

Comparative Market Analysis

7689 Detroit Blvd, West Bloomfield, MI 48323

APN: X -18-18-180-001

Oakland County Data as of: 01/22/2024



Bedrooms: 3 **Year Built:** 1945
Bathrooms: 2 **Square Feet:** 1,800

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: PATHWAY REAL ESTATE
Mailing Address: 8850 LEAH LN
FLAGSTAFF, AZ 86004

Comparables

Properties:	8
Avg. Sale Price:	\$360,377
Days on Market:	43

Opportunity

Estimated Value:	\$192,201
Estimated Equity:	\$192,201
Mortgage Balance:	\$0
Monthly Rent:	\$2,153
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF MI, COUNTY OF OAKLAND, WITH A SITUS ADDRESS OF 7689 DETROIT BLVD, WEST BLOOMFIELD, MI 48323-1020 R052 CURRENTLY OWNED BY PATHWAY REAL ESTATE INVESTMENTS LLC HAVING A TAX ASSESSOR NUMBER OF X -18-18-180-001 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 11 LOT: 1-2 AND DESCRIBED IN DOCUMENT NUMBER 2021.210058 DATED 05/20/2021 AND RECORDED 08/30/2021.

Last Market Sale

Seller: BASMADJIAN FRANCIS
Buyer: T CAPITAL GROUP LLC
Rec. Date: 08/30/2021
Sale Date: 05/20/2021
Sale Price: \$140,000

Current Listing Status

Status: Sold
Date: 05/2021
Price: \$140,000/est

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Middle Straits Lake Improvement Association	Home Owner Assessments Fee	\$140	Annually
Home Owner Association	Twin Beach Club Association	Home Owner Assessments Fee	\$250	Annually
Home Owner Association	Shore Of Long Lake Hoa	Home Owner Assessments Fee	\$250	Annually
Home Owner Association	Crystal Beach Association	Home Owner Assessments Fee	\$250	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 5,793 SqFt. **Stories:** 2 **Parking Spaces:**
Zoning: RI **Living Area:** 1,800 SqFt. **Pool:**
Year Built: 1945 **Bedrooms:** 3 **Fireplace:** 1 **Parking Type:**
Style: Bungalow **Bathrooms:** 2 **Heating:** FORCED AIR, FORCED **Interior Wall:**
Basement: **Total Rooms:** 6 **Cooling:** Yes **Exterior Wall:** Siding (Alum/Vinyl)
Price / Sq.Ft. \$78

Open Liens

Owner 1: PATHWAY REAL ESTATE INVESTMENTS LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$192,201

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
07/26/2019	1st / Trust Deed/Mortgage	\$55,000	Daniel Hutchinson	Basmadjian Francis	Conventional	30 Years

03/07/2019	1st / Trust Deed/Mortgage	\$112,200	Flagstar Bank Fsb	Basmadjian Francis	Conventional	30 Years
10/06/2004	1st / Trust Deed/Mortgage	\$43,000	Comerica Bank	Suero Manuel G	Fixed Rate	30 Years
08/30/2021	1st / Trust Deed/Mortgage	\$215,100	Lendinghome Funding Corp	T Capital Group Llc	Conventional	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
01/21/2016	Intrafamily Transfer & Dissolution	Non-Arm's length	Suero Manuel	The Sanchez Suero Trust	

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
03/04/2019	Warranty Deed	Arm's-length Residential	Sanchez Joseph Max, Suero Manuel	Basmadjian Francis	\$132,000
09/14/2022	Quit Claim Deed	Non-Arm's length	T Capital Group Llc	Pathway Real Estate Investments Llc	
08/20/1997	Deed		Dean R Guard	Eccles Suzanne H	\$90,500
05/20/2021	Warranty Deed	Arm's-length Residential	Basmadjian Francis	T Capital Group Llc	\$140,000

