

Sold Comps — 5-to-20-Unit Multifamily, ZIP 40203 / 40208 / 40217

Last 24 months • Source: Flexmls MLS closed-sale records, pulled 2026-08-25 • Cap rate not shown — no MLS income data reported for any closed comp

ADDRESS	ZIP	MLS #	CLOSE DATE	UNITS	CLOSE PRICE	PRICE / UNIT	SF	PRICE / SF	NOTES
1241 S 1st St	40203	1710281	2026-05-27	5	\$400,000	\$80,000	3,828	\$104	Included
608 W Breckinridge St	40203	1710512	2026-05-20	10	\$900,000	\$90,000	7,640	\$118	Included; MLS building SF field blank at time of pull
1245 S 1st St	40203	1698435	2026-02-27	6	\$435,000	\$72,500	3,381	\$129	Included
1228 S Brook St	40203	1701997	2025-12-12	6	\$395,000	\$65,833	3,600	\$110	Included
1220 S 3rd St	40203	1688102	2025-08-22	6	\$348,320	\$58,053	4,976	\$70	Included
224 E Oak St	40203	1687679	2025-08-01	5	\$400,000	\$80,000	4,280	\$93	Included
1223 S 4th St	40203	1690652	2025-07-30	11	\$265,000	\$24,091	N/A	N/A	Included in \$/unit calc; SF not reported
1231 S 4th St	40203	1676644	2025-03-04	7	\$670,000	\$95,714	6,431	\$104	Included
1219 S 2nd St	40203	1668489	2024-12-30	6	\$300,000	\$50,000	3,568	\$84	Included
1223 S 2nd St	40203	1668488	2024-12-30	7	\$350,000	\$50,000	2,844	\$123	Included
1810 Duncan St	40203	1677683	2024-12-19	5	\$150,000	\$30,000	2,316	\$65	Included; well below median — distressed / below-market sale
215 E Ormsby Ave	40203	1667963	2024-10-03	8	\$760,000	\$95,000	6,284	\$121	Included
947 S Brook St	40203	1666745	2024-09-25	5	\$340,000	\$68,000	3,562	\$95	Included
1221 S 3rd St	40203	1655905	2024-09-16	12	\$585,000	\$48,750	4,500	\$130	Included
1453 S 3rd St	40208	1713852	2026-08-06	14	\$1,030,000	\$73,571	14,282	\$72	Included
1456 Saint James Ct	40208	1712535	2026-06-18	6	\$830,000	\$138,333	5,198	\$160	Included
1481 S 2nd St	40208	1706908	2026-04-17	10	\$745,000	\$74,500	7,355	\$101	Included
1468 S 4th St	40208	1705896	2025-12-30	6	\$643,225	\$107,204	5,210	\$123	Included
1720 S 2nd St	40208	1693147	2025-11-12	12	\$1,479,474	\$123,290	5,784	\$256	Included; higher finish / 1973 build — not directly comparable condition
1528 S 3rd St	40208	1685069	2025-08-25	6	\$525,000	\$87,500	5,393	\$97	Included
1809 S 3rd St	40208	1692630	2025-08-18	6	\$80,400	\$13,400	4,939	\$16	EXCLUDED — \$1 list / non-arm's-length close, not a market transaction
1386 S 3rd St	40208	1672166	2025-06-11	5	\$289,000	\$57,800	4,474	\$65	Included
1829 S 3rd St	40208	1682108	2025-04-22	7	\$545,000	\$77,857	5,551	\$98	Included
1440 S 4th St	40208	1679177	2025-04-07	5	\$475,000	\$95,000	5,328	\$89	Included
1733 S 3rd St	40208	1670259	2025-01-09	8	\$470,000	\$58,750	2,328	\$202	Included; SF looks low for an 8-unit — verify before relying on \$/SF
1432 Saint James Ct	40208	1674444	2024-12-18	7	\$799,000	\$114,143	5,717	\$140	Included
1456 S 4th St	40208	1672350	2024-11-14	6	\$618,000	\$103,000	9,488	\$65	Included
408 Kensington Ct	40208	1659695	2024-09-09	12	\$950,000	\$79,167	17,544	\$54	Included
2411 S Shelby St	40217	1669826	2025-01-13	5	\$200,000	\$40,000	2,396	\$83	Included

SUMMARY STATISTICS		N	AVG PRICE/UNIT	MEDIAN PRICE/UNIT	AVG PRICE/SF	MEDIAN PRICE/SF	Excludes MLS #1692630 (1809 S 3rd St, \$1 list / non-arm's-length close). n = 28 of 29 comps identified in the search.
	All comps (5–20 units)	28	\$76,350	\$76,179	\$109	\$101	
	5–7 unit subset (closest size match)	19	\$77,410	\$77,857	\$100	\$97	
	952 S 6th St @ \$325,000 target	—	\$65,000	—	\$93	—	

Information deemed reliable but not guaranteed. Comparable sales data pulled from Flexmls MLS. Buyer and buyer's agent to independently verify all figures before relying on them.