

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 38.58, -90.30 State Or Province is 'Missouri'

Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
24074600	4721 Jamieson Ave #6	1	1 (1 0)	550	11/09/2024	80 / 80	\$129,900	\$124,900
25009417	6056 Archwood Lane	2	2 (1 1)	1,264	03/21/2025	1 / 1	\$200,000	\$200,000
25009564	6053 Childress	3	2 (1 1)	1,050	03/17/2025	9 / 9	\$305,000	\$305,000
24069115	5338 Tamm Ave	4	4 (3 1)	2,549	11/15/2024	85 / 85	\$695,000	\$650,000

Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25002963	6420 Lansdowne Ave	3	2 (2 0)	1,475	01/17/2025	12 / 12	\$375,000	\$375,000

Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24006684	6224 Pointview Lane	2	1 (1 0)	1,064	04/09/2024	34 / 34	\$159,900	\$160,000	100.06%
24065505	6218 Archwood Lane	2	1 (1 0)	1,064	03/12/2025	140 / 140	\$210,000	\$210,000	100.00%
24050016	5100 Kingwood Dr	4	2 (1 1)	1,390	10/11/2024	17 / 17	\$250,000	\$220,000	88.00%
24032200	6224 Pointview Lane	2	1 (1 0)	1,250	07/11/2024	22 / 22	\$240,000	\$238,000	99.17%
24050842	6021 Hampton Ave	3	2 (2 0)	858	09/27/2024	3 / 3	\$200,000	\$252,000	126.00%
24060689	6400 Sutherland Ave	2	2 (2 0)	1,056	11/07/2024	9 / 9	\$275,000	\$257,500	93.64%
24054844	5959 Keith Place	2	3 (3 0)	1,314	11/21/2024	78 / 78	\$300,000	\$280,000	93.33%
24016912	5237 McCausland Ave	2	1 (1 0)	1,199	05/15/2024	21 / 21	\$275,000	\$285,000	103.64%
24041938	6023 Lansdowne Ave	2	3 (2 1)	1,240	09/24/2024	5 / 5	\$289,900	\$294,000	101.41%
25002720	5415 Childress Ave	3	2 (2 0)	1,465	02/21/2025	0 / 0	\$305,000	\$305,000	100.00%
24060023	6315 Bancroft Ave	3	2 (2 0)	1,104	11/01/2024	4 / 4	\$300,000	\$305,000	101.67%
24014721	5473 Clifton Ave	2	2 (1 1)	936	05/03/2024	1 / 1	\$250,000	\$305,000	122.00%
24033060	6736 Devonshire Ave	2	2 (1 1)	1,117	06/20/2024	24 / 24	\$315,000	\$315,000	100.00%
24018665	6001 Childress Ave	2	2 (1 1)	1,191	05/08/2024	33 / 33	\$319,900	\$319,900	100.00%
24064204	5812 Holly Hills Ave	3	2 (1 1)	1,253	01/31/2025	122 / 122	\$319,999	\$319,999	100.00%
24006916	6763 Walsh St	3	2 (2 0)	1,068	04/01/2024	4 / 4	\$310,000	\$320,000	103.23%
25003105	6437 Lansdowne Ave	2	1 (1 0)	1,165	02/12/2025	2 / 2	\$315,000	\$325,000	103.17%
