

# CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is 'Active' Status is 'Closed' Search Contractual Date is 1/1/2023 to 3/14/2023 State Or Province is 'Missouri' Zip Code is '63125'

**Residential**

**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
22059945	9526 Rembold Ave	Hancock Place	Goewert Sub	1	1 (1 0)	640		0.105	102	09/13/22	\$60.94	182	\$50,000	\$39,000
22053304	8439 Tennessee Ave	Hancock Place	Rose Cottage Heig	2	1 (1 0)	931		0.064	122	11/05/22	\$53.60	197	\$74,900	\$49,900
23008930	8437 Tennessee Ave	Hancock Place	Rose Cottage Heig	1	1 (1 0)	714	714	0.065	130	02/24/23	\$70.03	190	\$50,000	\$50,000
23007049	632 Beatrice Ave	Mehlville	De Merville Heights	0	0 (0 0)	1,118	1,118	0.330	93	02/13/23	\$58.14	29	\$65,000	\$65,000
23009453	9500 Gentry Ave	Hancock Place	Gillick Long Sub	2	1 (1 0)	827	827	0.140	100	03/11/23	\$90.57	8	\$74,900	\$74,900
23004938	9511 Gentry Ave	Hancock Place	Carondelet Commc	1	1 (1 0)	710	1,222	0.101	108	01/31/23	\$126.62	42	\$89,900	\$89,900
22072140	1208 Dammert Ave	Hancock Place	Longwood Park	2	1 (1 0)	806		0.096	92	12/19/22	\$111.54	120	\$100,000	\$89,900
23001555	773 Reed Ave	Hancock Place	Emmenegger Park	2	1 (1 0)	1,036	1,036	0.188	73	01/11/23	\$91.60	62	\$119,000	\$94,900
22074070	108 Horn Ave	Hancock Place	Jefferson Heights	3	2 (2 0)	1,739		0.232	127	11/18/22	\$57.50	116	\$100,000	\$100,000
23012701	392 Goetz Ave	Hancock Place	Longwood Place	2	1 (1 0)	768	768	0.121	83	03/08/23	\$139.58	6	\$107,200	\$107,200
23001436	633 De Merville Ave	Mehlville	Demerville Heights	2	1 (1 0)	768		0.110	87	02/13/23	\$143.23	63	\$129,900	\$110,000
23009602	151 Lemay Gardens Ct	South City	Lemay Gardens Fir	2	2 (2 0)	980		0.135	82	02/25/23	\$132.65	17	\$135,000	\$130,000
23002148	540 Kingston Dr	Mehlville	Kingston Park Sec. 2	1	1 (1 0)	1,108		0.190	87	03/02/23	\$148.83	27	\$169,900	\$164,900
23005025	805 Wachtel Ave	Hancock Place	Bismarck Heights A	2	1 (1 0)	988	1,068	0.096	87	03/11/23	\$167.00	42	\$165,000	\$165,000
23012781	3604 Hoffmeister Ave	Hancock Place	Grasso	4	2 (2 0)	2,009	2,009	0.106	93	03/08/23	\$83.37	6	\$167,500	\$167,500
23013158	216 East Velma Ave	Hancock Place	South Carondelet S	2	1 (1 0)	944		0.207	122	03/10/23	\$185.28	47	\$174,900	\$174,900
23002845	803 Erskine Ave	Hancock Place	Bismarck Heights	3	2 (2 0)	1,019	1,019	0.069	116	01/18/23	\$171.74	55	\$175,000	\$175,000
23005663	741 Chevron Dr	Mehlville	Chatelaine 2	4	2 (2 0)	2,148		0.190	63	02/03/23	\$89.15	39	\$191,500	\$191,500
23002862	165 East Etta Ave	Hancock Place	Goetz Of Gieringe	2	1 (1 0)	3,600		0.180	123	01/19/23	\$55.53	54	\$206,900	\$199,900
23012351	2965 Chevron Dr	Mehlville	Siemers Acres 2	3	3 (2 1)	1,500	1,500	0.176	64	03/09/23	\$146.33	5	\$219,500	\$219,500
23007707	347 Goetz Ave	Hancock Place	Longwood Place	3	2 (2 0)	1,890	1,890	0.179	110	02/20/23	\$125.40	23	\$255,000	\$237,000
23013381	2237 Hagenstone Terr	Mehlville	Vista Conn	2	2 (2 0)	1,457	1,457	0.162	5	03/11/23	\$240.22	3	\$350,000	\$350,000
22064758	4252 Lions Chase Drive	Mehlville	Lion's Chase	3	2 (2 0)	1,279				10/05/22	\$277.65	160	\$344,870	\$355,110

