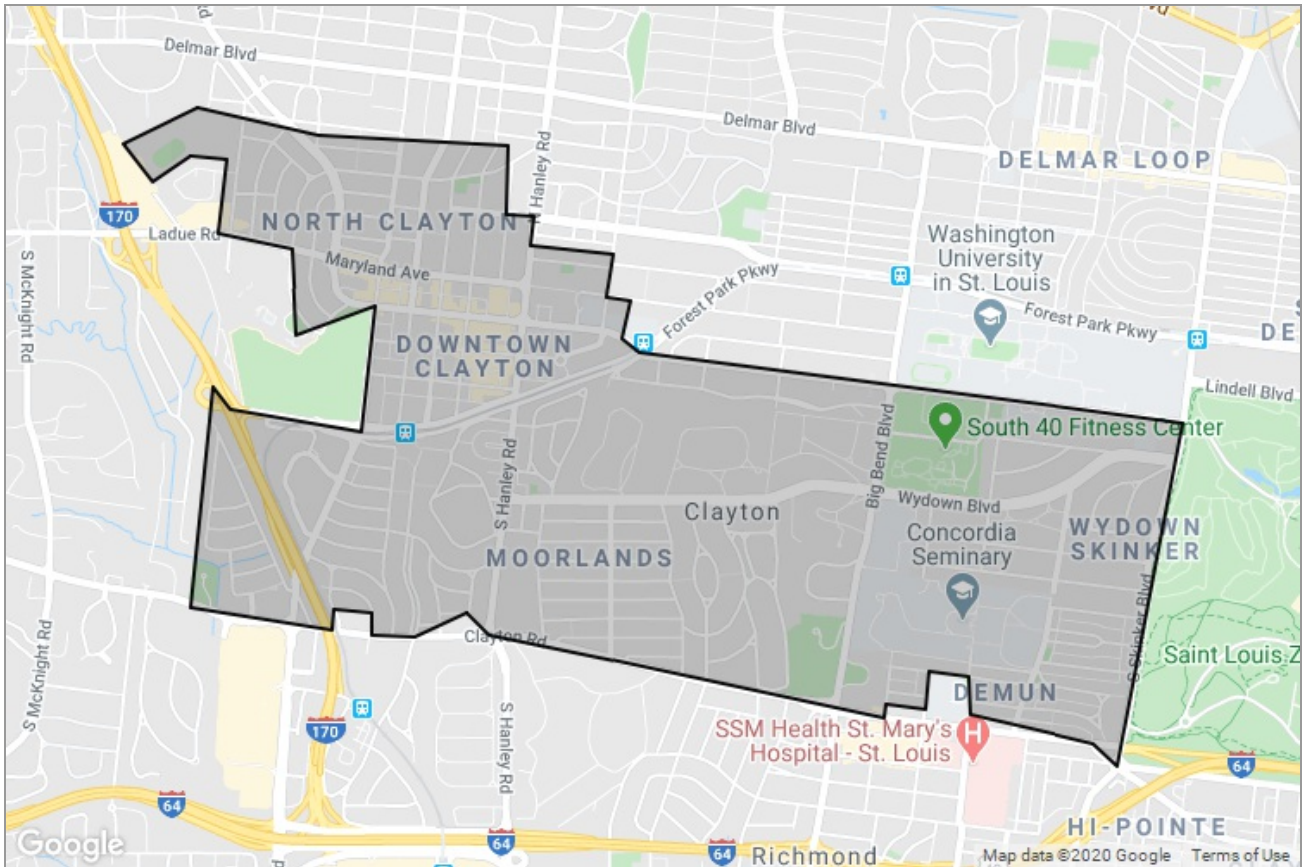


# RE/MAX Results

MARKET ACTIVITY REPORT

## Saint Louis, MO 63105



Presented by

**Scott G Gilbert** | REALTOR®

Missouri Real Estate License: 2014007797

Missouri Appraisal License: 2014007797



Mobile: (314) 406-3536

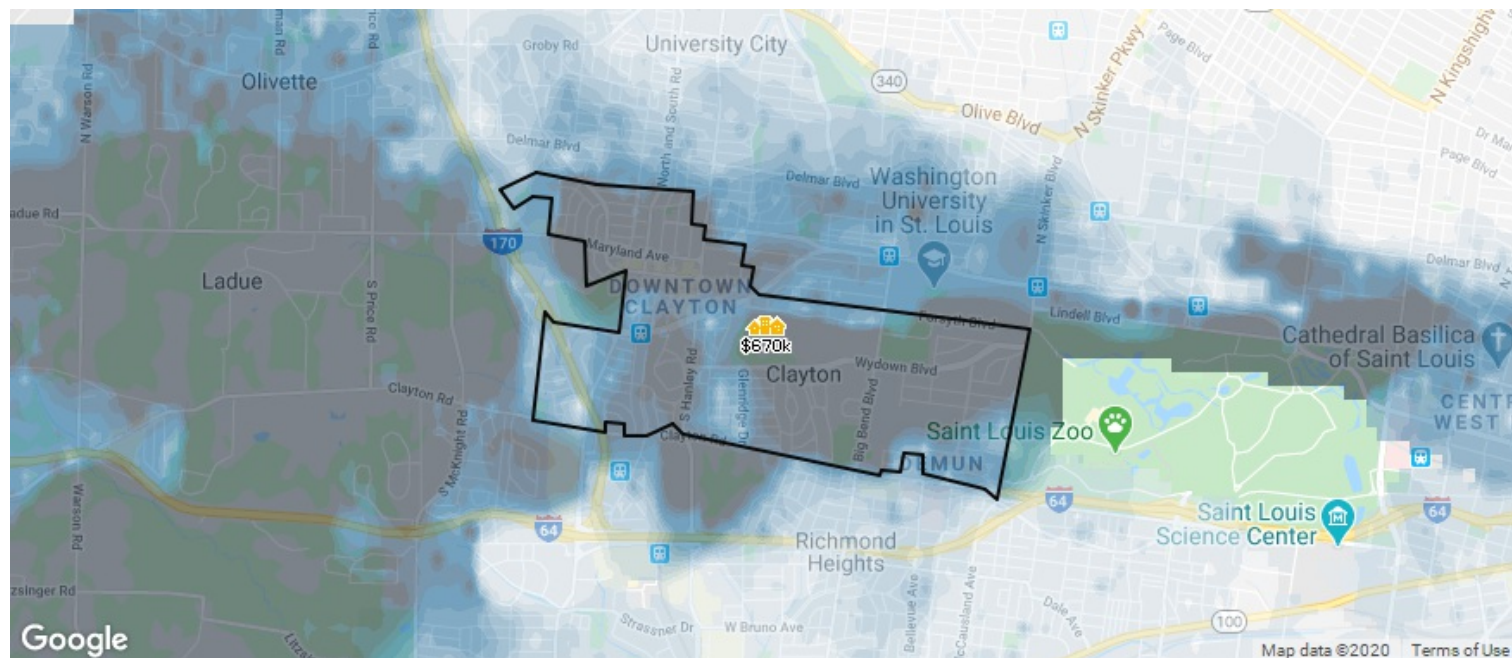
Main: [scott@scottgilbert.com](mailto:scott@scottgilbert.com)

