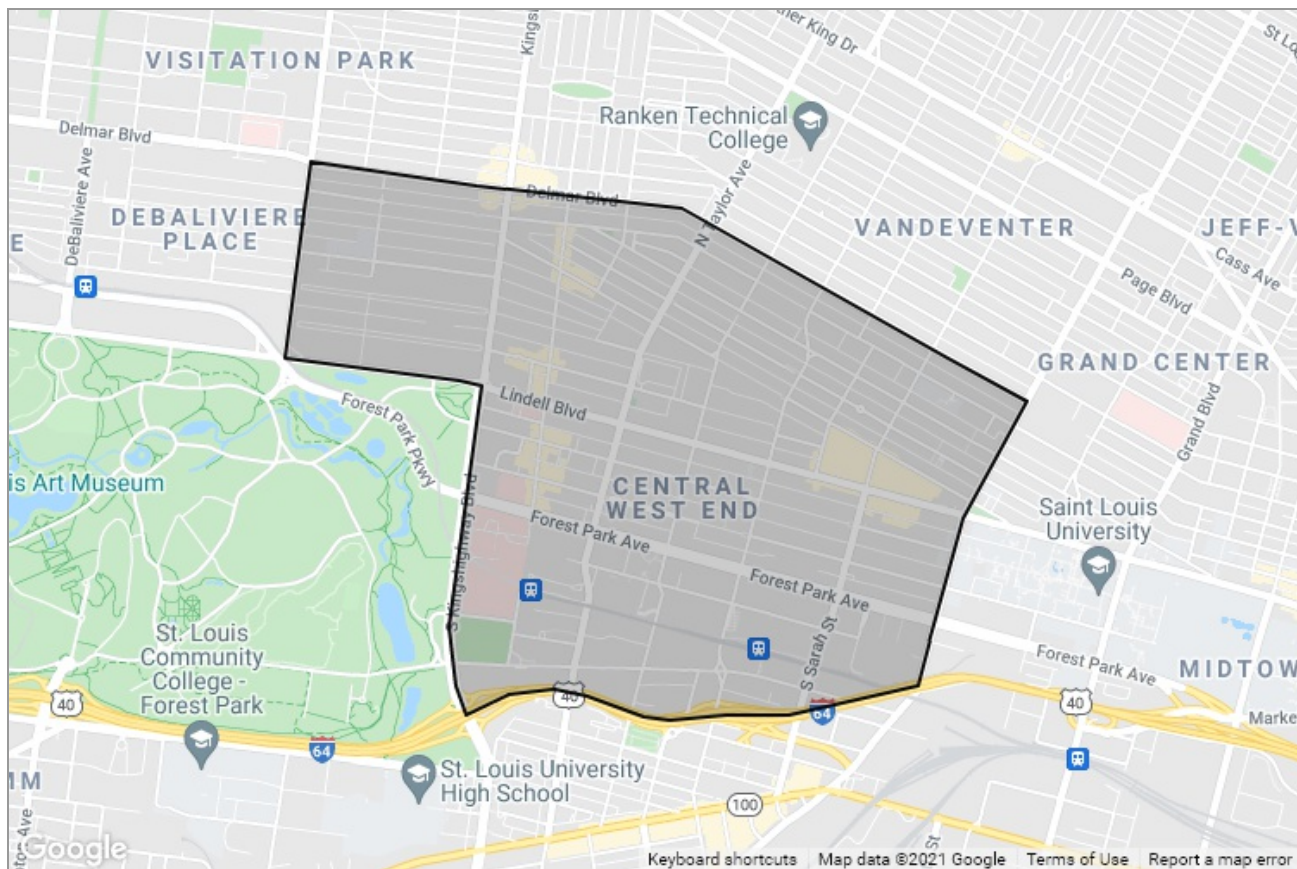


# Central West End in St. Louis, MO

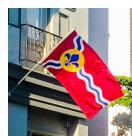


Presented by

**Scott G Gilbert** | REALTOR®

Missouri Real Estate License: 2014007797

Missouri Appraisal License: 2014007797



Mobile: (314) 406-3536

Main: [scott@scottgilbert.com](mailto:scott@scottgilbert.com)

Office: [www.StLouisLiving.info](http://www.StLouisLiving.info)