Tax Status

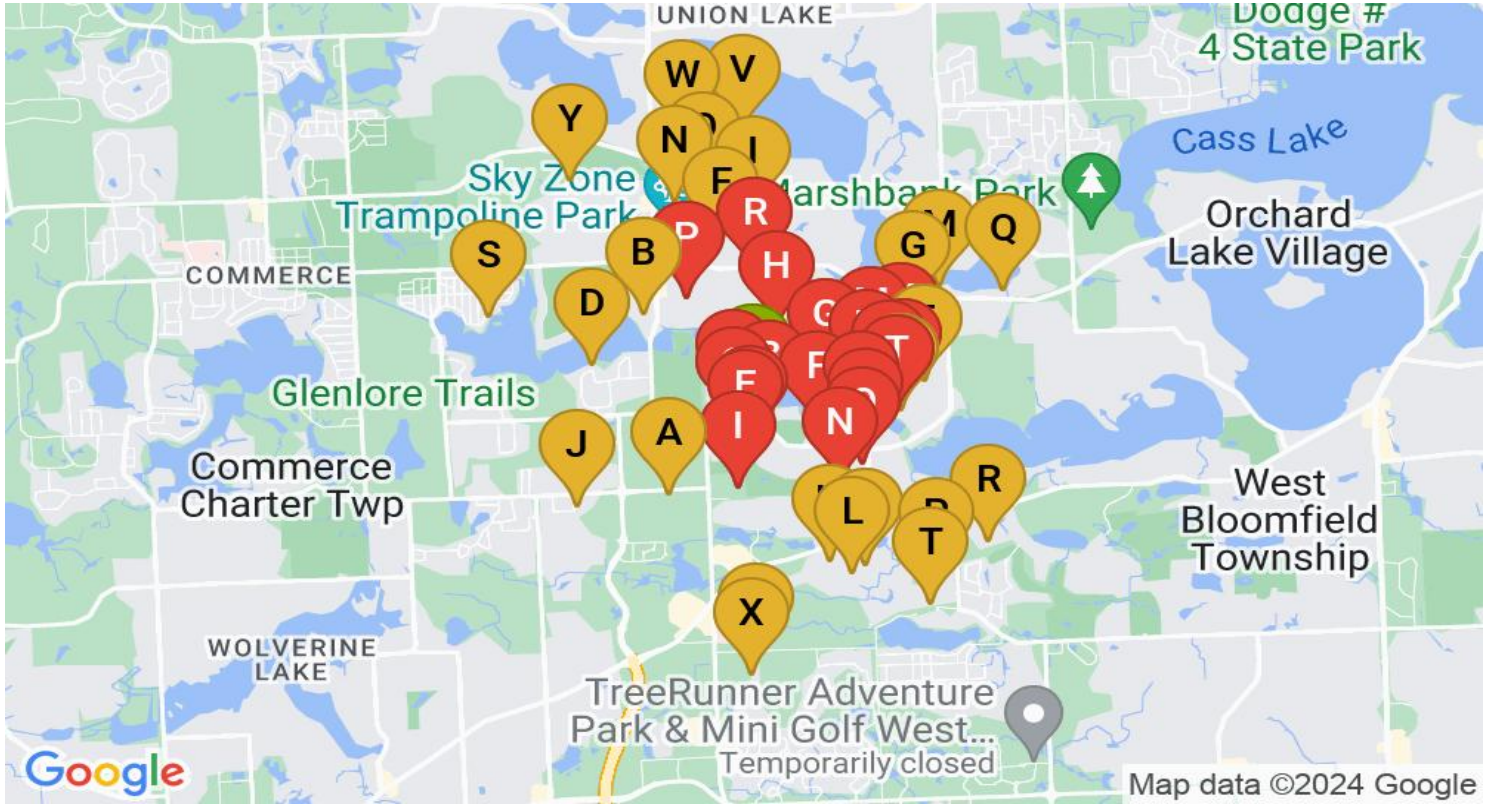
Assessor Parcel #:	X -18-18-180-001	Land Value:	\$25,040	Total Taxable Value:	\$66,690
Tax Year:	2022	Improvement Value:	\$41,650	Property Tax:	\$3,295

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
05/2021	Sold	\$140,000/est	\$92	91	TERRY OZAK	REMAX LEADING EDGE 25050	2210011035
2/19/2021	Pending	\$155,000	\$102	1	TERRY W OZAK	RE/MAX LEADING EDGE	2210011035
09/2020	Fail - FAIL	\$150,000	\$99	2	TERRY OZAK	Seller Nation	2200073176
9/05/2020	Active - New Listing	\$139,900	\$92	1	RON JASGUR	SELLER NATION	2200073176
03/2019	Sold	\$132,000/est	\$87	294	Janan Anton	Kw Showcase Realty	R218039750
03/2019	Sold	\$131,770/est	\$87	293	Janan Anton	KW Showcase Realty	218039750
5/16/2018	Active - New Listing	\$139,000	\$92	1	JANAN ANTON	KW SHOWCASE REALTY	218039750
09/2020	Fail - FAIL	\$139,900	\$92	54	Ron Jasgur	Seller Nation	40099671
02/2020	Fail - FAIL	\$130,000	\$86	96	Lawrence Masnovi	Real Estate One Milford	2200015831
05/2018	Fail - FAIL	\$159,900	\$106	307	Janan Anton	Kw Showcase Realty	21448580
07/2017	Fail - FAIL	\$155,000	\$102	172	CHRISTY BROWN AMBROSE	RE/MAX Classic	217057084