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

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

## Saint Louis, MO 63105

## 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

**\$670K**

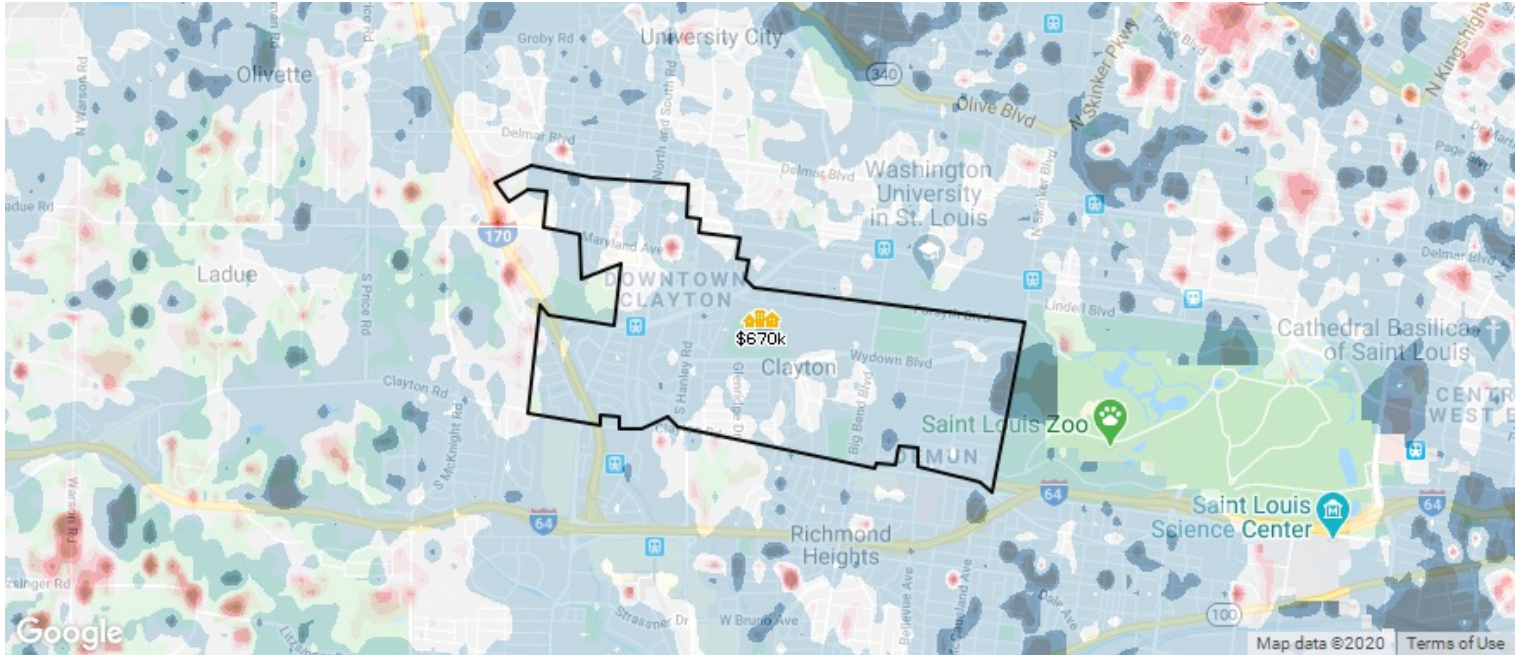
Updated: 1/31/2020

Change Over  
Last Month↑ **0.46%**Change Over  
Last Quarter↑ **0.46%**Change Over  
Last 12 Months↑ **0.74%**Change Over  
Last 24 Months↑ **7.65%**

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 63105

## 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

**\$670K**

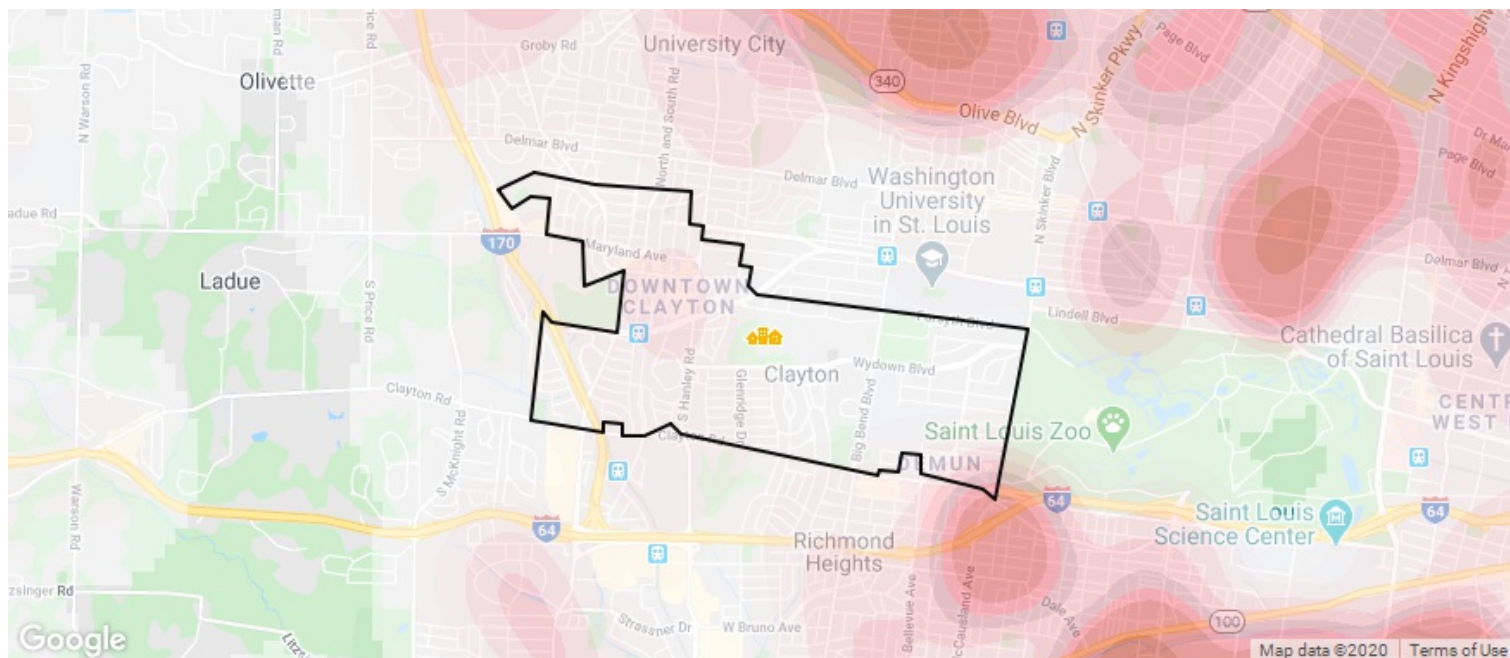
Updated: 1/31/2020

Change Over  
Last 12 Months**↑ 0.74%**Change Over  
Last 24 Months**↑ 7.65%**Change Over  
Last 36 Months**↑ 8.25%**

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 63105

## Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.  
Source(s): MLS data; updated Quarterly.

Total # of  
Distressed Properties

0

Updated: 2/18/2020

# of  
Pre-Foreclosures

0

# of  
Foreclosures

0

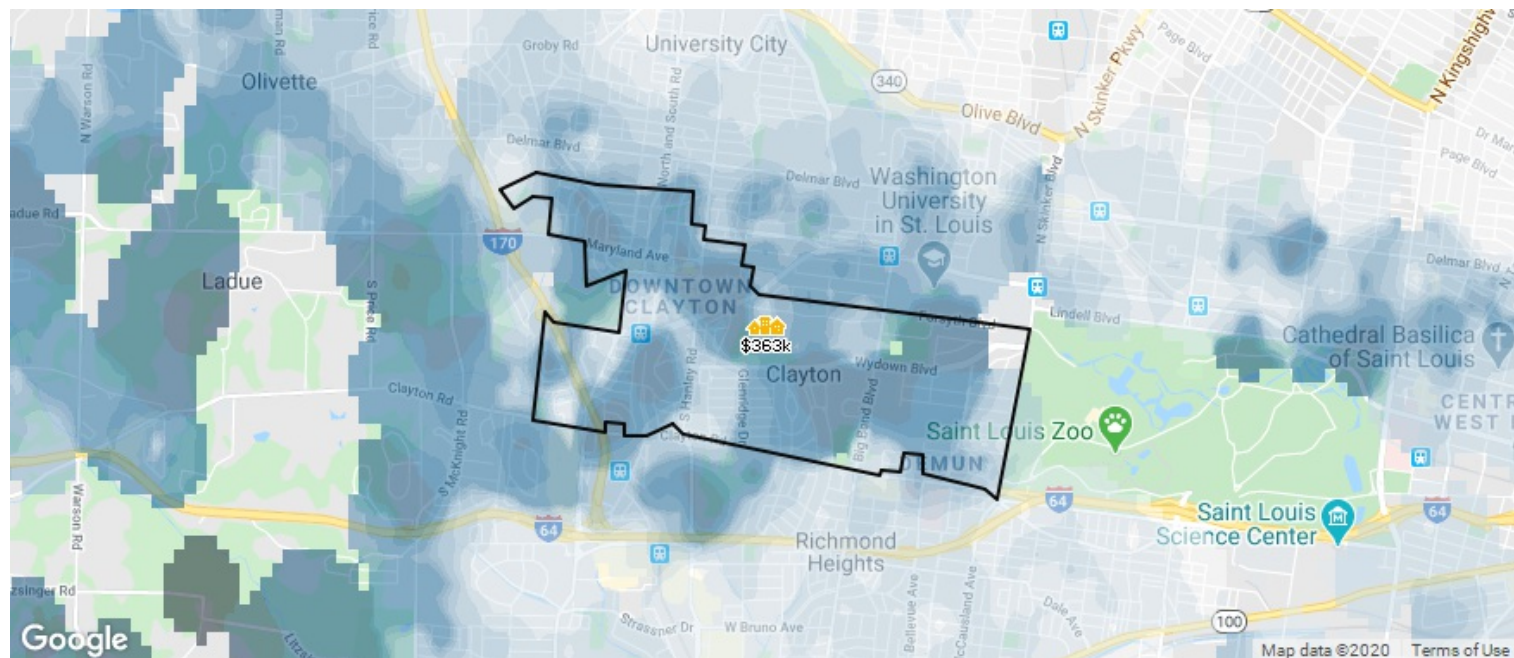
# of  
Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/18/2020.

