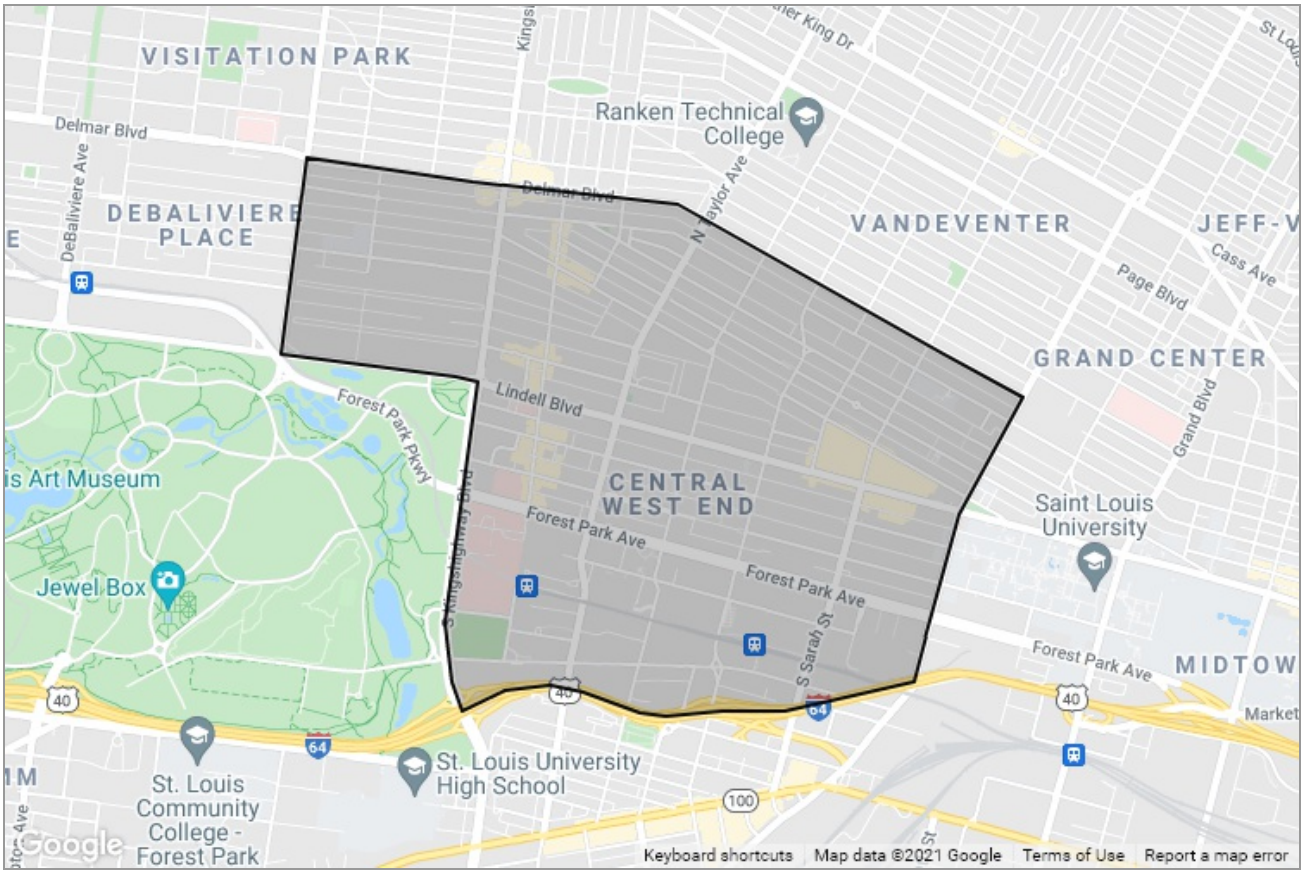
platinum realty

MARKET ACTIVITY REPORT

Central West End in St. Louis, MO



Presented by

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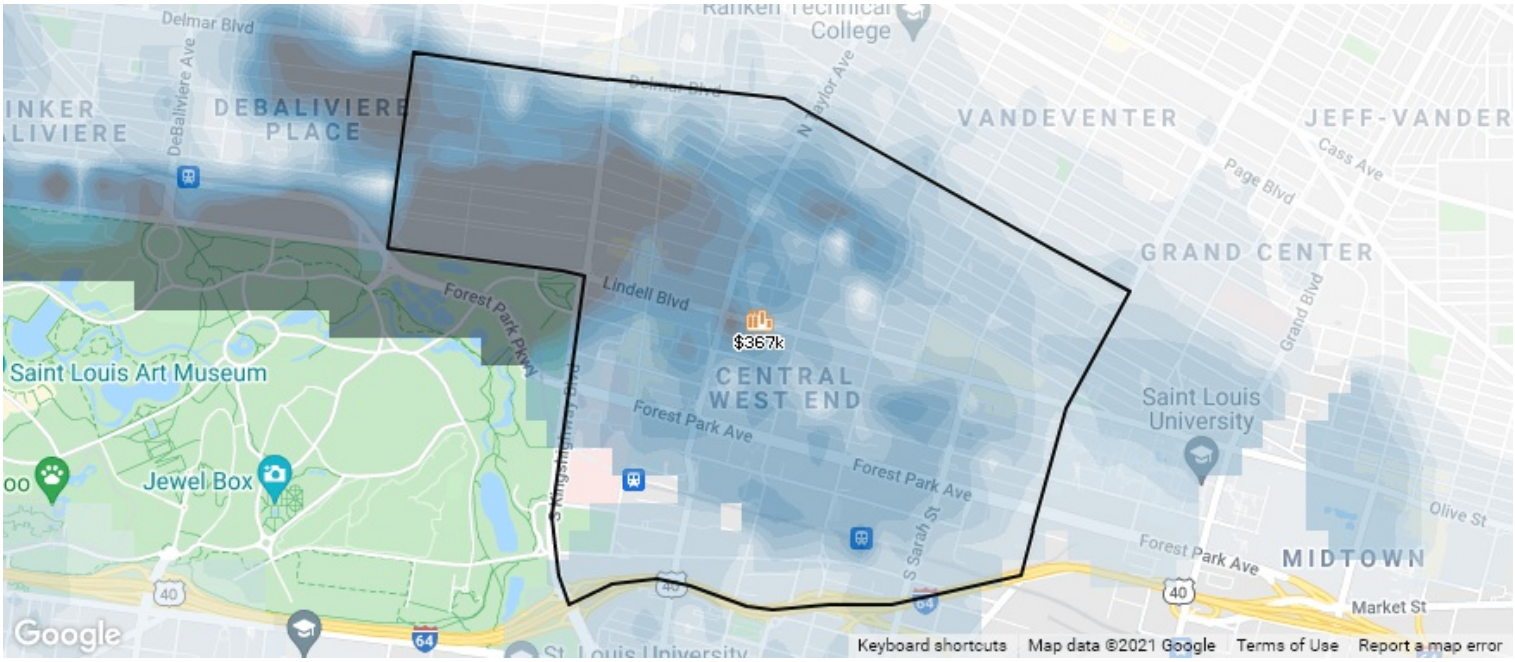
Central West End in St. Louis, MO

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	Change Over Last Month	Change Over Last Quarter	Change Over Last 24 Months
$367K	**0.44%**	**2.29%**	**9.3%**
Updated: 9/30/2021			

