

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 38.60, -90.28 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25009123	5273 Parker Ave	3	1 (1 0)	864	02/19/2025	35 / 35	\$139,900	\$124,900
25000063	5655 Potomac St	2	1 (1 0)	1,026	01/03/2025	69 / 69	\$299,900	\$292,900
24055552	5641 Hancock Ave	3	2 (2 0)	1,136	08/30/2024	149 / 149	\$325,000	\$299,000
25002953	4997 Fairview Ave	4	3 (2 1)	1,628	01/22/2025	62 / 62	\$384,500	\$379,900

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24039896	5505 Wyoming St	2	1 (1 0)	768	07/30/2024	0 / 0	\$109,900	\$117,000	106.46%
24064736	3370 Macklind Ave	2	1 (1 0)	868	11/13/2024	2 / 2	\$150,000	\$155,000	103.33%
24071267	5064 Potomac St	2	1 (1 0)	805	12/19/2024	37 / 37	\$159,900	\$158,000	98.81%
24062652	5505 Wyoming St	2	1 (1 0)	768	11/07/2024	6 / 6	\$169,900	\$169,900	100.00%
24066021	5549 Wyoming St	2	1 (1 0)	768	11/21/2024	3 / 3	\$175,000	\$170,000	97.14%
24006734	5217 Parker Avenue	3	1 (1 0)	864	05/24/2024	41 / 41	\$177,000	\$170,000	96.05%
24057046	3272 Macklind Ave	2	2 (1 1)	768	11/18/2024	26 / 26	\$189,900	\$175,000	92.15%
23054690	5604 Tholozan Ave	2	1 (1 0)	1,113	04/02/2024	3 / 3	\$150,000	\$176,500	117.67%
25002096	3270 Volo Ave	2	1 (1 0)	768	02/21/2025	12 / 12	\$175,000	\$180,000	102.86%
24049220	4984 Fyler Ave	2	1 (1 0)	874	11/01/2024	17 / 17	\$190,000	\$185,000	97.37%
24044331	3451 Sublette Ave	2	1 (1 0)	660	08/19/2024	9 / 9	\$185,000	\$185,000	100.00%
24036640	5046 Fyler Ave	2	1 (1 0)	925	07/19/2024	5 / 5	\$189,000	\$189,000	100.00%
24068054	5266 Parker Ave	3	1 (1 0)	1,436	12/30/2024	25 / 25	\$194,900	\$194,900	100.00%
24044164	5226 Parker Ave	2	1 (1 0)	768	09/12/2024	6 / 6	\$199,900	\$195,000	97.55%
24034923	3259 Sublette Ave	2	1 (1 0)	768	08/14/2024	3 / 3	\$180,000	\$195,000	108.33%
24042407	5504 Wyoming St	2	1 (1 0)	768	08/09/2024	34 / 34	\$199,500	\$210,250	105.39%
24012031	5025 Parker Ave	2	1 (1 0)	922	04/19/2024	3 / 3	\$198,000	\$211,000	106.57%
24022011	5641 Marquette Ave	2	1 (1 0)	728	05/13/2024	5 / 5	\$175,000	\$212,000	121.14%
24052830	5041 Parker Ave	3	1 (1 0)	1,281	12/10/2024	83 / 83	\$235,000	\$221,000	94.04%
24054017	3464 Macklind Ave	2	1 (1 0)	852	11/04/2024	42 / 42	\$229,900	\$225,000	97.87%
24067364	5733 Chippewa St	2	1 (1 0)	1,260	12/26/2024	27 / 27	\$229,500	\$229,500	100.00%
24072775	5202 Potomac St	3	1 (1 0)	1,194	12/27/2024	36 / 36	\$230,000	\$230,000	100.00%
23072979	5054 Fyler Ave	2	1 (1 0)	1,125	09/27/2024	294 / 294	\$239,900	\$230,000	95.87%
24060555	5727 Chippewa St	2	2 (2 0)	1,260	11/04/2024	5 / 5	\$235,000	\$232,000	98.72%
24044282	3811 Sulphur Ave	2	1 (1 0)	1,032	09/04/2024	46 / 50	\$244,500	\$235,000	96.11%
24069010	3282 Jasper Park	4	3 (3 0)	924	11/01/2024	0 / 0	\$240,000	\$240,000	100.00%
24042568	5443 Lindenwood Ave	3	2 (1 1)	1,050	08/05/2024	18 / 18	\$259,900	\$240,000	92.34%
24066515	3400 Regal Place	3	2 (1 1)	1,092	02/27/2025	96 / 96	\$249,900	\$245,000	98.04%
24017495	3201 Regal Place	3	2 (2 0)	912	04/25/2024	6 / 6	\$215,000	\$245,000	113.95%
25000561	5059 Miami	2	1 (1 0)	1,171	01/30/2025	7 / 7	\$240,000	\$250,000	104.17%
24061125	5727 Lindenwood Ave	4	1 (1 0)	1,400	11/12/2024	14 / 14	\$259,900	\$250,000	96.19%
23034491	5723 Chippewa St	3	2 (1 1)	1,260	07/19/2024	37 / 37	\$239,000	\$251,000	105.02%
24019024	5245 Tholozan Ave	2	1 (1 0)	1,188	05/10/2024	6 / 6	\$225,000	\$252,000	112.00%
24018633	5500 Lindenwood Ave	2	2 (2 0)	1,426	04/30/2024	2 / 2	\$220,000	\$255,000	115.91%
24017300	4940 Fyler Ave	2	2 (2 0)	1,624	05/07/2024	6 / 6	\$235,000	\$255,000	108.51%
24048309	5047 Miami St	2	2 (1 1)	1,291	09/04/2024	6 / 6	\$235,000	\$257,500	109.57%
24031418	5018 Parker Ave	2	1 (1 0)	1,173	06/27/2024	5 / 5	\$246,900	\$260,000	105.31%
24065117	5458 Tholozan Ave	2	2 (2 0)	1,035	11/14/2024	4 / 4	\$265,000	\$265,000	100.00%
24056315	5735 Arthur Ave	3	2 (2 0)	1,050	10/11/2024		\$265,000	\$265,000	100.00%
24058064	5327 Lindenwood Ave	4	2 (2 0)	1,144	10/15/2024	5 / 5	\$285,000	\$271,775	95.36%
24036692	5632 Tholozan Ave	2	1 (1 0)	1,148	07/11/2024	18 / 21	\$269,900	\$272,000	100.78%
24065791	5473 Marquette Ave	2	1 (1 0)	1,056	11/16/2024	8 / 8	\$264,900	\$275,500	104.00%
24037297	5521 Lindenwood Ave	2	1 (1 0)	1,008	07/08/2024	1 / 1	\$239,900	\$277,000	115.46%
24041091	5705 Tholozan Ave	3	3 (2 1)	1,044	08/19/2024	36 / 36	\$282,000	\$278,500	98.76%
24074943	5332 Lindenwood Ave	2	2 (2 0)	1,084	02/03/2025	53 / 53	\$280,000	\$280,000	100.00%

