

Report Created on Nov 9, 2022

**9325 W LONGVIEW PKWY  
KANSAS CITY MO 64138**

Prepared By **Latasha Lewis**



Courtesy of Latasha Lewis  
Email: [info@myglamproperties.com](mailto:info@myglamproperties.com)



### Area Demographics

37%  
College Graduates

30%  
Have Children

2.4  
Avg. Household

\$56K  
Avg. Income

37  
Avg. Age

### Valuation

First American



Est. Value \$144,573  
Range \$108,804 - \$180,342

Redfin



Est. Value \$85,226

### Comparables Overview

Market Value Range

\$120,000 - \$193,000

Avg. List

\$167,200

List Range

\$130,000 - \$195,000

Avg. Sold

\$165,725

Sold Range

\$120,000 - \$193,000

#### Days On Market

Average

25

Low

2

High

63

#### Difference

Average

-1%

Low

-8%

High

4%

#### Est. Value

Average

\$167k

Low

\$130k

High

\$195k

### Summary Details

Active 0 Pending 0 Sold 4 Off MLS 0

Sold

Summary Details, Cont'd.

1 8409 E 92ND TER  
KANSAS CITY MO 64138



Sq Ft	Beds	FB	HB			
1,120	3	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1962	361,02	0.015		Yes	Yes	
	5,280					

DOM	11
List Price	\$130,000
Sold Price	\$120,000
Concession	--
Est. Value	\$195,243
% to List	-8%
Contract	10/06/2022
Sold	10/06/2022

2 9412 MANCHESTER AVE  
KANSAS CITY MO 64138



Sq Ft	Beds	FB	HB			
1,022	3	1	1			
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1960	10,454	0.01		Yes	Yes	

DOM	63
List Price	\$169,900
Sold Price	\$176,000
Concession	--
Est. Value	\$172,832
% to List	4%
Contract	11/08/2022
Sold	11/08/2022

3 8717 KENTUCKY AVE  
RAYTOWN MO 64138



Sq Ft	Beds	FB	HB			
1,068	3	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1958	10,018	0.01		Yes	Yes	

DOM	2
List Price	\$173,900
Sold Price	\$173,900
Concession	--
Est. Value	\$179,977
% to List	0%
Contract	10/28/2022
Sold	10/28/2022

4 8709 E BANNISTER TER  
KANSAS CITY MO 64134



Sq Ft	Beds	FB	HB			
1,264	3	1	1			
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1966	360,06	0.01		Yes	Yes	
	6,960					

DOM	24
List Price	\$195,000
Sold Price	\$193,000
Concession	--
Est. Value	\$208,482
% to List	-1%
Contract	10/14/2022
Sold	10/14/2022