

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, -90.25 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24075137	4259 Russell Blvd.	3	2 (1 1)	1,818	12/06/2024	26 / 26	\$269,900	\$269,900
24061611	3834 De Tonty St	3	2 (1 1)	2,064	09/27/2024	180 / 180	\$399,900	\$314,900
25006451	4146 Castleman Ave	4	2 (1 1)	2,214	01/28/2025	22 / 22	\$380,000	\$320,000
25004357	4237 Shenandoah Ave	5	2 (2 0)	2,161	01/28/2025	56 / 56	\$350,000	\$335,000
24077047	3655 Botanical Ave	4	2 (2 0)	3,236	12/20/2024	41 / 41	\$450,000	\$427,500
24070822	4175 Russell Blvd	3	3 (3 0)	2,296	01/30/2025	48 / 48	\$439,000	\$429,000
25006933	4149 Shenandoah Ave	5	3 (3 0)	3,420	02/09/2025	45 / 45	\$439,900	\$439,900
25015947	4247 Cleveland Ave	3	3 (2 1)	2,444	03/10/2025	7 / 7	\$475,000	\$475,000
25000010	4122 Flad Ave	3	3 (3 0)	2,100	02/12/2025	34 / 34	\$525,000	\$525,000
25012107	3964 Botanical Ave	4	3 (2 1)	2,772	03/15/2025	8 / 8	\$650,000	\$650,000
24041069	3630 Flad Ave	4	5 (4 1)	2,776	06/30/2024	260 / 260	\$753,000	\$753,000

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
25003288	4233 Shenandoah Ave	5	2 (1 1)	1,540	02/11/2025		\$169,900	\$172,500	101.53%
24058125	4144 Flad Ave	2	2 (1 1)	1,114	12/03/2024	46 / 46	\$210,000	\$190,000	90.48%
24005724	4012 Castleman Ave	3	2 (1 1)	1,307	04/12/2024	36 / 36	\$245,000	\$235,000	95.92%
23074755	3833 Shenandoah Ave	3	3 (2 1)	2,182	03/29/2024	49 / 238	\$315,000	\$280,000	88.89%
24026156	4053 Botanical Ave	3	2 (2 0)	1,632	07/18/2024	4 / 4	\$299,900	\$295,000	98.37%
24051263	4148 Shaw Blvd	3	2 (1 1)	1,530	09/19/2024	29 / 29	\$300,000	\$300,000	100.00%
24075300	3962 Flad Ave	3	2 (1 1)	2,130	02/26/2025	3 / 3	\$299,000	\$305,000	102.01%
24019151	4046 Botanical Ave	3	2 (1 1)	1,610	07/19/2024	116 / 116	\$300,000	\$306,000	102.00%
24026139	4042 Magnolia Place	2	2 (1 1)	1,392	06/05/2024	10 / 10	\$350,000	\$310,000	88.57%
24026215	3964 Botanical Ave	3	2 (2 0)	2,772	06/17/2024	18 / 18	\$385,900	\$325,000	84.22%
24066244	4016 Shenandoah Ave	4	3 (2 1)	2,596	01/07/2025	5 / 5	\$364,900	\$335,000	91.81%
24005693	4158 Shaw Blvd	5	1 (1 0)	1,808	06/25/2024	39 / 39	\$349,900	\$344,000	98.31%
24070843	3927 Castleman Ave	5	4 (2 2)	2,197	01/15/2025	28 / 28	\$388,500	\$350,000	90.09%
24021774	4138 Shaw Blvd	3	3 (2 1)	1,778	07/19/2024	83 / 83	\$369,000	\$350,000	94.85%
24029347	4231 Shenandoah Ave	4	2 (2 0)	1,987	06/28/2024	15 / 15	\$359,900	\$353,500	98.22%
24012388	4119 Shaw Blvd	5	2 (2 0)	2,180	07/03/2024	86 / 86	\$354,900	\$355,000	100.03%
24016938	4247 Botanical Ave	3	3 (2 1)	1,408	07/02/2024	2 / 2	\$359,000	\$370,000	103.06%
24031622	4176 Castleman Ave	5	3 (3 0)	2,200	07/05/2024	36 / 36	\$379,500	\$379,500	100.00%
24054838	4254 Shenandoah Ave	4	3 (2 1)	2,175	11/14/2024	81 / 81	\$399,900	\$380,000	95.02%
24053369	4003 Botanical Ave	3	2 (1 1)	1,408	09/17/2024	3 / 3	\$385,000	\$385,000	100.00%
24028845	4159 Russell Blvd	3	3 (2 1)	2,296	08/09/2024	37 / 37	\$388,000	\$385,000	99.23%
24014808	4136 Castleman Ave	3	2 (1 1)	1,418	04/17/2024	4 / 4	\$378,900	\$390,000	102.93%
24063096	4177 Shenandoah Ave	4	4 (3 1)	1,931	11/18/2024	49 / 49	\$400,000	\$395,000	98.75%
24047574	4215 Flad Ave	3	3 (2 1)	1,750	09/17/2024	11 / 11	\$399,900	\$399,900	100.00%
24060837	1818 Lawrence St	3	2 (1 1)	1,691	11/15/2024	35 / 35	\$415,000	\$407,000	98.07%
24044293	4212 Flad Ave	4	2 (1 1)	1,734	08/22/2024	3 / 3	\$399,000	\$415,000	104.01%
24073364	4246 Cleveland Ave	3	4 (4 0)	2,588	01/22/2025	56 / 56	\$425,000	\$420,500	98.94%
24059584	3935 Shenandoah Ave	3	3 (2 1)	2,731	10/18/2024	4 / 4	\$425,000	\$425,000	100.00%
24040898	3940 Russell Blvd	4	3 (2 1)	2,255	08/29/2024	3 / 3	\$410,000	\$427,500	104.27%
24045160	4018 Shaw Blvd	3	3 (2 1)	1,700	08/05/2024	4 / 4	\$399,900	\$435,000	108.78%
24056965	4128 Shenandoah Ave	3	3 (3 0)	2,092	10/16/2024	34 / 34	\$445,000	\$445,000	100.00%
24036921	3944 De Tonty St	3	3 (2 1)	2,584	10/29/2024	2 / 2	\$474,900	\$480,000	101.07%
24031072	3845 Shaw Blvd	4	3 (3 0)	2,808	06/20/2024	32 / 60	\$515,000	\$505,500	98.16%
24059206	4053 Magnolia Ave	3	2 (1 1)	2,106	10/15/2024	5 / 5	\$475,000	\$525,000	110.53%
24042514	2349 South 39th St	4	3 (2 1)	2,129	08/27/2024	49 / 49	\$525,000	\$525,000	100.00%
24015020	4033 Magnolia Ave	4	3 (2 1)	3,292	04/26/2024	3 / 3	\$515,000	\$554,894	107.75%
24031696	4058 Shenandoah Ave	3	3 (2 1)	2,024	07/17/2024	57 / 57	\$545,000	\$562,500	103.21%
25006577	4112 Flora Place	5	3 (2 1)	3,129	03/18/2025	5 / 5	\$550,000	\$577,000	104.91%

