

# 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 one of 'Residential', 'Condo/Coop/Villa' Latitude, Longitude is around 38.63, -90.21 State Or Province is 'Missouri'

## Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25001899	210 North 17th St #510	0	1 (1 0)	428	01/13/2025	72 / 72	\$45,000	\$45,000
25002118	210 North 17th St #1005	1	1 (1 0)	648	01/14/2025	71 / 71	\$50,000	\$50,000
24066560	210 North 17th #1110	1	1 (1 0)	427	10/21/2024	156 / 156	\$50,000	\$50,000
24062091	210 North 17th #1011	1	1 (1 0)	620	09/30/2024	177 / 355	\$52,500	\$52,500
25000584	210 North 17th St #408	0	1 (1 0)	428	01/01/2025	81 / 211	\$55,000	\$55,000
24075893	210 North 17th St #411	1	1 (1 0)	615	12/12/2024	103 / 103	\$59,900	\$55,000
24026173	210 North 17th St #1411	1	1 (1 0)	647	04/28/2024	285 / 285	\$65,000	\$60,000
25000163	210 North 17th St #306	1	1 (1 0)	648	01/02/2025	75 / 75	\$64,900	\$64,900
24047013	210 North 17th St #702	2	1 (1 0)	814	08/14/2024	193 / 193	\$74,900	\$79,900
25001621	507 North 13th St #605	1	1 (1 0)	972	01/10/2025	75 / 75	\$104,900	\$104,900
25001620	507 North 13th St #407	1	1 (1 0)	972	01/10/2025	75 / 75	\$109,900	\$109,900
25010252	2201 Locust St #304	1	1 (1 0)	765	02/25/2025	20 / 20	\$114,900	\$114,900
25013456	1511 Locust St #101	1	1 (1 0)	1,013	03/06/2025	16 / 16	\$135,000	\$135,000
25003300	1501 Locust St #1202	1	1 (1 0)	1,314	01/27/2025	44 / 44	\$149,900	\$139,900
24070184	2020 Washington Ave #412	1	1 (1 0)	989	12/02/2024	111 / 111	\$154,900	\$144,900
25006819	507 North 13th St #203	1	1 (1 0)	1,019	02/07/2025	41 / 41	\$145,000	\$145,000
24020368	1601 Washington Ave #203	2	1 (1 0)	1,318	04/02/2024	308 / 308	\$165,000	\$159,000
24074922	1601 Washington Ave #310	2	2 (2 0)	1,510	12/20/2024	96 / 96	\$175,000	\$160,000
25012122	2020 Washington Ave #711	1	1 (1 0)	1,095	03/04/2025	22 / 22	\$165,000	\$165,000
25005703	2020 Washington Ave #507	1	2 (2 0)	1,122	02/01/2025	48 / 48	\$169,900	\$169,900
25014639	410 North Jefferson Ave #506	2	1 (1 0)	1,346	03/12/2025	14 / 14	\$171,500	\$171,500
25005714	1501 Locust St #909	2	2 (2 0)	1,557	01/29/2025	50 / 50	\$175,900	\$175,900
25005659	2020 Washington Ave #606	2	2 (2 0)	1,400	02/03/2025	50 / 50	\$179,000	\$179,000
25001953	2020 Washington Ave #504	1	2 (2 0)	1,293	01/15/2025	70 / 70	\$180,000	\$180,000
25008439	1627 Locust St #402	2	2 (2 0)	1,279	02/15/2025	39 / 39	\$189,900	\$189,900
25011921	1501 Locust St #908	2	2 (2 0)	1,732	02/28/2025	26 / 26	\$195,900	\$195,900
25005374	1619 Washington Ave #805	2	2 (2 0)	1,627	01/31/2025	35 / 35	\$219,900	\$214,900
25013096	400 South 14th St #905	2	3 (2 1)	1,527	03/03/2025	20 / 20	\$225,000	\$225,000
25015770	400 South 14th St #1104	2	3 (2 1)	1,527	03/16/2025	5 / 5	\$234,900	\$234,900
24074416	1619 Washington Ave #302	2	2 (2 0)	1,680	12/04/2024	111 / 111	\$249,900	\$239,900
19088789	701 North 15th St #504W	2	2 (2 0)	2,189	12/19/2019	1,914 / 1,914	\$430,000	\$430,000
24058685	703 North 13th St #505	2	2 (2 0)	3,016	09/15/2024	191 / 370	\$540,000	\$540,000
19088766	701 North 15th Units #503E -#504E St	2	2 (2 0)	3,088	12/19/2019	1,899 / 1,899	\$605,000	\$605,000

## Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24028310	2020 Washington Ave #807	2	2 (2 0)	1,776	05/08/2024	322 / 322	\$329,900	\$269,000
25003978	1619 Washington Ave #902	3	2 (2 0)	2,475	01/24/2025	61 / 61	\$299,900	\$299,900

## Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24020209	1627 Locust St #702	2	2 (2 0)	1,267	05/01/2024	17 / 17	\$177,000	\$170,000	96.05%
23071664	1635 Washington Ave #912	3	2 (2 0)	3,233	06/12/2024	113 / 113	\$349,999	\$325,000	92.86%
24048531	210 North 17th St #810	1	1 (1 0)	427	10/10/2024	37 / 37	\$42,500	\$41,750	98.24%
24021625	210 North 17th St #210	0	1 (1 0)	428	04/12/2024	0 / 0	\$45,000	\$45,000	100.00%
24016409	210 North 17th St #310	0	1 (1 0)	427	05/13/2024	19 / 19	\$50,000	\$48,500	97.00%
24041994	210 North 17th St #603	1	1 (1 0)	648	07/29/2024		\$59,600	\$50,000	83.89%
24007006	210 North 17th St #311	1	1 (1 0)	615	08/02/2024	165 / 165	\$56,000	\$54,000	96.43%
23074655	210 North 17th St #1205	1	1 (1 0)	648	06/18/2024	141 / 141	\$60,000	\$55,000	91.67%
24066855	210 North 17th St #202	2	1 (1 0)	814	02/25/2025	120 / 120	\$65,900	\$60,000	91.05%
24009663	210 North 17th St #1203	1	1 (1 0)	648	10/28/2024	251 / 251	\$62,000	\$60,000	96.77%
24028522	1511 Locust St #208	2	1 (1 0)	1,216	11/14/2024	57 / 57	\$120,000	\$71,500	59.58%