**Platinum Realty**

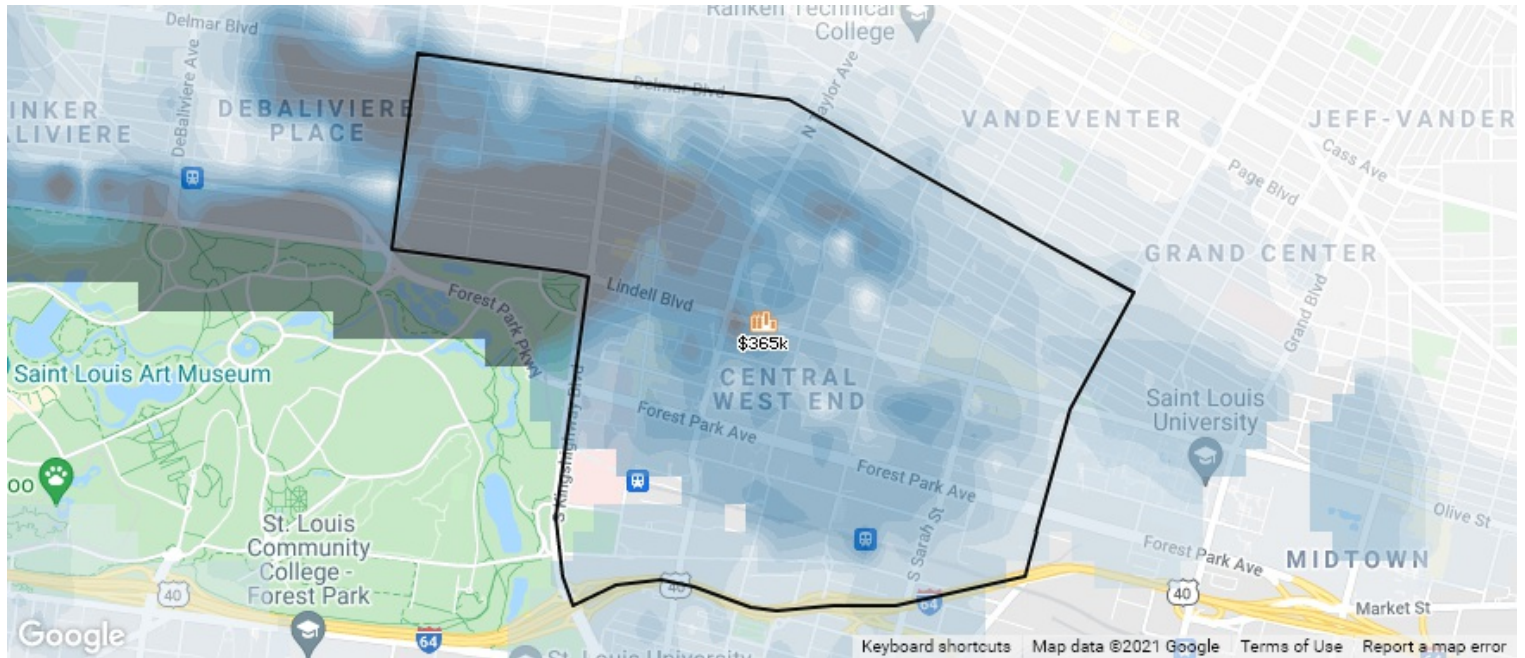
1034 S Brentwood Blvd.

