

# Market Analysis Summary | Residential

Listings as of 9/18/2022 at 6:33 pm, Page 1 of 1

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 09/18/2022 to 09/18/2021 County is one of 'Andrew', 'Buchanan' Beds is 2 Baths is 2 Total Finished SF is 1000 to 1200 17 Properties have been discarded.

#	MLS #	Address	Bd	Bth	SqFt	Fir Plan	Yr Blt	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
1	2344711	708 N 24th Street St Joseph	2	2.0	1,200	Ranch	1902	02/24/2022	86	81	\$115,000	\$109,000	\$103,000	94.5
2	2344498	207 W Market Street Savannah	2	2.0	1,022	Ranch	1880	10/19/2021	113	41	\$115,000	\$115,000	\$115,000	100.0
3	2343748	3512 S 31st Street St Joseph	2	2.0	1,000	Ranch	1967	11/09/2021	125	35	\$144,900	\$129,900	\$125,000	96.2
4	2344758	801 W Davis Street Savannah	2	2.0	1,120	Ranch	1891	10/15/2021	116	2	\$130,000	\$130,000	\$130,000	100.0
5	2380607	708 N 24th Street St Joseph	2	2.0	1,200	Ranch	1902	06/09/2022	121	5	\$125,000	\$125,000	\$145,000	116.0
6	2342734	4114 Pickett Road St Joseph	2	2.0	1,008	1.5 Stories		03/09/2022	149	145	\$1,696,900	\$149,900	\$149,900	100.0
7	2349430	3108 Belt View Drive St Joseph	2	2.0	1,173	Ranch	1964	11/12/2021	145	5	\$174,900	\$174,900	\$169,900	97.1
8	2368638	1813 S 39th Street St Joseph	2	2.0	1,200	Ranch, Reverse	1937	04/28/2022	150	2	\$169,900	\$169,900	\$179,900	105.9

## Listings: Sold

<b>Min</b>	2	2.0	1,000		1880		\$85.83	2	\$115,000	\$109,000	\$103,000	94%
<b>Max</b>	2	2.0	1,200		1967		\$149.92	145	\$1,696,900	\$174,900	\$179,900	116%
<b>Avg</b>	2	2.0	1,115		1920		\$125.47	40	\$333,950	\$137,950	\$139,713	101%
<b>Med</b>	2	2.0	1,147		1902		\$122.92	20	\$137,450	\$129,950	\$137,500	100%

8

**Total Listings**

<b>Avg</b>	2	2.0	1,115		1920		\$125.47	40	\$333,950	\$137,950
<b>Med</b>	2	2.0	1,147		1902		\$122.92	20	\$137,450	\$129,950

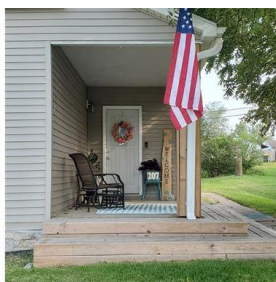
## Quick Statistics

	Min	Max	Avg	Med
List Price	\$109,000	\$174,900	\$137,950	\$129,950
Sale Price	\$103,000	\$179,900	\$139,713	\$137,500
Sale / List	94.5%	116.0%	101.2%	100.0%

