724 Chase Avenue

Joliet, Illinois 60432

Will County parcel 30-07-03-427-008-0000

RECOMMENDED LIST	LIVING AREA
$184,900	948 sq ft

LOT — MEASURED	BUILT
7,283 sq ft	1901

QUESTIONS ON THIS ANALYSIS
hello@724chase.com

Prepared September 17, 2026 for the Hendreson family. Every figure verified against county, federal and MLS-distributed records.

THE BOTTOM LINE

The house is worth more than it looks — but only after it is emptied.

Sold exactly as it stands today, with belongings still inside, the evidence supports about $183,500. Clear the property out, clean it, and photograph it properly, and the same house supports $192,500 to $195,500. That step costs roughly $3,500 to $6,000 and it is the single highest-return decision in this entire analysis.

IF IT IS LISTED AS IT STANDS

$183,500

Contents in place. Photographs show belongings. The buyer pool narrows to investors, and offers come in under asking.

IF IT IS CLEARED OUT FIRST

$192,500 – $195,500

A $3,500–$6,000 clean-out returns $3,000 to $8,500 net. Roughly three to four dollars back for every dollar spent.

RECOMMENDED LIST PRICE

$184,900

After clean-out. That is $195 per sq ft — below every similar-sized house that closed nearby this year.

SUPPORTED RANGE

$192,500–$195,500

Six closed sales, adjusted line by line to this property.

NET GAIN FROM PREPARATION

$3,000–$8,500

After paying for the clean-out itself.

HOW THIS ANALYSIS WAS BUILT

Every number here was pulled from a primary source.

Nothing in this presentation is taken on trust from a listing portal. Lot sizes were measured from the county parcel map. Flood status came from FEMA directly. Market trends came from the underlying sales database rather than a marketing page.

Will County Assessor

Parcel number, ownership and the situs address for all nine properties, confirmed by PIN.

Will County GIS

Lot geometry measured from the county parcel layer — real dimensions, not rounded listing figures.

FEMA flood layer

Flood zone determined by intersecting each parcel polygon with the National Flood Hazard Layer.

Redfin Data Center

Twenty-four months of closed-sale statistics for ZIP 60432, straight from the market tracker file.

Three sales were confirmed twice

608 Fox Street, 824 Hague Street and 420 N Hebbard Street were each verified against a second independent record. On 824 Hague the parcel number in the county record matched the APN in the sale record exactly.

What is still open

Public record does not publish a bedroom and bathroom count for 724 Chase Avenue, and no interior inspection has been made. The condition adjustment in this analysis is the one figure that a walkthrough could move, in either direction.

724 Chase Avenue

The house from Chase Avenue. Covered front porch, detached garage at the rear.

Public record

Parcel number	30-07-03-427-008-0000
Living area	948 sq ft
Year built	1901
Lot area — measured	7,283 sq ft
Lot dimensions	55.1 ft x 131.4 ft
Flood zone	ZONE AE

Confirmed by the owner

Bedrooms and baths	4 bed, 1 bath
Basement	Full, unfinished
Layout	Living room and kitchen on the same level, bedrooms upstairs, small attic above
Garage	Detached garage at the rear
Driveway	Gravel
Rear yard	Grass
Roof	Replaced 2020
Kitchen	Replaced
Flooring	Original
Mortgage	Paid off

Four bedrooms beats every comparable

Every closed sale in the core set is a two or three bedroom. A four bedroom reaches a wider pool of buyers searching by bedroom count, even at 948 sq ft.

Parcel boundary from the Will County GIS layer. The house sits forward on the lot, leaving a deep open rear yard. Imagery: Esri World Imagery.

The fence is not ours

The fencing around the property belongs to the neighbour. It stays with their parcel, and the listing should say so plainly rather than let a buyer assume it conveys.

The basement and garage count

A full basement and a detached garage both carry value, and both cancel deductions that would otherwise be taken against comparables that have them.

The roof and kitchen are done

The roof went on in 2020 and the kitchen was replaced under the same State Farm claim, required on account of the age of the structure. No paperwork was kept, so the date cannot be evidenced without pulling the claim record. That is the same year 725 Chase Avenue replaced its roof.

Four bedrooms in [illegible]48 sq ft

The rooms are small. Marketed as a four bedroom it reaches more searches; an appraiser will price the square footage, not the room count. Both things are true and the pricing here assumes both.

Living area, year built and parcel data are as published in public record and measured by county GIS. Bedroom count, basement, garage, driveway, fencing and mortgage status are as confirmed by the owner. A prior analysis circulated on this property listed the lot at approximately 7,648 sq ft; the county parcel layer measures it at 7,283 sq ft.

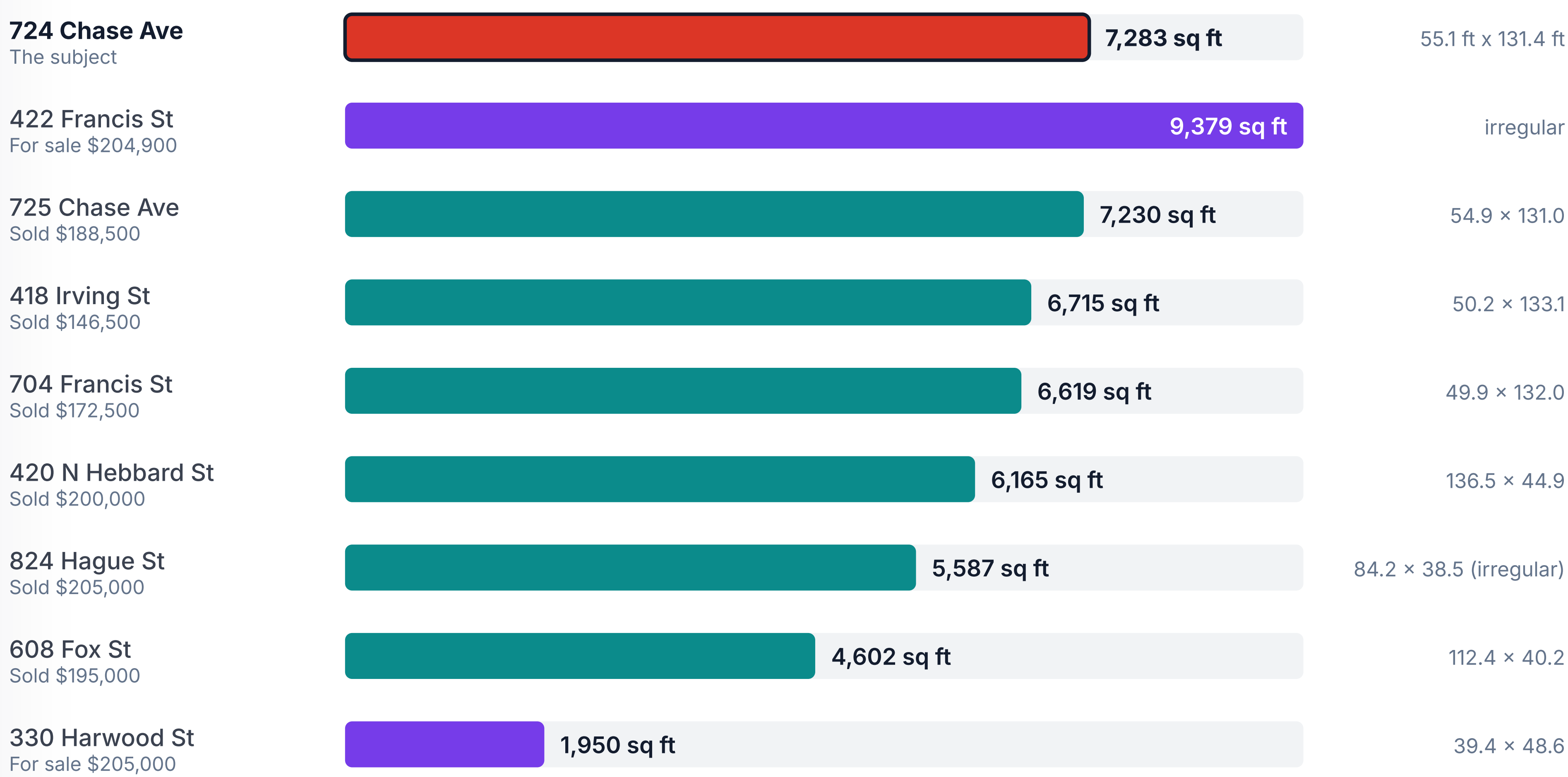
THE LAND

Nobody nearby is selling this much land.

The house that closed at $195,000 sits on 4,602 sq ft. The house asking $205,000 right now sits on 1,950 sq ft. 724 Chase Avenue has 7,283.

Lot area — measured from the county parcel map

Every property in this study, largest to smallest



VERSUS THE HIGHEST PRICE PER SQ FT SALE

+58%

More land than 608 Fox Street, which closed at $261 per sq ft of house.

VERSUS THE CLOSEST SIZE MATCH

+30%

More land than 824 Hague Street, which closed at $205,000.

VERSUS THE CLOSEST ACTIVE LISTING

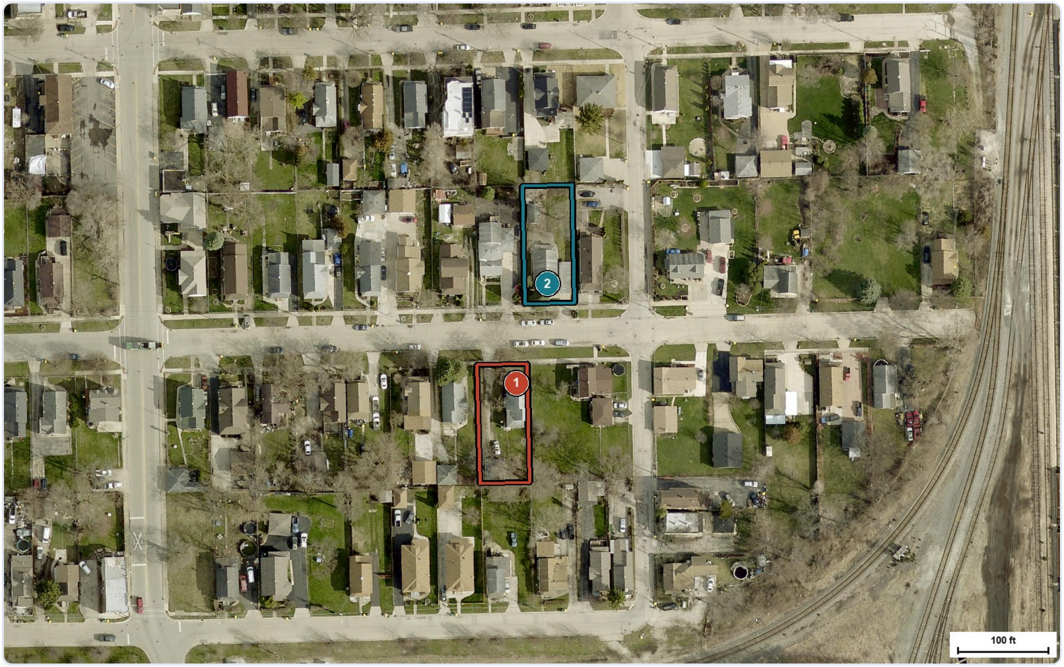
3.7

The land under 330 Harwood Street, currently asking $205,000.

THE BLOCK

The most useful sale in Joliet happened across the street.

725 Chase Avenue closed on 2026-04-03 at $188,500. Same street, same block, same floodplain, and a lot within 53 sq ft of identical. It is 112 sq ft *smaller* than 724 Chase Avenue.



724 Chase Avenue outlined in red, 725 Chase Avenue in teal. Imagery: Esri World Imagery.

	724 CHASE	725 CHASE
Living area	**948 sq ft**	836 sq ft
Lot area	**7,283 sq ft**	7,230 sq ft
Year built	1901	1900
Flood zone	ZONE AE	ZONE AE
Condition	Original	Roof 2020, floors 2023
Result	**To be determined**	**$188,500**

What separates them

Not size, not land, not location, not flood risk. Only condition — and the belongings still inside. That is the entire gap, and it is the one thing that can be changed before listing.