Ste 750

St Louis, MO 63117

# Central West End 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

**\$365K**

Updated: 8/31/2021

Change Over  
Last Month

↑ **0.13%**

Change Over  
Last Quarter

↑ **1.84%**

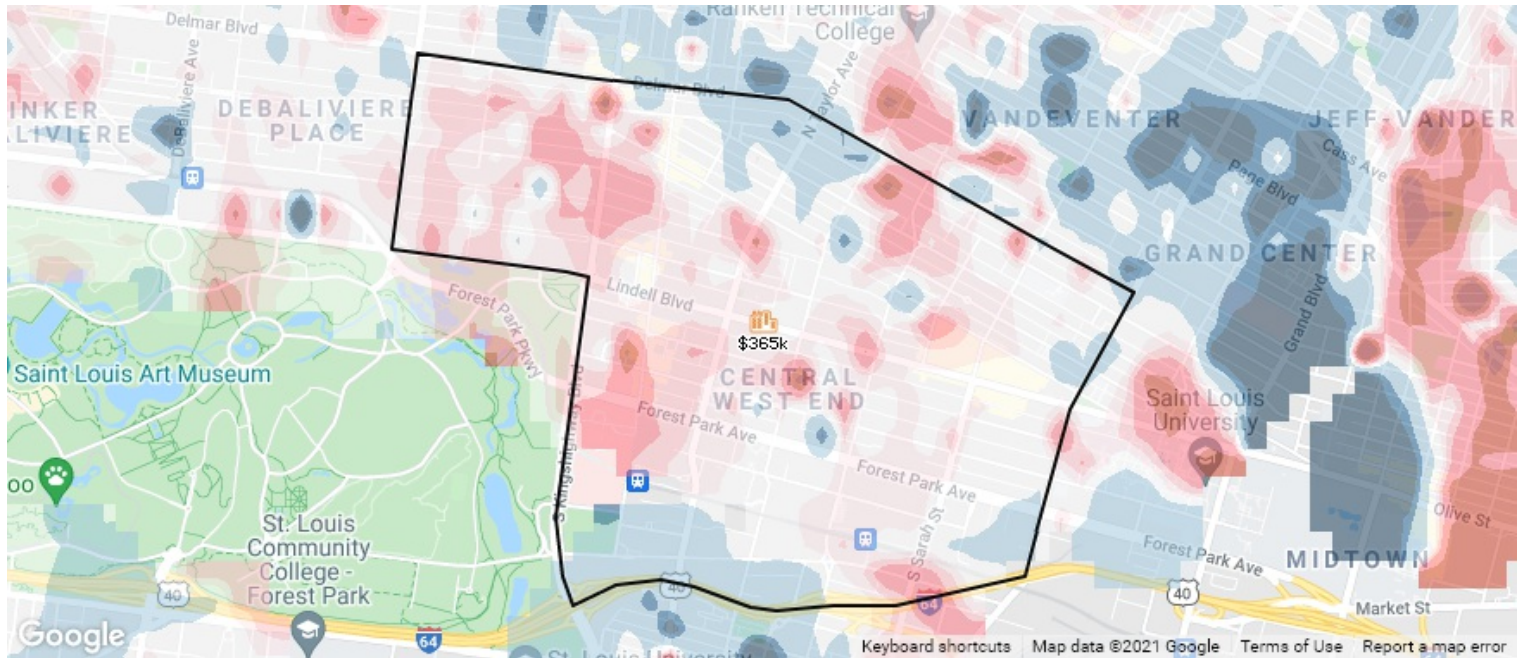
Change Over  
Last 24 Months

↑ **8.75%**

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 **All Residential Properties** data.

# Central West End in St. Louis, MO

## Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

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

**\$365K**

Updated: 8/31/2021

Change Over  
Last 24 Months

↑ **8.75%**

Change Over  
Last 36 Months

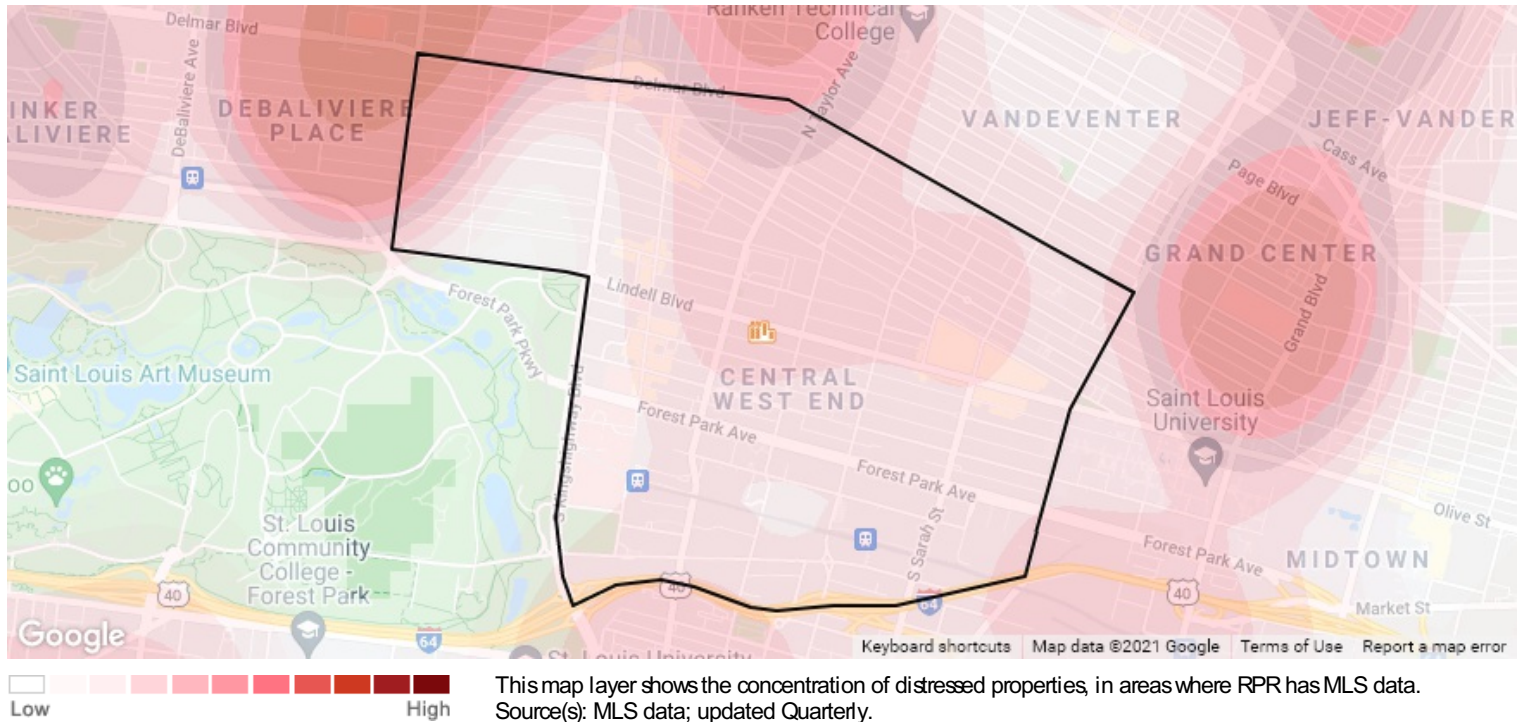
↑ **22.41%**

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 **All Residential Properties** data.



