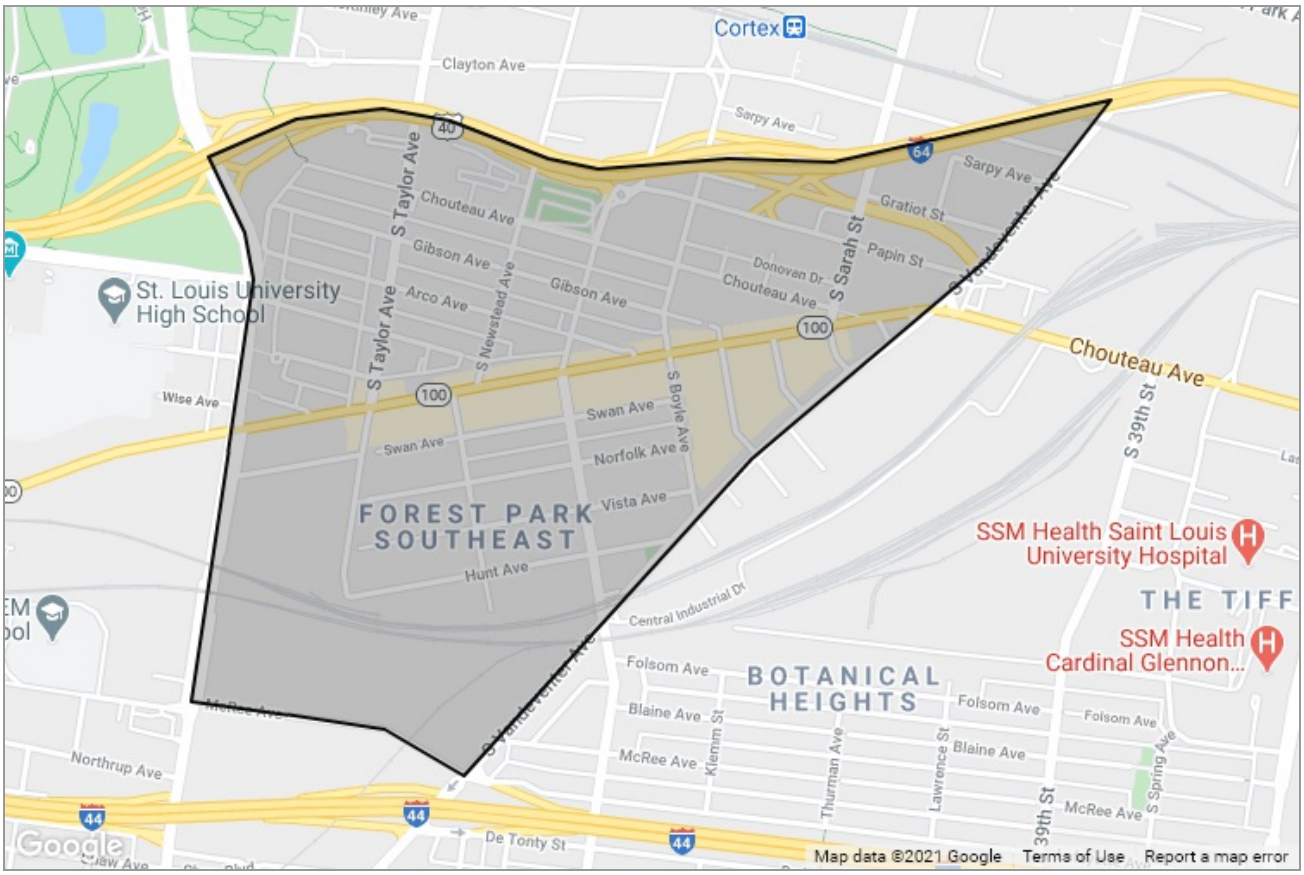
platinum realty

MARKET ACTIVITY REPORT

Forest Park South East in St. Louis, MO



Presented by

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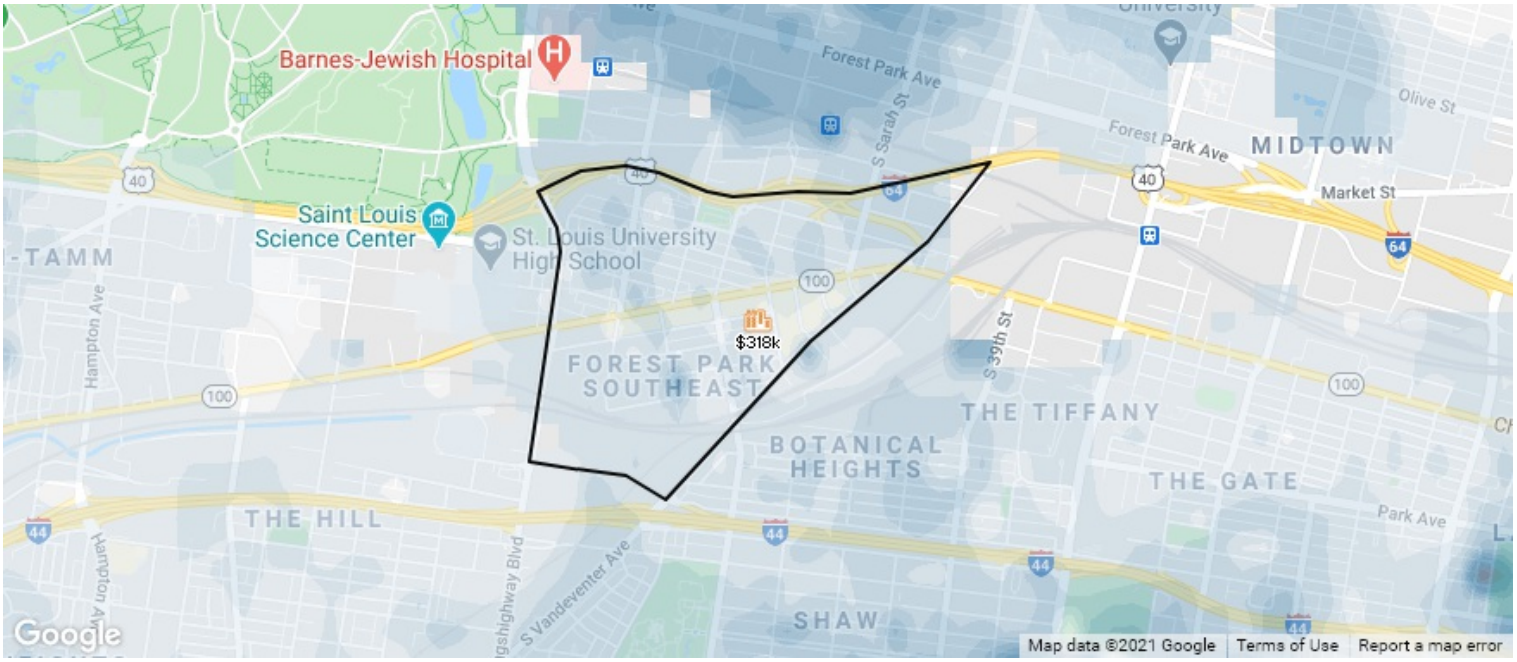
Forest Park South East in St. Louis, MO

