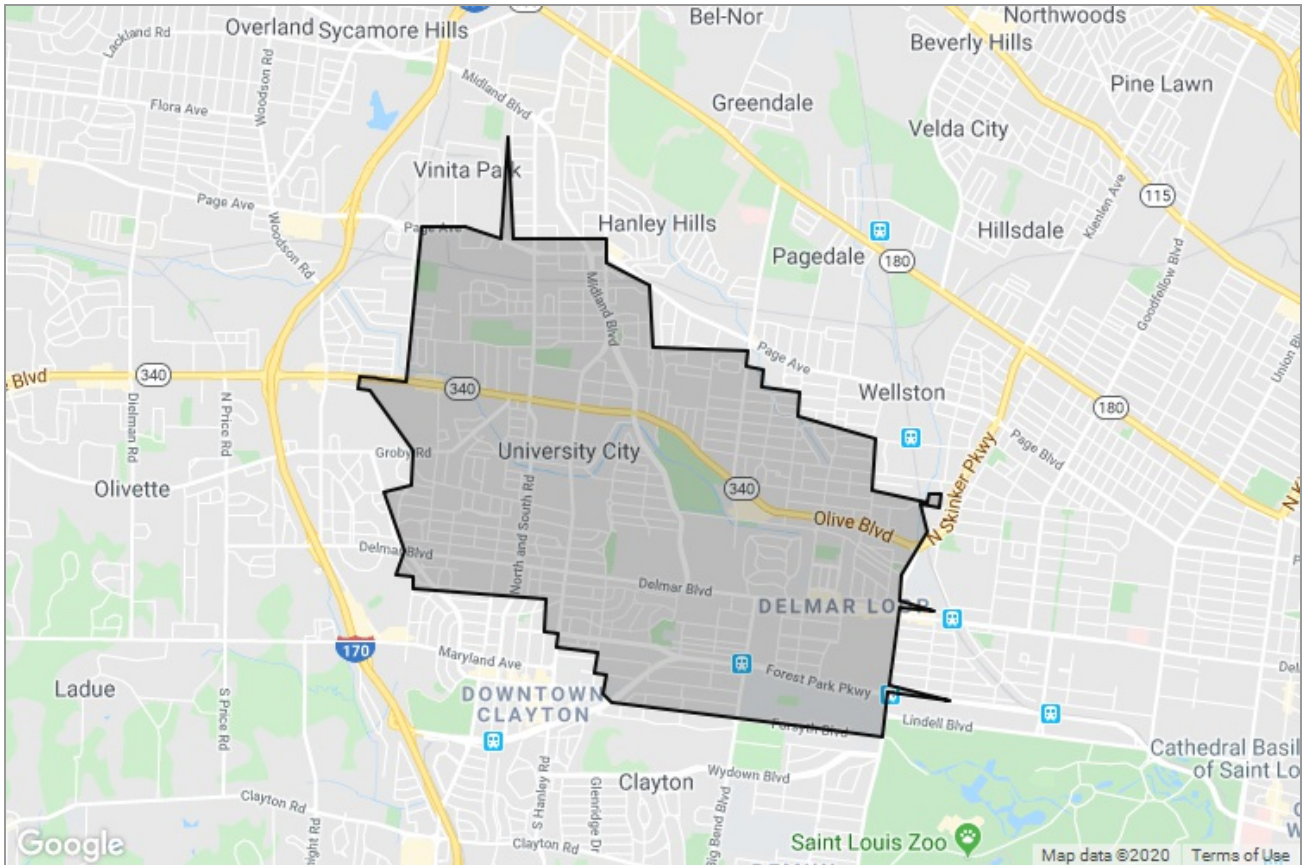


RE/MAX Results

MARKET ACTIVITY REPORT

Saint Louis, MO 63130

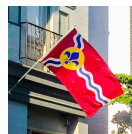


Presented by

Scott G Gilbert | REALTOR®

Missouri Real Estate License: 2014007797

Missouri Appraisal License: 2014007797



Mobile: (314) 406-3536

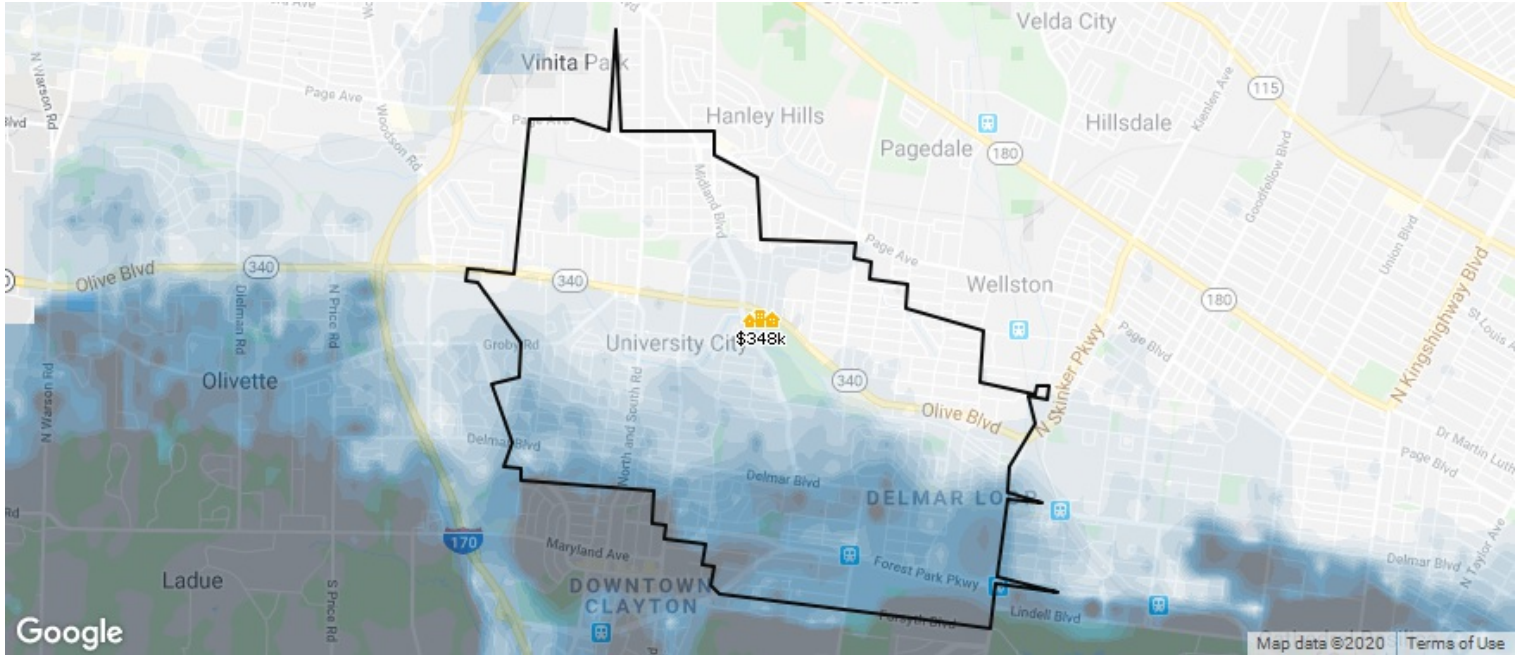
Main: scott@scottgilbert.com

Office: www.StLouisLiving.info

RE/MAX Results - St. Louis
4700 Hampton Ave
St Louis, MO 63109

Saint Louis, MO 63130

Market Snapshot: Estimated Home Values



<\$100k \$450k \$20m

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

