

Report Created on Nov 9, 2022

**8800 JAMES A REED RD
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		Redfin	
Est. Value	\$74,502	Est. Value	\$87,252
Range	\$61,129 - \$87,876		

Comparables Overview

Market Value Range	Avg. List	List Range	Avg. Sold	Sold Range
\$85,000 - \$147,000	\$111,333.33	\$85,000 - \$140,000	\$115,333.33	\$85,000 - \$147,000

<div>Days On Market</div> <div>Average</div> <div>18</div> <div><div>Low</div><div>3</div><div>High</div><div>40</div></div>	<div>Difference</div> <div>Average</div> <div>3%</div> <div><div>Low</div><div>0</div><div>High</div><div>5%</div></div>	<div>Est. Value</div> <div>Average</div> <div>\$111k</div> <div><div>Low</div><div>\$85k</div><div>High</div><div>\$140k</div></div>
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Summary Details

Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

1 9100 EASTERN AVE
KANSAS CITY MO 64138



Sq Ft	Beds	FB	HB			
1,020	2	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1949	893,06 7,120	0.01		Yes	Yes	

DOM	11
List Price	\$85,000
Sold Price	\$85,000
Concession	--
Est. Value	\$165,635
% to List	0%
Contract	11/07/2022
Sold	11/07/2022

2 7800 E 86TH ST
RAYTOWN MO 64138



Sq Ft	Beds	FB	HB			
600	2	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1951	450,88 9,560	0.01		No	Yes	

DOM	40
List Price	\$109,000
Sold Price	\$114,000
Concession	--
Est. Value	\$109,855
% to List	5%
Contract	09/07/2022
Sold	09/07/2022

3 8314 BLUE RIDGE BLVD
RAYTOWN MO 64138



Sq Ft	Beds	FB	HB			
1,124	2	1				
YrBlt	Lot	Floors	FPLS	BMT	GAR	
1940	613,84 7,520	0.01		Yes	Yes	

DOM	3
List Price	\$140,000
Sold Price	\$147,000
Concession	--
Est. Value	\$145,680
% to List	5%
Contract	10/25/2022
Sold	10/25/2022