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$318K	**4.06%**	**11.12%**	**32.84%**	**54.25%**
Updated: 3/31/2021				

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.*

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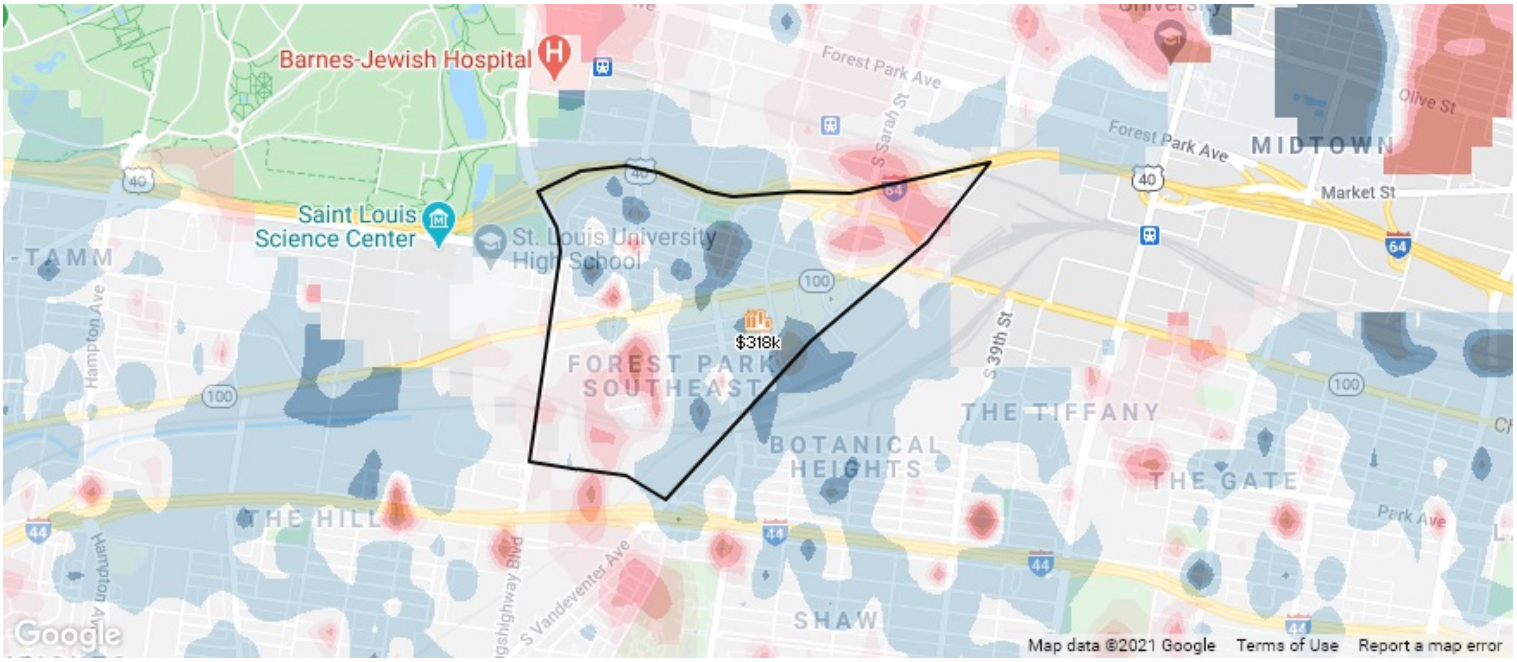
Forest Park South East in St. Louis, MO

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$318K	**32.84%**	**54.25%**	**29.13%**
Updated: 3/31/2021			