\$348K

Updated: 12/31/2019

Change Over
Last Month

↑ **0.58%**

Change Over
Last Quarter

↓ **0.65%**

Change Over
Last 12 Months

↓ **1.73%**

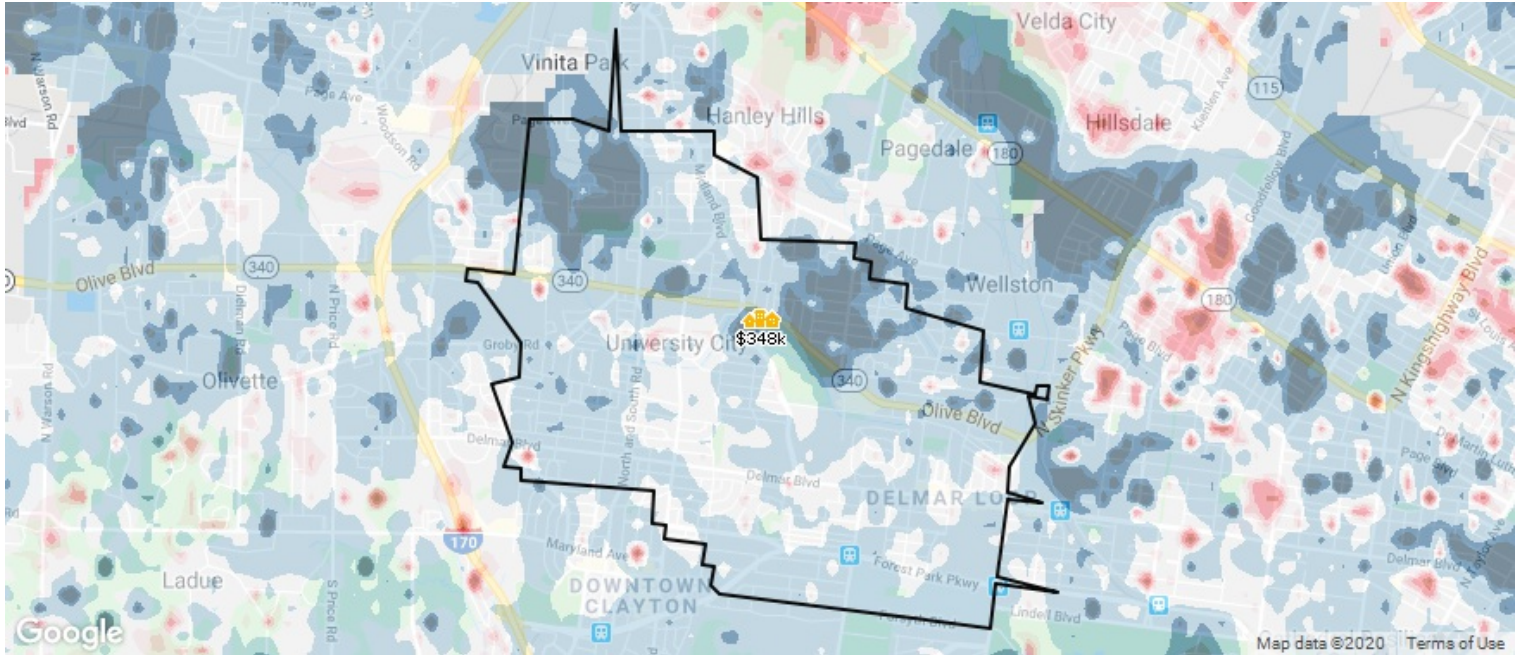
Change Over
Last 24 Months

↑ **8.34%**

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.

Saint Louis, MO 63130

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

\$348K

Updated: 12/31/2019

Change Over
Last 12 Months

↓ **1.73%**

Change Over
Last 24 Months

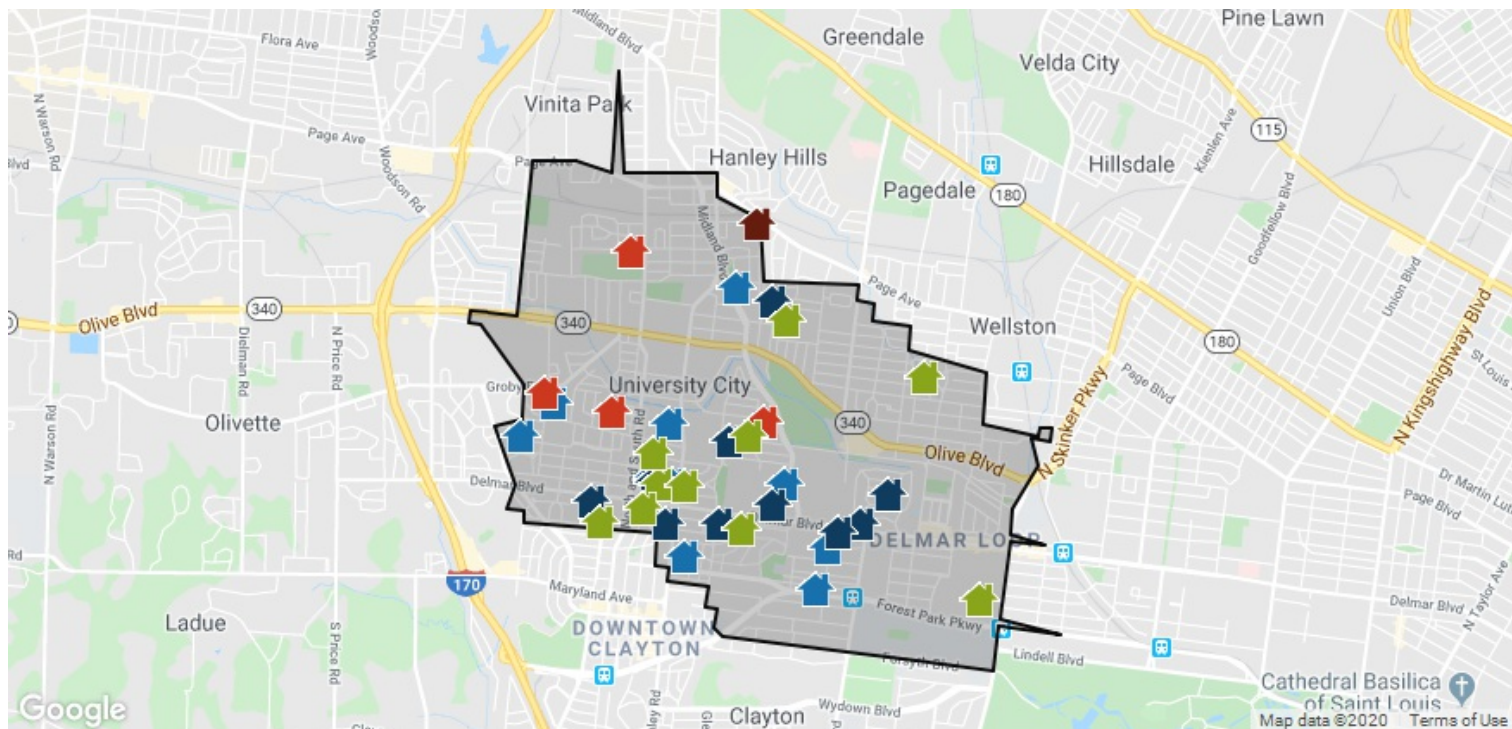
↑ **8.34%**

Change Over
Last 36 Months





↑ **10.67%**

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.