**Active Totals**

<b>Listing Count :</b>	23	<b>Averages:</b>	1,260	1,219	0.147	\$122.89	65	\$152,864	\$147,870		
		<b>Price :</b>				<b>High</b>	\$355,110	<b>Low</b>	\$39,000	<b>Median</b>	\$130,000

**Closed Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
22071235	9824 Luna Ave	Hancock Place	Meyer Heights	2	1 (1 0)	980		0.174	72	01/20/23	\$20.41	67	\$34,900	\$25,000	\$20,000	57.31
22056063	922 Dammert Ave	Hancock Place	St Andrews Sub	2	1 (1 0)	766		0.082	112	02/10/23	\$39.16	159	\$59,900	\$49,900	\$30,000	50.08
23005012	115 Cartwright Ave West	Hancock Place	Gillick Longwood S	3	1 (1 0)	1,024		0.083	96	02/15/23	\$31.25	7	\$28,000	\$28,000	\$32,000	114.29
22078037	113 East Goetz Ave	Hancock Place	Bohn Place	2	1 (1 0)	828		0.102	97	01/06/23	\$53.14	4	\$45,000	\$45,000	\$44,000	97.78
22050196	419 Little Broadway St	Hancock Place	Pardella Place	3	1 (1 0)	924		0.071	93	01/19/23	\$64.94	287	\$65,000	\$71,500	\$60,000	92.31