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

24016081	4121 Shenandoah Ave	4	4 (3 1)	2,243	04/19/2024	8 / 8	\$575,000	\$605,000	105.22%
24045826	3 Shaw Place	4	2 (1 1)	2,304	09/05/2024	6 / 6	\$625,000	\$625,000	100.00%
24038754	2361 South 39th St	4	3 (3 0)	2,568	07/31/2024	3 / 3	\$579,000	\$628,700	108.58%
24070396	4248 Flad Ave	4	3 (2 1)	2,756	12/30/2024	27 / 27	\$649,000	\$649,000	100.00%
24040499	3649 Cleveland Ave	4	4 (3 1)	2,890	08/14/2024	8 / 8	\$665,000	\$675,000	101.50%
24020887	3834 Flad Ave	4	4 (3 1)	2,800	05/23/2024	3 / 3	\$665,000	\$735,000	110.53%
25002484	4169 Flora Place	4	4 (3 1)	3,832	03/04/2025	2 / 2	\$950,000	\$1,000,000	105.26%

Coming Soon

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25017296	3944 Russell Blvd	4	3 (2 1)	1,944	03/21/2025		\$410,000	\$410,000

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25003244	4118 Shaw Blvd	3	2 (2 0)	1,620	01/19/2025	39 / 39	\$349,900	\$339,900
25007818	4036 Shenandoah Ave	3	3 (2 1)	2,138	03/05/2025	5 / 5	\$375,000	\$375,000
25002191	4210 Cleveland Ave	5	3 (2 1)	2,636	02/07/2025	4 / 4	\$525,000	\$525,000

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)	29	8	8
Absorption Rate (Total Sales/Months)	4.83	2.67	2.67
Total # of Comparable Active Listings	32	14	17
Months of Housing Supply (Lst/Ab. Rate)	6.62	5.25	6.38
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$385,000	\$416,000	\$385,250
Median Comparable Sales DOM	11	35	5
Median Comparable List Price (Listings Only)	\$399,900	\$399,950	\$429,000
Median Comparable Listings DOM (Listings Only)	17	38	34
Median Sale Price / Median List Price %	99.77%	99.05%	94.71%

*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.