			12/05/23	\$185,900	1,196	\$155	3	1		57
Q	1.42	P	21111 Indian St, Southfield, Mi 48033	3/07/14	\$61,500	12/09/23	\$125,000	896	\$140	3	1	11,543	73
R	1.42	P	26823 W Carnegie Park Dr, Southfield, Mi 48034	3/06/14	\$58,000	11/01/23	\$1,600	1,137	\$1	2	2	335,628	37
S	1.42	A	21304 Ontaga St, Farmington Hills, Mi 48336	3/19/18	\$65,000	9/11/23	\$950	650	\$1	2	1	6,403	73
T	1.46	A	21224 Ontaga St, Farmington Hills, Mi 48336	1/21/22	\$17,000	12/17/23		1,139	\$15	3	2	5,619	82
U	1.52	P	21632 Hancock St, Farmington Hills, Mi 48336	4/24/00		12/16/23	\$250,000	1,279	\$195	3	2	10,934	114
V	1.52	P	21503 Collingham Ave, Farmington Hills, Mi 48336	11/17/22	\$161,000	12/13/23	\$1,700	702	\$2	2	1		84
W	1.58	A	22575 Telegraph Rd, Southfield, Mi 48033	12/30/19	\$375,000	10/18/23	\$479,000	3,530	\$136			28,750	71
X	1.64	C	20781 Inkster Rd, Farmington Hills, Mi 48336	5/15/13	\$70,101	10/12/22	\$159,000	1,300	\$122	3	1	5,271	86
Y	1.66	P	23745 Mccall St, Southfield, Mi 48033	12/10/21	\$260,000	11/15/23	\$2,500	1,557	\$2	3	2		62

A: Active P: Pending C: Contingent

Statistics for Southfield, MI

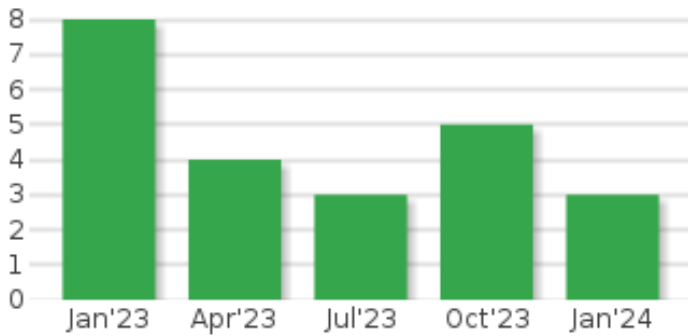


1.33 % Last 30 Days Price Change

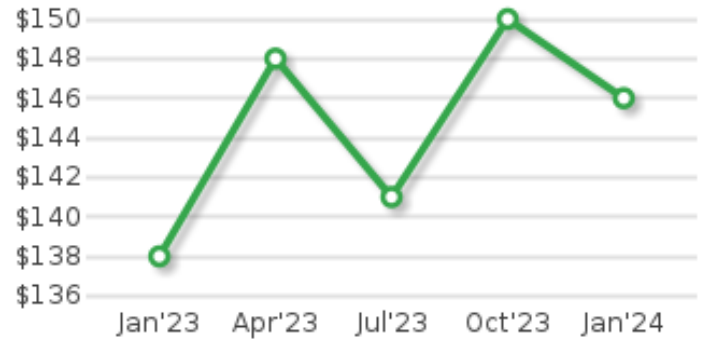


0.45 % Last 30 Days Rent Change

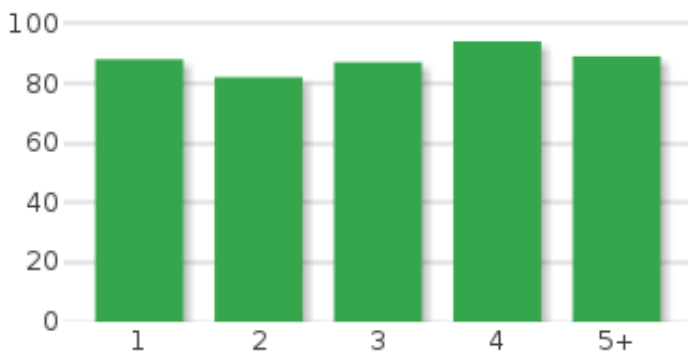
New Pre-Foreclosures



\$ / SqFt



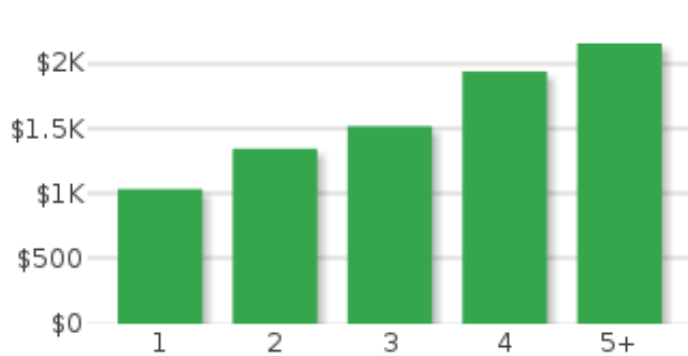
Average Days on Market



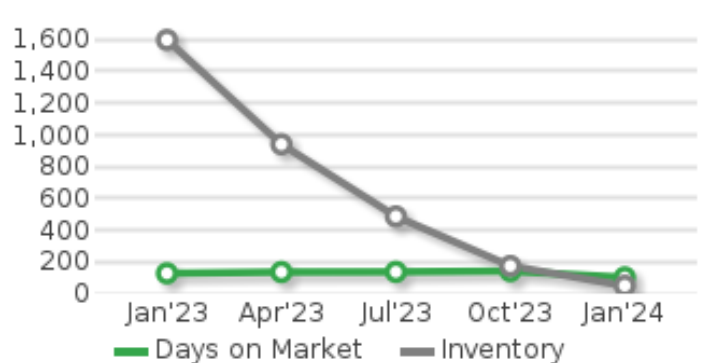
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Southfield, MI


Market Trend

 **0 %**
121
New Listings


Last 30 Days

 **0 %**
29
Closed Sales


Market Trend

 **0 %**
720
New Listings


Last 6 Months

 **0 %**
262
Closed Sales


Listing Trend

 **0 %**
50
Homes for Sale


Last 30 Days


 **-3.69 %**
\$179,745
Average List Price


Listing Trend


 **0 %**
486
Homes for Sale


Last 6 Months

 **2.66 %**
\$182,864
Average List Price

 **0.84 %**
\$105
Average List \$ / SqFt

 **-22.34 %**
102
Average DOM


 **2.44 %**
\$107
Average List \$ / SqFt

 **3.34 %**
137
Average DOM


Sales Trend

 **-100 %**
0
Homes Sold


Last 30 Days


 **0 %**
Average Sale Price


Sales Trend


 **0 %**
444
Homes Sold


Last 6 Months

 **4.54 %**
\$184,151
Average Sale Price

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

 **-6.26 %**
72
Average DOM

 **6.83 %**
\$117
Average Sale \$ / SqFt

 **-9.98 %**
86
Average DOM