Comparables & Nearby Listings

Subject Property: 7689 Detroit Blvd, West Bloomfield, MI 48323-1020



● 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	0.12		7843 Detroit Blvd, West Bloomfield, Mi 48323	9/01/23	\$336,012			1,564	\$215	4	3	6,578	58
B	0.14		7626 Lakepoint St, West Bloomfield, Mi 48323	9/12/23	\$315,000			1,924	\$164	4	3	13,112	59
C	0.19		7815 Richardson Rd, West Bloomfield, Mi 48323	7/01/23	\$275,000			1,930	\$142	3	1	13,547	58
D	0.27		4117 Crystal St, West Bloomfield, Mi 48323	2/10/23	\$565,000			2,035	\$278	3	3	10,106	
E	0.3		4180 Crystal St, West Bloomfield, Mi 48323	11/01/23	\$352,000			1,635	\$215	3	1	16,814	54
F	0.41		7311 Colony Dr, West Bloomfield, Mi 48323	9/12/23	\$210,000			1,500	\$140	3	2	8,538	78
G	0.46		3697 Elder Rd S, West Bloomfield, Mi 48324	2/01/23	\$460,000			2,137	\$215	3	2	15,943	45
H	0.5		7525 Lilac Ct, West Bloomfield, Mi 48324	10/03/23	\$370,000			2,057	\$180	4	3	60,810	88
I	0.57		7850 Oakley Park, West Bloomfield, Mi 48323	3/20/23	\$256,100			1,660	\$154	3	1	104,588	73
J	0.65		7046 Colony Dr, West Bloomfield, Mi 48323	5/31/23	\$825,000			1,918	\$430	4	2.5	14,941	67
K	0.68		3796 Alcott, West Bloomfield, Mi 48324	8/01/23	\$370,000			2,074	\$178	3	2	14,418	44
L	0.72		4176 Alston Blvd, West Bloomfield, Mi 48323	1/01/24	\$325,630			2,122	\$153	3	3	10,019	21
M	0.74		6950 Woodview Ct, West Bloomfield, Mi 48324	3/07/23	\$293,000			1,691	\$173	3	1.5	6,882	44
N	0.74		4463 Bunker Ave, West Bloomfield, Mi 48323	8/01/23	\$335,000			2,127	\$158	4	2	9,888	61
O	0.77		4347 Cedar Ave, West Bloomfield, Mi 48323	4/01/23	\$345,000			1,558	\$221	3	3	10,019	27
P	0.78		3236 Greenlawn Ave, Commerce Township, Mi	3/17/23	\$290,000			1,463	\$198	3	2	11,326	63
Q	0.8		6877 Dandison Blvd, West Bloomfield, Mi 48324	9/15/23	\$230,000			1,549	\$148	3	1	3,615	96
R	0.83		7650 Linden Dr, West Bloomfield, Mi 48324	8/01/23	\$425,000			1,847	\$230	4	4	465,438	37
S	0.83		7690 Cedar Rdg, West Bloomfield, Mi 48324	8/31/23	\$410,000			1,930	\$212	2	2	465,426	37
T	0.84		3996 Fieldview Ave, West Bloomfield, Mi 48324	7/28/23	\$477,500			1,949	\$245	2	2	5,968	68
U	0.89		6791 Dandison Blvd, West Bloomfield, Mi 48324	1/01/24	\$269,500			1,981	\$136	3	1	11,543	84