24065807	6227 Loughborough Ave	3	3 (2 1)	1,390	01/14/2025	56 / 56	\$350,000	\$325,000	92.86%
24039359	6421 Lansdowne Ave	3	2 (1 1)	1,230	08/16/2024	0 / 0	\$315,000	\$325,000	103.17%
24037684	6053 Sutherland Ave	2	2 (2 0)	1,125	07/19/2024	3 / 3	\$320,000	\$325,000	101.56%
24031180	5826 Jamieson Ave	2	2 (2 0)	1,220	06/13/2024	4 / 4	\$275,000	\$325,000	118.18%
25002867	6412 Bancroft Ave	3	2 (1 1)	1,783	02/20/2025	6 / 6	\$300,000	\$327,000	109.00%
24039083	6018 Lansdowne Ave	3	1 (1 0)	1,385	10/07/2024	18 / 18	\$339,900	\$327,500	96.35%
24025625	5871 Eichelberger St	4	2 (2 0)	1,463	05/29/2024	3 / 3	\$299,750	\$341,000	113.76%
24028319	6036 Lansdowne Ave	2	2 (2 0)	1,135	07/09/2024	55 / 55	\$335,000	\$343,000	102.39%
24035451	6320 Winona Ave	3	3 (2 1)	1,150	08/09/2024	20 / 20	\$379,900	\$350,000	92.13%
24011416	6374 Lansdowne Ave	2	1 (1 0)	1,209	03/28/2024	4 / 4	\$299,900	\$350,101	116.74%
24053663	6401 Winona Ave	4	3 (2 1)	1,800	01/17/2025	77 / 77	\$385,000	\$351,000	91.17%
24065119	5858 Itaska St	3	2 (1 1)	1,867	02/21/2025	56 / 56	\$369,900	\$360,000	97.32%
24023592	5809 Walsh St	3	2 (2 0)	1,791	05/20/2024	3 / 3	\$324,900	\$360,000	110.80%
24075242	6411 Murdoch Ave	4	3 (2 1)	1,125	01/23/2025	7 / 7	\$349,900	\$368,250	105.24%
25010436	6725 Eichelberger St	3	3 (1 2)	1,600	03/11/2025	0 / 0	\$375,000	\$375,000	100.00%
24071157	6531 Murdoch Ave	3	2 (2 0)	1,520	12/13/2024	4 / 4	\$349,000	\$375,000	107.45%
24000227	4727 Clifton Ave	3	2 (1 1)	1,352	03/27/2024	56 / 56	\$387,000	\$376,000	97.16%
24015708	6766 Devonshire Ave	5	3 (2 1)	1,777	04/26/2024	6 / 6	\$379,000	\$379,000	100.00%
24030563	4733 Vienna Ave	4	3 (2 1)	1,501	07/15/2024	41 / 41	\$389,900	\$380,000	97.46%
24015902	6411 Clifton Ave	2	3 (1 2)	1,692	05/22/2024	3 / 3	\$400,000	\$381,000	95.25%
25000306	5865 Eichelberger St	3	3 (2 1)	1,858	03/19/2025	12 / 12	\$399,900	\$390,000	97.52%
24046432	6547 Devonshire Ave	3	2 (2 0)	2,208	08/22/2024	3 / 3	\$365,000	\$390,000	106.85%
24010976	5822 Neosho St	3	3 (2 1)	1,584	08/29/2024	36 / 36	\$399,900	\$390,000	97.52%
24065313	6204 Rhodes Ave	3	2 (1 1)	1,825	11/21/2024	29 / 29	\$400,000	\$395,000	98.75%

