

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 38.56, -90.29 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25008061	4666 Tesson St	3	1 (1 0)	914	02/12/2025	40 / 40	\$124,900	\$117,500
25016815	4114 Carondelet Blvd	3	2 (2 0)	1,360	03/20/2025	6 / 6	\$154,900	\$154,900
25013432	4668 Tesson St	3	2 (2 0)	914	03/06/2025	19 / 222	\$169,000	\$169,000
24058145	4634 Tyrolean Ave	2	2 (2 0)	814	09/11/2024	19 / 107	\$209,000	\$184,900
25017519	3716 Comstock Dr	3	1 (1 0)	952	03/23/2025	1 / 141	\$198,000	\$198,000
25014571	6925 Salzburger Ave	2	1 (1 0)	1,248	03/04/2025	13 / 13	\$210,000	\$199,900
24077098	4337 Loughborough Ave	2	1 (1 0)	931	12/20/2024	96 / 96	\$219,900	\$199,900
25004597	163 River City Blvd	3	2 (1 1)	950	01/28/2025	41 / 41	\$215,000	\$200,000
25016947	7324 Coronado Ave	3	3 (2 1)	1,026	03/17/2025	4 / 4	\$235,000	\$235,000
25014918	4079 Quincy St	2	2 (2 0)	1,545	03/10/2025	4 / 4	\$235,000	\$235,000
24054968	4728 Primm St	3	2 (2 0)	1,622	08/28/2024	198 / 198	\$269,000	\$249,900
25009272	4115 Alma Ave	4	2 (2 0)	1,849	02/27/2025	27 / 27	\$324,900	\$324,900
25000590	7123 Trainor Place	3	3 (2 1)	1,937	01/05/2025	80 / 80	\$375,000	\$375,000
25017836	603 Majesty Ct	3	1 (1 0)	1,222	03/24/2025	2 / 2	\$56,000	\$56,000
25009673	9018 Kathleen Ave	2	1 (1 0)	1,100	02/19/2025	31 / 31	\$195,000	\$180,000
24060169	8219 Pear Lane	2	1 (1 0)	1,040	09/20/2024	186 / 186	\$199,000	\$189,900
25005990	8325 Julia Dr	2	2 (2 0)	982	02/09/2025	45 / 45	\$259,999	\$259,999
25016056	4643 Candace Dr	3	3 (2 1)	1,440	03/17/2025	5 / 5	\$349,900	\$325,000
25009904	3840 Weber Rd	3	1 (1 0)	1,092	02/20/2025	26 / 26	\$189,900	\$189,900

Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25009162	3649 Tesson St	2	1 (1 0)	928	02/20/2025	34 / 215	\$79,900	\$79,900
25012295	4127 Poepping St	3	1 (1 0)	960	03/03/2025	21 / 21	\$215,000	\$215,000
25009833	7353 Coronado Ave	3	2 (2 0)	1,026	02/25/2025	28 / 28	\$239,900	\$219,900
25009626	3724 Loughborough Ave	1	2 (1 1)	945	02/21/2025	25 / 25	\$219,900	\$219,900
24072941	3920 Loughborough Ave	2	2 (2 0)	1,125	11/23/2024	114 / 114	\$285,000	\$259,900
25016889	4634 Hannover Ave	2	2 (1 1)	1,096	03/20/2025	6 / 6	\$194,900	\$194,900
25015070	4216 Santen Dr	3	2 (2 0)	988	03/14/2025	12 / 12	\$215,000	\$215,000
25016445	4318 Heidelberg Ave	2	3 (2 1)	1,220	03/20/2025	5 / 5	\$269,000	\$269,000

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24048870	4828 Germania St	2	2 (2 0)	900	10/01/2024	44 / 44	\$110,000	\$100,000	90.91%
24039579	3634 Koeln Ave	2	1 (1 0)	805	08/21/2024	61 / 61	\$114,900	\$114,900	100.00%
24016660	4669 Allemania St	3	1 (1 0)	1,445	12/27/2024	203 / 294	\$124,999	\$115,000	92.00%
24008092	4722 Primm St	3	1 (1 0)	724	05/28/2024	74 / 74	\$135,000	\$115,000	85.19%
24043760	7221 South Grand Ave	2	1 (1 0)	860	09/12/2024	11 / 11	\$125,000	\$125,000	100.00%
24042167	4680 Allemania St	2	1 (1 0)	816	08/13/2024	2 / 2	\$119,900	\$125,000	104.25%
24078966	3719 Koeln Ave	1	1 (1 0)	480	02/14/2025	11 / 11	\$120,000	\$126,000	105.00%
24066924	4106 Quincy St	2	1 (1 0)	1,040	11/07/2024	2 / 2	\$120,000	\$126,000	105.00%
24055654	3804 Courtois Street	2	1 (1 0)	768	10/07/2024	4 / 4	\$125,000	\$127,500	102.00%
24036139	7219 Eugene Ave	2	1 (1 0)	704	08/07/2024	21 / 21	\$129,900	\$129,900	100.00%
24072891	7833 Parkwood Dr	2	1 (1 0)	839	12/12/2024	7 / 7	\$137,900	\$132,000	95.72%
24061705	4828 Allemania St	2	1 (1 0)	894	12/30/2024	59 / 59	\$145,825	\$145,000	99.43%
24051415	4139 Poepping St	3	1 (1 0)	960	10/30/2024	9 / 9	\$140,000	\$145,225	103.73%
24071336	4105 Koeln Ave	3	2 (1 1)	1,328	01/24/2025	5 / 5	\$150,000	\$150,000	100.00%
24047804	4676 Primm St	2	1 (1 0)	750	10/07/2024	13 / 13	\$149,900	\$150,000	100.07%
24042846	3747 Blow St	1	1 (1 0)	832	08/27/2024	12 / 12	\$149,900	\$151,000	100.73%
24027233	8004 Waddell Ave	2	1 (1 0)	880	06/07/2024	2 / 2	\$150,000	\$153,500	102.33%
24029242	3649 Koeln Ave	2	1 (1 0)	717	07/09/2024	3 / 3	\$140,000	\$155,000	110.71%
24070659	4642 Loughborough Ave	2	1 (1 0)	880	01/10/2025	21 / 21	\$165,000	\$157,000	95.15%

