

Report Created on Nov 9, 2022

**9301 STARK AVE
KANSAS CITY 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 \$161,048
Range \$121,203 - \$200,894

Redfin



Est. Value \$147,787

Comparables Overview

Market Value Range	Avg. List	List Range	Avg. Sold	Sold Range
\$120,000 - \$175,000	\$159,633.33	\$130,000 - \$175,000	\$156,300	\$120,000 - \$175,000

Days On Market	
Average	
8	
Low	High
2	12

Difference	
Average	
-3%	
Low	High
-8%	0


Est. Value	
Average	
\$160k	
Low	High
\$130k	\$175k


Summary Details

Active 0 Pending 0 Sold 3 Off MLS 0

Sold

Summary Details, Cont'd.

1 8409 E 92ND TER KANSAS CITY MO 64138 	Sq Ft	Beds	FB	HB				DOM	11
	1,120	3	1					List Price	\$130,000
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$120,000	
	1962	361,02	0.015		Yes	Yes	Concession	--	
		5,280					Est. Value	\$195,243	
							% to List	-8%	
							Contract	10/06/2022	
							Sold	10/06/2022	

2 8717 KENTUCKY AVE RAYTOWN MO 64138 	Sq Ft	Beds	FB	HB				DOM	2
	1,068	3	1					List Price	\$173,900
	YrBlt	Lot	Floors	FPLS	BMT	GAR	Sold Price	\$173,900	
	1958	10,018	0.01		Yes	Yes	Concession	--	
							Est. Value	\$179,977	
							% to List	0%	
							Contract	10/28/2022	
							Sold	10/28/2022	

3 9222 OAKLAND AVE KANSAS CITY MO 64138 	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	0.01		Yes	Yes	Concession	--	
		0,680					Est. Value	\$180,426	
							% to List	0%	
							Contract	11/05/2022	
							Sold	11/05/2022	