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

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

Copyright © 2025 MARIS. All rights reserved.

Market Conditions (Cumulative) Detailed Report

24065715	5723 Oleatha Ave	3	2 (2 0)	1,580	12/26/2024	48 / 48	\$285,000	\$280,000	98.25%
24050313	5720 Marquette Ave	2	2 (1 1)	1,100	09/06/2024	18 / 18	\$269,900	\$280,000	103.74%
24076238	3210 Regal Place	2	2 (1 1)	1,127	02/27/2025	3 / 3	\$250,000	\$281,000	112.40%
24058724	5640 Tholozan Ave	2	1 (1 0)	1,148	10/28/2024	6 / 6	\$267,900	\$281,000	104.89%
24019490	3476 Macklind Ave	2	2 (2 0)	1,296	04/26/2024	4 / 4	\$249,900	\$281,000	112.44%
25004044	5338 Lindenwood Ave	2	1 (1 0)	1,580	03/10/2025	4 / 4	\$265,000	\$285,000	107.55%
24044914	5208 Tholozan Ave	2	1 (1 0)	1,250	08/27/2024	1 / 1	\$270,000	\$285,000	105.56%
24012557	5031 Parker Ave	3	2 (2 0)	1,617	05/02/2024	3 / 3	\$270,000	\$285,000	105.56%
24054825	5612 Marquette Ave	2	2 (2 0)	930	09/30/2024	4 / 4	\$279,900	\$286,200	102.25%
24058507	5730 Marquette Ave	2	2 (1 1)	1,100	10/22/2024	5 / 5	\$285,000	\$300,000	105.26%
24052920	5457 Mardel Ave	2	2 (2 0)	1,125	10/24/2024	3 / 3	\$279,000	\$302,000	108.24%
24022622	5616 Potomac St	2	1 (1 0)	1,125	05/17/2024	6 / 6	\$264,900	\$302,500	114.19%
24075891	5018 Potomac St	3	1 (1 0)	1,973	01/31/2025	96 / 96	\$299,999	\$304,000	101.33%
24066151	3414 Regal Place	3	2 (1 1)	1,294	02/11/2025	115 / 115	\$309,900	\$305,000	98.42%
24017032	5746 Marquette Ave	2	2 (2 0)	1,100	05/13/2024	2 / 2	\$245,000	\$305,000	124.49%
24052652	5632 Marquette Ave	2	2 (2 0)	930	09/26/2024	27 / 27	\$265,000	\$305,100	115.13%
24034732	5826 Potomac St	4	2 (2 0)	1,449	07/08/2024	5 / 5	\$300,000	\$310,000	103.33%
24017805	4956 Miami	3	2 (2 0)	1,547	05/01/2024	4 / 4	\$285,000	\$312,000	109.47%
24012349	3477 Macklind Ave	4	3 (2 1)	1,422	07/17/2024	6 / 6	\$289,900	\$317,000	109.35%
24059010	5600 Oleatha Ave	3	2 (2 0)	1,056	11/12/2024	26 / 26	\$295,000	\$317,500	107.63%
24009423	5643 Pernod Ave	3	2 (1 1)	1,760	04/12/2024	8 / 8	\$300,000	\$320,500	106.83%
24001536	5612 Oleatha Ave	3	2 (2 0)	1,024	04/09/2024	5 / 5	\$300,000	\$325,000	108.33%
24038232	5332 Mardel Ave	3	1 (1 0)	1,604	07/29/2024	3 / 3	\$280,000	\$330,000	117.86%
