

Market Conditions (Cumulative) Detailed Report

Transaction Type is one of 'Sale', 'Auction' Status is 'Closed' 3/26/2025 to 3/26/2024 Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Pending' Property Type is 'Residential' Latitude, Longitude is around 38.58, -90.27 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25007812	3967 Eichelberger St	1	1 (1 0)	723	02/12/2025	42 / 42	\$64,900	\$59,900
25016412	4030 Taft Ave	2	2 (1 1)	1,008	03/24/2025	2 / 2	\$69,900	\$69,900
24053312	4455 Itaska St	1	1 (1 0)	595	08/30/2024	207 / 207	\$88,000	\$88,000
25013545	4629 Varrelmann Ave	2	2 (2 0)	990	03/06/2025	13 / 13	\$99,000	\$99,000
25001103	5414 Gravois Ave	2	1 (1 0)	860	01/03/2025	68 / 68	\$120,000	\$100,000
25006371	3927 Delor St	2	1 (1 0)	864	02/03/2025	47 / 47	\$110,000	\$110,000
25008215	4235 Eichelberger St	2	1 (1 0)	724	02/13/2025	40 / 40	\$119,900	\$115,000
25008391	4407 Osceola St	2	2 (2 0)	805	02/14/2025	36 / 36	\$134,900	\$119,900
25012426	4233 Delor St	3	1 (1 0)	960	03/02/2025	19 / 19	\$145,000	\$134,900
25013958	4155 Schiller Place	2	3 (2 1)	816	03/11/2025	5 / 5	\$145,000	\$145,000
25009661	4065 Concordia Ave	2	1 (1 0)	760	02/23/2025	30 / 30	\$155,000	\$150,000
25017297	4175 Taft Ave	2	1 (1 0)	1,056	03/21/2025	5 / 5	\$155,000	\$155,000
24074556	4732 Varrelmann Ave	2	1 (1 0)	864	11/14/2024	49 / 49	\$179,900	\$164,900
25017276	4242 Walsh St	2	2 (1 1)	1,035	03/21/2025	5 / 5	\$169,000	\$169,000
25012368	4723 Varrelmann	3	2 (2 0)	1,600	03/03/2025	23 / 216	\$174,900	\$170,000
24078811	4532 Ray Ave	2	1 (1 0)	850	01/01/2025	84 / 84	\$170,000	\$170,000
25003776	5027 Leona St	2	1 (1 0)	950	11/29/2024	55 / 55	\$184,900	\$174,900
25007652	5040 Steffens Ave	3	1 (1 0)	1,028	02/12/2025	42 / 42	\$179,900	\$179,900
25008432	4124 Beethoven Ave	3	1 (1 0)	1,128	02/27/2025	27 / 27	\$214,900	\$199,000
25002026	5406 Gravois Ave	3	2 (2 0)	4,254	01/14/2025	71 / 71	\$199,000	\$199,000
25006583	5027 Steffens Ave	4	2 (2 0)	2,002	02/06/2025	39 / 39	\$235,000	\$199,900
25015349	4441 Wallace St	3	1 (1 0)	1,500	03/19/2025	7 / 7	\$209,000	\$209,000
25009730	4330 Delor St	2	1 (1 0)	1,157	02/24/2025	30 / 30	\$209,900	\$209,900
25000680	4555 Adkins Ave	3	2 (1 1)	1,220	01/05/2025	41 / 41	\$209,999	\$209,999
25016833	4229 Beethoven Ave	3	1 (1 0)	1,400	03/20/2025	6 / 6	\$210,000	\$210,000
25012390	4320 Ellenwood Ave	2	1 (1 0)	972	03/11/2025	12 / 12	\$229,900	\$229,900
25000061	5348 West Ave	3	2 (2 0)	1,297	01/02/2025	83 / 134	\$260,000	\$252,500
24078807	4148 Burgen Ave	3	3 (2 1)	1,660	12/30/2024	82 / 82	\$305,000	\$279,000

Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25004007	4467 Taft Ave	3	1 (1 0)	1,050	01/28/2025	57 / 57	\$210,000	\$210,000