COMPARABLE SALES

Everything that sold nearby, side by side.

Six closed sales and two active listings. Sale prices and dates come from MLS-distributed records; lot area, parcel number, flood zone and distance were each verified independently against county and federal sources.

PROPERTY	CLOSED	PRICE	SQ FT	$/SQ FT	LOT SQ FT	BUILT	BD/BA	FLOOD	DISTANCE
1 **724 Chase Ave**	**—**	**—**	**948**	**—**	**7,283**	**1901**	**—**	ZONE AE	—
2 725 Chase Ave	2026-04-03	**$188,500**	836	$225	7,230	1900	3/1	ZONE AE	0.02 mi
3 418 Irving St	2026-07-09	**$146,500**	1,096	$134	6,715	1890	3/1	ZONE X	0.54 mi
4 704 Francis St	2026-05-21	**$172,500**	1,001	$172	6,619	1900	2/1	ZONE AE	0.14 mi
5 608 Fox St	2026-06-29	**$195,000**	748	$261	4,602	1910	2/1	ZONE X	1.50 mi
6 420 N Hebbard St	2026-06-02	**$200,000**	884	$226	6,165	1929	2/1	ZONE X	0.90 mi
7 824 Hague St	2026-05-20	**$205,000**	924	$222	5,587	1950	2/1	ZONE X	0.75 mi
A 330 Harwood St	For sale	$205,000	1,000	$205	1,950	—	3/1	ZONE X	1.11 mi
B 422 Francis St	For sale	$204,900	n/p	—	9,379	—	4/2	ZONE X	0.41 mi

CLOSED PRICE RANGE

$146k–$205k

Across the six sales.

PRICE PER SQ FT RANGE

$134–$261

A wide spread, driven almost entirely by condition.

CLOSEST IN SIZE

824 Hague

924 sq ft against 948. Closed $205,000.

CLOSEST IN EVERY OTHER WAY

725 Chase

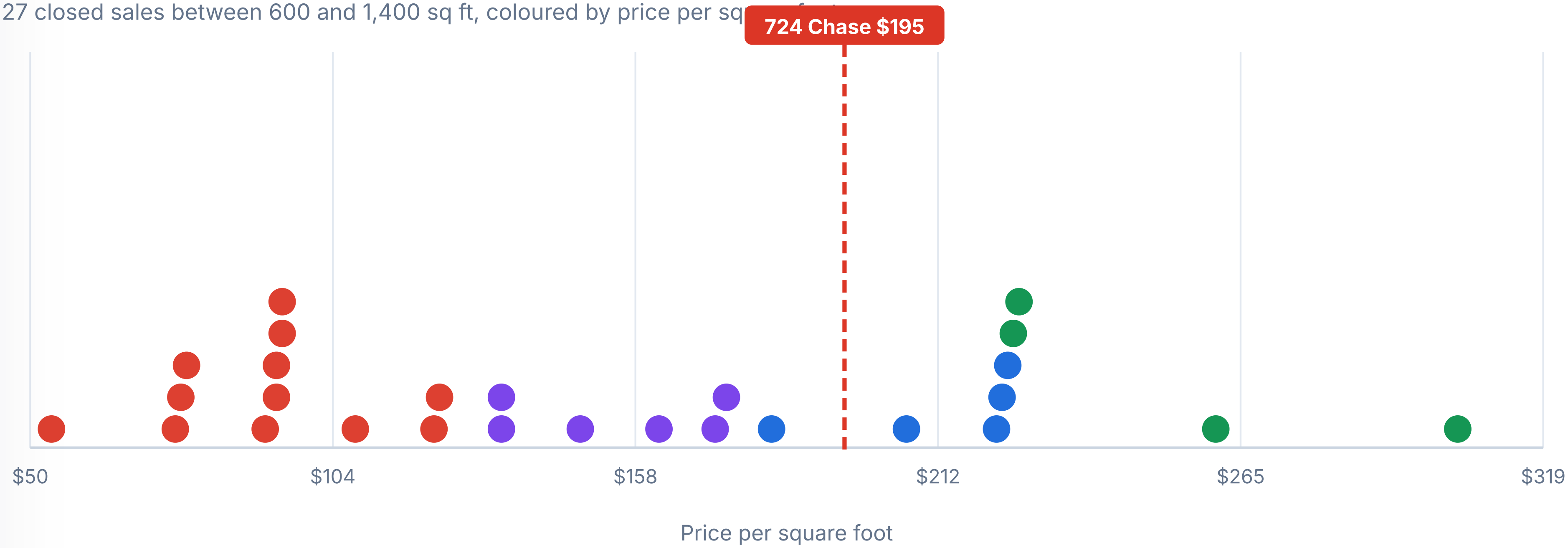
Across the street. Closed $188,500.

27 sales, not six.

The six comparables on the previous pages are the closest matches. They are not the whole market. Widening to every sale of a similar-sized house within two miles over the past twelve months shows a market that splits cleanly in two, and it is the reason a single asking price cannot be argued from six sales alone.

Every comparable-sized sale within two miles, past twelve months

27 closed sales between 600 and 1,400 sq ft, coloured by price per sq



Under $125/sq ft
12
Distressed and investor sales

$125 – $175/sq ft
6
Dated but habitable

$175 – $225/sq ft
5
Sound, market-rate condition

$225/sq ft and up
4
Updated and move-in ready

Half the market sold below this figure.

BOTTOM OF THE RANGE

$54/sq ft

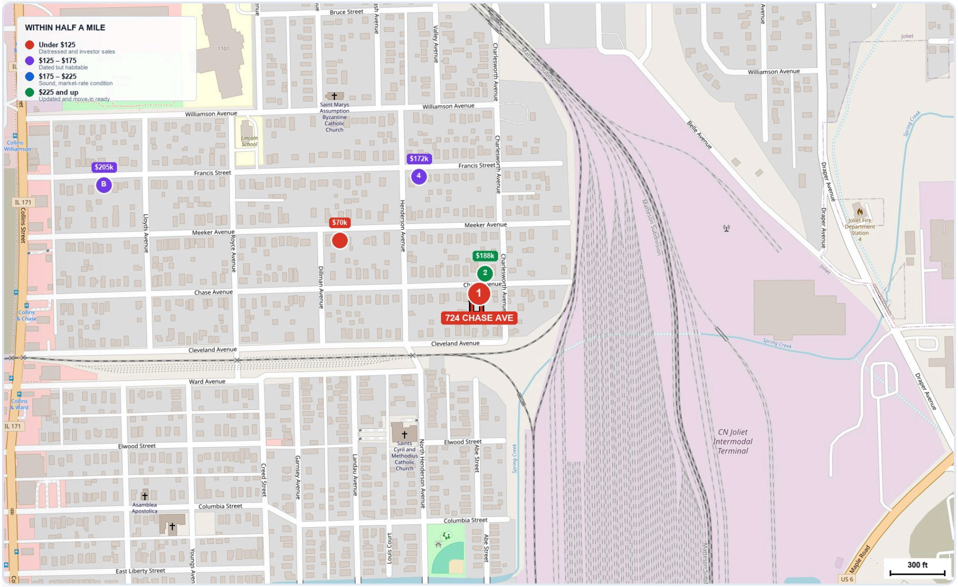
Distressed and investor purchases set the floor.

Fully updated, move-in ready property.

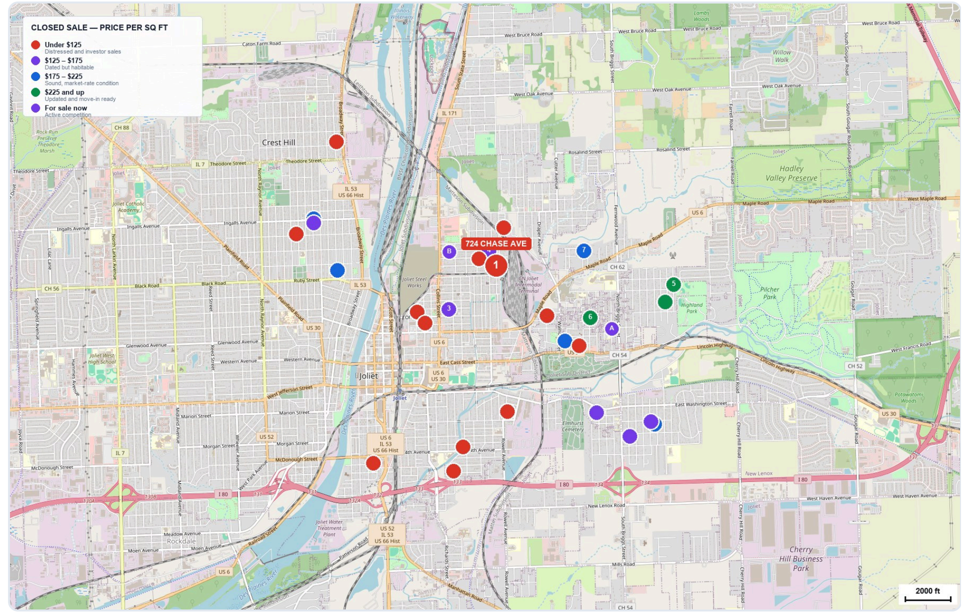
Source: Redfin closed-sale export for the City of Joliet, filtered to within 2.0 miles of 724 Chase Avenue by latitude and longitude and to 600–1,400 sq ft of living area. Lot area, parcel number and flood zone for every property independently verified against Will County GIS and the FEMA National Flood Hazard Layer.

The same street sold for $70,000 and $188,500 in the same year.

654 Meeker Avenue sits 0.16 miles from 724 Chase Avenue, has 924 sq ft against the subject's 948, sits in the same Zone AE floodplain, and closed at $70,000. 725 Chase Avenue, directly across the street, closed at $188,500. Condition is the whole difference.



Within half a mile. Each dot coloured by price per square foot. Base map: OpenStreetMap.



The full two-mile study area, same colour scale.

Red is the risk

Sales under $125 per sq ft cluster tightly around the subject. Priced or presented wrong, this house joins them.

Green is the target

Every green dot was an updated, move-in ready property. That is what the clean-out buys a share of.

Purple is the competition

The two properties for sale right now, both asking about $205,000.

THE EVIDENCE TABLE

Every sale behind the recommendation.

Six core comparables plus 21 additional sales of similar-sized houses within two miles. Colour on the price-per-square-foot column matches the map and the distribution chart throughout this deck.

