

# 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 38.60, -90.26 State Or Province is 'Missouri'

## Active

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25016037	3538 South Spring Ave	2	1 (1 0)	1,100	03/14/2025	6 / 6	\$215,000	\$215,000
25015111	4327 Chippewa St	1	1 (1 0)	680	03/14/2025	12 / 12	\$69,000	\$69,000
25004440	4441 Miami St	1	1 (1 0)	858	01/29/2025	55 / 55	\$149,900	\$145,000
25009634	3923 Gravois Ave	2	1 (1 0)	712	03/18/2025	8 / 8	\$149,900	\$149,900
25013147	4338 Humphrey St	2	1 (1 0)	632	03/06/2025	19 / 19	\$165,000	\$159,000
25012372	4430 Beck Ave	3	1 (1 0)	992	03/03/2025	23 / 97	\$165,000	\$165,000
24076414	4025 Tholozan Ave	2	2 (2 0)	816	12/17/2024	97 / 97	\$204,900	\$199,000
25012797	4265 Humphrey St	2	1 (1 0)	967	03/04/2025	22 / 22	\$250,000	\$239,900
24062858	4201 Connecticut St	3	3 (2 1)	1,173	10/03/2024	142 / 142	\$380,000	\$290,000
25002834	4315 Wyoming St	3	2 (1 1)	1,332	01/19/2025	55 / 55	\$330,000	\$324,900
25001979	3522 South Spring Ave	3	3 (2 1)	2,046	01/15/2025	70 / 70	\$374,900	\$359,900
24071090	3647 Juniata St	3	3 (2 1)	1,708	11/21/2024	125 / 125	\$399,000	\$379,000
25016772	3641 Utah Place	5	2 (2 0)	2,508	03/20/2025	1 / 1	\$399,900	\$399,900
25014779	4810 Arsenal St	5	3 (3 0)	2,472	03/11/2025	14 / 14	\$425,000	\$425,000
25012449	3961 Connecticut St	3	3 (2 1)	1,746	02/28/2025	5 / 5	\$434,900	\$434,900
25009912	4251 Humphrey St	4	4 (3 1)	2,679	02/24/2025	26 / 26	\$550,000	\$545,000

## Active Under Contract

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25002089	3963 Potomac St	2	1 (1 0)	1,032	01/17/2025	69 / 69	\$219,900	\$199,900
25009425	4823 Miami St	2	1 (1 0)	960	02/21/2025	30 / 30	\$225,000	\$225,000

