



PROPERTY ANALYSIS REPORT

W 78th St Overland
Park, KS 66204



BEDROOMS	4
BATHROOMS	3
GARAGE	1
SQUARE FEET	1,542 sqft
STARTING PRICE	\$305,000
APPRAISAL	\$510,000

Notices and Disclosures

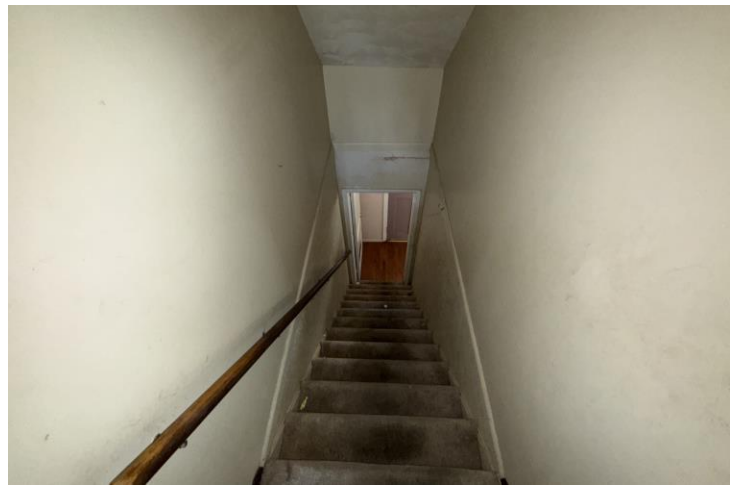
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COMPARABLE MARKET ANALYSIS

Researched and Provided by SBD Housing Solutions



7236 Floyd Street	\$325,000
Overland Park, KS 66204	Sold
Beds ↓ 1	3
Baths ↓ 1.9	1.1
Sq. Ft. ↓ 2.79%	1499
Lot Size ↓ 0.52%	10400
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$350,000
List Price	\$330,000
Sold Price 92.9%	\$325,000
Price per Sq. Ft.	\$217
Sold Date	09/16/2025
Days on Market	15



7041 Russell Street	\$330,000
Overland Park, KS 66204	Sold
Beds ↓ 1	3
Baths ↓ 1.9	1.1
Sq. Ft. ↑ 7.0%	1650
Lot Size ↓ 0.23%	10430
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$399,950
List Price	\$335,000
Sold Price 82.5%	\$330,000
Price per Sq. Ft.	\$200
Sold Date	12/28/2025
Days on Market	40



5615 W 78th Terrace	\$375,000
Prairie Village, KS 66208	Sold
Beds ↓ 1	3
Baths ↓ 1.9	1.1
Sq. Ft. ↑ 13%	1739
Lot Size ↑ 1.64%	10625
Garage Spaces ↑ 1	1
Listing Details	
Orig. Price	\$350,000
List Price	\$350,000
Sold Price 107.1%	\$375,000
Price per Sq. Ft.	\$216
Sold Date	09/10/2025
Days on Market	2