



HOME SALES IN DETROIT

2012-2021

DETROIT
FUTURE
CITY

HOME SALES IN DETROIT

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KEY TERMS

SALES TYPE

Distressed sale: A sale that usually occurs quickly and at a reduced price, due to some pressure on the property owner. These properties are usually on the brink of foreclosure, already owned by the bank, listed on the Detroit Land Bank Authority Auction Sales or Own it Now lists, a transaction with United Community Housing Coalition, or a property with a sale price between \$500 and \$19,999.

Market sale: An arm's-length transaction between two relatively equally situated parties in which the sale price is reasonably reflective of the actual market value. For this study, it includes properties with a sale price between \$20,000 and \$1 million.

PROPERTY TRANSFER

Title: Legal right of ownership to a property.

Deed: Legal document used to transfer ownership (title) from an owner to a purchaser.

Covenant deed: A document that transfers property from an owner to a purchaser, with the caveat that the owner is responsible only for title problems that occurred during their ownership of the property.

Warranty deed: A document which transfers property from an owner to purchaser, and claims that the owner has clear title and right to sell the property. These are generally the most legally secure of the deed types.

Quitclaim deed: A document that transfers property from an owner to a purchaser, but includes little legal protection for either party, including making no promise that the property has clear title.

Sheriff's deed: Deed recorded when a home is sold at auction after the foreclosure of a mortgage.

Property transfer affidavit: An official form that must be filled out to record that ownership of a property has changed, even if a deed is not being recorded.

PURCHASE TYPE

Mortgage: A financing tool used to purchase property with which a lender (normally a bank or mortgage company) will lend the buyer money. The buyer repays the bank over time with interest.

Land contract: A financing tool used to purchase property with which the buyer will pay the landowner in installments until the purchase price is paid in full. Land contracts are often used when mortgages are out of reach for the buyer.

Cash sale: A home purchase that occurred when the buyer used cash rather than a financing tool such as a mortgage or land contract.

Judgement of foreclosure: A court-ordered decision that allows the tax foreclosure of a property. A tax foreclosure occurs when a property is forfeited to the county treasurer due to failure to pay property taxes.



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INTRODUCTION

Strong housing markets have long been an indicator of the economic health of a city and a vital component of creating strong and vibrant neighborhoods. In particular, the purchase of a home has been looked to as an opportunity to create generational wealth along with household and community stability. However, Detroit, once home to one of the highest rates of Black homeownership in the country, has seen its housing market deteriorate over the last 50 years. Detroiters who once lived in a city that was a beacon for the American middle class, have watched their homes and neighborhoods lose value in the wake of population and economic decline.

Unlike many American cities that are dealing with housing crises, Detroit's housing market challenges are driven mostly by residual effects from the Great Recession and long-term population and economic decline rather than exorbitantly high housing values. Detroit saw its population drop from a peak over 1.8 million in 1950ⁱ to around 640,000 in 2020ⁱⁱ as the city struggled to retain residents and compete with the surrounding suburbs. The longest

recession since World War II and municipal bankruptcy filing in 2013 capped off the city's long-term economic decline, which ultimately saw housing market demand collapse, resulting in plummeting prices and home values and an increase in vacancies. Compounding the effects of Detroit's long-term economic decline, events such as the well-documented tax foreclosure crisis also contributed to the decline of Detroit's neighborhoods, housing stock, and home purchase activity while eliminating wealth from the community. These challenges culminated in a housing market in the early 2010s where many houses sold for almost nothing, and Detroit was known for having some of the cheapest ZIP codes to buy a house in the country.

More recently, Detroit has been on an economic upturn and the housing market is shifting. After the Great Recession and municipal bankruptcy, the city's economy and many of its neighborhoods experienced increased activity. Specifically, housing values and home purchase activity have increased since the city's economic low point in 2013-2014.

As Detroit's housing market continues to shift, there is a deep need for comprehensive neighborhood-level data on Detroit's home purchase market that includes not just mortgage transactions but the full range of transactions that take place in the city, such as cash sales and land contracts. These data are critical so that policymakers, community development organizations (CDOs), funders, nonprofits, and other community advocates can develop impactful policy and programming that will support the housing market's current rebound and provide insights into how to create and maintain affordable opportunities for Detroiters amid rising values. Supporting the housing market's current rebound is critical for helping Detroiters build equity in their homes and wealth, which can in turn support stronger, more resilient neighborhoods.

This report uses comprehensive home sales data acquired from the Wayne County Register of Deeds from 2012-2013 and 2020-2021 to provide data on the home sales market in Detroit.¹ It will answer important questions about the city's housing market, including where home sales occurred in the city, what type of sales occurred, and how transactions across the city have changed over the last 8 to 10 years.

¹ This study will look at home purchase data in Detroit. The data set does not provide any direct insights on rental prices or the value of homes not sold during the data period. It also does not provide an analysis of who the purchasers or sellers are.



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METHODOLOGY

Data

For this project, three main data sets were explored to determine which provides the most comprehensive picture of home sales transactions in Detroit.

One available data set is the Multiple Listing Service (MLS). The MLS contains only listings/transactions that were added by a licensed Realtor. Because of this, it contains far fewer transactions than the other available data sets and is biased towards higher value sales. Outside of its comparably small size and bias towards the higher end of the market, the MLS is only accessible to Realtors, which makes it difficult for others interested in understanding local housing markets to access the data. Due to these limitations, the MLS data was not used for the analysis in this report.²

² There are other data sources, such as Zillow and Redfin, that are often used to understand housing markets. These sources mainly rely on the MLS and individual users of the platforms to source and post properties. While they are helpful tools to understand which properties are available and for how much, other data sources such as the ROD are preferred to ensure completeness.

The two remaining data sets are from the Wayne County Register of Deeds (ROD), which is a database of land records and considered the most comprehensive resource, and the City of Detroit Office of the Assessor (Assessor), which is a free database of property transactions used to levy taxes easily available through the City's Open Data Portal. Due to the ease of access, anybody interested in looking at property transaction data in the city can use the Assessor data. The Wayne County Register of Deeds provides property transaction data for a fee, which can rise quickly depending on the number of records one wishes to purchase.

An analysis of the ROD and Assessor data found that while those data sets are tracking home purchases, they are different in the number of transactions they capture and the way they track and categorize transactions.³

Total transactions: After cleaning the data, the 2020-2021 ROD data set contained 45,735 records, compared with 35,327 records in the Assessor file. Overall, the ROD data seems to be capturing 20%-25% more transactions than the Assessor data.

Transaction type: There are differences between the two data sets both in terms of the fields that transactions can get classified as, as well as how many transactions are assigned in each field. This is a result of how information is collected by each agency, as well as the goal of each agency.

³ For a more detailed discussion of the differences between these two data sets, and other data challenges encountered during the project, see Appendix.

DATA SOURCE	PURPOSE	ACCESSIBILITY	CHALLENGE
Multiple Listing Service (MLS)	A reliable tool that contains data about real estate transactions that involve a Realtor	Available only to Realtors	Tends to leave out low-value sales, does not include data on transactions without a Realtor, and the data are only available to individuals that have a real estate license
City of Detroit Office of the Assessor (Assessor)	A database of property transactions maintained to assist with levying property taxes	Available for free through the City's Open Data Portal	Database only includes transfers that can reasonably be used by the Assessor to levy taxes <i>(See Appendix for more details)</i>
Wayne County Register of Deeds (ROD)	A database of land records and documents related to land transactions	Available for a cost	Data can only be accessed by paying a fee, which limits accessibility for many interested parties

Understanding the differences between these data sets is important for anybody interested in exploring the Detroit housing market. If somebody wishes to understand the exact number of home transactions occurring in the city or the types of transactions, the ROD data is a strong option. However, the Assessor data has advantages as well, including free access. Further, it is important to remember that smaller samples of data sets can still be effective tools and, while inexact, can be useful for answering many of the questions people have about the housing market.

Based on this analysis, the rest of this report utilizes only the ROD data set to provide the most complete picture of Detroit's housing market.



Identifying home sales transactions

To create a data set of all the home sales that occurred in Detroit in 2020 and 2021, ROD data was purchased for the two years, geocoded to match as many parcels in the city as possible, and limited to likely residential properties, parcels with a structure, and entries that contained grantor/grantee information. After the data was verified against other sources including the Assessor data and Detroit Land Bank Authority, there were 45,735 transactions included in the final data set.

Along with the 2020-2021 ROD data purchased for this project, the project team also had access to 2012-2013 ROD data so that the recent state of Detroit's home purchase market could be compared to Detroit's housing market when it was near its bottom in 2012-2013.

After gathering the data, the study team calculated key statistics for the housing market, including the total number of sales, the type of sale, the deed type associated with each sale, and the value of each sale. These statistics were calculated both at a citywide level and for each census tract. For sale type, two buckets were created to classify sales:

MARKET SALE

An arm's-length transaction between two relatively equally situated parties in which the sale price is reasonably reflective of the actual market value

Technical definition

- Deed type = Land contract, quitclaim deed, or warranty deed
- Sale price is between \$20,000 and \$1 million
- The property is likely residential with fewer than 5 units

DISTRESSED SALE

A sale that usually occurs quickly and at a reduced price due to some pressure on the property owner. These properties are usually on the brink of foreclosure or already owned by the bank.

Technical definition

- Deed type = Judicial deed, sheriff's deed, or judgement of foreclosure – Wayne County Treasurer's Office. For the 2012-2013 data, tax foreclosure sales are used instead of sheriff's deeds and judgements of foreclosure
- Appears on the Detroit Land Bank Authority Auction Sales or Own it Now lists
- Any transaction with United Community Housing Coalition as the grantor
- Any quitclaim deed or warranty deed that has a sale price between \$500 and \$19,999 and has at least one building



FINDINGS

DEED TYPE

Quitclaim deeds make up the majority of deed types found in 2020-2021 property transactions

Quitclaim deeds can be challenging to understand because they are most often used in two different scenarios: a quitclaim deed is either used to transfer property between two parties who know each other well and don't want/require a deed with more legal protection and assurances or they are used in a rushed or distressed sale, in which parties aren't willing to ensure key items such as clear title before the transfer of a property. From the data gathered here, it is difficult to tell the circumstances behind the quitclaim deeds present in these transactions.

For 2020-2021, the most dominant deed type for a sale was a quitclaim deed, which were present in 53% of transactions.

More positive is the fact that warranty deeds made up a large number (40%) of transactions recorded in 2020-2021. The presence of warranty deeds indicates a more typical transaction in which the two parties were most likely at arm's length, pursued a home inspection, and ensured clear titles. Finally, there is a noticeably small amount of sheriff's deeds, judgements of foreclosure, and judicial deeds, all of which are associated with a home being transferred due to foreclosure. This trend is most likely due to legal and other efforts to prevent foreclosure during the COVID-19 pandemic. The chart below breaks down all of the deed/transaction types recorded in the data set.

Quitclaim deeds were used for more than half of transactions in 2020-2021

Deed Types, Detroit

TRANSACTION TYPE	COUNT	SHARE
Quitclaim deed	24,234	53%
Warranty deed	18,466	40%
Land contract-related transactions	1,440	3%
Deed	1,218	3%
Sheriff's deed	372	<1%
Judgment of foreclosure (Wayne County Treasurer's Office)	3	<1%
Covenant deed	1	<1%
Judicial deed	1	<1%
Total	45,735	100%

Source: Analysis of 2020-2021 Wayne County Register of Deeds data

All the sales tracked in the remainder of this study are classified as either market or distressed. This means that “total sales” refers to all of the market and distressed sales combined. It also means that there are a number of sales that occurred in Detroit during 2012-2013 or 2020-2021 that are not included in this section because they do not fall into either of these categories.⁴

⁴ Common transaction types that do not get captured by this data include transferring a property between entities (for example, transferring a property between family members), adding an additional person to a mortgage, mortgage sales between banks/lenders, and mortgage refinancings.



