

Report Created on Nov 9, 2022

**8614 BRISTOL AVE
KANSAS CITY MO 64138**


Prepared By **Latasha Lewis**





Courtesy of Latasha Lewis
Email: info@myglamproperties.com

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 \$150,311
Range \$113,122 - \$187,500

Redfin



Est. Value \$123,505

Comparables Overview

Market Value Range	Avg. List	List Range	Avg. Sold	Sold Range
\$110,000 - \$145,000	\$126,616.67	\$119,950 - \$139,900	\$122,000	\$110,000 - \$145,000

Days On Market	
Average	
16	
Low	High
3	25

Difference	
Average	
-4%	
Low	High
-8%	4%


Est. Value	
Average	
\$127k	
Low	High
\$120k	\$140k


Summary Details


Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

1 7303 E 86TH ST KANSAS CITY MO 64138 	Sq Ft	Beds	FB	HB				DOM	19
	864	3	1					List Price	\$119,950
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$110,000	
	1955	370,260,000	0.01		No	Yes	Concession	--	
								Est. Value	\$123,789
								% to List	-8%
								Contract	10/19/2022
								Sold	10/19/2022

2 7404 E 86TH ST KANSAS CITY MO 64138 	Sq Ft	Beds	FB	HB				DOM	25
	979	3	1					List Price	\$120,000
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$111,000	
	1955	403,278,480	0.01		No	Yes	Concession	--	
								Est. Value	\$56,486
								% to List	-8%
								Contract	08/24/2022
								Sold	08/24/2022

3 7102 E 85TH TER KANSAS CITY MO 64138 	Sq Ft	Beds	FB	HB				DOM	3
	864	3	1					List Price	\$139,900
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$145,000	
	1956	411,859,800	0.01		Yes	Yes	Concession	--	
								Est. Value	\$98,835
								% to List	4%
								Contract	08/19/2022
								Sold	08/19/2022