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

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24044241	3666 Blow St	3	2 (2 0)	963	09/11/2024	29 / 29	\$160,000	\$157,000	98.13%
24046374	3714 Upton St	2	2 (2 0)	840	10/23/2024	38 / 38	\$159,900	\$159,900	100.00%
24052178	4711 Hamburg Ave	2	2 (2 0)	1,218	09/26/2024	7 / 7	\$150,000	\$160,000	106.67%
24032955	3704 Courtois St	3	1 (1 0)	768	07/15/2024	48 / 48	\$159,000	\$163,800	103.02%
24070255	4143 Quincy St	2	1 (1 0)	768	12/27/2024	28 / 28	\$160,000	\$165,000	103.13%
24042739	7500 Knackstedt St	3	1 (1 0)	927	09/12/2024	28 / 28	\$165,000	\$165,000	100.00%
24074184	4822 Allemania St	2	1 (1 0)	768	02/25/2025	5 / 5	\$159,900	\$166,900	104.38%
24036623	6832 Salzburger Ave	2	1 (1 0)	1,008	08/09/2024	30 / 30	\$170,000	\$167,000	98.24%
24052771	3834 Rainor Ct	3	1 (1 0)	1,026	09/26/2024		\$165,000	\$168,500	102.12%
24070972	4726 Allemania St	2	1 (1 0)	768	12/17/2024	4 / 4	\$169,900	\$169,900	100.00%
24065219	3961 Germania St	2	1 (1 0)	860	12/12/2024	33 / 33	\$169,900	\$170,000	100.06%
24013033	4134 Upton Ct	3	1 (1 0)	940	04/05/2024	33 / 33	\$165,000	\$170,000	103.03%
24072388	7839 MORGAN FORD Rd	2	2 (1 1)	839	12/20/2024	9 / 9	\$185,000	\$171,100	92.49%
24035119	8141 Parkridge Dr	2	1 (1 0)	1,000	09/11/2024	9 / 9	\$179,900	\$172,500	95.89%
24031697	4652 Primm St	3	1 (1 0)	1,304	07/26/2024	6 / 6	\$174,900	\$174,900	100.00%
24049865	3858 Loughborough Ave	3	1 (1 0)	1,312	09/24/2024	3 / 3	\$175,000	\$175,000	100.00%
24025754	7329 South Grand Ave	2	1 (1 0)	805	05/23/2024	25 / 25	\$160,000	\$175,000	109.38%
24009349	4861 Austria Ave	2	2 (1 1)	1,400	03/29/2024	43 / 43	\$174,900	\$177,000	101.20%
24061414	4300 Tesson St	2	2 (2 0)	839	01/30/2025	55 / 55	\$179,900	\$179,900	100.00%
24032366	3708 Courtois St	3	1 (1 0)	1,000	09/30/2024	91 / 91	\$179,900	\$179,900	100.00%
24070874	3925 French Ct	2	2 (2 0)	960	01/22/2025	29 / 29	\$185,900	\$180,000	96.83%
24061088	7404 Morganford Rd	2	1 (1 0)	936	12/19/2024	63 / 63	\$179,900	\$180,000	100.06%
24060812	3640 Tesson St	3	2 (2 0)	954	10/31/2024	6 / 6	\$195,000	\$180,000	92.31%
24045888	7307 South Grand	2	2 (2 0)	1,143	09/13/2024	3 / 3	\$175,000	\$182,000	104.00%
24010580	4821 Hamburg Ave	2	2 (2 0)	1,184	04/09/2024	11 / 11	\$174,900	\$183,000	104.63%
24022539	7326 Eugene Ave	2	2 (2 0)	762	05/10/2024	6 / 6	\$170,000	\$184,250	108.38%
24011026	7504 Knackstedt St	4	2 (2 0)	927	03/29/2024	2 / 2	\$185,500	\$185,500	100.00%
24055971	4671 Hamburg Ave	2	2 (1 1)	990	10/16/2024	7 / 7	\$185,000	\$187,000	101.08%
24044424	4700 Hamburg Ave	2	1 (1 0)	1,008	08/29/2024	13 / 13	\$187,500	\$187,500	100.00%
24064226	8026 Morgan Ford Rd	2	2 (1 1)	744	11/19/2024	4 / 4	\$191,800	\$188,000	98.02%
24070148	8124 Parkwood Dr	5	3 (3 0)	2,019	03/07/2025	51 / 51	\$180,000	\$190,000	105.56%
24040664	4715 Allemania St	3	1 (1 0)	1,184	07/31/2024	5 / 5	\$179,900	\$190,000	105.61%
24061110	4135 Poepping St	2	1 (1 0)	1,236	11/15/2024	3 / 3	\$189,900	\$195,000	102.69%
24033632	4053 Germania St	3	2 (2 0)	1,035	08/02/2024	54 / 54	\$199,900	\$195,000	97.55%
24016561	4700 Primm St	3	1 (1 0)	960	05/29/2024	38 / 38	\$195,000	\$195,000	100.00%
24006723	3749 Comstock Dr	3	2 (1 1)	988	03/28/2024	35 / 35	\$189,900	\$195,000	102.69%
24014947	7852 Leona St	3	1 (1 0)	1,150	04/12/2024	6 / 6	\$175,000	\$197,500	112.86%
23028764	7344 Sharp Ave	3	2 (2 0)	969	06/25/2024	391 / 391	\$194,500	\$198,000	101.80%
24016063	7431 Sharp Ave	3	1 (1 0)	1,432	05/09/2024	32 / 32	\$199,000	\$199,000	100.00%
24076590	4128 Tesson St	3	1 (1 0)	1,282	01/16/2025	0 / 27	\$199,900	\$199,900	100.00%
24076082	3670 Primm St	3	2 (2 0)	1,008	01/15/2025	4 / 4	\$200,000	\$200,000	100.00%
24063598	8008 Wanda Ave	2	1 (1 0)	864	11/22/2024	5 / 5	\$199,900	\$200,000	100.05%
24055604	7348 Coronado Ave	2	1 (1 0)	1,026	10/21/2024	13 / 13	\$195,900	\$200,000	102.09%
24046319	7320 Leona St	2	2 (2 0)	940	08/29/2024	22 / 22	\$189,900	\$200,000	105.32%
24038791	4130 Robert Ave	2	1 (1 0)	940	07/30/2024	5 / 5	\$180,000	\$201,000	111.67%
24036984	7036 Radom St	2	2 (1 1)	816	08/06/2024	4 / 4	\$185,000	\$201,000	108.65%
24013591	6704 Morganford Rd	2	1 (1 0)	1,032	04/18/2024	19 / 19	\$206,000	\$202,000	98.06%
24018780	3629 French Ave	2	1 (1 0)	1,040	04/30/2024	3 / 3	\$180,000	\$204,000	113.33%
24054981	7325 Parkwood Dr	2	1 (1 0)	864	11/21/2024	85 / 85	\$205,000	\$205,000	100.00%
24009140	8104 Marla Ct	3	2 (2 0)	1,124	04/17/2024	31 / 31	\$205,500	\$205,000	99.76%
24012522	4121 Upton Ct	3	1 (1 0)	940	04/15/2024	3 / 3	\$195,000	\$206,217	105.75%
24064766	3637 Blow St	2	2 (2 0)	988	11/27/2024	32 / 32	\$210,000	\$206,260	98.22%
24027605	4153 Loughborough Ave	2	1 (1 0)	1,032	07/01/2024	16 / 16	\$209,900	\$209,900	100.00%
24069840	6940 Wanda Ct	2	1 (1 0)	927	01/10/2025	59 / 59	\$210,000	\$210,000	100.00%
24064835	4137 Alma Ave	2	2 (2 0)	1,748	12/19/2024	44 / 98	\$210,000	\$210,000	100.00%
24043201	4309 Sunshine Dr	2	1 (1 0)	864	08/13/2024	36 / 36	\$164,900	\$210,000	127.35%
24027382	8009 Parkwood Dr	2	1 (1 0)	839	06/21/2024	4 / 4	\$199,900	\$210,000	105.05%
24015712	7435 Sharp Ave	2	2 (2 0)	1,471	05/03/2024	4 / 4	\$189,000	\$210,000	111.11%