PROPERTY	CLOSED	PRICE	SQ FT	$/SQ FT	LOT SQ FT	FLOOD	DISTANCE	ROLE
2 725 Chase Ave	2026-04-03	$188,500	836	$225	7,230	ZONE AE	0.02 mi	Core comparable
3 **418 Irving St**	2026-07-09	**$146,500**	1,096	$134	6,715	ZONE X	0.54 mi	Core comparable
4 **704 Francis St**	2026-05-21	**$172,500**	1,001	$172	6,619	ZONE AE	0.14 mi	Core comparable
5 **608 Fox St**	2026-06-29	**$195,000**	748	$261	4,602	ZONE X	1.50 mi	Core comparable
6 **420 N Hebbard St**	2026-06-02	**$200,000**	884	$226	6,165	ZONE X	0.90 mi	Core comparable
7 **824 Hague St**	2026-05-20	**$205,000**	924	$222	5,587	ZONE X	0.75 mi	Core comparable
654 Meeker Ave	Past 12 mo	$70,000	924	$76	6,458	ZONE AE	0.16 mi	Wider market
1017 Woodward Ave	Past 12 mo	$90,000	836	$108	3,421	ZONE X	0.33 mi	Wider market
456 Thayer Ave	Past 12 mo	$110,000	1,155	$95	6,807	ZONE X	0.60 mi	Wider market
450 N Eastern Ave	Past 12 mo	$60,000	768	$78	3,406	ZONE X	0.77 mi	Wider market
508 Franklin St	Past 12 mo	$105,000	864	$122	4,754	ZONE AE	0.77 mi	Wider market
251 Leach Ave	Past 12 mo	$197,000	880	$224	5,705	ZONE X	0.86 mi	Wider market
1307 E Jackson St	Past 12 mo	$90,000	1,169	$77	67,200	ZONE X	0.97 mi	Wider market
130 Arizona Ave	Past 12 mo	$70,000	748	$94	5,011	ZONE X	1.23 mi	Wider market
814 Elizabeth St	Past 12 mo	$150,000	672	$223	3,854	ZONE X	1.34 mi	Wider market
513 Pontiac St	Past 12 mo	$190,000	624	$304	4,435	ZONE X	1.46 mi	Wider market
109 White Ave	Past 12 mo	$175,000	1,008	$174	5,246	ZONE X	1.50 mi	Wider market
359 Wilson Ave	Past 12 mo	$83,000	876	$95	6,120	ZONE AE	1.55 mi	Wider market
1124 Vine St	Past 12 mo	$150,000	1,120	$134	5,066	ZONE X	1.58 mi	Wider market
1200 Dearborn St	Past 12 mo	$183,000	1,008	$182	6,171	ZONE X	1.59 mi	Wider market
1101 Highland Ave	Past 12 mo	$108,000	1,172	$92	7,562	ZONE X	1.70 mi	Wider market
1704 N Hickory St	Past 12 mo	$110,000	1,176	$94	6,292	ZONE X	1.70 mi	Wider market
415 Strong Ave	Past 12 mo	$120,000	976	$123	8,595	ZONE X	1.77 mi	Wider market
304 Davison St	Past 12 mo	$164,900	1,116	$148	6,733	ZONE X	1.83 mi	Wider market

PROPERTY	CLOSED	PRICE	SQ FT	$/SQ FT	LOT SQ FT	FLOOD	DISTANCE	ROLE
200 Barr Elms Ave	Past 12 mo	$160,000	988	$162	10,970	ZONE X	1.85 mi	Wider market
207 Anderson Ave	Past 12 mo	$210,000	1,020	$206	5,002	ZONE X	1.89 mi	Wider market
55 Munroe St	Past 12 mo	$50,000	918	$54	3,334	ZONE AE	1.96 mi	Wider market

Closed dates on the wider set are suppressed in the source export under MLS display rules; each is confirmed to have closed within the trailing twelve months. Prices, living area, parcel and flood data are published in full.

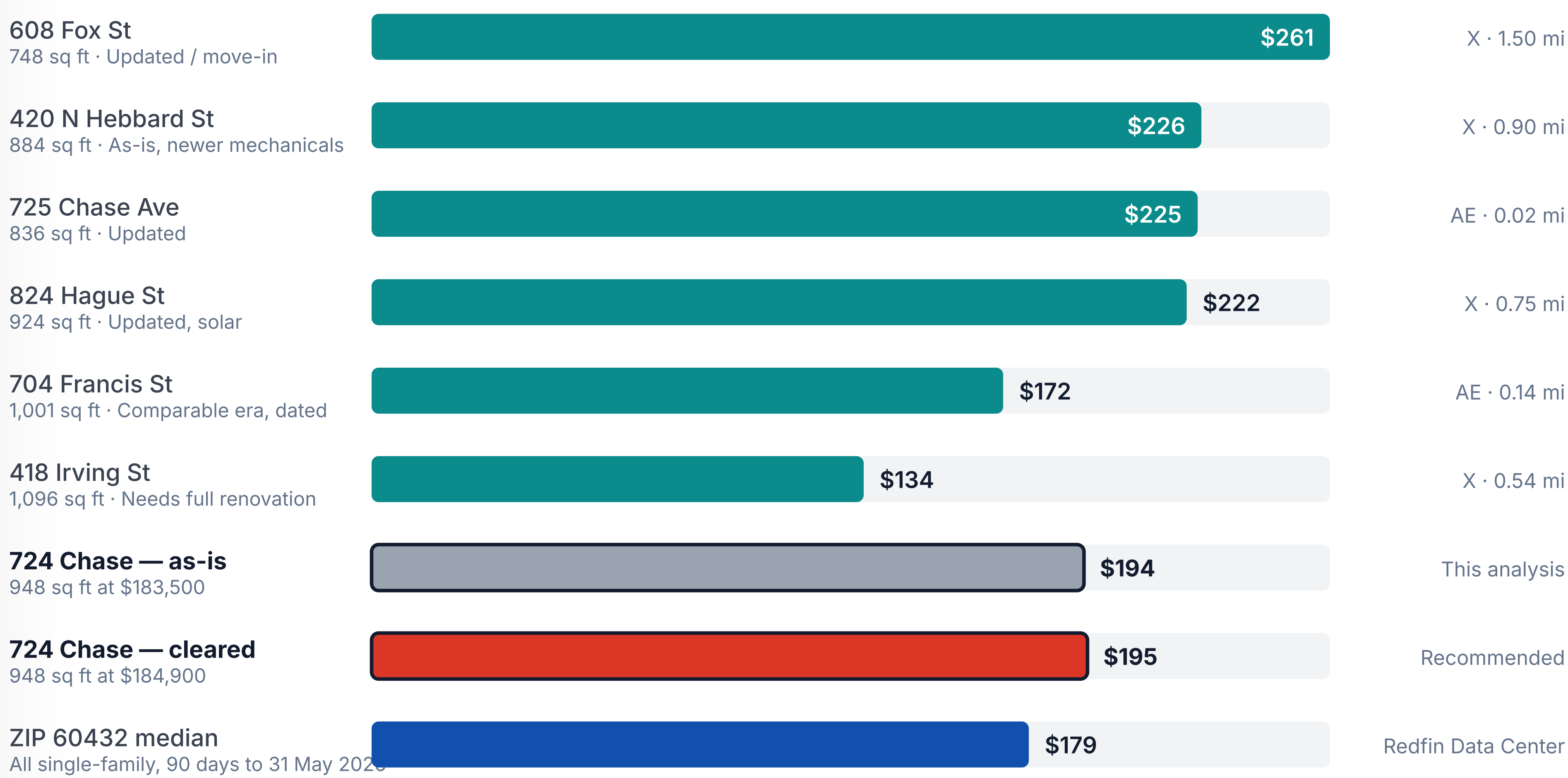
PRICE PER SQUARE FOOT

Small houses here trade between $172 and $226 a foot.

Among the houses closest in size to 724 Chase Avenue, the ones in sound condition all closed above $200 per square foot: 725 Chase Ave at $225, 420 N Hebbard St at $226, 824 Hague St at $222. The recommendation of $184,900 works out to $195 per foot — deliberately below that band, because this house will not show like they did.

Price per square foot

Closed sales against the recommendation



Why the recommendation sits under the band

724 Chase Avenue is in the floodplain, it is the oldest structure in the set at 1901, and it has not been updated. Those are real deductions and they are taken in full on the next pages. Pricing under the band is what makes the number defensible to an appraiser.

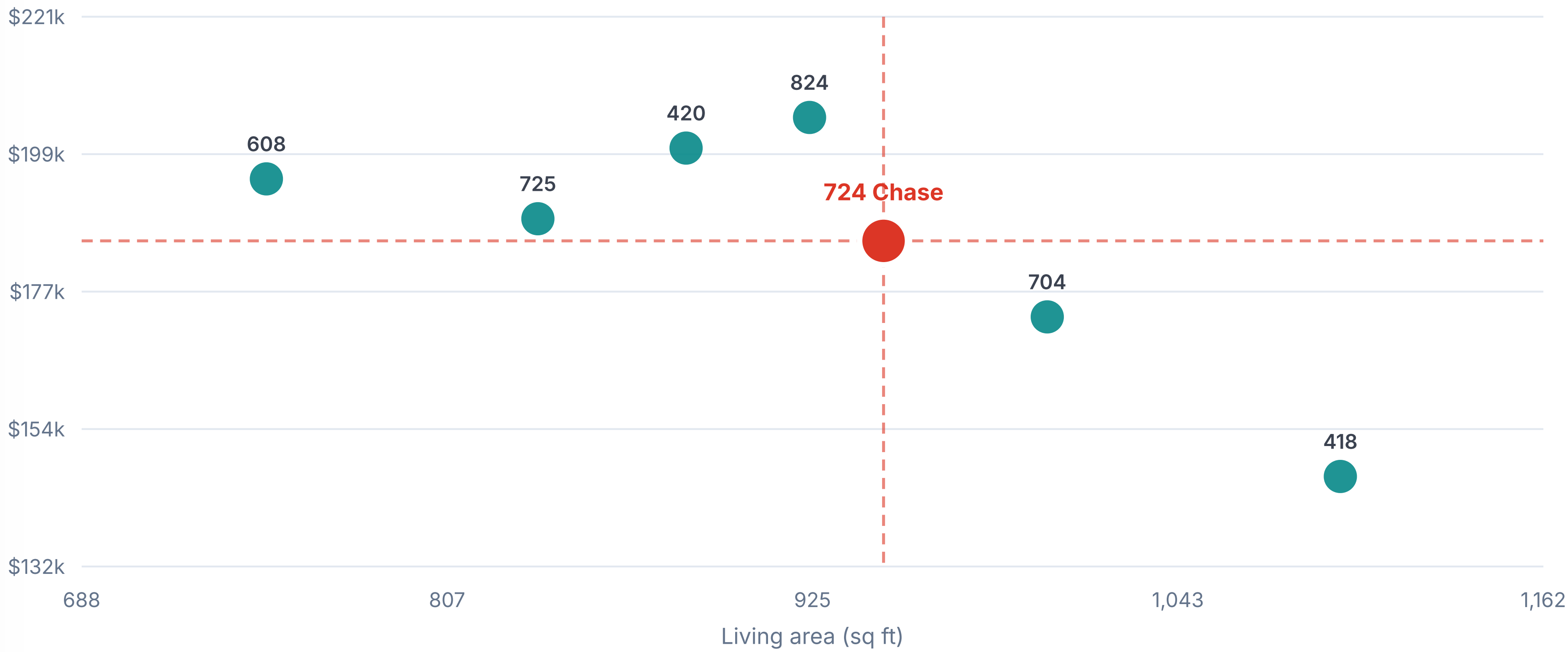
SIZE AGAINST PRICE

Bigger did not mean more money — condition did.

The two largest houses in this study sold for the two lowest prices. 418 Irving Street has 1,096 sq ft and closed at $146,500. 608 Fox Street has 748 sq ft and closed at $195,000. The difference between them was never square footage.

Living area against closed price

Six closed sales in ZIP 60432, with the recommendation for 724 Chase marked



What this means for pricing

Because size does not drive price in this market segment, a square-foot calculation alone will mislead. The adjustment grid that follows prices condition explicitly rather than burying it.

What this means for the family

Condition is the lever that moves the number here, and condition is the one variable a seller controls. That is unusually good news.

THE FINDING THAT CHANGES THE COMPARISON

724 Chase Avenue is inside a FEMA Special Flood Hazard Area

The entire parcel falls in Zone AE — the one percent annual chance floodplain. Any buyer using a mortgage will be required to carry flood insurance. Four of the six houses used as comparables are not in that zone at all, which means they were never carrying that cost.