## Closed

MLS #	Address	Bds	Bths	SF	Sold Date	DOM/CDOM	List Price	Sold Price	SP%LP
24041514	3961 Connecticut St	4	2 (1 1)	1,746	08/02/2024	0 / 0	\$300,000	\$240,000	80.00%
24018666	4059 Phillips Ave	1	2 (1 1)	247	10/15/2024	142 / 142	\$59,000	\$47,000	79.66%
24076782	4141 Utah St	2	1 (1 0)	1,001	12/23/2024	0 / 0	\$71,000	\$71,000	100.00%
24012444	4249 Beck Ave	1	1 (1 0)	857	04/10/2024	6 / 6	\$90,000	\$73,500	81.67%
24045743	4343 Hartford St	2	2 (2 0)	1,086	08/15/2024	2 / 2	\$89,900	\$85,000	94.55%
23076336	3545 South Spring Ave	2	1 (1 0)	744	04/30/2024	82 / 82	\$99,000	\$90,000	90.91%
24054185	4815 Miami St	2	1 (1 0)	792	01/24/2025	149 / 149	\$99,900	\$96,000	96.10%
24062262	3963 Potomac St	2	1 (1 0)	1,032	10/28/2024	0 / 0	\$107,227	\$107,227	100.00%
24029262	4258 Miami St	1	1 (1 0)	665	07/11/2024	28 / 28	\$115,000	\$112,000	97.39%
24014089	4021 Winnebago St	2	1 (1 0)	1,056	07/11/2024	75 / 75	\$139,900	\$113,500	81.13%
24047455	3244 Morganford Rd	1	1 (1 0)	666	08/29/2024	24 / 24	\$125,000	\$116,000	92.80%
24028354	3534 Lucy St	1	1 (1 0)	637	07/03/2024	5 / 5	\$120,000	\$124,000	103.33%
24051106	4405 Miami St	1	1 (1 0)	784	09/13/2024	3 / 3	\$109,900	\$125,000	113.74%
24026681	4353 Beck Ave	1	1 (1 0)	880	07/12/2024	12 / 12	\$140,000	\$126,000	90.00%
24043383	4032 Winnebago St	2	1 (1 0)	640	11/04/2024	75 / 75	\$134,900	\$130,000	96.37%
24074836	4445 Tholozan Ave	1	1 (1 0)	820	12/05/2024	0 / 0	\$138,000	\$138,000	100.00%
24053469	4043 Fairview Ave	1	1 (1 0)	1,104	09/12/2024	0 / 0	\$139,000	\$139,000	100.00%
24067665	4340 Potomac St	2	1 (1 0)	866	12/10/2024	21 / 21	\$135,000	\$140,000	103.70%
24033289	4838 Potomac St	1	1 (1 0)	720	06/26/2024	7 / 7	\$139,900	\$142,700	102.00%
24057626	4031 Oleatha Ave	1	1 (1 0)	876	10/10/2024	29 / 29	\$145,000	\$145,000	100.00%
24003427	3926 Tholozan Ave	2	1 (1 0)	988	03/29/2024	73 / 73	\$154,900	\$145,000	93.61%
24037458	4273 Wyoming St	2	1 (1 0)	680	08/06/2024	6 / 6	\$129,000	\$150,000	116.28%
24052161	4547 Tholozan Ave	1	1 (1 0)	864	03/13/2025	107 / 107	\$165,000	\$153,000	92.73%
24078694	4265 Humphrey St	2	1 (1 0)	967	01/15/2025	4 / 4	\$160,000	\$154,930	96.83%
24014560	4022 Miami St	2	1 (1 0)	862	05/21/2024	22 / 22	\$159,900	\$163,000	101.94%
24055832	4339 Potomac St	3	2 (2 0)	1,140	08/23/2024	0 / 0	\$170,000	\$170,000	100.00%
25006782	3919 Humphrey St	3	2 (2 0)	1,426	03/18/2025	6 / 6	\$175,000	\$175,000	100.00%
24067672	3261 Morganford Rd	2	1 (1 0)	600	01/28/2025	62 / 62	\$178,000	\$175,000	98.31%