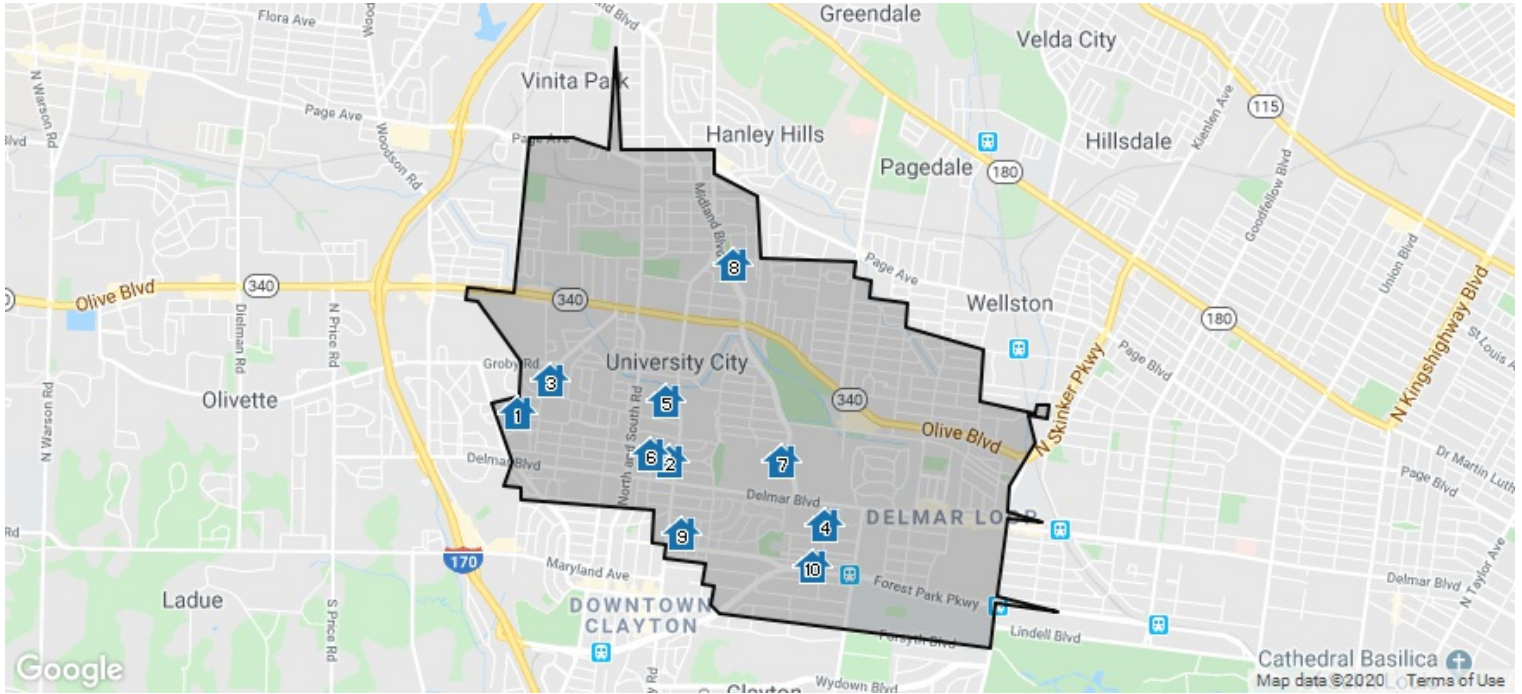
Market Activity Summary Stats



Search Criteria | **Location:** Saint Louis, MO 63130; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated


	 New Listings	 Pending Listings	 Distressed Activity	 Recently Sold
Number of Properties	10	10	5	10
Low Price / Value	\$168,800	\$60,000	\$83,000	\$94,500
Median Price / Value	\$374,500	\$474,925	\$210,900	\$322,500
High Price / Value	\$775,000	\$1,499,000	\$339,000	\$590,000
Average Price / Sq. Ft.	\$184	\$169	\$125	\$166
Median Price / Sq. Ft.	\$186	\$180	\$152	\$183
Average Days in RPR	41	99	15	84
Median Days in RPR	41	100	–	81
Total Volume	\$3,960,500	\$5,445,746	\$996,860	\$3,317,500

Saint Louis, MO 63130




New Listings: 10

New Listings: 10



FOR SALE

* Active: 10/21/2019 MLS ID: 19077532



8145 Amherst Ave

Residential

3/3

2,158 sq ft

11,718

1949


10/21/2019

\$389,900

\$181


Huge price reduction!!! Beautiful updated traditional two-story home on one of the largest lots in highly desired Brittany Hills subdivision! The list of updates include: newer kitchen (2014) with custom cabinets, granite counter tops, stainless steel appliances, modern backsplash; newer roof (2012), newer windows and doors, newer deck (2010), newer water heater (2015), nest thermostat and upgraded alarm system. Partially finished lower level adds more living space or extra sleeping area and another full bathroom. Fenced level backyard is large enough for a ball game. The location is awesome, minutes away from Wash U, Clayton, Airport, shopping and restaurants.

Listing Courtesy of Aleksander Kheyfets



FOR SALE

* Active: 12/19/2019 MLS ID: 19089880



7514 Cornell Ave

Residential

3/2

1,255 sq ft

6,874

1958

12/19/2019

\$284,900

\$227

New Architectural shingle roof to be installed prior to closing. Make It Easy on Yourself! Don't Touch Anything.....this 3-bedroom, 2-bath is perfect! You'll love its immaculate tile floors, and hardwood flooring in the bedrooms. Spacious Living Room offers plenty of natural light. Kitchen boasts granite counters, smooth top range, 3-door refrigerator. Bedrooms are located on the upper level for privacy. The Master Bedroom has full en suite with shower only and the additional two bedrooms are serviced by second full bath with tub/shower combination. Nice level backyard, 2-car tuck-under garage., freshly painted with soft, neutral color palette. Come, take a look before it's too late!

Listing Courtesy of RE/MAX Gold First

Huge price reduction!!! Beautiful updated traditional two-story home on one of the largest lots in highly desired Brittany Hills subdivision! The list of updates include: newer kitchen (2014) with custom cabinets, granite counter tops, stainless steel appliances, modern backsplash; newer roof (2012), newer windows and doors, newer deck (2010), newer water heater (2015), nest thermostat and upgraded alarm system. Partially finished lower level adds more living space or extra sleeping area and another full bathroom. Fenced level backyard is large enough for a ball game. The location is awesome, minutes away from Wash U, Clayton, Airport, shopping and restaurants.


Listing Courtesy of Aleksander Kheyfets


New Architectural shingle roof to be installed prior to closing. Make It Easy on Yourself! Don't Touch Anything.....this 3-bedroom, 2-bath is perfect! You'll love its immaculate tile floors, and hardwood flooring in the bedrooms. Spacious Living Room offers plenty of natural light. Kitchen boasts granite counters, smooth top range, 3-door refrigerator. Bedrooms are located on the upper level for privacy. The Master Bedroom has full en suite with shower only and the additional two bedrooms are serviced by second full bath with tub/shower combination. Nice level backyard, 2-car tuck-under garage., freshly painted with soft, neutral color palette. Come, take a look before it's too late!

Listing Courtesy of RE/MAX Gold First

New Listings: 10 (cont.)

New Listings: 10 (cont.)





• Active: 12/9/2019 MLS ID: 19086794

931 Mulberry Ln

Residential

3/2

1,592 sq
ft

9,479

1954


12/9/2019


\$245,000

\$154

Move-in ready this beautiful 3 bedroom 2 bathroom Mid-Century house is on a quiet street directly across from Kaufman park on a 9,479 square foot lot. As it seems, your front yard is inside the park. Spectacular view when you are looking outside from the living room window. New kitchen with granite counter-tops, new cabinets, and new stainless steel appliances. Nicely updated bathrooms with gorgeous tile, new vanity & all-new fixtures and one has a whirlpool tub. New light fixtures and ceiling fans as well. Some new windows in the house. Open large living/dining room combo with hardwood flooring throughout the home and freshly painted. Seller will pay to have a new roof with an excepted contract. Next to the dining room is a den that has built-in shelves and could be perfect for an office, TV room or just a kids playroom area. There is a large unfinished basement to add additional living space. Attached 1 car garage. Huge backyard.

Listing Courtesy of Platinum Realty of St. Louis,





• New, Active: 12/30/2019 MLS ID: 19090425

7100 Washington Ave

Residential

7/4

3,527 sq
ft

10,498

1911


12/30/2019


\$775,000

\$220

This classic Tudor sits on a premium corner lot in this beautiful University Heights neighborhood filled with families. You'll love the historic charm, unique architectural details and modern updates throughout. The 9' ceilings and new hardwood floors draw you into the beautiful mahogany millwork on the central staircase. The open floor plan makes for a great entertaining space, while the sunny breakfast room with large bay window creates a cozy place to eat and work with a beautiful backyard view. You will love the unique fireplace and built in cabinetry. The bright and spacious third floor is ideal for guests, kids, office space, or recreation and the large basement is partially finished with an exercise/TV area, large & lovely laundry room, and clean/dry storage space. Walkable to Washington U, Flynn Park, Delmar loop and Metrolink. 1.2 miles from Forest Park & close to Clayton. Save this house, check out the video and come see for yourself!