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

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24017069	5815 Nottingham Ave	4	3 (3 0)	2,019	05/15/2024	5 / 5	\$395,000	\$395,000	100.00%
24066141	6223 Southland Ave	3	3 (3 0)	1,550	12/13/2024	12 / 12	\$399,000	\$399,000	100.00%
24067524	6048 Childress Ave	3	2 (2 0)	1,495	12/03/2024	2 / 2	\$375,000	\$400,000	106.67%
24003289	6436 Sutherland Ave	3	3 (3 0)	1,685	05/24/2024	12 / 12	\$400,000	\$400,000	100.00%
24013201	6320 Winona Ave	4	3 (2 1)	1,517	04/09/2024	2 / 2	\$379,900	\$405,000	106.61%
24012219	5917 Childress	3	2 (2 0)	1,270	05/17/2024	4 / 4	\$375,000	\$410,000	109.33%
24061565	5808 Walsh St	3	2 (2 0)	1,546	11/08/2024	4 / 4	\$390,000	\$420,000	107.69%
24069134	6211 Murdoch Ave	3	2 (2 0)	1,738	12/16/2024	5 / 5	\$424,900	\$424,900	100.00%
24047952	6467 Devonshire Ave	2	2 (1 1)	1,592	09/18/2024	9 / 9	\$440,000	\$430,000	97.73%
24037264	6432 Sutherland Ave	3	3 (3 0)	1,883	07/19/2024	5 / 5	\$449,000	\$431,820	96.17%
24005054	6550 Walsh St	3	2 (1 1)	1,568	03/26/2024	11 / 11	\$475,500	\$439,000	92.32%
24061335	5869 Delor St	3	2 (1 1)	1,696	12/05/2024	33 / 33	\$449,000	\$440,000	98.00%
24062046	6209 Murdoch Ave	3	3 (2 1)	2,078	11/26/2024	2 / 2	\$449,900	\$460,000	102.24%
24078927	6544 Neosho St	3	2 (1 1)	2,130	12/30/2024	0 / 0	\$479,900	\$460,900	96.04%
24024341	6205 Murdoch Ave	4	3 (2 1)	1,975	07/25/2024	65 / 65	\$475,000	\$465,000	97.89%
23044635	6425 Kinsey Place	3	2 (2 0)	1,334	04/16/2024	127 / 127	\$495,000	\$465,000	93.94%
24067078	5849 Walsh St	4	2 (1 1)	1,792	12/03/2024	14 / 14	\$449,000	\$489,000	108.91%
24032342	6540 Murdoch Ave	4	2 (2 0)	1,963	07/12/2024	2 / 2	\$479,900	\$500,000	104.19%
24046495	6378 Lansdowne Ave	3	3 (1 2)	1,896	09/09/2024	50 / 50	\$495,000	\$501,000	101.21%
24011935	6579 Murdoch Ave	3	2 (2 0)	1,726	04/17/2024	1 / 1	\$485,000	\$515,000	106.19%
24021098	48 Willmore Rd	3	2 (2 0)	1,773	06/17/2024	23 / 23	\$541,900	\$525,000	96.88%
24023782	6442 Lansdowne Ave	4	3 (3 0)	2,046	05/21/2024	5 / 5	\$499,900	\$535,000	107.02%
24064287	5878 Delor St	3	3 (2 1)	1,566	12/09/2024	4 / 4	\$565,000	\$590,000	104.42%
24036411	5310 Tamm Ave	3	2 (2 0)	2,388	06/28/2024	2 / 2	\$599,900	\$610,000	101.68%
24026493	6305 Devonshire Ave	4	3 (2 1)	2,360	06/26/2024	5 / 5	\$549,900	\$622,000	113.11%
24032578	6005 Bishops Place	4	3 (2 1)	4,020	06/26/2024	6 / 106	\$649,900	\$649,000	99.86%
24067483	6347 Devonshire Ave	4	3 (2 1)	1,996	01/07/2025	65 / 65	\$695,000	\$670,000	96.40%
24042495	6242 Loran Ave	3	3 (2 1)	2,468	08/02/2024	3 / 3	\$649,000	\$675,000	104.01%
24012135	5918 Crane Cir	3	3 (2 1)	1,504	05/24/2024	6 / 6	\$625,000	\$675,000	108.00%
24045027	6777 Eichelberger St	4	4 (3 1)	2,711	08/30/2024	6 / 6	\$695,000	\$695,000	100.00%
24044585	7117 Circleview Dr	2	2 (2 0)	992	09/20/2024	3 / 3	\$225,000	\$230,000	102.22%
24018359	6821 Circleview Dr	4	2 (2 0)	1,376	04/24/2024	28 / 28	\$279,500	\$285,000	101.97%
24036604	7071 South Villanova Dr	3	2 (1 1)	1,494	07/09/2024	0 / 0	\$300,000	\$320,000	106.67%
24018897	7074 Whitworth Ct	3	3 (2 1)	2,237	05/30/2024	4 / 4	\$425,000	\$440,000	103.53%

Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25008528	7015 Itaska Dr	3	2 (1 1)	1,296	02/17/2025	3 / 3	\$295,000	\$295,000
25009101	6730 Eichelberger St	2	2 (1 1)	1,163	02/17/2025	10 / 10	\$300,000	\$300,000
25013632	5943 Bishops Place	3	2 (2 0)	1,077	03/17/2025	4 / 4	\$325,000	\$325,000
24047528	6524 Murdoch Ave	3	2 (2 0)	1,203	07/26/2024	93 / 93	\$449,000	\$399,000
24053467	6201 Winona Ave	4	3 (3 0)	1,965	08/21/2024	176 / 176	\$430,000	\$415,000
25010295	5839 Walsh St	4	3 (2 1)	1,612	02/27/2025	2 / 2	\$450,000	\$450,000
25016402	5833 Delor St	3	3 (2 1)	1,592	03/15/2025	0 / 0	\$600,000	\$600,000

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Market Conditions (Cumulative) Detailed Report

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months <small>(03/26/2024-09/26/2024)</small>	Prior 4-6 Months <small>(09/27/2024-12/25/2024)</small>	Current - 3 Months <small>(12/26/2024-03/26/2025)</small>
Total # of Comparable Sales (Settled)	46	16	13
Absorption Rate (Total Sales/Months)	7.67	5.33	4.33
Total # of Comparable Active Listings	45	24	20
Months of Housing Supply (Lst/Ab. Rate)	5.87	4.50	4.62
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$385,500	\$397,000	\$351,000
Median Comparable Sales DOM	5	7	12
Median Comparable List Price (Listings Only)	\$379,900	\$394,500	\$322,500
Median Comparable Listings DOM (Listings Only)	6	31	10
Median Sale Price / Median List Price %	100.53%	103.79%	100.29%

**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.*