

9857 E University Dr Mesa, AZ 85207



Jennifer Beattie

Arizona Real Estate License #SA706894000

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📠 (480) 629-5105

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Off Market / Public Record • Public Record

Closed Price

Closed Price not available

RVM®

\$383,150

RVM® Updated 3/28/2026

RVM® Estimated Range

\$333.3K \$433K

RVM® Confidence



RVM® Month Change

↑ \$2,400

RVM® Year Change

↑ 2.53%

CMA Recommended Offer

\$360,000

CMA Range

\$337.8K \$458.7K

Last Edited 4/3/2026 Price per Sq Ft \$259



1 Bath



1,390 Sq Ft



8,520 Sq Ft

Basic Facts

Type

Single Family

Zoning

R-8

Year Built

1973

Land Use

Single Family Residential

Price by SqFt

\$276 per sq ft

APN/TaxID

220-30-010

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	–	–
Total Baths	1	–
Full Baths	1	–
Partial Baths	–	–
Living Area (sq ft)	1,390	–
Building Area (sq ft)	1,390	–
Lot Size	8,520 sq ft	–
Lot Dimensions	8520 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Pool	Yes	–
Year Built	1973	–
Total Rooms	5	–
Roofing	Asphalt	–
Heating	Yes	–
Cooling	Evaporative Cooler	–
Construction	Concrete Block	–
Exterior Walls	Block	–
Number of Units	0	–
Number of Stories	1	–

Legal Description

Parcel Number	220-30-010	County	Maricopa County
Zoning	R-8	Census Tract	040134201.153001



Legal Description

Carrier Route R017 **Abbreviated Description** LOT:10 SEC/TWN/RNG/MER:SEC
 22 TWN 1N RNG 7E BLUE SKY
 VISTA MAP REF:MB 6643

Current Use Single Family Residential

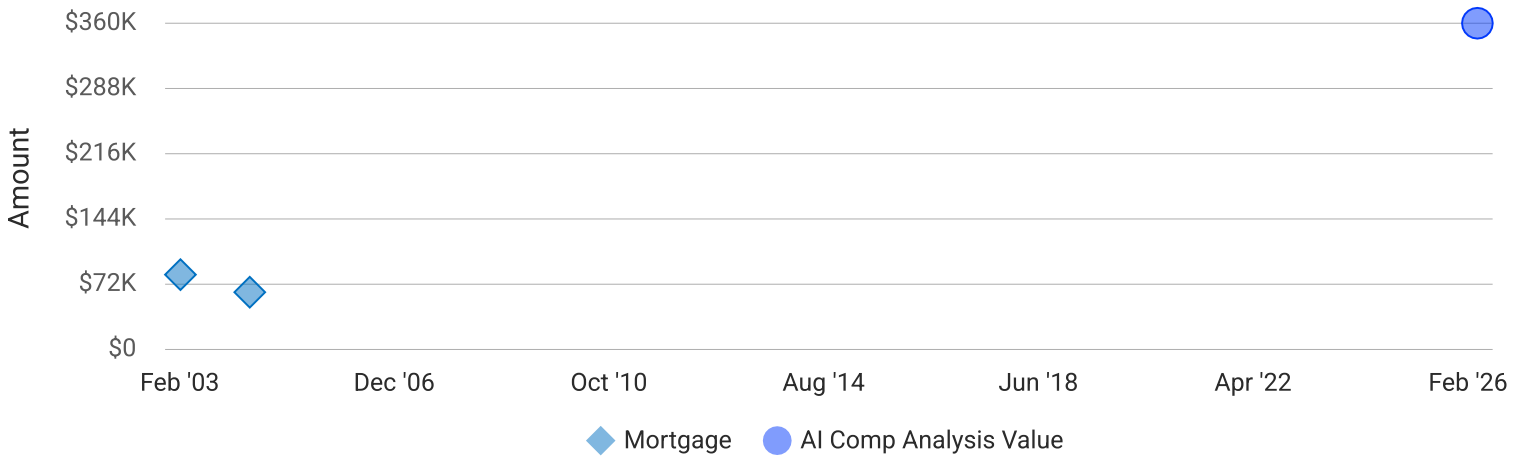
Public Record History

Tax

Assessment Year	2026	2025	2024	2023	2022
Total Assessed Value	\$28,600	\$28,230	\$29,580	\$25,820	\$19,670
Assessor Market Value Year	2026	2025	2024	2023	2022
Assessor Market Value - Land	\$57,200	\$56,400	\$59,100	\$51,600	\$39,300
Assessor Market Value - Improvements	\$228,800	\$225,900	\$236,700	\$206,600	\$157,400
Total Assessor Market Value	\$286,000	\$282,300	\$295,800	\$258,200	\$196,700
Tax Rate Code Area	040012	040012	040012	040012	040012
Total Tax Amount	-	\$1,185	\$1,191	-	\$1,180
Assessed Value - Land	-	-	-	\$5,160	\$3,930
Assessed Value - Improvements	-	-	-	\$20,660	\$15,740



Sales and Financing Activity



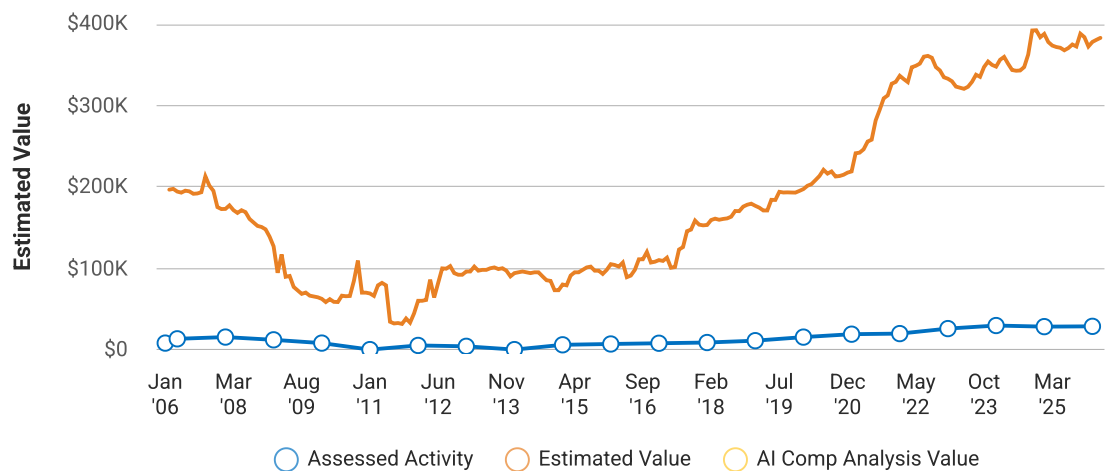
Date	Event	Amount
4/3/2026	AI Comp Analysis Value	\$360,000
5/3/2004	Unknown	\$63,000
2/6/2003	Unknown	\$82,400

Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



Pricing Summary

RVM®
\$383,150

CMA Recommended Offer

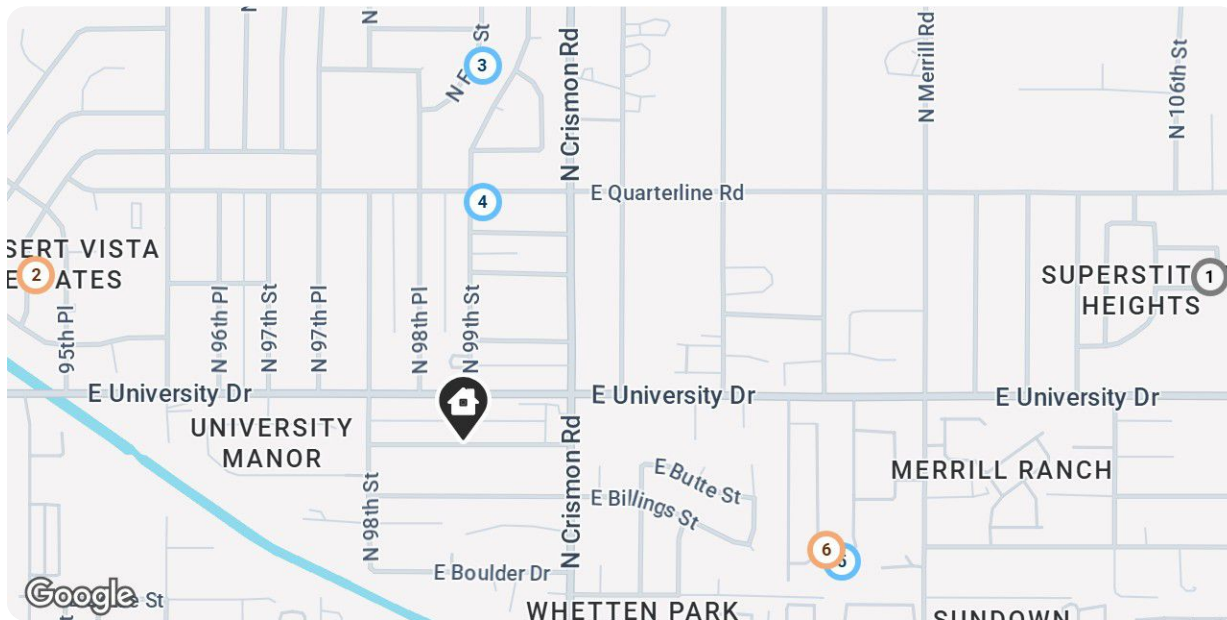
Price estimate based on comps.

\$360,000

Range: \$338K – \$459K

CMA

Comp Property Summary



Legend

- Subject Property
- Active For Sale
- Pending
- Closed

6 properties

	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value	Similarity Score
 9857 E University Dr Mesa, AZ 85207 Off Market / Public Record	Single Family	-/1	1,390	8,520 sqft	1973	-	-	-	
 10620 E Caballero St Mesa, AZ 85207 MLS ID: 6970233 Pending / For Sale	Single Family	3/2	1,565	6,006 sqft	2001	54	\$243	\$380,000	Score: 77

Listing Courtesy of Momentum Brokers LLC

Similarity Score: ● Most Similar ● Very Similar ● Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.

9857 E University Dr, Mesa, AZ 85207

6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value	Similarity Score
	<p>9857 E University Dr Mesa, AZ 85207</p> <p>■ Off Market / Public Record</p>	Single Family	-/1	1,390	8,520 sqft	1973	-	-	-	
2	<p>529 N 95th St Mesa, AZ 85207</p> <p>MLS ID: 6940469</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of Homesmart</i></p>	Single Family	4/2	1,248	7,897 sqft	1984	71	\$296	\$370,000	Score: 82
3	<p>715 N Fort St Mesa, AZ 85207</p> <p>MLS ID: 6991951</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of West Usa Realty</i></p>	Single Family	3/2	1,120	9,300 sqft	1979	37	\$330	\$369,999	Score: 83
4	<p>9901 E Quarterline Rd Mesa, AZ 85207</p> <p>MLS ID: 7000956</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Good Oak Real Estate</i></p>	Single Family	4/2	1,480	9,396 sqft	1970	19	\$243	\$360,000	Score: 84
5	<p>226 N 103rd Cir Mesa, AZ 85207</p> <p>MLS ID: 6994044</p> <p>● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,344	6,954 sqft	1999	35	\$279	\$375,000	Score: 72
6	<p>227 N 102nd Pl Mesa, AZ 85207</p> <p>MLS ID: 6980600</p> <p>■ Closed / For Sale</p> <p><i>Courtesy of Homesmart</i></p>	Single Family	3/2	1,540	5,940 sqft	2015	4	\$276	\$425,000	Score: 72

Similarity Score: ● Most Similar ● Very Similar ● Somewhat Similar

NOTE: A comp is scored based on how similar it is to the subject property.

Property Comparison



Address	9857 E University Dr Mesa, AZ 85207	10620 E Caballero St Mesa, AZ 85207	529 N 95th St Mesa, AZ 85207	715 N Fort St Mesa, AZ 85207
Status	Subject Property	1 Pending	2 Closed	3 Active
MLS ID	–	6970233	6940469	6991951
Similarity Score		Score: 77	Score: 82	Score: 83
Similarities		Living Area is similar (1565 vs 1390 sqft), Bathrooms are similar (2 vs 1), Lot Size is similar (6006 vs 8520 sqft), Year Built is similar (2001 vs 1973).	Living Area is similar (1248 vs 1390 sqft), Bathrooms are similar (2 vs 1), Year Built is similar (1984 vs 1973).	Living Area is similar (1120 vs 1390 sqft), Bathrooms are similar (2 vs 1), Year Built is similar (1979 vs 1973).
Differences		Bedrooms: 3 vs 0.	Bedrooms: 4 vs 0, Lot Size: 7897 vs 8520 sqft.	Bedrooms: 3 vs 0, Lot Size: 9300 vs 8520 sqft.
Score Notes		This home has more bedrooms and bathrooms. The living area is somewhat larger. The lot size is smaller, and the year built is much newer.	This home offers more bedrooms and bathrooms. The living area is smaller, and the lot size is also smaller. The year built is somewhat close.	This home has more bedrooms and bathrooms. The living area is smaller, and the lot size is slightly larger. The year built is close to the subject property.
Proximity		0.94 Mi. E	0.56 Mi. W	0.42 Mi. N
Value	–	\$380,000	\$370,000	\$369,999
Date	–	1/17/2026 List Date	2/19/2026 Closed Date	3/1/2026 List Date
Days in RPR	–	54	71	37
Price per Sq Ft	–	\$243	\$296	\$330
Bedrooms	–	3	4	3
Total Baths	1	2	2	2
Partial Baths	–	1	–	1
Total Rooms	5	6	6	6
Living Area	1,390	1,565	1,248	1,120
Building Area	1,390	1,565	1,248	1,120
Lot Size	8,520 sq ft	6,006 sq ft	7,897 sq ft	9,300 sq ft
Year Built	1973	2001	1984	1979
Property Type	Single Family	Single Family	Single Family	Single Family

Property Comparison

Address	9857 E University Dr Mesa, AZ 85207	10620 E Caballero St Mesa, AZ 85207	529 N 95th St Mesa, AZ 85207	715 N Fort St Mesa, AZ 85207
Status	Subject Property	1 Pending	2 Closed	3 Active
Property Subtype	Single Family Residential	Residential	Residential	Residential
Listing Broker	–	<i>Listing Courtesy of Momentum Brokers Llc</i>	<i>Courtesy of Homesmart</i>	<i>Listing Courtesy of West Usa Realty</i>
Description	–	Welcome to this charming home in superstition heights! sits on a corner lot, it offers 3 beds, 2 baths, & a 2-car garage. The inviting interior features vaulted ceilings, tons of natural light, a designer palette,...	Upgraded & solar-powered! this remodeled home features vaulted ceilings & tons of natural light. The spacious living area flows into the dining & updated kitchen, showcasing dark countertops, ss appliance...	Welcome to this charming single-level mesa home offering comfort, space, and versatility! featuring 3 bedrooms, 2 bathrooms, and 1,120 sqft, this well-maintained property sits on a generous 9,300 sqft lot...

