

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 38.59, -90.28 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25016900	5615 Lansdowne	2	2 (2 0)	1,037	03/20/2025	6 / 6	\$245,000	\$245,000
25015118	5722 Chippewa St	3	2 (2 0)	2,148	03/14/2025	12 / 12	\$299,000	\$290,000

Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25005773	5550 Sutherland Ave	2	1 (1 0)	912	02/13/2025	41 / 41	\$232,500	\$232,500

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24072843	5436 Murdoch Ave	2	1 (1 0)	572	02/18/2025	67 / 67	\$125,600	\$122,000	97.13%
25001010	4984 Neosho St	1	1 (1 0)	800	01/30/2025	2 / 2	\$145,000	\$150,000	103.45%
24051265	5224 Chippewa St	2	1 (1 0)	960	10/31/2024	18 / 18	\$175,000	\$172,500	98.57%
24013733	5722 Chippewa St	2	1 (1 0)	1,248	04/18/2024	0 / 0	\$179,900	\$175,000	97.28%
25000468	5537 Lansdowne Ave	1	1 (1 0)	780	03/20/2025	34 / 34	\$180,000	\$180,000	100.00%
24062481	5701 Devonshire Ave	1	1 (1 0)	858	01/24/2025	91 / 91	\$187,500	\$180,000	96.00%
24037087	5615 Lansdowne Ave	2	2 (1 1)	1,037	09/06/2024	82 / 82	\$189,900	\$180,000	94.79%
24037176	5248 Delor St	4	1 (1 0)	1,104	08/09/2024	22 / 22	\$199,900	\$183,000	91.55%
24058131	5001 Sutherland Ave	3	2 (1 1)	1,220	10/03/2024	4 / 4	\$184,900	\$186,000	100.59%
24062160	5710 Lansdowne Ave	2	1 (1 0)	1,046	10/24/2024	24 / 24	\$180,000	\$195,000	108.33%
24042649	5246 Chippewa Street	2	1 (1 0)	1,038	10/30/2024	76 / 76	\$195,000	\$195,000	100.00%
24020309	5210 Itaska St	2	1 (1 0)	832	05/17/2024	42 / 42	\$199,500	\$199,500	100.00%
24055725	5610 Neosho St	2	2 (1 1)	864	10/11/2024	41 / 41	\$200,000	\$205,000	102.50%
24054691	5725 Lansdowne Ave	2	2 (2 0)	729	10/08/2024	39 / 39	\$214,900	\$205,000	95.39%
24016061	4973 Itaska St	2	1 (1 0)	936	05/14/2024	45 / 45	\$205,000	\$206,000	100.49%
24059547	5736 Lansdowne Ave	2	1 (1 0)	960	12/13/2024	87 / 87	\$225,000	\$209,500	93.11%
24015429	5251 Neosho St	2	1 (1 0)	1,022	05/07/2024	12 / 12	\$209,900	\$213,000	101.48%
24069054	5448 Murdoch Ave	2	1 (1 0)	875	02/21/2025	49 / 49	\$215,000	\$215,000	100.00%
24047242	4938 Delor St	2	2 (2 0)	962	01/03/2025	111 / 111	\$225,000	\$215,000	95.56%
24041863	5500 Neosho St	2	1 (1 0)	768	07/31/2024	3 / 3	\$215,000	\$220,000	102.33%
24059040	5328 Neosho St	2	1 (1 0)	910	11/06/2024	22 / 22	\$228,500	\$225,000	98.47%
24021806	5211 Lansdowne Ave	4	2 (2 0)	1,836	06/03/2024	21 / 21	\$249,900	\$225,000	90.04%
24019784	5507 Nottingham Ave	2	1 (1 0)	1,071	05/15/2024	8 / 8	\$234,900	\$234,000	99.62%
24070488	5653 Nottingham Ave	2	1 (1 0)	1,018	12/10/2024	2 / 2	\$225,000	\$235,000	104.44%
24010763	4983 Itaska St	2	2 (2 0)	975	04/04/2024	42 / 42	\$235,000	\$235,000	100.00%
24040395	5726 Sutherland Ave	2	1 (1 0)	1,125	10/17/2024		\$230,000	\$237,000	103.04%
24057900	4944 Delor	4	2 (2 0)	1,177	12/12/2024	88 / 88	\$239,900	\$239,900	100.00%
25002075	5535 Lansdowne Ave	2	1 (1 0)	1,226	02/13/2025	4 / 4	\$235,000	\$240,000	102.13%
24045079	5745 Nottingham Ave	2	2 (2 0)	1,008	08/29/2024	6 / 6	\$240,000	\$240,000	100.00%
24039451	5651 Nottingham Ave	2	2 (1 1)	972	08/02/2024	3 / 3	\$234,900	\$240,000	102.17%
24022345	5721 Devonshire Ave	2	2 (2 0)	864	05/09/2024	0 / 63	\$229,900	\$240,000	104.39%
24016727	5740 Sutherland Ave	2	2 (1 1)	1,123	05/03/2024	5 / 5	\$230,000	\$240,000	104.35%
24074701	5556 Devonshire Ave	2	1 (1 0)	1,008	01/27/2025	53 / 53	\$249,900	\$241,000	96.44%
24023707	5246 Sutherland	3	1 (1 0)	1,579	05/23/2024	6 / 6	\$229,900	\$243,000	105.70%
23070188	4918 Sutherland Ave	2	2 (1 1)	1,260	10/24/2024	12 / 12	\$244,900	\$248,000	101.27%
24023396	5534 Delor St	4	2 (2 0)	1,175	05/08/2024	0 / 0	\$249,900	\$249,900	100.00%
25008180	5728 Murdoch Ave	2	1 (1 0)	986	03/13/2025	3 / 3	\$245,000	\$252,000	102.86%
24019236	5415 Murdoch Ave	2	1 (1 0)	858	05/08/2024	8 / 8	\$215,000	\$255,155	118.68%
24048901	5249 Delor St	2	1 (1 0)	1,104	09/10/2024	2 / 2	\$264,900	\$264,900	100.00%
24013722	5718 Nottingham Ave	2	1 (1 0)	1,080	05/08/2024	6 / 6	\$250,000	\$265,000	106.00%
24009421	5239 Nottingham Ave	3	1 (1 0)	1,634	03/26/2024	4 / 4	\$250,000	\$267,000	106.80%
24043313	5411 Delor St	2	1 (1 0)	1,080	10/11/2024	3 / 3	\$230,000	\$272,500	118.48%
24067432	5738 Winona Ave	2	1 (1 0)	1,179	01/03/2025	63 / 63	\$280,000	\$274,000	97.86%