V	0.91		3630 Elmview St, West Bloomfield, Mi 48324	9/01/23	\$425,000			1,963	\$217	3	3	10,019	30
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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	0.79	A	3080 E Oakley Park Rd, Commerce Township, Mi	9/21/10	\$237,500	12/15/23	\$849,900	5,866	\$145			1	52
B	0.86	A	8330 Dickert St, Commerce Township, Mi 48382	1/05/21	\$68,000	8/01/23						1	
C	0.88	A	3991 Fieldview Ave, West Bloomfield, Mi 48324	6/10/22	\$220,000	4/18/23	\$224,900	864	\$260	2	1		98
D	0.98	P	8599 Pine Cove Dr, Commerce Township, Mi	6/08/23	\$2,000,000	5/04/23	\$1,795,000	4,455	\$403	6	7	20,996	27
E	1.01	A	6675 Buckland Ave, West Bloomfield, Mi 48324	4/04/16	\$107,000	1/10/24	\$230,000	1,000	\$230	3	1		53
F	1.05	A	2893 Treyburn Ln, West Bloomfield, Mi 48324	5/10/18	\$315,000	11/08/23	\$3,000	2,354	\$1	4	3		28
G	1.12	P	6679 Heatherwood Dr, West Bloomfield, Mi	10/07/96	\$229,500	12/15/23	\$479,900	2,492	\$193	3	3		34
H	1.14	A	4743 W Preserve Ct, West Bloomfield, Mi 48323	4/17/20	\$430,000	4/29/23	\$489,000	1,682	\$291	2	2	2,439	5
I	1.23	A	2911 Greenbrooke Ln, West Bloomfield, Mi 48324	6/02/11	\$250,000	12/22/23	\$3,500	3,383	\$1	4	3		25
J	1.25	A	3246 Kenicott Dr, Commerce Township, Mi 48390	6/22/18	\$280,500	6/23/23	\$380,000	1,629	\$233	4	3		36
K	1.26	C	4959 Briarwood Cir, West Bloomfield, Mi 48323	11/25/15	\$285,000	11/26/23	\$425,000	1,880	\$226	2	2	13,242	26
L	1.27	P	7078 Quail Run, West Bloomfield, Mi 48323	9/03/97	\$307,463	12/05/23	\$515,000	2,744	\$188	3	4		27
M	1.33	A	6530 Commerce Rd, West Bloomfield, Mi 48324	5/07/18	\$1,700,000	10/30/23	\$2,250,000	6,459	\$348	4	6	1	34
N	1.38	A	Commerce Township, Mi 48382	11/18/22	\$4,500	11/29/23	\$27,500					20,038	
O	1.42	A	2491 Hoover Ave, West Bloomfield, Mi 48324	10/25/04	\$49,000	6/03/23	\$79,500	840	\$95	2	1	10,019	96
P	1.57	P	5206 Parkside Dr, West Bloomfield, Mi 48323	6/09/23	\$610,000	5/05/23	\$609,900	3,607	\$169	4	3.5	11,805	31
Q	1.64	A	6180 Commerce Rd, West Bloomfield, Mi 48324	4/09/16	\$500,000	11/17/23	\$599,000	2,248	\$266	4	3.5	1	96
R	1.66	A	6232 Lynn Ct, West Bloomfield, Mi 48323	4/21/99		11/25/23	\$649,900	3,132	\$208	3	4		26
S	1.66	A	9211 Tanbay St, Commerce Township, Mi 48382	11/05/21	\$597,000	9/20/23	\$739,999	2,278	\$325	3	3		32
T	1.69	A	6786 Torybrooke Cir, West Bloomfield, Mi 48323	3/23/05	\$485,000	9/28/23	\$889,000	3,562	\$250	4	3		31
U	1.7	A	5529 Helmsdale Blvd, West Bloomfield, Mi 48322			12/10/23	\$739,995	2,716	\$272	4		6,098	
V	1.76	A	7608 Barnsbury Dr, West Bloomfield, Mi 48324	8/12/05	\$365,000	7/18/23	\$550,000	880	\$625	2	1		100
W	1.78	A	8083 Farrant St, Commerce Township, Mi 48382	5/07/21	\$859,900	12/26/23	\$7,000	2,365	\$3	3	3		79
X	1.79	P	5592 Ellemere Ln, West Bloomfield, Mi 48322			9/10/23	\$625,995	1,940	\$323	2	2	6,882	
Y	1.8	P	8692 Golf Lane Dr, Commerce Township, Mi	4/13/20	\$311,000	12/27/23	\$460,000	2,232	\$206	4	4		22

A: Active P: Pending C: Contingent

Property Images (25)