# Central West End in St. Louis, MO

## Market Snapshot: Concentration of Distressed Properties



Total # of Distressed Properties

6

Updated: 9/20/2021

# of Pre-Foreclosures

0

# of Foreclosures

2

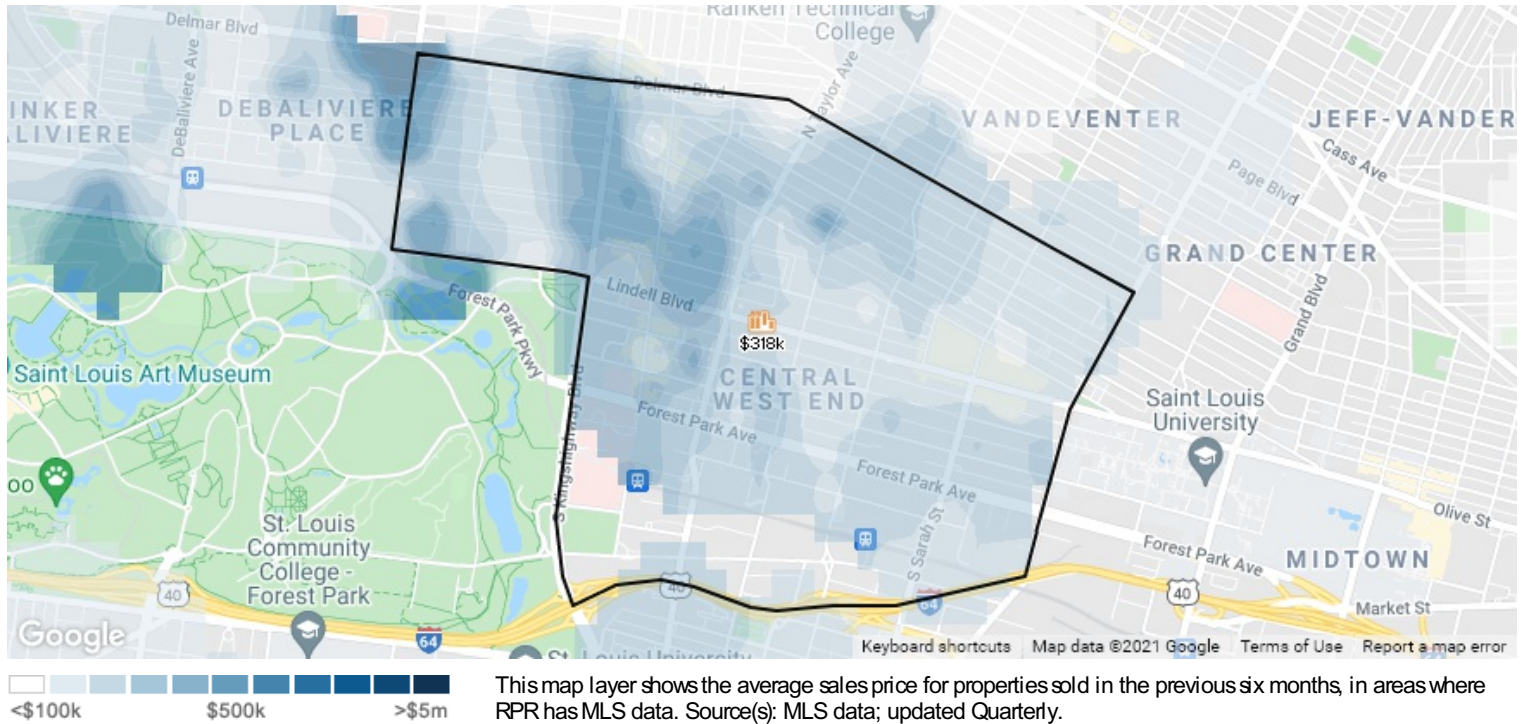
# of Foreclosed

4

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/20/2021.