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.*

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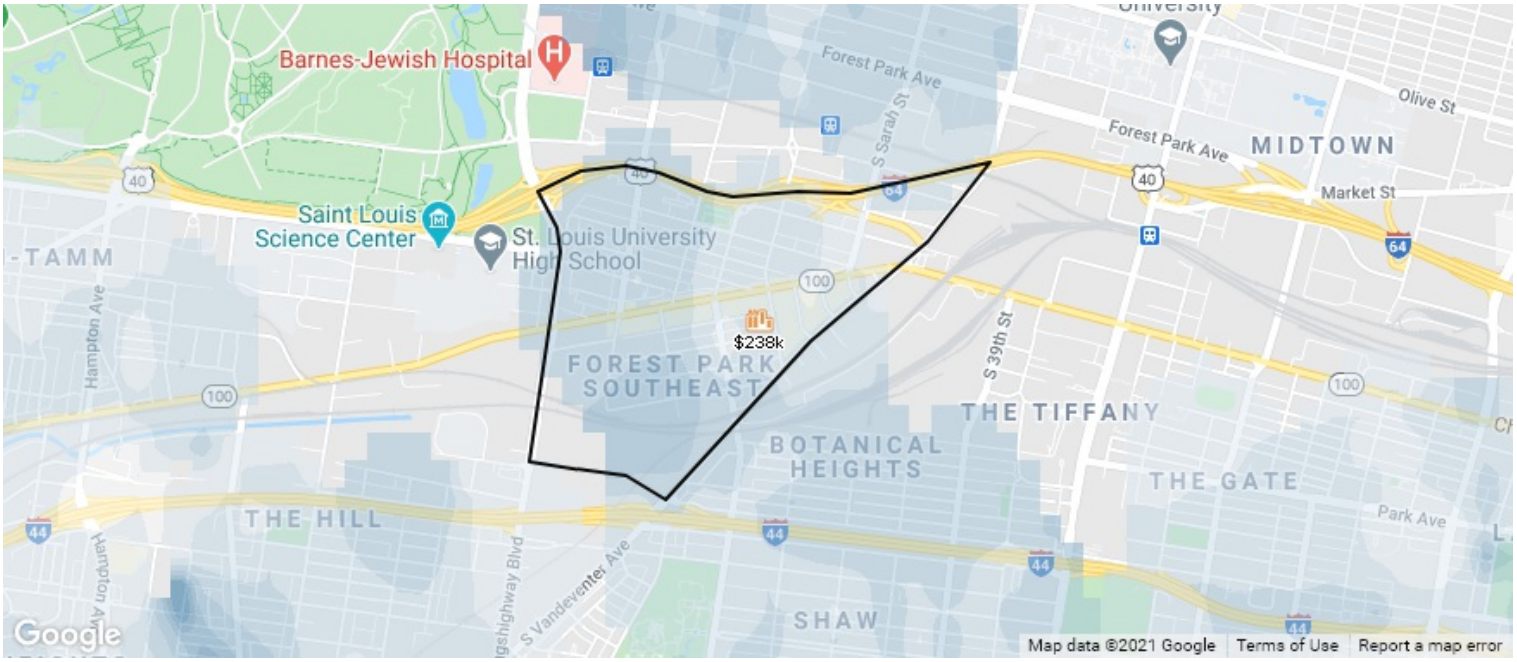
Forest Park South East in St. Louis, MO

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price

$238K

Updated: 1/31/2021

*About this data: The Metrics displayed here reflect median sales price for **SFR and Condos** using **MLS listing** data.*

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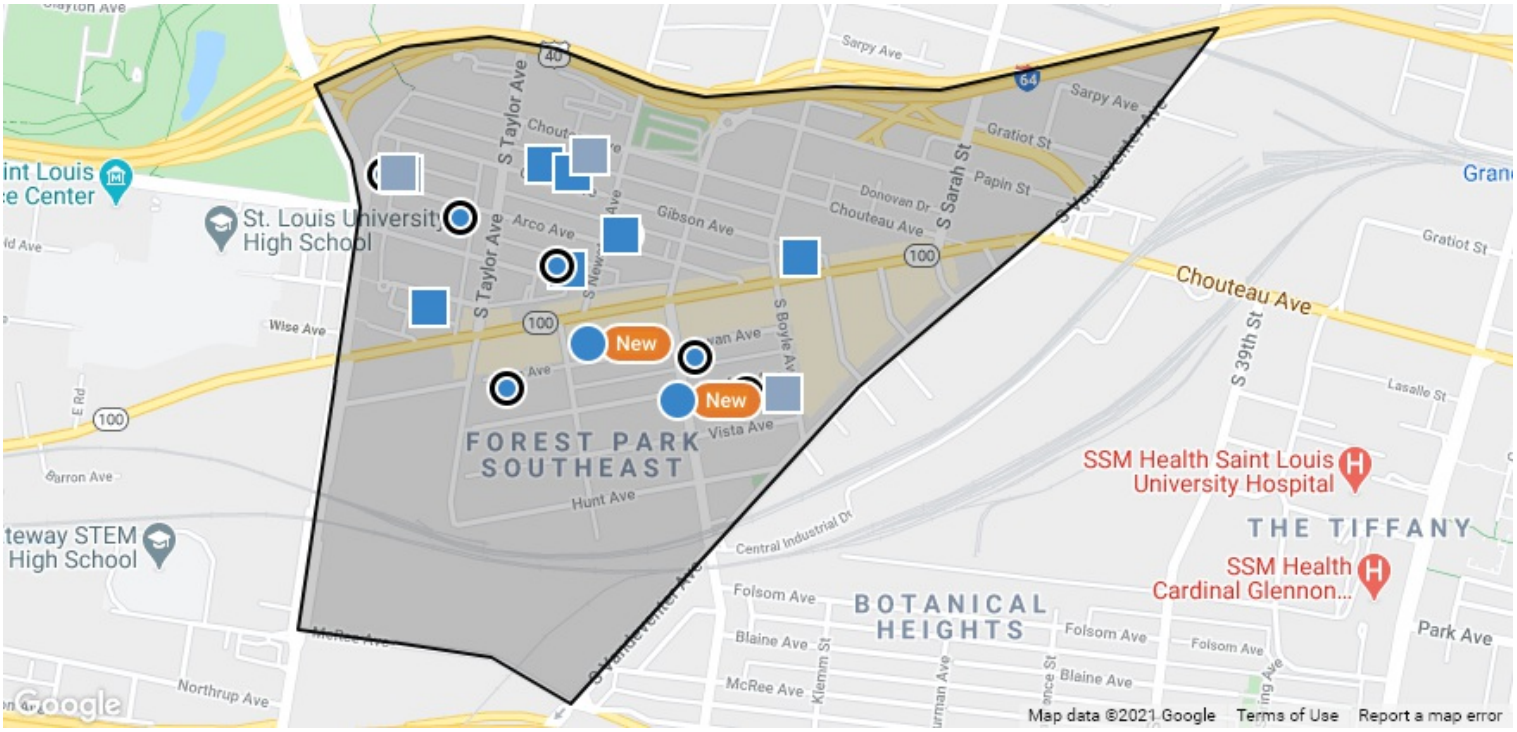
Market Activity Summary Stats