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

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24051551	5732 Murdoch Ave	3	2 (2 0)	1,056	09/19/2024	2 / 2	\$275,000	\$275,000	100.00%
24022512	5303 Walsh St	4	1 (1 0)	1,574	05/21/2024	3 / 3	\$240,000	\$275,000	114.58%
24022259	5355 Winona Ave	2	1 (1 0)	1,196	05/16/2024	5 / 5	\$264,900	\$275,000	103.81%
24035277	5438 Sutherland Ave	3	1 (1 0)	1,100	07/12/2024	6 / 6	\$250,000	\$280,000	112.00%
24039726	5511 Bancroft Ave	3	2 (2 0)	1,122	08/07/2024	12 / 12	\$289,900	\$282,000	97.27%
24023940	5419 Murdoch Ave	2	1 (1 0)	1,101	05/29/2024	5 / 5	\$240,000	\$282,000	117.50%
24017792	5627 Itaska St	4	2 (1 1)	1,841	06/27/2024	10 / 10	\$290,000	\$282,000	97.24%
24033501	5438 Murdoch Ave	2	2 (1 1)	1,056	06/25/2024	4 / 4	\$279,900	\$282,500	100.93%
24067276	4931 Murdoch Ave	3	1 (1 0)	1,440	02/21/2025	31 / 31	\$285,000	\$283,400	99.44%
24055860	5007 Nottingham Ave	3	1 (1 0)	1,621	10/04/2024	8 / 8	\$285,000	\$285,000	100.00%
24019445	5223 Winona Ave	2	1 (1 0)	1,242	05/03/2024	4 / 4	\$250,000	\$285,000	114.00%
24015961	5540 Bancroft Ave	3	1 (1 0)	1,024	04/30/2024	24 / 24	\$279,900	\$288,000	102.89%
24011406	5334 Devonshire Ave	3	2 (2 0)	1,624	04/25/2024	57 / 57	\$284,900	\$288,000	101.09%
24059935	5746 Winona Ave	2	1 (1 0)	1,104	10/24/2024	5 / 5	\$280,000	\$290,000	103.57%
24046808	5300 Neosho St	4	1 (1 0)	1,522	08/09/2024	6 / 6	\$264,900	\$290,000	109.48%
24063365	5701 Lansdowne Ave	2	2 (1 1)	1,052	11/15/2024	37 / 37	\$289,000	\$299,000	103.46%
24065392	5208 Winona Ave	3	1 (1 0)	1,238	12/09/2024	55 / 55	\$300,000	\$300,000	100.00%
24015703	5455 Winona Ave	2	2 (2 0)	1,108	08/23/2024	3 / 3	\$289,900	\$303,000	104.52%
24047971	5327 Nottingham Ave	3	2 (2 0)	1,356	09/24/2024	7 / 7	\$289,900	\$309,000	106.59%
24071123	5646 Winona Ave	2	2 (2 0)	1,393	12/20/2024	7 / 7	\$315,000	\$310,000	98.41%
24043255	4311 Sulphur Ave	2	2 (2 0)	1,326	08/15/2024	29 / 29	\$310,000	\$310,000	100.00%
24068417	5540 Walsh St	4	2 (1 1)	1,175	03/05/2025	88 / 88	\$329,900	\$312,000	94.57%
24059122	5748 Itaska St.	4	2 (1 1)	1,784	10/18/2024	35 / 35	\$325,000	\$313,500	96.46%
24065396	5648 Walsh St	4	2 (2 0)	1,359	12/05/2024	15 / 15	\$314,000	\$314,000	100.00%
24048432	5707 Nottingham Ave	3	2 (2 0)	1,078	09/10/2024	9 / 9	\$325,000	\$315,000	96.92%
24035024	5409 Devonshire Ave	3	2 (2 0)	1,104	07/08/2024	3 / 3	\$289,900	\$315,000	108.66%
24024374	5734 Walsh St	3	2 (1 1)	1,116	06/17/2024	11 / 11	\$322,000	\$322,000	100.00%
24068451	5328 Delor St	3	2 (2 0)	1,602	02/14/2025	46 / 46	\$315,000	\$322,500	102.38%
