

# 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', 'Active Under Contract', 'Pending' Property Type is 'Residential' Latitude, Longitude is around 38.60, -90.23 State Or Province is 'Missouri'

## Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25012899	2322 Michigan Ave	1	1 (1 0)	821	02/27/2025	6 / 6	\$170,000	\$170,000
24053950	2901 Magnolia Ave	5	2 (2 0)	2,027	08/23/2024	211 / 211	\$309,900	\$259,900
25012545	3125 Michigan Ave S	2	2 (1 1)	1,428	03/03/2025	23 / 23	\$280,000	\$280,000
24071790	2922 Pennsylvania Ave	3	2 (2 0)	1,930	11/18/2024	101 / 101	\$275,000	\$300,000
25004995	3451 Arsenal St	3	3 (2 1)	1,666	01/28/2025	47 / 47	\$319,900	\$309,900
25016454	3008 Pennsylvania Ave	4	3 (2 1)	2,637	03/18/2025	8 / 8	\$380,000	\$380,000
24062720	2712 South Compton Ave	5	5 (4 1)	2,997	10/02/2024	69 / 69	\$500,000	\$450,000
25004147	2922 South Compton Ave	5	4 (3 1)	3,042	01/24/2025	55 / 55	\$515,000	\$475,000
25008565	2822 Victor St	4	4 (3 1)	3,200	02/13/2025	7 / 7	\$535,000	\$535,000

## Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24008814	2913 Nebraska Ave	1	1 (1 0)	760	08/08/2024	43 / 43	\$89,900	\$84,000	93.44%
25007107	2356 Michigan Ave	3	2 (1 1)	1,426	03/18/2025	5 / 5	\$105,000	\$89,000	84.76%
23074193	3010 Pennsylvania Ave	2	2 (2 0)	2,090	04/23/2024	95 / 95	\$140,000	\$110,000	78.57%
25002522	3000 Louisiana Ave	3	2 (1 1)	1,098	02/10/2025	4 / 4	\$133,000	\$115,000	86.47%
24044486	2316 Texas Ave	2	1 (1 0)	858	09/24/2024	33 / 33	\$159,900	\$160,500	100.38%
24053795	3439 Wyoming St	2	1 (1 0)	1,080	12/19/2024	91 / 91	\$164,900	\$164,900	100.00%
24040154	2824 Oregon Ave	2	2 (2 0)	758	08/06/2024	4 / 4	\$174,900	\$181,600	103.83%
24009885	2817 Nebraska Ave	2	1 (1 0)	1,427	03/29/2024	42 / 42	\$189,900	\$182,000	95.84%
24037818	2900 Michigan Ave	3	3 (2 1)	1,312	07/24/2024	4 / 4	\$185,000	\$185,000	100.00%
24038756	2902 Michigan Ave	3	3 (2 1)	1,312	07/24/2024	0 / 0	\$185,000	\$190,000	102.70%
24039581	2660 Pennsylvania Ave	2	1 (1 0)	952	08/01/2024	10 / 10	\$220,000	\$203,000	92.27%
24062687	2930 Michigan Ave	3	2 (2 0)	4,311	01/31/2025	107 / 107	\$249,000	\$210,000	84.34%
24040540	3403 Wyoming St	3	2 (1 1)	1,146	09/24/2024	4 / 4	\$219,900	\$225,000	102.32%
24058376	3129 Pestalozzi St	2	1 (1 0)	1,200	10/22/2024	5 / 5	\$229,900	\$240,000	104.39%
24020161	2824 Minnesota Ave	3	2 (2 0)	978	05/07/2024	4 / 4	\$235,000	\$240,000	102.13%
24034189	3325 Humphrey St	4	1 (1 0)	1,900	07/02/2024	4 / 4	\$245,000	\$250,000	102.04%
24061342	3142 Arsenal St	2	2 (1 1)	1,549	12/03/2024	59 / 59	\$255,000	\$252,500	99.02%
24037780	2627 Ohio Ave	3	3 (2 1)	2,016	07/23/2024	10 / 10	\$250,000	\$260,000	104.00%
24060515	2346 Louisiana Ave	3	2 (2 0)	1,958	01/28/2025	52 / 52	\$275,000	\$275,000	100.00%
24050096	3241 Hartford St	3	2 (1 1)	1,500	09/25/2024	9 / 9	\$285,000	\$285,000	100.00%
24039071	2342 Michigan Ave	3	2 (2 0)	1,460	07/23/2024	1 / 1	\$269,000	\$290,000	107.81%
24015109	2814 Magnolia Ave	3	4 (3 1)	2,200	05/14/2024	31 / 31	\$299,900	\$295,000	98.37%
24002891	3130 Shenandoah Ave	3	2 (1 1)	2,280	05/16/2024	54 / 54	\$295,000	\$295,000	100.00%
24053566	3010 Pennsylvania Ave	4	3 (2 1)	2,090	10/31/2024	68 / 68	\$289,900	\$300,000	103.48%
24070725	2316 Virginia Ave	2	2 (2 0)	1,938	12/30/2024	9 / 9	\$315,000	\$307,000	97.46%
24006185	2858 Michigan Ave	3	3 (2 1)	2,350	04/24/2024	4 / 4	\$305,000	\$310,000	101.64%
24058081	2921 Michigan Ave	2	3 (2 1)	1,960	01/16/2025	91 / 91	\$335,000	\$320,000	95.52%
24055964	2639 Nebraska Ave	3	3 (2 1)	2,142	11/14/2024	46 / 46	\$325,000	\$320,000	98.46%
24006569	3257 Hartford St	3	2 (1 1)	1,675	04/02/2024	5 / 5	\$299,900	\$320,000	106.70%
24034695	2511 Minnesota Ave	3	3 (2 1)	2,172	08/14/2024	17 / 17	\$335,000	\$335,000	100.00%
24021410	2631 Nebraska Ave	3	3 (2 1)	2,010	08/02/2024	0 / 0	\$310,000	\$340,000	109.68%
24069900	2927 Sidney St	3	3 (2 1)	1,900	01/07/2025	24 / 24	\$349,900	\$345,000	98.60%
24014745	2614 Virginia Ave	4	3 (2 1)	2,400	05/30/2024	50 / 50	\$349,000	\$345,000	98.85%
24068528	3522 Crittenden St	5	4 (4 0)	3,168	10/25/2024	0 / 0	\$350,000	\$350,000	100.00%
24064783	2326 Virginia Ave	4	3 (2 1)	2,280	12/12/2024	56 / 56	\$349,000	\$350,000	100.29%
24028293	3152 South Compton Ave	4	3 (2 1)	3,623	07/29/2024	18 / 18	\$375,000	\$360,000	96.00%
24062520	3400 Hartford St	3	3 (2 1)	1,948	11/15/2024	6 / 26	\$350,000	\$375,000	107.14%
24015420	3509 Humphrey St	4	3 (2 1)	2,103	06/20/2024	29 / 29	\$375,000	\$375,000	100.00%
25000343	2307 South Jefferson Ave	3	3 (3 0)	2,478	03/21/2025	28 / 28	\$374,900	\$380,000	101.36%
24011750	2623 Ohio Ave	4	4 (3 1)	2,148	08/15/2024	52 / 52	\$399,900	\$385,000	96.27%