Search Criteria **Location:** Forest Park South East in St. Louis, MO; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed; **Property Types:** Single Family, Condo/Townhouse/Apt.; **Sale Price:** $150,000 – No Max sqft; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	3	6	10
Low Price / Value	$249,000	$299,000	$150,000
Median Price / Value	$315,000	$317,500	$288,800
High Price / Value	$334,900	$469,000	$545,067
Average Price / Sq. Ft.	$245	$203	$208
Median Price / Sq. Ft.	$212	$192	$173
Average Days in RPR	29	41	30
Median Days in RPR	8	39	34
Total Volume	$898,900	$2,133,000	$2,840,067

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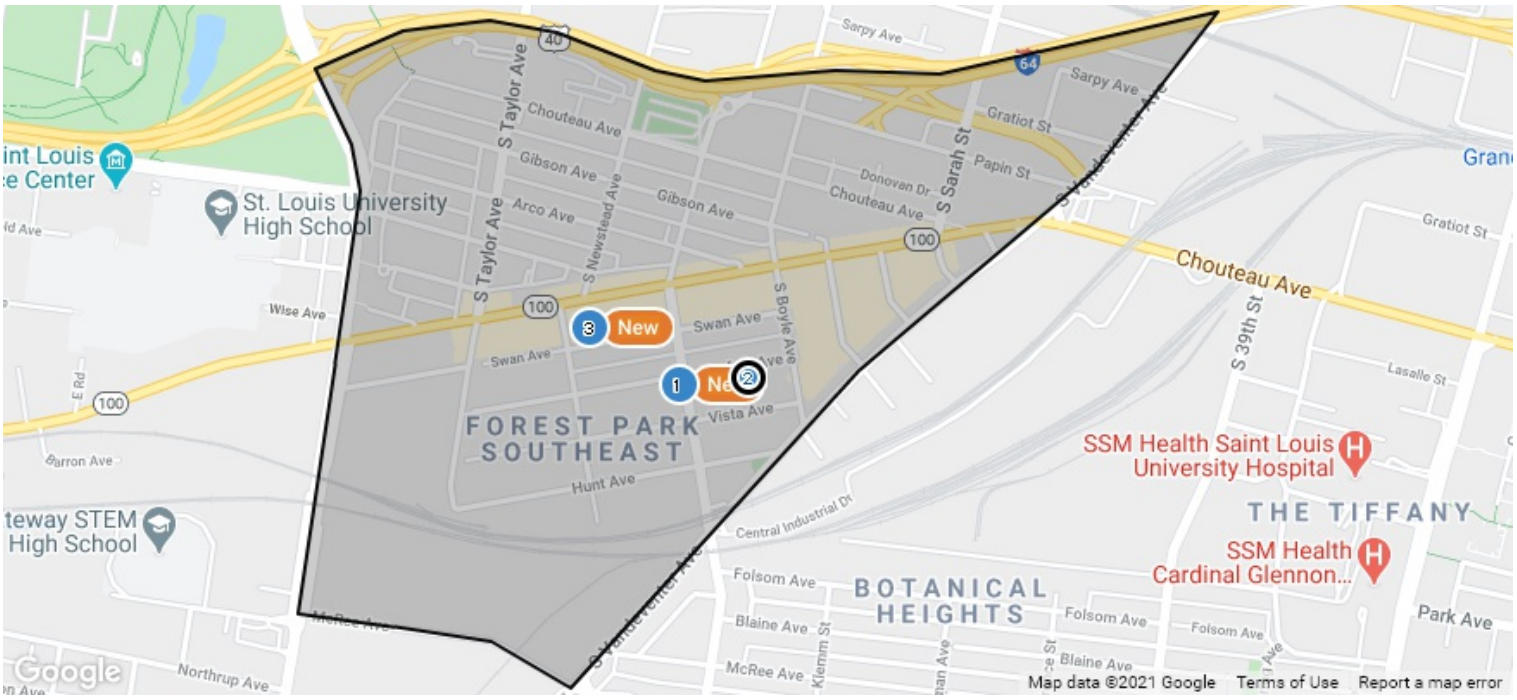
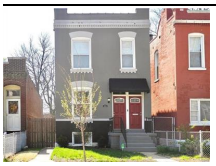
Forest Park South East in St. Louis, MO



New Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 Active — MLS ID: 21020564								
4256 Norfolk Ave	Single Family	3/2	2,050	2,962	1908	4/7/2021	$315,000	$154



LOOKING to LIVE in The GROVE? 4256 Norfolk has the perfect size, location & updates =Move in Ready! Home renovated into an OPEN FLOOR PLAN with Living Room Opened to Kitchen to Dinning Room=Tons of Light! Center of Kitchen is a Large Peninsula-Great for Entertaining +Custom Cabinets, Granite Counters, Mosaic Back-Splash, as well as SS Appliances -even a Gas Range + Walk-in Pantry. Dinning Room=Spacious -previously used for both an office and dinning or could be a great Hearth Room. Key Feature =Main Floor Laundry -no trips to the basement! Upstairs the Front Bedroom is large-currently being used as a TV\Movie Room, there is a 2nd Bedroom and then the Master Bedroom has the "Show-Stopper" of a Huge Walk-in Closet -Bathroom sports Large Walk-in Shower, 2 Sinks + Great Storage. Backyard is complete with porch for grill & offstreet parking pad for 2 cars. There are Few Opportunities for SF + Updated + Open Concept + Perfect Location to Experience All the Fun on Manchester \ The Grove.

Listing Courtesy of PlatinumRealty of St. Louis,

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
2 AUC — MLS ID: 21001771								
4230 Norfolk Ave	Single Family	3/3	1,580	5,097	1998	3/31/2021	$334,900	$212

Welcome Home to The Grove! Thoughtfully Renovated Charmer on unprecedented lot and half in the Thriving Grove Neighborhood. Built just 20 years ago and professionally remodeled with new everything including roof, kitchen, baths, floors, etc. Backyard is a dream with spacious fenced yard, tons of room for gardening and entertaining, back deck and one car garage. Finished bonus room in basement. Master suite with walk in closet and fantastic shower with body jets. Many renovations currently on this block of Norfolk. Walk to all the shops and restaurants on Manchester.

Listing Courtesy of Grove Properties LLC

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New Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
3 Active *MLS ID: 21003739*								
4335 Swan Ave	Single Family	2/2	675	2,875	1884	1/21/2021	$249,000	$369

Premier and highly sought after location half-block from Grove commercial district, close to Forest Park and many other amenities. Beautiful restored bungalow! Step inside this custom built home and there is an open floor plan with beautifully restored original hardwood floors. The kitchen has all custom cabinetry boasting quartz counters, gorgeous tile backsplach and stainless steel appliances. There is a 9' barn door also reclaimed and restored from the the 1800's. The bathrooms and landing have beautiful custom tile work. Bedroom has large closet. 2 car off street parking. SELLER WILL PAY CLOSING COSTS!

Listing Courtesy of Real Living Gateway Real Est.

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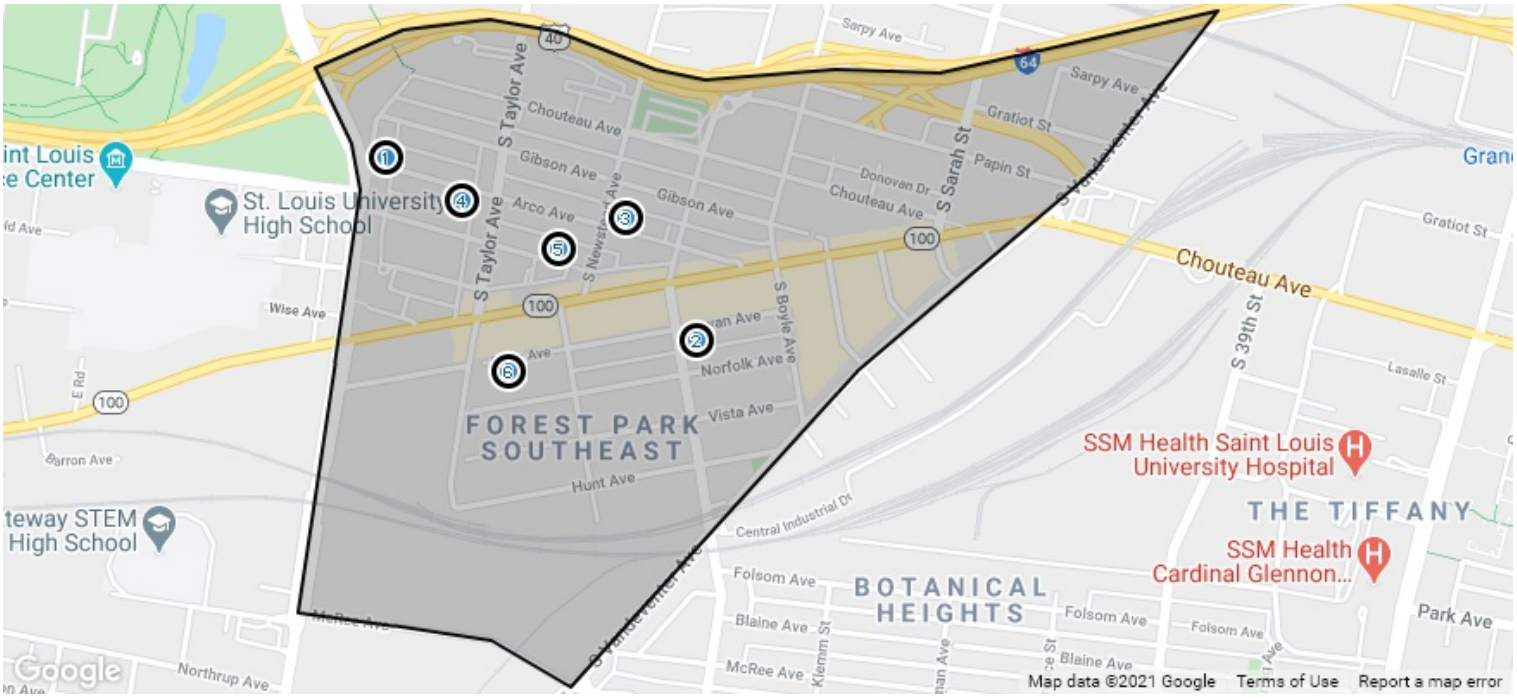