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

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23060366	1520 Washington Ave #616	2	2 (2 0)	1,340	02/20/2025	480 / 526	\$106,500	\$95,000	89.20%
24045650	1312 Washington Ave #2A	2	2 (2 0)	1,306	01/10/2025	76 / 76	\$116,000	\$99,000	85.34%
24046433	1520 Washington Ave #614	2	2 (2 0)	1,595	11/01/2024	84 / 84	\$137,000	\$102,000	74.45%
24008087	1520 Washington Ave #R511	2	1 (1 0)	1,186	05/21/2024	49 / 49	\$110,000	\$102,500	93.18%
24043604	1501 Locust St #803	1	1 (1 0)	1,053	11/01/2024	69 / 69	\$117,500	\$108,000	91.91%
23073109	507 North 13th St #607	1	1 (1 0)	985	07/03/2024	141 / 141	\$119,900	\$115,000	95.91%
24075453	1511 Locust St #102	2	1 (1 0)	1,525	01/30/2025	5 / 5	\$119,000	\$119,000	100.00%
24013220	1627 Locust St #304	1	1 (1 0)	797	05/22/2024	37 / 37	\$124,900	\$120,000	96.08%
24058566	1627 Locust St #404	1	1 (1 0)	797	11/01/2024	14 / 14	\$130,000	\$121,000	93.08%
24000300	1520 Washington Ave #708	2	2 (2 0)	1,451	04/04/2024	88 / 167	\$130,000	\$122,000	93.85%
24030911	1601 Washington Ave #206	2	1 (1 0)	1,185	08/22/2024	83 / 83	\$135,000	\$125,000	92.59%
24017930	1501 Locust St #602	1	1 (1 0)	980	06/01/2024	69 / 69	\$130,000	\$125,000	96.15%
23041495	1511 Locust St #607	2	2 (2 0)	1,408	06/03/2024	134 / 134	\$125,000	\$125,000	100.00%
24066182	1619 Washington Ave #503	1	2 (2 0)	1,470	02/07/2025	78 / 78	\$124,900	\$125,500	100.48%
24072313	1501 Locust St #502	1	1 (1 0)	980	01/31/2025	44 / 44	\$134,900	\$131,000	97.11%
24057371	410 North Jefferson Ave #305	1	1 (1 0)	1,091	11/15/2024	33 / 33	\$137,000	\$131,500	95.99%
24056671	1635 Washington Ave #809	1	1 (1 0)	1,016	10/30/2024	1 / 1	\$139,500	\$132,000	94.62%
24038124	2201 Locust St #411	1	1 (1 0)	900	08/02/2024	40 / 40	\$139,900	\$132,000	94.35%
23068869	1511 Locust St #205	2	2 (2 0)	1,306	05/01/2024	161 / 161	\$119,900	\$132,500	110.51%
24005628	1501 Locust St #502	1	1 (1 0)	980	04/09/2024	20 / 20	\$134,900	\$134,000	99.33%
24039870	1501 Locust St #303	1	1 (1 0)	1,053	08/15/2024	11 / 11	\$134,900	\$134,900	100.00%
24053598	1511 Locust St #102	2	1 (1 0)	1,525	10/04/2024	18 / 18	\$147,000	\$135,000	91.84%
24037538	1511 Locust St #510	1	1 (1 0)	1,381	08/01/2024	10 / 10	\$140,000	\$135,000	96.43%
24018311	1520 Washington Ave #310	2	1 (1 0)	1,092	05/02/2024	27 / 27	\$130,000	\$135,000	103.85%
24037605	1635 Washington Ave #604	1	2 (2 0)	1,019	06/12/2024	0 / 0	\$138,000	\$138,000	100.00%
24016280	1520 Washington Ave #201	2	2 (2 0)	1,515	01/13/2025	257 / 257	\$139,000	\$139,000	100.00%
25002362	1511 Locust St #505	2	2 (2 0)	1,306	03/13/2025	30 / 30	\$150,000	\$142,500	95.00%
23069244	1601 Washington Ave #406	2	1 (1 0)	1,191	03/28/2024	90 / 90	\$149,000	\$146,000	97.99%
23067548	2323 Locust St #509	1	1 (1 0)	900	04/16/2024	9 / 9	\$145,000	\$146,000	100.69%
24068327	2020 Washington Ave #403	1	1 (1 0)	907	02/06/2025	87 / 87	\$159,900	\$155,000	96.94%
23073215	1511 Locust St #609	2	1 (1 0)	1,233	05/03/2024	91 / 91	\$160,000	\$155,000	96.88%
24055768	1627 Locust St #401	2	2 (2 0)	1,168	12/18/2024	78 / 78	\$165,000	\$160,000	96.97%
23060260	1209 Washington Ave #807	2	2 (2 0)	1,360	11/15/2024	361 / 413	\$174,900	\$160,000	91.48%
24046458	721 North 17th St #407	2	2 (2 0)	1,340	10/24/2024	22 / 22	\$180,000	\$165,000	91.67%
24008072	1635 Washington Ave #808	2	1 (1 0)	1,342	03/31/2024	11 / 11	\$165,000	\$165,000	100.00%
24000614	1627 Locust St #601	2	2 (2 0)	1,168	08/09/2024	165 / 165	\$170,000	\$170,000	100.00%
24041492	1619 Washington Ave #401	2	1 (1 0)	1,322	08/02/2024	28 / 28	\$179,500	\$173,000	96.38%
24042019	1627 Locust St #202	2	2 (2 0)	1,279	10/07/2024	64 / 64	\$179,900	\$174,000	96.72%
24034370	1501 Locust St #1006	2	2 (2 0)	1,444	06/20/2024	16 / 135	\$177,900	\$174,000	97.81%
24018077	2201 Locust St #310	2	2 (2 0)	1,240	05/09/2024	42 / 42	\$179,900	\$178,000	98.94%
24010936	721 North 17th St #408	2	2 (2 0)	1,333	05/23/2024	47 / 47	\$190,000	\$178,500	93.95%
24031524	1611 Locust St #204	2	2 (2 0)	1,576	08/01/2024	41 / 200	\$199,900	\$180,000	90.05%
24018987	2020 Washington Ave #614	2	2 (2 0)	1,365	07/19/2024	100 / 242	\$183,000	\$183,000	100.00%
24023452	1501 Locust St #508	2	2 (2 0)	1,732	02/18/2025	230 / 230	\$213,900	\$200,000	93.50%
23066038	1611 Locust St #403	2	2 (2 0)	2,062	05/23/2024	193 / 193	\$229,900	\$201,000	87.43%
24010192	400 South 14th St #1208	2	3 (2 1)	1,527	07/31/2024	143 / 143	\$239,900	\$205,000	85.45%
24072481	400 South 14th St #1105	2	3 (2 1)	1,527	02/10/2025	10 / 10	\$225,000	\$215,000	95.56%
24066158	1204 Washington Ave #5A	1	2 (2 0)	1,753	11/20/2024	10 / 29	\$224,900	\$215,000	95.60%
24032157	1501 Locust St #907	2	2 (2 0)	1,679	09/16/2024	93 / 93	\$229,900	\$220,000	95.69%
24039848	1209 Washington Ave #701	4	2 (2 0)	1,692	11/15/2024	146 / 146	\$265,000	\$237,500	89.62%
24058543	1619 Washington Ave #402	2	2 (2 0)	1,680	11/26/2024	55 / 55	\$245,000	\$245,000	100.00%
24007596	2020 Washington Ave #102	1	2 (2 0)	1,871	10/01/2024	161 / 161	\$279,000	\$255,000	91.40%
24009411	400 South 14th St #1114	2	3 (2 1)	2,200	05/01/2024	36 / 36	\$299,999	\$303,000	101.00%
24064260	400 South 14th St #1218	2	3 (2 1)	2,200	10/07/2024		\$319,900	\$319,900	100.00%
23071686	1635 Washington Ave #912	3	2 (2 0)	3,233	06/12/2024	109 / 109	\$349,999	\$325,000	92.86%
24031349	721 North 17th St #103	3	2 (2 0)	2,013	07/31/2024	56 / 56	\$350,000	\$352,500	100.71%
24043304	1635 Washington Ave #908	3	3 (3 0)	3,691	07/10/2024	0 / 0	\$535,000	\$535,000	100.00%