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

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24043169	4046 Phillips Ave	2	1 (1 0)	814	09/02/2024	12 / 12	\$189,900	\$175,000	92.15%
24031010	4250 Juniata St	1	1 (1 0)	708	06/18/2024	1 / 1	\$165,000	\$175,000	106.06%
24029235	4323 Fyler Ave	1	1 (1 0)	600	07/02/2024	6 / 6	\$175,000	\$177,500	101.43%
24074606	4352 Miami St	2	1 (1 0)	912	01/14/2025	33 / 33	\$185,000	\$180,000	97.30%
24013686	4107 Oleatha Ave	3	2 (2 0)	1,092	01/23/2025	281 / 281	\$187,000	\$180,000	96.26%
24063925	3545 South Spring Ave	3	1 (1 0)	744	12/20/2024	44 / 44	\$179,000	\$182,000	101.68%
24053404	3942 Winnebago St	2	1 (1 0)	1,087	10/28/2024	69 / 124	\$187,500	\$185,000	98.67%
24043857	3964 Arsenal St	4	1 (1 0)	1,680	07/31/2024	4 / 4	\$199,000	\$185,000	92.96%
24039737	3942 Tholozan Ave	2	1 (1 0)	1,140	07/24/2024	7 / 7	\$185,000	\$185,000	100.00%
24052397	4135 Miami St	2	1 (1 0)	832	11/27/2024	27 / 27	\$195,000	\$186,000	95.38%
24033858	4004 Tholozan Ave	1	1 (1 0)	960	07/12/2024	4 / 4	\$185,000	\$186,000	100.54%
24058603	4356 Potomac St	2	2 (2 0)	950	10/29/2024	3 / 3	\$169,500	\$190,000	112.09%
24021957	3459 Giles Ave	3	2 (2 0)	2,096	10/15/2024	110 / 110	\$200,000	\$195,000	97.50%
24052015	4343 Fyler Ave	2	1 (1 0)	1,000	01/21/2025	112 / 112	\$199,900	\$199,900	100.00%
24061148	4152 Potomac St	2	1 (1 0)	960	11/25/2024	61 / 61	\$209,900	\$200,000	95.28%
23073835	4160 Potomac St	2	1 (1 0)	960	09/04/2024	41 / 41	\$199,900	\$200,000	100.05%
24063652	4042 Parker Ave	2	1 (1 0)	1,056	12/03/2024	3 / 3	\$199,000	\$201,500	101.26%
25000856	4242 Hartford St	4	2 (2 0)	2,000	02/10/2025	0 / 0	\$225,000	\$205,000	91.11%
25001911	3705 Oak Hill Ave	3	1 (1 0)	1,000	02/27/2025	7 / 7	\$210,000	\$210,000	100.00%
24027922	4054 Potomac St	2	1 (1 0)	879	06/10/2024	6 / 6	\$215,000	\$215,000	100.00%
24009203	3721 Oak Hill Ave	2	1 (1 0)	1,000	05/30/2024	74 / 74	\$218,900	\$215,000	98.22%
24011402	4819 Miami St	3	1 (1 0)	1,119	04/05/2024	14 / 14	\$219,900	\$216,500	98.45%
24067720	4065 Fairview Ave	2	1 (1 0)	1,104	12/27/2024	0 / 0	\$210,000	\$223,000	106.19%
24045411	4337 Fyler Ave	2	2 (2 0)	1,100	08/26/2024	6 / 6	\$225,000	\$225,000	100.00%
24036583	4010 Fairview Ave	2	1 (1 0)	1,044	07/19/2024	3 / 3	\$199,900	\$225,000	112.56%
24034448	3225 Portis Ave	2	1 (1 0)	1,176	07/26/2024	6 / 6	\$225,000	\$226,000	100.44%
24070944	4119 Parker Ave	2	1 (1 0)	900	02/12/2025	4 / 4	\$215,000	\$227,000	105.58%
24040624	4171 Utah St	2	1 (1 0)	1,092	09/16/2024	50 / 50	\$239,900	\$227,000	94.62%
24015908	4123 McDonald Ave	2	1 (1 0)	1,013	04/17/2024	5 / 5	\$200,000	\$227,500	113.75%
24008432	4014 Tholozan Ave	2	1 (1 0)	884	04/05/2024	11 / 11	\$225,000	\$228,000	101.33%
25003771	3944 Parker Ave	2	1 (1 0)	1,080	03/04/2025	29 / 29	\$235,000	\$230,000	97.87%
24075359	4343 Hartford St	3	2 (1 1)	1,086	02/03/2025	10 / 10	\$230,000	\$230,000	100.00%
24031919	4061 Miami St	2	1 (1 0)	1,266	08/30/2024	23 / 23	\$239,900	\$230,000	95.87%
24057331	4333 Juniata St	4	2 (2 0)	1,253	10/11/2024	27 / 27	\$239,000	\$235,000	98.33%
24044542	4063 Wyoming St	3	3 (1 2)	1,580	08/20/2024	3 / 3	\$200,000	\$235,000	117.50%
24065765	4361 Miami St	3	2 (2 0)	907	12/03/2024	7 / 7	\$234,900	\$240,000	102.17%
24054553	3204 Portis Ave	2	1 (1 0)	1,302	10/07/2024	6 / 6	\$240,000	\$240,000	100.00%
24016452	4005 Oleatha Ave	2	1 (1 0)	912	04/30/2024	5 / 5	\$219,900	\$240,000	109.14%
24041783	3337 Oak Hill Ave	3	1 (1 0)	1,080	09/09/2024	69 / 69	\$250,000	\$250,000	100.00%
24075760	4400 Oleatha Ave	2	2 (2 0)	805	03/03/2025	51 / 51	\$259,000	\$252,000	97.30%
24057814	4245 Utah St	2	2 (2 0)	1,063	10/21/2024	6 / 6	\$235,000	\$255,000	108.51%
24057120	3936 Utah St	3	2 (1 1)	1,549	12/11/2024	89 / 130	\$269,900	\$255,000	94.48%
24042577	4037 Parker Ave	2	1 (1 0)	1,044	07/09/2024	0 / 0	\$265,000	\$265,000	100.00%
24064335	4322 Connecticut St	2	2 (2 0)	1,241	12/27/2024	40 / 40	\$272,500	\$268,750	98.62%
24027963	4201 Utah St	4	2 (2 0)	1,638	06/27/2024	3 / 3	\$269,999	\$270,000	100.00%
24010793	4033 Phillips Ave	4	2 (2 0)	1,547	04/11/2024	49 / 49	\$288,000	\$280,000	97.22%
24010343	4035 Utah St	2	1 (1 0)	1,045	07/01/2024	4 / 4	\$258,000	\$280,000	108.53%
25003250	3468 South Spring Ave	3	3 (2 1)	1,592	02/24/2025	3 / 3	\$284,900	\$285,000	100.04%
23076355	4140 Parker Ave	2	2 (2 0)	1,092	04/09/2024	25 / 25	\$289,900	\$285,000	98.31%
24034493	3952 Tholozan Ave	4	2 (2 0)	2,100	08/14/2024	75 / 75	\$299,900	\$291,900	97.33%
24055708	4137 Hartford St	3	2 (1 1)	1,564	11/14/2024	15 / 15	\$299,000	\$299,000	100.00%
24058820	4010 Connecticut St	3	2 (2 0)	2,262	12/06/2024	47 / 47	\$337,000	\$300,000	89.02%
24028879	3704 Juniata St	4	2 (1 1)	1,970	06/20/2024	6 / 6	\$300,000	\$300,000	100.00%
24014370	4009 McDonald Ave	3	2 (2 0)	1,048	04/30/2024	4 / 4	\$300,000	\$300,000	100.00%
24025843	4012 Parker Ave	3	1 (1 0)	1,656	06/10/2024	6 / 6	\$315,000	\$305,000	96.83%
24023924	4121 Parker Ave	3	2 (1 1)	1,026	06/17/2024	9 / 9	\$275,000	\$305,000	110.91%
24031273	3955 Utah St	2	2 (1 1)	1,400	07/11/2024	6 / 6	\$295,000	\$313,000	106.10%
24047119	4029 Hartford St	3	2 (1 1)	1,802	09/06/2024	46 / 46	\$315,000	\$315,000	100.00%