24055664	5744 Walsh St	4	2 (1 1)	2,032	02/28/2025	90 / 90	\$323,900	\$323,900	100.00%
24043132	5452 Walsh St	2	2 (2 0)	1,032	08/13/2024	1 / 1	\$299,900	\$325,000	108.37%
24037020	5237 Nottingham Ave	3	2 (1 1)	1,550	07/19/2024	11 / 11	\$325,000	\$326,000	100.31%
24071775	5528 Delor St	3	2 (2 0)	1,056	12/23/2024	27 / 27	\$329,000	\$328,000	99.70%
24035777	5730 Bancroft Ave	2	2 (1 1)	1,764	09/06/2024	47 / 47	\$337,900	\$329,000	97.37%
24042772	5625 Bancroft Ave	3	3 (2 1)	980	10/15/2024	59 / 59	\$334,900	\$332,500	99.28%
24074015	5243 Nottingham Ave	3	1 (1 0)	1,644	01/09/2025	36 / 36	\$339,900	\$335,000	98.56%
24046097	5340 Delor St	4	1 (1 0)	1,792	10/30/2024	46 / 46	\$349,900	\$335,000	95.74%
24046550	5171 Eichelberger St	5	2 (2 0)	2,280	09/24/2024	11 / 70	\$343,000	\$343,000	100.00%
24078705	5310 Sutherland Ave	3	2 (2 0)	1,656	02/14/2025	7 / 7	\$349,900	\$349,900	100.00%
25006546	5732 Itaska St	5	2 (2 0)	2,049	03/17/2025	5 / 5	\$375,000	\$350,000	93.33%
24047281	5332 Murdoch Ave	3	1 (1 0)	1,790	08/23/2024	2 / 2	\$324,900	\$350,000	107.73%
24013223	5328 Devonshire Ave	3	2 (2 0)	1,748	04/12/2024	5 / 5	\$300,000	\$352,000	117.33%
24025732	5222 Devonshire Ave	4	3 (2 1)	1,900	06/26/2024	20 / 20	\$365,000	\$360,000	98.63%
24064542	5511 Delor St	4	3 (2 1)	1,692	11/08/2024	3 / 3	\$349,900	\$365,000	104.32%
24063954	5318 Winona Ave	3	2 (2 0)	1,800	11/15/2024	1 / 1	\$349,900	\$365,000	104.32%
24040817	5534 Delor St	4	2 (2 0)	1,175	09/10/2024	32 / 32	\$369,900	\$365,000	98.68%
24066954	5017 Lansdowne Ave	4	2 (1 1)	1,929	02/20/2025	62 / 62	\$369,000	\$367,000	99.46%
24045948	5528 Itaska St	4	2 (2 0)	1,672	08/29/2024	4 / 4	\$369,489	\$369,489	100.00%
24049276	5549 Devonshire Ave	3	3 (2 1)	1,804	08/27/2024	2 / 2	\$365,000	\$370,000	101.37%
24014120	5629 Nottingham Ave	3	3 (2 1)	1,524	05/24/2024	4 / 4	\$329,000	\$370,000	112.46%
24049543	5211 Devonshire Ave	3	2 (2 0)	1,674	10/03/2024	2 / 2	\$349,900	\$372,000	106.32%
24066637	5043 Sutherland Ave	4	2 (2 0)	2,424	11/22/2024	5 / 5	\$335,000	\$377,500	112.69%
24027472	5325 Nottingham Ave	3	3 (2 1)	1,824	08/15/2024	16 / 16	\$395,000	\$385,000	97.47%
24057004	5519 Devonshire Ave	3	3 (3 0)	1,680	10/15/2024	3 / 3	\$349,900	\$390,000	111.46%
24046881	5330 Walsh St	4	3 (2 1)	1,764	08/28/2024	10 / 10	\$392,500	\$399,000	101.66%
24046884	4550 January Ave	3	2 (2 0)	1,542	09/17/2024	47 / 47	\$420,000	\$400,000	95.24%
24033418	5434 Sutherland Ave	4	3 (2 1)	1,866	06/25/2024	3 / 3	\$355,000	\$405,000	114.08%
24054346	5608 Walsh St	3	2 (2 0)	1,780	10/03/2024	4 / 4	\$374,900	\$407,000	108.56%
24048833	5232 Lansdowne Ave	4	2 (1 1)	2,596	09/10/2024	11 / 11	\$395,000	\$410,000	103.80%