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24014394	3976 Eichelberger St	2	1 (1 0)	720	05/10/2024	37 / 37	\$97,000	\$97,000	100.00%
24051581	4076 Concordia Ave	1	1 (1 0)	720	08/14/2024	0 / 0	\$1,750	\$1,775	101.43%
24046780	4533 Ray Ave	3	1 (1 0)	672	10/18/2024	63 / 63	\$50,500	\$40,000	79.21%
24023281	4719 Varrelmann Ave	1	1 (1 0)	740	05/08/2024	5 / 5	\$55,000	\$56,000	101.82%
24031825	4428 Itaska St	2	1 (1 0)	796	05/30/2024	0 / 0	\$56,500	\$56,500	100.00%
24054709	5920 Morganford Rd	1	1 (1 0)	704	12/31/2024	14 / 14	\$60,000	\$60,000	100.00%
24018317	4447 Bingham Ave	1	1 (1 0)	768	05/06/2024	28 / 28	\$68,900	\$61,000	88.53%
24061358	4063 Taft Ave	3	2 (1 1)	1,260	10/15/2024	6 / 6	\$70,000	\$70,000	100.00%
24058899	4151 Concordia Ave	1	0 (0 0)	664	01/17/2025	98 / 98	\$89,000	\$70,000	78.65%
24044820	4651 Adkins Ave	2	1 (1 0)	1,051	08/02/2024	2 / 2	\$75,000	\$70,000	93.33%
24020101	4406 Ellenwood Ave	2	1 (1 0)	867	04/22/2024	5 / 5	\$55,000	\$70,000	127.27%
24023524	4181 Taft Ave	2	2 (2 0)	1,008	06/14/2024	41 / 41	\$90,000	\$72,500	80.56%
24059296	4123 Schiller Place	2	1 (1 0)	891	10/07/2024		\$75,000	\$75,000	100.00%
24028452	4715 Ray Ave	2	1 (1 0)	918	06/17/2024	26 / 26	\$85,000	\$78,000	91.76%
24059199	4144 Delor St	2	1 (1 0)	1,261	10/11/2024	7 / 7	\$84,900	\$80,000	94.23%
24028850	4740 Adkins Ave	2	1 (1 0)	810	09/12/2024	89 / 89	\$92,500	\$80,000	86.49%
24013211	5040 South Steffens Ave	3	1 (1 0)	690	07/17/2024	162 / 162	\$85,000	\$80,000	94.12%