Presented By: Amanda Willis Phone: 314-604-9961

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**Closed Properties**

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23003084	260 Pardella Ave	Hancock Place	Fannie Place	1	1 (1 0)	532	632	0.086	93	02/27/23	\$121.99	5	\$64,900	\$64,900	\$64,900	100.00
22063254	9523 Clyde Ave	Hancock Place	Gillick Longwood S	2	1 (1 0)	720	720	0.083	70	02/16/23	\$111.11	141	\$98,000	\$89,000	\$80,000	81.63
22076396	3681 Park Lawn Dr	Mehlville	Carondelet Commc	2	2 (1 1)	814		0.140	76	01/25/23	\$104.42	42	\$115,000	\$99,900	\$85,000	73.91
23003757	9924 Meadow Ave	Hancock Place	John F McDermotts	2	1 (1 0)	841	841	0.110	97	03/02/23	\$123.07	7	\$115,000	\$115,000	\$103,500	90.00
22072873	9958 Meadow Ave	Hancock Place	John F McDermotts	2	2 (1 1)	952	1,252	0.220	75	01/05/23	\$115.55	32	\$134,900	\$124,900	\$110,000	81.54
22069562	461 Kingston Dr	Mehlville	Kingston Park Sec	2	2 (1 1)	1,109	1,109	0.113	72	01/13/23	\$107.30	56	\$149,900	\$129,900	\$119,000	79.39
22055520	362 Goetz Ave	Hancock Place	Longwood Place	1	1 (1 0)	1,092	1,092	0.172	102	01/09/23	\$109.89	23	\$115,000	\$115,000	\$120,000	104.35
22075759	349 Lagro Ave	Hancock Place	McDermotts Sub O	3	1 (1 0)	1,184		0.168	126	03/03/23	\$105.49	68	\$134,900	\$124,900	\$124,900	92.59
22070017	9455 South Broadway	Hancock Place	Gillick Longwood S	1	1 (1 0)	1,052		0.086	97	02/07/23	\$118.82	45	\$139,000	\$129,000	\$125,000	89.93
22072160	101 Willette Terr	Mehlville	Keim Homesites	2	2 (1 1)	925		0.169	80	01/20/23	\$135.14	77	\$169,900	\$134,000	\$125,000	73.57
22059040	417 Jett Ave	Hancock Place	Forders West Long	1	1 (1 0)	777		0.165	85	02/08/23	\$166.02	45	\$134,900	\$134,900	\$129,000	95.63
22072343	9937 Brook Ave	South City	John F McDermotts	3	1 (1 0)	864	864	0.110	59	01/13/23	\$152.20	4	\$129,000	\$129,000	\$131,500	101.94
22078868	667 Majesty Ct	Bayless	Cardinal Hills	2	1 (1 0)	1,144	1,144	0.197	73	01/23/23	\$115.38	4	\$115,000	\$115,000	\$132,000	114.78
22078478	321 West Arlee Ave	Hancock Place	Forders W Longwo	2	1 (1 0)	935	935	0.140	90	01/19/23	\$143.32	2	\$129,900	\$129,900	\$134,000	103.16
22076703	3701 Viking Ave	Hancock Place	Bayless Place	3	1 (1 0)	1,150	1,150	0.098	85	01/18/23	\$121.74	22	\$153,000	\$153,000	\$140,000	91.50
22067621	3602 Tracey Rich Rd #2B	Mehlville	Lemay Place Cond	2	2 (2 0)	1,040		0.070	27	02/08/23	\$138.46	92	\$159,500	\$149,500	\$144,000	90.28
23004296	302 West Ripa Ave	Hancock Place	John F McDermotts	2	1 (1 0)	936		0.115	99	02/28/23	\$154.91	0	\$125,000	\$125,000	\$145,000	116.00
22072188	218 East Ripa Ave	Hancock Place	Smith Place	2	2 (1 1)	1,153		0.072		01/17/23	\$125.76	21	\$145,000	\$145,000	\$145,000	100.00
22073746	523 Kingston Dr	Mehlville	Kingston Park Sec	2	1 (1 0)	744		0.107	87	01/03/23	\$201.61	47	\$154,900	\$154,900	\$150,000	96.84
22079338	9957 Luna Ave	Hancock Place	Carlat Place	3	1 (1 0)	1,483	1,483	0.144	123	02/24/23	\$102.43	19	\$159,900	\$149,900	\$151,900	95.00
22038871	503 East Dallas Ct	Hancock Place	Dallas Court Contin	3	2 (2 0)	988		0.129	66	02/28/23	\$156.88	229	\$195,000	\$157,000	\$155,000	79.49
22070473	2141 Kaske Dr	Mehlville	Hilltop Village Sec	2	1 (1 0)	814	1,174	0.141	73	01/10/23	\$200.25	28	\$169,900	\$164,900	\$163,000	95.94
23004528	528 Ruthland Dr	Mehlville	Kingston Park Sec	2	1 (1 0)	738	728	0.137	86	03/10/23	\$230.35	41	\$170,000	\$170,000	\$170,000	100.00
22077066	506 Kingston Dr	Mehlville	Kingston Park Sec	2	1 (1 0)	832		0.126	72	01/10/23	\$208.35	1	\$155,000	\$155,000	\$173,350	111.84
22077408	614 Horn Ave	Hancock Place	Bismarck Heights A	3	3 (2 1)	1,488	1,488	0.112	123	03/03/23	\$117.61	18	\$189,900	\$189,900	\$175,000	92.15
22077071	2242 Pecan Dr	Mehlville	Maple Hills	6	1 (1 0)	888	1,176	0.160	66	01/12/23	\$197.07	39	\$165,000	\$165,000	\$175,000	106.06
23001294	3716 Viking Ave	Hancock Place	Bayless Place	2	1 (1 0)	936		0.098	93	02/28/23	\$188.03	31	\$169,000	\$169,000	\$176,000	104.14
22066071	2791 Clager Rd	Mehlville	Franru Acres	2	1 (1 0)	1,104	1,104	0.459	75	01/13/23	\$161.23	36	\$189,900	\$174,900	\$178,000	93.73
22077526	706 Bellavilla Dr	Bayless	Bella Villa	2	1 (1 0)	1,032	1,032	0.105	84	02/16/23	\$174.42	23	\$190,000	\$190,000	\$180,000	94.74
22054639	3110 Rock Crest Dr	Mehlville	Southern Aire	1	3 (2 1 1)	1,268	1,768	0.194	63	01/12/23	\$141.96	59	\$200,000	\$185,000	\$180,000	90.00
22073526	823 Mark Sharon Court	Bayless	Carolyn Gardens	3	3 (2 1 1)	988		0.214	61	03/10/23	\$185.22	113	\$194,400	\$187,500	\$183,000	94.14
22068319	733 Cumberland Dr	Mehlville	Point Breeze Home	2	1 (1 0)	896		0.100	83	01/31/23	\$206.47	60	\$192,500	\$192,500	\$185,000	96.10
23004326	212 West Loretta Ave	Hancock Place	Goetz Place	2	2 (2 0)	1,152	1,152	0.102	95	02/28/23	\$162.33	4	\$170,000	\$170,000	\$187,000	110.00
22079473	714 Bellavilla Dr	Bayless	Bella Villa	2	1 (1 0)	1,105		0.105	84	02/03/23	\$171.95	1	\$180,000	\$180,000	\$190,000	105.56
22077266	312 West Arlee Ave	Hancock Place	Forders West Long	2	1 (1 0)	1,050	1,500	0.110	86	03/01/23	\$180.95	5	\$179,900	\$179,900	\$190,000	105.61
22077347	9957 Meadow Ave	Hancock Place	John F McDermotts	3	2 (2 0)	1,037	1,568	0.110	46	01/17/23	\$186.38	7	\$194,900	\$194,900	\$193,273	99.17