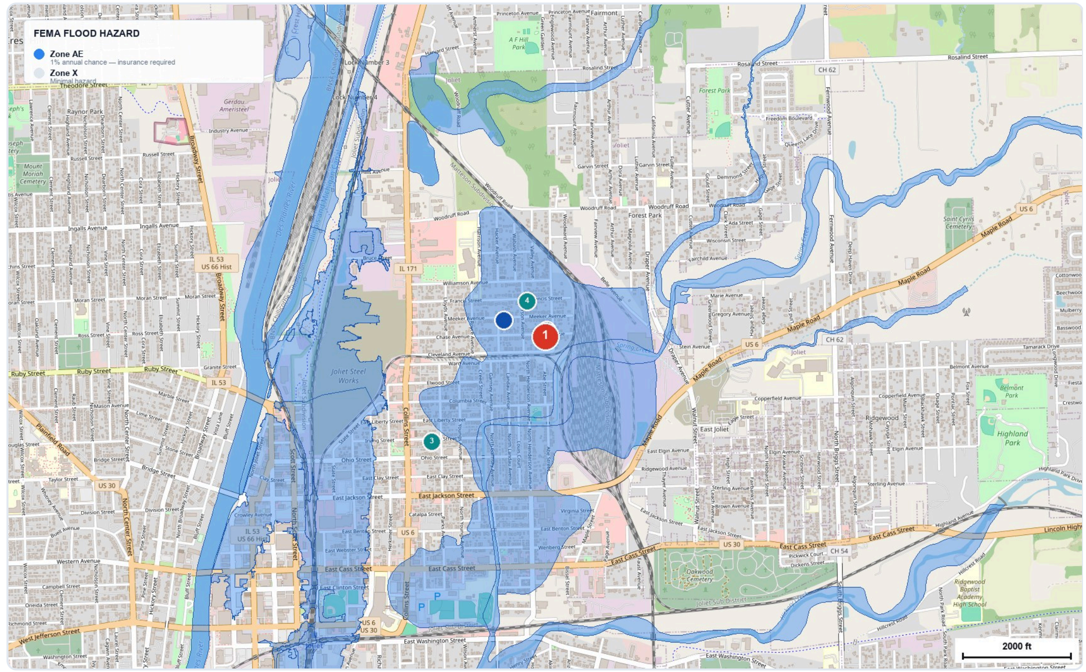
Only two closed sales share the subject's flood status

- **725 Chase Ave** — closed $188,500 at $225 per sq ft, 0.02 mi away
- **704 Francis St** — closed $172,500 at $172 per sq ft, 0.14 mi away

Outside the floodplain, and therefore adjusted

- 418 Irving St — $146,500
- 608 Fox St — $195,000
- 420 N Hebbard St — $200,000
- 824 Hague St — $205,000

Each of these carries an $8,000 deduction in the grid to account for the flood-insurance burden the subject carries and they do not.



FEMA National Flood Hazard Layer over the subject neighborhood. Blue is Zone AE. Verified by intersecting the parcel polygon directly — the whole lot is inside the zone.

Handled properly, this is a manageable disclosure

725 Chase Avenue sold for $188,500 inside the same zone, on the same block, six months ago. The market has already absorbed this. What it requires is an elevation certificate and a flood-insurance quote ready on day one, so a buyer never has to guess at the cost.

THE ADJUSTMENT GRID

Each sale, corrected line by line to this property.

A list of raw sale prices is not a valuation. This grid takes every closed sale and adjusts it for the ways it differs from 724 Chase Avenue. A positive figure means the comparable was inferior and its price is raised; a negative figure means it was superior and its price is lowered.

COMPARABLE	SOLD	SIZE	LAND	BEDS	STOREY	AGE	FLOOD	CONTENTS	CONDITION	OTHER	ADJUSTED	WEIGHT
2 725 Chase Ave	$188,500	+8,400	+106	—	—	−6,000	−5,000	—	**$184,506**	35%		
3 418 Irving St	$146,500	−11,100	+1,136	+1,000	−8,000	−6,000	+18,000	—	**$144,036**	5%		
4 704 Francis St	$172,500	−3,975	+1,328	—	—	−6,000	+5,000	—	**$173,853**	15%		
5 608 Fox St	$195,000	+15,000	+5,362	−1,000	−8,000	−6,000	−6,000	−5,000	**$194,362**	10%		
6 420 N Hebbard St	$200,000	+4,800	+2,236	−3,000	−8,000	−6,000	−2,000	—	**$189,036**	20%		
7 824 Hague St	$205,000	+1,800	+3,392	−5,000	−8,000	−6,000	−8,000	—	**$188,192**	15%		

Size

$75 per sq ft of difference in living area.

Land

$2 per sq ft of difference in measured lot area.

Flood

$8,000 against any comparable outside the floodplain.

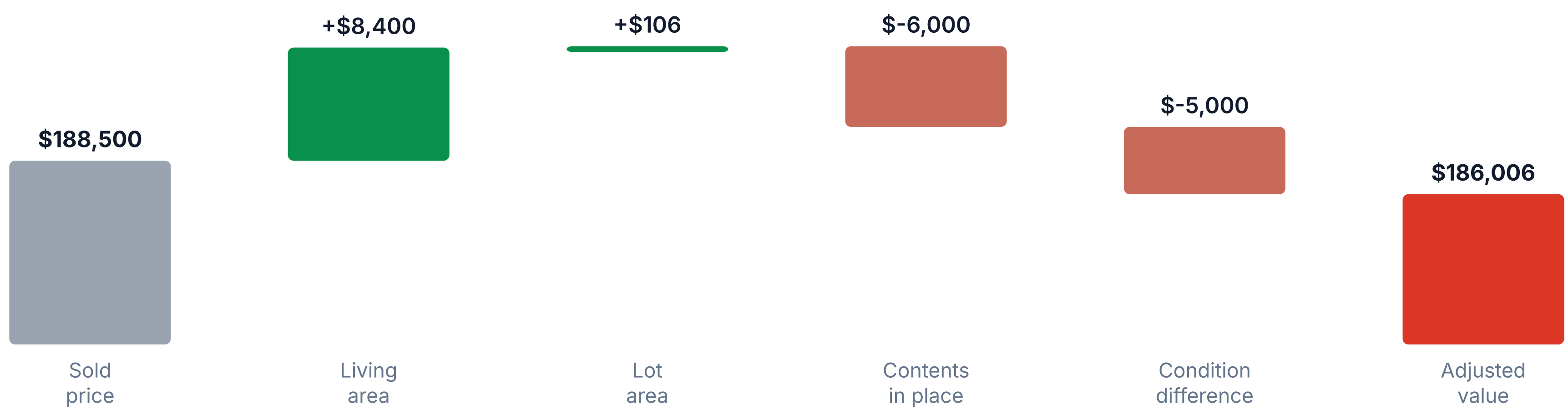
Contents

$6,000 for selling with belongings still in place.

Age is adjusted at $1,000 per decade of difference in year built. Condition and the "other" column are the only judgement-based lines; each is explained on the comparable's own page. Weights reflect how closely each sale matches the subject on street, floodplain, size and condition.

725 Chase Avenue, adjusted to 724 Chase Avenue

The closest comparable in the study, worked through step by step



Living area **+8,400**

724 Chase Avenue is 112 sq ft larger, at $75 a foot.

Lot **+106**

Effectively identical land — 7,283 sq ft against 7,230.

Contents **−6,000**

725 Chase Avenue was delivered empty. This is the line the family can erase.

Condition **−5,000**

Both have a newer roof and an updated kitchen. 725 Chase also has 2023 flooring throughout, which the subject does not.

$184,506 is what this one sale indicates for 724 Chase Avenue *as it stands right now*, with belongings still inside and no preparation. It is an input, not the asking price.

How it becomes $184,900

Weighting all six sales gives an as-is basis of $183,500. Clearing the property out adds $9,000 to $12,000, which supports $192,500 to $195,500. The recommendation sits below that range on purpose.

THE FIRST QUESTION ANYONE WILL ASK

We stay under the house across the street. On purpose.

725 Chase Avenue sold for $188,500 in April. The evidence says 724 Chase Avenue is worth more than that once it is emptied. The asking price still goes in underneath it, because that is how this street has actually paid out.

	724 CHASE	725 CHASE
Sold or asking	**$184,900**	$188,500
Living area	948 sq ft	836 sq ft
Bedrooms	4	3
Basement	Full, unfinished	Not recorded
Garage	Detached	Not recorded
Roof	Replaced 2020	Replaced 2020
Kitchen	Replaced	Flooring renovated 2023
Flooring	Original	Renovated 2023
Layout	Storey and a half	Single-storey ranch
Lot	**7,283 sq ft**	**7,230 sq ft**

The evidence supports more

Size, the extra bedroom, the basement and the garage add about $11,006. Flooring and the ranch layout give back about $9,000. Cleared out, this sale alone indicates $184,506, and the full grid supports $192,500 to $195,500.

We ask less than that anyway

A buyer standing on Chase Avenue sees an updated single-storey ranch that sold for $188,500, and a storey-and-a-half with original floors. Asking above that number invites an argument this house does not need to have.

The upside is taken in offers, not in the asking price

Priced under the obvious comparable, a house that shows well draws more than one buyer. That is where the difference gets collected.

RECOMMENDED LIST PRICE

$184,900

$3,600 under the updated ranch across the street

This exact play already worked on this comp set

420 N Hebbard Street listed at $180,000 and sold as-is, with no preparation, for $200,000. That is **$20,000 over the asking price**.

Across ZIP 60432, 25% of sales still close above list. Pricing under the comparable is what creates that outcome. Pricing over it produces a price reduction.

C[illegible] SUPPORTED VALUE

$192,500–$195,500

What the evidence carries. We ask under it deliberately.

THE COMPARABLE ACROSS THE STREET

$188,500

Closed April 2026, same block, same floodplain.

STI[illegible]ONFIRM

Roof year

The State Farm claim record would date the roof and kitchen and let a buyer rely on it.

An earlier draft recorded the roof and flooring as original throughout and deducted $20,000 against this sale for condition. The roof and kitchen were in fact replaced under an insurance claim, so that deduction is now $5,000 and covers flooring alone. The supported value rose. The asking price was held under $188,500 regardless.

RECONCILIATION

Six answers, weighted into one.

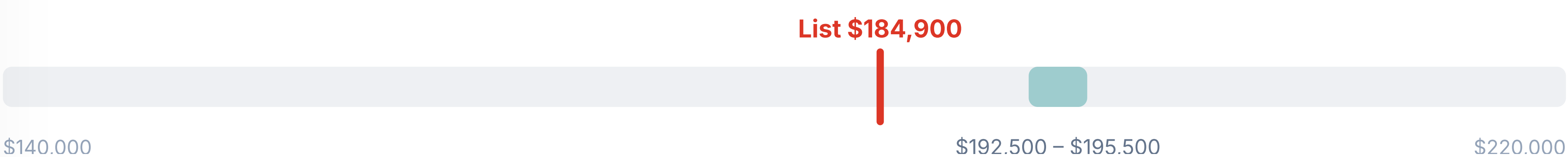
The adjusted values run from $144,036 to $194,362. Weighting each sale by how closely it matches 724 Chase Avenue produces an as-is basis of $183,500 — the value of this house sold exactly as it stands today.

Adjusted value indicated by each comparable

After every line adjustment, most to least

Where the recommendation sits

Supported range after clean-out, against the recommended list price



Treating all six sales equally, including the renovation project.

WEIGHTED AS-IS BASIS

$183,500

The figure used throughout the rest of this analysis.

The contents deduction removed, plus the benefit of photographing an empty house.

COMPARABLE DETAIL 1

The three sales that matter most.

Closest on street, closest on size, and the one that proves an as-is sale can beat its asking price.


2 725 Chase Ave — $188,500

Closed	2026-04-03
Size / lot	836 sq ft on 7,230
Per sq ft	$225
Built / beds	1900 · 3bd 1ba
Flood / distance	AE · 0.02 mi
Adjusted to subject	$184,506

Directly across the street. Single-storey brick ranch, fully fenced yard. Kitchen flooring renovated 2023, roof 2020.


7 824 Hague St — $205,000

Closed	2026-05-20
Size / lot	924 sq ft on 5,587
Per sq ft	$222
Built / beds	1950 · 2bd 1ba
Flood / distance	X · 0.75 mi
Adjusted to subject	$188,192

Closest living-area match in the set (924 sq ft vs 948). Solar panels. 2024 taxes $3,591.80 on a $50,883 assessment. Sold on a lot 23% smaller than the subject's.


