

COMPARATIVE MARKET ANALYSIS

INDIANA/PRAIRIE TOWNHOMES

REPORT FOR:
AUG 1, 2025 - JAN 31, 2026



THE DELGRECO TEAM
THE KEY TO YOUR SUCCESS

UNITS CURRENTLY AVAILABLE: (2)

ADDRESS	BED	BATH	MARKET TIME	LIST PRICE
1632 S INDIANA PKWY 306	1	1	private listing	\$250,000
1640 S PRAIRIE AVE	4	4.1	11	\$1,580,000

UNITS CURRENTLY PENDING: (1)

ADDRESS	BED	BATH	MARKET TIME	LIST PRICE
1327 S INDIANA PKWY	2	2.1	12	\$625,000

UNITS SOLD/CLOSED: (12)

ADDRESS	BED	BATH	MARKET TIME	LIST PRICE	SOLD PRICE
1501 S INDIANA AVE D	2	2.1	57	\$539,000	\$525,000
1502 S PRAIRIE AVE B	2	2.1	45	\$565,000	\$560,000
1616 S INDIANA AVE A2	2	2.1	40	\$600,000	\$590,000
1441 S INDIANA AVE	2	2.1	8	\$675,000	\$650,000
1522 S PRAIRIE AVE H	3	2.1	6	\$700,000	\$700,000
331 E 17TH ST	3	2.1	27	\$749,000	\$721,000
1703 S PRAIRIE AVE	3	3.1	28	\$800,000	\$800,000
1436 S PRAIRIE AVE I	3	2.1	6	\$850,000	\$840,000
324 E 17TH ST	3	4	208	\$869,000	\$850,000
1478 S PRAIRIE AVE E	3	2.1	84	\$859,000	\$850,000
1429 S PRAIRIE AVE E	4	2.1	162	\$1,350,000	\$1,275,000
232 E 18TH ST	5	4.1	30	\$1,799,000	\$1,700,000