

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 38.61, -90.30 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24076695	6448 Clifton Hills Dr	2	1 (1 0)	790	12/19/2024	97 / 97	\$203,000	\$198,000
25015487	6537 Southwest Ave	2	2 (2 0)	855	03/20/2025	6 / 6	\$199,000	\$199,000
25010366	6106 Wilson Ave	2	2 (2 0)	749	02/27/2025	26 / 26	\$249,900	\$249,900
25011702	6437 Marmaduke Ave	3	3 (3 0)	1,050	02/28/2025	26 / 104	\$360,000	\$348,000
25004979	6299 Magnolia Ave	3	3 (2 1)	1,840	01/30/2025	54 / 54	\$549,900	\$549,900

Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25014327	6216 Hoffman Ave	2	1 (1 0)	891	03/11/2025	12 / 12	\$195,000	\$195,000
25002825	6568 Southwest Ave	2	2 (2 0)	1,024	01/21/2025	35 / 35	\$229,000	\$229,000
24062349	6279 Magnolia Ave	3	1 (1 0)	1,488	10/01/2024	176 / 176	\$299,900	\$249,900

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24035084	6272 Magnolia Ave	2	1 (1 0)	770	08/02/2024	39 / 39	\$105,000	\$89,000	84.76%
24055663	6039 Arsenal St	2	1 (1 0)	810	09/16/2024		\$115,000	\$97,500	84.78%
25007575	6055 Odell St	1	1 (1 0)	668	03/13/2025	0 / 0	\$100,000	\$105,000	105.00%
24067544	2134 Esther Ave	2	1 (1 0)	748	12/30/2024	46 / 46	\$110,000	\$115,000	104.55%
24039405	6502 Marmaduke Ave	2	1 (1 0)	770	08/07/2024	16 / 16	\$120,000	\$120,000	100.00%
24034651	6418 Odell St	1	1 (1 0)	777	08/06/2024	42 / 42	\$139,900	\$125,000	89.35%
24051554	2327 Sulphur Ave	3	2 (1 1)	1,027	09/17/2024	1 / 1	\$140,000	\$140,000	100.00%
23072914	2144 Knox Ave	3	1 (1 0)	919	03/29/2024	83 / 83	\$149,900	\$140,000	93.40%
24059749	6443 McCune Ave	2	2 (2 0)	780	10/25/2024	4 / 4	\$153,400	\$153,400	100.00%
24054958	6440 Colletta Dr	2	2 (1 1)	768	09/25/2024	20 / 20	\$164,900	\$156,500	94.91%
24063737	6424 Odell St	2	2 (2 0)	777	12/03/2024	15 / 15	\$175,000	\$175,000	100.00%
24046018	6514 Clifton Hills Dr	2	1 (1 0)	812	09/12/2024	22 / 22	\$185,000	\$175,000	94.59%
24016053	6427 Southwest Arsenal stret	2	1 (1 0)	1,005	04/11/2024	7 / 7	\$179,900	\$180,000	100.06%
23064316	6423 Odell St	3	1 (1 0)	874	04/30/2024	136 / 136	\$199,000	\$192,000	96.48%
24012946	2517 Tamm Ave	2	2 (1 1)	720	04/04/2024	8 / 8	\$185,000	\$198,000	107.03%
24074601	6258 Hoffman Ave	3	1 (0 1)	784	02/10/2025	50 / 50	\$199,900	\$199,900	100.00%
24059513	6428 Odell St	3	2 (2 0)	912	02/24/2025	136 / 303	\$235,000	\$200,000	85.11%
24070504	6417 Hoffman Ave	2	1 (1 0)	816	12/12/2024	3 / 3	\$180,000	\$206,480	114.71%
24042189	6518 Hoffman Ave	2	1 (1 0)	800	07/24/2024	1 / 1	\$190,000	\$207,000	108.95%
24047462	6431 Southwest Ave	2	1 (1 0)	900	08/30/2024	18 / 18	\$199,900	\$209,300	104.70%
24077152	6234 Hoffman Ave	2	1 (1 0)	876	02/07/2025	42 / 42	\$199,400	\$211,000	105.82%
24033618	2620 Tamm Ave	2	1 (1 0)	696	06/21/2024	4 / 4	\$175,000	\$211,000	120.57%
24047686	2164 Esther Ave	2	1 (1 0)	1,128	09/13/2024	2 / 2	\$199,900	\$212,000	106.05%
25001984	2153 Sulphur Ave	3	2 (2 0)	864	03/13/2025	22 / 22	\$215,000	\$215,000	100.00%
24076293	6602 McCune Ave	3	2 (2 0)	1,218	03/10/2025	40 / 40	\$220,000	\$217,000	98.64%
24048586	6411 Hoffman Ave	2	2 (2 0)	972	09/27/2024	6 / 6	\$190,000	\$218,000	114.74%
24069220	6233 Arsenal St	2	1 (1 0)	994	12/04/2024	6 / 6	\$210,000	\$220,000	104.76%
25000409	6423 Odell St	3	1 (1 0)	874	02/20/2025	29 / 29	\$214,500	\$224,500	104.66%
25001635	6504 Southwest Ave	4	2 (2 0)	947	02/21/2025	3 / 3	\$224,900	\$225,000	100.04%
24073857	6548 McCune Ave	2	1 (1 0)	960	01/17/2025	12 / 12	\$224,900	\$225,000	100.04%
24036942	6442 Marmaduke Ave	3	1 (1 0)	1,086	07/23/2024	34 / 34	\$205,000	\$225,000	109.76%
24031190	6511 Southwest Ave	2	2 (1 1)	687	07/01/2024	44 / 44	\$229,900	\$230,000	100.04%
24078951	6216 Odell St	2	2 (2 0)	1,126	03/19/2025	36 / 36	\$225,000	\$234,000	104.00%
24046227	6267 Reber Place	2	2 (1 1)	1,101	11/13/2024	15 / 15	\$239,900	\$235,000	97.96%
24065520	6229 Odell St	2	1 (1 0)	815	12/20/2024	35 / 35	\$236,900	\$236,900	100.00%
24022871	2322 Sulphur Ave	2	2 (2 0)	974	05/23/2024	5 / 5	\$190,000	\$237,000	124.74%
24074324	6440 Colletta Dr	2	2 (1 1)	768	01/17/2025	11 / 11	\$239,900	\$239,900	100.00%
25006053	6061 Odell St	2	1 (1 0)	808	03/12/2025	14 / 14	\$249,900	\$240,000	96.04%