6 420 N Hebbard St — $200,000

Closed	2026-06-02
Size / lot	884 sq ft on 6,165
Per sq ft	$226
Built / beds	1929 · 2bd 1ba
Flood / distance	X · 0.90 mi
Adjusted to subject	$189,036

THE AS-IS BENCHMARK. Explicitly marketed and sold as-is with newer mechanicals and a full unfinished basement — and still closed $20,000 OVER its $180,000 list price.

Street photographs are the marketing images published with each listing when it sold, except 418 Irving Street, which is Google Street View. Aerial imagery: Esri World Imagery. Parcel outlines from the Will County GIS layer.

COMPARABLE DETAIL 2

The three that set the outer edges.

The highest price per square foot, the second floodplain sale, and the renovation project that marks the floor.


5 608 Fox St — $195,000

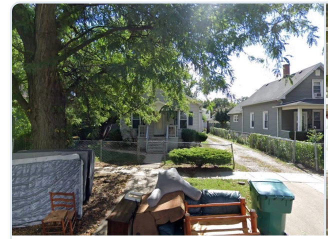
Closed	2026-06-29
Size / lot	748 sq ft on 4,602
Per sq ft	$261
Built / beds	1910 · 2bd 1ba
Flood / distance	X · 1.50 mi
Adjusted to subject	$194,362

Highest price per sq ft in the set on the smallest lot in the set. Central air, crawl space, gravel parking. 2024 taxes $2,786. Sits 1.5 miles away in a different submarket.

4 704 Francis St — $172,500

Closed	2026-05-21
Size / lot	1,001 sq ft on 6,619
Per sq ft	$172
Built / beds	1900 · 2bd 1ba
Flood / distance	AE · 0.14 mi
Adjusted to subject	$173,853

Second of only two closed sales inside the same Zone AE floodplain as the subject. Closed 1.4% under list.




3 418 Irving St — $146,500

Closed	2026-07-09
Size / lot	1,096 sq ft on 6,715
Per sq ft	$134
Built / beds	1890 · 3bd 1ba
Flood / distance	X · 0.54 mi
Adjusted to subject	$144,036

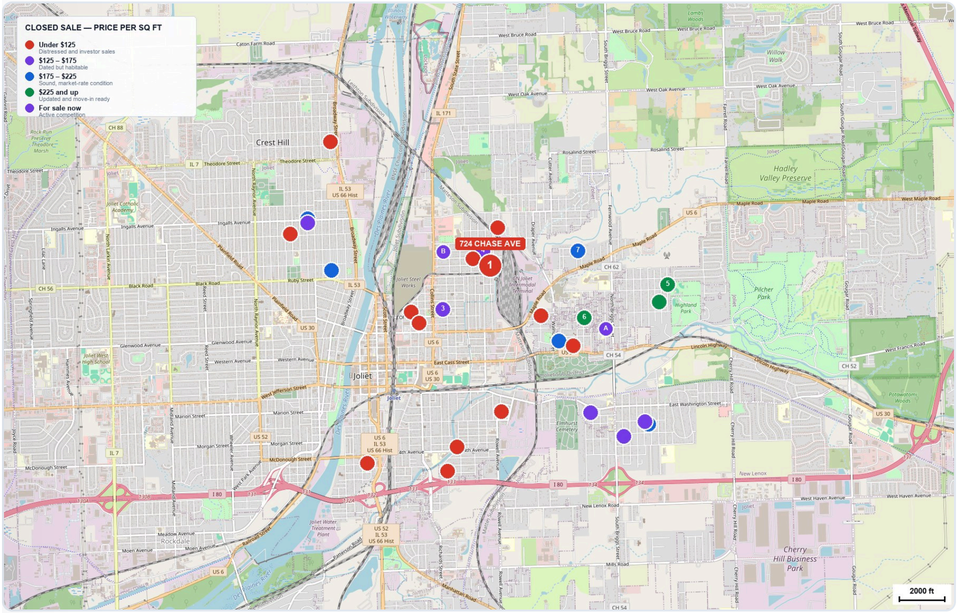
Marketed to investors and DIY buyers as needing updates, improvements and TLC. Full basement plus garage. Closed 13.8% below the $170,000 list.

Street photographs are the marketing images published with each listing when it sold, except 418 Irving Street, which is Google Street View. Aerial imagery: Esri World Imagery. Parcel outlines from the Will County GIS layer.

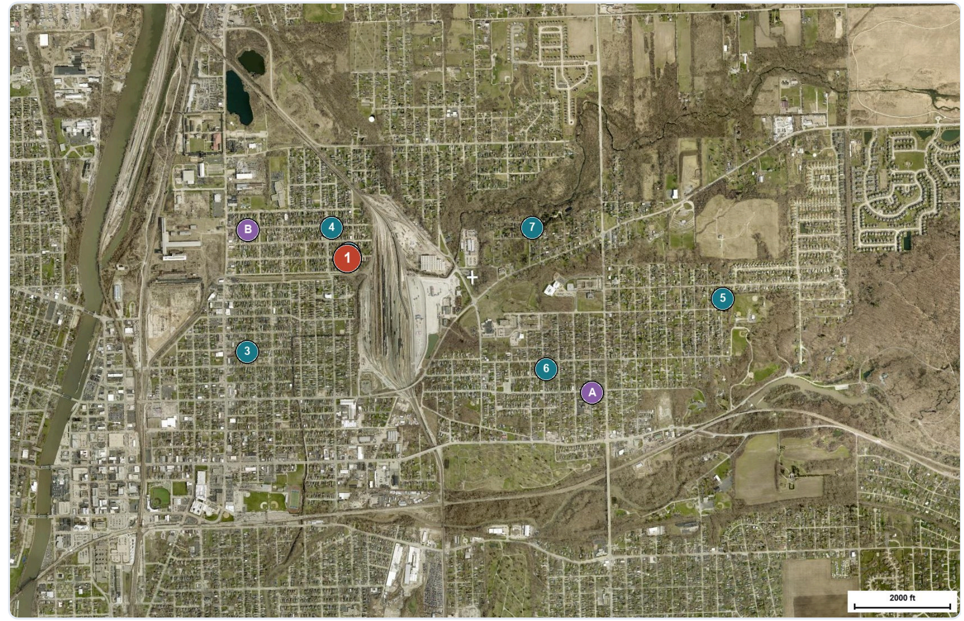
WHERE THEY ARE

Distance matters more than most reports admit.

The highest price per square foot in the study, 608 Fox Street at $261, sits 1.5 miles away in a different part of Joliet. The most useful sale sits 0.02 miles away — directly across the street.



All nine properties. Red is the subject, teal are closed sales, purple are active listings.



The same set over aerial imagery. Imagery: Esri.

PROPERTY	DISTANCE	PRICE	$/SQ FT	FLOOD	WHY IT MATTERS
2 725 Chase Ave	0.02 mi	$188,500	$225	ZONE AE	Directly across the street. Single-storey brick ranch, fully fenced yard. Kitchen flooring renovated 2023, roof 2020.
4 704 Francis St	0.14 mi	$172,500	$172	ZONE AE	Second of only two closed sales inside the same Zone AE floodplain as the subject. Closed 1.4% under list.
3 418 Irving St	0.54 mi	$146,500	$134	ZONE X	Marketed to investors and DIY buyers as needing updates, improvements and TLC. Full basement plus garage. Closed 13.8% b
7 824 Hague St	0.75 mi	$205,000	$222	ZONE X	Closest living-area match in the set (924 sq ft vs 948). Solar panels. 2024 taxes $3,591.80 on a $50,883 assessment. Sol
6 420 N Hebbard St	0.90 mi	$200,000	$226	ZONE X	THE AS-IS BENCHMARK. Explicitly marketed and sold as-is with newer mechanicals and a full unfinished basement — and stil
5 608 Fox St	1.50 mi	$195,000	$261	ZONE X	Highest price per sq ft in the set on the smallest lot in the set. Central air, crawl space, gravel parking. 2024 taxes

THE COMPETITION

What a buyer can walk into instead.

Two properties are competing for the same buyer right now, both asking about $205,000. Neither is a better piece of land than 724 Chase Avenue, and one of them is on a lot a quarter the size.

A 330 Harwood St $205,00

Status	**For sale now**
Size	**1,000 sq ft**
Lot — measured	**1,950 sq ft**
Beds / baths	**3bd 1ba**
Flood	**X**
Distance	**1.11 mi**

Closest active match on size and configuration — but on a 1,950 sq ft lot, barely a quarter of the subject's land. Sits beside A.O. Marshall Elementary at 319 Harwood.

B 422 Francis St $204,90

Status	**For sale now**
Size	**not published**
Lot — measured	**9,379 sq ft**
Beds / baths	**4bd 2ba**
Flood	**X**
Distance	**0.41 mi**

More bedrooms and baths on a larger irregular lot. Secondary reference only — a different buyer profile.

What the competition tells us about price

Sellers in this ZIP are asking around $205,000 for houses of roughly 1,000 sq ft. With the recommended list at $184,900, 724 Chase Avenue undercuts both while offering 3.7 times the land of the closest match.

Inventory is thin

Only 17 single-family properties were in inventory across the whole ZIP in the most recent measured period, against 20 sales. Thin supply is the reason a well-presented house does not sit.

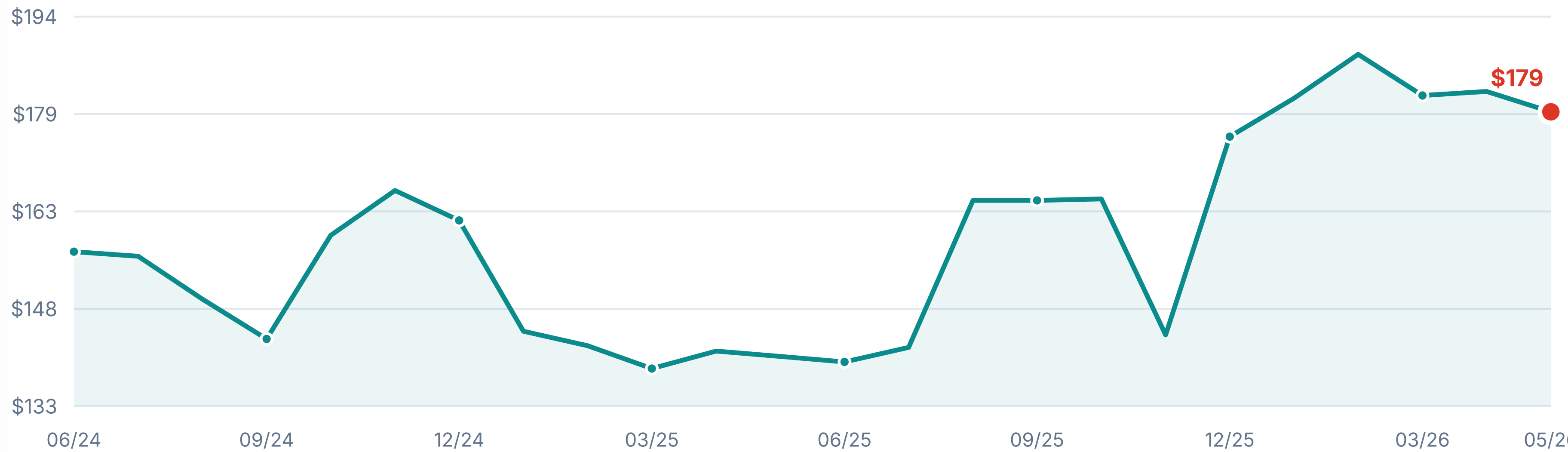
THE MARKET, TWELVE MONTHS AND BEYOND

Price per square foot in this ZIP is up 27.5% in a year.

This is the strongest argument in the analysis for not underpricing. The value buyers place on each square foot in 60432 has climbed from roughly $140 in spring 2025 to $179 in the most recent measured period.