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Property Type: Residential

## Residential

### Closed Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
22079390	3012 Kreinheder Ct	Mehlville	Cumberland Height	4	3 (3 0)	1,568	2,040	0.298	56	03/03/23	\$140.31	11	\$219,900	\$219,900	\$220,000	100.05
22069740	2307 Pecan Dr	Mehlville	Maple Hills	3	2 (1 1)	888	1,400		66	01/12/23	\$247.75	80	\$237,500	\$229,000	\$220,000	92.63
23005808	3821 Jacinto Dr	Mehlville	Indian Hills South	4	3 (3 0)	1,436		0.174	58	03/02/23	\$160.17	2	\$215,000	\$215,000	\$230,000	106.98
22079156	3524 Glen Arbor Dr	Mehlville	Glen Arbor Estates	3	2 (1 1)	1,040	1,600	0.205	59	01/30/23	\$221.15	1	\$219,900	\$219,900	\$230,000	104.59
22072376	436 Terryville Dr	Mehlville	Sappington East	3	2 (2 0)	1,278		0.172	63	01/13/23	\$184.66	68	\$239,900	\$239,900	\$236,000	98.37
23005503	722 Avenue H	Bayless	Bella Villa	2	2 (2 0)	1,149	1,149	0.087	84	02/13/23	\$208.88	5	\$225,000	\$225,000	\$240,000	106.67
22060944	871 Wycliffe Ct	Mehlville	Windsor Park	3	2 (1 1)	1,438	1,438	0.163	64	01/18/23	\$173.78	106	\$299,900	\$249,900	\$249,900	83.33
22062513	2841 Telegraph	Mehlville	Carondelet Commc	3	2 (2 0)	1,617			82	01/27/23	\$154.61	99	\$270,000	\$250,000	\$250,000	92.59
22079347	4040 Shannon County Dr	Mehlville	SHANNON COUN	3	2 (2 0)	1,292	1,292	0.144	48	02/08/23	\$198.14	9	\$259,900	\$259,900	\$256,000	98.50
22076949	781 Chevron Dr	Mehlville	Siemers Acres	3	3 (2 1)	1,404	1,404	0.245	67	01/20/23	\$185.19	41	\$296,900	\$269,900	\$260,000	87.57
23003408	3145 Dillon Dr	Mehlville	Carondelet Commc	2	2 (2 0)	1,551	2,540	0.480	77	02/24/23	\$167.63	22	\$239,900	\$239,900	\$260,000	108.38
23004395	3918 Southern Aire Dr	Mehlville	Southern Aire 2	3	2 (2 0)	1,295		0.172	61	02/27/23	\$207.72	2	\$272,000	\$272,000	\$269,000	98.90
23005026	3200 Southern Aire Dr	Mehlville	Southern Aire 2	3	3 (3 0)	1,302	2,064	0.170	63	03/01/23	\$253.46	3	\$309,900	\$309,900	\$330,000	106.49
22071604	766 Paschal Dr	Mehlville	Siemers Acres 2	4	4 (3 1)	1,886	2,286	0.203	66	01/05/23	\$180.22	43	\$339,900	\$339,900	\$339,900	100.00