## Saint Louis, MO 63105

## 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

**\$363K**

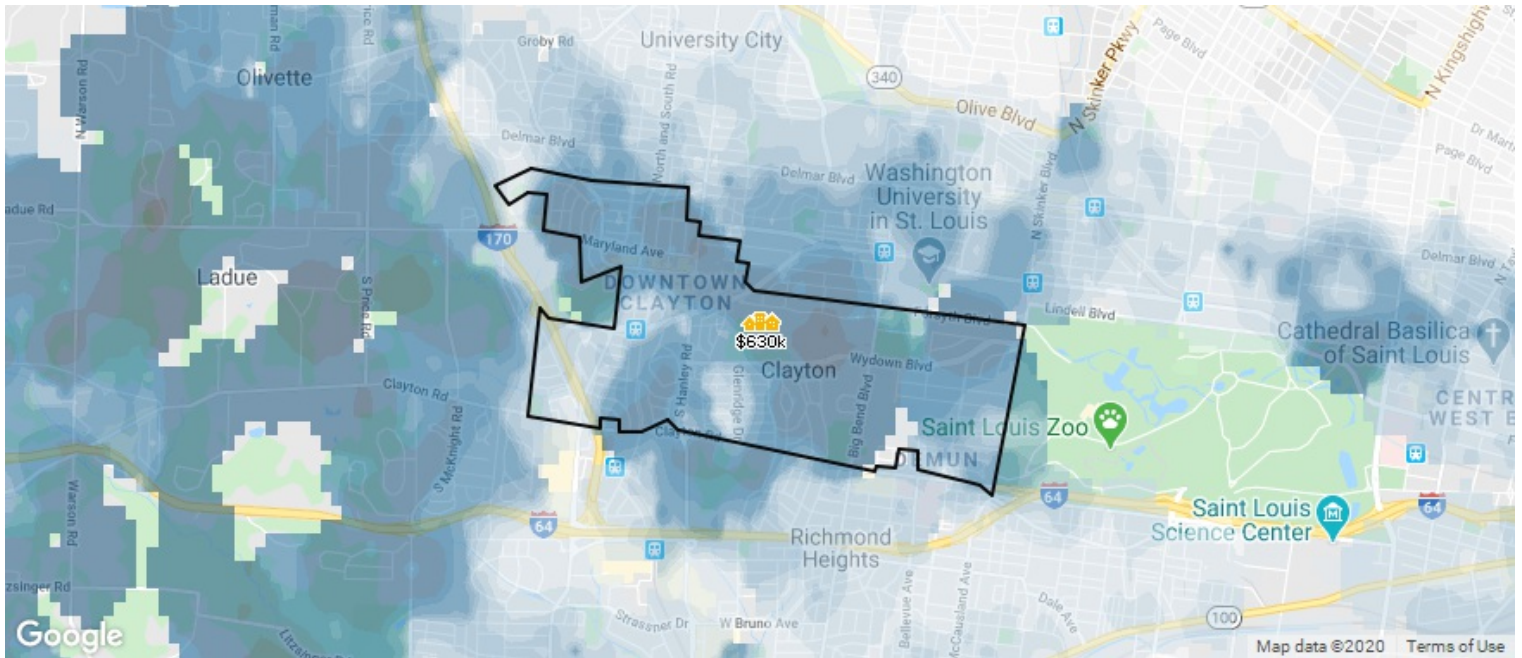
Updated: 1/31/2020

Change Over  
Last Month**↓ 42.29%**Change Over  
Last Quarter**↓ 42.29%**Change Over  
Last 12 Months**↓ 37.41%**Change Over  
Last 24 Months**↓ 24.77%**

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

## Saint Louis, MO 63105

## Market Snapshot: List Price



<\$100k \$500k >\$5m

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

Median List Price

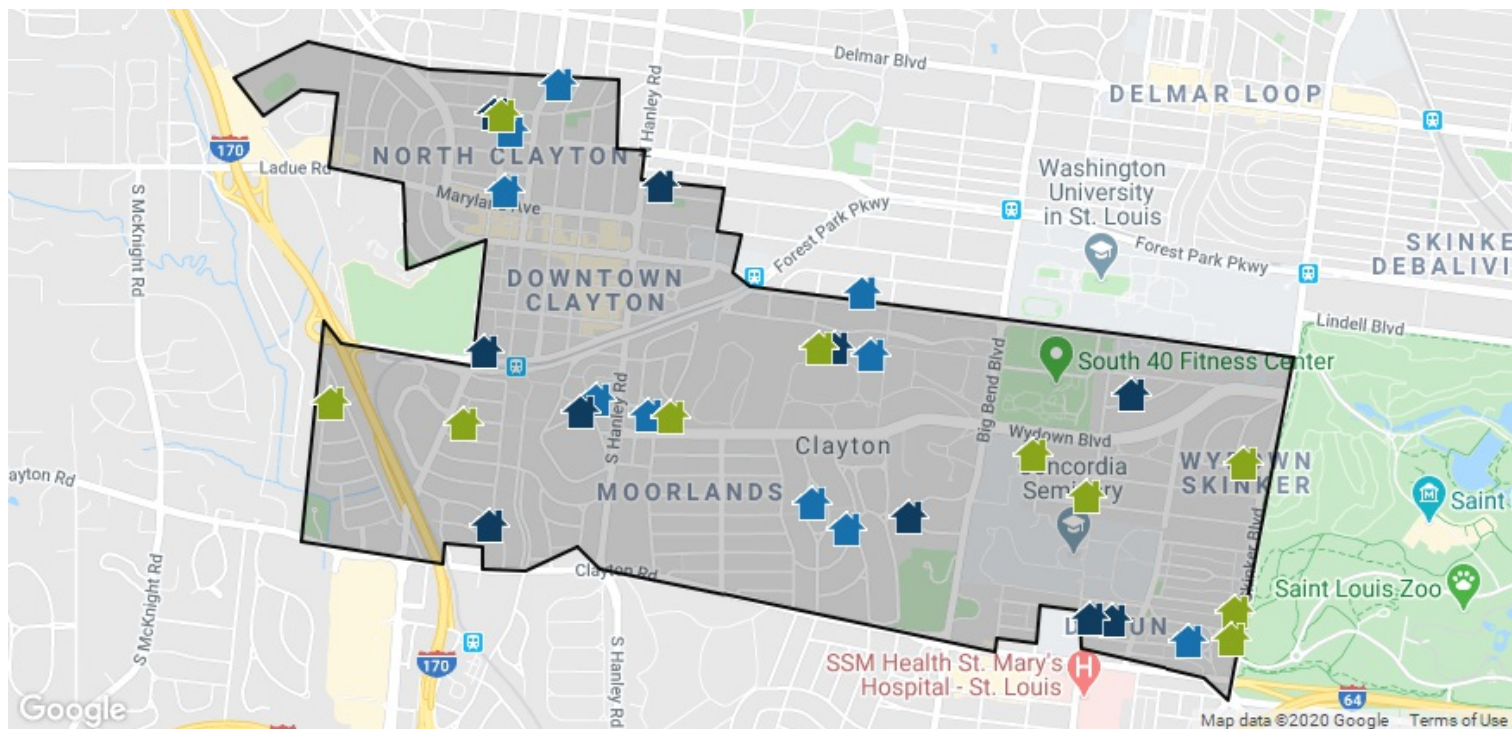
**\$630K**

Updated: 1/31/2020




Change Over  
Last Month**↑ 0.96%**Change Over  
Last Quarter**↑ 0.96%**Change Over  
Last 12 Months**↓ 9.87%**Change Over  
Last 24 Months**↑ 26.14%**