Listing Courtesy of NextDoor Realty LLC





• Active: 11/8/2019 MLS ID: 19081465

974 Barnard College Ln

Residential

3/3

2,144 sq
ft

3,049

1994


11/8/2019


\$364,000

\$170

OPEN HOUSE SUN. Dec. 1st 1-3pm ÂBRIGHT OPEN FRESHLY PAINTED HOME WITH KITCHEN OPEN TO FAMILY ROOM/PATIO. PRIVATE PATIO WITH NO MAINTENANCE PAVER STONE. WOOD BURNING FIREPLACE IN LIVING ROOM THAT OPENS TO DINING ROOM. LAUNDRY ON FIRST FLOOR. ÂMASTER SUITE WITH LARGE WALK-IN CLOSET. EN SUITE BATH WITH SOAKING TUB AND SEPARATE SHOWER AND DUAL VANITIES. Â2 ADDITIONALLY NICEÂSIZED BEDROOMS WITH FULL GUEST BATH ON SECOND FLOOR. LOWER LEVEL PERFECT FOR WORKOUT SPACE, HOBBY ROOM, STORAGE OR YOUR FINISHING TOUCHES. ÂDON'T MISS THIS FRESHLY PAINTED, UPDATED KITCHEN AND BATHS HOME IN THE PRIVATE NEIGHBORHOOD OF VILLAGE OF UNIVERSITY PLACE.

Listing Courtesy of EXP Realty, LLC





• Active: 11/12/2019 MLS ID: 19082691

7567 Cornell Ave

Residential

4/3

2,120 sq
ft

6,795

1925

11/12/2019






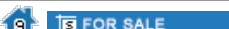


\$385,000

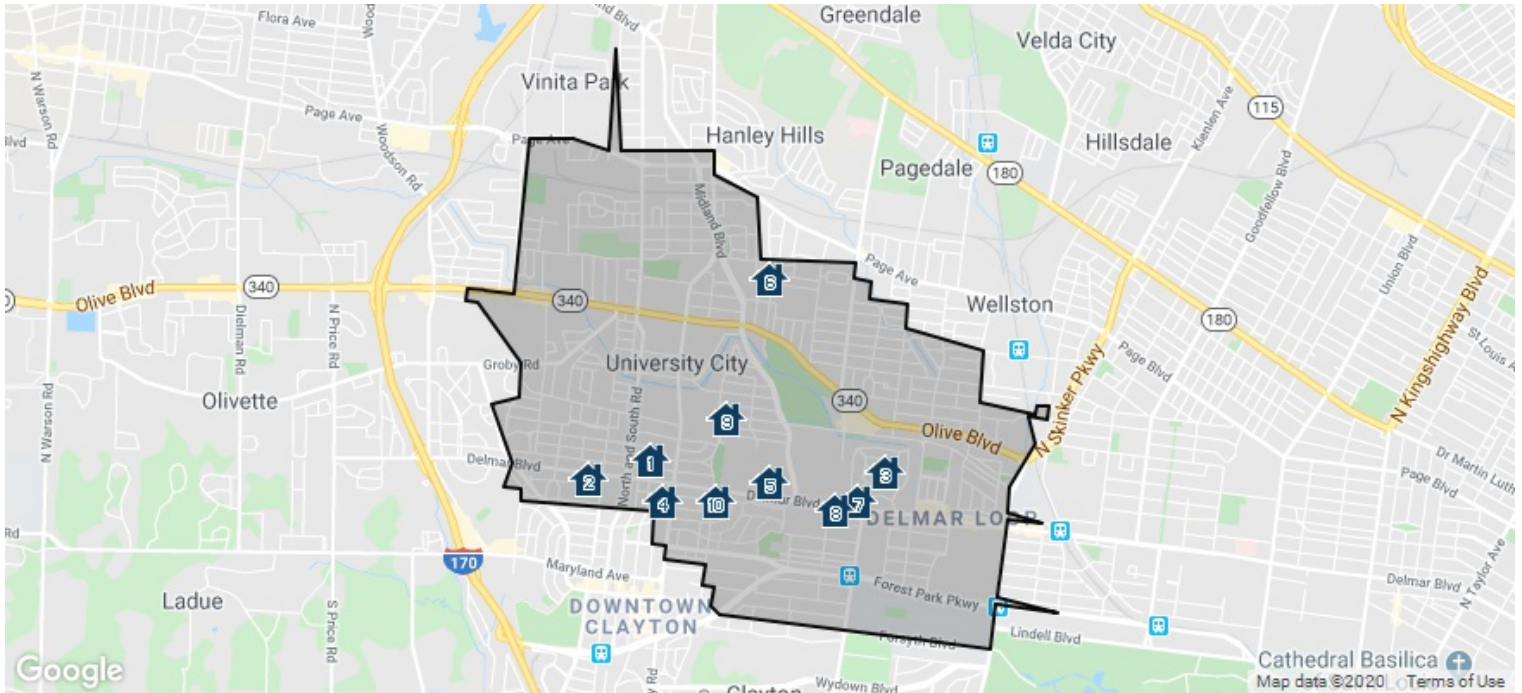
\$182

Truly a sun filled, warm home to call your own! Gracious Tudor offers so much space, charm & character. Inviting curb appeal leads up the granite path to the arched front doorway boasting an original wood door with lead glass window. Large living rm with lots of windows, wood fireplace, stained glass window, built in storage nooks. Separate dining room is open to liv rm and sun rm. Kitchen has built in pantries, maple cabinets, granite counters, SS appl. bosch dishwasher, gas oven. Remodeled ma level 1/2 bath is beautiful! Sun rm will be your fav! It brings outdoors in with designated hvac, shiplay wall, expose brick Den had a wood FP with built in bookshelves, cozy in the winter! Beautiful staircase leads you to 2nd level with large owners bedroom with wood floors & 3 additional good size bedrms, 2 full baths, New AC, radiator heating serviced. freshly painted, updated baths, fixtures, newer roof, windows, new roof on 1 plus car garage, fencing, patio, landscaped, ready for you!





Listing Courtesy of Molly O'Brien Homes, LLC

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 Active: 11/15/2019 MLS ID: 19082545							
7211 Stanford Ave	Residential	3/2	1,839 sq ft	5,271	1929	11/15/2019	\$349,000	\$190
<p>3 bed, 2 full bath, brick 1.5 story with 2 car detached garage has nearly 1840 sq. feet of living space, located in desirable University Park subdivision. Living room boasts refinished hardwood flooring, stained glass windows, wood burning fireplace & updated lighting. Breakfast room features bay window, professionally painted interior, updated lighting & refinished hardwood flooring. Kitchen with white cabinets, tile backsplash, granite countertops, stainless steel appliances & ceramic tile flooring. Spacious main floor bedroom #1 has newer carpeting, professionally painted interior, barn door & recessed lighting. Main floor bedroom #2 has refinished hardwood flooring & ceiling fan with light. Full bath with ceramic tile flooring, updated vanity, mirror, lighting & shower/tub combo. Upper level has loft/office, master bedroom with spacious sitting room/nursery & en suite bath. Finished, walk up lower level has family & rec. area. Updates include newer HVAC, windows, kitchen & bath!</p> <p><i>Listing Courtesy of Berkshire Hathaway Select</i></p>								
	 Active: 12/20/2019 MLS ID: 19089693							
7347 Midland View St	Residential	4/2	1,688 sq ft	8,625	1951	12/20/2019	\$168,800	\$100
<p>Gorgeous rehab of Huge 4 bedroom University City ranch home!! This is the home to see!! Everything has been done all you need to do is move in!! Home has all new wood flooring, every room has been freshly painted, and the kitchen is all new with stainless counter tops, new cabinets, and new high end appliances. Upon entering the home you will notice the open floor plan with wide open space; floor plan allows for living room, family room and dining area!! To the left you have 3 nice size bedrooms all with fresh paint and new wood flooring. The hallway bathroom has all new custom tile work, new fixtures, and new faucets. In the rear of the home is the real gem the master suite!! Master is HUGE measuring out 22x16 with all new bath and walkin closet!! The kids will love the over sized backyard. This home is a must see, at only \$100 per sq ft you can't afford not to make this home!!! Home has passed University City Inspection so all ready for occupancy!!!!</p> <p><i>Listing Courtesy of MORE, REALTORS</i></p>								
	 Active: 10/11/2019 MLS ID: 19076045							
422 Mission Ct	Residential	4/4	2,420 sq ft	5,968	1924	10/11/2019	\$529,000	\$219
<p>Stunning 2-story in sought-after Alta Dena featuring 4 beds, 3.5 baths and over 3,000 total SF. Meticulously maintained and no detail left untouched! Top to bottom updates including a new roof, gutters & downspouts, amazing new kitchen, refinished LL w/ built-ins & full bath, newer zoned HVAC & much more. The main floor, featuring new flooring throughout, boasts charming living rm w/ fireplace, huge kitchen/breakfast rm that walks out to deck, cozy family rm, beautiful dining rm & powder rm. Upstairs you will find the master BR suite, 3 more generously sized bedrooms and another full bath. The completely renovated lower level is a great play or rec room w/ built-in bookcases & 3rd full bath. The backyard is the perfect spot for entertaining w/ large deck that leads to the patio, yard & over sized 2-car garage w/ new doors. Located just steps from downtown Clayton, you truly can't beat this location! Do not miss out on this amazing opportunity!</p> <p><i>Listing Courtesy of Gladys Manion, Inc.</i></p>								
	 New, Active: 1/2/2020 MLS ID: 19088455							
7118 Pershing Ave	Residential	4/2	2,417 sq ft	5,489	1916	1/2/2020	\$469,900	\$194
<p>Est. 1916: Beautiful 4 bed/1.5 bath 2-story home w/thoughtful updates & impressive architectural details like hardwoods, stained glass, & BAY WINDOWS. Unique side entrance draws you into a home filled with warmth & light. Sunny foyer opens to spacious living room w/newly resurfaced WOOD-BURNING fireplace. So cozy! 3 FRENCH DOORS bring in tons of light & open to front porch. Dining room w/built-in bench is adjacent to joyful SUNROOM - great spot to relax. Totally RENOVATED KITCHEN is like a magazine w/under-counter drawer refrigerators, large gas range, & clean, modern lines. Stylish HALF BATH completes level. 2nd floor offers 4 generous sized bedrms w/great closet space & updated full bath. Master opens to another lovely sunroom - this one has views of St. Louis skyline. Plenty of storage in lower level. NEWER STONE PATIO & retaining wall (2011) in FENCED IN YARD with in-ground sprinklers. Great location just 5 minutes to Loop, Clayton, Wash-U & Forest Park 2 blocks from Metro.</p> <p><i>Listing Courtesy of Circa Properties</i></p>								