### Closed Totals

<b>Listing Count :</b>	55	<b>Averages:</b>	1,081	1,327	0.151						\$151.58	45	\$171,389	\$165,411	\$165,275	95.41
		<b>Price :</b>							<b>High</b>		\$339,900	<b>Low</b>	\$20,000	<b>Median</b>		\$170,000

## Condo/Coop/Villa

### Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
23008852	1716 Mayenne Ct #D	Mehlville	Parc Lorraine Conc	2	2 (2 0)	1,050	1,050	0.071	56	03/10/23	\$113.33	4	\$115,000	\$119,000

### Active Totals

<b>Listing Count :</b>	1	<b>Averages:</b>	1,050	1,050	0.071						\$113.33	4	\$115,000	\$119,000	
		<b>Price :</b>							<b>High</b>		\$119,000	<b>Low</b>	\$119,000	<b>Median</b>	\$119,000

### Closed Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
22068003	1680 Herault Place #A	Mehlville	Parc Lorraine Cond	1	1 (1 0)	740	740	0.041	55	01/06/23	\$87.84	31	\$59,900	\$69,900	\$65,000	108.51
23004167	1676 Herault Place #F	Mehlville	Parc Lorraine Cond	1	1 (1 0)	864		0.049	55	02/09/23	\$92.59	0	\$79,900	\$79,900	\$80,000	100.13
22072940	1674 Blue Ridge Dr #G	Mehlville	Parc Lorraine Cond	2	1 (1 0)	904	904	0.046	55	01/18/23	\$90.71	7	\$82,500	\$82,500	\$82,000	99.39
22076707	4279 Mansard Dr	Mehlville	Monreale Condo	2	2 (1 1)	1,088	1,088	0.056	55	01/31/23	\$105.70	9	\$125,000	\$125,000	\$115,000	92.00
22072306	4013 Paule Ave	Bayless	Brookshire Condo	2	2 (1 1)	986	1,479	0.096	57	02/10/23	\$120.69	27	\$130,000	\$119,000	\$119,000	91.54
22073010	4206 Eiffel Dr	Mehlville	Monreale Condo	2	2 (1 1)	1,088	1,088	0.056	55	01/19/23	\$122.24	4	\$140,000	\$140,000	\$133,000	95.00

