

Report Created on Nov 9, 2022

**8503 CRYSTAL 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 \$168,089
Range \$126,502 - \$209,677

Redfin



Est. Value \$0

Comparables Overview

Market Value Range	Avg. List	List Range	Avg. Sold	Sold Range
\$107,000 - \$175,000	\$139,983.33	\$119,950 - \$175,000	\$130,666.67	\$107,000 - \$175,000

Days On Market	
Average	
26	
Low	High
12	48

Difference	
Average	
-8%	
Low	High
-14%	0


Est. Value	
Average	
\$140k	
Low	High
\$120k	\$175k


Summary Details


Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

<p>1 7303 E 86TH ST KANSAS CITY MO 64138</p> 	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	370,26 0,000	0.01		No	Yes	Concession	--
							Est. Value	\$123,789
							% to List	-8%
							Contract	10/19/2022
							Sold	10/19/2022

<p>2 7302 E 85TH TER KANSAS CITY MO 64138</p> 	Sq Ft	Beds	FB	HB			DOM	48
	1,164	3	1				List Price	\$125,000
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$107,000
	1957	411,81 6,240	0.01		Yes	Yes	Concession	--
							Est. Value	\$127,969
							% to List	-14%
							Contract	10/07/2022
							Sold	10/07/2022

<p>3 9222 OAKLAND AVE KANSAS CITY MO 64138</p> 	Sq Ft	Beds	FB	HB			DOM	12
	1,156	3	1				List Price	\$175,000
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$175,000
	1961	348,61 0,680	0.01		Yes	Yes	Concession	--
							Est. Value	\$180,426
							% to List	0%
							Contract	11/05/2022
							Sold	11/05/2022