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

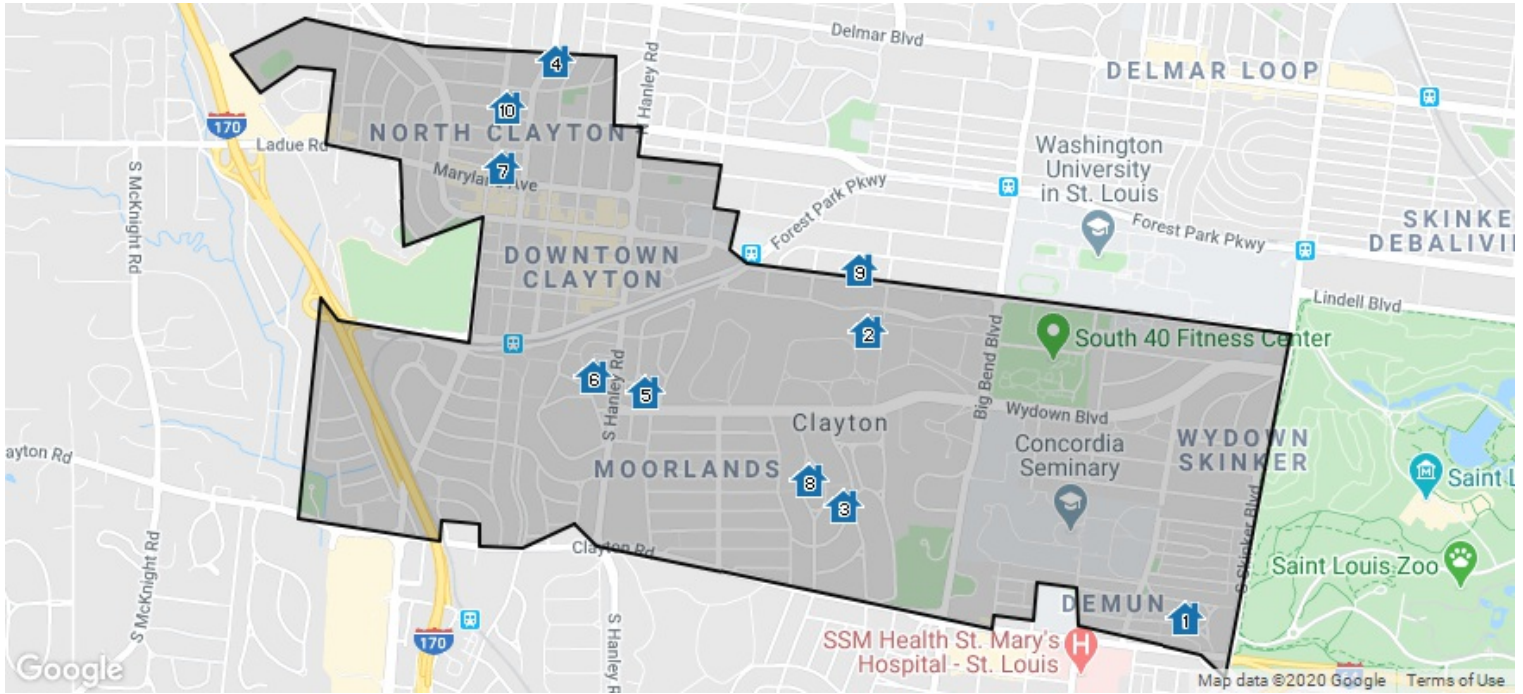
## Market Activity Summary Stats





**Search Criteria** | **Location:** Saint Louis, MO 63105; **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	 Recently Sold
<b>Number of Properties</b>	10	10	10
<b>Low Price / Value</b>	\$479,900	\$309,500	\$345,000
<b>Median Price / Value</b>	\$1,033,500	\$779,950	\$633,844
<b>High Price / Value</b>	\$5,650,000	\$3,199,000	\$1,975,000
<b>Average Price / Sq. Ft.</b>	\$371	\$275	\$271
<b>Median Price / Sq. Ft.</b>	\$355	\$282	\$254
<b>Average Days in RPR</b>	17	126	119
<b>Median Days in RPR</b>	12	130	124
<b>Total Volume</b>	\$14,536,800	\$10,682,200	\$8,568,187

## Saint Louis, MO 63105





## New Listings: 10


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <div> <b>1</b> FOR SALE           <span>Active: 1/24/2020</span> <span>MLS ID: 20004322</span> </div>								
<b>6309 Alamo Ave</b>	Residential	3/2	1,728 sq ft	5,706	1921	1/24/2020	\$479,900	\$278
<p>This charming house in the DeMun area of Clayton is priced to sell! Clayton School District is #14 in Best School Districts in America (Niche.com), Clayton High School is the #1 public high school in Missouri (Niche.com), and Ralph M. Captain Elementary is a Blue Ribbon School. It's nearly impossible to buy a house in this award winning school district for this price. Buy it now, and make it into the home of your dreams! Character &amp; charm abound, with 9ft ceilings and stained glass windows! The 1st floor boasts an open living/dining room, and a spacious kitchen. An addition is possible off the dining room to include a bathroom. The second floor has three spacious bedrooms and a full bath. The basement can be used for a play or game room, or finished into a family room. The second full bathroom is in the basement! There's a two-story deck on the back, overlooking the large fenced-in back yard. Seller providing One Year Home Warranty of America warranty.</p> <p><i>Listing Courtesy of Keller Williams Realty STL</i></p>								
 <div> <b>2</b> FOR SALE           <span>New, Active: 2/11/2020</span> <span>MLS ID: 20008552</span> </div>								
<b>31 Brentmoor Park</b>	Residential	5/11	10,286 sq ft	111,078	1927	2/11/2020	\$5,650,000	\$549
<p>\$350,000 Price Improvement! Listed on the National Registry of Historic Places, this 1927 Maritz &amp; Young masterpiece has been restored to original splendor while evolving into superb modern living. A grand reception hall and sweeping stair rotunda unite inspiring gathering spaces. A timbered living room features leaded glass windows, carved stone fireplace, imposing chandelier and a stained glass sunroom. An exquisite paneled dining room with plaster relief moldings &amp; ornamental gates opens to the wine cellar and bar. A sophisticated library hosts floor to ceiling bookshelves and a fabulous bay window seat. A generous kitchen boasts a La Cornue stove &amp; walnut floors and an expansive family room frames the park-like grounds. Additional amenities include a 2nd floor laundry, 3rd floor family room, lower level screening, billiards, exercise &amp; massage rooms, a carriage house, saltwater pool, stone patios &amp; gazebos, brick &amp; metal fencing, 4 car garage and 2.55 sprawling acres!</p> <p><i>Listing Courtesy of Dielmann Sotheby &amp; #39;s Intl Realty</i></p>								

## New Listings: 10 (cont.)

New Listings: 10 (cont.)







FOR SALE

New, Active: 2/10/2020

MLS ID: 19089358

33 Hillvale Dr

Residential

4/3

3,076 sq ft

11,369

1927


2/10/2020


\$939,900


\$306

Claverach Park has been known as Clayton's finest for generations, and in fact many families have lived in this highly sought neighborhood for generations... Simply put, there is no finer place to call home. Merely a stone's throw from Downtown Clayton, this location is walking distance to some of the finest shopping, restaurants, schools, parks, and cultural institutions anywhere in our metropolitan area. And at the heart of this neighborhood is a house of unparalleled comfort and charm. Large rooms host an open and invigorating floor plan ideal for entertaining or intimate gatherings, with everyone having a private refuge if needed. Updates are both obvious and sublime: contemporary kitchen, newer oversized garage, replaced basement floor and updated systems - A home that permits you to move right in without major projects. Master suite is ample with a tray ceiling and updated, yet still period-appropriate bathroom. Large family room, rare for Clayton, is like those in new homes.

*Listing Courtesy of Dielmann Sotheby's Int'l Realty*







FOR SALE

Active: 1/16/2020

MLS ID: 20002026

334 N Meramec Ave

Residential

4/5

3,058 sq ft

5,663

1994


1/16/2020


\$995,000


\$325

This elegant, single family home has a MAIN FLOOR MASTER SUITE and award-winning garden! If your goal is to live and entertain effortlessly on the main floor, THIS is your DREAM HOME! Gorgeous stained glass doors usher you into a dramatic foyer with custom marble floor. To the right is an intimate living room with fabulous built-ins and double doorway into the large dining room with impressive bay window. To the left, a kitchen with island, breakfast bar, pantry and planning desk is adjacent to the family room overlooking the private patio and garden AND the custom marble floors continue into these rooms. A luxurious master suite, convenient laundry room and powder room complete the main floor. Upstairs you'll find 3 large bedrooms and 2 full baths - one is accessible from 2 bedrooms. Downstairs there are 3 large storage closets, a full bath, 3-car garage plus a large space with a deep pour awaiting your finishing touches. AND this single owner home has always been SMOKE FREE, PET FREE!

