

Report Created on Nov 9, 2022

**7909 E 87TH ST  
RAYTOWN MO 64138**

Prepared By **Latasha Lewis**



Courtesy of Latasha Lewis  
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WORK  
*Numbers*  
THE

### Area Demographics

37%  
College Graduates

30%  
Have Children

2.4  
Avg. Household

\$56K  
Avg. Income

37  
Avg. Age

### Valuation

First American



Est. Value \$83,554  
Range \$70,495 - \$96,612

Redfin



Est. Value \$88,867

### Comparables Overview

Market Value Range

\$85,000 - \$155,000

Avg. List

\$130,166.67

List Range

\$85,000 - \$165,500

Avg. Sold

\$129,000

Sold Range

\$85,000 - \$155,000

#### Days On Market

Average

14

Low

3

High

28

#### Difference

Average

0%

Low

-6%

High

5%

#### Est. Value

Average

\$130k

Low

\$85k

High


\$166k


### Summary Details


Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

<p><b>1 9100 EASTERN AVE</b> KANSAS CITY MO 64138</p> 	<b>Sq Ft</b>	<b>Beds</b>	<b>FB</b>	<b>HB</b>			<b>DOM</b>	11
	1,020	2	1				<b>List Price</b>	\$85,000
	<b>YrBlt</b>	<b>Lot</b>	<b>Floors</b>	<b>FPLS</b>	<b>BMT</b>	<b>GAR</b>	<b>Sold Price</b>	\$85,000
	1949	893,06	0.01		Yes	Yes	<b>Concession</b>	--
		7,120					<b>Est. Value</b>	\$165,635
							<b>% to List</b>	0%
							<b>Contract</b>	11/07/2022
							<b>Sold</b>	11/07/2022

<p><b>2 8314 BLUE RIDGE BLVD</b> RAYTOWN MO 64138</p> 	<b>Sq Ft</b>	<b>Beds</b>	<b>FB</b>	<b>HB</b>			<b>DOM</b>	3
	1,124	2	1				<b>List Price</b>	\$140,000
	<b>YrBlt</b>	<b>Lot</b>	<b>Floors</b>	<b>FPLS</b>	<b>BMT</b>	<b>GAR</b>	<b>Sold Price</b>	\$147,000
	1940	613,84	0.01		Yes	Yes	<b>Concession</b>	--
		7,520					<b>Est. Value</b>	\$145,680
							<b>% to List</b>	5%
							<b>Contract</b>	10/25/2022
							<b>Sold</b>	10/25/2022

<p><b>3 9032 EASTERN AVE</b> KANSAS CITY MO 64138</p> 	<b>Sq Ft</b>	<b>Beds</b>	<b>FB</b>	<b>HB</b>			<b>DOM</b>	28
	1,820	2	2				<b>List Price</b>	\$165,500
	<b>YrBlt</b>	<b>Lot</b>	<b>Floors</b>	<b>FPLS</b>	<b>BMT</b>	<b>GAR</b>	<b>Sold Price</b>	\$155,000
	1955	21,780	0.01	1	Yes	Yes	<b>Concession</b>	--
							<b>Est. Value</b>	\$129,909
							<b>% to List</b>	-6%
							<b>Contract</b>	09/26/2022
							<b>Sold</b>	09/26/2022