HOME SALES ACTIVITY

In 2020-2021, market sales were more common than distressed sales

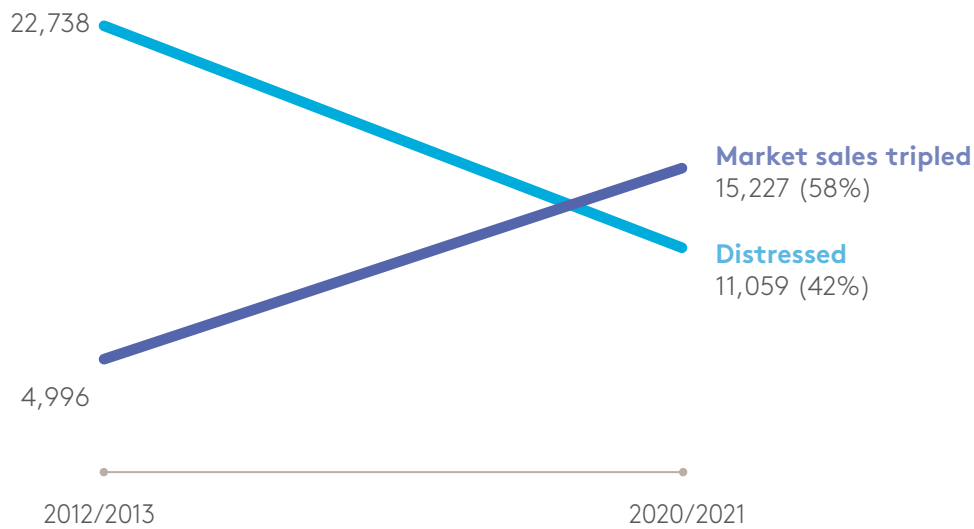
Comparing 2012-2013 (near the bottom of Detroit's home purchase market) and 2020-2021, the volume of total sales in Detroit lowered (27,734 down to 26,286), but the balance of sales shifted from distressed to market.⁵ Detroit's home purchase market in 2012-2013 was dominated by a large amount of distressed sales (22,738). While this represents some type of market activity, it is also representative of a city struggling with plummeting property values and high vacancy rates in the wake of the Great Recession. Many of these sales may be due to foreclosure on property and the incredibly low housing values seen throughout the city during this time. It was not uncommon to find a livable home in Detroit for \$20,000 during this period. Conversely, only 18% of sales in 2012-2013 met the criteria for a market sale.

⁵ COVID-19 had a variety of impacts on housing markets during 2020-2021. It is important to keep in mind that the pandemic, through lockdowns and economic hardship, affected the way that the nation's housing market functioned. Beyond this, the pandemic also affected governmental agencies, such as counties and cities, which collect and provide data on housing markets.

By 2020-2021 there were signs of a stabilizing market in Detroit. The home purchase market, long characterized by deep distress, showed market sales outpacing distressed sales, 58% to 42% of total sales respectively. Additionally, market sales tripled when comparing these two time periods, growing from 4,996 sales in 2012-2013 to 15,227 in 2020-2021. While a higher number of market sales indicates a positive stabilizing trend in the city's home purchase market, 42% of the sales remain distressed. This indicates the need for further market activity and stabilization in neighborhoods across the city.

Market sales outpaced distressed sales in 2020-2021

Distressed and market sales, Detroit



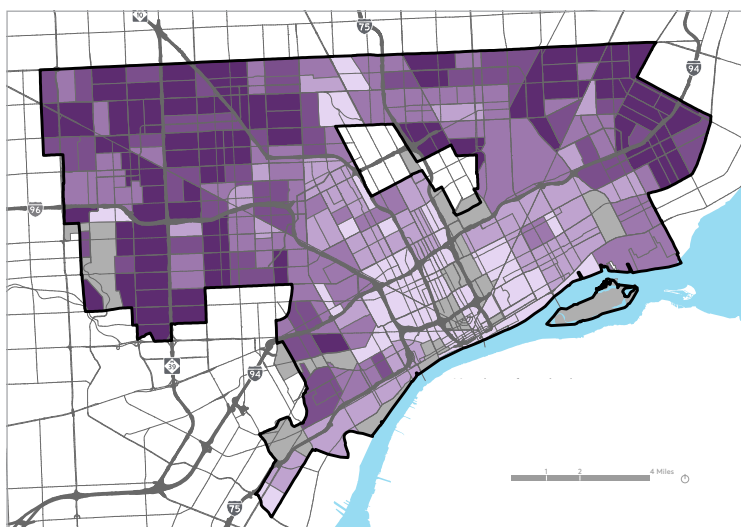
Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data

Despite the relatively low sales values and the presence of distressed sales, this data shows positive signs of growing stability and activity in a market that has long struggled for either of those two things.



Total volume of sales dropped slightly, and home sales returned to certain parts of the city

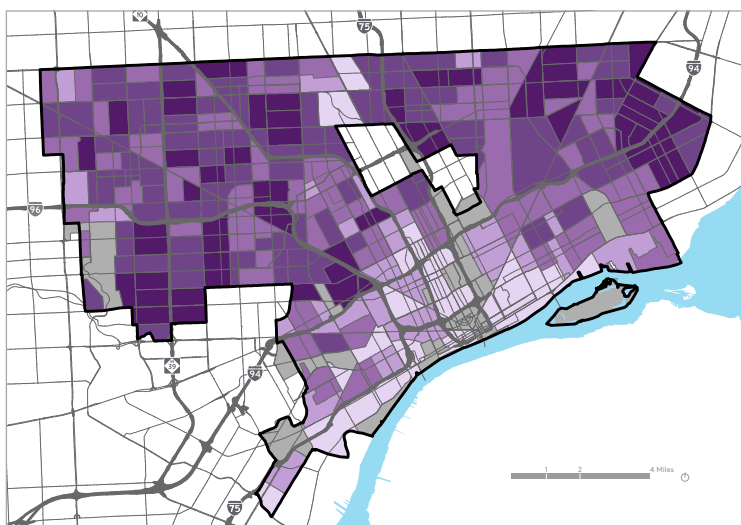
While it is important to note how the city’s market as a whole has changed, this data can also be used to see where sales have occurred in the city, and how their geographic distribution has changed between 2012-2013 and 2020-2021. The two maps below show the number of total sales (distressed and market) by census tract in each period. A key trend here is the spreading of sales across the city between the two periods. In 2012-2013, the areas with the most volume of sales were concentrated on the edges of the city, especially in northwest Detroit, and in 2020-2021, there are plenty of areas with a higher number of sales, especially northwest of Greater Downtown in places such as Northwest Goldberg, Petoskey-Otsego, and Virginia Park as well as east of Hamtramck in Airport Sub and Gratiot Town/Kettering.⁶ This spread of sales indicates market activity returning to areas of the city that had very little in 2012-2013.



Number of total sales (2012-2013)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 99
- 100 to 149
- 150 and greater

Source: Analysis of Wayne County Register of Deeds



Number of total sales (2020-2021)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 99
- 100 to 149
- 150 and greater

Source: Analysis of Wayne County Register of Deeds

⁶ The low number of transactions in Greater Downtown may be due to the definitions chosen for this report. Since only 1-4 unit structures were included in the final data set, some transactions of residential property, including condos, in Greater Downtown may have been dropped.

Census tracts with the largest changes in total sales

LARGEST DECREASES

Tract	Associated neighborhood	Total sales 2012-2013	Total sales 2020-2021	Percent change total sales
Tract	Springwells	71	24	-66%
524001	Southwest	109	38	-65%
523300	Springwells	103	36	-65%
524300	Castle Rouge	162	61	-62%
544000	Claytown	131	50	-62%
526000	Claytown	95	40	-58%
526100	Claytown	67	29	-57%
525800	Five Points	119	56	-53%
541800	Five Points Mexicantown/	40	19	-53%
521100	Berg-Lahser	143	68	-52%

Note: Only tracts with at least 10 total sales in 2012-2013 are shown.

LARGEST INCREASES

Tract	Associated neighborhood	Total sales 2012-2013	Total sales 2020-2021	Percent change total sales
522000	Core City	2	11	450%
521500	North Corktown	9	31	244%
522800	Chadsey Condon	11	36	227%
514100	Gratiot Woods	42	124	195%
533600	Midwest	56	160	186%
519200	Gratiot Town/ Kettering	29	82	183%
514300	West End	34	95	179%
531800	Dexter-Linwood	47	128	172%
530900	Nardin Park	40	108	170%
527900	Midwest	59	159	169%

Note: Only tracts with at least 10 total sales in 2020-2021 are shown.

* Census tract boundaries do not always align with neighborhood boundaries. These best represent the neighborhoods identified by the City of Detroit.

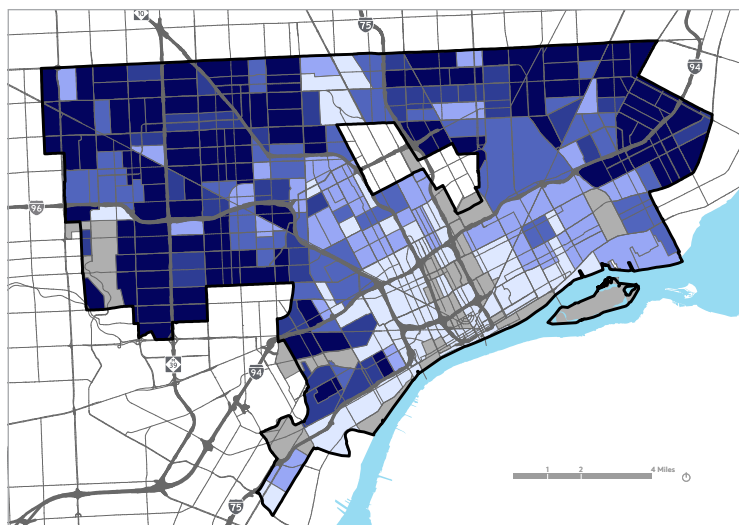
Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data



DISTRESSED SALES

Between 2012-2013 and 2020-2021, distressed sales decreased dramatically overall while new areas of deep distress appeared in different parts of the city

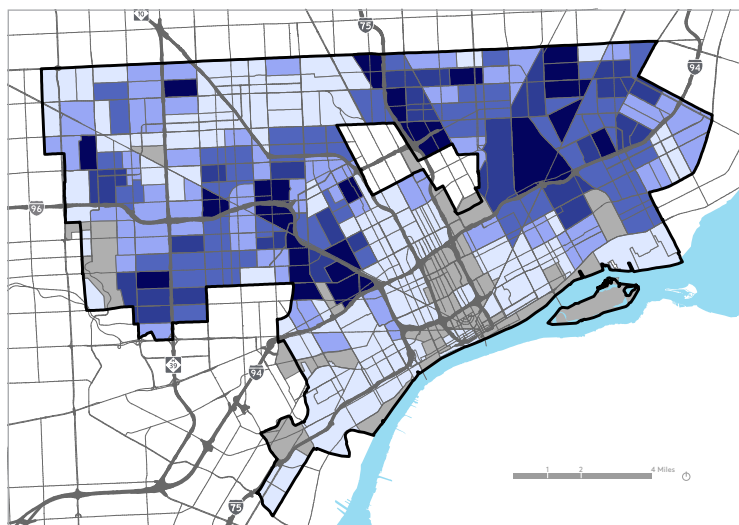
The trend of sales returning to areas of the city that had little activity in 2012-2013 continues when looking only at distressed sales. In 2012-2013, the outer ring of the city was blanketed in distressed sales, but by 2020-2021 much of those areas of deep distress had dissipated, and new areas showed up closer to Greater Downtown. The reduction in distressed sales for the city's northwest side, near Grandmont Rosedale and the University District are particularly stark in the maps below.