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23063185	7336 Leona St	2	1 (1 0)	816	07/10/2024	2 / 2	\$185,000	\$210,000	113.51%
24072046	4141 Tyrolean Ave	2	1 (1 0)	1,205	12/19/2024	31 / 31	\$195,000	\$215,000	110.26%
24063349	4132 Robert Ave	2	1 (1 0)	940	11/14/2024	6 / 6	\$189,900	\$215,000	113.22%
24035962	4094 Loughborough Ave	2	1 (1 0)	945	06/21/2024	3 / 14	\$214,900	\$215,000	100.05%
24034472	4079 Quincy St	3	2 (2 0)	1,545	06/26/2024	6 / 6	\$190,000	\$216,000	113.68%
24025991	4144 Tyrolean Ave	4	2 (1 1)	1,913	07/09/2024	32 / 32	\$239,900	\$217,000	90.45%
24059756	3650 Loughborough Ave	3	3 (2 1)	1,260	11/27/2024	22 / 22	\$225,000	\$220,000	97.78%
24059269	4040 Robert Ave	2	2 (2 0)	940	12/06/2024	71 / 71	\$229,500	\$220,000	95.86%
24055589	4138 Loughborough Ave	2	1 (1 0)	1,026	10/07/2024	33 / 33	\$210,000	\$220,000	104.76%
24052309	3656 Blow St	2	2 (2 0)	1,424	10/22/2024	21 / 21	\$225,000	\$220,000	97.78%
24046274	7350 Sharp Ave	2	1 (1 0)	969	09/24/2024	14 / 14	\$224,900	\$220,000	97.82%
24020328	4117 Christianne Ct	4	2 (1 1)	1,328	05/23/2024	5 / 5	\$209,900	\$221,000	105.29%
24025498	7153 Whaley Place	3	2 (2 0)	1,333	11/19/2024	55 / 55	\$224,900	\$221,900	98.67%
25002900	4340 Sunshine Dr	2	1 (1 0)	864	02/24/2025	2 / 2	\$224,900	\$224,900	100.00%
24049582	6504 Parkwood Place	2	1 (1 0)	1,000	09/19/2024	4 / 4	\$214,900	\$225,000	104.70%
24046888	4076 Quincy St	2	2 (1 1)	1,107	08/26/2024	4 / 4	\$224,900	\$225,000	100.04%
24035891	4643 Loughborough Ave	2	1 (1 0)	891	07/15/2024	3 / 3	\$205,000	\$225,000	109.76%
24024556	7100 Coronado Ave	2	2 (2 0)	816	06/04/2024	5 / 5	\$200,000	\$225,000	112.50%
24017550	7124 Coronado Ave	2	1 (1 0)	816	05/07/2024	7 / 7	\$210,000	\$225,000	107.14%
24003041	4032 Healy Ct	2	1 (1 0)	964	10/21/2024	7 / 7	\$184,900	\$225,000	121.69%
24055076	4348 Koeln	2	2 (1 1)	1,076	09/27/2024	6 / 6	\$215,000	\$226,500	105.35%
24027570	4084 Quincy St	2	1 (1 0)	1,107	06/06/2024	32 / 32	\$218,900	\$227,500	103.93%
24051925	3608 Loughborough Ave	5	3 (2 1)	2,128	11/18/2024	10 / 10	\$237,000	\$230,000	97.05%
24021452	3885 Germania St	3	2 (1 1)	1,035	04/30/2024	2 / 2	\$220,000	\$233,600	106.18%
24059998	6921 Wanda Ct	2	2 (2 0)	1,293	11/08/2024	5 / 5	\$225,000	\$235,000	104.44%
24058067	7841 Adkins Ave	3	2 (2 0)	984	10/07/2024	2 / 2	\$200,000	\$235,000	117.50%
24020204	3829 Upton St	3	1 (1 0)	1,026	04/30/2024		\$235,000	\$235,000	100.00%
24019857	3948 French Ct	3	1 (1 0)	988	05/14/2024	4 / 4	\$229,900	\$235,000	102.22%
25001748	6415 Wanda Ave	2	2 (2 0)	1,084	02/13/2025	5 / 5	\$220,000	\$235,975	107.26%