Pending: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1 Pending *MLS ID: 21010323*								
1060 S Kingshighway Blvd	Single Family	3/2	1,550	5,401	2/24/2021	$299,000	3/18/2021	$193

This beautiful, historic home has been completely updated with every modern amenity you could hope for. The traditional stonework and architecture of this home welcome you into the grand staircase. The spacious living room full of natural light leads into the formal dining room with a bay window, accented with historic millwork. The kitchen has been completely renovated with stainless steel appliances and granite countertops. Upstairs you will find the three bedrooms and a large bonus room with vaulted ceilings, perfect for a TV room or playroom. Outside, your yard features a raised deck, tall fencing for privacy, and plenty of greenspace. You also have your own 2 car garage with easy access from the alley on your corner lot. Ideally situated between I-64 and Hwy 44, and just minutes from the Central West End, The Grove, and The Hill.

Listing Courtesy of Keller Williams Realty STL

2 Pending *MLS ID: 21003678*								
4264 Swan Ave	Single Family	3/3	1,564	5,358	3/18/2021	$300,000	3/21/2021	$192

Original Owners are hard to find...but when you do, you can almost bet youâve hit the jackpot! This lovely 2 story home in The Grove was built in 2001. A block over from STLâs hottest restaurants and shops! The home impresses with wonderful curb appeal & inviting covered front porch. As you enter you are graced with gleaming hardwood floors, spacious living & dining rooms with book cases & custom window treatments. The kitchen is open to the breakfast area or may be used as a cozy family room. Nice half bath on main level. Upstairs are 3 bedrooms & 2 full baths. The 3rd bedroom is being used as an office with a custom desk unit that may stay with the home. Lower Level is unfinished, high ceiling heights and ready for your dream recreation area!!!! Level fenced back yard with 2 car parking pad & gorgeous shrubbery. This home is eligible for the down payment forgivable loan program through Wash U/BJC employees. Near Barnes Hospital, St. Louis Univ., Wash U & The Cortex District!

Listing Courtesy of Coldwell Banker Realty - Gunda

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Pending: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

3 Pending *MLS ID: 21012834*

4339 Arco Ave	Single Family	3/3	1,530	3,180	3/4/2021	$300,000	3/7/2021	$196

Welcome to The Grove's newest listing! You will love the exposed brick throughout the home as well as higher ceilings. A Newer Roof, HVAC and updated electric is already done. The living room and kitchen is separated by a powder room and butler pantry for easy entertaining. A large eat-in kitchen with stainless appliances and breakfast room with breakfast bar are filled with natural light opening to your private back yard with full privacy fence and enclosed two car garage! The oversized owners suite upstairs has it's own full bathroom with more exposed brick. Two other bedrooms upstairs as well. The basement is unfinished but wide open with 7 ft ceilings and a walk-out. Out back is beautiful landscaping and a healthy lawn for the spring days coming up! Walk to all kinds of restaurants, shopping, entertainment, hospitals, and more. The Grove is booming and you don't want to miss out on this home!

Listing Courtesy of Alexander Realty Inc

4 Pending *MLS ID: 21012219*

4520 Arco Ave	Single Family	3/3	2,297	3,311	3/17/2021	$430,000	3/21/2021	$187

FINALLY the clean and fresh rehab you are looking for is here! Who doesn't love a beautiful historic building in the Grove? This home is sophisticated, yet understated and perfect: It's warm, relaxing, has good vibes, and is a place you'd want to hang out and relax. Every room throughout the home flows and makes sense. This home features a open floor plan, modern fixtures and a BEAUTIFUL eat-in kitchen. Upstairs you will find 3 bedrooms, a laundry room and 2 full baths that feature lovely double sinks (No sharing in this house!) Step outside to your double deck unwind or roll your bike just down the block to the main North/South artery bike lane that connects you to BJC/Wash U/Forest Park/Cortex and all the restaurants that The Grove has to offer.

Listing Courtesy of Garcia Properties

5 Pending *MLS ID: 21008529*

4425 Oakland Ave	Single Family	2/3	1,834	2,526	2/11/2021	$335,000	2/15/2021	$183

Modern Living in the heart of the Grove, a thriving urban community centrally located and mere steps to Forest Park, Cortex and BJC Medical Center adjoining the beautiful Central West End. A perfect example for a âLive Near Your Workâ neighborhood. Built in 1903 for the 1904 Worlds Fair, this completely renovated (in 2017), upscale 2-story row house has it all â including a private courtyard and 2-car garage. Upon entering youâll have the option of either a dining room or an office plus powder room. The original kitchen has been turned into a prep kitchen and expanded into the open family/living area perfect for entertaining with custom window/doors opening to the courtyard. Second story with large master suite including fireplace, a second suite and landing with skylight, laundry area and balcony. Sellers prefer a closing around 4/20. Please exclude TV in MBR. Enjoy the vibrancy of this expanding neighborhood â welcome home!