Number of distressed sales (2012-2013)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 74
- 75 to 99
- 100 and greater

Source: Analysis of Wayne County Register of Deeds

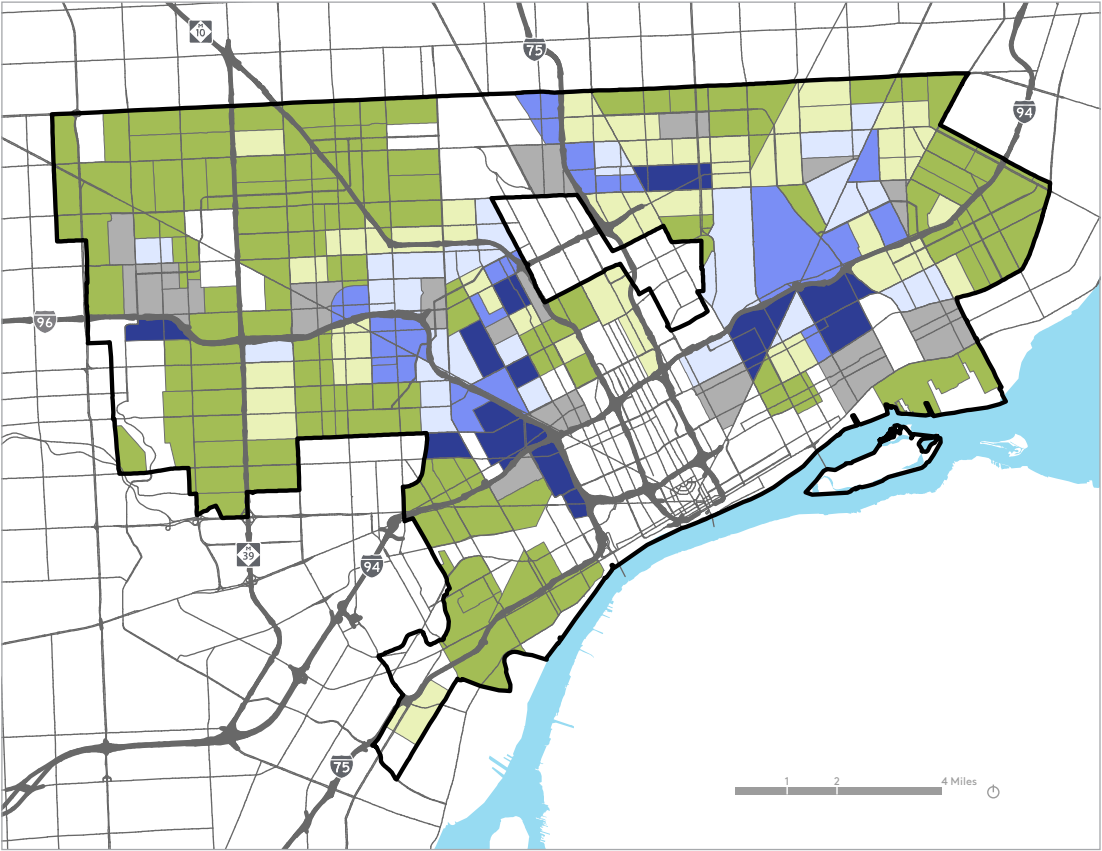


Number of distressed sales (2020-2021)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 74
- 75 to 99
- 100 and greater

Source: Analysis of Wayne County Register of Deeds

In total, 70% of the city's census tracts saw a decrease in the number of distressed sales between these two periods, most likely due to a smaller number of tax foreclosure sales, and an overall stabilization of the housing market. It is also important to note that in most cases, an increase in distressed sales is more likely due to the return of *any* type of notable housing market activity, rather than a deterioration of those parts of the city that had more distressed sales in 2020-2021 than in 2012-2013.



**Percent change in distressed sales
(2012-2013 to 2020-2021)**

- Less than -50%
- -50% to -10%
- -10% to 10%
- 10% to 50%
- 50% to 100%
- 100% and greater

Note: Percent change is not calculated for census tracts with fewer than 10 distressed sales in 2020-2021.

Source: Analysis of Wayne County Register of Deeds

Census tracts with the largest changes in distressed sales

LARGEST DECREASES

Tract	Associated neighborhood	Distressed sales 2012-2013	Distressed sales 2020-2021	Percent change distressed sales
543000	North Rosedale Park	43	0	-100%
515300	West Village/Islandview	23	0	-100%
544000	Castle Rouge	133	5	-96%
542900	Rosedale Park	150	6	-96%
521100	Mexicantown/Hubbard Richard	21	1	-95%
542500	Grandmont	86	5	-94%
533900	New Center	16	1	-94%
516600	Elmwood Park	15	1	-93%
538400	University District	84	6	-93%
539400	Schulze	137	10	-93%

Note: Only tracts with at least 10 distressed sales in 2012-2013 are shown.

LARGEST INCREASES

Tract	Associated neighborhood	Distressed sales 2012-2013	Distressed sales 2020-2021	Percent change distressed sales
522800	Chadsey Condon	9	27	200%
543900	Brightmoor	14	36	157%
527900	Midwest	53	135	155%
531800	Dexter-Linwood	42	103	145%
514100	Gratiot Woods	40	96	140%
514300	West End	33	79	139%
533600	Midwest	55	129	135%
519200	Gratiot Town/Kettering	29	68	134%
533200	Jamieson	39	89	128%
506400	Davison	31	68	119%

Note: Only tracts with at least 10 distressed sales in 2020-2021 are shown.

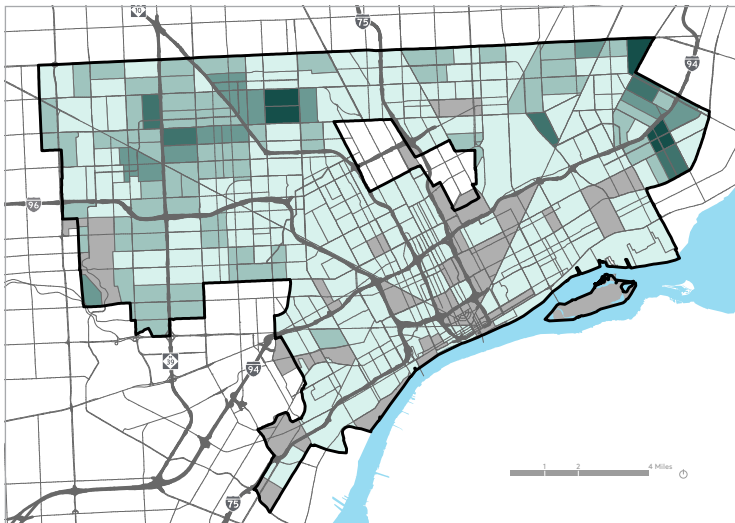
* Census tract boundaries do not always align with neighborhood boundaries. These best represent the neighborhoods identified by the City of Detroit.

Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data

MARKET SALES

Market sales increased across the city

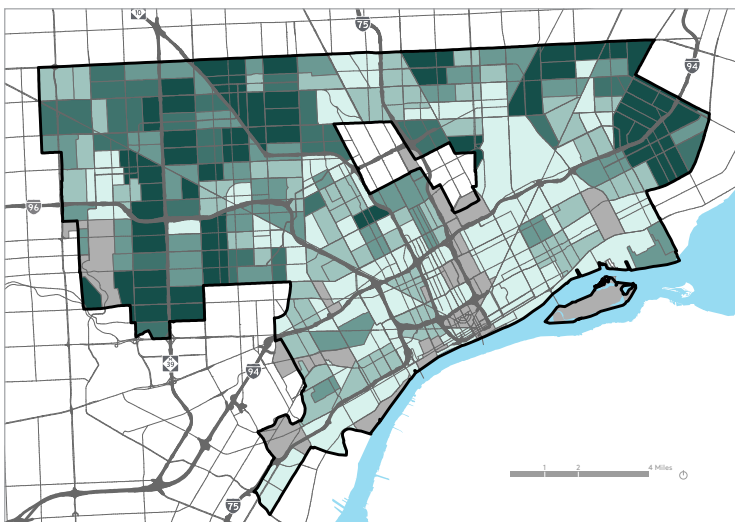
Detroit's home purchase market rebound is further shown in the increase in market sales in the city. In 2012-2013, only 76 census tracts had more than 25 market sales across the two years, compared with 183 census tracts in 2020-2021. More telling is the fact that in 2020-2021, 52 census tracts saw a robust housing market, recording at least 100 market sales across the two years. In 2012-2013, only four census tracts managed the same. Geographically, the growth in market sales is also occurring in areas that saw a decrease in distressed sales between 2013 and 2020, indicating that these markets were transitioning from areas of deep distress into areas with more stability. This trend can be seen in places such as northwest Detroit and in Jefferson Chalmers.



Number of market sales (2012-2013)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 74
- 75 to 99
- 100 and greater

Source: Analysis of Wayne County Register of Deeds

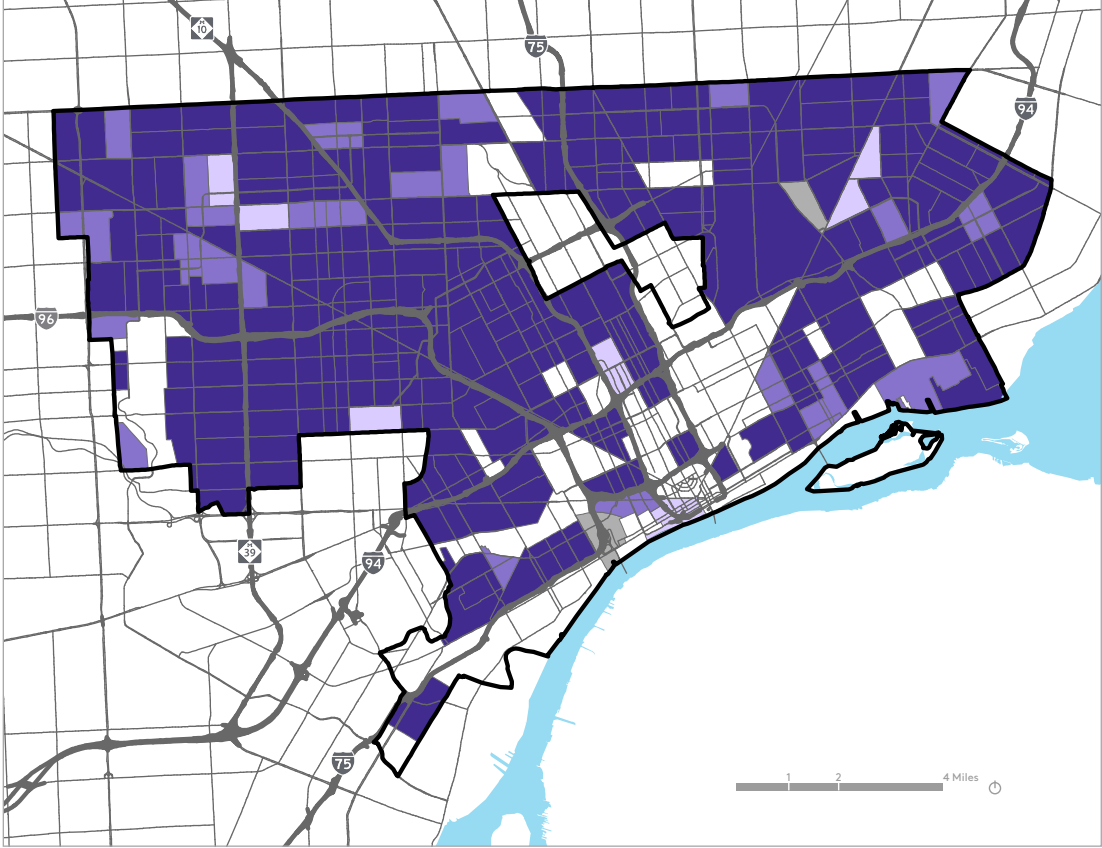


Number of market sales (2020-2021)

- No Sales
- 1 to 24
- 25 to 49
- 50 to 74
- 75 to 99
- 100 and greater

Source: Analysis of Wayne County Register of Deeds

Since 2012-2013, the number of market sales in the city nearly tripled, and almost every census tract saw an increase in market sales. While there are census tracts that saw negative or no growth in market sales, those areas had few sales, or only modest decreases in market sales between the two periods.



**Percent change in market sales
(2012-2013 to 2020-2021)**

- Less than -50%
- 50% to -10%
- 10% to 10%
- 10% to 50%
- 50% to 100%
- 100% and greater

Note: Percent change is not calculated for census tracts with fewer than 10 market sales in 2020/2021.

Source: Analysis of Wayne County Register of Deeds

Census tracts with the largest changes in market sales

LARGEST INCREASES

Tract	Associated neighborhood	Market sales 2012/2013	Market sales 2020/2021	Percent change market sales
511900	North End/Milwaukee Junction	1	58	5700%
511300	Davison	1	47	4600%
511200	North End/Milwaukee Junction	1	42	4100%
507300	Hawthorne Park	1	38	3700%
533000	Wildemere Park	0	55	Undefined*
502700	Fox Creek	0	29	Undefined*
519000	McDougall-Hunt	0	15	Undefined*
519200	Gratiot Town/Kettering	0	14	Undefined*
514500	Gratiot Woods	0	14	Undefined*
506400	Davison	0	11	Undefined*

Note: Only tracts with at least 10 market sales in 2020-2021 are shown.