24035257	4304 Sunshine Dr	2	1 (1 0)	995	07/09/2024	5 / 5	\$234,900	\$237,000	100.89%
24056332	7416 Sharp Ave	3	1 (1 0)	969	10/07/2024	33 / 33	\$234,900	\$238,000	101.32%
24070774	4123 Blow St	3	2 (2 0)	1,224	01/03/2025	2 / 2	\$215,000	\$240,000	111.63%
24069466	4036 Louis St	3	2 (2 0)	940	12/11/2024	4 / 4	\$235,000	\$240,000	102.13%
24060491	4352 Schirmer St	3	1 (1 0)	854	11/14/2024	7 / 7	\$234,900	\$240,000	102.17%
24048169	3650 Upton St	3	3 (2 1)	1,331	12/30/2024	132 / 132	\$250,000	\$240,000	96.00%
24011524	4129 Kay Ct	2	2 (1 1)	980	04/10/2024	43 / 43	\$240,000	\$240,000	100.00%
24018933	3829 Louis St	2	2 (2 0)	1,026	05/15/2024	21 / 21	\$240,000	\$241,420	100.59%
24076741	6409 Lavernell Ct	3	2 (2 0)	1,179	02/14/2025	14 / 14	\$259,900	\$244,800	94.19%
24024317	4153 Toenges Ave	3	1 (1 0)	1,716	06/12/2024	11 / 11	\$250,000	\$245,000	98.00%
24057514	7304 Yates St	3	2 (1 1)	940	11/14/2024	59 / 59	\$246,000	\$246,000	100.00%
24070405	7324 Marwinette Ave	3	2 (2 0)	1,113	12/18/2024	6 / 6	\$250,000	\$248,000	99.20%
24058981	4115 Loughborough Ave	2	2 (2 0)	1,533	12/20/2024	101 / 101	\$250,000	\$250,000	100.00%
24034950	4050 Louis St	3	2 (2 0)	940	08/02/2024	21 / 21	\$260,000	\$250,000	96.15%
24063574	6809 Alexander	3	2 (2 0)	1,368	11/15/2024	4 / 4	\$237,900	\$251,000	105.51%
24011886	4124 Quincy St	2	2 (1 1)	1,501	03/28/2024	5 / 5	\$214,900	\$252,000	117.26%
24028290	4618 Cecil Place	3	2 (2 0)	1,668	06/11/2024	5 / 5	\$249,900	\$256,500	102.64%
24014141	8228 Webmore Dr	3	2 (1 1)	1,083	06/20/2024	22 / 22	\$264,900	\$259,900	98.11%
24024466	4130 Haven St	2	1 (1 0)	1,044	05/24/2024	5 / 5	\$249,900	\$267,500	107.04%
24010142	4616 Hamburg Ave	3	2 (2 0)	1,000	04/10/2024	2 / 2	\$250,000	\$272,000	108.80%
24061671	7003 South Grand Ave	4	1 (1 0)	1,776	03/14/2025	18 / 18	\$265,000	\$273,500	103.21%
24026696	4087 Haven St	2	2 (2 0)	1,150	07/09/2024	7 / 7	\$250,000	\$275,000	110.00%
24019694	4078 Toenges Ave	3	1 (1 0)	1,450	05/10/2024	24 / 24	\$259,900	\$275,000	105.81%
24034506	4054 Alma Ave	3	1 (1 0)	1,144	08/02/2024	2 / 2	\$260,000	\$278,000	106.92%
24079008	4146 Holly Hills Blvd	3	2 (1 1)	1,512	02/05/2025	0 / 0	\$279,000	\$279,000	100.00%
24049965	6957 Wanda Ct	2	2 (1 1)	1,050	09/26/2024	28 / 28	\$279,500	\$279,000	99.82%
25004753	6717 Alexander St	2	1 (1 0)	1,680	03/18/2025	4 / 4	\$265,000	\$287,300	108.42%
24039019	3666 Loughborough Ave	3	2 (2 0)	1,979	09/25/2024	28 / 28	\$300,000	\$288,500	96.17%
24028142	4322 Holly Hills Blvd	3	2 (1 1)	1,916	07/12/2024	30 / 30	\$295,000	\$295,000	100.00%