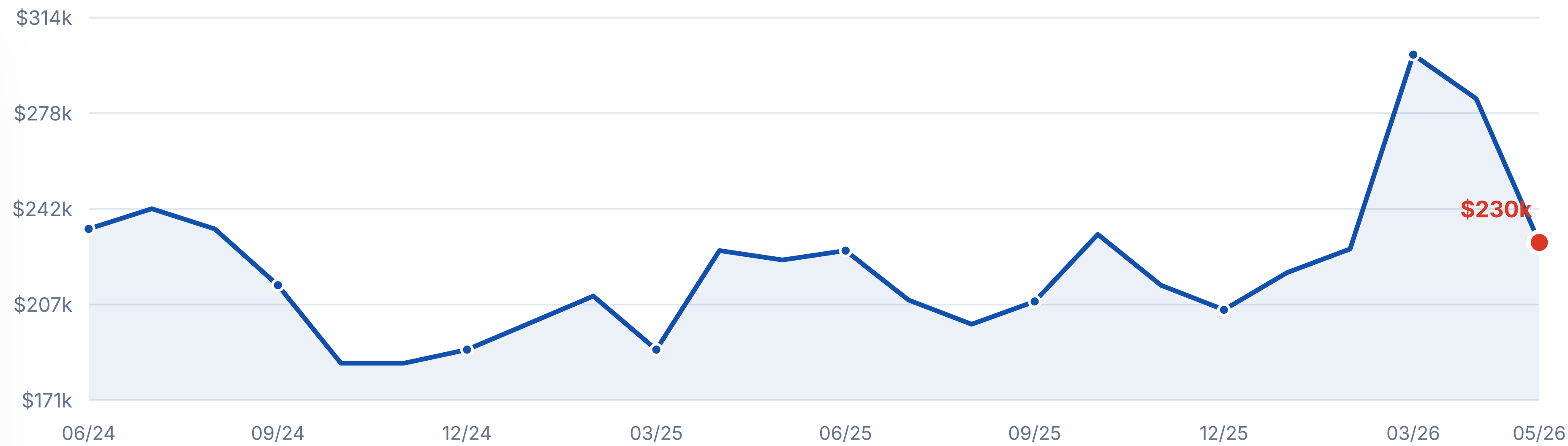
Median price per square foot — ZIP 60432 single-family

90-day rolling windows. Source: Redfin Data Center



Median sale price — ZIP 60432 single-family

90-day rolling windows. Source: Redfin Data Center



Median sale price is a noisier series than price per square foot in a ZIP this small — a handful of larger houses closing in one window moves it sharply, which is what produced the spring 2026 spike. Price per square foot is the more reliable read.

THREE MONTHS, SIX MONTHS, TWELVE MONTHS

The market moved while this house sat.

Price per square foot in this ZIP is 6% higher over the last three months than the twelve-month average. Each window below is a separate 90-day period, so the three, six and twelve month figures do not double count the same sales.

Median price per square foot by window

ZIP 60432 single-family, non-overlapping 90-day windows

Median days on market by window

Lower is a faster market

WINDOW	MEDIAN SALE PRICE	MEDIAN $/SQ FT	SALES	DAYS ON MARKET	SALE TO LIST	INVENTORY
Last 3 months	$229,950	$179	20	62 days	99.8%	17
Last 6 months	$228,725	$184	42	66 days	99.2%	16
Last 12 months	$217,738	$169	92	62 days	99.1%	19

MOST RECENT QUARTER

$179/sq ft

The number that matters most for a listing going out now.

TWELVE-MONTH AVERAGE

$169/sq ft

The longer baseline an appraiser is likely to reach for.

SUBJECT AT $184,900

$195/sq ft

Where the recommendation sits against both.

Source: Redfin Data Center ZIP market tracker. Windows end 31 May 2026, 28 February 2026, 30 November 2025 and 31 August 2025.

Sellers here are getting essentially all of their asking price.

MEDIAN DAYS ON MARKET

62

Plan the sale around two months, not two weeks.

SALE TO LIST RATIO

99.8%

Correctly priced property is closing at asking.

CLOSED ABOVE ASKING

25%

One sale in four still clears list price.

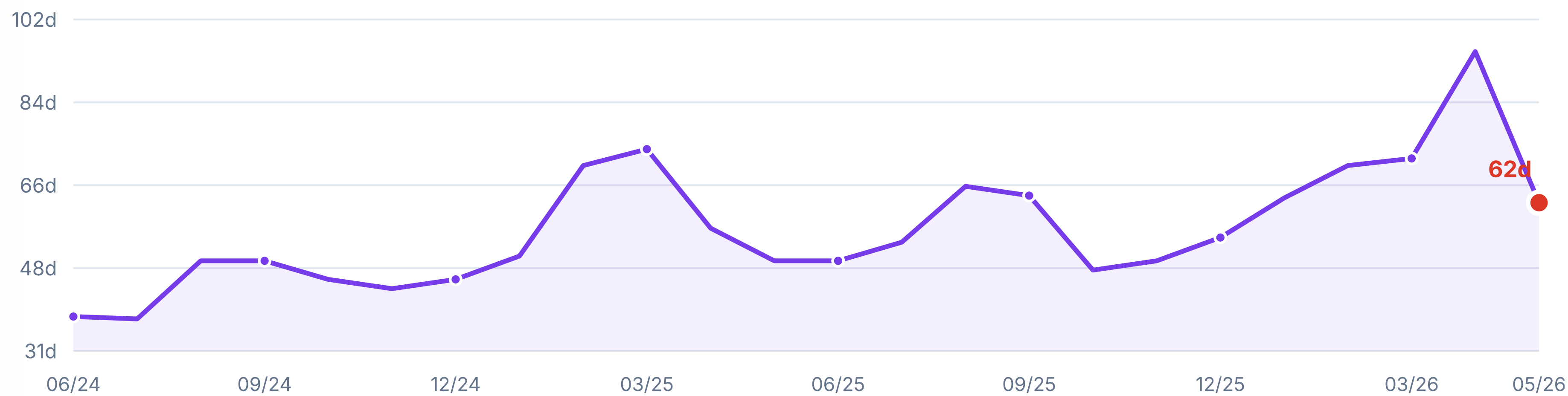
SALES IN THE PERIOD

20

Against 17 properties in inventory.

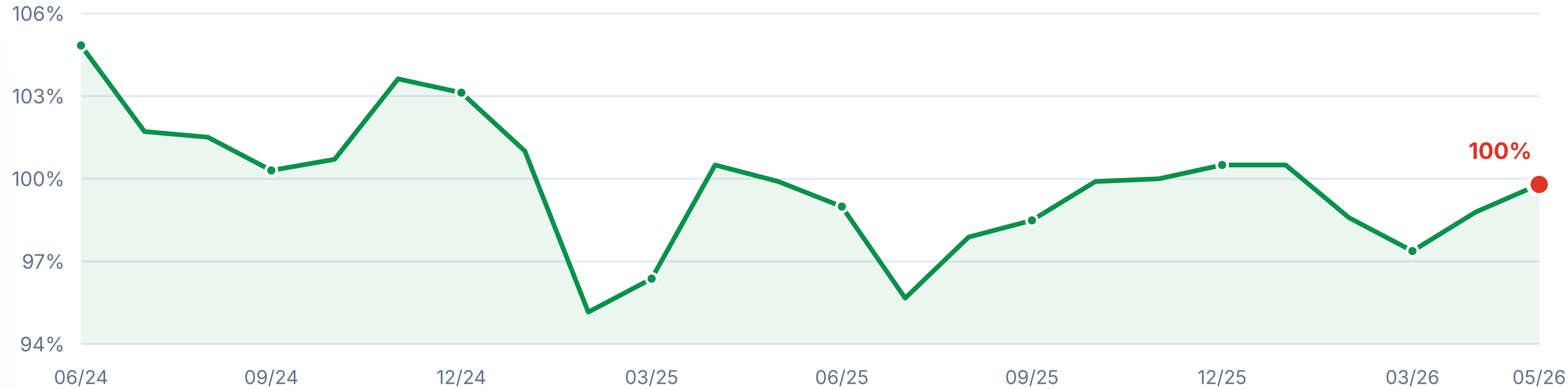
Median days on market

ZIP 60432 single-family, 90-day rolling



Average sale price as a percentage of list price

Above 100% means sellers are closing over asking



What this means for the asking price

A sale-to-list ratio of 99.8% says this market does not reward padding the number and does not punish a fair one. 420 N Hebbard Street proves the upside: it listed at $180,000 as-is and closed at $200,000 — $20,000 over asking.

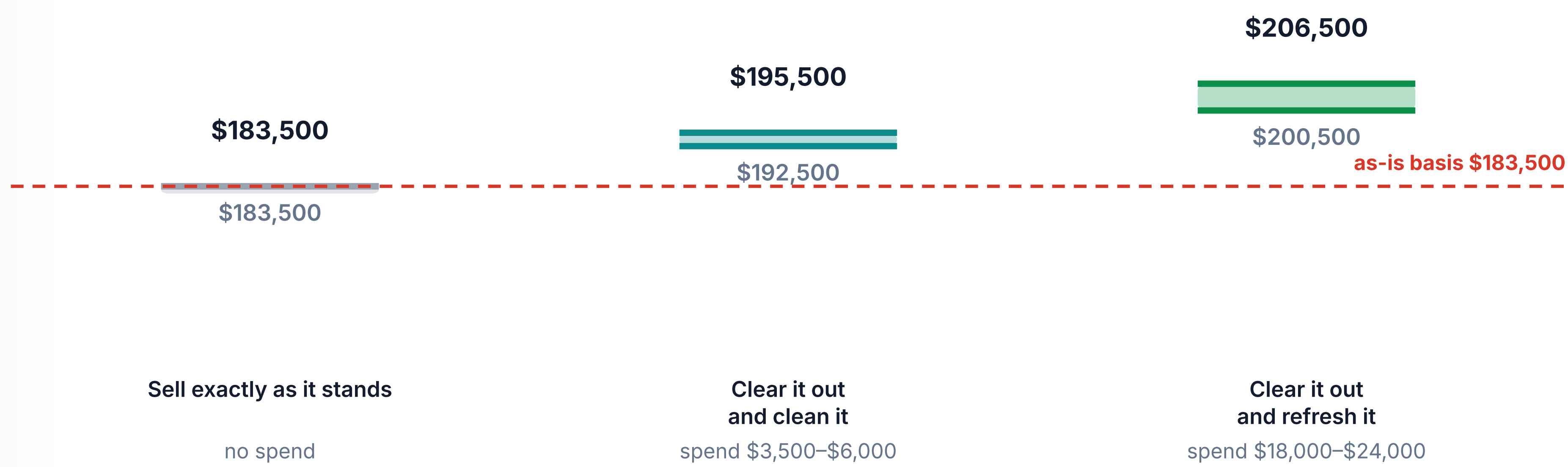
THE DECISION

Three paths. The middle one is the best trade.

Doing nothing costs nothing and leaves roughly $3,000 to $8,500 on the table. Full renovation returns more gross value but ties up $18,000 to $24,000 of the family's money first, and the margin is thinner than it looks.

What the same house is worth on three different paths

Value range on each path, against the as-is basis



Sell exactly as it stands

Contents in place, no preparation

Supported value	**$183,500 – $183,500**
Cost to get there	**No spend**
Net gain after cost	**—**
Expected time to sell	**45–75 days**

The work

- List immediately
- Photograph the property occupied
- Buyer takes the clean-out

Buyer: Investors and cash flippers
Risk: Smallest buyer pool. Photos show belongings, which suppresses showing requests and invites low offers.

RECOMMENDED

Clear it out and clean it

Full clean-out, deep clean, professional photography

Supported value	**$192,500 – $195,500**
Cost to get there	**$3,500 – $6,000**
Net gain after cost	**$3,000 – $8,500**
Expected time to sell	**30–60 days**

The work

- Complete clean-out and haul-away
- Professional deep clean
- Yard cut and edge
- Professional photography and floor plan

Buyer: Owner-occupants using conventional financing, plus investors
Risk: Low. No construction, no permits, no surprises.