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24029318	5518 Walsh St	3	2 (2 0)	1,811	08/30/2024	4 / 4	\$389,000	\$410,000	105.40%
24030744	5326 Delor St	3	2 (2 0)	1,596	06/21/2024	2 / 2	\$349,900	\$415,000	118.61%
24015476	4960 Sutherland Ave	3	3 (3 0)	1,600	04/22/2024	18 / 18	\$419,999	\$425,000	101.19%
24002689	5600 Lansdowne Ave	4	3 (3 0)	2,300	05/23/2024	28 / 28	\$410,000	\$440,000	107.32%
24041015	4962 Sutherland Ave	4	3 (3 0)	2,160	07/19/2024	4 / 4	\$449,900	\$466,000	103.58%
24048361	5325 Wherry Ave	4	4 (3 1)	3,100	10/08/2024	1 / 1	\$599,900	\$625,000	104.18%

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25010273	5643 Lansdowne Ave	1	1 (1 0)	768	02/26/2025	5 / 5	\$180,000	\$180,000
25014109	5448 Bancroft Ave	2	1 (1 0)	1,018	03/10/2025	0 / 0	\$249,900	\$249,900
25013076	5619 Itaska St	2	1 (1 0)	1,418	03/05/2025	2 / 15	\$250,000	\$250,000
25011843	5454 Nottingham Ave	2	2 (1 1)	832	02/27/2025	4 / 4	\$265,000	\$265,000
25010206	5032 Sutherland Ave	3	1 (1 0)	1,260	02/26/2025	23 / 23	\$279,000	\$279,000
25000906	5346 Lansdowne Ave	3	2 (2 0)	1,357	01/07/2025	31 / 31	\$289,000	\$289,000
25005482	5508 Sutherland Ave	4	2 (2 0)	1,692	02/05/2025	1 / 1	\$385,000	\$385,000

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)	59	30	18
Absorption Rate (Total Sales/Months)	9.83	10.00	6.00
Total # of Comparable Active Listings	73	28	24
Months of Housing Supply (Lst/Ab. Rate)	7.42	2.80	4.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$288,000	\$294,500	\$263,000
Median Comparable Sales DOM	6	15	48
Median Comparable List Price (Listings Only)	\$279,900	\$287,000	\$257,500
Median Comparable Listings DOM (Listings Only)	9	40	18
Median Sale Price / Median List Price %	101.09%	102.61%	99.26%

*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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