Pending Listings: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING	Active Under Contract as of 1/6/2020 MLS ID: 19076262							
 7566 Cornell Ave	Residential	3/3	2,007 sq ft	7,144	10/11/2019	\$424,950	1/6/2020	\$212
<p>Beautifully updated, 8 light-filled rooms plus 3-Season Sunroom. Entry Foyer, twin coat closets, Living Room w/ gas FP & French doors to new Patio. Stunning Kitchen remodeled in 2017 w/ Danby marble, new stainless SS appliances including Wine Frige (Refrig & Wine Frige stay). 1st floor has great flow w/ open floor plan, T-stairs, Sitting Room, Bonus Room (guest, office?), Powder Room, & Laundry Room (washer & dryer stay, new 2017). 2nd floor has Master Suite (huge bedroom, remodeled en-suite Bathroom, custom closets), 2 more Bedrooms, & remodeled hall Bath. French doors open to wrought iron balconies on 1st & 2nd floors. Thermal windows, freshly painted, wood floors just refinished. Hi-efficiency water heater (2019), AC compressor (2014), updated electric panels/ wiring in house/ garage. Wi-fi enabled Water heater, Nest thermostat, Keyless entry doors. 2 car Garage is wired for Electric Car Charger. New Patio & large Backyard are surrounded by charming metal fence. Blooming perennials</p> <p><i>Listing Courtesy of Coldwell Banker Gundaker</i></p>								
 PENDING	Pending as of 1/6/2020 MLS ID: 19070402							
 7902 Teasdale Ave	Residential	4/5	3,061 sq ft	6,403	9/24/2019	\$699,996	1/6/2020	\$229
<p>Welcome to this 13 year young home located close to just about everything. Formal living spaces flank your light and airy foyer complete w/ gleaming hardwoods, crown molding and tons of natural light. Informal living spaces stretch across the back of the house and include a large family room with a center gas fireplace with granite surround that opens to a 3 season porch and the chef's kitchen. Tons of custom maple cabinets, miles of granite counters, butcher block center island, deluxe SS appliances and tile backsplash. Crown molding, tile floors, recessed lighting, upgraded fixtures are all highlights of this open space. 2nd floor complete with 4 bedrooms, 3 full baths and a laundry space. Lower level includes a family room, bonus space, half bath and over-sized 2 car garage. Outdoor entertaining is a breeze on your large aggregate patio space surrounded by more landscaping and privacy fence. This home is ready for you to enjoy without the burden of maintenance an older home requires</p> <p><i>Listing Courtesy of RE/MAX Results</i></p>								

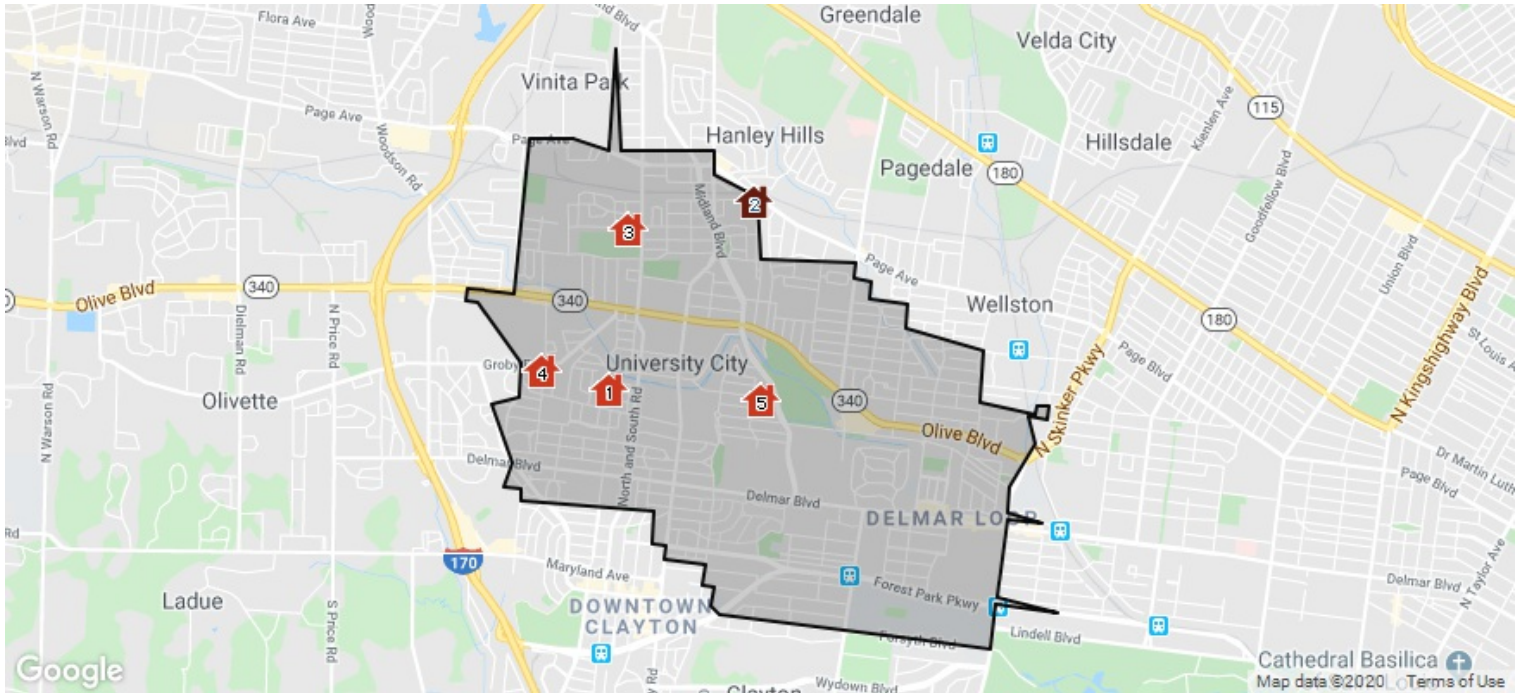
Pending Listings: 10 (cont.)