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

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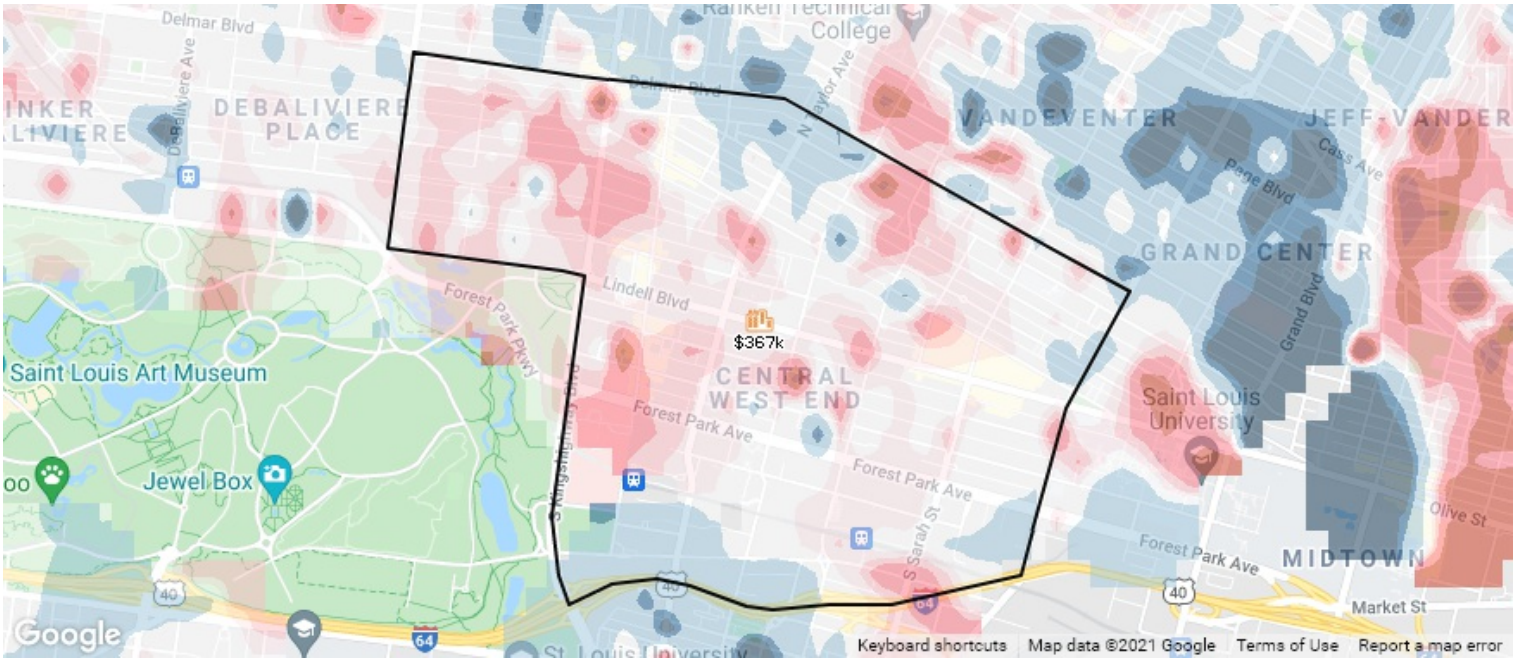
Central West End in St. Louis, MO

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	Change Over Last 24 Months	Change Over Last 36 Months
$367K	**9.3%**	**24%**
Updated: 9/30/2021		

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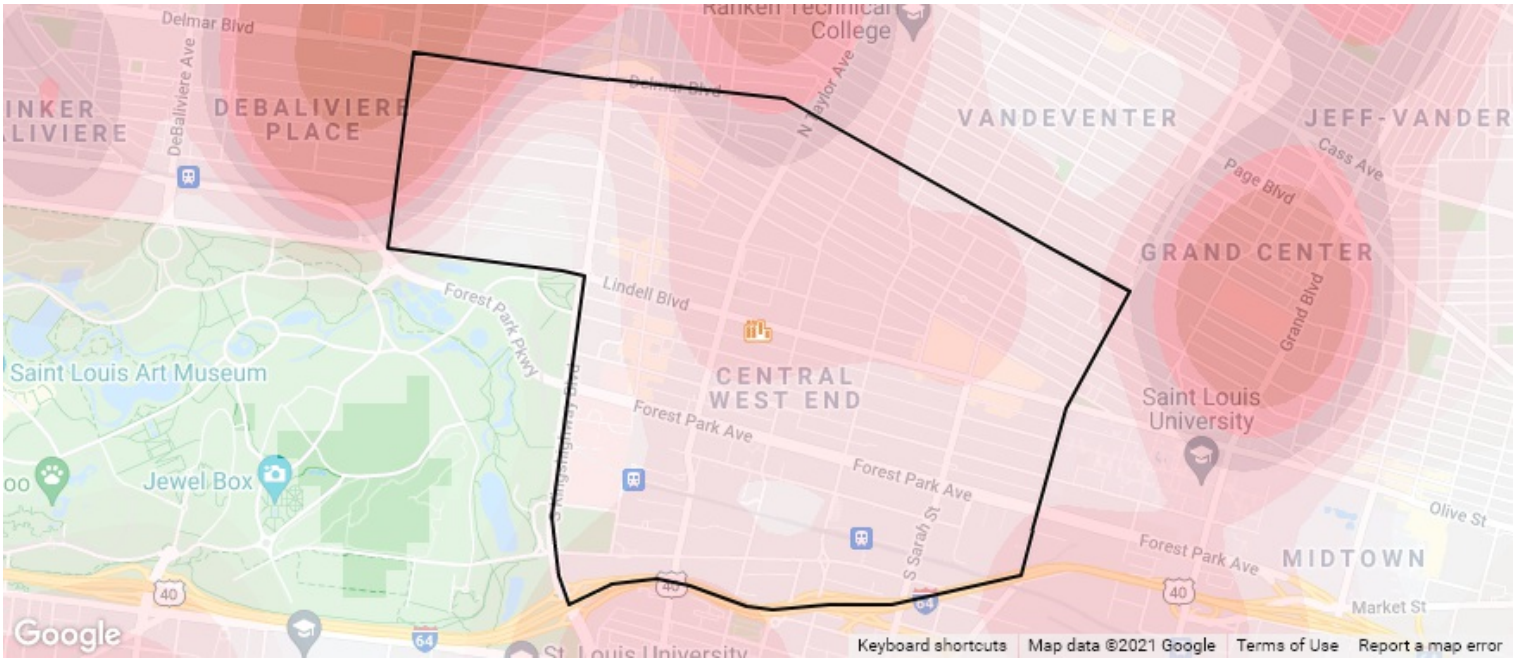
Central West End in St. Louis, MO

Market Snapshot: Concentration of Distressed Properties



Low — High

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	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
6	**0**	**2**	**4**
Updated: 10/19/2021			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 10/19/2021.*

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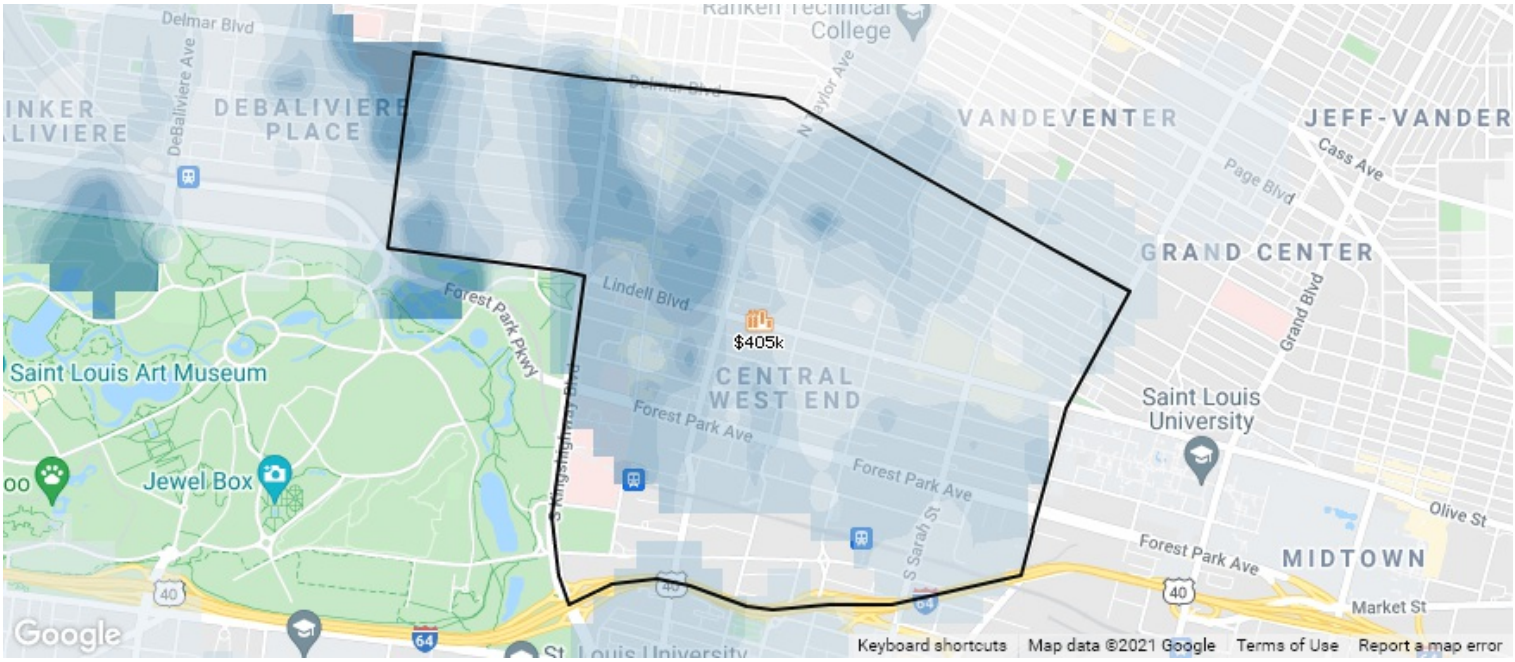
Central West End in St. Louis, MO