*Listing Courtesy of Laura McCarthy- Clayton*







FOR SALE

New, Active: 2/12/2020

MLS ID: 20005815

7622 Walinca Ter

Residential

3/4

2,699 sq ft

10,585

1928


2/12/2020


\$1,068,000


\$396

Resting in popular Wydown Forest is a wonderful family home that offers modern updates and is walkable to shops, restaurants and parks! Elegant, classic details are accented with swanky design elements throughout and generous, open gathering spaces provide for family activities and entertaining in style. The dining room's new built-in cabinetry includes a fold-out secretary, dry bar, storage and seating, allowing for casual living or formal occasions. The kitchen features a breakfast bar island, stone countertops, Subway tiled backsplash and new KitchenAid appliances. A charming sun room unites the two spaces. Upstairs are a sophisticated master suite, two gracious bedrooms and an updated hall bathroom. The lower level is finished and walks out to the backyard, which is level, fenced and walks up to a wonderful Pergola deck - a vogue living in an effortless location!

*Listing Courtesy of Dielmann Sotheby's Int'l Realty*







FOR SALE

New, Active: 2/17/2020

MLS ID: 19089384

1 W Walinca Walk

Residential

4/4

2,992 sq ft

5,314

1992

2/17/2020





\$999,000

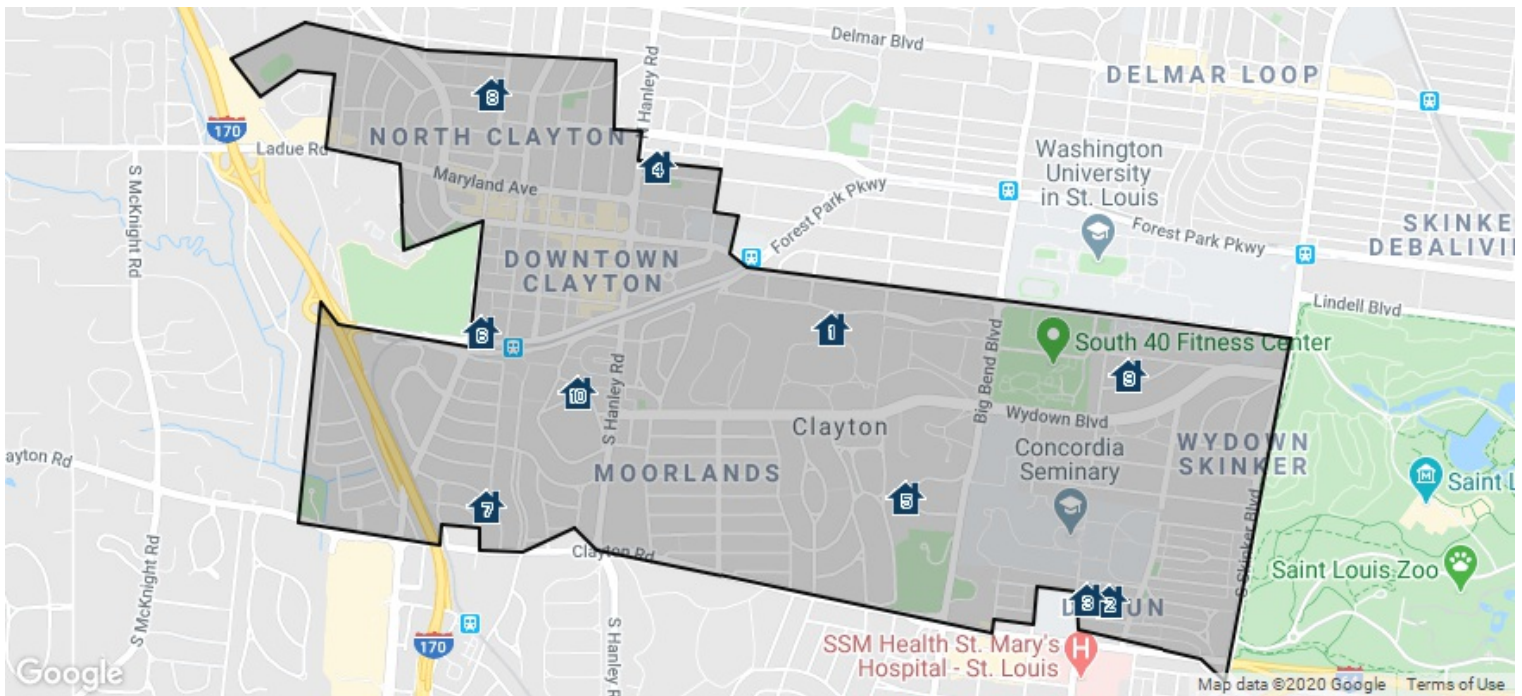
\$334

A rare opportunity for a stunning home in the heart of Clayton. Step inside to the light-filled rooms with oversized windows, 10' ceilings, and gleaming hardwood floors. The open floor plan lends itself to a variety of setups, allowing you to live and entertain as you please. Exceptional outdoor space comprised of both a private deck for entertaining and patio/greenspace for gardening or 4-legged friends. Upstairs you will find a spacious Master Suite with dual walk-in closets and impeccably finished bath with soaking tub, heated floors, and double floating vanity. Two additional bedrooms with direct access bath and a dedicated laundry room complete the second floor. Finished lower level includes a rec room/office, 4th bedroom, and full bathroom. Attached 2 car garage. Walkable to restaurants, shops, and the best of Clayton living! Showings begin at Open House on Sunday, February 23rd 1-3pm.





