

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, -90.27 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25014085	5331 Odell St	2	1 (1 0)	600	03/10/2025	13 / 13	\$99,900	\$99,900
25015914	5331 Arsenal St	1	1 (1 0)	945	03/21/2025	5 / 5	\$150,000	\$150,000
25016896	2907 Brannon Ave	1	1 (1 0)	850	03/20/2025	6 / 6	\$168,000	\$168,000
24061040	3116 Hampton Ave	3	3 (3 0)	1,163	09/27/2024	180 / 180	\$240,000	\$240,000
25010334	2917 Macklind Ave	3	2 (2 0)	1,316	02/26/2025	26 / 26	\$299,000	\$285,000
25010499	5339 Odell St	2	2 (2 0)	1,312	03/07/2025	19 / 19	\$300,000	\$300,000
24074268	4936 Odell St	3	2 (2 0)	1,724	12/02/2024	41 / 41	\$329,900	\$319,900
25011600	2515 South Kingshighway Blvd	3	3 (2 1)	1,505	03/07/2025	15 / 15	\$340,000	\$340,000

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24022485	5449 Odell St	2	1 (1 0)	720	05/13/2024	3 / 3	\$150,000	\$125,000	83.33%
24031731	5827 Arsenal St	1	1 (1 0)	803	07/01/2024	5 / 5	\$129,900	\$134,000	103.16%
24060599	5523 Connecticut St	2	1 (1 0)	684	11/20/2024	4 / 4	\$155,000	\$155,000	100.00%
24001807	5414 Reber Place	2	1 (1 0)	1,345	06/20/2024	9 / 9	\$170,000	\$160,000	94.12%
24043439	4947 Reber Place	5	2 (2 0)	2,304	08/28/2024	7 / 7	\$175,000	\$165,000	94.29%
24077277	2910 59th St	2	2 (1 1)	1,100	03/06/2025	37 / 37	\$169,000	\$169,000	100.00%
24014399	2709 January Ave	1	1 (1 0)	1,260	06/12/2024	47 / 47	\$165,000	\$170,000	103.03%
24067410	5341 Reber Place	3	1 (1 0)	1,305	11/19/2024	8 / 8	\$175,000	\$184,900	105.66%
24064568	5933 Arsenal St	2	1 (1 0)	884	12/02/2024	53 / 53	\$199,900	\$195,000	97.55%
24074245	3133 Park Hampton Ct	2	2 (1 1)	1,106	02/18/2025	29 / 29	\$215,000	\$207,000	96.28%
24071564	3124 Park Hampton Ct	2	3 (2 1)	1,017	12/30/2024	21 / 21	\$200,000	\$215,000	107.50%
23066054	4930 Botanical Ave	3	1 (1 0)	1,086	05/14/2024	157 / 157	\$220,000	\$222,000	100.91%
24067905	5839 Prince George Ct	2	3 (2 1)	912	12/04/2024	6 / 6	\$235,000	\$230,000	97.87%
24041062	5370 Reber Place	3	1 (1 0)	779	09/20/2024	31 / 31	\$235,000	\$230,000	97.87%
24011425	5616 South Magnolia Ave	2	1 (1 0)	1,068	04/03/2024	3 / 3	\$219,900	\$232,000	105.50%
24051333	5563 Connecticut St	3	1 (1 0)	1,214	10/02/2024	5 / 5	\$219,000	\$232,500	106.16%
24022196	5509 Connecticut St	3	1 (1 0)	938	06/14/2024	32 / 32	\$232,500	\$232,500	100.00%
24013694	3116 Park Hampton Ct #7	3	3 (2 1)	1,106	04/25/2024	19 / 19	\$219,900	\$232,500	105.73%
24028859	2817 Dalton Ave	2	1 (1 0)	1,110	06/28/2024	26 / 110	\$235,000	\$234,000	99.57%
25007621	5305 Reber Place	2	1 (1 0)	1,026	03/12/2025	5 / 5	\$225,000	\$235,000	104.44%
24011136	5015 Columbia Ave	2	1 (1 0)	1,147	03/27/2024	7 / 7	\$224,900	\$250,000	111.16%
24009696	5812 Arsenal St	3	3 (2 1)	1,265	04/01/2024	21 / 21	\$248,900	\$250,000	100.44%
24066317	5920 Southwest Ave	2	1 (1 0)	1,199	11/27/2024	5 / 5	\$259,000	\$263,000	101.54%
24044741	5920 Columbia Ave	2	2 (2 0)	1,424	09/04/2024	4 / 4	\$235,000	\$265,000	112.77%
24058813	5439 Arsenal St	3	3 (3 0)	1,626	10/29/2024	5 / 5	\$275,000	\$280,000	101.82%
24041630	4649 Magnolia Ave	3	3 (1 2)	1,824	08/28/2024	21 / 21	\$315,000	\$300,000	95.24%
24058472	5729 Southwest Ave	3	3 (2 1)	1,730	10/21/2024	7 / 7	\$299,900	\$307,500	102.53%
24045959	5452 Odell St	3	2 (2 0)	1,282	09/06/2024	3 / 3	\$274,900	\$308,859	112.35%
24039167	4979 Reber Place	3	3 (2 1)	1,697	07/22/2024	1 / 1	\$315,000	\$315,000	100.00%
24064773	2619 Gurney Ct	3	3 (2 1)	2,003	11/26/2024	33 / 33	\$350,000	\$320,000	91.43%
24037917	5309 Reber Place	4	2 (2 0)	1,600	07/26/2024	3 / 3	\$310,000	\$320,000	103.23%
24011639	5338 Odell St	3	3 (2 1)	1,400	05/26/2024	28 / 28	\$337,000	\$330,000	97.92%
24063424	5802 Columbia Ave	4	3 (2 1)	1,693	01/02/2025	52 / 52	\$345,000	\$345,000	100.00%
24047490	5931 Scanlan Ave	3	2 (2 0)	1,578	09/12/2024	45 / 45	\$320,000	\$360,000	112.50%
25005635	5723 Arsenal St	3	3 (2 1)	2,080	03/11/2025	3 / 3	\$354,900	\$372,000	104.82%
24039619	5376 Magnolia Ave	3	3 (2 1)	2,310	08/15/2024	1 / 1	\$414,900	\$425,000	102.43%
24075116	5378 Magnolia Ave	3	3 (2 1)	2,310	01/16/2025	5 / 5	\$445,000	\$450,000	101.12%
24016713	5522 Hennessey Ct	3	3 (2 1)	2,260	06/28/2024	3 / 3	\$440,000	\$455,000	103.41%
24040929	3107 Harlequin Lane	3	4 (2 2)	2,136	08/12/2024	0 / 0	\$450,000	\$460,000	102.22%
24018415	4976 Odell St	3	3 (3 0)	2,214	06/20/2024	35 / 35	\$475,000	\$485,000	102.11%
24064668	2819 South Kingshighway Blvd	4	5 (3 2)	2,564	01/29/2025	68 / 68	\$500,000	\$500,000	100.00%