Market Snapshot: Sales Price



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

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$405K	↑ **27.56%**	↑ **28.57%**	↑ **42.11%**	↑ **37.57%**
Updated: 9/30/2021				

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

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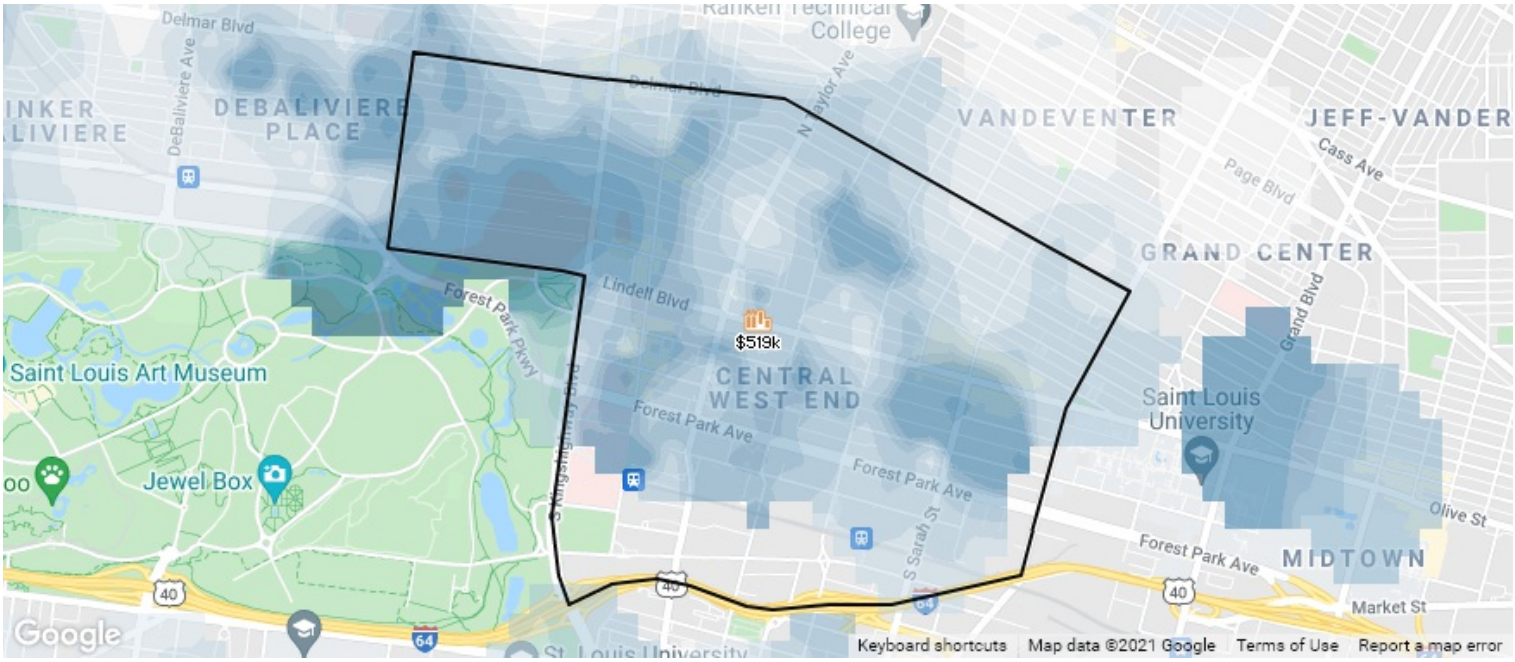
Central West End in St. Louis, MO

Market Snapshot: List Price



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	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$519K	↑ **3.81%**	↑ **21.82%**	↑ **20.97%**	↑ **33.92%**
Updated: 9/30/2021				

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

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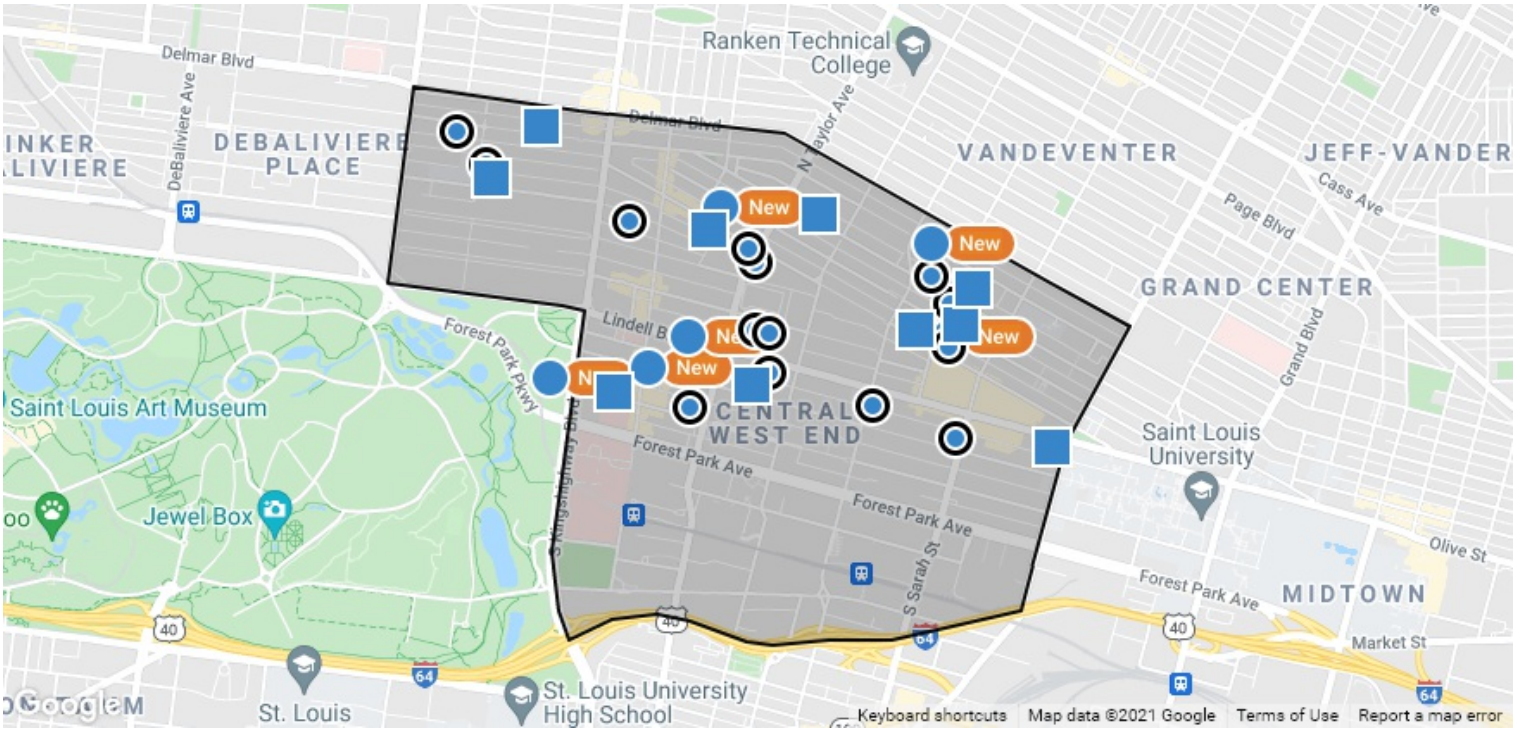
Market Activity Summary Stats



Search Criteria

Location: Central West End in St. Louis, MO; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, 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:** Date