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## Condo/Coop/Villa

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22079069	4224 Eiffel Dr	Mehlville	Monreale Condo	2	2 (1 1)	1,088	1,088	0.056	55	02/02/23	\$128.68	18	\$135,000	\$135,000	\$140,000	103.70
23001069	4259 Burnett Walk	Mehlville	Monreale Condo	2	2 (1 1)	1,088	1,088	0.056	55	02/15/23	\$135.57	2	\$145,000	\$145,000	\$147,500	101.72
22072468	1845 Mansard Dr	Mehlville	Monreale Condo	2	2 (1 1)	1,088		0.056	55	01/06/23	\$136.03	29	\$154,900	\$149,900	\$148,000	95.55
23001821	2470 Lampong Dr #200A	Mehlville	Peppermill Condorr	2	2 (2 0)	954	954	0.102	13	02/08/23	\$157.23	12	\$154,900	\$154,900	\$150,000	96.84
23003668	1239 Gardens Circle Dr #F	Mehlville	Gardens At South C	2	2 (2 0)	1,125	1,125	0.078	20	02/17/23	\$134.67	15	\$144,900	\$144,900	\$151,500	104.55

### Closed Totals

Listing Count :	11	<b>Averages:</b>	1,001	1,062	0.063						\$119.27	14	\$122,909	\$122,364	\$121,000	98.99
		<b>Price :</b>								<b>High</b>	\$151,500	<b>Low</b>	\$65,000	<b>Median</b>		\$133,000

## New Construction

### Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
22035379	2 BBLT Aspen at Lion's Chase	Mehlville	Lion's Chase	2	2 (2 0)	1,150				06/03/22	\$260.78	284	\$349,900	\$299,900
22035374	2 BBLT Berwick at Lion's Cha	Mehlville	Lion's Chase	3	3 (2 1)	1,728				06/03/22	\$188.60	284	\$375,900	\$325,900
22035362	2 BBLT Aspen II at Lion's Cha	Mehlville	Lion's Chase	3	2 (2 0)	1,539				06/03/22	\$213.71	284	\$378,900	\$328,900
22035372	2 BBLT Sterling at Lion's Chas	Mehlville	Lion's Chase	4	3 (2 1)	1,902				06/03/22	\$174.50	284	\$381,900	\$331,900
22035347	2 BBLT Maple at Lion's Chase	Mehlville	Lion's Chase	3	2 (2 0)	1,745				06/03/22	\$194.79	284	\$389,900	\$339,900
22035340	2 BBLT Royal II at Lion's Chas	Mehlville	Lion's Chase	4	3 (2 1)	2,081				06/03/22	\$164.78	284	\$392,900	\$342,900
22035355	2 BBLT Ashford at Lion's Chas	Mehlville	Lion's Chase	4	3 (2 1)	2,548				06/03/22	\$140.86	284	\$408,900	\$358,900
23009087	4224 Lions Chase Drive	Mehlville	Lion's Chase	3	2 (2 0)	1,539				02/23/23	\$237.08	19	\$357,784	\$364,864
23013626	4255 Lions Chase Drive	Mehlville	Lion's Chase	3	3 (2 1)	1,728				03/13/23	\$214.81	1	\$371,198	\$371,198
22079731	4267 Lions Chase Drive	Mehlville	Lion's Chase	4	3 (2 1)	2,081				12/30/22	\$205.26	74	\$416,870	\$427,153

### Active Totals

Listing Count :	10	<b>Averages:</b>	1,804								\$199.52	208	\$382,415	\$349,152	
		<b>Price :</b>								<b>High</b>	\$427,153	<b>Low</b>	\$299,900	<b>Median</b>	\$341,400

### Grand Totals

Count :	100	<b>Averages:</b>	<b>\$/SqFt:</b> \$145.84	<b>CDOM:</b> 62	<b>OP:</b> \$182,334	<b>LP:</b> \$174,551	<b>SP:</b> \$157,896
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Presented By: Amanda Willis Phone: 314-604-9961

Featured properties may not be listed by the office/agent presenting the brochure.

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