Listing Courtesy of Keller Williams Realty STL

6 Pending *MLS ID: 21003012*

4440 Swan Ave	Single Family	3/3	1,750	1,742	1/27/2021	$469,000	3/26/2021	$268

A Gem in the Grove! Architect-designed, custom-built to the highest standard. New construction in the fast-growing Grove neighborhood. Within a Washington University "Live Near Your Work" neighborhood. Walk or bike to Forest Park, CORTEX, the hospitals. Just steps from the vibrant heart of the neighborhood, but located on a quiet cul-de-sac. This is a contemporary home with all the high-end finishes you'd expect. Custom millwork throughout, solid wood doors on all bedrooms and bathrooms, 80 gallon water heater. Features a private 3rd floor Master Suite with 2 walk-in closets and an adjoining roof-top deck. Nine-foot ceilings throughout. The unfinished basement has all the rough-ins to turn it into a one-bedroom rental, home office or Airbnb–with a separate front entrance. Near-maintenance-free yard leads to covered, private, two-car parking with alley access. This is one side of a two-unit building (separate owners). It is the townhouse on the right side of the photos.

Listing Courtesy of STL Buy & Sell, LLC

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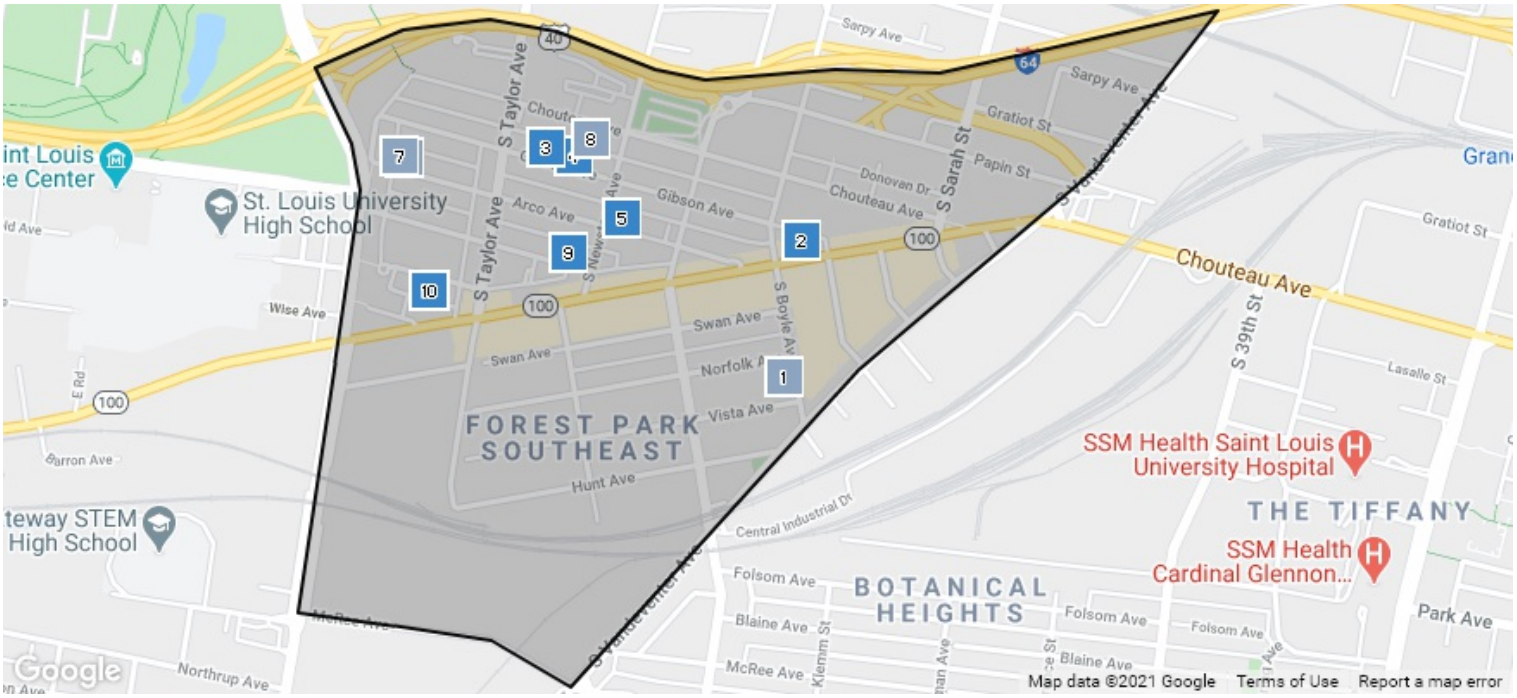

Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
1 Closed *MLS ID: –*								
1309-1311 S Boyle Ave	Single Family	–/1	866	50	1890	1/19/2021	–	$567
–								
2 Closed *MLS ID: 21009756*								
4220 Gibson Ave	Single Family	2/3	1,120	1,220	1916	3/22/2021	$182,000	$162
3 Closed *MLS ID: 21007866*								
4451 Gibson Ave	Single Family	3/3	1,965	3,311	1896	3/30/2021	$361,500	$184

Est. 1916. Modern updates meet traditional charm in this fee-simple row house in the heart of The Grove. Imagine being just minutes from your favorite mid-town hangouts, Cortex, BJC, Metrolink and the CWE. Now imagine having an open floorplan, stylish kitchen, first floor powder room, and a private, outdoor oasis in back. Almost too good to be true with 2 beds and 2 full baths, updated systems and roof (renovated in 2015). Eligible for WashU Live Where You Work program, also receives City tax abatement through 2025. Occupy now, or great as investment/rental for your portfolio. Showings start 2/19 at 4:00 pm.