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

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24031232	3726 Wyoming St	4	4 (2 2)	2,862	05/28/2024	3 / 3	\$340,000	\$315,000	92.65%
24051024	4011 Parker Ave	3	2 (2 0)	1,581	09/19/2024	5 / 5	\$319,000	\$316,000	99.06%
24048891	3960 Arsenal St	3	2 (1 1)	1,680	10/22/2024	2 / 2	\$315,000	\$320,000	101.59%
24020360	3917 Oleatha Ave	2	2 (2 0)	1,068	06/13/2024	2 / 2	\$265,000	\$320,000	120.75%
24063838	3656 Fairview Ave	3	3 (2 1)	2,450	11/29/2024	7 / 34	\$330,000	\$323,000	97.88%
24021257	4058 Phillips Ave	2	2 (1 1)	1,423	06/11/2024	12 / 12	\$325,000	\$332,000	102.15%
25001892	4043 Fairview Ave	4	3 (2 1)	1,620	03/18/2025	13 / 13	\$349,999	\$349,999	100.00%
24018994	3238 Portis Ave	3	3 (2 1)	1,572	06/05/2024	3 / 3	\$300,000	\$350,000	116.67%
24028803	3144 Portis Ave	2	1 (1 0)	1,480	07/18/2024	4 / 4	\$339,900	\$355,000	104.44%
24055364	4031 Parker Ave	5	3 (3 0)	2,608	02/11/2025	87 / 87	\$365,000	\$360,000	98.63%
25005236	4031 Wyoming St	3	3 (2 1)	1,500	03/12/2025	2 / 2	\$359,500	\$366,500	101.95%
24062501	4047 Wyoming St	3	2 (1 1)	1,504	12/20/2024	24 / 24	\$369,900	\$369,900	100.00%
25000320	4050 Connecticut St	3	2 (2 0)	2,068	02/27/2025	50 / 50	\$375,000	\$370,000	98.67%
24057845	3859 Wyoming St	2	2 (1 1)	2,100	10/18/2024	4 / 4	\$365,000	\$370,000	101.37%
24033823	4151 Juniata St	3	2 (1 1)	1,664	07/17/2024	3 / 3	\$325,000	\$370,000	113.85%
24030732	3845 Fairview Ave	4	3 (2 1)	2,162	06/20/2024	8 / 8	\$389,900	\$370,000	94.90%
24020561	4266 Connecticut St	3	3 (2 1)	1,828	05/21/2024	4 / 4	\$370,000	\$370,000	100.00%
24057179	3948 Hartford St	3	2 (2 0)	1,768	10/25/2024	7 / 7	\$379,900	\$373,000	98.18%
24039355	4011 Connecticut	4	2 (1 1)	1,691	07/18/2024	6 / 6	\$345,000	\$375,500	108.84%
24010586	4010 Wyoming St	3	3 (3 0)	1,760	04/26/2024	11 / 11	\$399,900	\$385,000	96.27%
24004024	4023 Parker Ave	3	2 (2 0)	1,534	03/28/2024	3 / 3	\$349,000	\$385,000	110.32%
25009327	4121 Wyoming St	3	3 (2 1)	1,742	03/25/2025	4 / 4	\$379,000	\$400,000	105.54%
24058179	3964 Wyoming St	3	2 (2 0)	1,804	12/05/2024	20 / 20	\$419,900	\$422,000	100.50%
24057165	3853 Humphrey Ave	4	3 (2 1)	2,969	10/10/2024	7 / 7	\$435,000	\$425,000	97.70%
24019346	3825 Juniata St	4	3 (2 1)	1,612	06/06/2024	5 / 5	\$425,000	\$425,000	100.00%
24019318	3465 Giles Avenue	3	3 (2 1)	2,312	06/20/2024	31 / 31	\$435,000	\$425,000	97.70%
24005323	4010 Arsenal St	3	3 (2 1)	1,644	04/10/2024	63 / 63	\$430,000	\$430,000	100.00%
24014426	3862 Connecticut St	3	3 (2 1)	1,768	04/19/2024	6 / 6	\$425,000	\$436,000	102.59%