	New Listings	Pending	Closed
Number of Properties	10	10	10
Low Price / Value	$140,000	$182,500	$178,000
Median Price / Value	$302,000	$549,450	$502,000
High Price / Value	$589,000	$1,225,000	$1,225,000
Average Price / Sq. Ft.	$189	$199	$165
Median Price / Sq. Ft.	$182	$196	$149
Average Days in RPR	17	148	101
Median Days in RPR	6	77	53
Total Volume	$3,350,799	$5,698,300	$5,310,300

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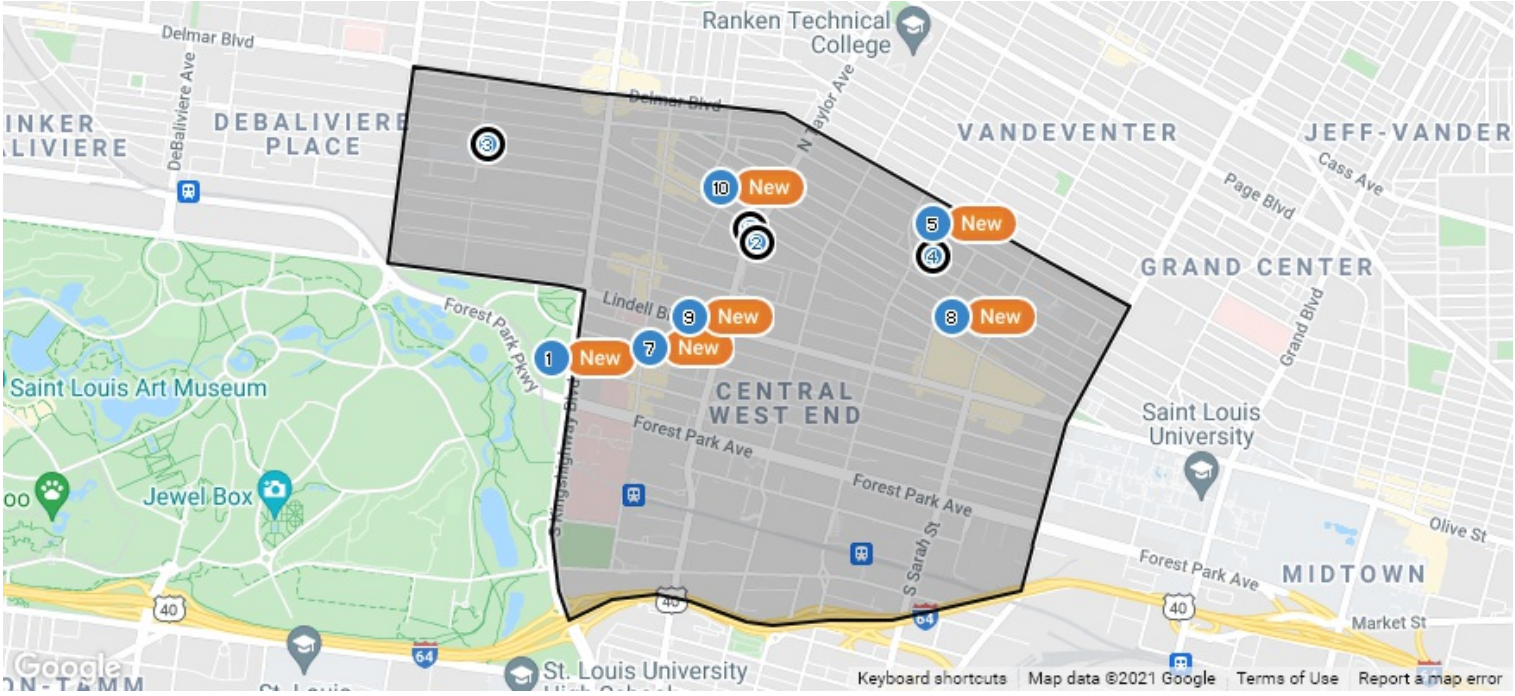
Central West End in St. Louis, MO



New Listings: 10

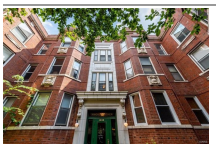
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
4 N Kingshighway Blvd, #5DNO	Condo/Townhouse/Apt.	2/2	2,285	–	1908	10/18/2021	$474,999	$208

1 Active *MLS ID: 21074441*

Here's the condo you've been waiting for: a delightfully-renovated, 5th-fl unit in the historic 1906 ABC Condominium. The unit features a handsome new kitchen with s/s appliances and stone countertops; splendid new baths with heated floors, quality tile and fixtures; a spacious living room with fireplace, built-in bookcases, and bay window; historic woodwork, lovely floors, high ceilings, private laundry room with washer and dryer, 2-yr-old HVAC, basement storage, plus 2 assigned parking spaces, 1 in the basement garage, and 1 in the lot directly behind the building (monthly fee for the 2 spaces is $125). The 48-unit ABC building is on the National Register, and enjoys a fabulous roof-top deck overlooking the CWE and Forest Park. The condo fee in this professionally-managed property includes insurance, elevator, building superintendent, hot & cold water, sewer, trash, recycling, basic cable, janitorial, common-area maintenance, and reserves for replacement. More info: www.ABCcondo.org.

Listing Courtesy of Coldwell Banker Realty - Gunda

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
380 N Taylor Ave, #53	Condo/Townhouse/Apt.	2/2	1,200	–	1908	8/31/2021	$305,000	$254



2 Active Under Contract *MLS ID: 21062661*

When you tour 3 South At The Knickerbocker Condominiums you will see what "Upscale UrbanLiving" is all about in the Heart of the Historic CWE...ÂÂ This stunning 1,200sqft 2bd/2bth luxury condo is wrapped in windows and has an open floor plan loaded with upgrades galore...Just a few features include tray ceilings, gleaming wood floors, recessed lighting, special millwork & more. The Greatroom area is perfect for "Holiday Entertaining" a large family or an intimate group... High-end Kitchen finishes include granite countertops, custom cabinetry, & stainless appliances w/ a gas range. The Master Suite is soooo Light-Bright & Airy... The guest bedroom is perfect for your family & friends... Updates in both bathrooms include a deep soaking tub - designer tile & an oversized shower. You will love this highly sought-after location just blocks from Universities, Hospitals, Restaurants, Shopping, Forest Park - Museums & More. Welcome Home!!!

Listing Courtesy of HSG Realty

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New Listings: 10 (cont.)

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

3 Active Under Contract *MLS ID: 21039332*

470 Lake Ave, Unit 4N	Condo/Townhouse/Apt.	3/2	1,530	936	1908	8/4/2021	$198,900	$130

The Willard is one of the CWE's most architecturally significant buildings; rich in architectural detail, millwork, moldings, transoms, hardwood floors, 6-panel doors, gracious principal rooms & butler's pantry. All the charm & history of 100+ year old building that buyers seek in the historic CWE. Spacious entry foyer, light-filled formal living room with 3-piece crown molding, built-in book cases, stately (non-functional) frplc. w/ roping & marble hearth & surround & lots of windows...it's like living in a tree house. Formal DR w/ bay window overlooks charming, shared courtyard, butler's pantry, sunny kitchen, lots of closets & storage. 3 spacious bedrooms w/ hardwood floors + add'l storage in basement. Shared courtyard between 484 & 470 Lake Ave. is like stepping back in time to a by-gone era, ideal for a lazy afternoon or an early evening cocktail. 3 blks to Forest Park, 2 blks to Euclid Ave. & close to BJC Medical Complex & Washington University...such a great, walkable location.

Listing Courtesy of Gladys Manion, Inc.

4 Active Under Contract *MLS ID: 21072265*

4251 Olive St	Single Family	2/3	2,184	3,659	2004	10/13/2021	$349,900	$160

CWE without CWE prices! Two Owners' Suites–one on main level and one on the upper level. Perfect for In-Law suite. This townhome has an abundance of popular living spaces: Large two story Great Room, wood floors, Fully equipped and up to date kitchen with stainless steel appliances, breakfast bar, double oven, and includes refrigerator. Convenient main level laundry/mud room–washer and dryer stay, substantial loft area with built in cabinetry for anything that you can image, lower level with large family room and large office or den or potential 3rd bedroom, private fenced back yard with pergola, did we mention 2 Owners suites?, two car oversized garage, walk to restaurants–entertainment–Forest Park–shopping & everything that the CWE has to offer. There is also a large (20 x 12) unfinished utility room in basement for work shop and storage. Enjoy your private and fenced back yard. Great location and close to everything! Make an appointment today to shape your future in style!

