



PROPERTY ANALYSIS REPORT

Berton Rd Excelsior
Springs, MO 64024



BEDROOMS	3
BATHROOMS	1
SQUARE FEET	1,200 sqft
STARTING PRICE	\$145,500
APPRAISAL	\$175,000

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



108 Berton Road	\$183,000
Excelsior Springs, MO 64024	Sold
Beds	3
Baths ↑ 0.1	1.1
Sq. Ft. ↓ 9.65%	1152
Lot Size ↑ 67%	10890
Garage Spaces	0
Listing Details	
Orig. Price	\$194,950
List Price	\$184,950
Sold Price 93.9%	\$183,000
Price per Sq. Ft.	\$159
Sold Date	12/15/2025
Days on Market	37



815 Wilhite Street	\$180,000
Excelsior Springs, MO 64024	Sold
Beds	3
Baths	1.0
Sq. Ft. ↓ 26%	944
Lot Size ↑ 20%	7841
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$180,000
List Price	\$180,000
Sold Price 100%	\$180,000
Price per Sq. Ft.	\$191
Sold Date	03/12/2026
Days on Market	27



106 Northview Drive	\$180,000
Excelsior Springs, MO 64024	Sold
Beds	3
Baths ↑ 1	2.0
Sq. Ft. ↑ 27%	1621
Lot Size ↑ 100%	13068
Garage Spaces ↑ 2	2
Listing Details	
Orig. Price	\$200,000
List Price	\$200,000
Sold Price 90%	\$180,000
Price per Sq. Ft.	\$111
Sold Date	08/05/2025
Days on Market	15