Property Comparison



Address	9857 E University Dr Mesa, AZ 85207	9901 E Quarterline Rd Mesa, AZ 85207	226 N 103rd Cir Mesa, AZ 85207	227 N 102nd Pl Mesa, AZ 85207
Status	Subject Property	4 Active	5 Active	6 Closed
MLS ID	–	7000956	6994044	6980600
Similarity Score		Score: 84	Score: 72	Score: 72
Similarities		Living Area is similar (1480 vs 1390 sqft), Lot Size is similar (9396 vs 8520 sqft), Year Built is similar (1970 vs 1973).	Living Area is similar (1344 vs 1390 sqft), Bathrooms are similar (2 vs 1), Lot Size is similar (6954 vs 8520 sqft), Year Built is similar (1999 vs 1973).	Bathrooms are similar (2 vs 1), Year Built is similar (2015 vs 1973).
Differences		Bedrooms: 4 vs 0, Bathrooms: 2 vs 1.	Bedrooms: 3 vs 0.	Living Area: 1540 vs 1390 sqft, Bedrooms: 3 vs 0, Lot Size: 5940 vs 8520 sqft.
Score Notes		This property has more bedrooms and bathrooms than the subject property. The living area is slightly larger. The lot size and year built are very close.	This home has more bedrooms and bathrooms. The living area and lot size are somewhat different. The year built is newer.	This property has more bedrooms and bathrooms. The living area is larger, and the lot size is smaller. The year built is very new.
Proximity		0.25 Mi. N	0.5 Mi. E	0.48 Mi. E
Value	–	\$360,000	\$375,000	\$425,000
Date	–	3/19/2026 List Date	3/3/2026 List Date	2/27/2026 Closed Date
Days in RPR	–	19	35	4
Price per Sq Ft	–	\$243	\$279	\$276
Bedrooms	–	4	3	3
Total Baths	1	2	2	2
Partial Baths	–	–	1	–
Total Rooms	5	5	5	–
Living Area	1,390	1,480	1,344	1,540
Building Area	1,390	1,480	1,344	1,540
Lot Size	8,520 sq ft	9,396 sq ft	6,954 sq ft	5,940 sq ft
Year Built	1973	1970	1999	2015
Property Type	Single Family	Single Family	Single Family	Single Family

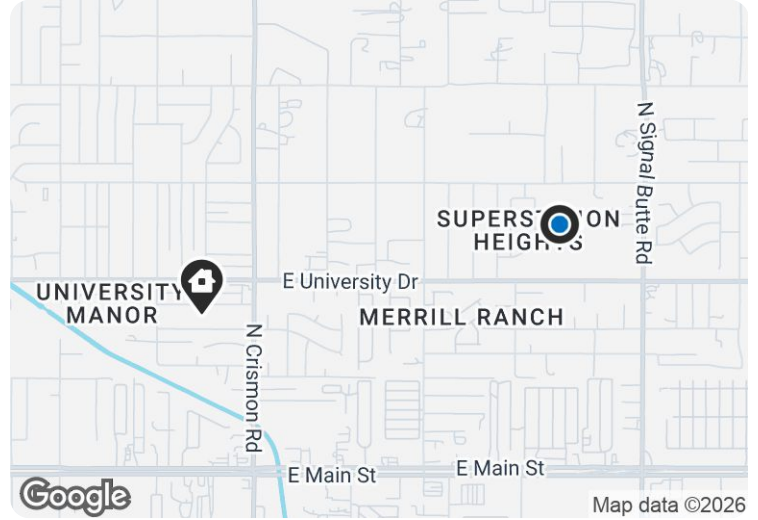
9857 E University Dr, Mesa, AZ 85207

Property Comparison

Address	9857 E University Dr Mesa, AZ 85207	9901 E Quarterline Rd Mesa, AZ 85207	226 N 103rd Cir Mesa, AZ 85207	227 N 102nd Pl Mesa, AZ 85207
Status	Subject Property	4 Active	5 Active	6 Closed
Property Subtype	Single Family Residential	Residential	Residential	Residential
Listing Broker	-	<i>Listing Courtesy of Good Oak Real Estate</i>	<i>Listing Courtesy of Compass</i>	<i>Courtesy of Homesmart</i>
Description	-	Big lot! endless potential! 4 bedroom 2 bath home priced to sell in mesa! don't miss this charming gem full of character on almost 1/4 acre lot with no hoa! perfectly suited for families, first-time...	Light, bright, and move-in ready! this great corner-lot home features an open, spacious floor plan with a welcoming great room. Enjoy an eat-in kitchen with all appliances included, plus vaulted ceilings that...	Nestled in the quiet haciendas del este subdivision, this 3 bedroom, 2 bath mesa home blends modern comfort with low maintenance living just minutes from the 202 and...

9857 E University Dr, Mesa, AZ 85207

① 10620 E Caballero St Mesa, AZ 85207



🕒 Pending / For Sale • Pending as of 3/12/2026

📍 Subject Property **🕒 This Listing**

List Price

\$380,000

List Date 1/17/2026

Days in RPR 54

Similarity Score: 77

Similarities

Living Area is similar (1565 vs 1390 sqft), Bathrooms are similar (2 vs 1), Lot Size is similar (6006 vs 8520 sqft), Year Built is similar (2001 vs 1973).

Differences

Bedrooms: 3 vs 0.

Score Notes

This home has more bedrooms and bathrooms. The living area is somewhat larger. The lot size is smaller, and the year built is much newer.

Welcome to this charming home in superstition heights! sits on a corner lot, it offers 3 beds, 2 baths, & a 2-car garage. The inviting interior features vaulted ceilings, tons of natural light, a designer palette, wood-look floors in common areas, and soft carpet i...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	3
Total Baths	3	2
Full Baths	2	2
Partial Baths	1	-
Living Area (sq ft)	1,565	1,565
Building Area (sq ft)	1,565	1,565
Lot Size	6,007 sq ft	6,006 sq ft
Lot Dimensions	6007 SF	-
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	2001	2001
Total Rooms	6	-
Roofing	Concrete tile	Tile
Heating	Yes	Electric
Cooling	Refrigeration	Ceiling Fans, Programmable Thermostat
Construction	Frame	Painted, Stucco
Exterior Walls	Stucco	-
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of Momentum Brokers LLC

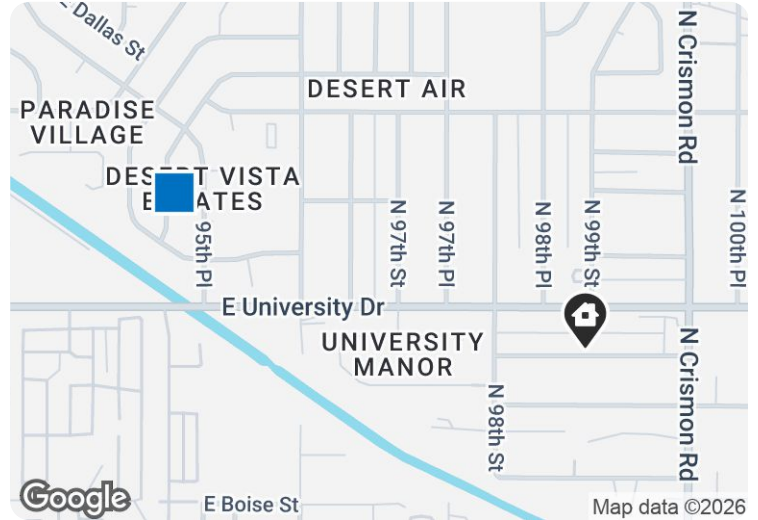


Photos



9857 E University Dr, Mesa, AZ 85207

2 529 N 95th St Mesa, AZ 85207



Closed / For Sale • Sold Date: 2/19/2026, MLS Listing 6940469: 10/30/2025

Subject Property This Property

Closed Price

\$370,000

Closed Date 2/19/2026

Days in RPR 71

Similarity Score: 82

Similarities

Living Area is similar (1248 vs 1390 sqft), Bathrooms are similar (2 vs 1), Year Built is similar (1984 vs 1973).

Differences

Bedrooms: 4 vs 0, Lot Size: 7897 vs 8520 sqft.

Score Notes

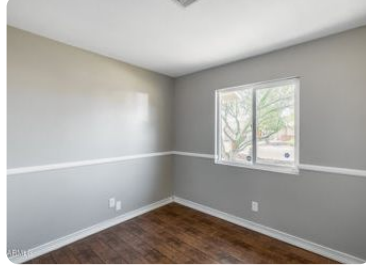
This home offers more bedrooms and bathrooms. The living area is smaller, and the lot size is also smaller. The year built is somewhat close.