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

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23053522	2618 South Compton Ave	3	3 (3 0)	2,808	05/23/2024	5 / 5	\$375,000	\$387,000	103.20%
24028820	2709 Tennessee Ave	3	3 (2 1)	2,068	10/01/2024	63 / 63	\$399,000	\$390,000	97.74%
24064130	2320 Arkansas Ave	4	2 (2 0)	2,524	01/23/2025	90 / 90	\$399,900	\$392,000	98.02%
23068141	2528 California Ave	5	4 (3 1)	3,561	05/15/2024	115 / 115	\$410,000	\$395,000	96.34%
24032550	2607 Arkansas Ave	4	3 (2 1)	2,538	06/25/2024	5 / 5	\$400,000	\$405,000	101.25%
24060370	2526 California Ave	4	4 (3 1)	3,548	11/15/2024	6 / 6	\$419,900	\$420,000	100.02%
24026222	2827 Oregon Ave	3	4 (3 1)	2,605	06/25/2024	35 / 44	\$419,975	\$422,500	100.60%
24015098	2816 Magnolia Ave	3	4 (2 2)	2,200	04/29/2024	3 / 3	\$399,900	\$425,000	106.28%
24033627	3418 Utah St	4	3 (2 1)	2,350	08/06/2024	32 / 32	\$439,500	\$435,000	98.98%
24005953	3404 Humphrey St	3	3 (2 1)	2,288	06/07/2024	60 / 60	\$440,000	\$440,000	100.00%
24006522	3227 Hartford St	4	3 (2 1)	2,245	04/29/2024	23 / 23	\$450,000	\$450,000	100.00%
24076404	2510 California Ave	4	3 (2 1)	2,350	02/21/2025	54 / 54	\$460,000	\$455,000	98.91%
24011231	2321 Minnesota Ave	4	3 (2 1)	2,680	04/04/2024	9 / 9	\$450,000	\$460,000	102.22%
24029410	3420 Humphrey St	3	3 (2 1)	2,236	06/18/2024	34 / 34	\$475,000	\$468,000	98.53%
24008343	3010 Shenandoah Ave	4	4 (3 1)	2,733	04/04/2024	45 / 45	\$469,000	\$469,000	100.00%
24056413	3514 Shenandoah Ave	4	3 (2 1)	2,800	10/25/2024	15 / 15	\$485,000	\$475,000	97.94%
24013341	3459 Utah St	3	3 (2 1)	2,550	05/16/2024	14 / 119	\$475,000	\$475,000	100.00%
24011381	2807 Victor St	4	3 (2 1)	2,360	04/22/2024	3 / 3	\$429,000	\$476,000	110.96%
24007605	3450 Shenandoah Ave	4	3 (2 1)	1,900	06/04/2024	14 / 14	\$449,000	\$485,000	108.02%
24026265	2324 Virginia Ave	3	4 (3 1)	2,189	06/03/2024	4 / 4	\$425,000	\$493,000	116.00%
24063571	3455 Utah St	3	3 (2 1)	2,400	12/05/2024	3 / 3	\$495,000	\$495,000	100.00%
24035179	3536 Victor St	4	5 (4 1)	3,038	09/12/2024	76 / 76	\$520,000	\$500,800	96.31%
24038885	3538 Halliday Ave	5	4 (3 1)	2,692	09/16/2024	5 / 5	\$489,000	\$525,000	107.36%
24021857	3308 Halliday Ave	4	3 (2 1)	2,628	06/14/2024	6 / 6	\$475,000	\$530,000	111.58%
24045280	3535 Hartford St	4	2 (2 0)	2,351	08/27/2024	31 / 31	\$540,000	\$544,000	100.74%
24006737	3530 magnolia Ave	5	4 (4 0)	3,304	07/29/2024	64 / 64	\$575,000	\$555,000	96.52%
24057686	3524 Victor St	5	5 (4 1)	3,610	10/16/2024	5 / 34	\$569,900	\$569,900	100.00%
