

Comparable Sales Report

For Property Located At

**400 W 7TH AVE, TARENTUM, PA 15084-1358****4 Comparable(s) Selected.**

Report Date: 07/17/2025

Search Criteria:

Maximum Number Of Comparables On Report	20
Sort Method	Sale Price (descending)
Distance From Subject(miles)	0.75
Months Back	18
Land Use	TRIPLEX; DUPLEX; MULTI FAMILY 10 UNITS LESS; MULTI FAMILY DWELLING; QUADRUPLEX

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$24,000	\$100,000	\$165,000	\$139,975
Bldg/Living Area	1,568	2,112	2,574	2,283
Price/Sqft	\$15.31	\$47.35	\$71.18	\$61.02
Year Built	1923	1910	1925	1918
Lot Area	1,848	3,840	5,181	4,480
Bedrooms	4	4	5	4
Bathrooms/Restrooms	3	1	3	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$27,900	\$23,000	\$74,300	\$55,350
Distance From Subject	0.00	0.04	0.72	0.28

* = user supplied for search only

Records: 1 - 4

#	Address	Sale Price	Sale Date	ZIP	Bed	Baths (Total)	Bld/Liv	Lot Area	Yr Blt	Land Use	Munic/Township	Dist
Subj	400 W 7TH AVE	\$24,000	03/20/1998	15084	4	3	1,568	1,848	1923	TRIPLEX	TARENTUM BORO	0.0
1	207 CONROY WAY 205	\$165,000	05/13/2025	15084	4	1	2,318	5,181	1925	DUPLEX	TARENTUM BORO	0.25
2	401 W 9TH AVE	\$159,900	05/21/2024	15084	5	4	2,574	3,900	1920	DUPLEX	TARENTUM BORO	0.09
3	325 E 9TH AVE	\$135,000	08/26/2024	15084	5	3	2,128	5,000	1920	TRIPLEX	TARENTUM BORO	0.72
4	361 W 7TH AVE	\$100,000	10/29/2024	15084	4	2	2,112	3,840	1910	DUPLEX	TARENTUM BORO	0.04

Street Map Plus Report

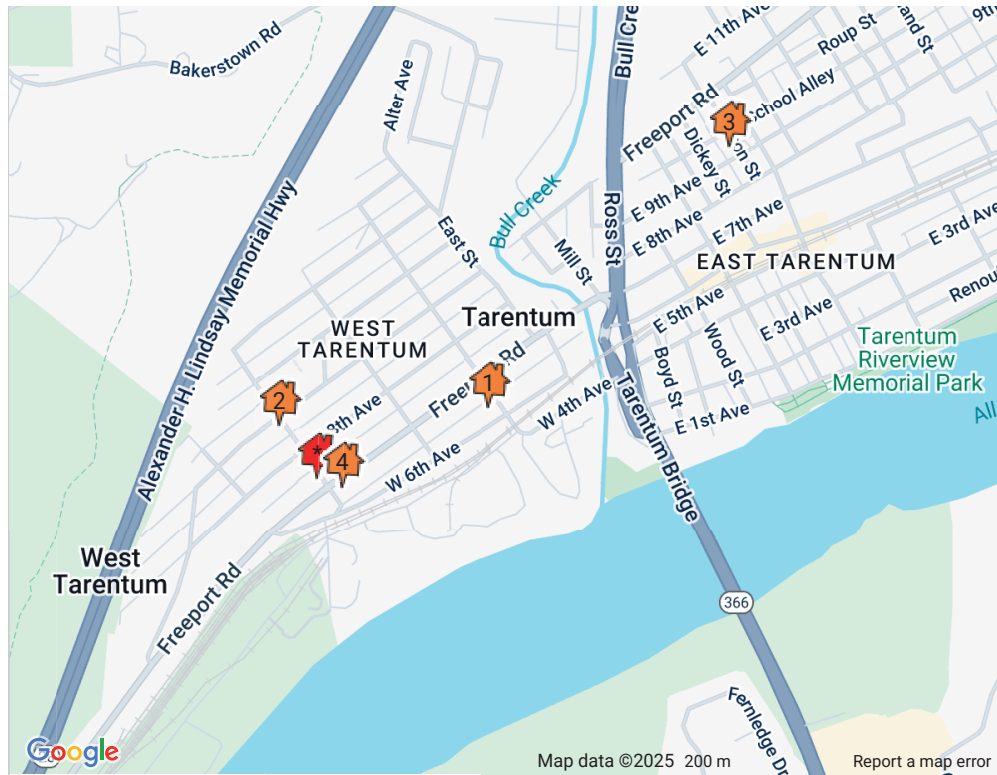
For Property Located At



CoreLogic®

RealQuest Professional

400 W 7TH AVE, TARENTUM, PA 15084-1358



= Exact location of subject may vary by up to 300 feet

#	Address	Sale Price	Year Built	Bed	Bath(F/H)	Last Recording	Living Area	Distance
Subject Property								
	400 W 7TH AVE	\$24,000	1923	4	3 /	04/23/1998	1,568	0.0
Comparables								
1	207 CONROY WAY 205	\$165,000	1925	4	1 /	05/15/2025	2,318	0.25
2	401 W 9TH AVE	\$159,900	1920	5	2 / 2	05/28/2024	2,574	0.09
3	325 E 9TH AVE	\$135,000	1920	5	3 /	09/03/2024	2,128	0.72
4	361 W 7TH AVE	\$100,000	1910	4	2 /	11/04/2024	2,112	0.04

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