Listing Courtesy of RE/MAX Results

5 Active *MLS ID: 21073453*

4208 Delmar Blvd	Single Family	3/4	1,470	4,835	2003	10/16/2021	$299,000	$203

This beautiful home features 3 bed 2.5 bath frame 2 story house that is ready for you to call it home! Large living room open to a spacious kitchen/dinning room, rear wood deck, master bedroom with a walk in closet and it's own private bath. Full basement, and 2 car garage (rear entry). The long driveway provides lots of extra parking space. Don't wait it will not last!!

Listing Courtesy of Keller Williams Realty Chester

6 Active Under Contract *MLS ID: 21067108*

4508 Mcpherson Ave, #25	Condo/Townhouse/Apt.	2/1	944	–	1907	10/7/2021	$160,000	$169

Location, Location, Location! What more could you ask for? This Adorable Condo located in the Highly Sought After Central West End is Waiting for YOU! OH SO Close to Forest Park, Art Galleries, Bars, Restaurants and Shops!!! This Condo boast 2 Equally Sized Bedrooms, A Large Dining Room and a Beautiful Wood Burning Fireplace in the Living Room. Just off the Kitchen You will Find a Nice Deck area to Enjoy Your Morning Coffee or to Sit and Enjoy a Good Book! Did I mention in Unit Laundry? YES! Plan Your Tour Soon!

Listing Courtesy of Coldwell Banker Premier Group

7 Active *MLS ID: 21072908*

109 W Pine Pl, #12	Condo/Townhouse/Apt.	3/4	2,136	–	1979	10/14/2021	$549,000	$257

Spacious, light filled 3 level townhome, in a prime CWE location. This 3 bed/3.5 bath home offers 2400 sq. feet of living space. Open living and dining room features hardwood flooring, recessed lighting, & WB fireplace with glass doors leading out to the private patio & green space. Adjoining kitchen boasts Quartz countertops, subway tile backsplash & stainless steel appliances. A powder room completes the main level. The hardwood floors continue up to the 2nd & 3rd levels with 2 bedroom suites on the 2nd and a lovely master suite occupies the 3rd level & features a walk-in closet, skylights & spacious bath with separate soaking tub & shower. The finished lower level offers additional living space, large laundry room, plenty of storage & 1 car garage. Just steps away from Whole Foods, shops and restaurants and a short walk to Forest Park & BJC/WU Medical campus. Move in and ENJOY!

Listing Courtesy of Coldwell Banker Realty - Gunda

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New Listings: 10 (cont.)

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

8 Active *MLS ID: 21071870*

4121 Westminster Pl	Condo/Townhouse/Apt.	3/3	1,472	4,502	1989	10/14/2021	$285,000	$194

Make this gorgeous remodeled townhome yours! Engineered hickory floors, a wood burning fireplace & the real brick wall give the living area that sleek city living feel. The kitchen is something out of a magazine & will make your foodie friends wish they lived here! Tile backsplash, quartz counters, modern tile flooring, a bright dining room with access out to your deck & the oasis that is the backyard, are all in your reach! Low maintenance landscaping, a raised garden box, a whimsical bridge & a peaceful water feature serve up those laid back nights that make everyone want to come to your house to relax on the weekends! An oversized 2 car garage with a separate 20x10 workshop provide the off street & private parking that everyone dreams of in the city. Only minutes from IKEA, chic restaurants, unique shops & beautiful community gardens to pass on your way home, all offer that comforting CWE feel & convenience to your neighborhood! You're invited, come see for yourself!

Listing Courtesy of Berkshire Hathaway Select

9 Active *MLS ID: 21070997*

4501 Lindell Blvd, Unit 14F	Condo/Townhouse/Apt.	1/1	945	–	1963	10/13/2021	$140,000	$148

Quite possibly the best view of the city!Breathtaking exhibit of downtown from the 14th floor of the sought-after Lindell Terrace building in CWE.Inviting & secure entry into nicely decorated contemporary lobby with doorman.Elevators lead to fantastic one bedroom,one bathroom condo with almost 1,000sqft of living space.Gorgeous parquet floors upon entry that opens to dining and living rooms all overlooking famous cathedral & STL skyline w/floor-to-ceiling windows.Updated kitchen w/plenty of cabinetry,stainless appliances,cooktop w/hood, granite countertops,custom backsplash,under-cabinet lighting & ceramic tile flooring.Hallway w/large coat & linen closets lead to master bedroom w/parquet flooring & picturesque views of downtown along w/full bathroom w/updated vanity,granite counter,undermount sink & fixture.Exercise room,24-hour security,rooftop terrace,storage room,secure parking & excellent walkability including Forest Park,Barnes,Wholefoods,retail,fantastic restaurants & much more!

Listing Courtesy of Coldwell Banker Realty - Gunda

10 Active *MLS ID: 21072450*

4531 Westminster Pl	Single Family	4/5	3,459	3,554	1904	10/13/2021	$589,000	$170

Stunning 3-Story, 4bd, 4.5 bth in the Central West End! This home has 3400+sqft of living space with an open floor plan, an inviting entry foyer with wooden staircase, a living room with decorative fireplaces, recessed lighting continuing into the dining room with direct access to the deck through glass french doors. A gourmet kitchen with custom cabinets, granite, stainless steel appliances, tile floors and a half-bath accompany the main level. The 2nd floor hosts a family room, a master suite with luxury bath and walk-in closet, a convenient laundry room with a full bath. The 3rd level includes a guest suite with walk-in closet, full bath and sky light. There's also 2 additional bedrooms and an additional full bath on the 3rd floor. A highly desired two car garage, space for outdoor entertaining, gorgeous landscaping and brick masonry makes this home one of a kind

Listing Courtesy of Avenue Real Estate Group

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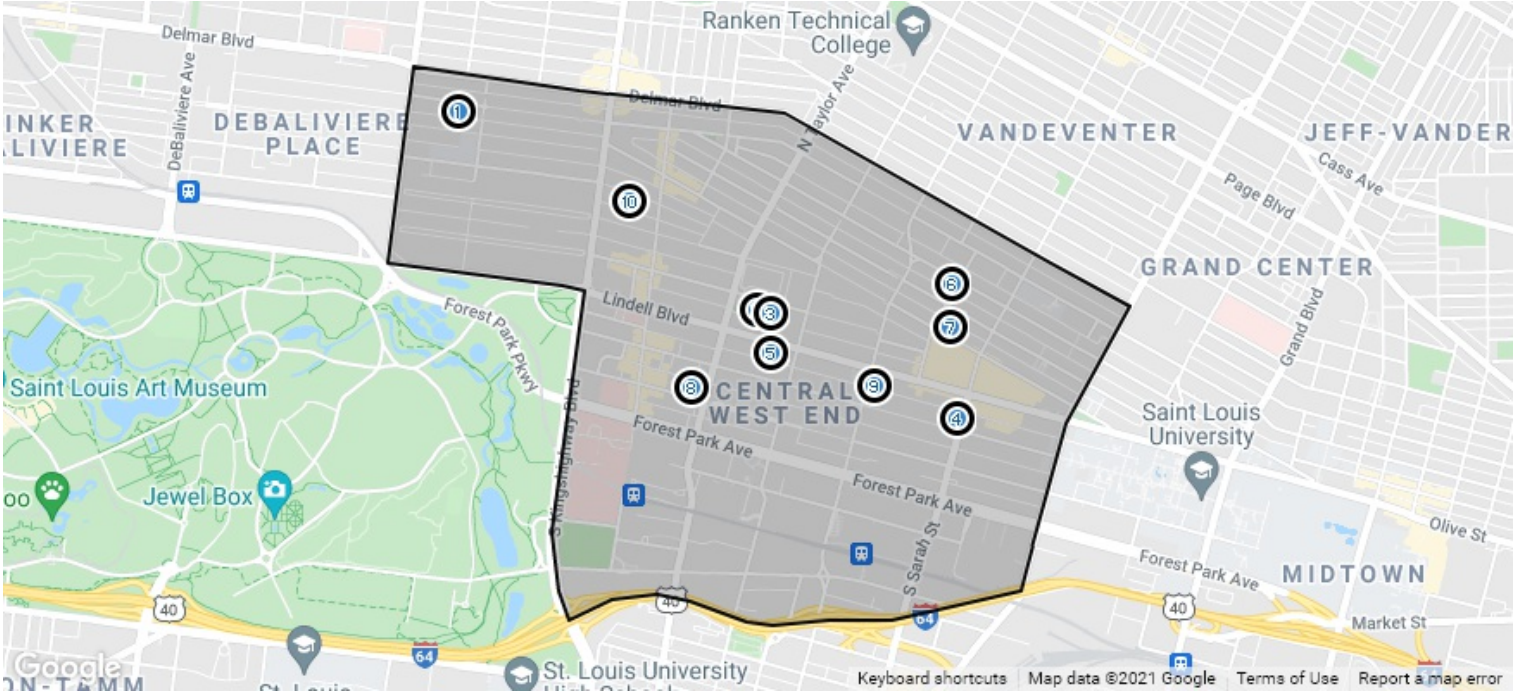

