



THE DELGRECO TEAM
THE KEY TO YOUR SUCCESS

COMPARATIVE MARKET ANALYSIS

1235 SOUTH PRAIRIE AVENUE

REPORT FOR SEPTEMBER 1, 2025 - JANUARY 31, 2026

UNITS CURRENTLY AVAILABLE: (5)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE
807	21	1	108	\$319,900
2406	1	1	6	\$344,000
2506	1	1	129	\$350,000
1303	2	2	18	\$649,000
2101	2	2	187	\$679,999

UNITS CURRENTLY PENDING: (2)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE
3206	1	1	111	\$340,000
2805	2	2	216	\$599,900

UNITS SOLD/CLOSED: (3)

UNIT #	BED	BATH	MARKET TIME	LIST PRICE	SOLD PRICE
1507	1	1	147	\$319,000	\$325,000
3607	1	1	64	\$319,000	\$344,000
1502	2	2	160	\$649,000	\$620,000