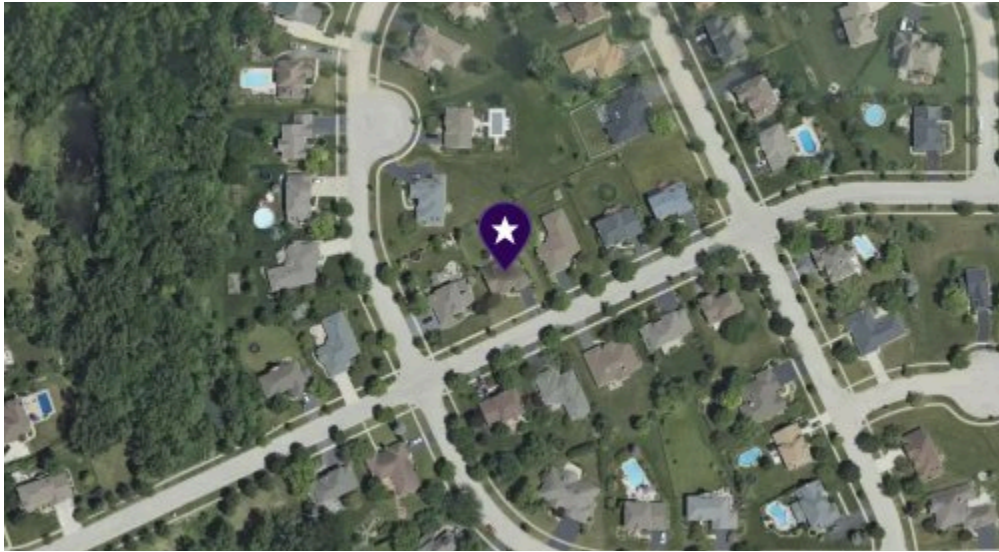


Comparative Market Analysis



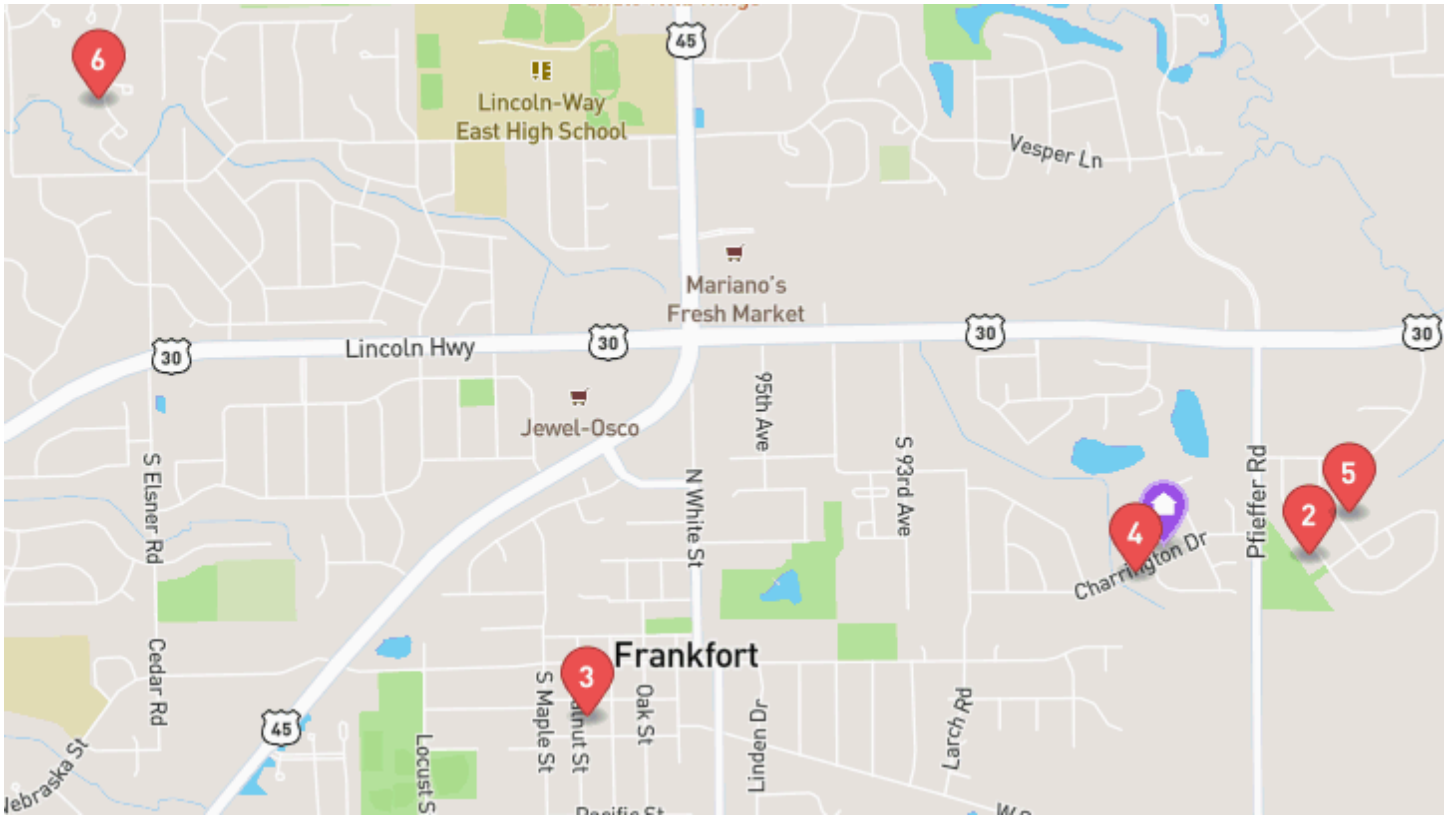
**8936 Charrington Drive, Frankfort, Illinois
60423**