24056681	4253 Humphrey St	3	3 (2 1)	2,238	12/19/2024	8 / 8	\$450,000	\$445,000	98.89%
24016067	3735 Connecticut St	2	1 (1 0)	3,645	07/26/2024	92 / 92	\$469,900	\$446,900	95.11%
24066254	3854 Hartford St	3	3 (2 1)	2,080	01/16/2025	18 / 18	\$459,900	\$450,000	97.85%
24025796	3814 Fairview Ave	4	4 (3 1)	2,266	06/03/2024	8 / 8	\$450,000	\$450,000	100.00%
24039915	4352 Arsenal St	3	3 (2 1)	1,970	08/30/2024	47 / 47	\$479,900	\$465,000	96.90%
24054274	3975 Wyoming St	4	3 (2 1)	2,236	11/12/2024	72 / 72	\$475,000	\$470,000	98.95%
24053279	4214 Hartford St	3	3 (2 1)	1,952	09/26/2024	12 / 34	\$475,000	\$470,000	98.95%
24042681	3151 South Spring Ave	3	3 (2 1)	2,410	08/29/2024	2 / 2	\$475,000	\$472,500	99.47%
24030734	3731 Hartford St	4	2 (1 1)	1,654	06/24/2024	7 / 7	\$435,000	\$475,000	109.20%
24001070	4518 Arsenal St	4	3 (3 0)	2,498	04/08/2024	35 / 35	\$499,000	\$480,000	96.19%
24010480	3848 Juniata St	4	3 (2 1)	2,460	05/22/2024	6 / 6	\$459,900	\$484,900	105.44%
24024445	4137 McDonald Ave	4	5 (4 1)	1,769	05/15/2024	9 / 9	\$475,000	\$485,000	102.11%
24040829	4316 Hartford St	3	3 (2 1)	1,824	07/25/2024	28 / 28	\$459,000	\$490,000	106.75%
24028084	3157 South Spring Ave	3	3 (2 1)	2,410	06/12/2024	3 / 3	\$499,000	\$494,000	99.00%
24010409	4212 Hartford St.	3	3 (2 1)	1,952	05/30/2024	2 / 2	\$499,000	\$500,000	100.20%
24003492	3838 Mcdonald Ave	3	3 (2 1)	2,128	03/27/2024	63 / 63	\$449,900	\$500,000	111.14%
24051172	4254 Hartford St	4	3 (2 1)	2,200	10/22/2024	3 / 3	\$474,900	\$500,750	105.44%
24016807	3714 Humphrey St	3	3 (2 1)	2,265	06/11/2024	6 / 6	\$489,000	\$507,500	103.78%
24015744	4210 Wyoming St	3	4 (3 1)	2,310	06/04/2024	64 / 64	\$535,000	\$530,000	99.07%
25004124	3646 Hartford St	6	3 (2 1)	2,700	03/05/2025	4 / 4	\$530,000	\$542,000	102.26%
24034152	3832 Juniata St	4	3 (2 1)	3,028	11/08/2024	114 / 114	\$554,000	\$547,500	98.83%
24016171	3648 Hartford St	5	3 (2 1)	1,700	05/30/2024	5 / 5	\$529,900	\$550,000	103.79%
24010085	3815 Wyoming St	4	3 (2 1)	2,648	04/23/2024	7 / 7	\$575,000	\$570,000	99.13%
24023785	3814 Connecticut St	4	4 (3 1)	2,610	06/17/2024	3 / 3	\$575,000	\$575,000	100.00%
24077175	3832 Utah Place	5	4 (2 2)	2,766	02/24/2025	5 / 5	\$600,000	\$596,250	99.38%
24046396	3730 Utah Place	5	4 (2 2)	3,045	09/23/2024	48 / 48	\$599,900	\$599,900	100.00%
24069277	3837 Utah Place	4	3 (3 0)	2,692	03/06/2025	68 / 68	\$620,000	\$607,000	97.90%
24063768	3860 Juniata St	4	3 (2 1)	2,672	11/25/2024	5 / 5	\$595,000	\$625,000	105.04%
24008838	3893 Humphrey St	4	3 (3 0)	2,744	04/25/2024	7 / 7	\$579,900	\$627,000	108.12%
24056820	4132 Hartford St	4	4 (3 1)	3,007	09/10/2024	0 / 0	\$650,000	\$650,000	100.00%