# Central West End in St. Louis, MO

## Market Snapshot: Sales Price



Median Sales Price

**\$318K**

Updated: 8/31/2021

Change Over  
Last Month

↑ **4.1%**

Change Over  
Last Quarter

↑ **0.79%**

Change Over  
Last 12 Months

↑ **5.83%**

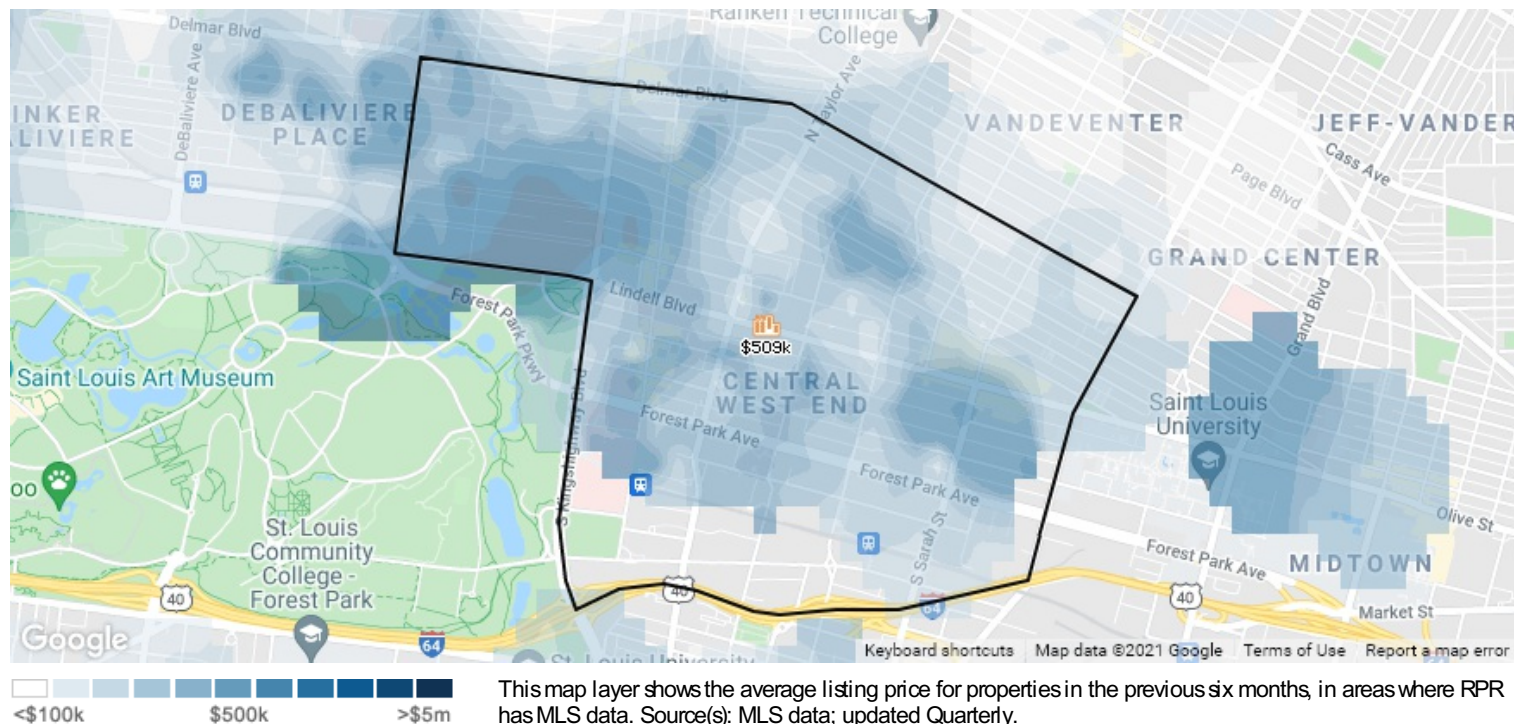
Change Over  
Last 24 Months

↓ **8.24%**

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

# Central West End in St. Louis, MO

## Market Snapshot: List Price



Median List Price

**\$509K**

Updated: 8/31/2021

Change Over  
Last Month

↑ **13.1%**

Change Over  
Last Quarter

↑ **18.91%**

Change Over  
Last 12 Months

↑ **21.21%**

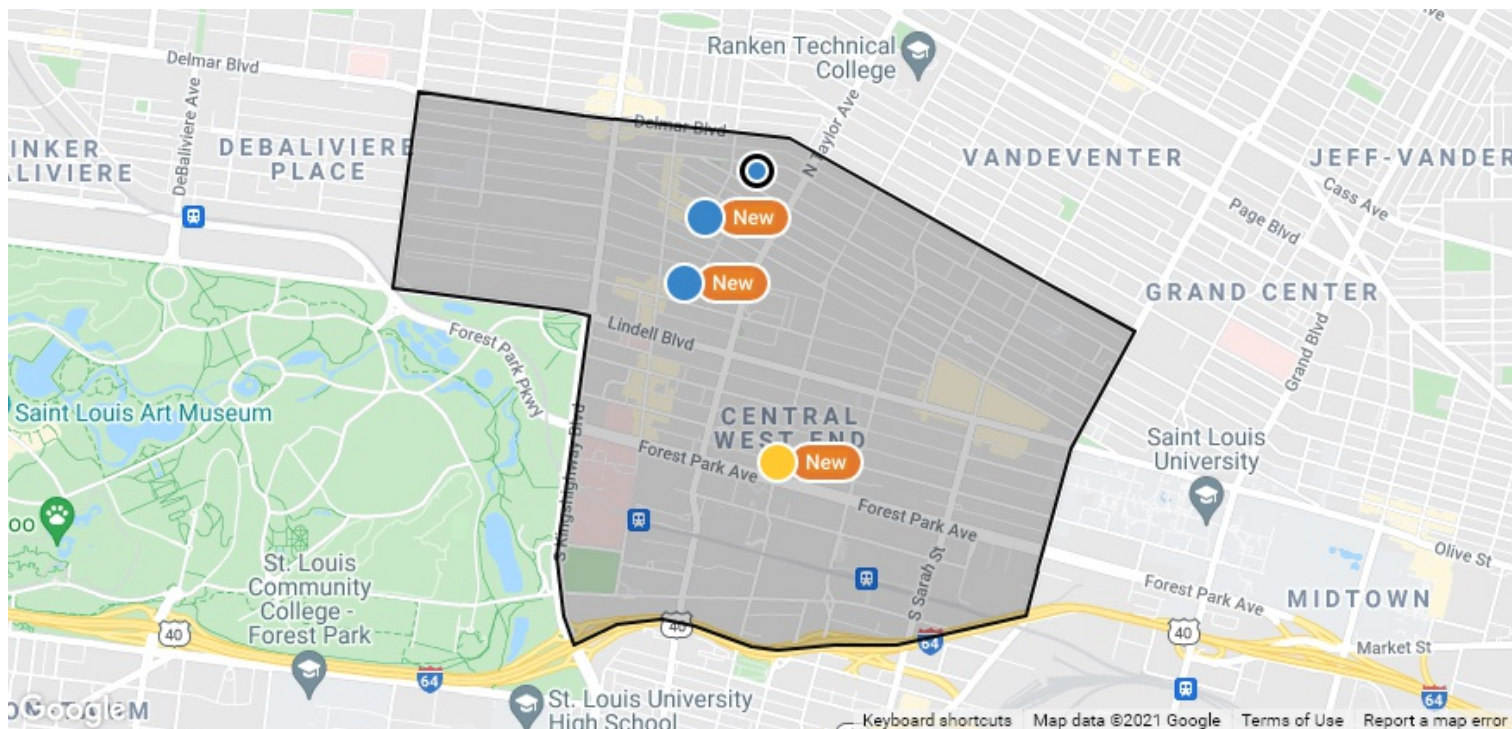
Change Over  
Last 24 Months

↑ **40.42%**



About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.