*Listing Courtesy of Dielmann Sotheby's Int'l Realty*

## 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.
	<b>7</b> <b>FOR SALE</b> • Active: 2/3/2020 MLS ID: 20005774							
	<b>8025 Maryland Ave, Unit 10A</b>	Condominium	3/3	2,870 sq ft	828	2006	2/3/2020	\$1,200,000 \$418
<p>Live in luxury with this Stylish &amp; Elegant 10th floor corner home with views on three sides framed by HUGE windows. Richly appointed with the finest finishes including a gourmet kitchen with Viking appliances, double ovens with warming drawer, granite counter tops, butlers pantry &amp; custom backplash. Relax after a long day in the master suite with luxury bath sporting separate shower &amp; Bain Ultra spa tub! The living/dining room includes a gas fireplace and French doors leading to the covered balcony - perfect for relaxing with a cup of coffee or cocktail as you watch the sunset. 2nd bedroom offers a full private bath along with a 3rd light filled bedroom perfect for an office. Crown molding and wood floors round out this sophisticated home. Maryland Walk includes a fitness center, pool, theater room, rooftop entertaining area, 2 heated garage spaces. Additional amenities include guest suites &amp; 24-hour doorman. All of this is just steps from restaurants, galleries, shops, and more.</p> <p><i>Listing Courtesy of Keller Williams Realty STL</i></p>								
	<b>8</b> <b>FOR SALE</b> • Active: 1/3/2020 MLS ID: 19089675							
	<b>25 Crestwood Dr</b>	Residential	4/4	3,174 sq ft	10,411	1927	1/3/2020	\$885,000 \$279
<p>Opportunity to live in Clayton's Claverach Park subdivision, in an updated home, with over 3,100 square feet of living space. Unparalleled architectural details, throughout, beginning with a richly detailed solid wood front door with historic artistic iron accents, terrazzo flooring, arched doorways, vintage sconce lighting. The Living Room is expansive, created in a European mode with cathedral wood ceiling, suspended beams and six sets of French doors. The kitchen has been updated with modern lighted glass front cabinetry, granite counters, newer appliances, and wood flooring. A comfortable Family room walks out to an expansive patio, constructed in pavers. An addition to the original house created a main level Master Suite, rare for the neighborhood, with organized walk in closet, and luxe master bath. 2nd floor hosts 3 additional bedrooms, full bath, and walk-out access to rooftop terrace. Stylish terracotta roof, with stucco exterior, makes for a architectural showcase.</p> <p><i>Listing Courtesy of Janet McAfee Inc.</i></p>								
	<b>8</b> <b>FOR SALE</b> • New, Active: 2/13/2020 MLS ID: 20007673							
	<b>7237 Forsyth Blvd</b>	Residential	4/5	3,184 sq ft	8,233	2004	2/13/2020	\$1,195,000 \$375
<p>Conveniently located &amp; impeccably maintained, this home will delight buyers. Living room features built in bookcases, gas fireplace &amp; great natural light. Dining room boasts a bow window &amp; very open feel. Kitchen is a chefs delight w/ Viking appliances, multiple ovens, walk in pantry, granite counters, butlers pantry &amp; breakfast bar. Hearth room w/ fireplace &amp; access out to deck. Master bedroom w/walk in closet, &amp; luxurious master bath. 3 more bedrooms, 2 more full baths &amp; washer/dryer complete the 2nd level. Finished walk out lower level is perfect for entertaining with kitchen, bar, home theater, full bath. The yard is begging you to have a party! Gorgeous Pooltron pool w/natural stone &amp; fountain. Sports fans how about a game of hoops on your very own Sportcourt? Other highlights: Pella windows, professional landscaping, irrigation system, Central Vac, alarm. Hard wired for audio, video &amp; lighting system. Walking distance to Clayton, Wash. U, parks, libraries, restaurants, shopping.</p> <p><i>Listing Courtesy of Janet McAfee Inc.</i></p>								
	<b>10</b> <b>FOR SALE</b> • Active: 1/22/2020 MLS ID: 19089832							
	<b>202 N Brentwood Blvd, Apt 1C</b>	Condominium	3/3	2,475 sq ft	1,551	1986	1/22/2020	\$1,125,000 \$455
<p>Curated urban design provides the perfect backdrop for sophisticated living in the heart of Clayton! Remodeled from top to bottom, the home features state-of-the-art kitchen and bathrooms, built-in sound system throughout, two gas fireplaces, two terraces and new mechanical/electrical/plumbing. Classic, inspiring space was created by opening the entertaining areas, allowing the rooms to spread out among the ten-foot ceilings and walls of windows, appointed with vogue accents throughout and resting in an effortless location!</p> <p><i>Listing Courtesy of Dielmann Sotheby's Intl Realty</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.
	 <b>PENDING</b> • Pending as of 2/17/2020	MLS ID: 19041027						
<b>29 Brentmoor Park</b>	Residential	5/8	8,876 sq ft	65,776	6/7/2019	\$3,199,000	2/17/2020	\$360
<p>Reduced \$1,000,000. Phenomenal value in a fully renovated property. Current owners have \$4,500,000 total investment in the home. The \$2,000,000 of improvements from time of purchase took a classic Brentmoor Park property and transformed it in a fully modern estate. #29 encompasses six zones of geothermal heating and cooling, state of the art Savant system to easily make SmartHouse capable. The modern kitchen, hearth and family addition was completed in 2008. Master Bath was completely remodeled in 2017. Landscape is extravagant, with a paver walkway, tropical and exotic plantings, a salt water pool, waterfalls, koi pond, and greenhouse. The home provides highest levels of privacy, elegance and luxury. The Master Bedroom is spacious and provides dual closets. All bedrooms, en-suite. A paver circle drive leads to garage parking for three, in a heated/cooled environment. A custom 5000 bottle wine cellar is designed to replicate a cave. Attached guest apartment, completes the property.</p> <p><i>Listing Courtesy of Janet McAfee Inc.</i></p>								
	 <b>PENDING</b> • Pending as of 2/14/2020	MLS ID: 19068956						
<b>6432 San Bonita Ave</b>	Residential	4/3	2,860 sq ft	5,401	9/13/2019	\$599,900	2/14/2020	\$210
<p>Enjoy living in the beautiful DeMun neighborhood - highlighted by short walks to amazing schools, restaurants, shops, cafes and parks, including Forest Park! This Exquisitely Converted Clayton Duplex boasts 4 bedrooms, 3 full baths, 2800+ sqft of generous living area and is priced to sell!!! Polished hardwoods as you enter into the large living space w/abundant natural light, decorative moldings, fireplace and built-ins. Striking kitchen enhanced by stainless steel apps, vast marble counters w/breakfast bar - open to dining area. Main floor boasts master suite w/private bathroom &amp; walk-in closet, a second full bath and bonus family space. The second level has an additional large living space highlighted by stained glass windows, decorative fireplace, &amp; detailed millwork, along with 3 bdms and a full bath. Let your imagination run wild in the bonus areas - an office, a private gym area or craft space in the room w/sinks. Enjoy beautiful afternoons on the private garden patio!</p> <p><i>Listing Courtesy of Keller Williams Realty STL</i></p>								

## Pending Listings: 10 (cont.)

Pending Listings: 10 (cont.)





Active Under Contract as of 2/17/2020

MLS ID: 19076577

6464 San Bonita Ave

Residential

4/3

2,396 sq ft

5,401

10/14/2019


\$710,000


2/17/2020

\$296

Wonderfully decorated well maintained home in the charming DeMun area of Clayton. Walking distance to parks, Captain Elementary/Wydown Middle Schools, grocery and pharmacy. Originally built in 1919 as two-family. Converted to single family home and fully renovated in 2003. 1st floor has a bright open floor plan. Roomy Kitchen has center island and eat-in area with French doors opening directly to 12x12 screen porch. Maple cabinets, granite counters, stainless steel appliances and ceramic tile backsplash. 1st Floor laundry and Powder Room. 2nd floor features a master suite, with three additional bedrooms and hall bath. Crown molding throughout. Custom window treatments, include plantation shutters, blinds and drapes. Professionally designed and maintained landscaped yards with in-ground sprinkler system. Fenced backyard with gas BBQ port and lovely paver brick patio. Driveway access from both street and alley, with off street parking. Owner/Broker welcomes Agents.

*Listing Courtesy of Donald Gidonsen, Broker*





Active Under Contract as of 2/17/2020

MLS ID: 20008582

7627 Westmoreland Ave

Residential

3/2

2,097 sq ft

8,276

2/11/2020


\$559,900


2/17/2020

\$267

Imagine dinner at one of Clayton's finest restaurants and enjoying a leisurely stroll home afterward. Imagine hosting your friends for a crisp autumn afternoon at the St. Louis Art fair. Imagine walking to your office or the gym on a beautiful spring morning. Imagine the possibilities that await you at 7627 Westmoreland avenue! This ideal location is adjacent to downtown Clayton, right around the corner from Washington University, 15 minutes to the airport or downtown and benefits from easy access to highways that will take you wherever you like! Now imagine what kind of home you will live in here... Will you renovate the charming 1912 cedar shake sided Cape Cod? Will you create your dream home from the ground up? There are so many possibilities with this property, let your imagination run wild! Showings begin Saturday, February 15th, Open house Sunday February 16th 2:00-4:00 in the afternoon. Contracts will be reviewed and accepted the following Monday evening.

*Listing Courtesy of Gladys Manion, Inc.*





Pending as of 1/11/2020

MLS ID: 19067125

16 Southmoor Dr

Residential

7/6

5,318 sq ft

35,153

9/5/2019


\$1,790,000


1/11/2020

\$337

Modern elegance dovetailed w/classic architecture transcending styles & fashion. In a word, Obsession. Set amongst manicured grounds, enjoy peaceful living & warm sense of community. Ideal proximity to restaurants, shops & a selection of premier schools all within walking distance. With over 6000 sq ft of living space, the sweeping staircase draws you into a layout made for entertaining. Interior flows effortlessly from the open living space to beyond the french doors: garden of eden, covered patio to admire views of landscape & deck overlooking tennis court. Sleek glorious kitchen connecting to the great room & creative office. A working elevator plucked out of the 1920's to peruse to the 2nd floor where you'll find laundry room fit for a seamstress & master suite complete with walkin closet & ensuite fit for the Royals-full 3rd floor for more living space along w/ walkout LL w/gym/full bath. Coastal Magazine "beach cottage" carriage house above the 3 car garage spells perfection.

*Listing Courtesy of Dielmann Sotheby's Intl Realty*





Pending as of 2/8/2020

MLS ID: 19047929

250 S Brentwood Blvd, Apt 2H

Co-Op

3/3

1,965 sq ft

1,133

6/27/2019

\$309,500

2/8/2020


\$158


Nestled in the heart of Clayton, this terrific 3 bed/2.5 bath condo offers abundant space in an ideal location! A secure entrance with drop-off + assigned garage parking assure coming home is always a breeze. The open & flowing floorplan greets you with the living room where sliding glass doors walk-out to the elevated private deck with a gorgeous view of the central courtyard with a fountain + a patio area & extensive landscaping. The entire main living spaces feature beautiful hardwood flooring. The space flows naturally from the living room, through the family room & into the spacious formal dining room with wetbar, crown moulding & a sunny box window. The chef in you will adore the wonderful eat-in kitchen boasting ample custom cabinetry, butler pantry, stainless appliances & gleaming granite counters. Retire in comfort to the spacious master suite offering his & hers closets (1 is a walkin) + an adjacent sitting room & private full bathroom. Treat yourself with an Appt Today!