Presented by: Julie Hesselmann

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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<b>Address</b>	708 N 24th Street	207 W Market Street	3512 S 31st Street
<b>MLS #</b>	2344711	2344498	2343748
<b>Status</b>	Closed	Closed	Closed
<b>Type</b>	Single Family	Single Family	Single Family
<b>Original List Price</b>	\$115,000	\$115,000	\$144,900
<b>List Date</b>	9/13/2021	9/8/2021	9/3/2021
<b>List Price</b>	\$109,000	\$115,000	\$129,900
<b>Sold Date</b>	02/24/2022	10/19/2021	11/09/2021
<b>Sale Price</b>	\$103,000	\$115,000	\$125,000
<b>County</b>	Buchanan	Andrew	Buchanan
<b>Area</b>	1132 - Buchanan Co NW-N=Co Line;S=I-36;E=I-29;W=Mo River	120 - Andrew Co Mo	1131 - Buchanan Co SW-N=I-36;S=Co
<b>Municipality</b>	St Joseph	Savannah	St Joseph
<b>Subdivision</b>	St. Joseph Eastern Ext.	Other	Other
<b>School District</b>	St. Joseph	Savannah	St. Joseph
<b>Style</b>			Traditional
<b>Sewage</b>		City/Public	City/Public
<b>Floor Plan</b>	Ranch	Ranch	Ranch
<b>Heating</b>	Forced Air Gas, Natural Gas	Central Gas	Forced Air Gas
<b>Utility</b>		Main Level	In The Basement
<b>Year Built</b>	1902	1880	1967
<b>DOM</b>	81	41	35
<b>Basement</b>	Not Finished	Crawl Space	Full, Not Finished, Walk Out, Walk Up
<b>Beds Total</b>	2	2	2
<b>Bath Total</b>	2	2	2
<b>Garage Spaces</b>	1		1
<b>Gar Desc</b>	Detached	Other	Basement, Garage Faces Side
<b>Lot Size Sqft</b>	5,250	12,327	15,319
<b>Total Fin Sq Ft</b>	1,200	1,022	1,000
<b>Legal</b>	SUB:SAINT JOSEPH EASTERN EXT. LOT:11 BLK:11 LGL DESC:S		SUB:CHESTNUT HILL ADDITION LOT:3 BLK: LGL DESC:
<b>Remarks</b>	Come check out this beautiful 2 bed, 2 bath home with a detached garage! Includes main level, spacious bedrooms, along with a main level laundry room, mud room, and enclosed porch.	Home features old historic character mixed with modern amenities. This 2 bedroom 2 bath home boasts on all the new! Newer roof, siding, privacy fence, patio, windows, sidewalk, new flooring in the bathroom and HVAC system less than a year old. Walking in you'll be greeted with a decent sized main living area with beautiful crown molding. All bedrooms are very spacious and ready to accommodate all your needs! Not to mention the convenient off street parking and front porch perfect for enjoying a nice cup joe in the morning!	Check out this level two bedroom, 2 bath ranch with lots of possibilities to finish the basement with large windows and walk out door to a large covered patio. This home features a large lot, level walk in, newer roof and a garage basement. The decor is neutral and the possibilities are endless!



<b>Address</b>	801 W Davis Street	708 N 24th Street	4114 Pickett Road
<b>MLS #</b>	2344758	2380607	2342734
<b>Status</b>	Closed	Closed	Closed
<b>Type</b>	Single Family	Single Family	Single Family
<b>Original List Price</b>	\$130,000	\$125,000	\$1,696,900
<b>List Date</b>	9/11/2021	5/9/2022	8/30/2021
<b>List Price</b>	\$130,000	\$125,000	\$149,900
<b>Sold Date</b>	10/15/2021	06/09/2022	03/09/2022
<b>Sale Price</b>	\$130,000	\$145,000	\$149,900
<b>County</b>	Andrew	Buchanan	Buchanan
<b>Area</b>	120 - Andrew Co Mo	1132 - Buchanan Co NW-N=Co Line;S=I-36;E=I-29;W=Mo River	1122 - Buchanan Co NE-N=Co Line;S=I-36;E=Co Line;W=I-29
<b>Municipality</b>	Savannah	St Joseph	St Joseph
<b>Subdivision</b>	Hudgens & Carpenters Add'n	St. Joseph Eastern Ext.	Other
<b>School District</b>	Savannah	St. Joseph	St. Joseph
<b>Style</b>			
<b>Sewage</b>	Public/City	City/Public	City/Public
<b>Floor Plan</b>	Ranch	Ranch	1.5 Stories
<b>Heating</b>	Forced Air Electric	Forced Air Gas, Natural Gas	Central Gas
<b>Utility</b>		Laundry Room, Main Level	
<b>Year Built</b>	1891	1902	
<b>DOM</b>	2	5	145
<b>Basement</b>	Crawl Space	Not Finished	Not Finished
<b>Beds Total</b>	2	2	2
<b>Bath Total</b>	2	2	2
<b>Garage Spaces</b>	2	1	2
<b>Gar Desc</b>	Attached	Detached	Detached
<b>Lot Size Sqft</b>	24,394	5,250	3,800
<b>Total Fin Sq Ft</b>	1,120	1,200	1,008
<b>Legal</b>	LOT:9-10 SEC/TWN/RNG/MER:SEC 09	SUB:SAINT JOSEPH EASTERN EXT. LOT:11 BLK:11 LGL DESC:S	
<b>Remarks</b>	Check out this beautiful home sitting on .56 of an acre in Savannah. This 2 bed, 2 bath house has a large living area and ample storage space for all of your items. Relax in sunroom and don't forget to check out back yard where you will find raised garden beds and multiple trees that include peach, pear, plum, apple, and pecan.	Clean, updated ranch featuring 2 bedrooms, each with private en-suite bathroom, main floor laundry room, tons of storage, updated kitchen with appliances, large formal dining room, new privacy fenced yard, detached garage AND a carport for 2 additional vehicles! This property is move in ready!	Looking for a 2 bedroom, 2 bath home, Oversized two car garage. Great Mud room right off the back door with Laundry room. Here it is. Need Appliances? They stay... The lot is huge if you are thinking of Building the lot is 100 in the front by 380 feet deep.