Pending: 10

	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: 21059494								
5236 Washington Pl	Single Family	4/4	3,165	6,229	10/13/2021	$625,000	10/17/2021	$197

Est. 1898: Stately CWE home on prestigious Washington Place! This gorgeous home has been completely restored from top-to-bottom to include 4+ beds (technically 6!), 3.5 baths, 3,165 sq/ft, wood floors throughout,Âan abundance of orig character plus a rare 4-CAR NEW GARAGE! Fantastic open main floor plan offers a huge entryway w/stunning staircase, a formal living room w/fireplace & built-ins, spacious dining room that overlooks a beautiful designer kitchen w/custom cabinets, quartz & butcher block counters, SS apls, & pantry, plus a main floor 1/2 bath & lrg mudroom. The 2nd flr offers a fantastic primary suite w/stunning bathÂw/custom marble tile work, a walk-in closet, as well as 2 add'l beds (or officeÂ+ family roomâyou decide!), full hall bath & 2nd flr laundry. 3rd flr offers 3 more bdrms & a 3rd large full bath. Walk-out unfin bsmt w/2nd set of laundry hookups. Out back, enjoy a level privacy-fence yard, large paver patio & HUGE 4-car garage! See disc for list of improvements!

Listing Courtesy of Circa Properties

2 Pending — MLS ID: 21068934								
4468 Maryland Ave	Single Family	6/5	3,954	7,170	10/15/2021	$850,000	10/16/2021	$215

Built in 1896 & redesigned in 1912 by architect George W. Hellmuth (personal residence) this Renaissance Revival is truly a rare find in the CWE. Just 1.5 blocks to Euclid Ave., close to the BJC Med. Complex + Cortex + Forest Park, this home offers everything that this historic neighborhood embodies. Thoughtfully renovated w/ a chef's kitchen complete w/ a 6-burner Viking range, granite counter tops, warming drawer, built-in steamer, pasta faucet over range & breakfast bar....opens to private deck overlooking your fabulous gardens. 10' ceilings, wood floors, historic millwork + a 2 car, tuck under garage w/ motorized gate, very rare in the CWE + extra parking for 3 cars on pad. Spectacular master bath w/ huge, walk-in Carrara marble shower, heated floors + dbl. bowl vanities. 2nd floor laundry room & walk-in closet. Sweeping stair case & stunning stained glass window greet you upon your arrival. Lower level features a wine cellar & custom sliding barn doors. Truly a CWE jewel!

Listing Courtesy of Keller Williams Realty STL

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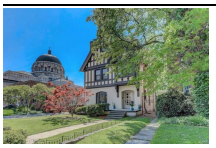
Pending: 10 (cont.)

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



3 Pending *MLS ID: 21020600*

4448 Maryland Ave	Single Family	5/5	3,586	9,322	4/24/2021	$579,000	10/15/2021	$161

This distinctive Tudor residence is a delightful combination of classic, original architectural details with stunning, contemporary design features. Designed in 1903 by noted architect Guy Mariner for David R. Francis, Jr., this lovely home offers all the thoughtful amenities which today's buyers want: new hardwood floors on all 3 levels; handsome open kitchen with gorgeous finishes; adjoining pantry area with wet bar; sought-after main floor guest bedroom with stylish en-suite bath; tasteful 2nd floor owner's suite with beautiful new bath; additional bedroom suite w lovely bath, dressing room, and sunroom; 3rd-floor w 2 charming bedrooms and vintage 1950's bath; partially-finished LL with rec room, storage, laundry and half bath; zoned A/C; high ceilings; tasteful crown mold and woodwork; 3 fireplaces; 8 original crystal light fixtures; formal entry hall; fenced rear yard with brick patio, 2-car garage, and 4-car parking pad. There is also plenty of room for at-home learning spaces.

Listing Courtesy of Coldwell Banker Realty - Gunda

4 Pending *MLS ID: 19046539*

4101 W Pine Blvd, Unit 1	Single Family	3/5	2,214	–	6/28/2019	$850,000	10/11/2021	$384

The brush is in your hand. Your canvas... three generous bedrooms, three amazing baths, and a powder room for party guests. A uniquely grand master suite is waiting for your personal touches. Then, bring the outside in with both a grilling terrace off the kitchen and a large terrace off the bedroom. Add color, texture, earthiness to your urban sanctuary equipped with the finest cooking amenities and the convenience of a second-floor laundry room. Crown the experience with your own coveted rooftop terrace. Park and store in your three-car garage with an option to expand and customize the lower level as an office, theater, work out room, or tasting room. And as Benton so eloquently put it, âThe artistâs life is the best life." And now the artist is...you.

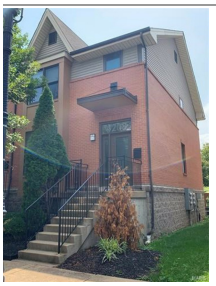
Listing Courtesy of Dielmann Sotheby's Intl Realty

5 Pending *MLS ID: 21003031*

4440 Lindell Blvd, Apt 303	Condo/Townhouse/Apt.	3/2	1,713	–	7/27/2021	$182,500	10/9/2021	$107

Spectacular condo in the luxurious Pierre Chouteau high-rise! Very desirable CWE location! Carefree condo living at its best w/gorgeous building/grounds & 24hr doorman/security. Bright & spacious floorplan w/3 Bds, 2 Bths & 1700+ sqft. Arched entry & wood floors that flow throughout! Expansive Living Rm is open to Dining Rm & allows wonderful space to entertain! Original charm throughout w/service door in the eat-in Kitchen & intricate tile floors in the Bths! Private, in-unit Laundry! Large Bd w/walk-in closet & en suite Bth; 2nd full Bth w/soaking tub, shower w/glass doors & 2 addâl Bds w/ceiling fans. Highlights: video security, self-managed & pristine building, & garage parking. Monthly fee includes: heat, water, sewer, trash, gas, some electric & insurance. Relax outside on the rooftop deck w/incredible views, watch the sunset and the city lights twinkle! Great location â walk to grocery, shops & restaurants, nightlife & Forest Park! Close to BJC, WashU, SLU & Hwy 64/40!

Listing Courtesy of EXP Realty, LLC



6 Pending *MLS ID: 21062781*

4208 Olive St	Condo/Townhouse/Apt.	2/4	1,672	–	9/14/2021	$337,000	10/8/2021	$202

Back on Market due to no fault of the seller. Welcome home to this beautifully maintained townhome in Gaslight Square. Home to jaw dropping 10ft ceilings, a cozy living room with built in shelving and fireplace, separate dining room perfect for entertaining and a main floor powder room. The kitchen offers large 42" cabinets, granite countertops, a massive pantry with eat in breakfast room and entry to an outdoor deck. On the 2nd floor you will find 2 large massive master bedroom suites with their own full bathrooms and large walk in closets. The laundry floor completes the 2nd level. For the finish, the finished lower level offers a great entertaining space, another half bath, additional storage and entry into the oversized 2 car garage. This home as all your wants and needs! Don't miss out on this opportunity!

Listing Courtesy of Coldwell Banker Realty - Gunda

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Pending: 10 (cont.)