Note: Census tract boundaries do not always align with neighborhood boundaries. These best represent the neighborhoods identified by the City of Detroit.

* Percentage change for these tracts cannot be defined, but they demonstrate significant growth in market sales.

Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data



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KEEP DETROIT BEAUTIFUL

DISTRESSED VS. MARKET SALES

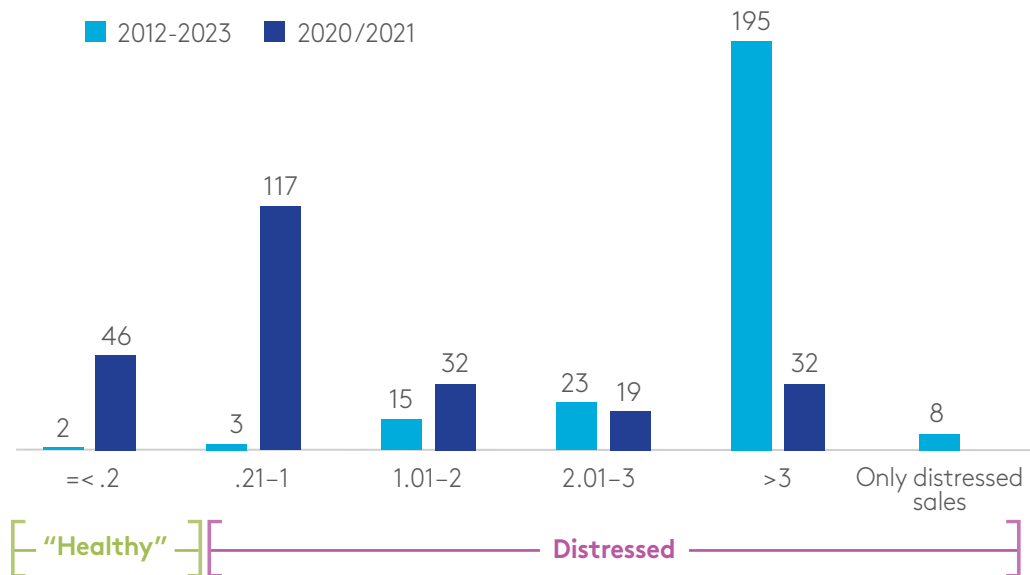
Distressed-to-market sales ratios improved across the city

Despite the positive signs of increasing market activity and stability across the city, Detroit was still a market with distressed sales that make up a large portion of the city's housing market (42%). One way to understand the balance of distressed sales versus market sales is to compare the ratio of distressed sales to market sales for each census tract. In 2012-2013, 195 of Detroit's census tracts had a ratio of distressed to market sales that was greater than 3, this means that there were more than 3 distressed sales for every 1 market sale in that census tract during those two years.

For this study, a "healthy" ratio of distressed to market sales is 1 distressed sale for every 5 market sales or less ($\leq .2$ in the chart below). While there are significantly more census tracts that fall inside of this ratio and would be considered "healthy" in 2020-2021 (46), much of the city is still operating in an environment where distressed sales are common.

The number of census tracts experiencing high rates of distressed sales reduced significantly between 2012-2023 and 2020-2021

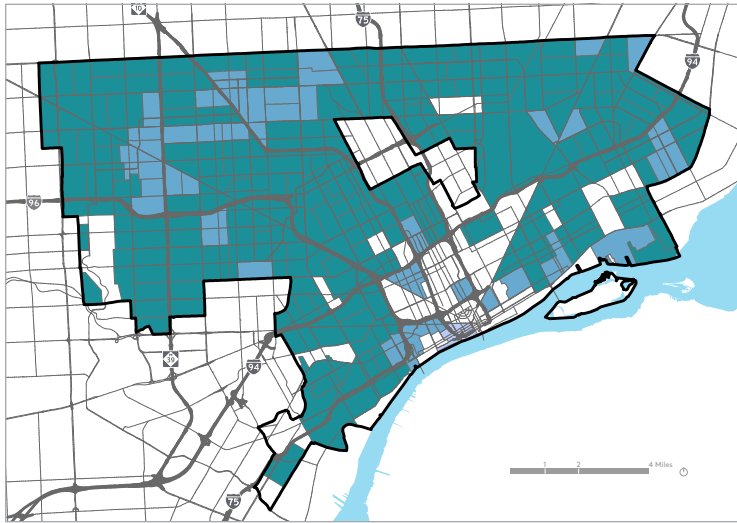
Distressed-to-market sales ratio, Detroit



Ratio only calculated if census tract had at least 10 total sales in that period.

Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data

The maps below show that many census tracts in the outer ring of the city have seen a reduction in their distressed-to-market ratio, and those census tracts that still indicate a deeply distressed market are generally located closer to Greater Downtown in 2020-2021. This indicates increased stability in many areas of the city that saw deep distress in 2012-2013. For policymakers and practitioners, understanding which areas of the market remain deeply distressed and supporting policies and programs that build confidence and demand in those neighborhoods is a critical next step to support Detroit's rebounding home purchase market.

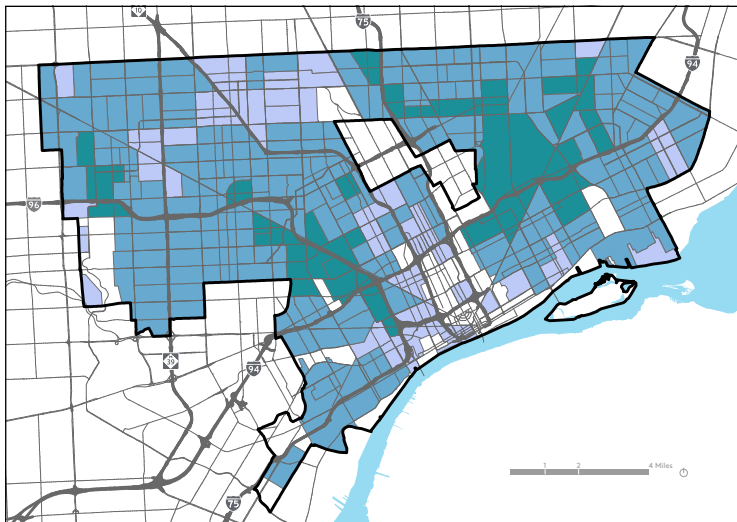


Ratio of distressed sales (DS) to market sales (MS) (2012-2013)

- Less than 1 DS : 5 MS
- Between 1 DS : 5 MS and 3 DS : 1 MS
- 3 DS : 1 MS or more

Source: Analysis of Wayne County Register of Deeds

Note: Ratio is not calculated for census tracts with fewer than 10 total sales in 2012-2013.



Ratio of distressed sales (DS) to market sales (MS) (2020-2021)

- Less than 1 DS : 5 MS
- Between 1 DS : 5 MS and 3 DS : 1 MS
- 3 DS : 1 MS or more

Source: Analysis of Wayne County Register of Deeds

Note: Ratio is not calculated for census tracts with fewer than 10 total sales in 2020-2021.

The reduction of deeply distressed census tracts in Detroit is a positive step to see eight years after the bottom of the market in 2012-2013. However, 80% of the city's census tracts have housing markets where distressed sales are commonplace (distressed-to-market ratio greater than 0.2). The census tracts that have seen the return of a healthy housing market track well with neighborhoods that either managed to maintain an element of stability during the Great Recession or have received substantial investments in recent years such as Woodbridge, The Villages, Palmer Woods, Sherwood Forest, Liv6, and Grandmont Rosedale.



HOME SALES VALUES

Median Total Sales Value

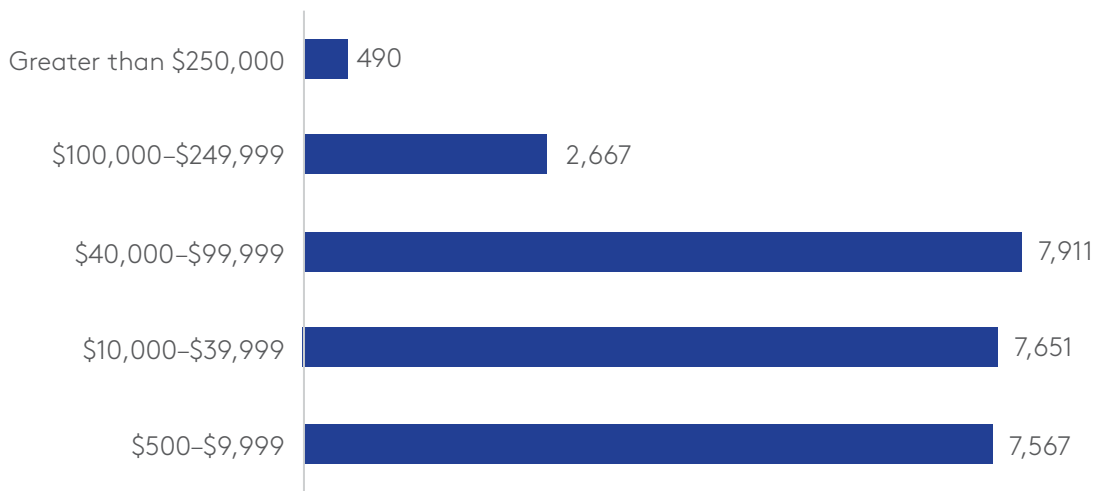
Detroit's improving mix of distressed and market sales has resulted in a stabilizing housing market. Many neighborhoods across the city are seeing more market transactions which in turn has sparked an increase in sale values. Given that Detroit's housing market has struggled for so long, rising housing values are a positive trend for Detroiters and help to stabilize neighborhoods.

Detroit's rising housing values are seen in change to median sale prices for the city. In 2020-2021 the median total sales price was \$30,000, up from just \$15,000 in 2012-2013. While this growth is encouraging, sale values continue to remain low.

Of all transactions more than \$500, 58% of them occurred at a price of less than \$40,000. Only 3,157 (12%) of sales above \$500 occurred at a price greater than \$100,000.

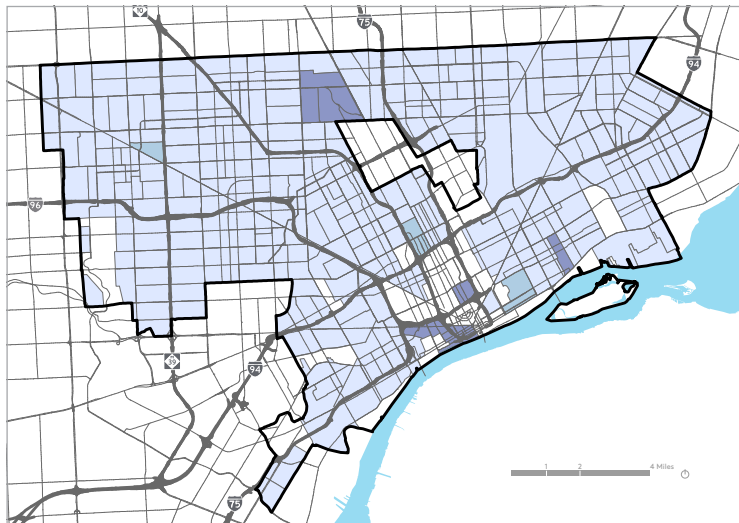
The value of most home sales in Detroit was below \$100,000

Transactions by sale amount, Detroit, 2020-2021



Source: Analysis of 2020-2021 Wayne County Register of Deeds data

In 2012-2013, areas of higher median value in Detroit closely matched with traditionally high-value neighborhoods such as Palmer Woods, Sherwood Forest, and Indian Village. However, by 2020-2021 values were rising in neighborhoods across the city including Grandmont Rosedale, Liv6, The Villages, Morningside, and the Woodward Corridor. In 2012-2013 there were only 11 census tracts with a median total sales value of \$50,000 or more, compared with 70 in 2020-2021.⁷

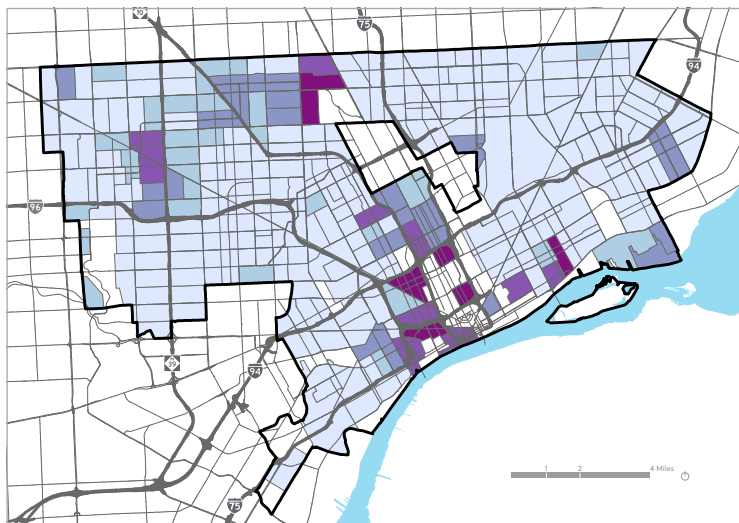


**Market sales:
Median sales price
(2012-2013)**

- Less than \$50,000
- \$50,000 to \$75,000
- \$75,000 to \$150,000
- \$150,000 to \$250,000
- \$250,000 and greater

Source: Analysis of Wayne County Register of Deeds

Note: Median sales price is not calculated for census tracts with fewer than 10 total sales in 2012-2013.