Upgraded & solar-powered! this remodeled home features vaulted ceilings & tons of natural light. The spacious living area flows into the dining & updated kitchen, showcasing dark countertops, ss appliances & french doors opening to the backyard. The primary suit...

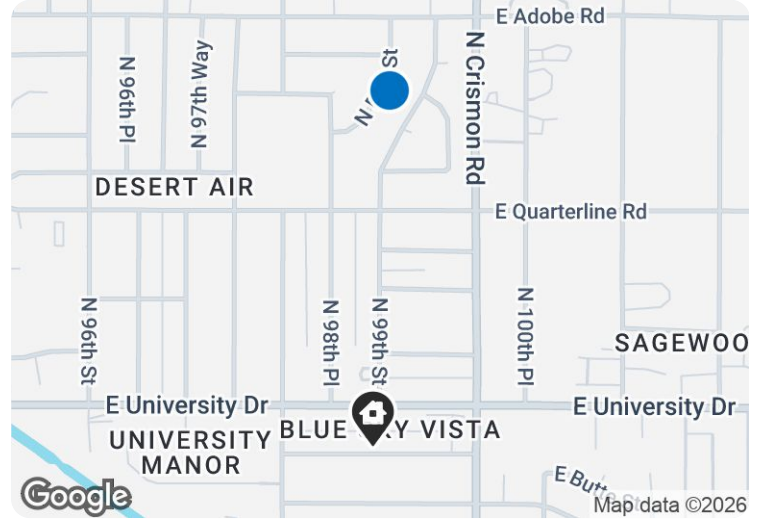
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,248	1,248
Building Area (sq ft)	1,248	1,248
Lot Size	7,897 sq ft	7,897 sq ft
Lot Dimensions	7897 SF	-
Garage	Carport	Yes
Garage (spaces)	2	-
Year Built	1984	1984
Total Rooms	6	-
Roofing	Asphalt	Composition
Heating	Yes	Electric
Cooling	Refrigeration	Ceiling Fans, Programmable Thermostat
Construction	Frame	Brick/Veneer, Painted
Exterior Walls	Wood	-
Number of Units	0	-
Number of Stories	1	1

Courtesy of Homesmart

Photos



3 715 N Fort St Mesa, AZ 85207



Active / For Sale • Active: 3/1/2026

Subject Property **This Listing**

List Price

\$369,999

List Date 3/1/2026

Days in RPR 37

Similarity Score: 83

Similarities

Living Area is similar (1120 vs 1390 sqft), Bathrooms are similar (2 vs 1), Year Built is similar (1979 vs 1973).

Differences

Bedrooms: 3 vs 0, Lot Size: 9300 vs 8520 sqft.

Score Notes

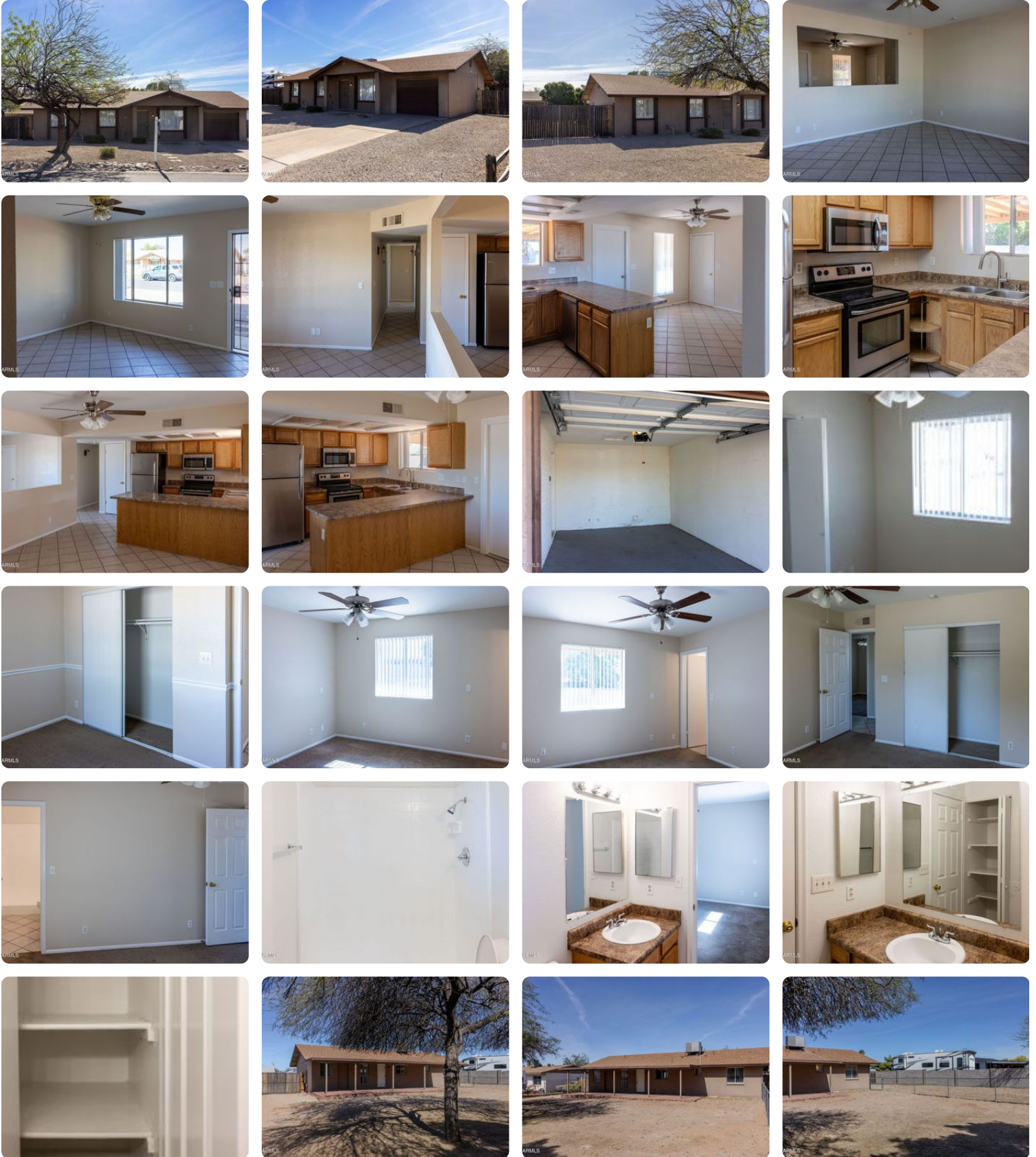
This home has more bedrooms and bathrooms. The living area is smaller, and the lot size is slightly larger. The year built is close to the subject property.

Welcome to this charming single-level mesa home offering comfort, space, and versatility! featuring 3 bedrooms, 2 bathrooms, and 1,120 sqft, this well-maintained property sits on a generous 9,300 sqft lot with an rv gate--perfect for extra vehicles, toys, or future...