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

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# Market Conditions (Cumulative) Detailed Report

24014552 3826 Arsenal St 5 4 (3 1) 4,949 04/16/2024 4 / 4 \$865,000 \$907,000 104.86%

## Coming Soon

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25017773	3468 Giles Ave	3	3 (2 1)	2,232	03/24/2025		\$425,000	\$425,000
25017441	4350 Hartford St	2	2 (2 0)	2,450	03/18/2025	0 / 0	\$475,000	\$475,000

## Pending

MLS #	Address	Bds	Bths	SF	List Date	DOM/CDOM	Orig Price	List Price
25012931	3829 Fairview Ave	1	1 (1 0)	1,276	03/04/2025	3 / 3	\$120,000	\$120,000
25008905	4272 Connecticut St	3	1 (1 0)	1,270	03/05/2025	5 / 5	\$155,000	\$155,000
25012881	4315 Fyler Ave	1	1 (1 0)	600	03/11/2025	7 / 7	\$175,000	\$175,000
24077357	4008 Winnebago St	2	1 (1 0)	1,125	01/31/2025	8 / 8	\$179,900	\$179,900
25013564	4010 Miami St	4	2 (2 0)	1,350	03/05/2025	4 / 4	\$225,000	\$225,000
25003554	4005 Oleatha Ave	2	1 (1 0)	912	01/27/2025	22 / 22	\$239,900	\$235,000
25010314	3132 Gurney Ave	3	1 (1 0)	1,243	02/25/2025	10 / 10	\$289,900	\$289,900
25015642	3828 Fairview Ave	3	3 (2 1)	2,424	02/03/2025	8 / 8	\$339,900	\$339,900
25004754	3908 Juniata St	3	2 (1 1)	1,568	01/29/2025	5 / 5	\$350,000	\$350,000
25012080	4035 Wyoming St	3	4 (3 1)	1,500	02/28/2025	3 / 3	\$359,000	\$359,000
25010355	3871 Wyoming St	3	2 (2 0)	1,564	02/26/2025	3 / 3	\$360,000	\$360,000
25005947	4027 Winnebago St	3	3 (2 1)	1,118	02/11/2025	28 / 28	\$365,000	\$365,000
25000319	4227 Connecticut St	3	3 (2 1)	1,320	01/03/2025	1 / 1	\$380,000	\$380,000
25008589	4137 Juniata St	3	3 (2 1)	1,990	02/25/2025	25 / 25	\$419,900	\$419,900
25013400	3641 Juniata St	3	3 (2 1)	1,886	03/18/2025	6 / 6	\$450,000	\$450,000
24062880	3837 Wyoming St	4	3 (2 1)	2,766	10/02/2024	146 / 146	\$521,900	\$493,500
25014563	3909 Hartford St	5	3 (2 1)	2,662	03/17/2025	6 / 6	\$530,000	\$530,000
25004897	3893 Utah Place	3	3 (2 1)	2,420	01/30/2025	32 / 32	\$619,000	\$610,000

## 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)	86	33	26
Absorption Rate (Total Sales/Months)	14.33	11.00	8.67
Total # of Comparable Active Listings	96	40	52
Months of Housing Supply (Lst/Ab. Rate)	6.70	3.64	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$300,000	\$240,000	\$230,000
Median Comparable Sales DOM	6	15	16
Median Comparable List Price (Listings Only)	\$269,950	\$222,500	\$289,950
Median Comparable Listings DOM (Listings Only)	8	42	13
Median Sale Price / Median List Price %	100.86%	100.42%	98.92%

\*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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