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24029512	7327 Yates St	3	2 (2 0)	940	06/18/2024	4 / 4	\$269,900	\$297,900	110.37%
24033533	3839 French Ct	4	2 (1 1)	1,785	07/02/2024	7 / 7	\$269,900	\$301,000	111.52%
24035469	3849 Boulevard Heights Ct	3	3 (2 1)	1,524	08/02/2024	7 / 7	\$315,000	\$315,000	100.00%
24024613	3844 Blow St	3	3 (2 1)	2,304	08/12/2024	63 / 63	\$357,900	\$320,000	89.41%
24031231	3862 French Ct	3	2 (1 1)	1,491	07/18/2024	3 / 3	\$269,900	\$325,000	120.41%
24053533	4109 Quincy St	4	2 (2 0)	1,680	10/31/2024	30 / 30	\$319,000	\$330,000	103.45%
24056855	6453 Wanda Ave	3	3 (2 1)	1,700	10/17/2024	8 / 8	\$329,900	\$340,000	103.06%
24033009	6405 Ruth Dr	3	2 (2 0)	1,538	07/15/2024	28 / 28	\$325,000	\$340,000	104.62%
24021239	4056 Quincy St	3	2 (2 0)	1,392	05/10/2024	5 / 5	\$324,900	\$342,000	105.26%
24066471	4144 Tyrolean Ave	4	3 (2 1)	1,748	12/20/2024	25 / 25	\$344,500	\$345,000	100.15%
24037925	3820 Blow St	3	3 (2 1)	1,920	08/09/2024	3 / 3	\$350,000	\$350,000	100.00%
24024469	3865 Robert Ave	3	3 (2 1)	2,352	06/24/2024	33 / 33	\$399,900	\$377,500	94.40%
24056125	6725 Leona St	3	3 (3 0)	1,782	10/02/2024	7 / 7	\$395,000	\$400,000	101.27%
24007341	4028 Loughborough Ave	3	3 (2 1)	2,244	06/13/2024	20 / 20	\$419,900	\$410,000	97.64%
25002590	7115 Field Ave	5	3 (3 0)	2,752	03/04/2025	15 / 15	\$425,000	\$425,000	100.00%
24065977	4096 Holly Hills Blvd	4	4 (3 1)	2,048	12/20/2024	9 / 9	\$449,900	\$432,000	96.02%
24045586	3845 Robert Ave	4	3 (3 0)	2,752	10/18/2024	18 / 18	\$464,000	\$464,000	100.00%
24026348	4631 Heidelberg Ave	2	1 (1 0)	770	06/07/2024	0 / 0	\$70,000	\$72,500	103.57%
24024701	7921 Kammerer Ave	3	1 (1 0)	1,036	07/03/2024	13 / 13	\$149,900	\$158,000	105.40%
24064517	4631 Heege Rd	3	2 (2 0)	840	12/19/2024	0 / 0	\$200,000	\$225,000	112.50%
24010067	4720 Hannover Ave	3	1 (1 0)	1,808	04/09/2024	27 / 27	\$58,000	\$51,200	88.28%
24012042	4720 Hamburg Ave	2	1 (1 0)	1,038	04/12/2024	10 / 10	\$89,900	\$112,000	124.58%
24045237	4653 Oldenburg Ave	3	1 (1 0)	999	12/19/2024	125 / 125	\$126,900	\$115,000	90.62%
24012859	4735 Oldenburg Ave	2	1 (1 0)	780	04/03/2024	11 / 11	\$125,000	\$120,000	96.00%
24009843	4650 Tiemann Ave	1	1 (1 0)	750	04/01/2024	0 / 0	\$115,000	\$122,000	106.09%
24006286	4977 Seibert Ave	2	1 (1 0)	864	04/29/2024	31 / 31	\$139,900	\$140,900	100.71%
24009160	4636 Seibert Ave	3	2 (2 0)	1,158	03/29/2024	4 / 4	\$149,900	\$141,200	94.20%
24033177	7925 Kammerer Ave	2	1 (1 0)	672	08/29/2024	62 / 62	\$143,500	\$141,500	98.61%
24048425	4310 Heidelberg Ave	2	1 (1 0)	840	08/15/2024	2 / 2	\$119,000	\$145,000	121.85%