Statistics for West Bloomfield Township, MI

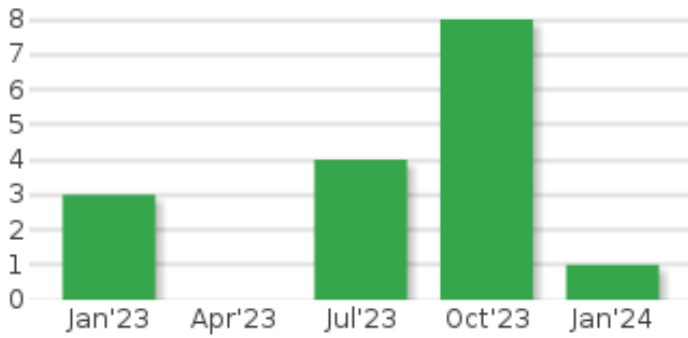


0.79 % Last 30 Days Price Change

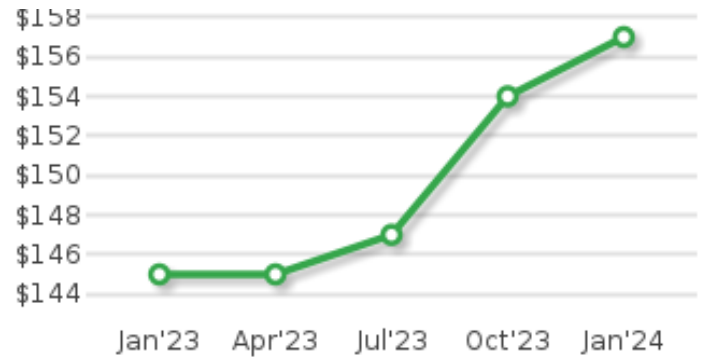


1.19 % Last 30 Days Rent Change

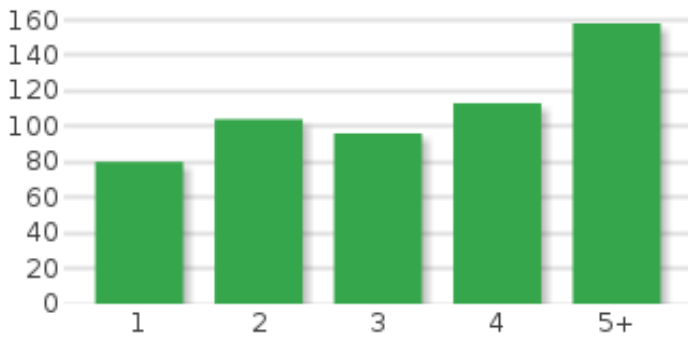
New Pre-Foreclosures



\$ / SqFt



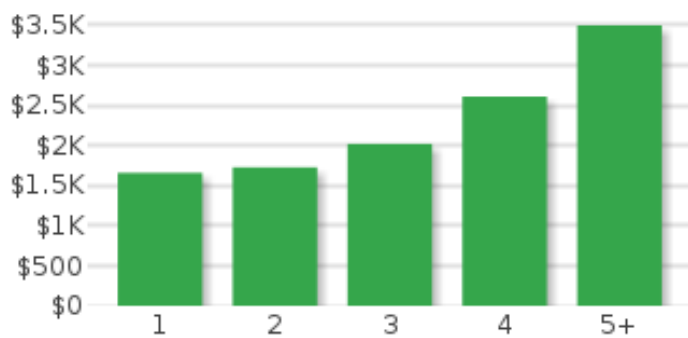
Average Days on Market



List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for West Bloomfield Township, MI


Market Trend

 **0 %**
119
New Listings


Last 30 Days

 **0 %**
21
Closed Sales


Market Trend

 **0 %**
1,345
New Listings


Last 6 Months

 **0 %**
313
Closed Sales


Listing Trend

 **0 %**
67
Homes for Sale


Last 30 Days


 **-7.44 %**
\$424,023
Average List Price


Listing Trend


 **0 %**
942
Homes for Sale


Last 6 Months

 **-4.36 %**
\$473,823
Average List Price

 **-8.01 %**
\$151
Average List \$ / SqFt

 **-8.07 %**
216
Average DOM


 **6.66 %**
\$184
Average List \$ / SqFt

 **13.77 %**
277
Average DOM


Sales Trend

 **-100 %**
0
Homes Sold


Last 30 Days


 **0 %**
Average Sale Price


Sales Trend


 **0 %**
518
Homes Sold


Last 6 Months

 **-4.49 %**
\$345,957
Average Sale Price

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

 **10.82 %**
103
Average DOM

 **-1.44 %**
\$149
Average Sale \$ / SqFt

 **-10.41 %**
118
Average DOM