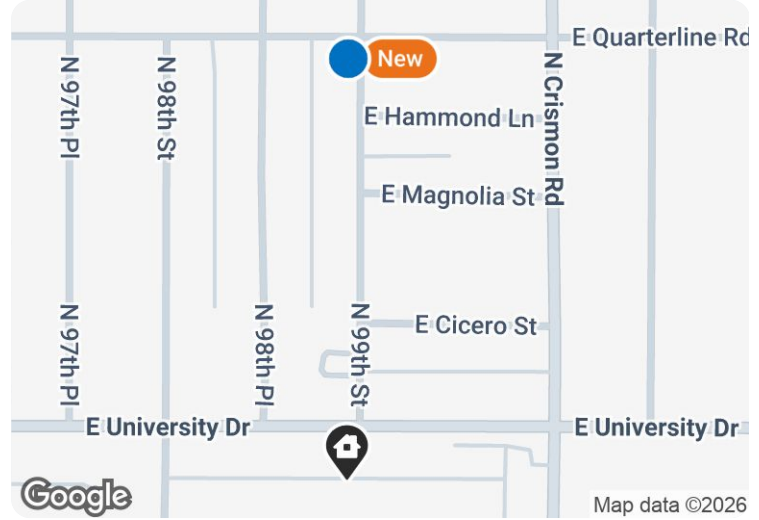
	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	3
Total Baths	2	2
Full Baths	1	2
Partial Baths	1	-
Living Area (sq ft)	1,120	1,120
Building Area (sq ft)	1,120	1,120
Lot Size	9,300 sq ft	9,300 sq ft
Lot Dimensions	9300 SF	-
Garage	Yes	Yes
Garage (spaces)	1	1
Year Built	1979	1979
Total Rooms	6	-
Roofing	Asphalt	Composition
Heating	Yes	Electric
Cooling	Refrigeration	Ceiling Fans
Construction	Concrete Block	Block, Painted
Exterior Walls	Block	-
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of West Usa Realty

Photos



4 9901 E Quarterline Rd Mesa, AZ 85207



New Active / For Sale • New, AUC: 3/19/2026

Subject Property This Listing

List Price

\$360,000

List Date 3/19/2026

Days in RPR 19

Similarity Score: 84

Similarities

Living Area is similar (1480 vs 1390 sqft), Lot Size is similar (9396 vs 8520 sqft), Year Built is similar (1970 vs 1973).

Differences

Bedrooms: 4 vs 0, Bathrooms: 2 vs 1.

Score Notes

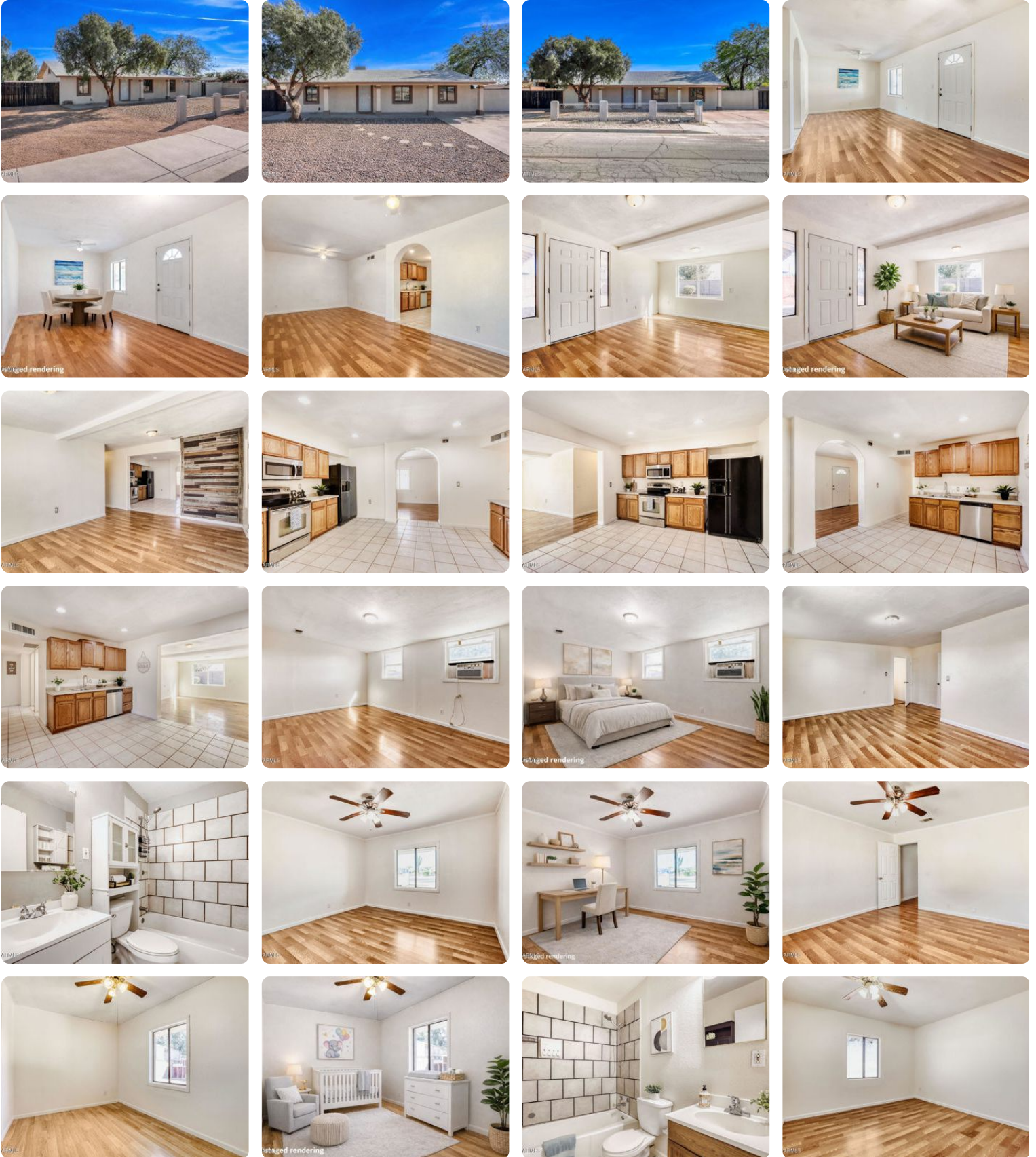
This property has more bedrooms and bathrooms than the subject property. The living area is slightly larger. The lot size and year built are very close.

Big lot! endless potential! 4 bedroom 2 bath home priced to sell in mesa! don't miss this charming gem full of character on almost 1/4 acre lot with no hoa! perfectly suited for families, first-time homebuyers, investors, or multi-generational living. This...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	4
Total Baths	1	2
Full Baths	1	2
Partial Baths	-	-
Living Area (sq ft)	1,480	1,480
Building Area (sq ft)	1,480	1,480
Lot Size	9,396 sq ft	9,396 sq ft
Lot Dimensions	9396 SF	-
Garage	Carport	Yes
Garage (spaces)	1	-
Year Built	1970	1970
Total Rooms	5	-
Roofing	Asphalt	Composition
Heating	Yes	Electric
Cooling	Refrigeration	Ceiling Fans
Construction	Frame	Block, Painted, Stucco
Exterior Walls	Stucco	-
Number of Units	0	-
Number of Stories	1	1

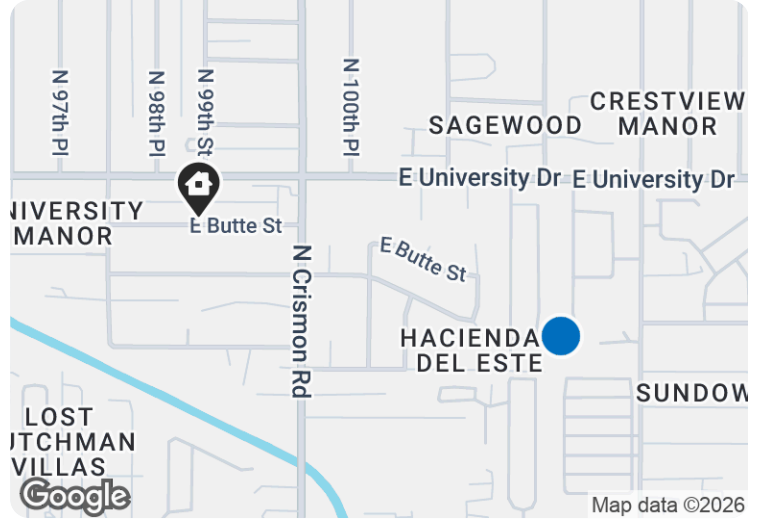
Listing Courtesy of Good Oak Real Estate

Photos



9857 E University Dr, Mesa, AZ 85207

5 226 N 103rd Cir Mesa, AZ 85207



Active / For Sale • AUC: 3/3/2026

List Price

\$375,000

List Date 3/3/2026

Days in RPR 35

Similarity Score: 72

Similarities

Living Area is similar (1344 vs 1390 sqft), Bathrooms are similar (2 vs 1), Lot Size is similar (6954 vs 8520 sqft), Year Built is similar (1999 vs 1973).