8936 Charrington Dr

MAY 26, 2026

Montserrat Fernandez

Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	8936 Charrington Dr	4	3.50	2,384	-
2	S	21454 English Drive	3	3.10	2,700	\$550,000
3	S	143 Walnut Street	4	3.00	3,022	\$775,000
4	S	8969 Charrington Drive	4	2.10	3,948	\$623,500
5	S	21437 Breton Road	6	2.10	2,305	\$650,000
6	S	728 Stonebridge Road	3	2.10	2,355	\$615,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
21454 English Drive	2/20/26	3	3.10	2,700	\$550,000	\$204
143 Walnut Street	12/15/25	4	3.00	3,022	\$775,000	\$256
8969 Charrington Drive	5/21/26	4	2.10	3,948	\$623,500	\$158
21437 Breton Road	12/15/25	6	2.10	2,305	\$650,000	\$282
728 Stonebridge Road	4/13/26	3	2.10	2,355	\$615,000	\$261
Averages				2,866	\$642,700	\$232

Comparable Properties



8936 Charrington Drive

Frankfort, Illinois 60423

SUBJECT PROPERTY

21454 English Drive

Frankfort, IL 60423

CLOSED 2/20/26

143 Walnut Street

Frankfort, IL 60423

CLOSED 12/15/25

8969 Charrington Drive

Frankfort, IL 60423

CLOSED 5/21/26

Details

MLS #	-	MLS #	12505703	MLS #	12504172	MLS #	12595502
List Price	-	List Price	\$599,900	List Price	\$750,000	List Price	\$649,000
Sold Price	-	Sold Price	\$550,000	Sold Price	\$775,000	Sold Price	\$623,500
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	2/20/26	Sold Date	12/15/25	Sold Date	5/21/26
\$/Sold	-	\$/Sqft	\$204	\$/Sqft	\$256	\$/Sqft	\$158
DOM	-	DOM	16	DOM	5	DOM	7
Year Built	1996	Year Built	2004	Year Built	1995	Year Built	1998
Sqft	2,384	Sqft	2,700	Sqft	3,022	Sqft	3,948
Lot Size (sqft)	-	Lot Size (sqft)	13,503	Lot Size (sqft)	10,890	Lot Size (sqft)	14,810
Area	-	Area	Frankfort	Area	Frankfort	Area	Frankfort
Taxes	15074.96	Taxes	12057.0	Taxes	11683.0	Taxes	15483.0
Beds	4	Beds	3	Beds	4	Beds	4
Baths	3.50	Baths	3.10	Baths	3.00	Baths	2.10
Garages	2	Garages	3	Garages	2	Garages	3
Acres	0	Acres	0.31	Acres	0.25	Acres	0.34

Comparable Properties



8936 Charrington Drive

Frankfort, Illinois 60423

SUBJECT PROPERTY

21437 Breton Road

Frankfort, IL 60423

CLOSED 12/15/25

728 Stonebridge Road

Frankfort, IL 60423

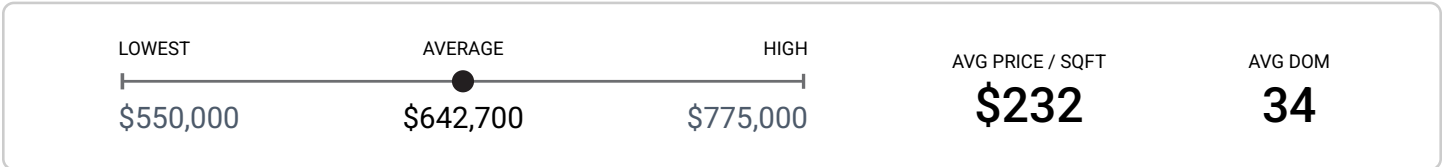
CLOSED 4/13/26

Details

MLS #	-	MLS #	12448306	MLS #	12526051
List Price	-	List Price	\$699,900	List Price	\$615,000
Sold Price	-	Sold Price	\$650,000	Sold Price	\$615,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	12/15/25	Sold Date	4/13/26
\$/Sold	-	\$/Sqft	\$282	\$/Sqft	\$261
DOM	-	DOM	81	DOM	63
Year Built	1996	Year Built	2008	Year Built	1987
Sqft	2,384	Sqft	2,305	Sqft	2,355
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	10,890
Area	-	Area	Frankfort	Area	Frankfort
Taxes	15074.96	Taxes	13741.0	Taxes	11314.0
Beds	4	Beds	6	Beds	3
Baths	3.50	Baths	2.10	Baths	2.10
Garages	2	Garages	3	Garages	2
Acres	0	Acres	-	Acres	0.25

Comparable Property Statistics

S 5 Sold Listings



Sold Property Analysis

Averages

94.70%

Homes sold for an average of 94.70% of their list price.

34

Days on market

It took an average of 34 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
21454 English Drive	\$629,000	\$550,000	87.44%	16	\$204
143 Walnut Street	\$750,000	\$775,000	103.33%	5	\$256
8969 Charrington Drive	\$649,000	\$623,500	96.07%	7	\$158
21437 Breton Road	\$750,000	\$650,000	86.67%	81	\$282
728 Stonebridge Road	\$615,000	\$615,000	100.00%	63	\$261
Averages	\$678,600	\$642,700	94.70%	34	\$232

Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$549,000
\$230 / sqft

Comparable Averages *per Status*

S 5 Sold

\$642,700 \$232 / sqft

34 Days on Market

Disclaimer

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.