*Listing Courtesy of Keller Williams Realty Chester*


## 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 2/7/2020 MLS ID: 20005640							
899 S Meramec Ave	Residential	4/4	2,652 sq ft	7,623	2/6/2020	\$849,900	2/7/2020 \$320
<p>Available Friday, February 7. This updated Davis Place home is a must see! Charming front porch entry leads to a main floor with large dining room, updated kitchen with stainless steel appliances and center island, a generously sized living room and a family room which can be entered from either the living room or the kitchen. Upstairs you will find a large master suite with spacious closets and a luxury bath with double vanity, separate soaking tub and custom shower. Three more spacious bedrooms and a renovated bath off the hall complete the second floor. Finished lower level offers another full bath plus a recreation room. Two-car attached garage plus a pretty backyard. Meramec Elementary School, Shaw Park, downtown Clayton, shopping and dining are all just footsteps away. This is the Clayton 4-bedroom home you have been waiting for!</p> <p>Listing Courtesy of Laura McCarthy- Clayton</p>							




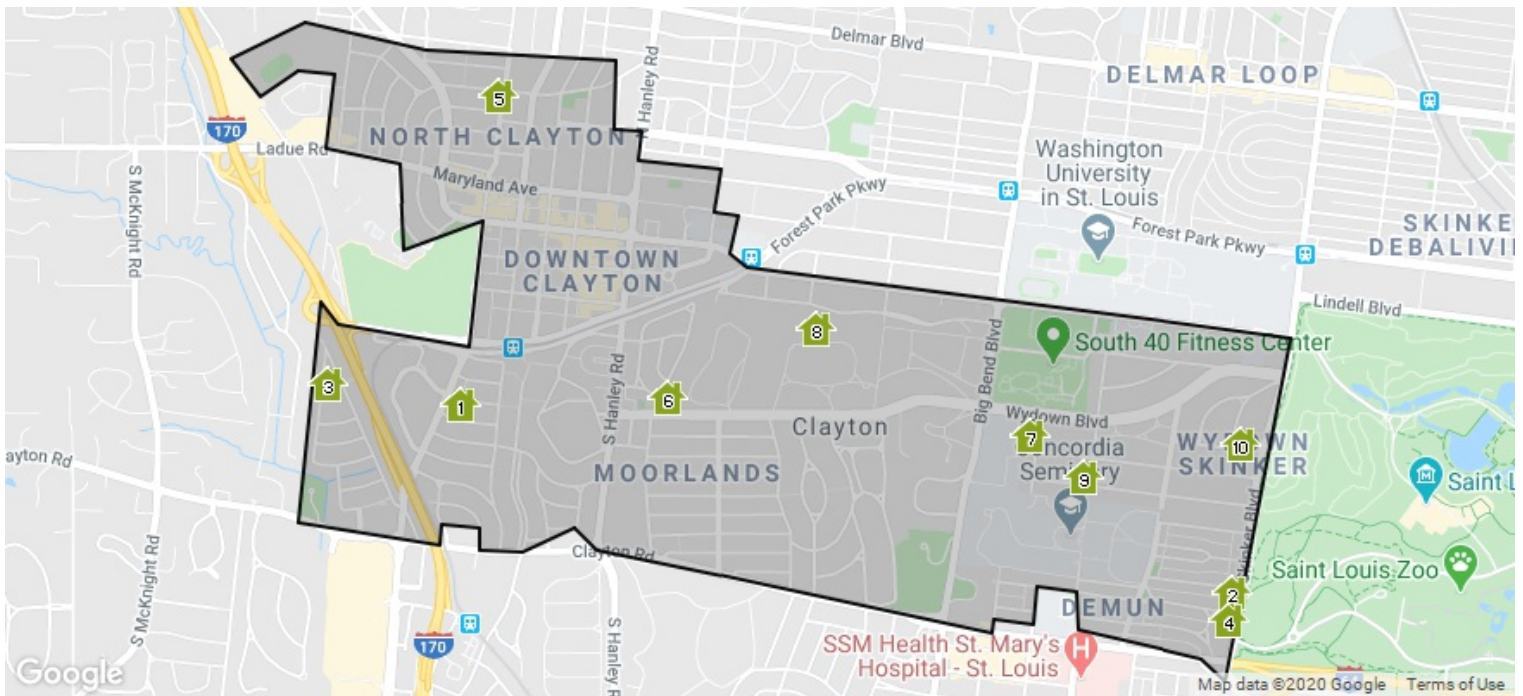
Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 Active Under Contract as of 1/21/2020 MLS ID: 19082622							
8108 Kingsbury Blvd	Residential	3/4	2,428 sq ft	6,011	11/7/2019	\$619,000	1/21/2020 \$255
<p>Opportunity comes knocking...Located in popular Clayton Gardens this 2 story center hall floor plan home and a chance to make this home yours. Current square footage is 2428. Classic center hall plan on the main level with an inviting formal living room with a fire place, separate dining rm that connects to the kitchen. A family rm addition was added to the back of the home in the mid 90's with taller ceilings, a fire place and wet bar and opens to the deck. Upstairs there 3 nice size bedrooms and 2 hall full baths. A partially finished basement w a fireplace, a half bath, plenty of storage in unfinished area, 2 car detached garage, laundry hook ups in the lower level, some hardwood floors. This is in the heart of Clayton Gardens neighborhood. Desirable Clayton schools, just 3 blocks to Clayton business district, restaurants, and boutiques. Home is being sold As-Is and seller will do no repairs.</p> <p>Listing Courtesy of Janet McAfee Inc.</p>							







Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 Active Under Contract as of 1/8/2020 MLS ID: 19075775							
6447 Cecil Ave	Residential	6/5	4,003 sq ft	16,117	10/9/2019	\$895,000	1/8/2020 \$224
<p>Great opportunity to live on one of Clayton's finest streets..Cecil! This wonderful three-story home includes 6 bedrooms (2 on the third floor) and 4.5 baths, a detached studio and sunny light-filled rooms. A large wood-burning fireplace is a central feature in the living room. The family room has two walls-of-windows opening out to the large deck and wooded yard. This is your chance to put your own mark on this special house and make it the home of your dreams!</p> <p>Listing Courtesy of Janet McAfee Inc.</p>							








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 12/17/2019 MLS ID: 19088207							
711 Middle Polo Dr	Residential	5/5	3,526 sq ft	10,106	12/13/2019	\$1,150,000	12/17/2019 \$326
<p>Looking for the best of both worlds? Look no further...this historic Maritz, Young &amp; Dusard home has been completely renovated from top to bottom. You'll find stunning archways &amp; historic millwork mixed with top of the line modern day amenities. Chef's kitchen and dining space are perfect for large gathering or intimate dinner. Graciously sized living room has French doors which open to the outdoor living space. Four bedrooms and two updated Jack &amp; Jill bathrooms complete the second level. Newly added 3rd floor boasts a stunning, private master suite with sitting area, luxury bath and laundry (or use the original 2nd floor master). The finished lower level has endless possibilities with full bath, wood burning fireplace and laundry. To top it off, the rear yard offers a covered porch, fire pit and a two car garage. Located in the coveted "Polo" neighborhood, you are within walking distance to restaurants, shops, schools and parks. Hot tub, patio beer cooler, and Sonos system excluded.</p> <p>Listing Courtesy of Laura McCarthy- Clayton</p>							