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

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24052504	6517 Marmaduke Ave	2	1 (1 0)	910	10/16/2024	4 / 4	\$215,000	\$240,000	111.63%
24028312	6255 Reber Place	2	1 (1 0)	945	06/10/2024	6 / 6	\$250,000	\$240,003	96.00%
24070915	6245 Columbia Ave	3	2 (2 0)	1,790	01/15/2025	41 / 41	\$250,000	\$245,000	98.00%
24052462	6253 Marmaduke Ave	2	1 (1 0)	1,008	09/25/2024	35 / 35	\$240,000	\$250,000	104.17%
24006883	6013 Elizabeth Ave	3	1 (1 0)	1,166	03/29/2024	4 / 4	\$225,000	\$253,000	112.44%
24028238	6243 Marmaduke Ave	2	1 (1 0)	1,008	05/30/2024	5 / 5	\$225,000	\$255,000	113.33%
24039005	6452 McCune Ave	2	1 (1 0)	900	08/05/2024	11 / 11	\$249,900	\$260,000	104.04%
24018064	5969 North Cuba Ct	2	2 (2 0)	1,347	04/24/2024	1 / 1	\$229,500	\$260,000	113.29%
24062364	6031 Arsenal St	2	2 (2 0)	1,334	02/20/2025	115 / 115	\$275,000	\$262,000	95.27%
24057537	6054 Marmaduke Ave	2	1 (1 0)	1,310	10/10/2024	6 / 6	\$265,000	\$265,000	100.00%
24022888	2348 Sulphur Ave	2	2 (2 0)	1,400	05/13/2024	6 / 6	\$235,000	\$272,000	115.74%
24069166	2327 Sulphur Ave	4	2 (2 0)	1,027	12/10/2024	5 / 5	\$275,000	\$275,000	100.00%
24038005	6257 Reber Place	2	2 (1 1)	1,049	07/30/2024	4 / 4	\$265,000	\$275,000	103.77%
25001818	2506 Sulphur Ave	3	2 (2 0)	972	03/13/2025	31 / 31	\$295,000	\$291,500	98.81%
24019317	6249 Marmaduke Ave	2	2 (2 0)	1,296	05/09/2024		\$275,000	\$295,817	107.57%
25009884	6231 Reber Place	3	2 (2 0)	1,465	03/25/2025	4 / 4	\$299,000	\$320,000	107.02%
24012183	2719 Tamm Ave	4	2 (2 0)	1,778	04/09/2024	5 / 5	\$300,000	\$321,500	107.17%
24032615	6454 Odell St	3	2 (2 0)	2,150	08/01/2024	4 / 4	\$329,900	\$329,900	100.00%
24049662	2918 Tamm Ave	3	3 (2 1)	1,740	09/24/2024	16 / 16	\$329,000	\$345,000	104.86%
24076019	6433 Odell St	4	4 (3 1)	1,685	02/28/2025	75 / 75	\$355,000	\$355,000	100.00%
24068656	6044 Marmaduke Ave	4	2 (1 1)	1,676	12/17/2024	8 / 8	\$375,000	\$370,000	98.67%
24033875	2510 Clifton Ave	3	3 (3 0)	1,674	08/28/2024	2 / 2	\$395,000	\$380,000	96.20%
24022517	6239 Columbia Ave	3	3 (2 1)	1,692	05/30/2024	2 / 2	\$350,000	\$382,000	109.14%
23034565	2420 Simpson Ave	5	2 (2 0)	2,484	03/29/2024	4 / 4	\$396,000	\$425,000	107.32%
24071096	6154 Simpson Ave	5	2 (2 0)	2,464	01/17/2025	60 / 60	\$550,000	\$500,000	90.91%
24043032	6293 Magnolia Ave	4	4 (3 1)	1,840	12/13/2024	30 / 30	\$595,000	\$589,387	99.06%
24017378	2501 Clifton Ave	6	8 (7 1)	5,787	05/22/2024	7 / 7	\$1,200,000	\$1,200,000	100.00%

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24063692	2720 Bennett Ct	2	1 (1 0)	1,191	10/07/2024	3 / 3	\$239,000	\$239,000
24077076	6301 Magnolia Ave	3	3 (2 1)	1,840	12/20/2024	10 / 10	\$549,900	\$549,900
25006697	6295 Magnolia Ave	3	3 (2 1)	1,840	02/06/2025	3 / 3	\$555,480	\$555,480

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)	34	12	19
Absorption Rate (Total Sales/Months)	5.67	4.00	6.33
Total # of Comparable Active Listings	31	20	25
Months of Housing Supply (Lst/Ab. Rate)	5.47	5.00	3.95
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$233,500	\$235,950	\$225,000
Median Comparable Sales DOM	7	6	36
Median Comparable List Price (Listings Only)	\$215,000	\$237,950	\$235,000
Median Comparable Listings DOM (Listings Only)	6	38	31
Median Sale Price / Median List Price %	108.60%	104.43%	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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