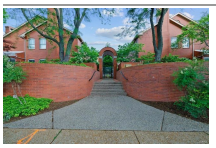
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

7 Pending *MLS ID: 21067337*

4165 Mcpherson Ave	Condo/Townhouse/Apt.	3/3	1,540	–	9/21/2021	$300,000	10/5/2021	$195

This beautiful, spacious, open concept townhome is just minutes from St Louis University, Wash U, Hospitals, Forest Park, and many walkable restaurants. Location can't be beat. The townhouse has 1540 sq feet of living space, dining room, family room and great room, 2.5 baths, 9 ft pour lower level. Professionally painted September 2021, kitchen updated with gorgeous backsplash, amble cabinets, under cabinet lighting, stainless appliances, gas stove, quartz counters, breakfast bar. Attractive new light fixtures & new shades. Handsome flooring finishes main level. New Pella windows THROUGHOUT transferable warranty. The 2 car garage is attached to a lovely private, fenced courtyard. Upstairs you will find 3 ample sized bedrooms. Master bedroom suite has separate tub & shower, walk in closet, separate office space. Washer & dryer, kitchen refrigerator all stays as an extra bonus. HVAC replaced in 2018. This home is truly move in ready! Tax abated until 2028. See list for all updates.

Listing Courtesy of Worth Clark Realty

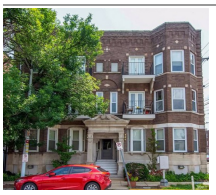


8 Pending *MLS ID: 21035522*

4525 Laclede Ave, Apt 11	Condo/Townhouse/Apt.	3/3	2,360	–	5/28/2021	$519,900	10/3/2021	$220

Spacious Central West End townhome located in a gated community with private courtyard! Inside this luxurious unit you will find soaring 11 foot tall main floor ceilings, with a large family room featuring natural stone hearth fireplace. Brazilian cherry wood flooring throughout main level. Luxury kitchen boasts 3 unique granite counters with breakfast bar, zebra wood cabinets in island & distressed black wood cabinets & stainless appliances! Kitchen offers access to private paver stone patio surrounded by Bamboo fencing! Hall bath features Vessel sinks with stone countertop and travertine tile floors! Large Master suite features luxurious bath with separate shower, volcanic limestone soaking tub, & granite undermount sinks. Tons of closet space with Elfa System closets! Additional features include 3 piece crown molding, 8 foot panel doors & 8 foot windows, 3 skylights, all baths updated, freshly painted, new bedroom carpeting, 2nd floor laundry, private 2 car parking, & more!

Listing Courtesy of Premier Real Estate Group



9 Pending *MLS ID: 21042037*

226 N Boyle Ave, #B	Condo/Townhouse/Apt.	2/2	1,602	–	7/22/2021	$229,900	10/1/2021	$144

Est 1905: Beautiful 2 Bed/2 Bath Condo in CWE. Step inside this upper floor unit to discover hardwood floors leading to inviting open space living room with recessed lighting, woodburning fireplace, bay windows, & french doors leading to private balcony. Adjoining dining room w/ custom millwork & ceiling fan leads to an amazing kitchen boasting granite counters, peninsula, stainless appliances, & custom cherry cabinets. Take the hallway back past the multitude of closets and sizable laundry room to find a hallway full bath & bedroom followed by the featured bedroom w/ bay windows, walk-in closet, & private full bath including granite top vanity. Rear deck access to covered parking space in gated parking area. Close to Forest Park & Metrolink with the restaurants and shops of the Loop and Clayton close by.

Listing Courtesy of Circa Properties

10 Pending *MLS ID: 21054459*

8 Hortense Pl	Single Family	6/5	7,308	15,769	8/11/2021	$1,225,000	9/29/2021	$168

8 Hortense Place is a distinguished, traditional home on one of the most coveted streets in STLâs premier CWE neighborhood, just steps from entertainment & blocks from Forest Park. Built in 1901, this meticulously maintained home offers 7308 sq feet of well-appointed living spaces. As you enter, you are welcomed by an expansive foyer, flanked by a library, dining room & living room. Living spaces are equipped w/ glass French Doors perfect for entertaining or privacy. Upstairs you will find six bedrooms, as well as a distinctive entertaining/family room on the 3rd level. Outside, a renovated back porch leads to a brick patio & detached two-car garage. Sellers renovated the framework of the home as well as a number of recent updates: new gas log sets/burners to the library & dining room, Ring security, repaired sewer lateral, & installed an automatic water valve shut off to name a few. Take advantage of this unique opportunity to update the buyerâs taste and create substantial equity.

Listing Courtesy of Coldwell Banker Realty - Gunda

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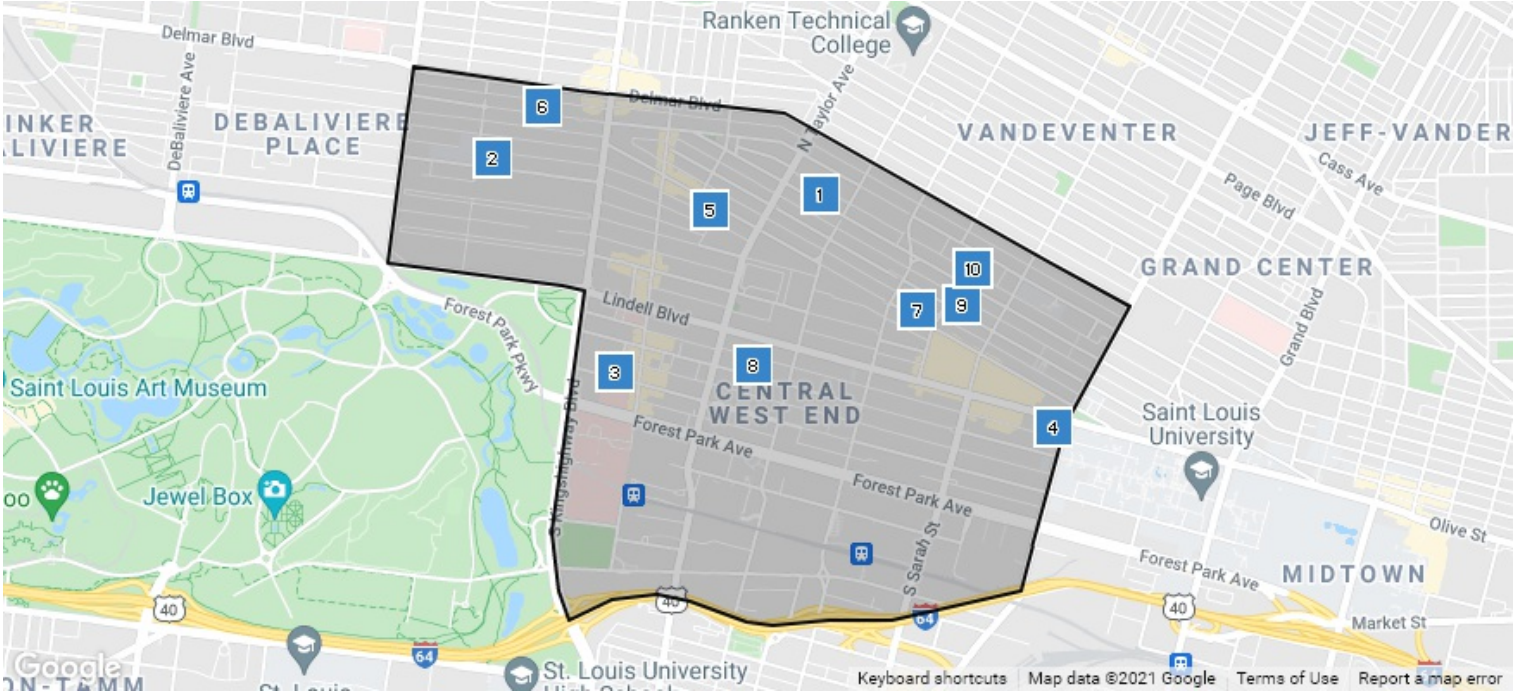

Closed: 10

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

1 Closed *MLS ID: 21062137*

4443 Olive St	Single Family	3/3	1,920	3,733	2008	10/18/2021	$480,000	$250

Fantastic 3 bed/2.5 bath CWE townhome with an oversized garage AND incredible PRIVATE rooftop deck views of downtown. NO HOA Fees! Hardwood floors throughout, soaring 10â tall ceilings and acres of windows are just a few highlights. The massive open concept main level offers tons of entertaining space, a gourmet kitchen finished with stainless steel appliances, Cambria countertops and subway tile backsplash. . A chic powder room is nicely tucked away. Upstairs, you will find a large master bedroom, spa like bath with double vanities and a huge shower and walk in closet with custom organizers. Additionally, there are two nicely sized bedrooms, nicely appointed bath and upstairs laundry. All this plus an enormous finished 4 car garage, gated motor court, and great access to Cortex, BJC, SLU, Wash U, Clayton. Recently updated HVAC adds piece of mind. Check out the private courtyard space with no maintenance decking and pet friendly turf. Amazing opportunity! Duplicate listing of #21060419

Courtesy of Portica Real Estate LLC

2 Closed *MLS ID: 21067640*

5151-5153 Waterman Blvd	Multifamily/Multiplex	–/2	8,820	10,184	1904	10/15/2021	$1,225,000	$139

Rarely available 8 unit gem of a building in Debaliviere. 7 of the 8 units are rented so there is immediate income at closing. Current leases have tenants paying ALL utilities (including be billed back for water, sewer & trash) so expenses are minimal. Property is perfect for a condo conversion, income appreciation with judicious updates when unit become vacant, or just rented out as-is with the over abundance of qualified renters that want to be in this super desirable location. The location of being three buildings east of New City School gives the piece of mind that the immediate area will continue to appreciate in value, safety, and image.