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## Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24042064	1520 Washington Ave #617	2	1 (1 0)	1,057	07/03/2024	104 / 104	\$94,900	\$84,900
25015115	1520 Washington Ave #R611	2	1 (1 0)	1,186	03/12/2025	5 / 5	\$98,000	\$98,000
25006637	1520 Washington Ave #R317	2	1 (1 0)	1,057	02/07/2025	12 / 12	\$119,900	\$119,900
24067372	1627 Locust St #203	1	1 (1 0)	673	10/25/2024	50 / 50	\$119,900	\$119,900
25013999	1501 Locust St #1103	1	1 (1 0)	1,053	03/06/2025	14 / 130	\$134,900	\$134,900
25002017	1511 Locust St #308	2	1 (1 0)	1,216	01/10/2025	42 / 42	\$135,000	\$135,000

## 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)	39	18	11
Absorption Rate (Total Sales/Months)	6.50	6.00	3.67
Total # of Comparable Active Listings	58	33	45
Months of Housing Supply (Lst/Ab. Rate)	8.92	5.50	12.27
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$146,000	\$147,500	\$131,000
Median Comparable Sales DOM	48	57	78
Median Comparable List Price (Listings Only)	\$143,500	\$139,000	\$144,900
Median Comparable Listings DOM (Listings Only)	81	111	71
Median Sale Price / Median List Price %	100.69%	94.55%	97.11%

\*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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