Presented By: Scott Braswell Phone: 314-221-8456

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24059405	6222 Carlsbad Ave	3	1 (1 0)	952	11/14/2024	10 / 10	\$90,000	\$85,000	94.44%
24027453	4176 Schiller Place	2	1 (1 0)	772	07/31/2024	81 / 81	\$89,000	\$89,000	100.00%
24035483	3928 Itaska St	1	1 (1 0)	720	09/27/2024	84 / 84	\$109,900	\$90,000	81.89%
24018973	4006 Neosho St	1	1 (1 0)	640	04/30/2024	29 / 29	\$100,000	\$90,000	90.00%
24059118	5409 Dresden Ave	1	1 (1 0)	604	11/07/2024	8 / 8	\$95,000	\$95,000	100.00%
24045143	4569 Varrelmann Ave	2	1 (1 0)	858	08/30/2024	21 / 21	\$105,000	\$95,000	90.48%
24027333	4609 Steffens Ave	1	1 (1 0)	711	09/27/2024	138 / 467	\$95,000	\$95,000	100.00%
24016987	5227 Ulena Ave	3	1 (1 0)	1,488	05/24/2024	42 / 42	\$99,900	\$95,000	95.10%
23053398	4604 Varrelmann Ave	1	2 (1 1)	1,320	04/04/2024	212 / 247	\$110,000	\$95,000	86.36%
25006801	4164 Bingham Ave	2	1 (1 0)	864	03/12/2025	10 / 10	\$89,900	\$96,000	106.79%
24046801	4087 Wilmington Ave	1	1 (1 0)	792	08/27/2024	1 / 1	\$90,000	\$100,000	111.11%
23007247	4747 Ray Ave	2	2 (1 1)	1,181	04/30/2024	169 / 169	\$114,900	\$100,000	87.03%
24059948	4150 Beethoven Ave	2	1 (1 0)	651	11/05/2024	19 / 19	\$115,000	\$105,000	91.30%
24043446	4003 Eichelberger St	1	1 (1 0)	1,238	10/15/2024	111 / 111	\$116,900	\$105,000	89.82%
24035137	4117 Schiller Place	1	1 (1 0)	640	09/27/2024	84 / 84	\$114,900	\$105,000	91.38%
24019896	4728 Varrelmann Ave	2	1 (1 0)	905	05/28/2024	16 / 16	\$110,000	\$105,000	95.45%
24012161	4723 Varrelmann Ave	3	2 (2 0)	1,224	04/26/2024	11 / 11	\$110,000	\$105,000	95.45%
24001997	4320 Gannett St	2	1 (1 0)	1,250	04/30/2024		\$120,000	\$107,500	89.58%
24055814	3931 Schiller Place	2	1 (1 0)	816	11/06/2024	11 / 11	\$109,900	\$107,900	98.18%
24066513	4123 Schiller Place	2	1 (1 0)	891	12/23/2024	23 / 23	\$109,900	\$108,000	98.27%
24069366	5133 Dresden Ave	1	1 (1 0)	669	02/21/2025	103 / 103	\$115,000	\$110,000	95.65%
24033789	4096 Concordia Ave	2	1 (1 0)	832	07/25/2024	6 / 6	\$129,900	\$110,000	84.68%
24022751	4172 Taft Ave	2	1 (1 0)	1,008	05/28/2024	4 / 4	\$109,900	\$110,900	100.91%
24063513	3943 Delor	2	1 (1 0)	816	02/06/2025	113 / 113	\$127,400	\$115,000	90.27%
24051208	4352 Chippewa St	2	1 (1 0)	804	02/13/2025	145 / 145	\$119,900	\$115,000	95.91%
24035424	3967 Schiller Place	3	1 (1 0)	1,152	07/19/2024	7 / 7	\$140,000	\$120,000	85.71%
24010438	5805 Gravois Ave	2	1 (1 0)	1,200	04/23/2024	59 / 59	\$141,500	\$120,000	84.81%
24073374	4172 Walsh St	2	1 (1 0)	1,062	02/21/2025	57 / 57	\$130,000	\$120,800	92.92%