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 Pending as of 12/6/2019 MLS ID: 19077213							
6918 Columbia Ave	Residential	3/3	2,016 sq ft	8,799	10/17/2019	\$349,900	12/6/2019	\$174
<p>This beautiful 2 story, 3 bedroom, 3 bath located in University City is brimming with architecture detail and has been freshly painted throughout 10/19. Walking up to your new home, you are welcomed by the spacious front porch perfect for sitting outside and enjoying the weather. Tons of natural light and fresh neutral color greet you upon entering the home. The living room features a beautiful wood burning fireplace with built in bookcases on either side. The living room flows into the dining room and kitchen. Continue through the kitchen to your spacious fenced in backyard with a deck perfect for grilling and entertaining friends and family. Upstairs, the master bedroom suite features arched windows, a walk in closet and full bath. Off of one bedroom, you will find the perfect office space and screened in porch overlooking the rear yard.. Unfinished basement perfect for storage. Detached garage (sold as is). Walk to Washington University, the Delmar Loop, parks. Can close fast!</p> <p><i>Listing Courtesy of Keller Williams Realty Chester</i></p>								
	 Pending as of 1/3/2020 MLS ID: 19055325							
7519 Washington Ave	Residential	3/4	2,580 sq ft	7,013	7/26/2019	\$675,000	1/3/2020	\$262
<p>Beautiful 3 bed, 3.5 bath home less than a block from Old Town Clayton! First level features an open floor plan with tons of natural light, gorgeous hardwood floors, a wood-burning fireplace, plantation shutters and custom built-ins. Tastefully updated kitchen has granite countertops, lots of cabinet space & high-end appliances. French doors lead to generous outdoor living space, perfect for entertaining & relaxing. Upstairs offers spacious master bedroom with a private master bath & custom walk-in closet, two additional bedrooms with Jack & Jill bath & 2nd floor laundry. Bonus oversized attic space is untapped potential, already roughed in and ready for add'l bed(s) & bath! Finished lower level has another full bath. Exterior features a brand new roof, redesigned front yard with new stone retaining walls, and professionally landscaped yard and new state of the art irrigation system. Welcome home!</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
	 Active Under Contract as of 1/4/2020 MLS ID: 19088326							
7251 Princeton Ave	Residential	3/2	1,811 sq ft	6,098	1/2/2020	\$339,000	1/4/2020	\$187
<p>Wonderful light-filled two-story home located on the most desirable tree-lined Princeton Ave, close to the University City Loop and downtown Clayton. The first floor includes an updated kitchen, full bath, spacious dining room and living room. There is a lovely sunroom located off of the living room. Three spacious bedrooms. The master bedroom has two walk-in closets. Finished lower level ideal for office or play area. Wonderful fenced backyard with newer deck. A two-car garage. All the architectural charm you would expect from a University City and more...Owner occupant ready passed university municipal inspection!</p> <p><i>Listing Courtesy of Coldwell Banker Gundaker</i></p>								
	 Pending as of 1/3/2020 MLS ID: 19089829							
1401 Purdue Ave	Residential	3/3	1,298 sq ft	8,276	12/22/2019	\$60,000	1/3/2020	\$46
<p>Sold In As-Is Condition; No Warranties, Guarantees, Disclosures Or Inspections To Be Provided By Seller! Seller Reserves Right To Negotiate Multiple Offers Regardless Of Date/Time Received! Seller Reserves 20 Days For Acceptance Response Time! Sale Is Subject To Court Approval! \$1000 Minimum Earnest Money In Form Of Cashiers Check And Proof Of Funds Required With Any Contract Offer! Seller Has Never Occupied Property And Has No Knowledge Of Condition!</p> <p><i>Listing Courtesy of Realty Executives of St. Louis</i></p>								
	 Pending as of 1/2/2020 MLS ID: 19069006							
1 Yale Ave	Residential	5/4	4,518 sq ft	17,877	9/18/2019	\$650,000	1/2/2020	\$144
<p>This 1909 Eames and Young property provides many modern conveniences while maintaining its historic beauty. Easy walking distance to the University City Civic complex, the Loop, the Metrolink and Washington University. As previous owners undertook several major projects to aid its sustainability(boiler replacement, extensive insulation, landscaping), in addition to replacing the roof and two updated baths. Many original details remain throughout: high ceilings, pocket doors, beautiful fireplaces, box beamed ceilings, crown moldings, and original hardwood floors. Architectural drawings onsite to let the new homeowner see how this beauty could easily be converted to a more open modern flow for today's lifestyle. Be sure to ask about the first owners of this property. It has a story to tell!. Short walk to the metro and short ride to Centene.</p> <p><i>Listing Courtesy of Daniel B. Feinberg R.E. Co.,</i></p>								

Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 8 PENDING • Active Under Contract as of 12/5/2019 MLS ID: 19059851								
7100 Delmar Blvd	Residential	8/6	10,239 sq ft	42,815	8/14/2019	\$1,499,000	12/5/2019	\$146
<p>Once in a life time does a home like this enter the market. Historically significant, built in 1912 & listed on the National Historic Register for it's timeless architecture makes this estate truly special. Thoughtfully renovated by the current owner, the home blends classic features of a true Colonial manse monumented in this period w/ all the modern & civilized amenities that are required for today's lifestyle. Centrally located across the street from Lewis Park, walking distance to the International "Loop" & minutes to downtown Clayton make this home's location ideal. Gracious entry foyer w/ grand staircase welcomes you to this magnificent center hall floor plan. Formal drawing room on the east side w/ 3 designated sitting areas, stately formal DR w/ informal dining nook for cozy, smaller suppers. Chef's dream kitchen w/ must-have designer appliances & large island, billard room, main floor laundry, sunroom w/ authentic tile work</p> <p><i>Listing Courtesy of Laura McCarthy- Clayton</i></p>								
 8 PENDING • Pending as of 12/24/2019 MLS ID: 19052898								
7354 Balson Ave	Residential	3/2	2,400 sq ft	4,966	7/13/2019	\$223,000	12/24/2019	\$93
<p>This charming U City home has lots of space to offer. Large great room addition makes this 2400 SQ FT home an awesome place to live within walking distance to Delmar Loop, restaurants, bars and music venues. Also, with 3 bedrooms 1.5 baths this would make an awesome family home. Gorgeous wood floors throughout. Kitchen has been remodeled with granite counter tops, cherry wood cabinets and stainless steel appliances. Family room with fireplace, huge dining room with french doors that lead to the great room with a fireplace. Spiral staircase with wrought iron railing and a beautiful stained glass window that allows for tons of light. Large bedrooms and a walk in master closet. 2 car garage is added bonus in the neighborhood. Partial finished lower level and additional storage space. Seller is providing University City inspection permit. Home is being sold "asis".</p> <p><i>Listing Courtesy of Coldwell Banker Gundaker</i></p>								
 10 PENDING • Pending as of 12/29/2019 MLS ID: 19073665								
7366 Teasdale Ave	Residential	4/2	2,650 sq ft	12,197	10/4/2019	\$524,900	12/29/2019	\$198
<p>Oozing with charm, this stunning, turreted English Tudor in coveted University Hills will entice you. Impressive architectural character including stained and leaded glass windows, oak hardwood floors, wall sconces and more! The spacious main floor boasts a showstopper living room with cathedral ceiling and stone hearth, a graciously-sized, sunlit dining room, a newly renovated cheerful eat-in kitchen that is light and bright, plus two main floor bedrooms, a full bath and a bonus sun room that offers endless possibilities as an office, mudroom, or den. Two more charming bedrooms on the second floor, a second full bathroom plus a secret room in the turret! The lower level offers recreation space and an abundant amount of storage. Move in ready with a large backyard and a two car garage. Conveniently located near public transportation, parks, schools and all that Clayton and University City have to offer!</p> <p><i>Listing Courtesy of Laura McCarthy- Clayton</i></p>								



Distressed Activity: 5


FOR SALE
Foreclosure, Notice of Foreclosure Sale, New, Active: 1/2/2020 **MLS ID: 20000417**
949 Warder Ave

Residential

3/3

1,365 sq
ft

8,581

\$210,900

1/2/2020

1/2/2020

Foreclosure

Brick ranch with two car attached garage; Freshly painted home features hardwood flooring, granite counter tops, stainless appliances, separate dining room, bonus sun-room. The previous finished lower level is still studded out with electric and plumbing, easy to snap back with drywall and flooring to add a rec room, 3rd full bath and egress 4th bedroom. ***Hurry - As-Is sale: Buyer may obtain inspections, but no repairs to be provided by the seller. Pre-Approval letter or Proof of Funds required. Sale addendum and earnest money as certified funds will be required for final acceptance. Earnest money held by the seller's title company. This property is eligible under the Freddie Mac First Look Initiative through 01/22/2020***Seller will not complete any repairs to the subject property, either lender or buyer requested. The property is sold in as is condition.

