

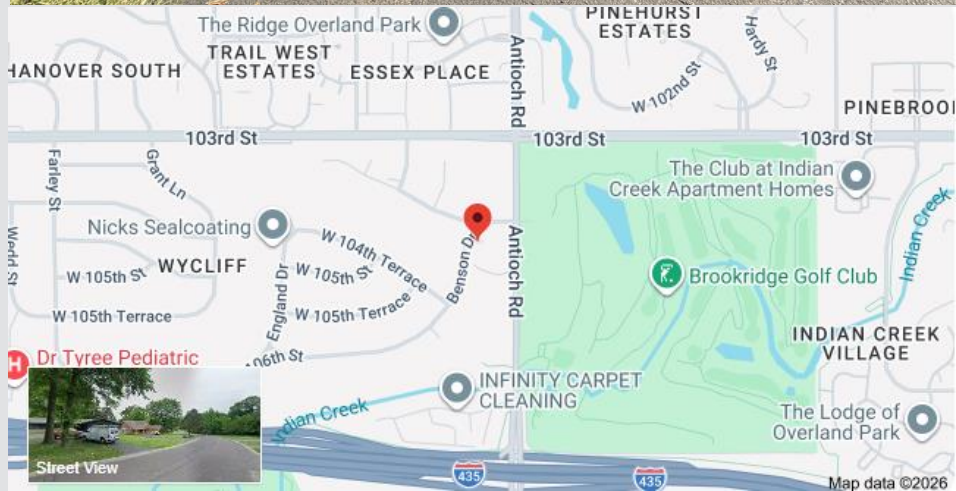


HOUSING
SOLUTIONS

REAL ESTATE | INVESTING | SIMPLIFIED

PROPERTY ANALYSIS REPORT

8727 W 104th St
Overland Park, KS 66212



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

Closest to You



10310 Eby Street	\$520,000
Overland Park, KS 66212	Sold
Beds	4
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 36%	2456
Lot Size ↓ 33%	9951
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$549,500
List Price	\$549,500
Sold Price 94.6%	\$520,000
Price per Sq. Ft.	\$212
Sold Date	03/03/2026
Days on Market	4

Most Expensive



9809 W 103rd Terrace	\$565,000
Overland Park, KS 66212	Sold
Beds	4
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 18%	2143
Lot Size ↑ 2.36%	15159
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$515,000
List Price	\$515,000
Sold Price 109.7%	\$565,000
Price per Sq. Ft.	\$264
Sold Date	03/30/2026
Days on Market	25



9601 W 104th Terrace	\$550,000
Overland Park, KS 66212	Sold
Beds	4
Baths ↑ 0.1	2.1
Sq. Ft. ↑ 30%	2347
Lot Size ↑ 5.58%	15637
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$57,500
List Price	\$575,000
Sold Price 95.7%	\$550,000
Price per Sq. Ft.	\$234
Sold Date	04/02/2026
Days on Market	20