24046693	4232 Schiller Place	3	1 (1 0)	912	11/01/2024	73 / 73	\$155,000	\$122,000	78.71%
24007416	3944 Randall St	1	1 (1 0)	576	05/08/2024	48 / 48	\$119,900	\$123,700	103.17%
25004584	4476 Itaska St	2	1 (1 0)	850	02/14/2025	5 / 5	\$125,000	\$125,000	100.00%
24051483	4254 Delor St	2	2 (1 1)	828	10/16/2024	18 / 18	\$135,000	\$125,000	92.59%
24003805	4473 Beethoven Ave	2	2 (1 1)	936	04/17/2024	1 / 1	\$125,000	\$125,000	100.00%
23060080	5938 Wanda Ave	2	1 (1 0)	1,050	05/31/2024	28 / 28	\$139,900	\$125,000	89.35%
24078676	5029 Gerritt Ave	2	1 (1 0)	845	03/12/2025	27 / 27	\$139,900	\$126,000	90.06%
25004425	4157 Wilmington Ave	1	1 (1 0)	768	02/28/2025	4 / 4	\$129,000	\$128,000	99.22%
24021241	4126 Taft Ave	2	2 (2 0)	1,032	07/01/2024	67 / 87	\$124,900	\$129,000	103.28%
24023429	4354 Gertrude Ave	2	1 (1 0)	900	05/15/2024	9 / 9	\$130,000	\$130,000	100.00%
24021441	5032 Gerritt Ave	2	2 (1 1)	772	06/06/2024	23 / 23	\$134,900	\$130,000	96.37%
24010916	4458 Taft Ave	1	1 (1 0)	884	04/05/2024	1 / 1	\$119,900	\$130,000	108.42%
24057176	4330 Frieda Ave	2	1 (1 0)	918	02/21/2025	140 / 140	\$140,000	\$131,000	93.57%
24010942	4455 Wallace St	2	1 (1 0)	1,041	04/18/2024	22 / 22	\$145,000	\$132,500	91.38%
24025436	3963 Eichelberger St	2	1 (1 0)	864	07/10/2024	63 / 63	\$139,900	\$133,000	95.07%
24040733	3904 Walsh	3	1 (1 0)	1,015	10/02/2024	96 / 469	\$142,000	\$133,500	94.01%
24042482	4130 Burgen Ave	2	1 (1 0)	640	08/01/2024	15 / 15	\$131,000	\$134,000	102.29%
24043049	4162 Wilmington Ave	2	1 (1 0)	902	08/15/2024	12 / 12	\$129,900	\$137,000	105.47%
24021210	3835 Eiler St	2	2 (1 1)	768	05/31/2024	32 / 32	\$149,900	\$137,450	91.69%
24060610	4018 Neosho St	3	1 (1 0)	768	11/04/2024	43 / 43	\$139,900	\$140,000	100.07%
24059893	4623 Alexander St	1	1 (1 0)	810	11/27/2024	71 / 71	\$150,000	\$140,000	93.33%
24033594	5940 Wanda Ave	2	1 (1 0)	1,075	07/08/2024	3 / 3	\$159,000	\$140,000	88.05%
24010380	4614 varrelmann Ave	3	2 (1 1)	1,528	08/06/2024	167 / 167	\$139,900	\$140,000	100.07%
24068029	3904 Itaska Street	2	1 (1 0)	895	03/18/2025	126 / 126	\$139,000	\$140,247	100.90%
24053971	4659 Steffens Ave	2	1 (1 0)	768	10/02/2024	30 / 30	\$144,900	\$145,000	100.07%
24050118	5220 Steffens Ave	2	1 (1 0)	1,050	10/16/2024	33 / 33	\$150,000	\$145,000	96.67%
24006615	4717 Ray Ave	2	1 (1 0)	918	05/17/2024	38 / 38	\$150,000	\$145,000	96.67%
24058490	5004 Steffens Ave	2	1 (1 0)	1,433	10/30/2024	4 / 4	\$139,900	\$146,000	104.36%
24017725	4083 Burgen Ave	1	1 (1 0)	720	05/09/2024	15 / 64	\$149,000	\$146,000	97.99%
24068129	5036 Newport Ave	2	1 (1 0)	1,058	12/11/2024	7 / 7	\$150,000	\$147,000	98.00%