**Market sales:
Median sales price
(2020-2021)**

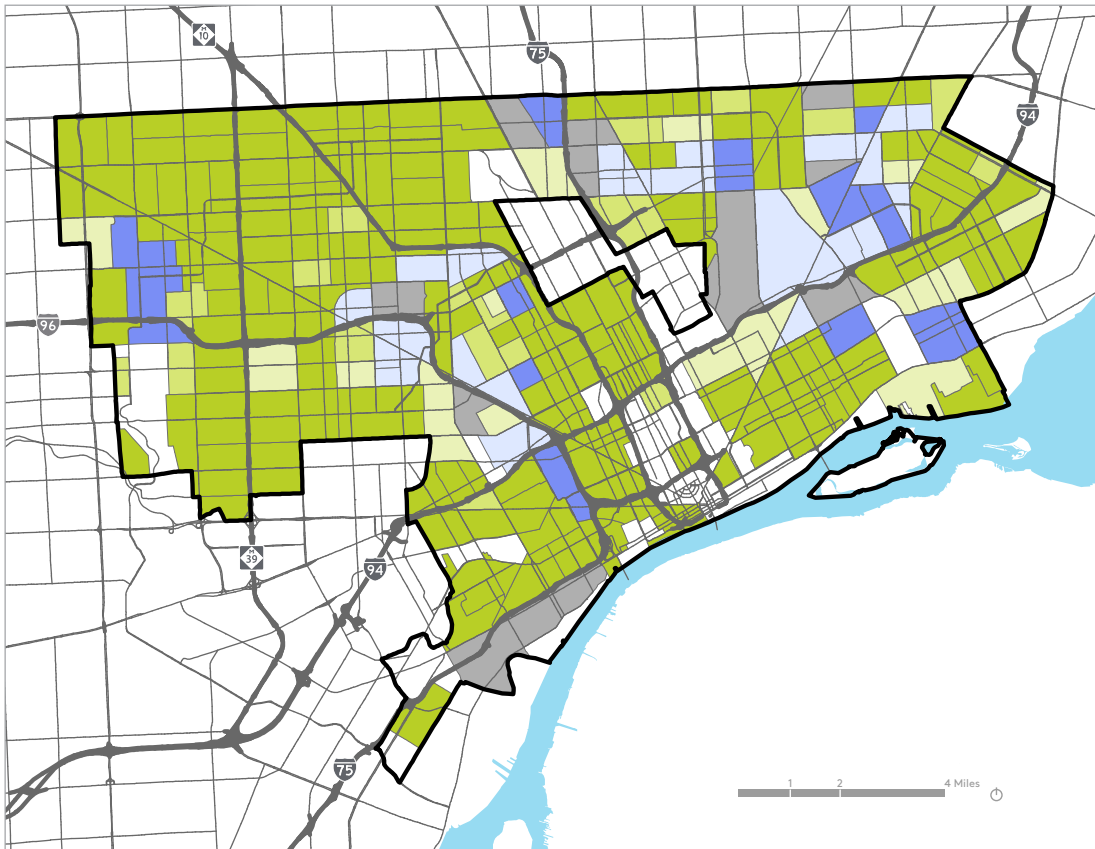
- Less than \$50,000
- \$50,000 to \$75,000
- \$75,000 to \$150,000
- \$150,000 to \$250,000
- \$250,000 and greater

Source: Analysis of Wayne County Register of Deeds

Note: Median sales price is not calculated for census tracts with fewer than 10 total sales in 2020-2021.

⁷ Census tracts must have had 10 total sales in 2012-2013 and/or 2020-2021 for a median total sales value to be calculated.

While the trend of rising values can be seen in large parts of the city, portions of the city to the east and north of Hamtramck, as well as areas northwest of Greater Downtown saw lower median total sales prices in 2020-2021 than in 2012-2013. These areas line up very closely with areas of the city that have seen an uptick in distressed sales between the two time periods, likely indicating increased housing market activity to those areas (in the form of many distressed sales) rather than further deterioration of those housing markets.



**Total Sales: Percent change in median sales price
(2012-2013 to 2020-2021)**

- Less than -50%
- -50% to -10%
- -10% to 10%
- 10% to 50%
- 50% to 100%
- 100% and greater

Note: Percent change is not calculated for census tracts with fewer than 10 total sales in 2020-2021.

Source: Analysis of Wayne County Register of Deeds

Census tracts with the largest changes in median total sales price

LARGEST DECREASES

Tract	Associated neighborhood	Median total sales price 2012-2013	Median total sales price 2020-2021	Percent change median total sales price
505400	Gratiot-Findlay	\$134,512	\$3,000	-78%
544800	Brightmoor	\$7,736	\$2,500	-68%
503900	Eden Gardens	\$13,000	\$4,600	-65%
522800	Chadsey Condon	\$28,000	\$10,000	-64%
503400	Franklin	\$7,088	\$2,550	-64%
543900	Brightmoor	\$5,500	\$2,000	-64%
544200	Brightmoor	\$9,000	\$3,400	-62%
531800	Dexter-Linwood	\$6,000	\$2,300	-62%
514100	Gratiot Woods	\$5,500	\$2,200	-60%
504200	Outer Drive-Hayes	\$10,000	\$4,000	-60%

Note: Only tracts with at least 10 total sales in 2012-2013 are shown.

LARGEST INCREASES

Tract	Associated neighborhood	Median total sales price 2012-2013	Median total sales price 2020-2021	Percent change median total sales price
511900	North End/Milwaukee Junction	\$3,503	\$122,500	3398%
522000	Core City	\$3,000	\$70,000	2233%
511200	North End/Milwaukee Junction	\$3,755	\$75,000	1897%
533000	Wildemere Park	\$6,300	\$115,500	1733%
533100	North Lasalle	\$3,850	\$70,000	1718%
515200	Islandview	\$4,250	\$52,500	1135%
532600	Henry Ford	\$8,000	\$93,500	1069%
531200	Boston Edison	\$19,000	\$191,750	909%
532100	Boston Edison	\$10,000	\$100,000	900%
523100	Central Southwest	\$10,000	\$92,500	825%

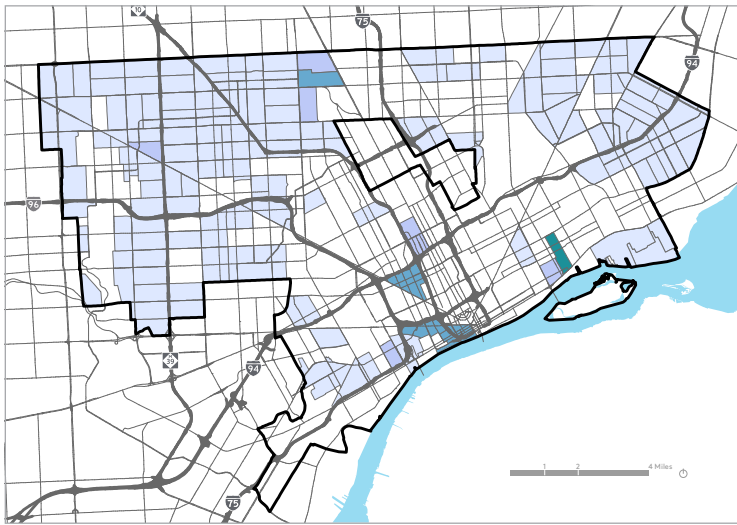
Note: Only tracts with at least 10 total sales in 2020-2021 are shown.

* Census tract boundaries do not always align with neighborhood boundaries. These best represent the neighborhoods identified by the City of Detroit.

Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data

Median Market Sales Value

Driving the increase in median total sales value between 2012-2013 and 2020-2021 is the increase in market sales seen across the city between these two periods. The amount of market sales, which represent a more typical, higher value arm’s-length real estate transaction tripled when comparing 2012-2013 with 2020-2021. The value of these sales also increased. For the city overall, median market sales price increased from \$34,500 in 2012-2013 to \$58,000 in 2020-2021. By 2020-2021, 126 census tracts had a median market sales price above \$50,000 and progress was seen outside of the typically stable neighborhoods, with rising values in areas across the city such as Morningside, Banglatown, and Southwest Detroit.⁸ It is these market sales, which indicated more robust housing markets, which are driving the rising values across the city.

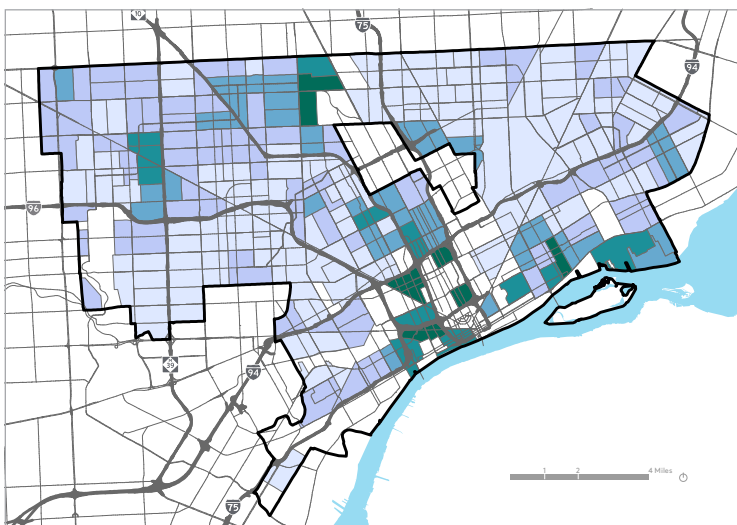


**Market sales:
Median sales price
(2012-2013)**

- Less than \$50,000
- \$50,000 to \$75,000
- \$75,000 to \$150,000
- \$150,000 to \$250,000
- \$250,000 and greater

Source: Analysis of Wayne County Register of Deeds

Note: Median sales price is not calculated for census tracts with fewer than 10 market sales in 2012-2013.



**Market sales:
Median sales price
(2020-2021)**

- Less than \$50,000
- \$50,000 to \$75,000
- \$75,000 to \$150,000
- \$150,000 to \$250,000
- \$250,000 and greater

Source: Analysis of Wayne County Register of Deeds

Note: Median sales price is not calculated for census tracts with fewer than 10 market sales in 2020-2021.

⁸ Census tracts must have had 10 market sales in 2012/2013 and/or 2020/2021 for a median market sales value to be calculated.

Census tracts with the largest changes in median market sales price

LARGEST INCREASES

Tract	Associated neighborhood	Median market sales price 2012-2013	Median market sales price 2020-2021	Percent change median market sales price
521100	Mexicantown/Hubbard Richard	\$32,500	\$192,342	492%
531200	Boston Edison	\$42,000	\$214,550	411%
517300	Brush Park	\$130,000	\$590,000	354%
517000	Lafayette Park	\$23,750	\$107,750	354%
533000	Lasalle Gardens	\$0	\$125,000	Undefined*
506400	Davison	\$0	\$45,016	Undefined*
519200	Gratiot Town/Kettering	\$0	\$35,000	Undefined*
519000	McDougall-Hunt	\$0	\$31,000	Undefined*
502700	Fox Creek	\$0	\$30,000	Undefined*
514500	Gratiot Woods	\$0	\$25,000	Undefined*

Note: Only tracts with at least 10 market sales in 2020-2021 are shown.