## Recently Sold: 10


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 1 <b>RECENTLY SOLD</b> • Sold Date: 2/10/2020, MLS Listing 19087063: 12/4/2019 MLS ID: 19087063								
 <b>8036 Orlando Dr</b>	Residential	3/3	1,848 sq ft	8,146	1958	2/10/2020	\$547,000	\$296
<p>Coveted Davis Place in Clayton is the location of this outstanding property. Neighborhood offers sidewalks, award-winning elementary school &amp; walkability to the best restaurants and shops. Quality construction is found throughout this home. You are greeted by a bright foyer with coat closet. Formal entertaining is complete with the lovely sunlit dining room which abuts the gracious living room with hardwood floors and neutral décor. Adjoining the living room is the family room with fireplace &amp; exterior access to private brick patio. The updated kitchen boasts custom cabinetry, granite counters, quality appliances and eat-in table area. 2nd floor master bedroom ensuite with walk in closet. Two additional bedrooms share an updated full bath. Lower level is open, spacious and ready for additional build out. The two car garage has alley access and adjoins an additional parking spot. Private yard behind the secluded patio provides the perfect spot for a swing set or soccer game.</p> <p><i>Courtesy of Janet McAfee Inc.</i></p>								
 2 <b>RECENTLY SOLD</b> • Sold Date: 1/31/2020, MLS Listing 19037514: 5/20/2019 MLS ID: 19037514								
 <b>801 S Skinker Blvd, Apt 5B</b>	Other	3/2	1,709 sq ft	—	—	1/31/2020	\$363,000	\$212
<p>Please note, this is a co-operative, not a condo. HOA includes all monthly/yearly expenses except for cable bill and electricity. The HOA includes your property taxes and all related expenses like the 24/7 services, handy man repair and help services and many more amenities. 801 S. Skinker is one of the top 3 high rise buildings in St. Louis with extraordinary front views overlooking our beautiful Forest Park and the glorious Cass Gilbert designed Art Museum. This is a rare opportunity and a location in the center of everything that is St. Louis. Please come and see. By appointment only.</p> <p><i>Courtesy of Janet McAfee Inc.</i></p>								

## 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.
	<b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 1/30/2020, MLS Listing 19079950: 10/30/2019 MLS ID: 19079950							
	640 Langton Dr	Residential	3/2	1,450 sq ft	9,627	1956	1/30/2020	\$345,000 \$238
Traditional 4 sided brick ranch in a conveniently located Clayton neighborhood. Pride of ownership shows through out this three bedroom, 1450 square foot home, with built in bookcases and hardwood flooring through out. The large two car wrap around garage has plenty of space for two cars plus your yard implements. The level backyard is perfect for kids, pets, and entertainment. Schedule your showing today!								
<i>Courtesy of Coldwell Banker Premier Group</i>								
	<b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 1/28/2020, MLS Listing 19059917: 8/15/2019 MLS ID: 19059917							
	911 S Skinker Blvd	Residential	4/3	2,184 sq ft	6,229	1925	1/28/2020	\$443,000 \$203
Overlooking Forest Park and one of the most famous Boulevards in St. Louis, this grand historical home is awaiting your personal touch! A blank canvas or a move-in ready home, depending on what you prefer, this 3 bedroom and 2 bath home is complete with wood floors, special historical woodwork, and stained glass windows. The original white glass tile on the kitchen walls is stunning. This home is very well cared for. Fall in love with the beautiful gardens and landscaping. Priced aggressively to sell, you don't want to miss the opportunity to own this grand charmer! Welcome to your grand historic home!								
<i>Courtesy of Better Homes and Gardens Real</i>								
	<b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 1/24/2020, MLS Listing 19062733: 8/22/2019 MLS ID: 19062733							
	8100 Kingsbury Blvd	Residential	4/4	3,125 sq ft	6,621	1952	1/24/2020	\$1,337,500 \$428
Exceptional NEW price for this amazing 2 sty Clayton Gardens home, just a brief walk to Clayton's finest restaurants, park, shops & grocery. You'll feel very welcomed into this 4 bed, 3 full & 2 half ba home w/over 3,145 sq. ft. The original home was given a major remodel in 2003 & new energy with a main level-lower level-2 car garage addition. This main floor hearth/breakfast/kitchen is cheerfully bright with floor to ceiling window elevations, drawing in an abundance of natural light. Also on the first is the Featured luxurious main floor master suite. The current owners added a "Signature" outdoor living space off the hearth room. This space features a 28 ft vaulted wood plank ceiling, beams, ceiling fan, built-in speakers, windows w/plantation shutters, wide plank wood floors, a fl to ceiling stone wall w/a gas fp & mounted flat screen. The 2 south elevation openings are accented w/roll down designer shades. When opened, the space over looks the stone patio and the Clayton skyline.								
<i>Courtesy of Janet McAfee Inc.</i>								
	<b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 1/17/2020, MLS Listing 19023282: 4/4/2019 MLS ID: 19023282							
	474 Edgewood Dr	Residential	3/3	2,655 sq ft	9,975	1927	1/17/2020	\$625,000 \$235
HUGE PRICE REDUCTION! DONT MISS THIS!! OPEN HOUSE SUNDAY 10/20 1pm - 3pm. Who wants to live in Wydown Forest, one of the best neighborhoods in Clayton School District? Perfect for you, we have a VERY MOTIVATED SELLER. This single family 2-story home is in a perfect location & large lot! 1st floor features a very spacious & open floor plan bringing in so much natural light. Wood-burning fireplace in the living room w/ beautiful built-in bookcases. It's perfect for entertaining. Enjoy the screened-in back porch, overlooking the large, level, private backyard. Master w/updated bath upstairs. Two additional bedrooms & full bath complete the 2nd level. Basement is finished w/ TV/Rec room. Attached, 2-car garage w/additional parking in back! New HVAC (2018), new concrete steps & front porch, & newer insulated windows. You can't beat the location off Wydown w/the area's best restaurants. Close to schools, public transit, coffee shops, shopping, & everything that makes Clayton so desirable!								
<i>Courtesy of Keller Williams Realty STL</i>								
	<b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 1/8/2020, MLS Listing 20000302: 1/8/2020 MLS ID: 20000302							
	31 Dartford Ave	Residential	4/3	2,897 sq ft	7,492	1917	1/8/2020	\$642,687 \$222
<i>Courtesy of Dielmann Sotheby's Intl Realty</i>								

## Recently Sold: 10 (cont.)

Recently Sold: 10 (cont.)



8

RECENTLY SOLD

Sold Date: 12/31/2019, MLS Listing 19089357: 12/31/2019

MLS ID: 19089357

28 Brentmoor Park

Residential

6/6

7,055 sq  
ft

80,150

1930


12/31/2019

\$1,975,000

\$280

Sold off-market. Enter for comp purposes only. Home appraised. Well cared for home with several upgrades. Buyer plans cosmetic updating. Remarkable home with significant architectural elements.

Courtesy of Dielmann Sotheby's Intl Realty



9

RECENTLY SOLD

Sold Date: 12/31/2019, MLS Listing 19082985: 12/31/2019

MLS ID: 19082985

83 Arundel Pl

Residential

4/4

4,008 sq  
ft

15,856

1919


12/31/2019

\$1,300,000

\$324

Love at first sight is such an adrenaline rush and at it's best when it turns into a love of a lifetime. This will be your adored refuge, your castle, your perfect place to call home. The current owners are likely the world's most meticulous stewards and this care translates into a home in move in condition and the highest standards of finish and product. Situated on a near double lot this home rivals those of Ellenwood or Claverach Park without the higher price. Walking distance to Captain Elementary, Wydown Middle School, DeMun village shops and restaurants, Forest and Concordia Parks and Washington University. The main level is a showplace worthy of Architectural Digest. A sun filled and open floor plan. Every room an architectural gem. The 2nd floor with 4 bedrooms and a laundry room is crowned with a lavish master suite with sitting room/office. Just completed lower level with full guest bath offers direct access to patios and attached garage. Planned Spring launch but sold prior.

Courtesy of Dielmann Sotheby's Intl Realty



10

RECENTLY SOLD

Sold Date: 12/30/2019, MLS Listing 19053190: 7/15/2019

MLS ID: 19053190

6229 Fauquier Dr

Residential

4/5

3,658 sq  
ft

13,852

1929

12/30/2019

\$990,000

\$271

Suitable for a Noble by title or a noble person with a penchant for world class architecture. Saint Louis City's most sought after address! These homes west of Forest Park (literally 50 yards away) consistently sell for the highest dollar per square foot of any St. Louis City community. Literally move in ready having had a near total gut renovation. Almost all of the major systems, baths, kitchen, hardwoods, basement, driveway and garage interior, HVAC are new (from 2015-present). A fortune spent on patios, courtyards and landscaping that surround the home and double the living space by allowing each first floor interior room to offer exterior living as well. This is as close to new construction as one can find whilst still being an Old World Manse of character. Master suite with exceptional bath offers a Juliet terrace overlooking the grand hall. A stone's throw from DeMun village shops and chic restaurants. A mere stroll to Washington University. Immediate access to BJC and Cortex.

Courtesy of Dielmann Sotheby's Intl Realty

## 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.



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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 and RealtyTrac.
- **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.

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