Differences

Bedrooms: 3 vs 0.

Score Notes

This home has more bedrooms and bathrooms. The living area and lot size are somewhat different. The year built is newer.

Light, bright, and move-in ready! this great corner-lot home features an open, spacious floor plan with a welcoming great room. Enjoy an eat-in kitchen with all appliances included, plus vaulted ceilings that add an airy feel throughout. Step outside to a covered patio and a...

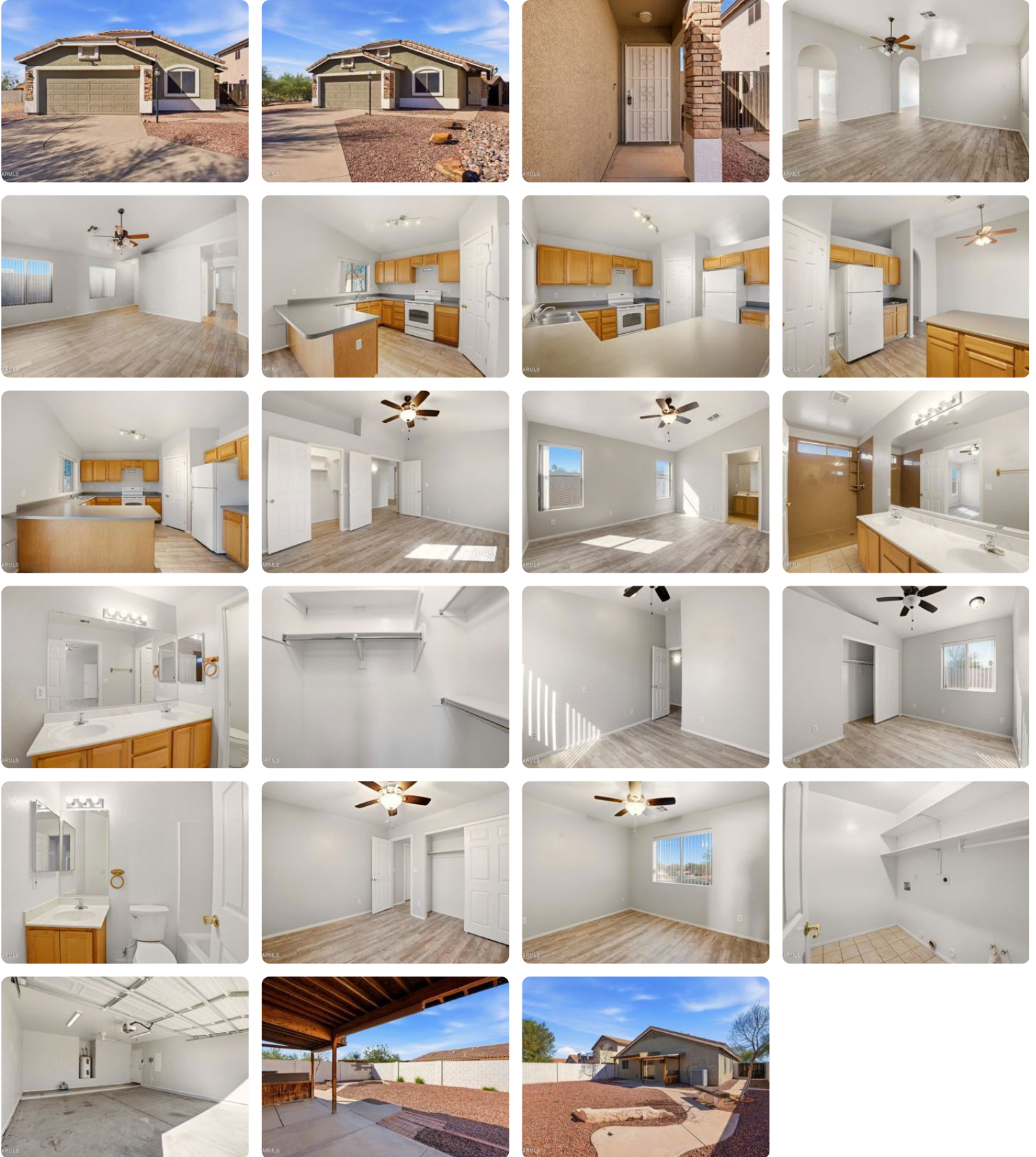
Subject Property **This Listing**

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	3
Total Baths	3	2
Full Baths	2	2
Partial Baths	1	-
Living Area (sq ft)	1,344	1,344
Building Area (sq ft)	1,344	1,344
Lot Size	6,954 sq ft	6,954 sq ft
Lot Dimensions	6954 SF	-
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	1999	1999
Total Rooms	5	-
Roofing	Concrete tile	Tile
Heating	Yes	Electric
Cooling	Refrigeration	Ceiling Fans
Construction	Frame	Painted, Stucco
Exterior Walls	Stucco	-
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of Compass



Photos



9857 E University Dr, Mesa, AZ 85207

6 227 N 102nd Pl Mesa, AZ 85207



Closed / For Sale • Sold Date: 2/27/2026, MLS Listing 6980600:
2/6/2026

Subject Property This Property

Closed Price

\$425,000

Closed Date 2/27/2026

Days in RPR 4

Similarity Score: 72

Similarities

Bathrooms are similar (2 vs 1),
Year Built is similar (2015 vs 1973).

Differences

Living Area: 1540 vs 1390 sqft,
Bedrooms: 3 vs 0, Lot Size: 5940 vs 8520 sqft.

Score Notes

This property has more bedrooms and bathrooms. The living area is larger, and the lot size is smaller. The year built is very new.

Nestled in the quiet haciendas del este subdivision, this 3 bedroom, 2 bath mesa home blends modern comfort with low maintenance living just minutes from the 202 and 60 freeways for easy valley commuting. The single level, split floor plan offers an open great...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	–	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,540	1,540
Building Area (sq ft)	1,540	1,540
Lot Size	5,940 sq ft	5,940 sq ft
Lot Dimensions	5940 SF	–
Garage	Yes	Yes
Garage (spaces)	2	2
Year Built	2015	2015
Roofing	Concrete tile	Tile
Heating	Yes	Electric
Cooling	Refrigeration	–
Construction	Frame	Painted, Stucco
Exterior Walls	Stucco	–
Number of Units	0	–
Number of Stories	1	1