24009429	4717 Hannover Ave	2	1 (1 0)	975	09/20/2024	207 / 207	\$144,900	\$147,500	101.79%
24028572	8264 Morganford Rd	3	1 (1 0)	1,378	05/28/2024	8 / 8	\$180,000	\$150,000	83.33%
24011467	4611 Seibert Ave	2	1 (1 0)	696	05/06/2024	3 / 3	\$139,900	\$150,000	107.22%
24044069	4760 Heidelberg Ave	2	1 (1 0)	864	08/08/2024	22 / 22	\$144,900	\$155,000	106.97%
23063366	4625 Hannover Ave	2	2 (2 0)	912	05/21/2024	159 / 159	\$159,900	\$159,900	100.00%
24041170	618 Majesty Ct	2	1 (1 0)	1,224	07/29/2024	4 / 4	\$169,900	\$168,000	98.88%
24042623	4636 Frankfort Ave	3	1 (1 0)	950	08/29/2024	3 / 3	\$165,000	\$170,000	103.03%
25002280	234 Marilyn Estates Dr	3	2 (1 1)	1,599	02/27/2025	19 / 19	\$150,800	\$171,000	113.40%
24024432	4634 Tiemann Ave	2	1 (1 0)	780	05/30/2024	6 / 6	\$169,900	\$172,000	101.24%
24035304	4337 Hannover Cts	3	1 (1 0)	925	08/20/2024	24 / 24	\$175,000	\$180,000	102.86%
24040633	10 Union Rd	3	1 (1 0)	1,184	08/08/2024	7 / 7	\$187,000	\$187,000	100.00%
24014827	4626 Hannover Ave	2	2 (1 1)	1,098	04/16/2024	5 / 5	\$189,900	\$189,900	100.00%
24076482	9015 Kathleen Ave	4	2 (2 0)	1,320	01/27/2025	28 / 28	\$189,900	\$190,000	100.05%
24023496	4659 Frankfort Ave	3	1 (1 0)	1,050	06/12/2024	27 / 27	\$188,000	\$193,000	102.66%
24070505	4614 Heege Rd	3	1 (1 0)	925	01/03/2025	22 / 22	\$199,900	\$196,000	98.05%
24045272	4843 Oldenburg Ave	3	1 (1 0)	912	09/05/2024	7 / 7	\$200,000	\$200,000	100.00%
24037773	7925 Hildesheim Ave	2	2 (2 0)	850	07/16/2024	4 / 4	\$179,900	\$202,250	112.42%
25011804	4334 Garden Park Ct	2	1 (1 0)	832	03/24/2025	2 / 2	\$189,000	\$205,000	108.47%
24048329	7820 Kammerer Ave	3	2 (2 0)	1,008	09/12/2024	4 / 4	\$205,000	\$206,000	100.49%
24046504	4101 Colvin Dr	2	1 (1 0)	988	08/20/2024	3 / 3	\$206,000	\$209,330	101.62%
24076792	4642 Hannover Ave	3	2 (1 1)	1,094	01/21/2025	2 / 2	\$199,900	\$210,000	105.05%
24045755	4721 Hannover Ave	3	2 (2 0)	1,005	09/09/2024	5 / 5	\$199,900	\$210,000	105.05%
24012896	4329 Garden Park Ct	2	1 (1 0)	836	05/13/2024	85 / 85	\$210,000	\$210,000	100.00%
23038762	4527 Seibert Ave	2	1 (1 0)	1,111	07/12/2024	4 / 4	\$185,000	\$215,000	116.22%
24040021	601 Santen Dr	2	1 (1 0)	988	07/24/2024	2 / 2	\$207,000	\$220,000	106.28%
24034292	9044 Kathleen Ave	2	1 (1 0)	1,100	07/12/2024	7 / 7	\$225,000	\$225,000	100.00%
24033847	9042 Rosemary Ave	2	1 (1 0)	1,100	08/15/2024	2 / 2	\$219,000	\$225,000	102.74%
24033617	4648 Frankfort Ave	3	2 (1 1)	1,386	06/20/2024	3 / 3	\$209,900	\$225,000	107.19%
24027817	4931 Heege Rd	2	2 (2 0)	800	06/13/2024	6 / 6	\$189,900	\$225,000	118.48%

