



Comparative Market Analysis

10 Tower Park Ct
St Charles, 63304

Friday, January 12, 2024

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	CDOM
21023546	05/28/2021	1184 Gibraltar Point Dr	St Charles	1,416	3	2.5	\$267,000	4
23020863	05/12/2023	1028 Tower Park Dr	St Charles	1,575	4	2.5	\$300,000	2
21002076	03/01/2021	56 East Redford Ct	St Charles	1,516	4	3.0	\$305,000	5
23014418	05/18/2023	1052 Tower Park Dr	St Charles	1,450	3	3.0	\$370,000	1
Averages:				1,489	4	2.8	\$310,500	3





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Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE							
ACT UND CNTRCT							
HOLD							
PENDING							
CLOSED	4	\$310,500	\$208.85	\$302,500	\$267,000	\$370,000	3
EXPIRED							
WITHDRAWN							
CANCELLED							
Total	5	\$308,400	\$208.75	\$300,000	\$267,000	\$370,000	2





Comparative Market Analysis

10 Tower Park Ct
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CMA Comparables

This page outlines the subject property versus comparables properties.



Subject Property

10 Tower Park Ct

MLS# 24000755

Status Coming Soon

List Price \$300,000.00

Sold Price

Sold Date

DOM 0

CDOM 0

Beds 3

Baths 2 (2 0)

Style 1 Story

Sqft 1,440

Lot Sqft 12197

Lot Dim

Lot Desc Cul-De-Sac

Acres 0.28

Grg Stls 2

Prk Char Attached Garage, Garage Door Opener

Age 26

Interior Some Carpeting, Special Millwork, Some Window

Appliances Dishwasher, Disposal, Dryer, Microwave,

FP 0

Bsmt Full, Poured Concrete, Sump Pit/Pump

Amenities

Remarks

Nestled in the tranquility of a charming cul-de-sac, this ranch-style home epitomizes comfortable living w/ its spacious design & idyllic setting. Boasting 1,140 sq/ft w/ 3beds/2baths this residence stands on a generous .280 level lot. The heart of the home is the expansive great room, where large windows

Details

1184 Gibraltar Point Dr

21023546

Closed

\$249,000

\$267,000

05/28/2021

4

4

3

3 (2 1)

1 Story

1,416

8,276

Fencing

0.19

2

Attached Garage

22

Open Floor Plan, Some Carpeting, Vaulted Ceiling, Walk-In Closets,

Dishwasher, Disposal, Microwave, Range/Oven-Electric

0

Bathroom in LL, Full, Rec/Family Area, Sleeping Area, Storage/Locker

There is plenty of room for the whole family at this delightful ranch in Cambridge Crossing! Open concept main living area has a vaulted ceiling w/ natural wood beam & new(er) wide planked, smoked grey laminate

Details

56 East Redford Ct

21002076

Closed

\$285,000

\$305,000

03/01/2021

5

5

4

3 (3 0)

1 Story

1,516

9,148

Cul-De-Sac, Level Lot, Wood Fence

0.21

2

Attached Garage

24

Open Floor Plan, Some Carpeting, Some Window Treatmnt, Vaulted

Dishwasher, Disposal, Microwave, Range/Oven-Gas

1

Bathroom in LL, Full, Partially Finished, Poured Concrete,

Underground Util

OPEN HOUSE 1-23 @ 2-4pm. GREAT updated 4bed 3bath, Atrium Ranch in Cambridge Crossing! As you enter this beautiful home, notice the open floor plan, vaulted ceil & upgrades thruout. Upgraded Kit incl, custom cab, Gran





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Details

1028 Tower Park Dr

23020863

Closed

\$300,000

\$300,000

05/12/2023

2

2

4

3 (2 1)

1 Story

1,575

12,197

0.28

3

Attached Garage, Garage Door Opener

25

Dishwasher, Microwave

0

Bathroom in LL, Partially Finished, Rec/Family Area, Sleeping Area,

Are you looking for your new home? Well look no further! This ranch-style home has so much to offer. The main level offers 3 bedrooms, 2 full bathrooms, 3 car garage, and plenty of space for entertaining. Formal living

Details

1052 Tower Park Dr

23014418

Closed

\$350,000

\$370,000

05/18/2023

1

1

3

3 (3 0)