24013872	5607 Oleatha Ave	3	1 (1 0)	1,600	05/10/2024	2 / 2	\$289,900	\$330,000	113.83%
24046992	5626 Oleatha Ave	4	3 (2 1)	1,818	12/23/2024	151 / 151	\$337,000	\$340,000	100.89%
24022781	3285 Jasper Park	3	4 (3 1)	1,699	05/16/2024	7 / 7	\$310,000	\$340,000	109.68%
24044805	5667 Potomac St	3	2 (1 1)	1,748	09/11/2024	6 / 6	\$310,000	\$345,000	111.29%
25006779	5730 Pernod Ave	3	2 (1 1)	1,638	03/24/2025	5 / 5	\$325,000	\$350,000	107.69%
25000663	5245 Tholozan Ave	4	3 (2 1)	1,786	03/14/2025	19 / 19	\$369,900	\$350,000	94.62%
24015978	5728 Lindenwood Ave	4	3 (2 1)	1,495	05/09/2024	10 / 10	\$305,000	\$352,725	115.65%
24014972	5689 Oleatha Ave	4	3 (2 1)	1,632	05/29/2024	4 / 4	\$349,900	\$362,000	103.46%
24028865	3251 Regal Place	3	3 (2 1)	2,287	06/21/2024	7 / 7	\$330,000	\$363,000	110.00%
24050081	5473 Potomac St	4	2 (2 0)	1,641	09/30/2024	25 / 25	\$359,900	\$365,000	101.42%
24025009	5714 Mardel Ave	3	2 (2 0)	1,566	05/28/2024	35 / 35	\$300,000	\$365,000	121.67%
24035273	5724 Lindenwood Ave	3	2 (2 0)	1,593	08/07/2024	28 / 28	\$310,000	\$367,000	118.39%
24014064	4948 Pernod Ave	4	3 (2 1)	1,800	04/23/2024	20 / 20	\$372,000	\$367,000	98.66%
25004058	5327 Lindenwood Ave	4	2 (2 0)	1,732	03/24/2025	21 / 21	\$369,000	\$369,000	100.00%
24049748	5465 Tholozan Ave	3	3 (2 1)	2,160	01/09/2025	100 / 100	\$382,000	\$370,000	96.86%
24026008	3820 January Ave	3	2 (1 1)	1,508	06/05/2024	35 / 35	\$380,000	\$380,000	100.00%
24050597	5209 Lindenwood Ave	3	2 (1 1)	1,640	10/29/2024	6 / 6	\$400,000	\$390,000	97.50%
24058308	5233 Oleatha Ave	3	3 (3 0)	1,687	10/30/2024	4 / 4	\$375,000	\$405,000	108.00%
24074176	5011 Miami St	3	2 (2 0)	2,570	01/07/2025	4 / 4	\$395,000	\$420,000	106.33%
24051795	5728 Pernod Ave	4	3 (3 0)	1,568	10/08/2024	19 / 32	\$447,500	\$430,000	96.09%
24041123	3360 Lawn Ave	5	3 (3 0)	2,928	12/12/2024	95 / 95	\$439,900	\$439,900	100.00%
24041292	5233 Lindenwood Ave	3	3 (3 0)	2,001	09/23/2024	38 / 38	\$474,900	\$452,000	95.18%
24022923	5344 Mardel Ave	4	3 (2 1)	1,845	05/20/2024	5 / 5	\$449,000	\$475,000	105.79%
24009419	5022 Miami St	3	3 (3 0)	1,635	03/29/2024	4 / 4	\$450,000	\$485,000	107.78%
24022441	5616 Arthur Ave	3	3 (2 1)	2,107	05/23/2024	7 / 7	\$525,000	\$530,000	100.95%
24021818	3242 Regal Place	3	3 (2 1)	2,400	04/19/2024	0 / 0	\$540,000	\$540,000	100.00%