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

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Market Conditions (Cumulative) Detailed Report

24032326	4742 Heidelberg Ave	3	2 (2 0)	1,595	07/22/2024	3 / 3	\$215,000	\$226,000	105.12%
24047125	4262 Heidelberg Ave	3	2 (1 1)	1,117	08/29/2024	35 / 35	\$230,000	\$230,000	100.00%
24046502	4678 Oldenburg Ave	3	2 (2 0)	1,312	08/28/2024	25 / 25	\$240,000	\$230,000	95.83%
24070451	4938 Heege Rd	3	2 (2 0)	1,456	02/27/2025	7 / 7	\$230,000	\$232,500	101.09%
24045616	9015 Philo Ave	3	2 (2 0)	1,400	03/19/2025	177 / 177	\$234,900	\$235,000	100.04%
25004850	8204 Hildesheim Ave	2	2 (1 1)	1,018	03/18/2025	4 / 4	\$227,500	\$240,000	105.49%
24071934	8225 Mastis Meadows Ct	3	2 (2 0)	1,356	12/19/2024	7 / 7	\$219,900	\$240,000	109.14%
24070482	4224 Santen Dr	3	3 (3 0)	1,156	12/26/2024	7 / 7	\$255,000	\$245,000	96.08%
24054631	9019 Kathleen Ave	2	1 (1 0)	1,100	10/24/2024	3 / 3	\$225,000	\$245,000	108.89%
24041269	512 Nightingale Lane	2	3 (2 1)	1,109	08/22/2024	22 / 22	\$229,900	\$245,000	106.57%
24034858	246 Union Rd	3	2 (1 1)	1,109	07/11/2024	3 / 3	\$225,000	\$245,000	108.89%
24013572	9 Union Rd	3	2 (2 0)	1,102	04/12/2024	1 / 1	\$235,900	\$248,000	105.13%
24062518	4720 Hamburg Ave	3	2 (2 0)	1,666	11/14/2024	3 / 3	\$249,900	\$249,900	100.00%
24071745	4856 Hannover Ave	3	2 (2 0)	1,336	12/30/2024	34 / 34	\$250,000	\$250,000	100.00%
24023490	4114 Hummingbird Ct	2	3 (2 1)	1,147	05/09/2024	2 / 2	\$235,000	\$250,000	106.38%
24043570	4005 Clearpoint Lane	3	2 (2 0)	1,197	07/31/2024	2 / 2	\$235,000	\$253,000	107.66%
24016086	8205 Kammerer Ave	4	2 (1 1)	975	04/30/2024	16 / 16	\$267,900	\$254,000	94.81%
24064482	4674 Kramer Dr	3	2 (2 0)	950	11/08/2024	28 / 28	\$249,900	\$255,000	102.04%
24033519	4714 Seibert Ave	2	2 (1 1)	1,212	06/20/2024	5 / 5	\$219,300	\$260,000	118.56%
25005977	473 Tiffany Dr	4	4 (3 1)	1,296	03/06/2025	30 / 30	\$259,000	\$270,000	104.25%
25005227	9041 Kathleen Ave	4	2 (1 1)	1,885	03/21/2025		\$280,000	\$280,000	100.00%
24064616	4014 Seibert Ave	3	3 (2 1)	1,323	02/10/2025	83 / 83	\$325,000	\$293,000	90.15%
24018890	4625 Baybrook Dr	3	3 (2 1)	1,469	05/03/2024	7 / 7	\$289,000	\$312,300	108.06%
23068555	4642 Seibert Ave	3	2 (2 0)	1,519	05/08/2024	94 / 94	\$315,000	\$315,000	100.00%
24040905	4915 Seibert Ave	4	2 (2 0)	1,620	08/08/2024	4 / 4	\$307,000	\$330,000	107.49%
24017637	8333 Weber Trail Dr	4	3 (2 1)	2,322	04/24/2024	4 / 4	\$350,000	\$370,000	105.71%
24020620	8365 Weber Terrace Dr	4	3 (2 1)	2,204	06/26/2024	5 / 5	\$330,000	\$376,000	113.94%
24015490	8420 Weber Trail Dr	3	3 (2 1)	1,773	05/06/2024	0 / 0	\$375,000	\$390,000	104.00%
24016714	4991 Arbors At Stonegate Dr	3	2 (2 0)	1,333	06/05/2024	12 / 12	\$420,000	\$407,500	97.02%
24054808	4982 Arbors At Stonegate Dr	4	3 (2 1)	1,890	11/06/2024	28 / 28	\$430,000	\$430,000	100.00%
24011581	240 Avenue H	2	2 (1 1)	1,493	03/29/2024	29 / 29	\$88,500	\$83,500	94.35%
24010618	3668 Weber Rd	3	1 (1 0)	824	05/31/2024	101 / 101	\$149,875	\$153,000	102.09%
24003809	3652 Weber Rd	3	1 (1 0)	1,020	03/29/2024	33 / 33	\$164,900	\$165,000	100.06%
24053187	242 Runyon Ave	2	1 (1 0)	700	11/27/2024	76 / 76	\$179,000	\$172,000	96.09%
24018918	3840 Weber Rd	3	1 (1 0)	1,092	05/14/2024	4 / 4	\$180,000	\$180,000	100.00%
24028615	219 Runyon Ave	2	1 (1 0)	1,142	06/12/2024	1 / 1	\$165,000	\$181,000	109.70%
24024915	221 Runyon Ave	3	1 (1 0)	1,432	05/30/2024	3 / 3	\$175,000	\$205,000	117.14%