1 Story

1,450

10,454

Cul-De-Sac, Fencing, Level Lot, Streetlights

0.24

2

Attached Garage, Garage Door Opener

24

Open Floor Plan, Some Carpeting, Special Millwork, Some Window

Dishwasher, Disposal, Microwave, Range/Oven-Gas, Refrigerator,

1

Bathroom in LL, Full, Partially Finished, Rec/Family Area, Sleeping Above Ground Pool

Gorgeous 3 bdrm, 3 full bath ranch w/ ALL the updates! Stunning, remodeled custom kitchen w/ 40" cabinets w/ crown molding, Granite countertops, designer backsplash, center island, newer stainless appls, 5 burner gas





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0

3

2 (2 0)

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1,440

12,197

Cul-De-Sac

0.28

2

Attached Garage, Garage Door Opener

26

Some Carpeting, Special Millwork, Some Window Treatmnt, Vaulted

Dishwasher, Disposal, Dryer, Microwave, Range/Oven-Electric,

0

Full, Poured Concrete, Sump Pit/Pump

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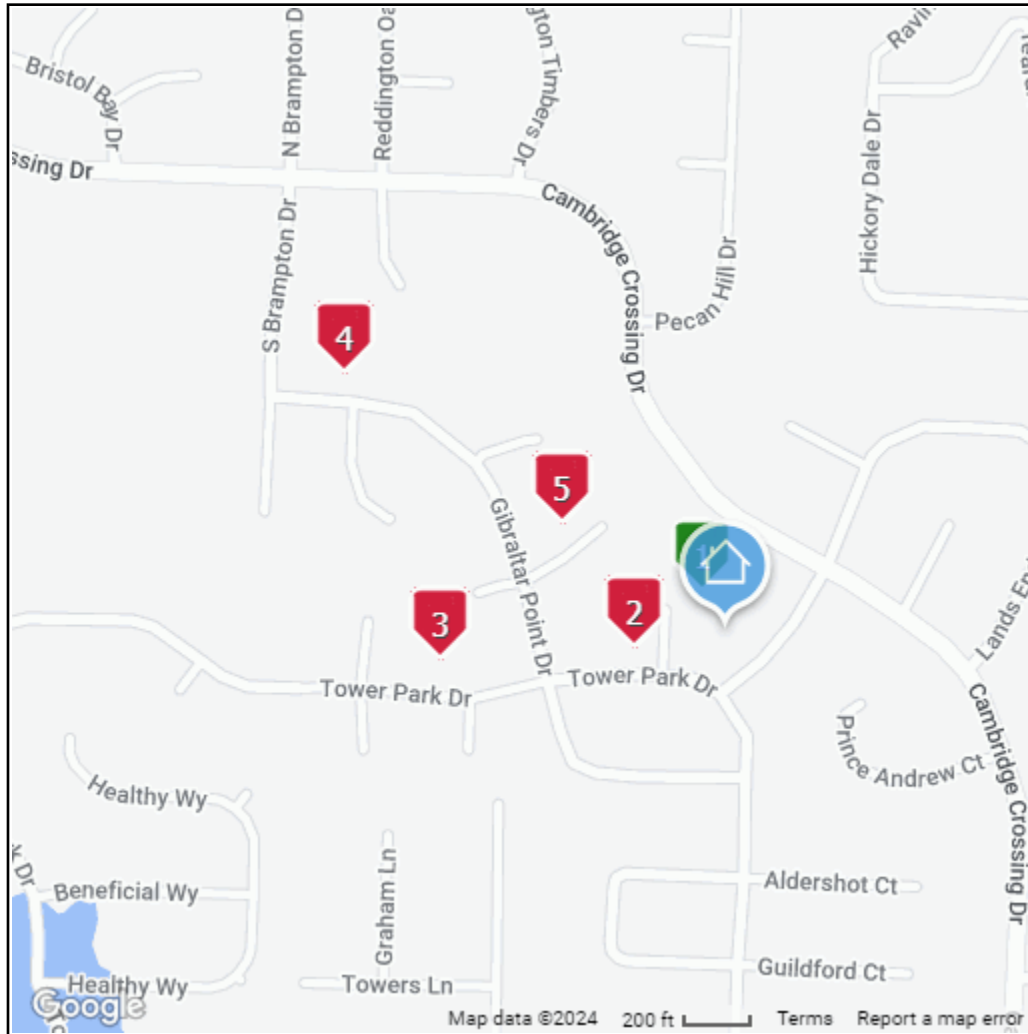
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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 10 Tower Park Ct
- 2 1028 Tower Park Dr
- 3 1052 Tower Park Dr
- 4 1184 Gibraltar Point Dr
- 5 56 Redford Ct