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24025263	5956 Wanda Ave	2	2 (2 0)	864	06/14/2024	7 / 7	\$149,400	\$147,500	98.73%
24037635	4138 Taft Ave	3	2 (1 1)	912	08/06/2024	7 / 7	\$160,000	\$150,000	93.75%
24043224	4456 Osceola St	2	1 (1 0)	809	09/09/2024	5 / 5	\$145,000	\$151,550	104.52%
24039406	4338 Bingham Ave	2	1 (1 0)	1,400	07/26/2024	7 / 85	\$150,000	\$152,000	101.33%
24053409	4465 Osceola St	2	1 (1 0)	768	11/08/2024	1 / 1	\$145,000	\$152,500	105.17%
24050824	4355 Beethoven Ave	2	2 (1 1)	816	09/27/2024	6 / 6	\$154,400	\$155,000	100.39%
24066291	4466 Gannett St	3	2 (2 0)	804	12/18/2024	30 / 30	\$159,900	\$155,500	97.25%
24037527	4081 Bowen St	2	1 (1 0)	576	06/12/2024	0 / 0	\$165,500	\$155,500	93.96%
24059951	5436 Bates	2	2 (2 0)	780	03/13/2025	142 / 142	\$160,000	\$158,000	98.75%
24069443	4351 Itaska St	2	1 (1 0)	925	03/20/2025	134 / 134	\$159,000	\$159,000	100.00%
25003123	5428 Christy Ave	2	1 (1 0)	937	03/14/2025	8 / 8	\$164,900	\$160,000	97.03%
24021245	4147 Beethoven Ave	3	1 (1 0)	1,320	05/07/2024	6 / 6	\$154,900	\$160,000	103.29%
24013576	4218 Beethoven Ave	2	2 (1 1)	1,338	06/25/2024	48 / 48	\$170,000	\$160,000	94.12%
24049414	5042 Ulena Ave	2	1 (1 0)	868	10/02/2024	3 / 3	\$150,000	\$160,500	107.00%
24061970	4182 Concordia Ave	2	2 (1 1)	840	11/07/2024	2 / 2	\$149,900	\$161,545	107.77%
24051306	5227 Ulena Ave	3	2 (2 0)	1,488	02/27/2025	191 / 191	\$162,500	\$162,500	100.00%
24034499	6204 Carlsbad Ave	2	1 (1 0)	744	07/18/2024	43 / 43	\$163,000	\$162,890	99.93%
24020009	5023 Alexander St	1	1 (1 0)	974	05/06/2024	4 / 4	\$160,000	\$163,000	101.88%
24030620	3946 Itaska St	2	1 (1 0)	968	07/02/2024	7 / 7	\$158,500	\$164,000	103.47%
24003049	4239 Neosho St	2	1 (1 0)	1,050	07/19/2024	159 / 159	\$164,500	\$164,500	100.00%
25002707	4069 Burgen Ave	2	1 (1 0)	880	02/20/2025	11 / 11	\$170,000	\$165,000	97.06%
24062121	4423 Beethoven Ave	2	1 (1 0)	875	02/14/2025	62 / 62	\$165,000	\$165,000	100.00%
24059023	3920 Randall St	3	1 (1 0)	968	10/30/2024	40 / 40	\$169,900	\$165,000	97.12%
24009549	4427 Osceola	2	1 (1 0)	800	03/29/2024	10 / 163	\$165,000	\$165,000	100.00%
24069860	5429 Dresden Ave	2	2 (2 0)	768	12/19/2024	5 / 5	\$165,000	\$167,000	101.21%
24040888	4164 Burgen Ave	4	1 (1 0)	1,098	08/09/2024	23 / 23	\$169,900	\$167,900	98.82%
24009874	3909 Itaska St	3	1 (1 0)	923	04/07/2024	37 / 37	\$159,900	\$168,000	105.07%
24013120	5516 Grant Place	2	1 (1 0)	950	04/11/2024	4 / 4	\$157,000	\$169,250	107.80%
24071426	4180 Burgen Ave	3	2 (2 0)	912	12/17/2024	3 / 3	\$169,900	\$170,000	100.06%
24058285	4715 Ray Ave	2	1 (1 0)	918	11/12/2024	22 / 22	\$174,900	\$170,000	97.20%
24071087	5364 West Ave	2	1 (1 0)	870	12/27/2024	3 / 3	\$170,000	\$171,000	100.59%
25002803	4181 Taft Ave	2	2 (2 0)	1,008	03/03/2025	2 / 2	\$169,900	\$175,000	103.00%
24059146	4454 Bingham Ave	2	1 (1 0)	720	10/29/2024	34 / 34	\$175,000	\$175,000	100.00%
24051458	4658 Steffens Ave	2	1 (1 0)	1,045	10/07/2024	25 / 25	\$175,000	\$175,000	100.00%
24044981	4428 Itaska St	2	1 (1 0)	1,037	08/21/2024	8 / 8	\$175,000	\$175,000	100.00%
24042280	5039 Newport Ave	2	1 (1 0)	1,058	08/13/2024	6 / 6	\$180,000	\$175,000	97.22%
24018178	4033 Delor St	2	1 (1 0)	1,152	04/29/2024	6 / 6	\$169,000	\$175,000	103.55%
24048146	5039 Fendler Place	2	2 (1 1)	998	09/17/2024	5 / 5	\$164,900	\$176,000	106.73%
24010875	4611 Adkins Ave	2	1 (1 0)	1,306	04/19/2024	36 / 36	\$182,900	\$178,000	97.32%
24060696	4310 Frieda Ave	3	2 (2 0)	1,080	11/14/2024	6 / 6	\$179,900	\$179,900	100.00%
24054777	4168 Taft Ave	3	2 (1 1)	1,008	01/06/2025	87 / 87	\$179,900	\$180,000	100.06%
24052855	4718 Adkins Ave	2	2 (1 1)	1,080	09/23/2024	3 / 3	\$169,900	\$180,000	105.94%
24049933	4332 Frieda Ave	3	2 (2 0)	1,092	09/27/2024	4 / 4	\$174,000	\$180,000	103.45%
24033652	4450 Beethoven Ave	2	1 (1 0)	975	07/03/2024	5 / 5	\$174,900	\$181,000	103.49%
24050333	6014 Morganford Rd	2	2 (1 1)	966	09/27/2024	3 / 3	\$175,000	\$182,000	104.00%
24019081	4618 Alexander St	2	1 (1 0)	1,000	05/14/2024	3 / 3	\$167,000	\$184,000	110.18%
24063599	5967 Wanda Ave	2	1 (1 0)	950	12/17/2024	3 / 3	\$185,000	\$185,000	100.00%
24053534	4135 Bowen St	2	1 (1 0)	769	09/20/2024	2 / 2	\$180,000	\$185,000	102.78%
24045428	4642 Ray Ave	2	2 (2 0)	1,032	08/23/2024	5 / 5	\$179,900	\$185,000	102.83%
24038586	4318 Bingham Ave	2	1 (1 0)	816	07/17/2024	1 / 1	\$180,000	\$185,000	102.78%
24010990	4363 Delor	3	2 (1 1)	1,340	05/21/2024	62 / 62	\$185,000	\$185,000	100.00%
24006192	4630 Varrelmann Ave	3	2 (2 0)	1,008	03/29/2024	38 / 38	\$181,000	\$185,000	102.21%
23073017	4435 Itaska St	2	1 (1 0)	949	05/24/2024	71 / 71	\$185,000	\$185,000	100.00%
23065475	4118 Beethoven Ave	2	2 (1 1)	1,036	05/09/2024	148 / 148	\$185,000	\$185,000	100.00%
24056224	4107 Bowen St	3	2 (1 1)	1,138	10/17/2024	3 / 3	\$189,000	\$189,000	100.00%
24015397	4327 Neosho St	3	2 (2 0)	1,370	05/29/2024	7 / 7	\$184,900	\$189,000	102.22%
24051184	5938 Wanda Ave	2	1 (1 0)	1,050	11/14/2024	62 / 62	\$184,900	\$189,900	102.70%
24043862	6111 Adkins Ave	2	1 (1 0)	960	08/19/2024	4 / 4	\$189,900	\$190,000	100.05%