Courtesy of Circa Properties

Gorgeous brick turn of the century home is sophisticated, yet understated and perfect: It's warm, relaxing, has good vibes, and is a place you'd want to hang out and relax. Every room throughout the home flows and makes sense. The family and living rooms are both open and spacious to decorate to your heart's content. The eat in kitchen has an abundance of room and is especially cheery with custom cabinets and granite countertops. Upstairs has a bright master suite with extra space in the back for an office or reading nook with master wardrobe closet. The other 2 bedrooms are good sized with nice closet space. An additional full bathroom and laundry round out the 2nd floor. The back deck pleasantly sits below a nice overhang for entertaining or just a good spot to unwind. Roll your bike just down the block to the main North/South artery bike lane that connects you to BJC/Wash U/Forest Park/Cortex and all the restaurants that The Grove has to offer.

Courtesy of Garcia Properties

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.

4 Closed *MLS ID: 21007599*

4429 Gibson Ave	Single Family	3/3	1,760	6,665	1895	3/23/2021	$360,000	$205

Great Brick 2 Story in Popular "Grove Area" of the City! Short Walk to the access bridge to Forest Park...Minutes to Cortex Area, Hospitals & More...Many Nice Features in this 3 Bedroom, 2 1/2 Updated Bath Home. Great Street Appeal...LARGE DOUBLE LOT w/Privacy Fencing-Great Large Backyard-such a rare find in City Living! Spacious Living Room with Fireplace adjoining Dining Room...New Attractive Flooring...Tall Ceilings...Updated Lighting...Updated Kitchen with Stainless Appliances & Breakfast Room Opens to Large Wrap Around Deck, 3 Bedrooms Up including Master Suite with Private Full Bath, Walk-in closet & Walk out to Private Deck overlooking Great Yard. Awesome Recreation Room in LL with Fantastic Custom Built Wet Bar, Surround Sound & TV/Game Area-Great for Entertaining! Utility Shed, Fire Pit, Off Street 2 Car Parking. GREAT LOCATION-2 Blocks to Chouteau Park w/dog park, Rainbow Park-end of block, community garden available,3 blocks to Urban Chestnut &More.

Courtesy of Landmark, REALTORS

5 Closed *MLS ID: 21014255*

4341 Arco Ave	Single Family	3/1	1,530	3,180	1912	4/2/2021	$150,000	$98

Property to be sold AS-IS. Seller to do no repairs or inspections including governmental inspections. Here is your chance to own a fixer upper in the heart of The Grove neighborhood. Walking distance to shops, restaurants and bars. Not only is this home is a great location but it is very private due to it being on a dead end street. The home is in need of a full gut. There was a minor fire a few years back so everything in the home should be replaced and updated. This is a highly desirable neighborhood that should have no problem finding a buyer once it's fixed up. Seller is not aware of any issues. Refer to ShowingTime for showing instructions.

Courtesy of Keller Williams Southwest

6 Closed *MLS ID: –*

4567 Arco Ave	Single Family	–/1	1,926	39	1906	1/28/2021	–	$121

–

7 Closed *MLS ID: –*

4571 Arco Ave	Single Family	–/2	2,302	35	1906	1/28/2021	–	$161

–

8 Closed *MLS ID: 20087202*

4420 Chouteau Ave	Single Family	3/1	770	3,354	1907	1/21/2021	$237,600	$309

Welcome to your new home to the Grove! Updated kitchen features stainless appliances, glass tile backsplash and stone composite countertops. Recently installed lighting fixtures for the modern lifestyle. Updated floor plan adds half bath to the first floor for your guests. Formal dining room converted to a first floor bedroom gives you more living space &/or privacy for your home office. You'll love the fenced backyard for the doggos and your private 2-car parking pad. Located close to Chestnut Brewing Co. and walking distance to all that the Grove district has to offer. Be sure to check this one out before it's too late! Happy Showing!

Courtesy of Garcia Properties

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Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.

9 Closed *MLS ID: 20089164*

4417 Oakland Ave	Single Family	–/2	1,842	25	1896	2/26/2021	$342,500	$186

Welcome to this amazing home in the Heart of the Grove!! Walk to Forest Park, Central West End, The Urban Chestnut Brewery, numerous shops restaurants and multiple parks. This immaculately renovated home of 1920 sq. feet has everything you need. An open concept living room and kitchen along with a lower level bedroom/home office, half bath and main floor laundry. The second floor boasts 2 oversized bedrooms with large closets and an impressively large 2nd bath. Relax on the second story balcony which is large enough to entertain on. Enjoy the large backyard with privacy fence and a large parking pad for off-street parking. The expansive wood flooring, custom lighting and meticulous care this home has received make it a perfect home for you. This home has updated electric, plumbing, a 3 year new roof, new windows throughout, and a brand new HVAC system. Make this wonderful home yours and enjoy the lifestyle of being right where the action is!!

Courtesy of Worth Clark Realty

10 Closed *MLS ID: 21007133*

4534 Wichita Ave	Single Family	3/3	2,024	3,267	1925	3/19/2021	$161,400	$80

Great opportunity in the sought after Forest Park South (The Grove)neighborhood. Rehabbed homes of similar size sell for $360,000 plus. Permits plans ready to turn this 2 family into a 3 bed 2.5 bath open floorplan with second floor laundry . Possible tax abatement Renovation Loans available for qualified owner occupied buyer and Private money for investors.

Courtesy of Jennie Y. Johnson, Broker

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United Mortgage

Contact:
Lee McClelland, Senior Loan Officer
lmcclelland@umloans.com
Work: (888) 220-1064 x1021

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Overland Park, KS 66210
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