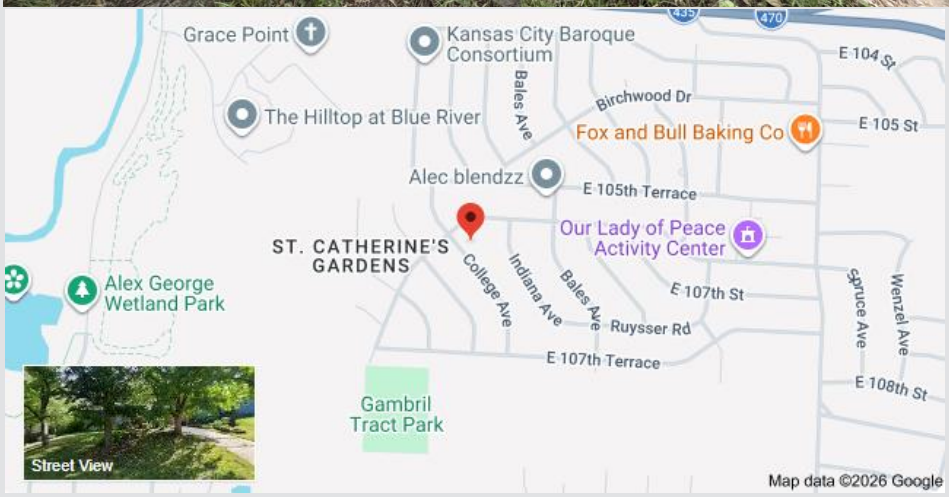
HOUSING SOLUTIONS

PROPERTY ANALYSIS REPORT

10633 College Ave
Kansas City, MO 64137

BEDROOMS	4
BATHROOMS	2.1
GARAGE	1
SQUARE FEET	2,436 sqft
STARTING PRICE	$154,000
ARV	$310,000





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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



10600 Bales Avenue Kansas City, MO 64137	$305,000 Sold
Beds	4
Baths ↑ 0.9	3.0
Sq. Ft. ↑ 21%	2954
Lot Size ↓ 15%	10695
Garage Spaces	1
Listing Details	
Orig. Price	$309,900
List Price	$309,900
Sold Price 98.4%	$305,000
Price per Sq. Ft.	$103
Sold Date	07/06/2026
Days on Market	1



3901 E 107 Terrace Kansas City, MO 64137	$285,000 Sold
Beds	4
Baths ↓ 1	1.1
Sq. Ft. ↓ 28%	1750
Lot Size ↓ 9.17%	11474
Garage Spaces	1
Listing Details	
Orig. Price	$285,000
List Price	$285,000
Sold Price 100%	$285,000
Price per Sq. Ft.	$163
Sold Date	02/04/2026
Days on Market	18



3507 Ruysser Road Kansas City, MO 64137	$269,000 Sold
Beds ↓ 1	3
Baths ↓ 0.1	2.0
Sq. Ft. ↓ 44%	1374
Lot Size ↓ 35%	8254
Garage Spaces	1
Listing Details	
Orig. Price	$275,000
List Price	$269,900
Sold Price 99.7%	$269,000
Price per Sq. Ft.	$196
Sold Date	09/17/2026
Days on Market	150