<b>Address</b>	3108 Belt View Drive	1813 S 39th Street
<b>MLS #</b>	2349430	2368638
<b>Status</b>	Closed	Closed
<b>Type</b>	Single Family	Single Family
<b>Original List Price</b>	\$174,900	\$169,900
<b>List Date</b>	10/8/2021	3/7/2022
<b>List Price</b>	\$174,900	\$169,900
<b>Sold Date</b>	11/12/2021	04/28/2022
<b>Sale Price</b>	\$169,900	\$179,900
<b>County</b>	Buchanan	Buchanan
<b>Area</b>	1132 - Buchanan Co NW-N=Co Line;S=I-36;E=I-29;W=Mo River	1121 - Buchanan Co SE-N=I-36;S=Co Line; E=Co
<b>Municipality</b>	St Joseph	St Joseph
<b>Subdivision</b>	Other	Other
<b>School District</b>	St. Joseph	St. Joseph
<b>Style</b>	Traditional	Craftsman
<b>Sewage</b>	City/Public	
<b>Floor Plan</b>	Ranch	Ranch, Reverse 1.5 Story
<b>Heating</b>	Forced Air Gas	Central Gas
<b>Utility</b>	Main Level, Off The Kitchen	In The Basement
<b>Year Built</b>	1964	1937
<b>DOM</b>	5	2
<b>Basement</b>	Full, Garage Entrance	Basement BR, Finished, Radon Mitigation System, Walk Out
<b>Beds Total</b>	2	2
<b>Bath Total</b>	2	2
<b>Garage Spaces</b>	2	
<b>Gar Desc</b>	Attached, Gar Door Opener, Garage	Other
<b>Lot Size Sqft</b>	10,875	10,220
<b>Total Fin Sq Ft</b>	1,173	1,200
<b>Legal</b>	SUB:BURKLY PLACE LOT:27 BLK: LGL DESC:	14-57-35SW SUB: LOT: BLK: LGL DESC:S 1/2 OF FOL TR IN SW 1/4
<b>Remarks</b>	Move in ready, beautifully updated brick ranch on a quiet dead end street. The property is conveniently located just off of Beck between the Belt Highway and Ashland Avenue. This two bedroom, two bath home boasts refinished hardwoods in the bedrooms, new carpet in the formal living room and luxury vinyl laminate through the balance of the house. Both bathrooms have been updated with gorgeous marble tile in the master bath. All new lighting fixtures including multiple can lights and fresh paint throughout. The laundry room is on level just off of the kitchen. There is a full unfinished basement that provides ample amounts of storage and a finished hobby room. A nice backyard patio is accessed from the slider off of the spacious family room. Perfect home for those starting out	Don't miss this adorable, completely updated, move-in ready ranch. Wood floors throughout the main level. Stainless appliances and granite counter tops adorn the large kitchen. Enjoy spring days on your deck in the large yard, complete with a privacy fence. All that's needed is you to move in.  Buyer's agent to verify measurements and data.