



HOUSING SOLUTIONS

# PROPERTY ANALYSIS REPORT

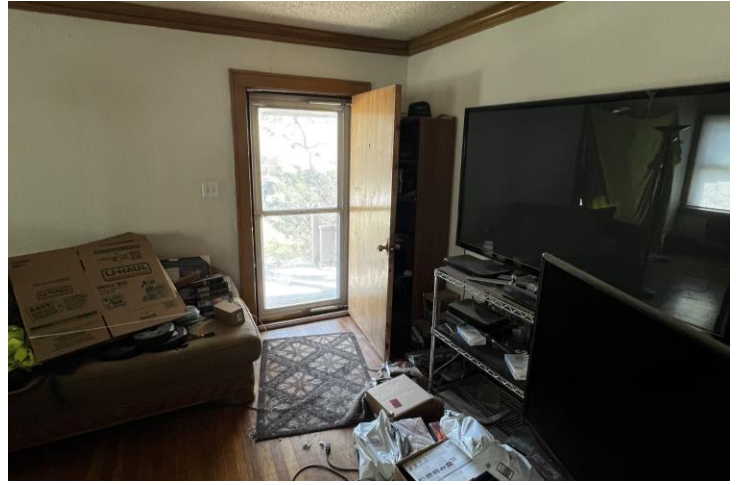
Everett Ave Kansas  
City, KS 66102



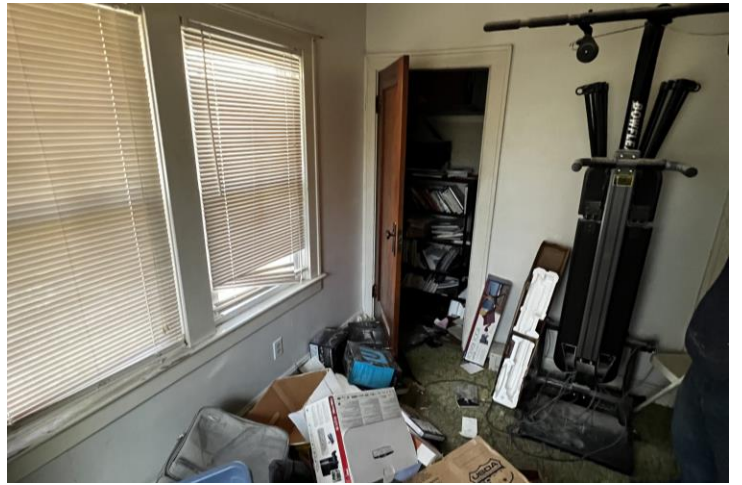
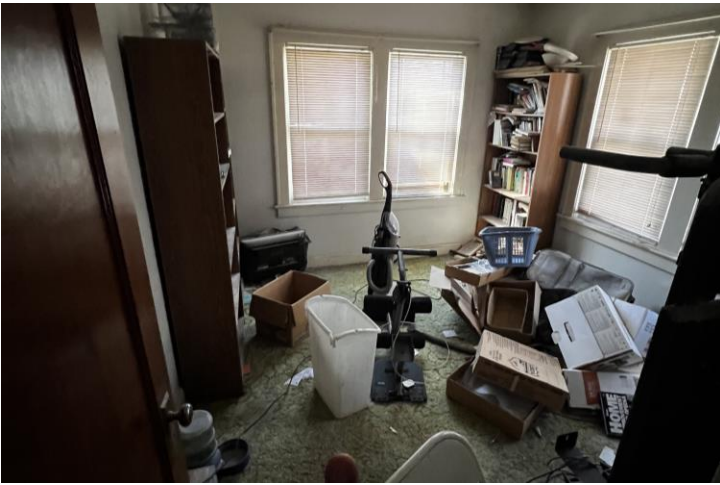
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	1
<b>GARAGE</b>	1
<b>SQUARE FEET</b>	1,244 sqft
<b>STARTING PRICE</b>	\$89,900
<b>ARV</b>	\$180,000

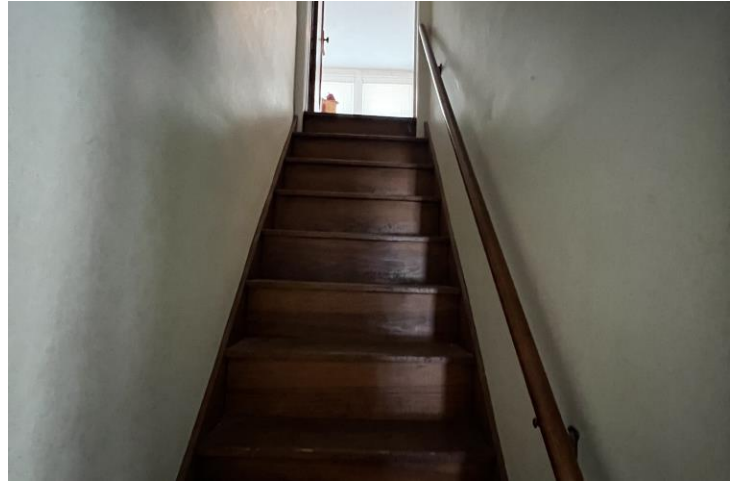
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# COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



<b>1943 Tennyson Street</b> Kansas City, KS 66104	<b>\$159,800</b> <b>Sold</b>
Beds <b>↓ 1</b>	<b>2</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↓ 23%</b>	<b>960</b>
Lot Size <b>↓ 28%</b>	<b>5009</b>
Garage Spaces <b>↓ 1</b>	<b>0</b>
<b>Listing Details</b>	
Orig. Price	<b>\$185,000</b>
List Price	<b>\$160,000</b>
Sold Price <b>86.4%</b>	<b>\$159,800</b>
Price per Sq. Ft.	<b>\$166</b>
Sold Date	<b>12/01/2025</b>
Days on Market	<b>158</b>



<b>1908 Orville Road</b> Kansas City, KS 66102	<b>\$170,000</b> <b>Sold</b>
Beds	<b>3</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↓ 7.23%</b>	<b>1154</b>
Lot Size <b>↓ 6.26%</b>	<b>6534</b>
Garage Spaces	<b>1</b>
<b>Listing Details</b>	
Orig. Price	<b>\$175,000</b>
List Price	<b>\$175,000</b>
Sold Price <b>97.1%</b>	<b>\$170,000</b>
Price per Sq. Ft.	<b>\$147</b>
Sold Date	<b>12/14/2025</b>
Days on Market	<b>1</b>



<b>2015 Rowland Avenue</b> Kansas City, KS 66104	<b>\$179,000</b> <b>Sold</b>
Beds <b>↑ 1</b>	<b>4</b>
Baths	<b>1.0</b>
Sq. Ft. <b>↑ 2.57%</b>	<b>1276</b>
Lot Size <b>↓ 38%</b>	<b>4356</b>
Garage Spaces <b>↓ 1</b>	<b>0</b>
<b>Listing Details</b>	
Orig. Price	<b>\$190,900</b>
List Price	<b>\$179,000</b>
Sold Price <b>93.8%</b>	<b>\$179,000</b>
Price per Sq. Ft.	<b>\$140</b>
Sold Date	<b>09/24/2025</b>
Days on Market	<b>90</b>