Clear it out and refresh it

Clean-out plus targeted cosmetic work

Supported value	**$200,500 – $206,500**
Cost to get there	**$18,000 – $24,000**
Net gain after cost	**$-7,000 – $5,000**
Expected time to sell	**21–45 days**

The work

- Everything in the clean-out path
- Interior paint throughout
- Flooring in the main living areas — the one major item still original
- Light fixtures, outlets and switch plates
- Bath refresh — surfaces and hardware

Buyer: Owner-occupants, the widest and highest-paying pool, plus FHA buyers
Risk: Moderate. Requires 4–6 weeks and up-front money before listing.

WHY NOT RENOVATE

The full refresh earns less per dollar than the clean-out.

It is tempting to assume more work means more money. On this house, run the arithmetic to the end and the clean-out is the better trade — it returns more, faster, with none of the risk.

	AS IT STANDS	CLEARED OUT	CLEARED AND REFRESHED
Supported value, low	$183,500	$192,500	$200,500
Supported value, high	$183,500	$195,500	$206,500
Money spent first	—	$3,500 – $6,000	$18,000 – $24,000
Weeks before it can be listed	0	1 – 2	4 – 6
Net gain over as-is, worst case	—	**$3,000**	**$-7,000**
Net gain over as-is, best case	—	**$8,500**	**$5,000**
Return per dollar spent	—	**1.5× – 3.4×**	**0.7× – 1.3×**

The clean-out wins on return

Roughly 1.5 to 3.4 dollars back for every dollar spent, against 0.7 to 1.3 for the full refresh.

It wins on risk

No contractors, no permits, no overruns, and nothing that can be discovered behind a wall once the work has started.

It wins on speed

One to two weeks to market instead of four to six. In a market averaging 62 days to sell, that difference compounds.

If the family would rather not fund even the clean-out, the as-is path is legitimate and this analysis prices it honestly at $183,500. The recommendation is not that the work must happen — only that the family should decide it with the numbers in front of them.

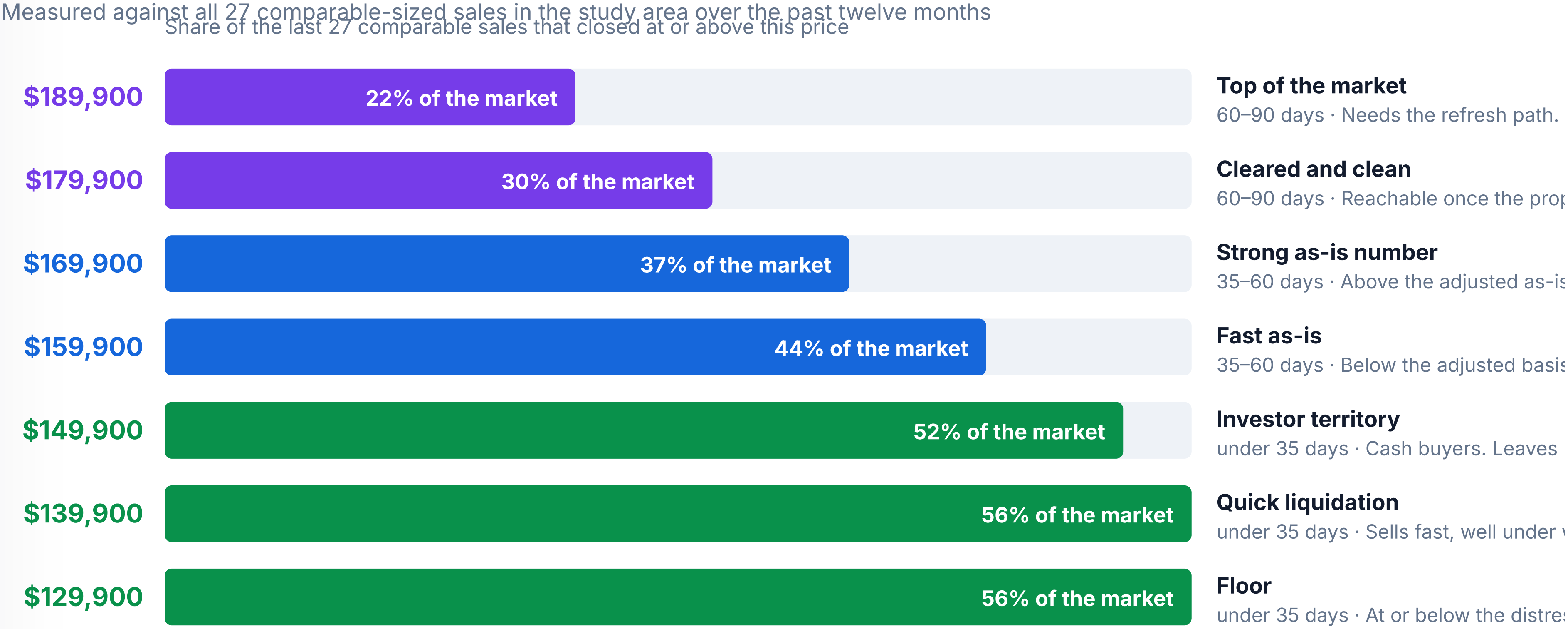
THE GRADUATED SCALE

Every price buys a different speed.

Asking price and time to sell are the same decision. The bar on each rung is the share of the last 27 comparable sales that closed at or above that number, which is the honest measure of how much of the market can even reach it.

What each asking price actually means

Measured against all 27 comparable-sized sales in the study area over the past twelve months



AT $189,900
22%
Of recent sales reached this price. It requires the property to show well.

AT $169,900
37%
A far larger pool. This is a realistic cleared-out number.

AT $149,900
52%
Sells quickly, and gives away roughly $33,600 against the adjusted basis.

ADJUSTED AS-IS BASIS
$183,500
26% of recent sales closed at or above this figure.

Reading this honestly

$189,900 is the top of what the evidence will carry, and only on the refresh path. A cleared-out house listed between $169,900 and $179,900 sits where the largest share of real buyers actually transact, and it stays above the adjusted as-is basis of $183,500.

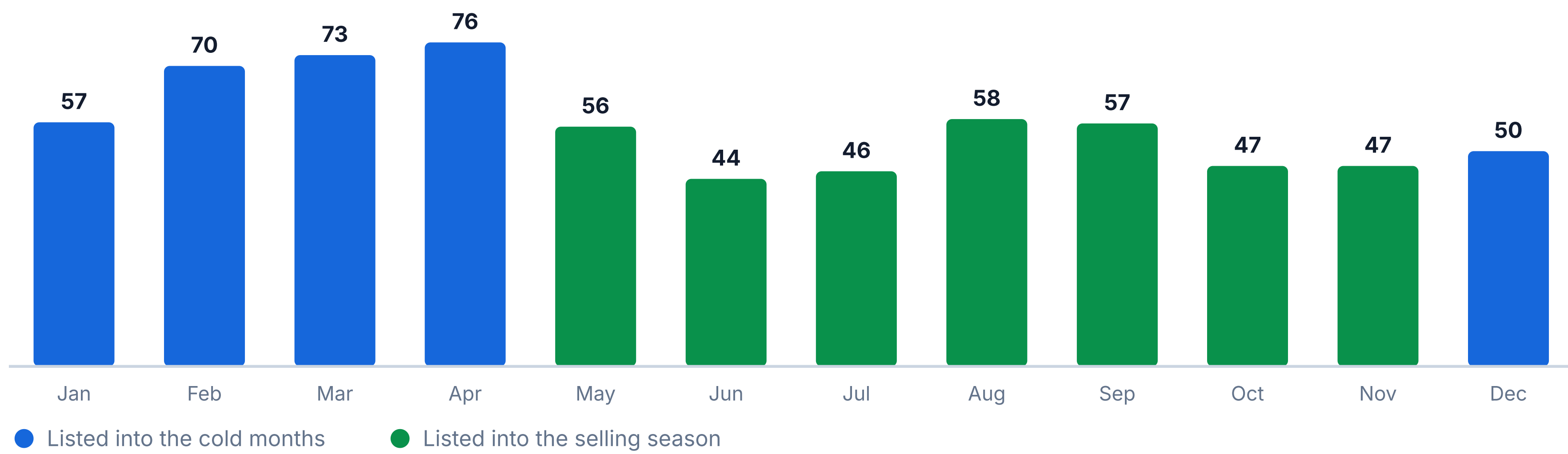
TIMING

It is September. The window is closing.

Joliet has a real selling season, and the data shows it plainly. Property that goes to market in the cold months takes about 15 days longer to sell and closes slightly further under asking. A clean-out started now lists in early October and catches the tail of the good season.

Median days on market by the month a sale window closes

ZIP 60432 single-family, two years of Redfin data. Blue windows cover property listed into the cold months



SELLING SEASON
51 days
Median time on market, May through November windows.

COLD MONTHS
65 days
December through April windows.

THE WINTER PENALTY
+15 days
Plus about a point of price on the sale-to-list ratio.

DAYS TO LIST IF STARTED NOW
14–21
Clean-out, clean, photograph, live.

The property is empty, photographed in daylight with leaves still on the trees, and in front of buyers before the holidays.

List in December or January

Photographs show a bare yard and grey light. Showings drop. The house sits, and a stale listing invites lower offers.

A legitimate choice. It costs six months of carrying the property, but the house shows at its best and the buyer pool is at its widest.

WHAT THE FAMILY ACTUALLY KEEPS

There is no mortgage. Every dollar is equity.

724 Chase Avenue is owned free and clear. There is no payoff to clear at closing, which means the sale price minus selling costs is what the family keeps. It also means there is no carrying cost forcing a fast decision, and no lender to satisfy on condition.

SCENARIO	SALE PRICE	SELLING COSTS (5%)	CLOSING COSTS (2%)	NET TO THE FAMILY
Sell as it stands	$183,500	$9,175	$3,670	$170,655
Cleared out, low end	$192,500	$9,625	$3,850	$179,025
Cleared out, high end	$195,500	$9,775	$3,910	$181,815

EXISTING MORTGAGE

None

Owned free and clear. No payoff at closing.

WHAT THAT BUYS

Time

No carrying cost forces a rushed sale. The family can hold for the right offer.

OFFER TYPES OPEN

All

Cash, conventional or FHA. With no lender on the sell side, any buyer financing works.

Selling and closing cost percentages are planning figures for Will County, Illinois and are shown to compare scenarios. Actual figures depend on the contract, the title company and any negotiated concessions. This is not tax advice.

RECOMMENDATION

List at $184,900 once the property is empty.

RECOMMENDED LIST PRICE

$184,900

$195 per square foot · supported range $192,500 – $195,500

- **Why not higher.** 725 Chase Avenue, the updated ranch across the street, sold for $188,500. The evidence supports more than that here, but asking above a visible comparable starts an argument and ends in a price reduction. The upside gets collected in offers instead.
- **Why not lower.** At $183,500 the family is funding the buyer's clean-out and handing over the difference. Every similar-sized sale this year closed above $172 per square foot.
- **Why this number holds up.** $195 per foot sits under the $172–$226 band for comparable-sized houses, which gives an appraiser room to support the contract.

IF THE RESPONSE IS	WHAT IT MEANS	THE MOVE	TIMING
Offers in week one or two	Priced correctly into thin inventory.	Hold the number. Ask for highest and best if more than one offer lands.	Days 1–14
Steady showings, no offers	The price is close but a specific objection is repeating.	Collect the showing feedback and address the objection directly rather than cutting the price.	Days 15–30
Showings slow down	The market has seen it and passed at this number.	One decisive reduction to $179,900. Never a series of small cuts.	Day 31–45
Still no traction	The buyer pool at this price point has been exhausted.	Reposition to $183,500 and market to investors, where the as-is value is real.	Day 60+

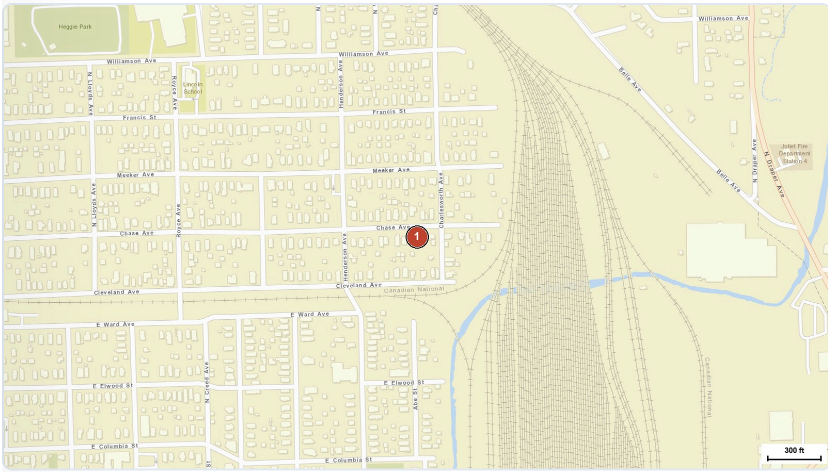
Before the property goes live

Order the elevation certificate and obtain a written flood-insurance quote. Publishing the actual annual premium alongside the listing removes the single largest unknown a buyer has about this address, and it prevents the floodplain from becoming a negotiating lever later.