Listing Courtesy of Hilbert Nation Realty

PENDING
Preforeclosure, Pending as of 12/19/2019 **MLS ID: 19081596**
7301 Trenton Ave

Residential

3/2

1,231 sq
ft

7,754

\$100,000

10/31/2019

10/31/2019

Preforeclosure

HUGE PRICE REDUCTION!!! GREAT SHORT SALE OPPORTUNITY IN DESIRABLE UNIVERSITY CITY AREA. A WONDERFUL HOME JUST WAITING FOR YOU, 7501 TRENTON IS A WELL MAINTAINED 3 BEDROOM 1.5 BATH JEWEL. IT IS A MUST SEE. INVESTORS OR OWNER OCCUPANTS HAVE A CHANCE OF A LIFETIME. DON'T MISS OUT. HOME IS BEING SOLD IN ITS AS-IS CONDITION. SELLER WILL NOT MAKE ANY REPAIRS OR PERFORM ANY INSPECTIONS AND LIEN HOLDER APPROVAL IS REQUIRED.

Listing Courtesy of The Mason Group & Realty Co.

OFF MARKET
Preforeclosure, Notice of Foreclosure Sale **MLS ID: -**
1464 78th St

Single Family

4/2

1,434 sq
ft

5,314





-

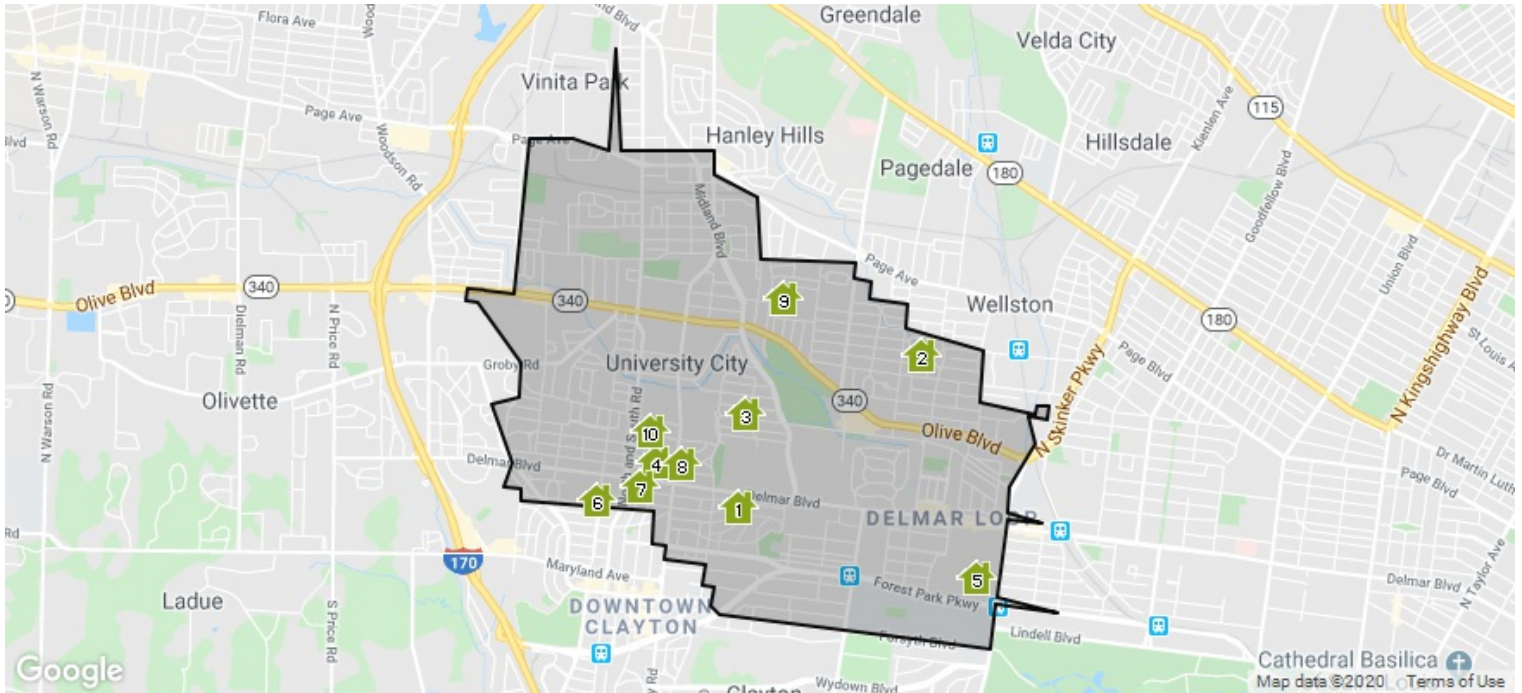
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10/31/2019

Preforeclosure


Distressed Activity: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET	Preforeclosure, Notice of Foreclosure Sale MLS ID: -						
951 Gay Ave	Single Family	3/3	1,491 sq ft	7,362	-	-	10/23/2019	Preforeclosure
-								
	 OFF MARKET	Preforeclosure, Notice of Foreclosure Sale MLS ID: -						
7232 Shaftesbury Ave	Single Family	4/3	2,232 sq ft	6,708	-	-	10/31/2019	Preforeclosure
-								



Recently Sold: 10

Recently Sold: 10



1

RECENTLY SOLD

Sold Date: 1/2/2020, MLS Listing 19084006: 11/19/2019

MLS ID: 19084006

581 Purdue Ave

Residential

4/3

2,542 sq
ft

8,407

1952


1/2/2020

\$515,000

\$203

Stately Mid Century Modern in prestigious University Hills, a highly sought after, gated neighborhood with tree lined streets, sidewalks, and a wonderful sense of community. This solidly built, beautifully maintained 4bed, 2.5 bath home has excellent flow from one area to the next and features expansive windows, hardwood flooring, many built-ins and an impressive amount of storage on each floor. Gourmet eat-in kitchen boasts a large center island, honed granite counters, custom cabinets & top of the line S/S appliances, including a Bosch Dishwasher & a DCS 5 burner cooktop as well as heated Italian slate and limestone floors. French doors lead to a lovely patio and backyard. Both the air conditioner and furnace were replaced in 2018. Prime location w/in walking distance to parks, restaurants and Clayton.

Courtesy of Coldwell Banker Gundaker



2

RECENTLY SOLD

Sold Date: 1/2/2020, MLS Listing 19083908: 11/13/2019

MLS ID: 19083908

1150 Ursula Ave

Residential

3/2

1,248 sq
ft

5,009

1940

1/2/2020





\$130,000

\$104

Welcome to your new home just in time for the holidays! This is a solid and well maintained home located in the desired community of University City. The home has welcoming curb appeal, hardwood floors throughout which makes it ideal for children, pet owners or anybody that deals with allergies. This lovely home offers beautiful granite countertops, all stainless steel appliances which includes the refrigerator, archways which highlight the character of the home, a beautiful tiled fireplace in the Living Room, a nice fenced in yard with a lovely deck for entertaining. The roof is 3 years young and the back gutters have covers for leaf protection. This is a low maintenance home in an established, quiet neighborhood. Home is priced for a quick sell! Come visit today.