Courtesy of Homesmart

Photos



9857 E University Dr, Mesa, AZ 85207

Active Comp Property Stats

Average List Price

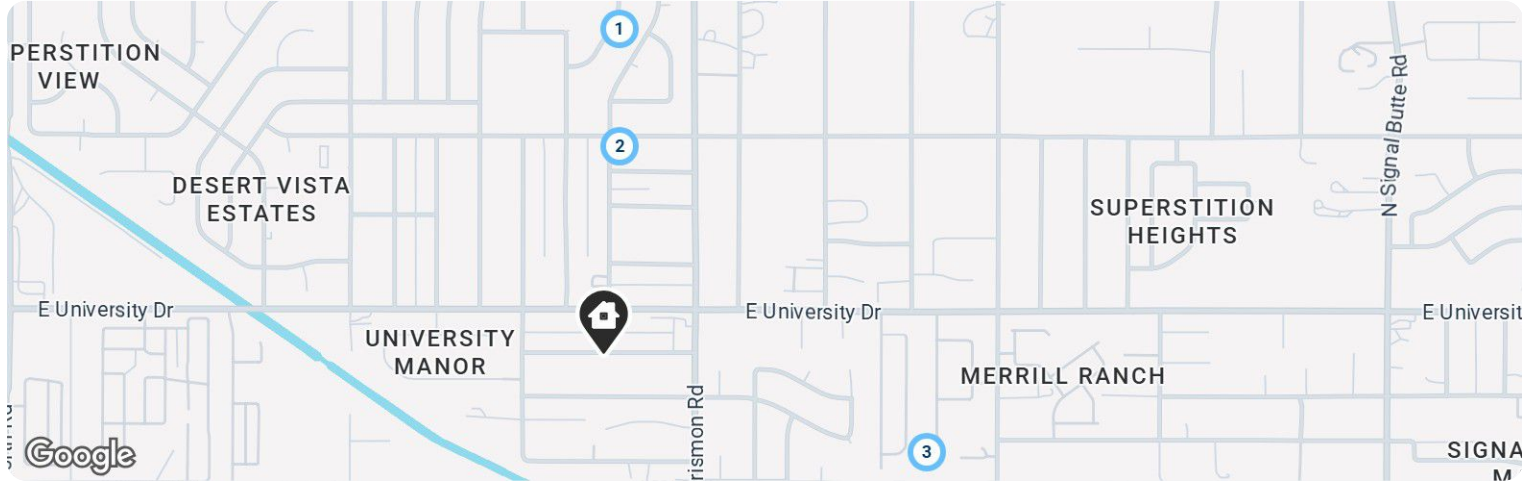
\$368,333

Average \$/Sqft

\$284

Average Days in RPR

30



Active List Price
(3 properties)

Low
\$360,000

Average
\$368,333

High
\$375,000



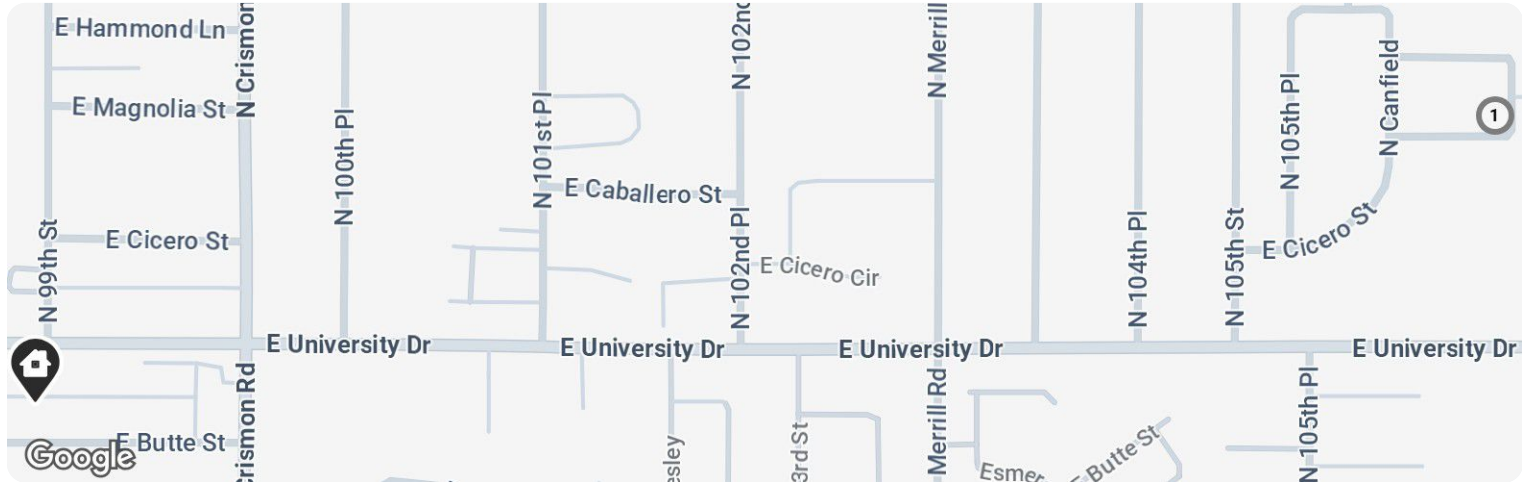
Property Facts	Low	Average	High
Price per Sqft	\$243	\$284	\$330
Age	56	43	27
Living Area (sqft)	1,120	1,315	1,480
Lot Size (sqft)	6,954	8,550	9,396
Days in RPR	19	30	37
Price per Bedroom	90,000	112,778	125,000

9857 E University Dr, Mesa, AZ 85207

Pending Comp Property Stats

List Price \$/Sqft Days in RPR

\$380,000 **\$243** **54**



Pending List Price

(1 property)

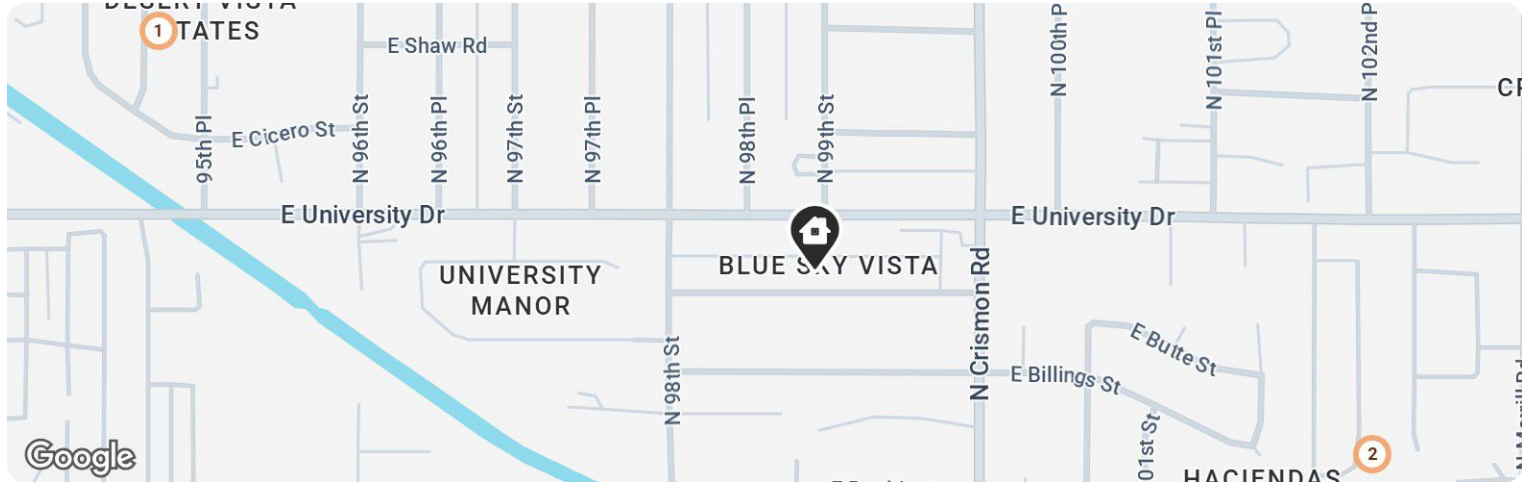
List Price
\$380,000

Property Facts	This Comp
Price per Sqft	\$243
Age	25
Living Area (sqft)	1,565
Lot Size (sqft)	6,006
Days Until Contract	54
Days in RPR	54
Price per Bedroom	126,667

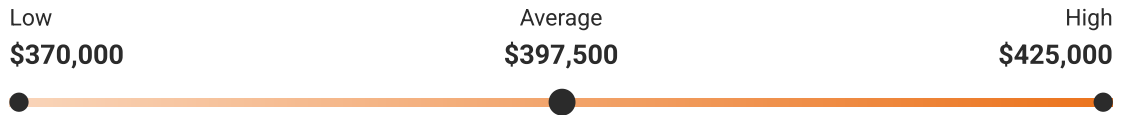
9857 E University Dr, Mesa, AZ 85207

Closed Comp Property Stats

Average Closed Price	Average \$/Sqft	Average Days Until Contract	Average Sold to List Price %
\$397,500	\$286	38	100%



Closed Price (2 properties)



Property Facts	Low	Average	High
Price per Sqft	\$276	\$286	\$296
Sold to List Price %	100%	100%	100%
Age	42	26	11
Living Area (sqft)	1,248	1,394	1,540
Lot Size (sqft)	5,940	6,919	7,897
Days Until Contract	4	38	71
Days in RPR	4	38	71
Price per Bedroom	92,500	117,083	141,667

Offer Strategy Options

AI Recommendation

\$340,000

\$340,000 is the recommended offer, making an adjustment for the subject's absence of bedrooms and its 1973 vintage, while remaining competitive with similar nearby homes. This strategically takes advantage of moderate local supply and slower velocity for dated properties.