* Census tract boundaries do not always align with neighborhood boundaries. These best represent the neighborhoods identified by the City of Detroit.

* Percentage change for these tracts cannot be defined, but they demonstrate significant growth in median market sales price.

Source: Analysis of 2012-2013 and 2020-2021 Wayne County Register of Deeds data

KEY DATA TAKEAWAYS

- Market sales returned to nearly every part of the city
- Healthy home purchase markets can be found across the city
- The balance of distressed and market sales shifted dramatically from 2012-2013 to 2020-2021
- A large portion of the city's sales remain distressed
- Median sales values are increasing in large portions of the city





CONCLUSION

The data in this report show the positive impact of the work that has been done by countless stakeholders over the last 10 years as well as the work that still needs to be done to improve Detroit's housing market and strengthen neighborhoods. While the analysis in this report shows a rebound in Detroit's housing market following the Great Recession, the analysis also shows that housing values remain low and the opportunity for Detroiters to build wealth through their homes remains small.

Healthy home purchase markets and stable housing values are critical aspects of resilient neighborhoods and cities. When home purchase markets are stable and homeowners can depend on their homes maintaining or growing in value,



neighborhoods are sustained, banks and lenders are more willing to provide mortgages, and homeowners can build wealth through their property and sell their homes for a fair price when they choose. As the housing market continues to improve, there should be a critical look at who is purchasing homes and how those transactions are impacting neighborhoods. Stakeholders should be focused on creating a healthy housing market in Detroit that provides housing at a variety of price points and that meets the unique needs of the city's residents. The data should be used by CDOs, policymakers, lenders, nonprofits, and Realtors to better understand the neighborhoods they serve, increase demand for homeownership in the city, and inform neighborhood development strategies that can create a more economically equitable and resilient Detroit for all.

APPENDIX

Appendix 1: Wayne County Register of Deeds Data and City of Detroit Office of the Assessor Data Compared

Transaction type	2020-2021 ROD	2020-2021 Assessor
[Affidavit]	-	2
Covenant deed	1	26
Deed	1,218	-
Judicial deed	1	-
Land contract-related transactions	1,440	571
[Other]	-	503
[Property transfer affidavit]	-	19,154
Quitclaim deed	24,234	8,788
Sheriff's deed	372	101
Judgment of foreclosure (Wayne County Treasurer's Office)	3	-
Warranty deed	18,466	6,160
Blank	-	22
Total	45,735	35,327

Note: The data presented in this table are trimmed to include only transactions of likely residential properties with a structure that were sold in Detroit in 2020-2021 and included grantor/grantee information.

Note: [Fields] are transaction types which only appear in the assessor data.

Note: For boxes that appear greyed out, those transaction types do not appear as a field in that data set.

Source: Analysis of 2020-2021 City of Detroit Office of the Assessor and Wayne County Register of Deeds data



The Wayne County Register of Deeds (ROD) and City of Detroit Assessor (Assessor) data diverge in several ways beyond total transactions recorded.

There are differences in the way transactions are classified between the two data sets. First, it is important to point out that the fields vary between the two data sets, with the Assessor file including a substantial number of records as “Property Transfer Affidavits” which do not appear in the ROD data. Moreover, for every other transfer type besides [Affidavit], [Other], and covenant deed, the ROD data has more records in each category than what is recorded in the Assessor data.

These two data providers also serve different purposes, which may be impacting the data sets. The Wayne County Register of Deeds’ main purpose is to manage administrative data and keep track of property transactions in Wayne County. Its goal is to record every property transfer that occurs in Wayne County. The City of Detroit Office of the Assessor serves a much different purpose. Its goal is to assess the value of properties in Detroit to accurately levy property taxes. Understanding the purpose of these two organizations helps with understanding the differences between the two data sets. The ROD receives every notice of a property transfer and records those changes, while the City of Detroit Office of the Assessor both depends on data to come from the Wayne County Treasurer’s Office and relies on citizens knowing that they must file data in both places. Further, to properly achieve its goal of levying property taxes, the Assessor works to validate transaction data it receives to make sure that it is using only valid sales to assess property value. This may contribute to the smaller number of records found in the Assessor data.

Finally, it should be noted that COVID-19 drastically impacted local government operations during 2020-2021. The pandemic’s presence should not be taken for granted when thinking about discrepancies between these two data sets.

Appendix 2: Home sales data by census tract

Census Tract	Total sales		Market sales		Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
500100	352	227	102	166	250	61	2.45	0.37	\$19,786	\$35,000	\$31,215	\$48,250
500200	229	134	49	100	180	34	3.67	0.34	\$17,000	\$39,950	\$27,900	\$49,500
500300	168	140	18	51	150	89	8.33	1.75	\$12,850	\$10,000	\$32,500	\$42,000
500400	42	75	7	10	35	65	5.00	6.50	\$2,459	\$1,800	\$34,800	\$36,000
500500	105	117	8	44	97	73	12.13	1.66	\$9,000	\$12,500	\$33,245	\$45,850
500600	176	155	24	79	152	76	6.33	0.96	\$10,750	\$21,500	\$34,500	\$50,000
500700	372	319	77	242	295	77	3.83	0.32	\$16,190	\$38,000	\$35,000	\$45,000
500800	203	143	40	104	163	39	4.08	0.38	\$23,000	\$37,500	\$35,750	\$45,000
500900	256	246	55	198	201	48	3.65	0.24	\$15,250	\$40,150	\$35,000	\$48,500
501000	227	237	44	188	183	49	4.16	0.26	\$14,000	\$40,000	\$32,500	\$47,500
501100	265	224	36	144	229	80	6.36	0.56	\$13,000	\$34,500	\$33,250	\$52,500
501200	129	200	17	122	112	78	6.59	0.64	\$8,000	\$29,651	\$33,373	\$47,250
501300	216	219	39	153	177	66	4.54	0.43	\$13,700	\$40,000	\$38,788	\$60,000
501400	310	200	106	182	204	18	1.92	0.10	\$29,700	\$91,450	\$41,900	\$100,000
501500	363	228	74	184	289	44	3.91	0.24	\$15,863	\$45,100	\$30,160	\$52,025
501600	110	101	23	65	87	36	3.78	0.55	\$19,151	\$28,600	\$35,000	\$43,000
501700	144	138	15	91	129	47	8.60	0.52	\$9,000	\$30,750	\$30,000	\$41,000
501800	221	184	81	173	140	11	1.73	0.06	\$30,846	\$122,750	\$48,500	\$126,750
501900	161	161	41	120	120	41	2.93	0.34	\$15,929	\$48,500	\$36,500	\$62,752
502000	81	81	10	44	71	37	7.10	0.84	\$16,000	\$22,750	\$42,070	\$49,500
502600	128	126	20	58	108	68	5.40	1.17	\$6,550	\$22,250	\$32,000	\$58,500
502700	38	80	0	29	38	51	-	1.76	\$4,750	\$6,500	\$0	\$30,000
503100	204	140	52	122	152	18	2.92	0.15	\$17,910	\$50,500	\$29,750	\$55,925
503200	253	242	37	109	216	133	5.84	1.22	\$15,000	\$15,000	\$36,000	\$40,168
503300	261	228	49	122	212	106	4.33	0.87	\$12,500	\$23,590	\$32,000	\$46,000
503400	58	86	3	17	55	69	18.33	4.06	\$7,088	\$2,550	\$40,000	\$59,500
503500	184	283	26	67	158	216	6.08	3.22	\$10,000	\$5,500	\$31,110	\$42,000
503600	79	97	14	34	65	63	4.64	1.85	\$12,300	\$11,100	\$28,000	\$47,750
503900	80	101	22	29	58	72	2.64	2.48	\$13,000	\$4,600	\$26,375	\$34,000
504000	57	83	7	20	50	63	7.14	3.15	\$8,000	\$3,600	\$30,000	\$50,750
504100	77	89	12	24	65	65	5.42	2.71	\$8,000	\$5,000	\$37,750	\$37,584
504200	80	128	16	27	64	101	4.00	3.74	\$10,000	\$4,000	\$34,750	\$49,000
504300	100	119	9	42	91	77	10.11	1.83	\$6,817	\$5,100	\$34,150	\$40,750
504400	44	91	4	21	40	70	10.00	3.33	\$3,750	\$3,000	\$36,250	\$38,000
505100	110	98	6	51	104	47	17.33	0.92	\$10,212	\$22,250	\$28,498	\$54,000
505200	210	142	76	83	134	59	1.76	0.71	\$21,875	\$30,000	\$29,660	\$45,000
505400	112	176	18	39	94	137	5.22	3.51	\$13,452	\$3,001	\$31,748	\$46,000

Census Tract	Total sales		Market sales		Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
	505600	197	194	38	110	159	84	4.18	0.76	\$12,500	\$27,550	\$30,750
505700	69	123	3	22	66	101	22.00	4.59	\$3,000	\$2,000	\$32,000	\$27,400
505800	64	96	8	18	56	78	7.00	4.33	\$10,000	\$9,850	\$30,748	\$34,550
506100	142	100	27	50	115	50	4.26	1.00	\$14,500	\$25,251	\$30,000	\$55,500
506200	103	87	4	49	99	38	24.75	0.78	\$9,000	\$24,000	\$33,875	\$45,000
506300	80	76	3	14	77	62	25.67	4.43	\$9,850	\$4,000	\$35,000	\$33,850
506400	31	79	0	11	31	68	-	6.18	\$3,500	\$2,500	\$0	\$45,016
506500	89	97	5	27	84	70	16.80	2.59	\$9,000	\$5,900	\$21,750	\$40,000
506600	141	177	12	57	129	120	10.75	2.11	\$10,000	\$11,000	\$29,250	\$38,000
506700	51	47	7	27	44	20	6.29	0.74	\$9,600	\$29,500	\$25,000	\$41,000
506800	202	135	29	101	173	34	5.97	0.34	\$13,195	\$39,000	\$33,000	\$45,000
506900	161	182	28	101	133	81	4.75	0.80	\$13,000	\$25,500	\$30,660	\$45,000
507000	86	100	6	54	80	46	13.33	0.85	\$9,500	\$22,000	\$26,125	\$37,500
507100	82	133	7	34	75	99	10.71	2.91	\$7,710	\$5,000	\$39,000	\$40,125
507200	61	109	1	14	60	95	60.00	6.79	\$5,000	\$2,500	\$34,495	\$35,000
507300	78	165	1	38	77	127	77.00	3.34	\$5,000	\$4,900	\$21,500	\$45,000
507400	121	145	3	46	118	99	39.33	2.15	\$5,200	\$5,000	\$40,000	\$35,000
507500	94	110	3	44	91	66	30.33	1.50	\$6,188	\$12,951	\$30,000	\$48,000
508000	12	12	2	5	10	7	5.00	1.40	\$3,500	\$3,600	\$29,542	\$27,000
508100	68	120	3	14	65	106	21.67	7.57	\$4,900	\$2,000	\$21,500	\$41,500
509000	78	106	9	38	69	68	7.67	1.79	\$6,750	\$10,000	\$27,000	\$48,000
509100	220	202	14	77	206	125	14.71	1.62	\$9,500	\$14,350	\$25,000	\$75,000
510600	229	138	43	111	186	27	4.33	0.24	\$14,000	\$84,000	\$23,500	\$90,700
511200	22	54	1	42	21	12	21.00	0.29	\$3,755	\$75,000	\$40,000	\$115,000
511300	72	107	1	47	71	60	71.00	1.28	\$5,175	\$20,000	\$40,000	\$33,000
511400	46	101	2	73	44	28	22.00	0.38	\$9,500	\$50,000	\$42,500	\$65,000
511900	34	64	1	58	33	6	33.00	0.10	\$3,503	\$122,500	\$108,000	\$135,000
512800	67	80	7	23	60	57	8.57	2.48	\$10,000	\$4,650	\$48,000	\$50,000
513200	74	75	12	59	62	16	5.17	0.27	\$16,750	\$88,000	\$33,000	\$112,000
513300	64	69	15	65	49	4	3.27	0.06	\$20,000	\$75,200	\$30,000	\$79,000
513700	53	36	15	23	38	13	2.53	0.57	\$43,526	\$56,194	\$45,300	\$167,000
513800	35	74	2	38	33	36	16.50	0.95	\$7,500	\$28,500	\$49,000	\$77,500
513900	39	61	2	24	37	37	18.50	1.54	\$4,500	\$14,000	\$42,500	\$50,750
514100	42	124	2	28	40	96	20.00	3.43	\$5,500	\$2,200	\$48,250	\$33,208
514200	41	77	2	24	39	53	19.50	2.21	\$7,000	\$5,000	\$25,875	\$46,700
514300	34	95	1	16	33	79	33.00	4.94	\$2,100	\$2,100	\$21,750	\$73,450
514500	15	38	0	14	15	24	-	1.71	\$2,200	\$11,250	\$0	\$25,000
515200	36	50	4	38	32	12	8.00	0.32	\$4,250	\$52,500	\$29,500	\$74,000
515300	35	19	12	19	23	0	1.92	0.00	\$30,000	\$245,000	\$72,500	\$245,000
515400	41	40	22	38	19	2	0.86	0.05	\$120,286	\$328,250	\$173,500	\$339,500