Coming Soon

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25015749	4112 Christianne Ct	3	1 (1 0)	1,175	03/14/2025	0 / 0	\$215,000	\$215,000

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25013659	6521 Parkwood Place	2	1 (1 0)	1,000	03/13/2025	1 / 1	\$115,000	\$115,000
25002260	4818 Austria Ave	3	1 (1 0)	985	01/16/2025	27 / 27	\$165,000	\$160,000
25010504	6731 Morganford	3	2 (2 0)	840	02/25/2025	26 / 26	\$175,000	\$164,900
25012439	6830 Salzburger Ave	2	1 (1 0)	1,188	03/03/2025	3 / 3	\$175,000	\$175,000
25012735	3725 Louis St	3	2 (1 1)	927	03/04/2025	15 / 41	\$189,000	\$179,000
25001622	4344 Schirmer St	2	1 (1 0)	864	01/11/2025	0 / 0	\$194,761	\$194,761
25015823	4170 Tyrolean Ave	2	1 (1 0)	1,134	03/16/2025	2 / 2	\$199,000	\$199,000
25016239	6808 Parkwood Place	2	1 (1 0)	780	03/18/2025	3 / 3	\$199,900	\$199,900
25015542	4700 Hamburg Ave	2	2 (2 0)	1,008	03/14/2025	4 / 4	\$200,000	\$200,000
25015448	4647 Loughborough Ave	2	1 (1 0)	1,296	03/13/2025	4 / 4	\$211,900	\$211,900
25005873	3945 Comstock Dr	3	1 (1 0)	1,040	01/29/2025	12 / 12	\$214,900	\$214,900
25010173	3718 Robert Ave	2	2 (2 0)	864	02/26/2025	6 / 6	\$219,000	\$219,000
25015090	7825 Adkins Ave	3	1 (1 0)	984	03/12/2025	5 / 5	\$219,900	\$219,900

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25003476	4384 Holly Hills Blvd	2	2 (2 0)	1,081	01/22/2025	27 / 27	\$250,000	\$245,000
25006410	3625 Koeln Ave	4	3 (3 0)	1,797	02/14/2025	1 / 1	\$279,000	\$279,000
25007781	3864 Boulevard Heights Ct	3	3 (2 1)	1,866	02/12/2025	20 / 81	\$344,500	\$344,500
25004015	5121 Weber Rd	3	2 (2 0)	1,080	01/24/2025	2 / 2	\$230,000	\$240,000
25005023	9116 Vasel Dr	2	1 (1 0)	1,306	02/05/2025	6 / 6	\$265,000	\$265,000
25011922	9031 Philo Ave	4	2 (2 0)	1,540	02/27/2025	3 / 3	\$269,900	\$269,900
25009627	8317 Weber Trail Dr	4	3 (2 1)	2,426	02/22/2025	3 / 3	\$409,900	\$409,900
25014080	4630 Heidelberg Ave	2	2 (2 0)	774	03/10/2025	2 / 2	\$167,000	\$167,000
24074673	4758 Oldenburg Ave	3	2 (2 0)	1,275	12/03/2024	48 / 48	\$175,000	\$175,000
25010490	4224 Colvin Dr	3	1 (1 0)	988	02/26/2025	3 / 3	\$217,000	\$217,000
24041560	4674 Seibert Ave	2	2 (2 0)	1,301	07/01/2024	231 / 231	\$255,000	\$230,000

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)	141	54	35
Absorption Rate (Total Sales/Months)	23.50	18.00	11.67
Total # of Comparable Active Listings	156	63	71
Months of Housing Supply (Lst/Ab. Rate)	6.64	3.50	6.09
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$209,330	\$220,000	\$210,000
Median Comparable Sales DOM	7	10	17
Median Comparable List Price (Listings Only)	\$205,000	\$200,000	\$215,000
Median Comparable Listings DOM (Listings Only)	11	28	13
Median Sale Price / Median List Price %	105.19%	104.76%	100.00%

**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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