THE NEIGHBORHOOD

Who lives here, and what a buyer is buying into.

ZIP POPULATION	MEDIAN INCOME	MEDIAN PROPERTY VALUE	OWNER OCCUPIED
19,989	$64,917	$193,700	58.8%
ZIP 60432	Household, ZIP 60432	ZIP 60432, all housing	Against 41.2% renting



724 Chase Avenue in its street context. Map: Esri World Street Map.

Schools serving this address

SCHOOL	GRADES	LOCATION	DETAIL
A.O. Marshall Elementary	K–5	319 Harwood St, Joliet	Joliet PSD 86 · ~235 students · Gifted & Talented program
Gompers Junior High	6–8	1501 Copperfield Ave, Joliet	Joliet PSD 86 · ~830 students
Joliet Central High School	9–12	201 E Jefferson St, Joliet	Joliet Township HSD 204 · 3,383 students · opened 1901 · on the National Register since 1982

A note on the value of that median

The ZIP median property value of $193,700 covers all housing here, including condominiums and multi-family. A detached single-family house on 7,283 sq ft of land is not the median property in this ZIP — it is above it.

Demographics: U.S. Census American Community Survey 2011–2024 five-year estimates. School assignment: Joliet Public Schools District 86 and Joliet Township High School District 204.

HISTORY AND ENVIRONMENT

A 125-year-old house in a city built on stone and steel.

What was happening when this house was built

724 Chase Avenue was built in 1901. That same year, the Joliet Steel Works was folded into the newly formed United States Steel Corporation, and the plant employed more than two thousand people. Joliet Central High School — the school this address still feeds into — opened its doors the same year.

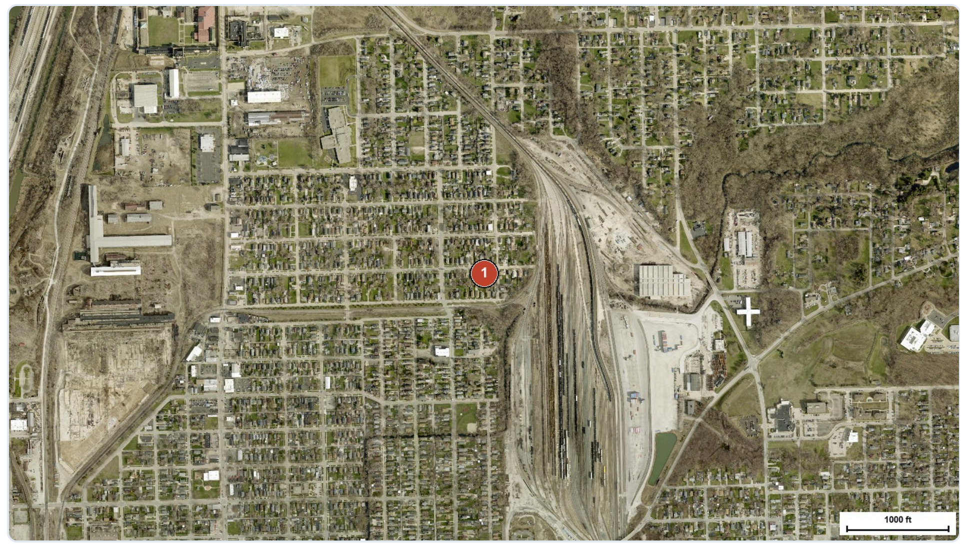
Quarrying came first. Dolomite limestone along the Des Plaines River made Joliet the "City of Stone" before it was a steel town, and by the 1890s roughly twenty-five quarries were working between Joliet and Lemont. Joliet limestone went into the Chicago Water Tower and the Old State Capitol.

Where this house sits relative to the historic district

The Joliet East Side Historic District, listed on the National Register since 1980, lies southeast of downtown and is bounded roughly by Washington Street, Union Street, Hickory Creek, Fourth Avenue and Eastern Avenue. Chase Avenue is outside those boundaries. That matters practically: there are no historic district review requirements attached to renovating or altering this property.

Environmental due diligence

ITEM	FINDING	WHAT IT MEANS HERE
Flood zone	ZONE AE	Whole parcel inside the one percent annual chance floodplain. Flood insurance required with a mortgage. Obtain an elevation certificate before listing.
Radon	EPA Zone 2	Will County is predicted at 2–4 pCi/L. Homeowner-submitted tests across the county have averaged higher, so test rather than assume. Kits are available through the county health department.
Structure age	1901	Expect buyer questions on wiring, plumbing and the service panel. Having answers ready shortens negotiation.
Historic overlay	None	Outside the East Side district. No preservation review on changes.



The wider neighborhood. Imagery: Esri World Imagery.

HOW THIS MARKET TRANSACTS

No single firm controls this market.

Across the 6 verified closed sales in the core set, every one was listed through a different office, and the highest price per square foot in the study came from a buyer brought by an outside office. Exposure to every cooperating office matters more here than any one brand.

CORE SALES STUDIED	WIDER MARKET SALES	CLOSED AT OR ABOVE ASKING	MEDIAN DAYS ON MARKET
6	21	2 of 6	62
Each listed through a different office.	Similar-sized houses within two miles, past twelve months.	Correct pricing gets paid in this market.	ZIP 60432, most recent measured period.

PROPERTY	LISTED	CLOSED	DIFFERENCE	$/SQ FT	WHAT IT SHOWS
2 725 Chase Ave	$188,500	$188,500	at asking	$225	Directly across the street. Single-storey brick ranch, fully fenced yard. Kitchen flooring renov
3 418 Irving St	$170,000	$146,500	$-23,500	$134	Marketed to investors and DIY buyers as needing updates, improvements and TLC. Full basement plu
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7 824 Hague St	$205,500	$205,000	$-500	$222	Closest living-area match in the set (924 sq ft vs 948). Solar panels. 2024 taxes $3,591.80 on a

Priced right, this market pays over asking

420 N Hebbard Street listed at $180,000 as-is and closed at $200,000 — $20,000 above the asking price.

Priced wrong, the discount is severe

418 Irving Street listed at $170,000 and closed at $146,500 — 13.8% below asking, after being marketed as a renovation project.

HOW THE PROPERTY GETS SOLD

A plan built around this house's actual problem.

The obstacle here is not price and it is not location. It is that a buyer cannot picture living in the property as it currently presents. Everything below is aimed at that single problem.

Preparation

- **Full clean-out.** Every room emptied, everything hauled. Anything the family wants kept goes out first.
- **Deep clean.** Floors, windows, fixtures, bathrooms and kitchen taken back to bare and clean.
- **The lot gets cut and cleared.** The 7,283 sq ft is the strongest asset here and it has to read that way from the street and from the air.
- **Flood paperwork in hand.** Elevation certificate ordered and an insurance quote in writing before day one.

Presentation

- **Professional photography** of an empty, clean house — never occupied rooms.
- **Aerial photography** showing the depth of the lot, which no ground-level photo conveys.
- **Measured floor plan** so buyers understand how 948 sq ft is laid out.
- **Written condition summary** stating plainly what is original and what is not.

Reaching the buyer

- **Full MLS syndication** through MRED to every portal and every cooperating office.
- **Direct outreach** to the agents named in this report who have closed comparable property this year.
- **Both buyer pools worked at once** — owner-occupants for price, investors for certainty and speed.
- **Open house in the first weekend**, while the listing has its highest visibility.

Through to closing

- **Every showing debriefed** and reported back with the actual objection, not a summary.
- **Offers compared on net proceeds**, not headline price — financing type and contingencies decide what actually closes.
- **Appraisal support pack** handed to the appraiser: this comp set, the adjustment grid and the parcel data.
- **Flood and age questions answered** with documents rather than reassurance.

TIMELINE

From decision to closing in about twelve weeks.

WEEK 0

Decision and clean-out begins

The family confirms the path. Clean-out scheduled, elevation certificate ordered, insurance quote requested.

WEEK 1–2

Property emptied and cleaned

Full haul-away, deep clean, yard cut. Nothing cosmetic, nothing structural.

WEEK 2

Photography and listing preparation

Interior, exterior and aerial photography. Floor plan measured. Condition summary written. Listing built.

WEEK 3

Live at $184,900

Full MLS syndication, direct agent outreach, open house on the first weekend.

WEEK 3–6

Showings and feedback

Market averages 62 days. Every showing debriefed and reported.

WEEK 6–7

Offer, or one decisive adjustment

If traction has stalled, a single reduction to $179,900 — not a series of small cuts.

WEEK 7–12

Contract through closing

Appraisal support pack delivered. Inspection responses handled against the condition summary already published.

The only thing needed to start

A decision on which path to take, and access to begin the clean-out. Everything else on this page is handled.

LIST AT
$184,900

EXPECT
$192,500+

PREPARE
2 wks

SELL IN
~62 days

SOURCES AND LIMITATIONS

Where every figure came from.

SOURCE	USED FOR	REFERENCE
Will County Supervisor of Assessments	PIN and address search — parcel number, ownership, situs address	willcountysoa.com
Will County GIS — Parcels_LY and Address Points	Measured lot geometry, area, dimensions and coordinates for all nine properties	gis.willcountyillinois.com
FEMA National Flood Hazard Layer	Flood zone determination by parcel polygon and point intersect	hazards.fema.gov
Redfin Data Center — ZIP market tracker	24 months of single-family median price, price per sq ft, days on market, sale-to-list and inventory for ZIP 60432	redfin.com/news/data-center
Redfin closed-sale records and property pages	Independent confirmation of closed price and closed date	redfin.com
MRED / MLS-distributed listing data	Beds, baths, living area, list price and marketing remarks for each comparable	MRED LLC
U.S. Census ACS 5-Year Estimates	ZIP 60432 population, income, tenure and rent	census.gov
Esri World Imagery, Light Gray Canvas, World Street Map	All aerial and map graphics in this deck	arcgis.com
Joliet Public Schools District 86 / Joliet Township HSD 204	School assignment and enrollment	joliet86.org

Limitations of this analysis

- No interior inspection of 724 Chase Avenue has been made. The condition adjustment is the estimate most likely to move.
- Public record does not publish a bedroom or bathroom count for the subject. No bed or bath adjustment was applied in either direction.
- Two of the six closed sales did not publish a listing agent in the records reviewed.
- Closed sale data may omit concessions, private remarks or permit history not visible in public record.
- Redfin market tracker data runs through the period ending 31 May 2026, the most recent published window.

What this document is

An independent market analysis prepared to support a listing decision. It is not an appraisal and does not substitute for one. Where a lender requires a valuation, a licensed appraiser will perform it — and the comp set, adjustment grid and parcel data in this report are formatted to be handed to that appraiser directly.

All comparable sale facts should be confirmed in MRED before the property is presented to buyers. Every parcel, flood and market figure in this report was taken from the primary source named above on September 17, 2026.

Questions on anything in this analysis

hello@724chase.com — every figure here can be traced back to the record it came from.

Questions on this analysis: hello@724chase.com

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Independent market analysis. Not an appraisal. Comparable sale facts should be confirmed in MRED before presentation.