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Market Conditions (Cumulative) Detailed Report

24014923	5723 Leona St	2	1 (1 0)	960	04/16/2024	1 / 1	\$170,000	\$191,000	112.35%
24016878	4473 Itaska St	2	1 (1 0)	1,116	04/30/2024	7 / 7	\$189,900	\$193,500	101.90%
24014535	5447 Cologne Ave	2	1 (1 0)	1,075	04/15/2024	3 / 3	\$164,900	\$193,500	117.34%
24057935	6039 Carlsbad Ave	2	1 (1 0)	1,080	02/24/2025	76 / 76	\$195,000	\$195,000	100.00%
24026135	4228 Schiller Place	2	3 (2 1)	1,086	06/18/2024	46 / 46	\$199,000	\$195,000	97.99%
24020434	5721 Leona St	2	1 (1 0)	744	05/08/2024	3 / 3	\$179,000	\$195,001	108.94%
24020782	5032 Ray Ave	2	1 (1 0)	1,058	05/28/2024	6 / 6	\$179,500	\$196,000	109.19%
24052842	4355 Ellenwood Ave	2	1 (1 0)	1,000	10/03/2024	11 / 11	\$199,900	\$196,500	98.30%
24033857	4079 Schiller Place	4	2 (2 0)	1,553	07/31/2024	12 / 12	\$195,900	\$199,000	101.58%
25006243	4151 Bowen St	2	1 (1 0)	1,008	03/04/2025	6 / 6	\$199,900	\$199,900	100.00%
24041631	4742 Ray Ave	2	1 (1 0)	1,000	08/22/2024	18 / 18	\$199,900	\$199,900	100.00%
23052720	5234 Morganford Rd	3	1 (1 0)	1,058	05/09/2024	195 / 195	\$199,900	\$199,900	100.00%
24053105	3965 Schiller Place	3	2 (2 0)	1,446	10/16/2024	33 / 33	\$200,000	\$200,000	100.00%
24047069	4370 Taft Ave	3	1 (1 0)	1,524	08/29/2024	27 / 27	\$185,000	\$200,000	108.11%
24034580	6216 Radom Ave	2	1 (1 0)	1,104	08/14/2024	2 / 2	\$184,900	\$200,000	108.17%
24015987	3901 Itaska St	2	1 (1 0)	923	04/25/2024	3 / 3	\$160,000	\$200,000	125.00%
24023644	4320 Gannett St	3	1 (1 0)	1,250	05/20/2024	10 / 10	\$199,800	\$202,000	101.10%
24056771	4424 Bingham Ave	3	2 (2 0)	920	11/20/2024	50 / 50	\$204,900	\$204,900	100.00%
24018080	4467 Ellenwood Ave	3	2 (2 0)	1,200	05/17/2024	10 / 10	\$209,000	\$205,000	98.09%
24026775	4427 Neosho St	3	2 (2 0)	1,377	06/10/2024	5 / 5	\$200,000	\$205,700	102.85%
24064919	3967 Schiller Place	3	1 (1 0)	1,152	01/20/2025	46 / 46	\$210,000	\$206,000	98.10%
24031312	4044 Walsh St	3	2 (2 0)	884	06/10/2024	4 / 4	\$184,900	\$206,000	111.41%
24074429	5940 Wanda Ave	2	1 (1 0)	1,075	01/24/2025	19 / 110	\$210,000	\$210,000	100.00%
24066502	6126 Newport Ave	2	1 (1 0)	1,063	12/12/2024	6 / 6	\$210,000	\$210,000	100.00%
24021860	4730 Adkins Ave	3	2 (2 0)	1,104	05/28/2024	4 / 4	\$200,000	\$210,000	105.00%
24072771	4651 Adkins Ave	3	2 (2 0)	1,372	12/16/2024	12 / 12	\$217,500	\$211,000	97.01%
24066755	6130 Morganford Rd	2	2 (1 1)	1,040	12/13/2024	3 / 3	\$199,900	\$215,000	107.55%
24066208	5358 West Ave	2	2 (1 1)	1,471	11/21/2024	5 / 5	\$209,900	\$215,000	102.43%
