



HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

1604 Stasi Ave
Raymore, MO 64083



BEDROOMS	3
BATHROOMS	2
GARAGE	2
SQUARE FEET	1,493 sqft
STARTING PRICE	\$205,000
ARV	\$320,000

Notices and Disclosures

- INDEPENDENT VERIFICATION REQUIRED:** Any estimates, information, or media (photos/videos) provided regarding this property are solely for your convenience. All details about the property's condition, specifications, or potential investment strategy, including renovation estimates and property dimensions, are based on limited knowledge and should not be relied upon without further verification. Buyers are responsible for conducting their own due diligence to ensure accuracy of all relevant data and figures. SBD Housing Solutions and its affiliates have not toured or inspected the property and provide the Analysis Report as a tool for further investigation. Buyer shall remain solely responsible for validating and verifying all information contained in all marketing packets.
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



1707 Shelby Drive	\$325,000
Raymore, MO 64083	Sold
Beds	3
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 27%	1900
Lot Size ↑ 7.26%	9017
Garage Spaces	2
Listing Details	
Orig. Price	\$325,000
List Price	\$325,000
Sold Price 100%	\$325,000
Price per Sq. Ft.	\$171
Sold Date	05/25/2026
Days on Market	54



1703 Shelby Drive	\$330,000
Raymore, MO 64083	Sold
Beds	3
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 13%	1702
Lot Size ↑ 3.63%	8712
Garage Spaces	2
Listing Details	
Orig. Price	\$335,000
List Price	\$329,999
Sold Price 100%	\$330,000
Price per Sq. Ft.	\$194
Sold Date	01/13/2026
Days on Market	15



1706 Johnston Drive	\$335,000
Raymore, MO 64083	Sold
Beds	3
Baths	2.0
Sq. Ft. ↓ 0.33%	1495
Lot Size	8407
Garage Spaces	2
Listing Details	
Orig. Price	\$339,900
List Price	\$339,900
Sold Price 98.6%	\$335,000
Price per Sq. Ft.	\$224
Sold Date	01/12/2026
Days on Market	3