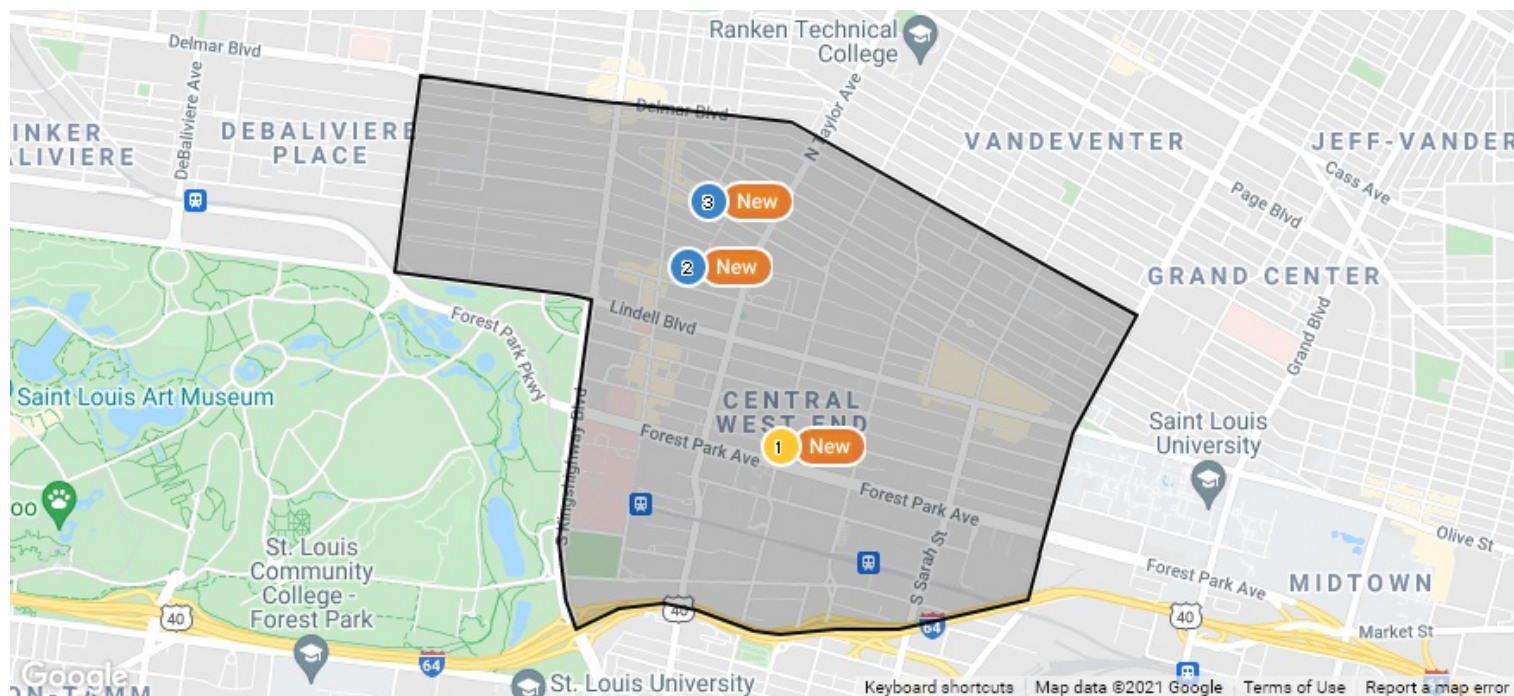
# Market Activity Summary Stats





**Search Criteria** | **Location:** Central West End in St. Louis, MO; **Date:** Changes in the Last 3 Days; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp, Mobile/Manufactured, Other Residential, Multifamily/Multiplex, Lot/Land, Farm/Ranch sqft; **Maximum Properties per Change Type:** 10; **Sort Order:** Days in RPR

	 New Listings	 Pending
Number of Properties	3	1
Low Price / Value	\$2,000	\$399,900
Median Price / Value	\$750,000	\$399,900
High Price / Value	\$895,000	\$399,900
Average Price / Sq. Ft.	\$206	\$133
Median Price / Sq. Ft.	\$193	\$133
Average Days in RPR	2	825
Median Days in RPR	3	825
Total Volume	\$1,647,000	\$399,900

# Central West End in St. Louis, MO




## New Listings: 3

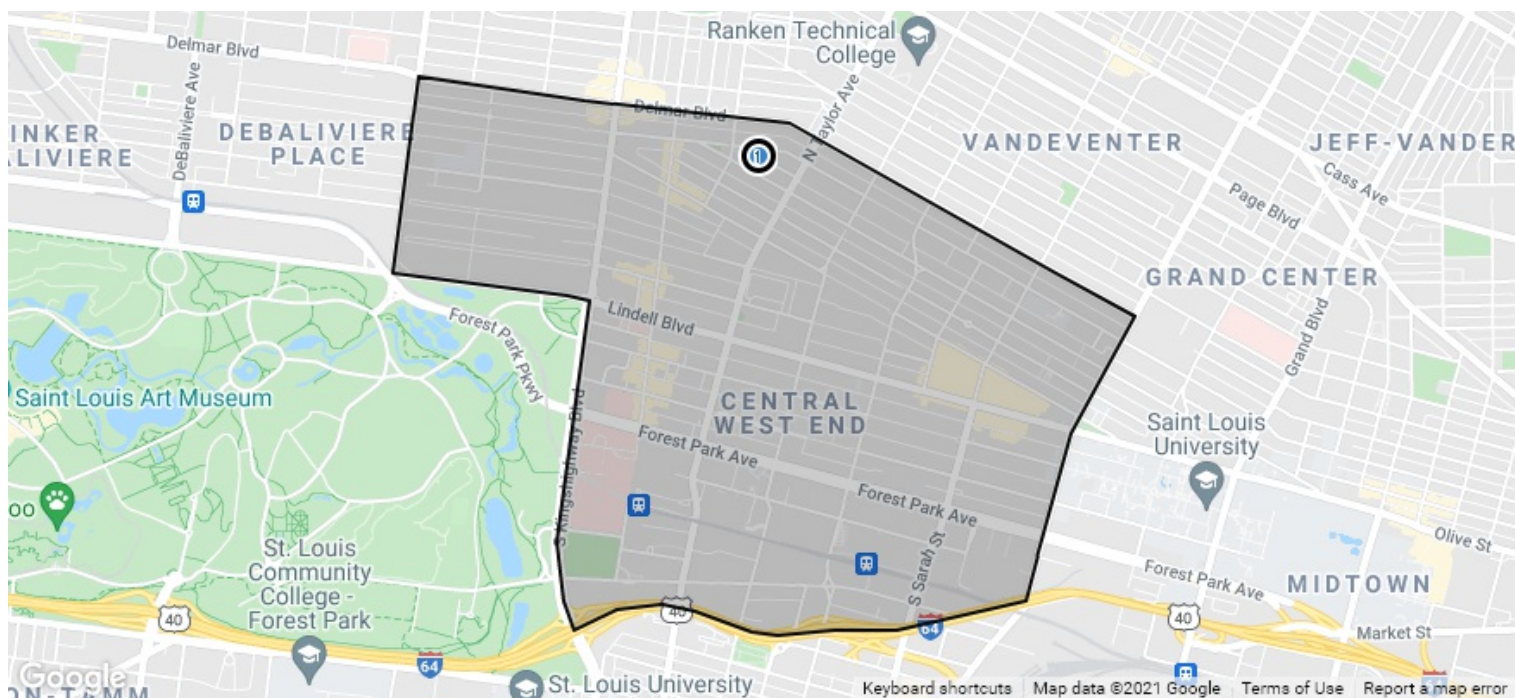
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active	MLS ID: 21067048						
4362 Laclede Ave, Apt 2	Condo/Townhouse/Apt.	2/2	1,371	—	1894	9/19/2021	\$2,000 mo.	\$1
<p>This amazing apartment is found on a beautiful residential street in the CWE. Tree lined for that at home feel, 4362 Laclede is the perfect location for anyone wanting easy access to all the CWE offers. As you enter the apartment your eyes are captured by the beautiful parquet flooring in the main living and dining rooms. The updated kitchen with gas range offers spacious cabinetry and lots of counter space for food prep. Walk further back and you find the two bedrooms with carpeted floors, a beautiful master bath and spacious master walk-in closet. Downstairs you find another full bath, washer/dryer, fireplace