Census Tract	Total sales			Market sales			Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021	2020-2021	2012-2013	2020-2021	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
515700	4	2	2	2	2	0	2	0	1.00	0.00	\$73,000	\$340,500	\$248,000	\$340,500
516000	57	101	2	2	56	45	55	45	27.50	0.80	\$9,900	\$31,000	\$25,700	\$75,000
516400	10	15	2	2	10	5	8	5	4.00	0.50	\$11,280	\$26,000	\$29,500	\$52,500
516500	1	1	1	1	1	0	0	0	0.00	0.00	\$193,000	\$283,000	\$193,000	\$283,000
516600	15	4	0	0	3	15	15	1	-	0.33	\$66,598	\$81,000	\$0	\$100,000
516700	21	21	8	8	20	13	13	1	1.63	0.05	\$51,761	\$152,000	\$48,050	\$153,500
516800	11	12	2	2	5	7	9	7	4.50	1.40	\$5,000	\$14,350	\$127,500	\$40,000
516900	2	6	1	1	5	1	1	1	1.00	0.20	\$27,547	\$152,550	\$40,000	\$160,000
517000	13	14	4	4	13	9	9	1	2.25	0.08	\$20,000	\$106,525	\$23,750	\$107,750
517100	0	1	0	0	1	0	0	0	-	0.00	\$0	\$505,000	\$0	\$505,000
517200	1	0	0	0	0	1	1	0	-	-	\$301,500	\$0	\$0	\$0
517300	11	24	8	8	23	3	3	1	0.38	0.04	\$130,000	\$559,500	\$130,000	\$590,000
517500	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0
518000	7	11	4	4	11	3	3	0	0.75	0.00	\$169,150	\$325,000	\$113,000	\$325,000
518900	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0
519000	20	33	0	0	15	20	20	18	-	1.20	\$2,875	\$10,000	\$0	\$31,000
519100	27	38	2	2	8	25	25	30	12.50	3.75	\$4,000	\$4,500	\$25,000	\$34,950
519200	29	82	0	0	14	29	29	68	-	4.86	\$2,200	\$3,000	\$0	\$35,000
519300	48	39	12	12	23	36	36	16	3.00	0.70	\$15,625	\$45,500	\$38,450	\$87,500
520200	2	3	2	2	3	0	0	0	0.00	0.00	\$177,500	\$399,200	\$177,500	\$399,200
520300	2	1	1	1	1	1	1	0	1.00	0.00	\$93,486	\$395,000	\$54,800	\$395,000
520400	3	2	3	3	2	0	0	0	0.00	0.00	\$105,000	\$347,500	\$105,000	\$347,500
520700	0	0	0	0	0	0	0	0	-	-	\$135,000	\$0	\$0	\$0
520800	20	22	18	18	21	2	2	1	0.11	0.05	\$98,700	\$235,000	\$98,700	\$235,000
521100	40	19	19	19	18	21	21	1	1.11	0.06	\$24,539	\$175,000	\$32,500	\$192,342
521400	18	25	15	15	25	3	3	0	0.20	0.00	\$121,633	\$375,000	\$127,500	\$375,000
521500	9	31	3	3	28	6	6	3	2.00	0.11	\$60,000	\$240,150	\$60,000	\$240,150
521800	2	0	2	2	0	0	0	0	0.00	-	\$139,058	\$0	\$139,058	\$0
521900	24	30	13	13	29	11	11	1	0.85	0.03	\$40,000	\$282,750	\$82,000	\$283,000
522000	2	11	0	0	9	2	2	2	-	0.22	\$3,000	\$70,000	\$0	\$82,000
522300	24	45	1	1	23	23	23	22	23.00	0.96	\$10,000	\$20,000	\$45,000	\$33,000
522400	6	6	4	4	3	2	2	3	0.50	1.00	\$22,500	\$23,500	\$38,118	\$60,000
522500	0	1	0	0	1	0	0	0	-	0.00	\$0	\$465,000	\$0	\$465,000
522800	11	36	2	2	9	9	9	27	4.50	3.00	\$28,000	\$10,000	\$28,235	\$65,000
523100	16	10	3	3	9	13	13	1	4.33	0.11	\$10,000	\$92,500	\$24,000	\$100,000
523200	96	59	17	17	39	79	79	20	4.65	0.51	\$10,000	\$45,000	\$27,000	\$60,000
523300	109	38	9	9	29	100	100	9	11.11	0.31	\$9,900	\$55,000	\$25,000	\$65,000
523400	45	35	12	12	30	33	33	5	2.75	0.17	\$22,000	\$110,000	\$58,500	\$144,500
523800	91	51	10	10	34	81	81	17	8.10	0.50	\$12,000	\$39,000	\$30,000	\$52,500
524001	71	24	10	10	15	61	61	9	6.10	0.60	\$11,000	\$25,500	\$26,900	\$42,000

Census Tract	Total sales			Market sales			Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021		2012-2013	2020-2021		2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
524101	100	56	13	32	87	24	6.69	0.75	\$10,000	\$30,000	\$25,000	\$40,000		
524200	141	77	19	61	122	16	6.42	0.26	\$13,000	\$45,000	\$25,000	\$54,000		
524300	103	36	7	26	96	10	13.71	0.38	\$10,000	\$40,200	\$22,000	\$50,000		
524500	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
524600	25	17	3	7	22	10	7.33	1.43	\$16,000	\$15,000	\$45,000	\$33,000		
524700	32	29	3	14	29	15	9.67	1.07	\$5,850	\$24,000	\$21,250	\$42,625		
524800	14	8	0	2	14	6	-	3.00	\$29,992	\$14,000	\$0	\$30,750		
525400	27	39	3	17	24	22	8.00	1.29	\$8,500	\$20,000	\$44,000	\$50,000		
525700	172	108	31	67	141	41	4.55	0.61	\$12,000	\$35,000	\$30,000	\$45,000		
525800	67	29	3	13	64	16	21.33	1.23	\$10,000	\$17,000	\$23,000	\$50,000		
525900	83	74	7	50	76	24	10.86	0.48	\$7,500	\$41,000	\$28,000	\$57,000		
526000	131	50	6	33	125	17	20.83	0.52	\$9,300	\$32,500	\$30,000	\$40,000		
526100	95	40	8	20	87	20	10.88	1.00	\$8,000	\$19,750	\$25,000	\$50,000		
526200	109	56	13	31	96	25	7.38	0.81	\$10,000	\$27,000	\$28,000	\$50,000		
526300	119	90	10	47	109	43	10.90	0.91	\$8,000	\$22,000	\$26,750	\$35,000		
526400	50	31	8	21	42	10	5.25	0.48	\$12,000	\$25,000	\$25,000	\$35,000		
526500	59	153	2	31	57	122	28.50	3.94	\$6,000	\$7,800	\$25,248	\$45,000		
527900	59	159	6	24	53	135	8.83	5.63	\$6,500	\$3,500	\$35,000	\$46,500		
530100	63	139	12	79	51	60	4.25	0.76	\$13,000	\$29,000	\$41,375	\$65,900		
530200	129	135	29	80	100	55	3.45	0.69	\$17,900	\$37,135	\$42,000	\$82,400		
530300	37	64	3	22	34	42	11.33	1.91	\$11,667	\$9,500	\$47,000	\$36,350		
530400	25	31	3	21	22	10	7.33	0.48	\$16,000	\$27,500	\$42,000	\$60,000		
530500	97	94	22	76	75	18	3.41	0.24	\$19,500	\$72,500	\$37,000	\$97,000		
530800	47	76	4	18	43	58	10.75	3.22	\$6,000	\$4,300	\$40,000	\$37,200		
530900	40	108	3	33	37	75	12.33	2.27	\$3,600	\$6,750	\$30,000	\$55,000		
531100	17	42	1	20	16	22	16.00	1.10	\$10,000	\$16,550	\$110,000	\$44,500		
531200	89	170	21	150	68	20	3.24	0.13	\$19,000	\$191,750	\$42,000	\$214,550		
531300	45	66	5	36	40	30	8.00	0.83	\$5,800	\$31,500	\$25,000	\$75,000		
531400	63	99	7	44	56	55	8.00	1.25	\$10,000	\$21,000	\$47,500	\$45,700		
531501	36	78	4	28	32	50	8.00	1.79	\$6,770	\$11,000	\$47,500	\$51,250		
531502	43	59	2	26	41	33	20.50	1.27	\$10,500	\$15,500	\$25,000	\$38,500		
531600	46	78	5	50	41	28	8.20	0.56	\$14,580	\$43,000	\$38,000	\$57,500		
531700	28	57	3	18	25	39	8.33	2.17	\$3,755	\$12,000	\$29,000	\$44,950		
531800	47	128	5	25	42	103	8.40	4.12	\$6,000	\$2,300	\$40,000	\$39,900		
531900	23	31	4	12	19	19	4.75	1.58	\$5,000	\$18,000	\$34,498	\$40,000		
532100	73	75	5	65	68	10	13.60	0.15	\$10,000	\$100,000	\$82,000	\$125,000		
532400	47	30	5	25	42	5	8.40	0.20	\$10,000	\$86,500	\$35,000	\$115,000		
532600	35	46	2	35	33	11	16.50	0.31	\$8,000	\$93,500	\$44,950	\$114,500		
532700	24	27	4	16	20	11	5.00	0.69	\$5,000	\$28,000	\$27,000	\$45,000		
533000	27	60	0	55	27	5	-	0.09	\$6,300	\$115,500	\$0	\$125,000		