24049923	2817 Victor St	4	3 (2 1)	3,041	08/30/2024	25 / 25	\$575,000	\$570,000	99.13%
24024782	2823 Victor St	4	3 (2 1)	2,760	06/05/2024	3 / 3	\$575,000	\$575,000	100.00%
24048048	3543 Victor St	4	3 (2 1)	2,493	11/20/2024	94 / 94	\$599,000	\$589,850	98.47%
24024846	3534 Pestalozzi St	5	3 (2 1)	2,772	07/06/2024	0 / 0	\$595,000	\$599,500	100.76%
25004160	3528 Pestalozzi St	4	3 (2 1)	3,650	03/11/2025	5 / 5	\$599,900	\$622,000	103.68%
24023425	3424 Halliday Ave	5	4 (3 1)	2,810	05/16/2024	28 / 28	\$579,000	\$625,000	107.94%
24028818	3525 Crittenden St	5	4 (3 1)	3,164	06/07/2024	1 / 1	\$759,900	\$760,000	100.01%
24070329	3116 South Compton Ave	2	1 (1 0)	960	12/27/2024	8 / 8	\$119,900	\$80,000	66.72%
24076228	3518 Crittenden St	6	4 (3 1)	2,772	03/21/2025	18 / 18	\$315,000	\$310,000	98.41%
24049709	2909 Michigan Ave	3	3 (2 1)	2,402	09/23/2024	25 / 25	\$350,000	\$331,000	94.57%

## Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25014802	2655 Iowa Ave	3	2 (2 0)	2,192	03/12/2025	7 / 7	\$275,000	\$275,000
25014915	3010 Victor St	3	2 (1 1)	1,426	03/14/2025	2 / 2	\$325,000	\$325,000
25008072	2328 Michigan Ave	3	3 (2 1)	2,234	02/13/2025	1 / 1	\$355,000	\$355,000
25006963	2621 Nebraska Ave	4	4 (3 1)	2,506	02/08/2025	12 / 12	\$365,000	\$365,000
25002637	2501 Minnesota Ave	3	2 (2 0)	2,000	01/17/2025	11 / 11	\$374,900	\$374,900
25008804	3530 Wyoming St	3	3 (2 1)	2,300	02/18/2025	0 / 0	\$449,000	\$449,000
25009738	2328 Louisiana Ave	3	3 (2 1)	2,385	02/24/2025	12 / 12	\$499,900	\$499,900

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

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# Market Conditions (Cumulative) Detailed Report

Fannie Mae 1004MC Statistics			
<b>Inventory Analysis</b>	<b>Prior 7-12 Months</b> <small>(03/26/2024-09/26/2024)</small>	<b>Prior 4-6 Months</b> <small>(09/27/2024-12/25/2024)</small>	<b>Current - 3 Months</b> <small>(12/26/2024-03/26/2025)</small>
Total # of Comparable Sales (Settled)	50	14	13
Absorption Rate (Total Sales/Months)	8.33	4.67	4.33
Total # of Comparable Active Listings	51	20	24
Months of Housing Supply (Lst/Ab. Rate)	6.12	4.29	5.54
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$386,000	\$362,500	\$310,000
Median Comparable Sales DOM	14	31	24
Median Comparable List Price (Listings Only)	\$350,000	\$330,000	\$360,000
Median Comparable Listings DOM (Listings Only)	25	58	12
Median Sale Price / Median List Price %	99.63%	103.57%	98.41%

*\*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.*