- \$340,000 reflects ~\$245/sqft—just above the lowest active comp but well below median closed highlights (comp average: \$274/sqft list; \$286/sqft sold).
- Subject's layout is much less functional versus comps with 3-4 beds, supporting an additional downward price adjustment.
- 85207 months supply is slightly declining, but steady—market is balanced, no evidence of rapid price acceleration.

Low Offer

\$320,000

A low offer at \$320,000 reflects both the subject's lack of bedrooms and dated condition versus comps, aiming well below current asking levels. This approach positions the buyer strongly for negotiation on a property needing updates or in a softer demand window.

- The lowest comp price per sqft is \$242; this offer prices the subject at \$230/sqft, acknowledging its absence of bedrooms and older age.
- Recent actives (9901 E Quarterline Rd, 1480 sqft at \$360,000) feature more beds and baths for just \$40,000 more.
- 9857 E University Dr has been on market 0 days, but 715 N Fort St has lingered for 33 days, suggesting room for negotiation.

Fair Offer

\$360,000

\$360,000 offers fair market value considering active comps, but adjusts for the subject's lack of bedrooms. This bid balances between price per sqft from closed comps and the subject's limitations in utility.

- Comp at 9901 E Quarterline Rd (4 bed, 2 bath, 1480 sqft) lists at \$360,000, supporting this price per sqft (\$243/sqft).
- Sold comp at 529 N 95th St closed at \$370,000 for 1248 sqft (4 beds, 2 baths), showing buyers are paying in the \$290s/sqft for updated homes with bedrooms.
- Averaged days to offer acceptance (43) suggest buyers rarely overpay; firm but realistic balancing act for this unique property.

Aggressive Offer

\$375,000

An aggressive offer at \$375,000 could win in a bidding scenario or fast-moving market, but may overshoot given functional deficiencies. This approach would only be justified if there's strong buyer competition or multiple offers expected shortly.

- Pending comp at 10620 E Caballero St (\$380,000, 1565 sqft, updated with HOA) and active 226 N 103rd Cir (\$375,000, 1344 sqft) are newer and have full bedroom counts.
- This price implies nearly \$270/sqft for the subject, a premium given its lack of bedrooms and dated features.
- Comps are selling at or just above list, but months of supply is steady (3.6), suggesting a balanced market rather than a bidding frenzy.

Offer Strategy

Recommended Offer

\$360,000

CMA Range

\$337.8K

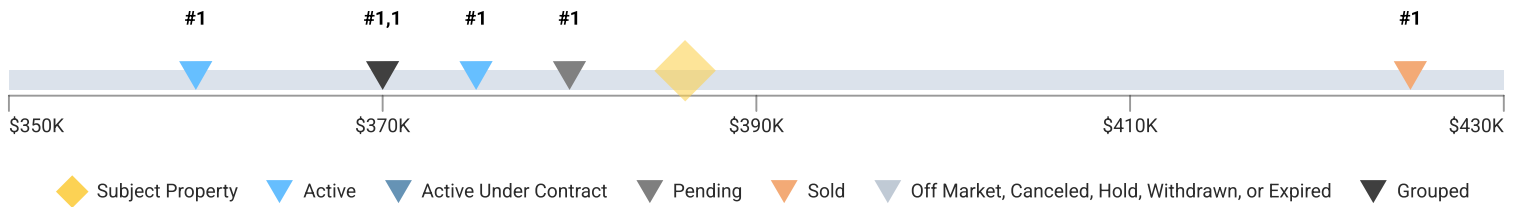
\$458.7K



Last Edited 4/3/2026 Price per Sq Ft \$259

Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



Price Rationale

\$360,000 offers fair market value considering active comps, but adjusts for the subject's lack of bedrooms. This bid balances between price per sqft from closed comps and the subject's limitations in utility.

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AI Summary

Pricing Assessment

Offering \$360,000 closely aligns with current active comp pricing (e.g., 9901 E Quarterline Rd, 1480 sqft, \$360,000; 715 N Fort St, 1120 sqft, \$369,999), but those homes offer 3-4 bedrooms compared to the subject property's 0 bedrooms. The offer is right at the competitive active list prices, but the subject's lack of bedrooms and older condition are significant limiting factors for both functionality and resale value.

Sold comps show buyers typically pay around list, occasionally slightly over (closed sale: 529 N 95th St, \$370,000, 1248 sqft, 4 beds, 2 baths). The average sold-to-list price ratio in the area is -2.44%, suggesting on average homes are trading just below list, consistent with a balanced-to-slightly-buyer-leaning market.

Average days to offer accepted for closed comps is about 43, with some lingering longer (e.g., 715 N Fort St active for 33 days, 529 N 95th St sold after 71 days).

Seller Psychology

Pros

- A \$360,000 offer matches the price of the closest, most similar active properties, anchoring the seller's expectations at the prevailing market rate for the area.
- If the seller values quick certainty or is motivated to move, a full-priced offer at market may appeal to their desire for a straightforward, fast transaction, especially if traffic has been slow or there's little buyer competition.
- This price point is likely to be seen as fair and serious, potentially reducing the risk of being outbid by another buyer.

Cons

- The offer does not reflect a downward adjustment for the lack of bedrooms, which all major comps have (typically 3-4 bedrooms); seller may recognize their property's unique limitation after time on market, potentially softening their expectations, but may initially hold out for higher if just listed.
- Market trends signal buyers are paying beneath list on average; seller may therefore expect some negotiation or may be disappointed by offers at or under list if priced optimistically.
- If days on market accrue without strong interest, the seller may later view this offer as generous in hindsight, but might initially reject or counter.
- Less room for negotiation—full price offers leave little flexibility for concessions or repairs.

Potential Outcome Scenarios

Offer Accepted Fairly Quickly

Seller sees \$360,000 as on par with comps and moves forward, especially if motivated or if early traffic is light. This is likely if the property is new on market and seller is pragmatic.

Seller Counters Slightly Higher or Requests Minimal Concessions

Seller perceives demand for homes in the area but is aware of the subject's limitations; may counter for a slightly higher price or more favorable terms if expecting to negotiate as comps tend to get close to asking but not always over.

Seller Holds Out for Higher Price, Then Revisits Offer

If market feedback is that the lack of bedrooms is too significant, or if days on market increase without better offers, seller may return to a \$360,000 offer as a realistic path to close, especially as average DOM tilts upward.

Buyer Faces Little Competition and Gains Leverage

With average sold-to-list at -2.44% and months supply stable to slightly declining, if there's little buyer interest, buyer could negotiate further, perhaps for credits or repairs, even if initially presenting a full-price offer.

AI Opinion

\$360,000 is a reasonable, market-level offer aligned with current actives, but arguably generous given the subject's lack of bedrooms compared to all major comps. Comps indicate buyers are consistently paying at or just below list, with 3.6 months of inventory and average days to contract just over a month—a stable market, without signs of a buying frenzy. The offer is likely to be well-received, especially if the listing is new, but the seller may be pressured by the property's uniqueness and utility limitations if days on market accrue. Consider weighing the cost of improvements (if adding bedrooms is possible) or negotiating further for a better value given the subject's functional shortfall.

This pricing analysis was generated using AI to assist in evaluating market data and comparable properties. While it offers data-driven insights to help guide your pricing strategy, it may not account for every unique aspect of your home or the current market. We recommend reviewing this report with your real estate professional to make the most informed decision.

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