and your own little getaway. Step outside your door to the deck shared by the three tenants in the building with a small garden and walkway to the covered parking pad with your own assigned space. Close to the CWE shops and restaurants, Whole Foods, Kaldi's Coffee, Shake Shack and all the Wash U. medical facilities and you can't ask for more. Apply today.</p> <p><i>Courtesy of HSG Realty</i></p>								
	2 ● Active	MLS ID: 21065377						
4538 Pershing Pl	Single Family	3/4	2,107	8,059	1962	9/17/2021	\$895,000	\$425
<p>Exquisite private place home in a gorgeous setting, combining the best of superb interior details with lush exterior gardens and mature trees. This property is truly an urban oasis. The home features gorgeous wood floors and plantation shutters; a stylish combined kitchen/dining room with top-of-the-line appliances; lovely living room with built-in bookcases, gas fireplace and sliding glass doors, opening to the sublime rear gardens; a primary suite featuring balcony, full bath with skylight, and 10x10 closet/dressing area; guest bedroom with ensuite bath; a private office overlooking side gardens; a lower level family room with full bath, storage closets, and cedar closet; plus a private 2-car garage. This gem is an ideal condo alternative, featuring the convenience of an easily-maintained condo along with the privacy of a single-family home. It's offered at a price/SF similar to nearby luxury condos, without the expensive monthly condo fees. Only a one-block walk to Euclid Avenue.</p> <p><i>Listing Courtesy of Coldwell Banker Realty - Gunda</i></p>								