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24011388	2717 South Kingshighway Blvd	4	4 (3 1)	3,178	04/29/2024	22 / 111	\$550,000	\$535,000	97.27%
24076581	5626 North Magnolia Ave	4	4 (3 1)	2,582	02/03/2025	2 / 2	\$550,000	\$545,000	99.09%
24050672	2656 January Ave	4	5 (4 1)	2,880	11/27/2024	110 / 110	\$569,900	\$551,000	96.68%
24066243	5321 Reber Place	4	3 (3 0)	2,654	11/27/2024	3 / 3	\$599,900	\$575,000	95.85%
24064035	2737 59th St	2	1 (1 0)	988	10/29/2024	19 / 19	\$180,000	\$160,000	88.89%

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24048369	2609 Macklind Ave	2	1 (1 0)	1,046	08/02/2024	190 / 190	\$165,000	\$134,500
25008806	5627 Southwest Ave	3	2 (2 0)	1,271	02/14/2025	5 / 5	\$225,000	\$225,000
25007820	3172 Carrsville Ct	2	2 (1 1)	1,173	03/04/2025	7 / 7	\$225,000	\$225,000
25005797	5406 Magnolia Ave	1	1 (1 0)	2,229	02/04/2025	33 / 33	\$250,000	\$250,000
25013371	5110 Southwest Ave	3	3 (2 1)	1,638	03/04/2025	0 / 0	\$369,900	\$369,900
25011725	5701 Parc Ridge Way	3	3 (2 1)	2,314	02/27/2025	12 / 12	\$460,000	\$450,000

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)	25	12	9
Absorption Rate (Total Sales/Months)	4.17	4.00	3.00
Total # of Comparable Active Listings	24	19	18
Months of Housing Supply (Lst/Ab. Rate)	5.76	4.75	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$250,000	\$247,750	\$345,000
Median Comparable Sales DOM	9	7	21
Median Comparable List Price (Listings Only)	\$254,950	\$240,000	\$232,500
Median Comparable Listings DOM (Listings Only)	7	29	14
Median Sale Price / Median List Price %	106.38%	100.30%	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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