

Sales Comparable

24414 Edgemont Dr, Southfield, MI 48033-6427

APN: 76-24-30-201-019 / County: Oakland

1/22/2024



Subject Property	
<b>24414 Edgemont Dr, Southfield, MI 48033-6427</b>	
Owner Name:	MARY A WADE LIVING TRUST
Mailing Address:	24414 EDMONT DR, SOUTHFIELD, MI 48033-6427
Owner Status:	Owner Occupied
Length of Ownership:	
Current Occupancy:	Owner Occupied

<b>Property Type:</b>	<b>Single Family Residential</b>	<b>Status:</b>	Off Market
<b>Beds:</b>	<b>3</b>	<b>Baths:</b>	<b>3.0</b>
<b>Heating:</b>	Hot Water	<b>Distressed:</b>	No
<b>Total Rooms:</b>		<b>Cooling:</b>	
<b>SqFt:</b>	2,321	<b>Floor Coverings:</b>	
<b>Lot Size/Acres:</b>	152,460	<b>HOA/COA:</b>	No
<b>Year Built/Eff:</b>	1958	<b>Total Assd Val:</b>	\$170,150
<b>Parking Type:</b>		<b>Land Assd Val:</b>	\$37,730
<b>Pool:</b>		<b>Imp Assd Val:</b>	\$132,420
		<b>Assd Year:</b>	2022

Current Listing Status
Listing Status:
Listing Date:
Listing Price:
DOM:
Price Change Date:
Price Change Amount:
Price Change %:

Public Record Sales
Last Sale Date:
Last Sale Price:
Last Purchase Method:
Prior Sale Date:
Prior Sale Price:
Prior Purchase Method:

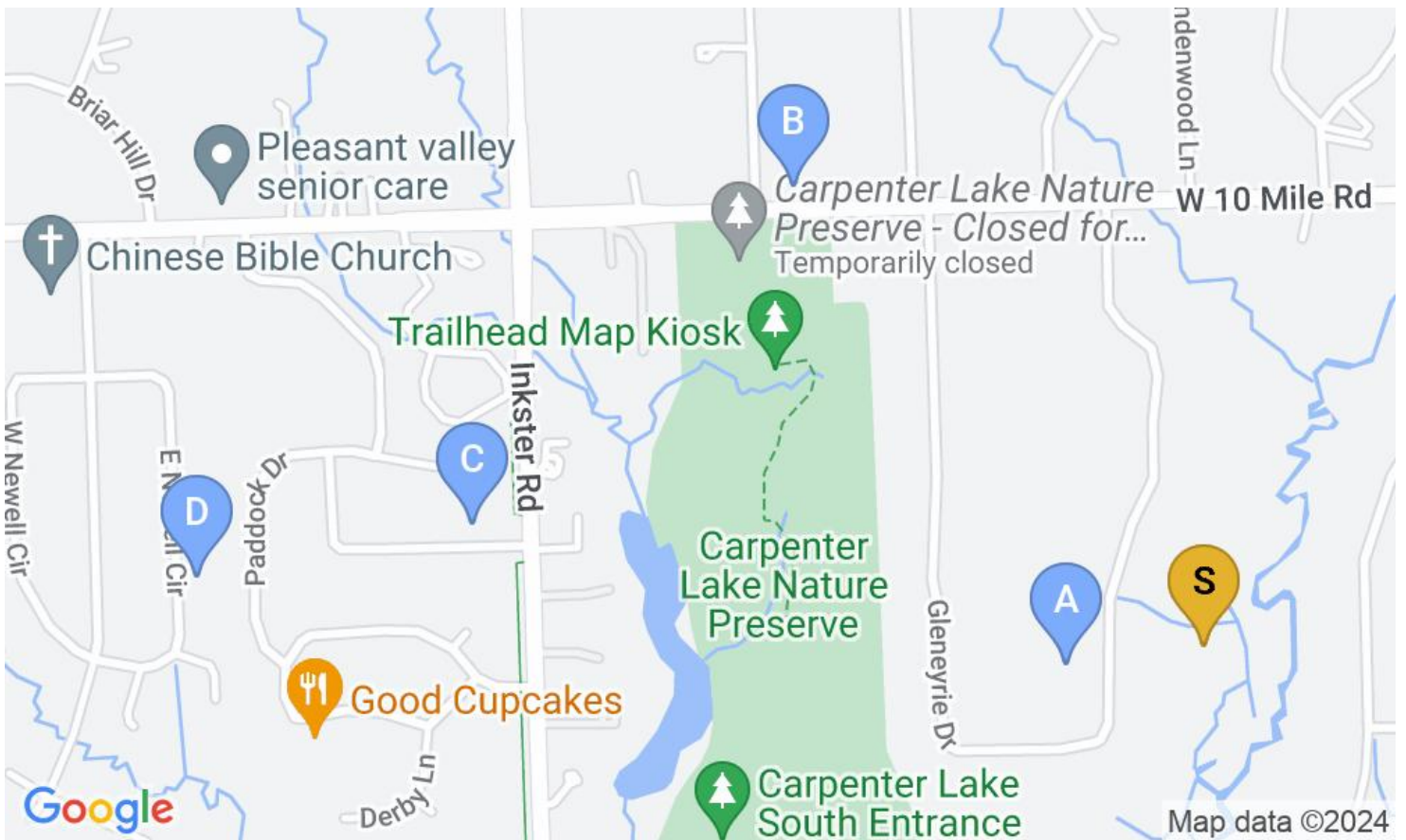
MLS Sales
Last Sale Date:
Last Sale Price:
Last Listing Date:
Last DOM:
Prior Sale Date:
Prior Sale Price:
Prior Listing Date:
Prior DOM:

Search Criteria			
<b>Data Set</b>	Public Record & MLS	<b>Sale Date</b>	>= 1/22/2023
<b>Distance</b>	1 Miles	<b>Square Feet</b>	1,857 - 2,785
		<b>Status</b>	SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$437,000	\$575,000	\$490,750
SqFt	2,321	1,903	2,582	2,267
Price/SqFt	-	\$193.65	\$229.64	\$217.51
Bedrooms	3	3	4	4
Baths	3	2	4	3
Lot Size/Acres	152,460/3.5	12,502/0.287	39,596/0.909	26,125/0.6
Year Built	1958	1965	1997	1980
Distance from Subject	-	0.11	0.79	0.49

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



● Subject Property    
 ● Sold Comps    
 ● Active Comps    
 ● Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
A	Public Record	24309 Edgemont Dr	Sold	7/14/2023	\$451,000	2,070	\$217.87	3	3	1977	0.11 mi
B	Public Record	25042 Ormond Dr	Sold	5/08/2023	\$575,000	2,512	\$228.9	4	2.5		0.48 mi
C	MLS	27414 Cranbrook Dr	Sold	10/2023	\$500,000/est	2,582	\$193.65	4	2	1997	0.58 mi
D	MLS	23582 E Newell Cir	Sold	05/2023	\$437,000/est	1,903	\$229.64	3	4	1965	0.79 mi



**24414 Edgemont Dr, Southfield, MI 48033-6427 (Single Family Residential)**

**APN: 76-24-30-201-019**

**Beds:** 3

**Baths:** 3

**Last Sale Date:**

**SqFt:** 2,321

**Year Built/Eff:** 1958/1958

**Last Sale Price:**

**Lot Size/Acres:** 152,460/3.5

**Est. Value:** \$446,133



<b>24309 Edgemont Dr, Southfield, MI 48033</b>		Property Type: Single Family
Owner Name:	JASMINE MATHENEY	
Mailing Address:	4948 TREESIDE LN, TROY, MI 48098	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
<b>APN: 76-24-30-126-032</b>		Status: Sold
Beds: 3	Baths: 3	Total Rooms:      Heating: FORCED AIR      Date: 7/14/2023
SqFt: 2,070	Parking Type:	Cooling: CENTRAL      Amount: \$451,000
Lot Size / Acres: 34,979/0.803	Pool: No	Floor Covering:      Orig. List Date:
Year Built / Eff: 1977 / 1984	DOM:	

Public Record
Distance: 0.11 mi
Estimated Value: \$444,751
Tax Assessed Value / Year: \$16,300 / 2022



<b>25042 Ormond Dr, Southfield, MI 48033</b>		Property Type: Single Family
Owner Name:	KRISTINA DAVIS & ANDREW FERET	
Mailing Address:	5848 SAINT MARTIN CT, YPSILANTI, MI 48197	
Owner Status:	Non-Owner Occupied	
Occupancy:	Occupied	
<b>APN: 76-24-19-352-027</b>		Status: Sold
Beds: 4	Baths: 2.5	Total Rooms:      Heating: Forced air unit      Date: 5/08/2023
SqFt: 2,512	Parking Type:	Cooling:      Amount: \$575,000
Lot Size / Acres: 39,596/0.909	Pool: No	Floor Covering:      Orig. List Date:
Year Built / Eff: null / null	DOM:	


Public Record
Distance: 0.48 mi
Estimated Value: \$315,472
Tax Assessed Value / Year: \$21,360 / 2022



photo coming soon

<b>27414 Cranbrook Dr, Farmington Hills, MI 48336</b>		Property Type: Single Family
Owner Name:		
Mailing Address:		
Owner Status:		
Occupancy:	Occupied	
<b>APN: 22-23-25-226-028</b>		Status: Sold
Beds: 4	Baths: 2	Total Rooms: 9      Heating: FORCED AIR      Date: 10/2023
SqFt: 2,582	Parking Type:	Cooling: CENTRAL      Amount: \$500,000/est
Lot Size / Acres: 12,502/0.287	Pool: No	Floor Covering:      Orig. List Date: 9/10/2023
Year Built / Eff: 1997 / 1997	DOM: 48	

MLS
Distance: 0.58 mi
Estimated Value: \$448,509
Tax Assessed Value / Year: \$163,260 / 2022



**24414 Edgemont Dr, Southfield, MI 48033-6427 (Single Family Residential)**  
**APN: 76-24-30-201-019**

Beds: 3	Baths: 3	Last Sale Date:
SqFt: 2,321	Year Built/Eff: 1958/1958	Last Sale Price:
Lot Size/Acres: 152,460/3.5	Est. Value: \$446,133	

4



photo coming soon

23582 E Newell Cir, Farmington Hills, MI 48336 Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 22-23-25-204-013

Status: Sold

Beds:	3	Baths:	4	Total Rooms:	9	Heating:	FORCED AIR	Date:	05/2023
SqFt:	1,903	Parking Type:		Cooling:	CENTRAL	Amount:	\$437,000/est		
Lot Size / Acres:	17,424/0.4	Pool:	No	Floor Covering:		Orig. List Date:	1/10/2023		
Year Built / Eff:	1965 / 1965					DOM:	128		

MLS Distance: 0.79 mi Estimated Value: \$450,501 Tax Assessed Value / Year: \$138,390 / 2022



24414 Edgemont Dr, Southfield, MI 48033-6427 (Single Family Residential) APN: 76-24-30-201-019

Beds:	3	Baths:	3	Last Sale Date:	
SqFt:	2,321	Year Built/Eff:	1958/1958	Last Sale Price:	
Lot Size/Acres:	152,460/3.5			Est. Value:	\$446,133