24051160	4476 Beethoven Ave	3	2 (2 0)	1,210	09/17/2024	4 / 4	\$199,000	\$215,000	108.04%
24030602	4135 Burgen	2	1 (1 0)	1,188	07/02/2024	6 / 6	\$174,900	\$215,000	122.93%
24049101	5023 Leona St	3	1 (1 0)	973	09/09/2024	1 / 1	\$214,900	\$216,000	100.51%
24056035	4236 Gertrude Ave	3	3 (1 2)	1,224	10/23/2024	4 / 4	\$219,000	\$216,255	98.75%
24015833	4331 Beethoven Ave	2	1 (1 0)	912	04/24/2024	16 / 16	\$219,900	\$219,900	100.00%
24043130	4097 Fillmore St	2	1 (1 0)	993	08/20/2024	5 / 5	\$230,000	\$220,000	95.65%
24015672	4457 Wilcox Ave	2	2 (1 1)	1,215	04/24/2024	2 / 2	\$210,000	\$220,000	104.76%
24013820	5974 Wanda Ave	2	1 (1 0)	1,102	04/09/2024	5 / 5	\$169,000	\$220,000	130.18%
24055857	5732 Goener Ave	3	1 (1 0)	1,350	10/11/2024	3 / 3	\$205,000	\$222,000	108.29%
24065104	4140 Delor St	4	2 (2 0)	1,920	02/19/2025	60 / 60	\$224,900	\$222,500	98.93%
24075630	4064 Wilmington Ave	3	2 (2 0)	1,104	01/27/2025	7 / 7	\$210,000	\$224,000	106.67%
24062707	4406 Ellenwood Ave	3	2 (2 0)	867	10/31/2024	8 / 8	\$229,900	\$225,000	97.87%
24041878	6132 Newport Ave	2	1 (1 0)	1,008	09/03/2024	7 / 7	\$215,000	\$226,500	105.35%
24069360	6202 Radom St	2	1 (1 0)	1,176	02/18/2025	89 / 89	\$240,000	\$230,000	95.83%
24043924	4174 Walsh St	3	3 (2 1)	1,604	08/28/2024	4 / 4	\$212,000	\$230,000	108.49%
24031782	6131 Wanda Ave	2	1 (1 0)	1,144	07/16/2024	2 / 2	\$220,000	\$230,000	104.55%
24040873	6108 Wanda Ave	3	2 (1 1)	1,582	09/24/2024	31 / 31	\$249,900	\$235,000	94.04%
24025122	4132 Concordia Ave	3	1 (1 0)	1,220	06/05/2024	6 / 6	\$200,000	\$235,000	117.50%
24025688	4257 Neosho St	3	2 (2 0)	1,476	08/08/2024	66 / 66	\$236,500	\$236,500	100.00%
24059697	4612 Leona St	3	2 (1 1)	1,142	10/25/2024	4 / 4	\$227,500	\$237,500	104.40%
24032503	5731 Goener Ave	3	1 (1 0)	1,050	07/02/2024	3 / 3	\$225,000	\$237,500	105.56%
24016855	4347 Bingham Ave	3	2 (2 0)	1,444	04/25/2024	5 / 5	\$210,000	\$238,000	113.33%
24045291	4632 Varrelmann Ave	3	1 (1 0)	1,220	08/15/2024	2 / 21	\$225,000	\$240,000	106.67%
24028553	5966 Wanda Ave	3	2 (2 0)	1,239	06/26/2024	4 / 4	\$225,000	\$240,000	106.67%
24007360	3924 Eiler St	3	3 (2 1)	1,332	05/16/2024	4 / 4	\$220,000	\$244,000	110.91%
24070983	4356 Delor St	3	2 (2 0)	1,167	01/02/2025	27 / 27	\$245,000	\$245,000	100.00%
24059794	5805 Gravois Ave	2	2 (2 0)	1,200	12/16/2024	53 / 53	\$247,900	\$245,000	98.83%
24015381	4638 Adkins Ave	3	2 (1 1)	1,584	04/19/2024	4 / 4	\$229,900	\$246,202	107.09%
24040524	4080 Burgen Ave	2	1 (1 0)	768	07/31/2024	5 / 5	\$257,000	\$249,000	96.89%
24042799	6010 Morganford Rd	3	2 (1 1)	1,407	09/19/2024	73 / 73	\$249,900	\$249,900	100.00%