## New Listings: 3 (cont.)

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 <span>●</span> Active	MLS ID: 21065177						
	4552 Westminster Pl	Single Family	5/5	3,884	7,579	1891	9/17/2021	\$750,000
<p>This historic 1891 gem has been transormed from a duplex into a MODERN LUXURY single-family home with open floor plan &amp; SPA-LIKE MASTER suite. Elegant walk to entry, framed with original handworked granite, towering covered porch. Double entry doors open to SOARING 13-FT CEILINGS, 10-ft windows, NEW recessed lights, NEW HARDWOOD floors, tiled hearth surround, GRAND STAIRCASE with upscale NEW iron railing. Sunlit octagonal kitchen with WALK-IN PANTRY, 42" dove gray soft-close cabinets, QUARTZ double waterfall island bar, contrasting backsplash. Stainless appliances feature wall microwave/oven &amp; gas cooktop. Main floor guest quarters with private sitting room &amp; laundry. Upstairs master suite with 17-FT WALK-IN CLOSET, double vanity, OVERSIZED MARBLE SHOWER for two, private water closet. Guest room steps out to secluded balcony. Convenient 2nd floor laundry. NEW electric, plumbing, windows, HVAC. Large backyard with space to add garage. Priced to accommodate future exterior restoration.</p> <p><i>Listing Courtesy of Narrative Real Estate</i></p>								



Pending: 1

	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: 19045365						
<b>4566 Washington Blvd</b>	Single Family	4/4	3,000	4,704	6/18/2019	\$399,900	9/17/2021	\$133
<p>Attractive home, roughly 3,660 sq ft. with private parking in the Historic Central West End area. Just out your back door, this home is steps away from Cafe Osage and walking distance from shopping and dining on Euclid. The location cannot be beat! This cozy home—with so much elegance, character, and charm—has a little something for everyone. Whether you like to entertain, love a quiet home, or have that large family and need space, this listing has an immense amount to offer. Amenities included are: built-in kitchen appliances, large living room, formal dining room, beautiful fire place in the hearth room, master bedroom suite with private fireplace and balcony overlooking C.W.E., three-car garage, and a finished basement (with sitting room/office, bedroom/rec room area and large full bath). The backyard of the home is private, low-maintenance, and a beautiful place for outdoor entertaining with a gas line ready to go for outdoor grilling.</p> <p><i>Listing Courtesy of Realty Executives Premiere</i></p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>





## United Mortgage

**Contact:**

**Lee McClelland, Senior Loan Officer**

[lmcclelland@umloans.com](mailto:lmcclelland@umloans.com)

Work: (888) 220-1064 x1021

**277373**

**9393 West 110th Street**

**Overland Park, KS 66210**

[umloans.com](http://umloans.com)

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