Courtesy of Worth Clark Realty

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	8 RECENTLY SOLD • Sold Date: 12/30/2019, MLS Listing 19076778: 10/14/2019 MLS ID: 19076778							
	7311 Balson Ave	Residential	4/2	2,058 sq ft	6,186	1940	12/30/2019	\$225,000 \$109
4 Bedroom and 2 full bathroom home in immaculate move-in condition, within minutes of I-64/170, Downtown Clayton, Washington University's main campus and Forest Park. If you are looking for a main level master bedroom plus abundant living space, this home will excite you. A well sized LR with large windows opens to an equally large DR, the flow is ideal for easy entertaining. Rich wood floors provide a warm backdrop. An impressively large kitchen with abundant cabinet space is ideal for the robust cook and is well suited for informal dining. Direct access to a 3-season sun porch makes outdoor living and entertaining - a pleasure. 2 Bedrooms and 2nd full bathroom on the second level provides additional living space. 2 Car detached garage completes this home. Home has passed the University City House Sale Inspection.								
<i>Courtesy of Berkshire Hathaway Alliance</i>								
	4 RECENTLY SOLD • Sold Date: 12/30/2019, MLS Listing 19066525: 9/18/2019 MLS ID: 19066525							
	7558 Cornell Ave	Residential	3/3	1,472 sq ft	5,140	1925	12/30/2019	\$275,000 \$187
Here is your chance, great new price not to miss! This 3 plus bedrm, 2.5 bath stucco home is ready for you. Freshly painted, new HVAC. Terra Cotta roof, hardwood flooring, and freshly painted. Living room, dining, room and kitchen are open for today's life styles. Kitchen has granite counters, breakfast bar, gas cook top, lots of cabinets and counter space. Back door leads to patio with trellis. Main level den could be office, playroom, or additional bedroom. 2nd floor has owner bedroom suite, closet organizers, large unique bath. Two additional bedrooms with full hall bath. Intercom radio system through out, Landscaped level lot. Approximately 1 mile to downtown Clayton. Great location to enjoy U City Loop, parks, pool, tennis, and Clayton amenities! Easy access to hwy's for commuting to airport and downtown events. Walkability, shops and coffee houses within blocks. Seller will consider helping with closing costs! Seller says make offer!								
<i>Courtesy of Molly O'Brien Homes, LLC</i>								
	5 RECENTLY SOLD • Sold Date: 11/14/2019, MLS Listing 19062434: 8/21/2019 MLS ID: 19062434							
	6301 Waterman Ave	Residential	5/4	2,865 sq ft	7,200	1910	11/14/2019	\$590,000 \$206
RARE FIND !!! This bright 2.5 story UPDATED home includes: elegant double living space when you walk in the door, separate dining room w/custom molding and decorative ceiling; updated butler's pantry w/custom cabinetry and countertops; renovated chef's kitchen w/custom cabinetry, stainless steel appliances, hooded gas range, spacious bedrooms on second floor, full bath and laundry, as well as beautiful office space. The full third floor has additional bedroom space that could also be made into a master suite! Beautiful fenced back yard area includes deck, OVERSIZED DETACHED TWO CAR GARAGE. ADDITIONAL ITEMS INCLUDE: ALL NEW WINDOWS (2019), custom molding throughout, hardwood floors, second floor laundry, full walk out basement, Walking distance of: Forest Park, Zoo, & History Museum; Delmar Loop and Wash U. Just a few blocks walk to Metro. Located in Parkview Historic District, a tree-lined street. MUST SEE!								
<i>Courtesy of Keller Williams Realty Chester</i>								
	6 RECENTLY SOLD • Sold Date: 12/20/2019, MLS Listing 19052856: 7/24/2019 MLS ID: 19052856							
	7801 Lafon Pl	Residential	4/2	2,374 sq ft	10,454	1904	12/20/2019	\$493,000 \$208
This updated historic Lafon home is loaded with character and charm from the exterior to the interior. Built in the 1900's, the current owners have carefully remodeled to incorporate contemporary conveniences while staying true to the integrity of the home. A welcoming living room includes fireplace and leaded glass windows. A dramatic dining room with 3 sides of windows and a beamed ceiling. The gourmet eat-in kitchen, with many upgrades, includes triple glass doors leading to a private newer deck area; perfect for BBQ's or dining alfresco; Spacious master bedroom; Luxurious bathroom feels like you've just arrived at a spa with a walk-in shower, separate tub and heated floors. The office area is another sunny cozy room that could easily be used as a second floor den. The lower level consists of a rec. room and guest bedroom. Located within a short distance from both the Clayton area and The Loop taking advantage of many of the restaurants, retail shops, coffee shops and much more!								
<i>Courtesy of Laura McCarthy- Clayton</i>								

Recently Sold: 10 (cont.)

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	<div> RECENTLY SOLD • Sold Date: 12/19/2019, MLS Listing 19084116: 11/15/2019 MLS ID: 19084116</div>							
7621 Teasdale Ave	Residential	3/2	1,708 sq ft	6,752	1918	12/19/2019	\$350,000	\$205
<p>Dare to find another home as nice as this, for this price, in this location! 7621 Teasdale. Beautiful corner lot on hill overlooking classic University City neighborhood. One block walk to coffee shop, smoothie store, & several great restaurants. Short walk to Clayton. Away from hassle & bustle of Interstates but easily accessible just down Delmar. Solid brick home. Excellent condition. Many upgrades. Modern, extra-large 2 car garage w additional storage space compliments home & enclosed back yard. Front porch large enough for parties. Facing south, offers the warm sun and view. Elegant double door entrance. Remodeled kitchen & breakfast room. Remodeled master suite w laundry fills entire second floor. Separate shower & tub. Spacious bathroom. Two large main floor bedrooms share full bath. Enter home to open floor plan. Bright & inviting. Suits all lifestyles. At \$350,000 a great value. Please come and see this excellent opportunity for living in the center of our beautiful St. Louis.</p> <p><i>Courtesy of Janet McAfee Inc.</i></p>								
	<div> RECENTLY SOLD • Sold Date: 12/20/2019, MLS Listing 19059540: 8/30/2019 MLS ID: 19059540</div>							
7480 Cornell Ave	Residential	4/2	1,896 sq ft	5,009	1934	12/20/2019	\$340,000	\$179
<p>Welcome to Historic living in University City just a half mile from Clayton. This two story charmer is located on quiet street in close proximity to I-70, parks and all the amenities of downtown Clayton. Nicely landscaped yard and covered front porch lead through original solid wood front door. You immediately notice all the historical features such as 3 inch solid hard wood floors through out entire home, tall base boards, arched doorways, ornate crown molding, iron spindles, glass door knobs and stained glass windows. New roof and hot water heater. Large living room with original fireplace opens to private dining room. Kitchen has updated stainless appliances, gas stove, backsplash and solid surface counter. 4 bedrooms upstairs, some with organizer walk in closets, and cooling fans. Partially finished lower level with family room and large laundry leads you to the private cedar fenced backyard with covered deck patio and detached garage. HSA Home warranty for owners piece of mind.</p> <p><i>Courtesy of Keller Williams Realty West</i></p>								
	<div> RECENTLY SOLD • Sold Date: 12/17/2019, MLS Listing 19060458: 8/12/2019 MLS ID: 19060458</div>							
1245 Backer St	Residential	3/2	1,083 sq ft	4,922	1957	12/17/2019	\$94,500	\$87
<p>Back on the market....No fault of the seller.....Buyer failed to perform. Stop by and see this completely renovated 3 bedrooms, 1.5 bathrooms, partially finished walkout basement, fenced in backyard. Off street parking. All new ceiling fans, 6 panel doors, newer windows, updated kitchen, and bathrooms. Move right in!!! New roof 9/6/19. Passed municipality inspection & St. Louis County Inspection.</p> <p><i>Courtesy of Coldwell Banker Gundaker</i></p>								
	<div> RECENTLY SOLD • Sold Date: 12/17/2019, MLS Listing 19064462: 10/18/2019 MLS ID: 19064462</div>							
829 Barkley Sq	Residential	3/3	1,750 sq ft	9,017	1951	12/17/2019	\$305,000	\$174
<p>Impeccable beautifully updated ranch style home with pretty wood floors, a fabulous light-filled open floor plan & a freshly painted interior. The living room, dining room and kitchen all flow seamlessly into one another, creating a wonderful space for casual living and easy entertaining. Large windows and a decorative fireplace contribute to the ambiance of the spacious living room. The den/office has a new laminate floor and opens to a delightful screened in porch. The eat-in kitchen features custom cabinets, stainless steel appliances, granite countertops and a breakfast bar overlooking the dining room. The master bedroom has its own private bathroom with a whirlpool tub/shower combination. A second full bath is shared by the other two bedrooms. The partially finished walkout lower level has a recreation room, half bath, plus lots of storage space. Large front and side yard. Attached 2-car garage. Prime location on a quiet corner lot at Amherst and Barkley Square. Move-in condition!</p> <p><i>Courtesy of Coldwell Banker Gundaker</i></p>								