Census Tract	Total sales		Market sales		Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
	533100	30	68	3	57	27	11	9.00	0.19	\$3,850	\$70,000	\$33,000
533200	43	110	4	21	39	89	9.75	4.24	\$10,000	\$4,750	\$32,500	\$60,000
533300	46	82	3	27	43	55	14.33	2.04	\$3,200	\$7,050	\$33,000	\$40,000
533400	67	156	2	39	65	117	32.50	3.00	\$7,500	\$4,000	\$23,125	\$39,900
533600	56	160	1	31	55	129	55.00	4.16	\$4,200	\$5,000	\$50,900	\$30,000
533800	58	124	1	28	57	96	57.00	3.43	\$5,000	\$5,000	\$43,000	\$41,500
533900	26	14	10	13	16	1	1.60	0.08	\$59,000	\$220,000	\$59,000	\$220,000
534100	56	110	5	51	51	59	10.20	1.16	\$7,150	\$18,750	\$40,250	\$50,000
534200	138	245	19	63	119	182	6.26	2.89	\$10,000	\$6,000	\$33,000	\$34,800
534300	46	88	3	18	43	70	14.33	3.89	\$4,000	\$2,300	\$41,500	\$40,200
534400	58	100	7	23	51	77	7.29	3.35	\$5,988	\$3,600	\$30,000	\$33,000
534700	164	130	33	98	131	32	3.97	0.33	\$15,250	\$36,000	\$40,368	\$48,000
534800	84	143	2	24	82	119	41.00	4.96	\$3,600	\$4,500	\$24,086	\$36,980
535000	133	135	26	82	107	53	4.12	0.65	\$10,000	\$30,000	\$39,970	\$53,450
535100	59	64	8	29	51	35	6.38	1.21	\$15,000	\$19,000	\$29,950	\$29,900
535200	94	96	22	54	72	42	3.27	0.78	\$15,817	\$24,250	\$30,000	\$44,500
535300	172	187	44	128	128	59	2.91	0.46	\$11,000	\$35,000	\$30,000	\$45,000
535600	142	69	38	54	104	15	2.74	0.28	\$22,250	\$70,000	\$40,188	\$73,450
535700	82	69	11	38	71	31	6.45	0.82	\$9,000	\$25,000	\$35,000	\$42,299
535800	200	212	22	142	178	70	8.09	0.49	\$12,500	\$32,500	\$34,000	\$45,000
536100	171	190	21	132	150	58	7.14	0.44	\$8,260	\$45,000	\$39,900	\$62,500
536200	141	124	45	110	96	14	2.13	0.13	\$24,000	\$53,300	\$41,000	\$60,650
536300	82	135	12	73	70	62	5.83	0.85	\$11,500	\$24,000	\$33,250	\$47,500
536400	68	117	7	33	61	84	8.71	2.55	\$8,750	\$7,000	\$34,800	\$32,000
536500	53	93	5	49	48	44	9.60	0.90	\$11,000	\$23,000	\$33,500	\$50,000
536600	108	188	11	64	97	124	8.82	1.94	\$7,500	\$8,000	\$34,000	\$37,500
536700	43	81	2	34	41	47	20.50	1.38	\$7,307	\$18,300	\$36,500	\$52,000
536800	77	91	11	56	66	35	6.00	0.63	\$7,500	\$30,000	\$40,000	\$55,000
536900	187	142	60	107	127	35	2.12	0.33	\$24,000	\$46,000	\$36,200	\$59,000
537000	175	201	39	131	136	70	3.49	0.53	\$15,000	\$30,000	\$30,000	\$50,000
537100	147	129	26	71	121	58	4.65	0.82	\$9,500	\$23,000	\$33,375	\$40,000
537200	28	55	3	12	25	43	8.33	3.58	\$7,500	\$6,000	\$40,000	\$31,150
537300	100	147	5	44	95	103	19.00	2.34	\$5,000	\$10,000	\$36,000	\$54,750
537500	152	148	31	96	121	52	3.90	0.54	\$14,900	\$38,000	\$31,500	\$60,000
537600	198	119	63	98	135	21	2.14	0.21	\$24,000	\$50,000	\$34,000	\$60,000
537700	155	216	30	130	125	86	4.17	0.66	\$16,429	\$25,000	\$35,500	\$43,000
537800	72	111	8	45	64	66	8.00	1.47	\$6,250	\$13,000	\$32,411	\$44,500
538100	58	59	28	53	30	6	1.07	0.11	\$43,563	\$199,900	\$50,000	\$206,000
538200	28	30	12	27	16	3	1.33	0.11	\$127,500	\$369,000	\$127,500	\$365,000
538300	12	4	2	3	10	1	5.00	0.33	\$78,658	\$320,000	\$135,000	\$320,000

Census Tract	Total sales		Market sales		Distressed sales		Distressed-to-market ratio		Median total sales price		Median market sales price	
	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021
	538400	135	103	51	97	84	6	1.65	0.06	\$80,566	\$265,000	\$65,000
538500	312	254	128	233	184	21	1.44	0.09	\$34,250	\$120,000	\$43,000	\$125,000
538600	288	244	112	225	176	19	1.57	0.08	\$31,250	\$115,950	\$36,000	\$119,000
538700	175	157	60	137	115	20	1.92	0.15	\$24,000	\$66,950	\$37,063	\$70,000
538800	80	55	17	45	63	10	3.71	0.22	\$25,782	\$85,000	\$32,000	\$100,000
538900	130	98	23	89	107	9	4.65	0.10	\$21,500	\$77,500	\$32,000	\$85,000
539000	128	144	10	104	118	40	11.80	0.38	\$10,000	\$41,950	\$28,703	\$58,402
539100	91	80	19	57	72	23	3.79	0.40	\$9,000	\$32,000	\$30,500	\$36,500
539200	231	152	47	134	184	18	3.91	0.13	\$16,500	\$64,000	\$29,500	\$68,500
539300	160	117	53	102	107	15	2.02	0.15	\$25,500	\$82,000	\$32,000	\$89,275
539400	189	118	52	108	137	10	2.63	0.09	\$25,000	\$97,250	\$37,735	\$98,750
539500	116	77	25	66	91	11	3.64	0.17	\$19,250	\$80,000	\$29,500	\$83,500
539600	157	107	40	93	117	14	2.93	0.15	\$20,000	\$60,000	\$33,250	\$64,000
539700	110	85	21	70	89	15	4.24	0.21	\$19,500	\$57,500	\$40,050	\$65,254
540100	172	119	30	74	142	45	4.73	0.61	\$15,500	\$32,000	\$27,250	\$49,800
540200	226	237	29	122	197	115	6.79	0.94	\$10,750	\$25,000	\$32,500	\$44,750
540300	209	151	33	120	176	31	5.33	0.26	\$14,500	\$51,000	\$33,365	\$57,500
540400	118	103	29	83	89	20	3.07	0.24	\$22,621	\$46,000	\$35,000	\$50,800
540500	230	135	76	107	154	28	2.03	0.26	\$25,000	\$51,500	\$34,500	\$57,000
540600	201	125	49	92	152	33	3.10	0.36	\$20,000	\$46,000	\$31,500	\$65,900
540700	196	119	35	77	161	42	4.60	0.55	\$13,750	\$35,000	\$30,785	\$54,311
540800	100	86	14	57	86	29	6.14	0.51	\$14,000	\$41,604	\$35,000	\$59,000
540900	152	114	31	90	121	24	3.90	0.27	\$21,000	\$53,250	\$29,000	\$61,000
541000	168	130	24	77	144	53	6.00	0.69	\$15,000	\$30,250	\$34,100	\$54,000
541100	217	157	22	97	195	60	8.86	0.62	\$10,700	\$25,000	\$31,500	\$42,000
541200	69	55	6	33	63	22	10.50	0.67	\$11,000	\$30,100	\$25,000	\$42,000
541300	210	115	35	94	175	21	5.00	0.22	\$16,750	\$48,000	\$32,500	\$57,500
541400	151	104	21	77	130	27	6.19	0.35	\$14,200	\$42,000	\$31,000	\$53,194
541500	143	68	30	49	113	19	3.77	0.39	\$17,700	\$47,000	\$26,500	\$63,270
541700	55	32	11	27	44	5	4.00	0.19	\$24,750	\$75,250	\$26,000	\$78,500
541800	119	56	13	46	106	10	8.15	0.22	\$10,500	\$46,155	\$26,000	\$51,500
542100	281	146	88	125	193	21	2.19	0.17	\$25,000	\$55,000	\$36,250	\$59,000
542200	257	160	60	122	197	38	3.28	0.31	\$16,245	\$54,950	\$40,250	\$58,850
542300	137	82	31	65	106	17	3.42	0.26	\$14,966	\$58,950	\$42,000	\$67,900
542400	162	157	49	115	113	42	2.31	0.37	\$19,450	\$55,000	\$44,000	\$65,000
542500	120	70	34	65	86	5	2.53	0.08	\$33,875	\$115,000	\$43,750	\$119,900
542600	177	121	34	93	143	28	4.21	0.30	\$14,400	\$50,000	\$38,000	\$60,000
542900	215	135	65	129	150	6	2.31	0.05	\$45,000	\$152,000	\$43,500	\$154,900
543000	70	54	27	54	43	0	1.59	0.00	\$61,672	\$175,250	\$50,000	\$175,250
543100	116	76	41	69	75	7	1.83	0.10	\$42,765	\$150,000	\$40,000	\$155,000

Census Tract	Total sales			Market sales			Distressed sales		Distressed-to-market ratio		Median total sales price			Median market sales price		
	2012-2013	2020-2021	2020-2021	2012-2013	2020-2021	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2012-2013	2020-2021	2020-2021	
543200	176	106	85	39	85	21	137	21	3.51	0.25	\$18,750	\$59,250	\$36,250	\$63,715		
543300	168	134	108	45	108	26	123	26	2.73	0.24	\$25,000	\$75,000	\$32,500	\$95,950		
543400	223	145	119	60	119	26	163	26	2.72	0.22	\$26,000	\$60,000	\$34,750	\$67,500		
543500	57	81	21	5	21	60	52	60	10.40	2.86	\$8,025	\$4,000	\$33,000	\$46,000		
543700	57	89	29	1	29	60	56	60	56.00	2.07	\$7,200	\$13,300	\$24,000	\$42,000		
543900	16	42	6	2	6	36	14	36	7.00	6.00	\$5,500	\$2,000	\$23,125	\$31,700		
544000	162	61	56	29	56	5	133	5	4.59	0.09	\$25,500	\$51,650	\$34,000	\$55,000		
544100	81	49	33	16	33	16	65	16	4.06	0.48	\$17,000	\$34,000	\$35,000	\$45,000		
544200	123	150	27	4	27	123	119	123	29.75	4.56	\$9,000	\$3,400	\$24,125	\$39,700		
544300	143	94	55	33	55	39	110	39	3.33	0.71	\$21,000	\$27,125	\$27,000	\$52,000		
544800	73	100	23	1	23	77	72	77	72.00	3.35	\$7,736	\$2,500	\$32,000	\$35,000		
545100	34	55	14	3	14	41	31	41	10.33	2.93	\$4,204	\$5,800	\$31,000	\$45,500		
545200	142	142	59	13	59	83	129	83	9.92	1.41	\$11,364	\$13,150	\$33,000	\$43,000		
545500	214	181	103	29	103	78	185	78	6.38	0.76	\$11,600	\$25,000	\$33,000	\$43,000		
545600	325	220	168	49	168	52	276	52	5.63	0.31	\$10,500	\$35,000	\$26,500	\$45,000		
545700	158	110	78	25	78	32	133	32	5.32	0.41	\$14,000	\$30,000	\$30,000	\$43,000		
545800	355	272	190	32	190	82	323	82	10.09	0.43	\$12,000	\$35,000	\$25,000	\$45,000		
545900	353	221	131	37	131	90	316	90	8.54	0.69	\$11,000	\$26,400	\$35,000	\$45,000		
546000	240	215	115	15	115	100	225	100	15.00	0.87	\$7,500	\$22,000	\$26,500	\$40,000		
546100	313	203	118	32	118	85	281	85	8.78	0.72	\$10,600	\$26,000	\$33,958	\$38,000		
546201	244	128	108	55	108	20	189	20	3.44	0.19	\$20,000	\$51,000	\$29,100	\$58,000		
546301	108	62	54	25	54	8	83	8	3.32	0.15	\$31,459	\$60,000	\$31,500	\$70,000		
546600	145	108	65	12	65	43	133	43	11.08	0.66	\$12,000	\$25,872	\$27,684	\$40,000		
546700	191	138	84	21	84	54	170	54	8.10	0.64	\$11,370	\$27,250	\$30,000	\$47,900		
547000	166	111	66	29	66	45	137	45	4.72	0.68	\$16,350	\$25,000	\$29,900	\$50,000		
547100	248	177	132	38	132	45	210	45	5.53	0.34	\$11,125	\$40,000	\$30,000	\$50,000		
547200	86	119	60	9	60	59	77	59	8.56	0.98	\$10,000	\$22,500	\$38,500	\$43,500		
983600	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
984100	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
984200	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985000	2	0	0	0	0	0	2	0	-	-	\$3,000	\$0	\$0	\$0		
985100	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985200	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985300	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985500	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985800	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		
985900	0	0	0	0	0	0	0	0	-	-	\$0	\$0	\$0	\$0		

ENDNOTES

- ⁱ U.S. Census Bureau. (1950, September 7).
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Retrieved from <https://www2.census.gov/library/publications/decennial/1950/pc-02/pc-2-36.pdf>.
- ⁱⁱ U.S. Census Bureau. Decennial Redistricting Data, 2020.
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