Presented By: Scott Braswell Phone: 314-221-8456

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Market Conditions (Cumulative) Detailed Report

24063192	4356 Ellenwood Ave	3	2 (2 0)	981	11/13/2024	40 / 45	\$243,900	\$252,000	103.32%
24041755	4040 Walsh St	4	2 (1 1)	1,256	09/13/2024	62 / 62	\$245,000	\$252,000	102.86%
24057160	4351 Holly Hills Blvd	2	2 (2 0)	1,080	11/05/2024	17 / 17	\$259,900	\$259,000	99.65%
24057913	5470 Christy Blvd	3	3 (3 0)	1,832	02/04/2025	82 / 82	\$265,900	\$262,500	98.72%
24018955	4111 FEDERER PLACE	3	2 (1 1)	1,535	05/02/2024	25 / 25	\$269,900	\$280,000	103.74%
24067251	4125 Burgen Ave	3	3 (2 1)	1,344	12/12/2024	7 / 7	\$285,000	\$285,000	100.00%
25002863	6135 Ray Ave	4	2 (2 0)	1,932	02/14/2025	8 / 8	\$285,000	\$290,000	101.75%
24014525	4148 Federer St	3	2 (1 1)	1,825	04/19/2024	4 / 4	\$269,000	\$300,000	111.52%
24044468	4068 Federer St	3	3 (2 1)	2,064	09/13/2024	7 / 7	\$350,000	\$345,000	98.57%

Coming Soon

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25011673	4065 Holly Hills Blvd	3	2 (1 1)	1,624	02/25/2025		\$325,000	\$325,000

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25010408	5018 Ray Ave	1	1 (1 0)	936	02/27/2025	3 / 3	\$97,500	\$97,500
25006916	4406 Gannett St	2	1 (1 0)	1,000	02/07/2025	35 / 35	\$99,900	\$99,900
25013786	5039 Adkins Ave	2	1 (1 0)	1,058	03/11/2025	6 / 6	\$125,000	\$125,000
25000554	3910 Schiller Place	2	1 (1 0)	816	01/06/2025	46 / 46	\$129,900	\$129,900
25009654	5434 Christy Ave	1	1 (1 0)	720	02/23/2025	11 / 11	\$149,900	\$149,900
24055273	4610 Leona St.	2	2 (2 0)	747	08/29/2024	206 / 206	\$208,000	\$150,000
24073162	4133 Walsh St	3	1 (1 0)	1,246	11/25/2024	43 / 43	\$189,900	\$159,900
25013700	4414 Osceola St	3	1 (1 0)	792	03/07/2025	2 / 2	\$160,000	\$160,000
25017111	3952 Delor St	2	1 (1 0)	912	03/19/2025	4 / 4	\$164,900	\$164,900
25012061	4057 Delor St	3	2 (1 1)	1,197	03/01/2025	4 / 4	\$165,000	\$165,000
24076506	3963 Walsh St	2	1 (1 0)	806	12/13/2024	47 / 47	\$186,000	\$169,000
25004219	3972 Schiller Place	2	1 (1 0)	912	03/04/2025	17 / 17	\$169,900	\$169,900
25002917	4249 Neosho St	2	1 (1 0)	1,170	01/20/2025	28 / 28	\$185,000	\$180,000
25007890	4327 Gannett St	3	2 (2 0)	864	02/12/2025	5 / 5	\$185,000	\$185,000
24075712	4738 Ray Ave	3	3 (2 1)	1,336	12/08/2024	99 / 99	\$234,800	\$209,600
25008786	5321 West Ave	2	2 (1 1)	1,382	02/17/2025	4 / 4	\$215,000	\$215,000
25004107	4569 Newport Ave	4	2 (2 0)	1,950	01/27/2025	39 / 39	\$232,500	\$217,500
25011595	4070 Fillmore St	2	1 (1 0)	938	02/27/2025	14 / 14	\$219,900	\$219,900
24073491	4020 Neosho St	2	1 (1 0)	897	12/09/2024	52 / 198	\$220,000	\$220,000
25005517	4155 Walsh St	2	2 (2 0)	1,300	02/03/2025	6 / 6	\$235,000	\$235,000
25004419	6151 Adkins Ave	4	3 (2 1)	1,432	02/05/2025	7 / 7	\$379,900	\$379,900

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months (03/26/2024-09/26/2024)	Prior 4-6 Months (09/27/2024-12/25/2024)	Current - 3 Months (12/26/2024-03/26/2025)
Total # of Comparable Sales (Settled)	115	54	31
Absorption Rate (Total Sales/Months)	19.17	18.00	10.33
Total # of Comparable Active Listings	142	61	71
Months of Housing Supply (Lst/Ab. Rate)	7.41	3.39	6.87
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$175,000	\$163,273	\$162,500
Median Comparable Sales DOM	7	11	57
Median Comparable List Price (Listings Only)	\$163,750	\$169,000	\$164,900
Median Comparable Listings DOM (Listings Only)	12	46	35
Median Sale Price / Median List Price %	104.79%	100.51%	98.54%

*The total number of Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.

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