Coming Soon

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25017681	3250 Regal Place	3	1 (1 0)	1,050	03/24/2025		\$249,900	\$249,900
24039842	5223 Potomac St	3	2 (2 0)	1,105	03/25/2025	0 / 0	\$249,900	\$249,900

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
-------	---------	-----	------	----	-----------	----------	------------	------------

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

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

Copyright © 2025 MARIS. All rights reserved.

Market Conditions (Cumulative) Detailed Report

25012259	5625 Marquette Ave	2	2 (2 0)	728	03/18/2025	6 / 6	\$225,000	\$225,000
25005983	5513 Mardel Ave	2	2 (2 0)	1,125	02/08/2025	5 / 5	\$284,900	\$284,900
25000726	5731 Pernod Ave	2	2 (1 1)	1,486	01/02/2025	7 / 7	\$289,900	\$289,900

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)	50	27	17
Absorption Rate (Total Sales/Months)	8.33	9.00	5.67
Total # of Comparable Active Listings	62	28	19
Months of Housing Supply (Lst/Ab. Rate)	7.44	3.11	3.35
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$285,000	\$265,000	\$281,000
Median Comparable Sales DOM	6	7	25
Median Comparable List Price (Listings Only)	\$274,500	\$249,950	\$284,900
Median Comparable Listings DOM (Listings Only)	7	32	21
Median Sale Price / Median List Price %	105.59%	100.00%	100.36%

*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.

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

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

Copyright © 2025 MARIS. All rights reserved.