



Comp Report

527 W South St, Upland, IN, 46989

Estimated ARV **\$136,717 - \$151,109**

1300 sq ft

3 Bedrooms; 2 full baths

Garage: Yes; Pool: No



Comps

ARV (Adjusted)
\$143,913

Avg Square Feet
1903 sq ft

Avg Price Per Square Foot
\$86/sq ft

Adjustments

Comp sale prices were adjusted to the subject based on differences in square footage, bedrooms, and lot size.

Comp	Original	Adjustment	Adjusted
601 E Washington St, Upland, ...	\$105,000	-\$4,270	\$100,730
767 W North St, Upland, IN 46989	\$190,000	-\$29,450	\$160,550
875 W Indiana Ave, Upland, IN...	\$197,500	-\$27,040	\$170,460

Stats

Avg Beds: 3.7	Avg Bathrooms: 2.0
Avg Lot Size: 0.39 acres	Avg Year Built: 1999
Avg Distance: 0.4 miles	Average Months Since Sale: 17



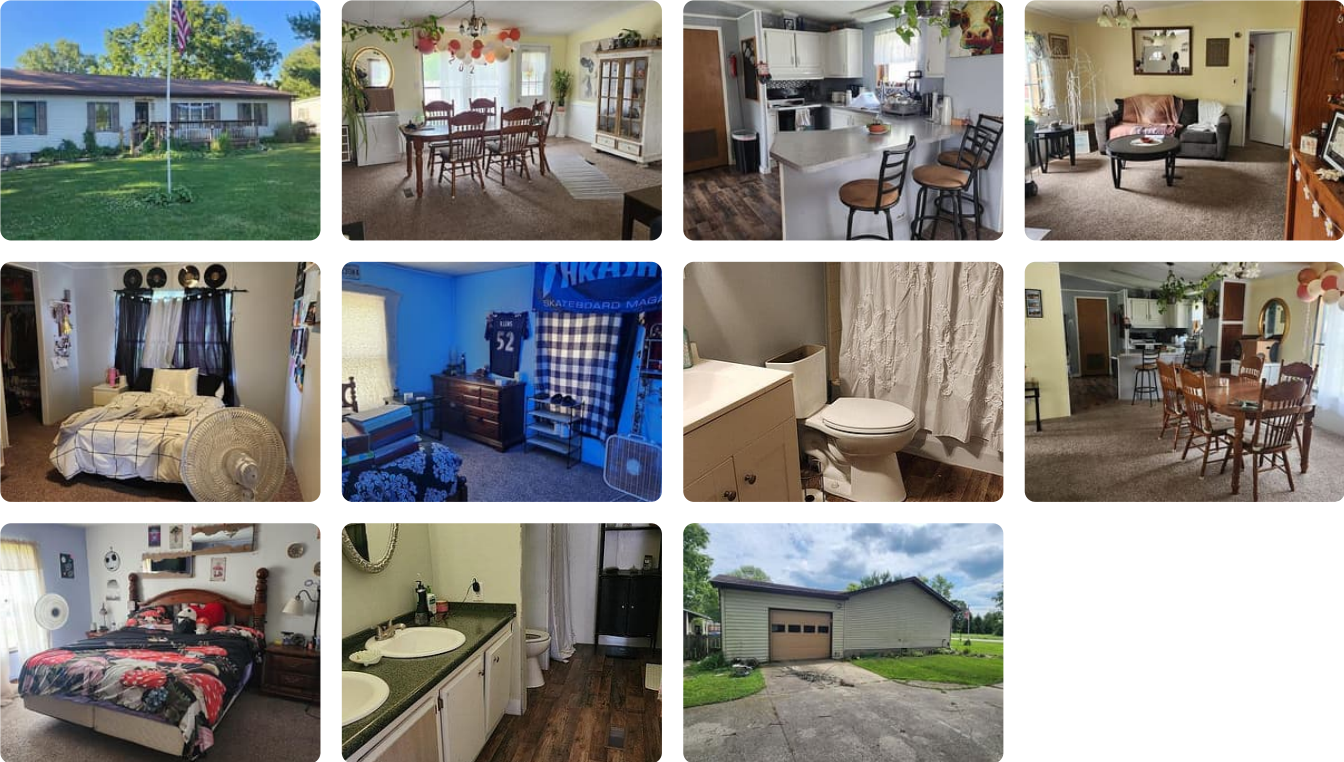
Red marker (S): Subject property. Green markers: Comparable properties.

Individual Comparable Properties

Address	Sale Price	Sale Date	Sq Ft	Price/Sq Ft	Bed	Bath	Year Built	Distance	Pool	Garage
527 W South St, Upland, IN, 46989 Subject	—	10/22/2019	1,300	—	3	2	1983	—	N	Y
601 Washington St, Upland, IN	\$105,000	10/17/2024	1,680	\$63	3	2	1985	0.8 mi	N	Y
767 North St, Upland, IN	\$190,000	10/16/2025	1,976	\$96	4	2.5	2001	0.2 mi	N	Y
875 Indiana Ave, Upland, IN	\$197,500	05/29/2025	2,052	\$96	4	2	2012	0.2 mi	N	Y

Images

Comp 1: 601 E Washington St, Upland, IN 46989



Comp 2: 767 W North St, Upland, IN 46989





Comp 3: 875 W Indiana Ave, Upland, IN 46989