Courtesy of Rothschild Management, LLC

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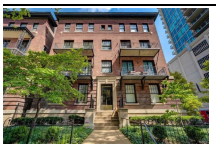
Closed: 10 (cont.)

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



3 Closed *MLS ID: 21061369*

4927 Laclede Ave, #15	Condo/Townhouse/Apt.	2/2	1,463	–	1909	10/11/2021	$341,400	$233

This condo is a showstopper. It has been tastefully restored with high end fixtures, doors, appliances, etc. You will love the location â close to restaurants, shops, parks and central to everywhere. If you like the outdoors and urban living this unit has 2 decks and 1 balcony. The sellers had a family of four so it has been modified with nice storage solutions for comfortable living. The kitchen has been opened up to the rest of the living area. New laundry room upstairs with new washer and dryer. Updated bathrooms, molding, flooring, light fixtures and so much more. Newer AC and windows. Locker room in basement. Professional pictures expected soon.

Courtesy of Coldwell Banker Realty - Gunda

4 Closed *MLS ID: 20054195*

3910 Lindell Blvd	Multifamily/Multiplex	–/–	15,132	10,672	–	10/6/2021	$800,000	$53

Central West End commercial redevelopment opportunity. Prime location next to St Louis University and Cortex. 15,132 SF Building (3 floors @5,044 each). Potential uses include multi-family student housing, office space, co-working, micro apartments or mixed use. Location and premium rents for student housing make this an attractive conversion. Sample drawings and renderings available for 15 to 18 apartments, add a potential 4th floor and increase the number of apartments even more. Market rent for updated 1 beds close by renting for $890-$1,370 and 2 beds from $1,195 to $1,795. Asking price of $47 sq ft is comparable to other similar apartment conversions that have sold. Located in an Opportunity Zone. Rear parking lot w/ 12 spaces. Also available for $295,000 is adjacent parking lot at 3909-11 West Pine with approximately 33 parking spaces.

Courtesy of Invest St. Louis

5 Closed *MLS ID: 21043633*

4608-4610 Mcpherson Ave	Single Family	4/3	3,350	3,746	1905	10/5/2021	$524,000	$156

Delightful 1905 CWE home with handsome stone facade and lovely covered front porch. Ideal location, only 1 block from Euclid Avenue's shops and restaurants. A spacious entry foyer with sitting bench, grand staircase and beveled glass door lead to the charming living and dining rooms, featuring high ceilings, inviting fireplaces, pocket doors, and plantation shutters. The splendid eat-in kitchen features stone countertops, tile backsplash, 42-in cabinets, and leads to a fantastic deck overlooking the inground pool and richly-landscaped rear yard. The 2nd floor is an owner's suite, featuring office, cozy sitting room with bay window and fireplace, spacious bedroom with fireplace and walk-in closet, and a generous full bath with double-vanity, walk-in shower, and soaking tub. The 2nd-floor laundry includes a full-size washer and dryer. The charming 3rd floor includes 3 additional bedrooms and a full bath. Other extras: high-efficiency zoned HVAC, thermal windows, and a 2008 shingle roof.

Courtesy of Coldwell Banker Realty - Gunda

6 Closed *MLS ID: 21044582*

5093 Washington Pl	Single Family	7/4	4,825	7,841	1902	10/5/2021	$650,000	$135

Must see CWE home! This 7 bedroom, 3 1/2 bath home is unique in so many ways. Enter into the large foyer with a grand staircase w/large stain glass window, natural woodwork and pocket doors. Kitchen features granite countertops, cherry cabinets and a butlers pantry. Master bedroom has a gas fireplace and updated bath. The 3rd floor is a stand-alone 3 bed apartment with a separate entrance. The stairwell can be opened up to the main house for a larger family or be utilized as a rental. Enjoy the outdoors on your beautiful landscaped yard while sitting on your large covered porch or the newer composite deck in your back yard. In ground irrigation system in both the front and back helps to maintain this oasis. Carriage house has wonderous bonus space above that could easily be finished as an additional studio apartment with a full bath and fridge already in place. Walking distance to Forest Park, shopping on Euclid Ave and steps away from The Magic House, Made for KIDS location.

Courtesy of Coldwell Banker Realty - Gunda

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Closed: 10 (cont.)

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

7 Closed *MLS ID: 21030456*

4231 Mcpherson Ave	Single Family	3/4	2,370	5,009	1893	10/1/2021	$595,000	$251

Lucky you! This beautiful home is back on market- no fault of seller! Located on one of the most desirable blocks in the CWE, this stunning home is a true entertainerâs dream. The main floor features a light-filled open floor plan, exposed brick, and gorgeous engineered wood floors. A gorgeous chef's kitchen opens up into the breakfast and living rooms, overlooking a show-stopping backyard entertainment area. The second-floor ownerâs suite includes a bath with separate shower & jetted soaking tub and walk-in closet. Another bedroom and full bath round out the 2nd fl, while a 3rd bedroom, laundry, office, full bath, & versatile loft area can be found on the third level. Outside, a backyard oasis awaits, complete with large deck and 2-car garage with glass panel doors, accessible either through the alley or the private drive with automated gate for entry. Tankless water heater, newer zoned HVAC, updated plumbing & electric- Just steps from all of the great restaurants & shopping in CWE.

Courtesy of Keller Williams Realty STL

8 Closed *MLS ID: 21058625*

4453 W Pine Blvd, Apt 9	Condo/Townhouse/Apt.	2/2	1,300	–	1985	10/1/2021	$279,900	$215

CWE living at its best! This 2BR/2BA condo offers prime city living in the convenience of a gated community with an in-ground pool! Situated just steps away from a variety of shopping, restaurants, and entertainment, this condo offers something for everyone! This spacious 1st-floor unit has an open concept w/ large living room/dining room combo with a fireplace that is great for relaxing and entertaining. Recently updated spacious kitchen with newer cabinets, granite countertops, breakfast bar, and tons of storage. Other highlights include fresh paint, wood parquet flooring throughout, six-panel doors, bay window, main floor laundry, and a private deck off the primary bedroom suite .Enjoy your morning cup of coffee overlooking the in-ground pool and lovely landscaped courtyard. Two secure underground parking spaces with storage. With easy access to I-64, Forest Park, convenience, and quick access to the St. Louis & Clayton business districts, SLU medical centers, Washington Ave, & SLU.

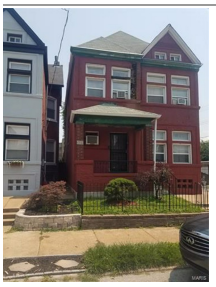
Courtesy of Keller Williams Realty STL

9 Closed *MLS ID: 21063770*

4153 Westminster Pl	Single Family	3/3	1,676	5,793	1989	10/1/2021	$237,000	$141

Best Deal In CWE!!!! With such an incredible amount of potential, and such an incredible amount of equity to be gained, you will definitely want to see this connected townhouse! Situated on CWE's premier street: Westminster, this home has so much to offer the buyer who is looking for a great deal and not afraid to bring a tool box and paint brush! 3 bedrooms, 2.5 bathrooms, 2 car garage main floor laundry, fireplace, insulated windows and an architectural roof! While this home does need some TLC, it's priced WAY below it's After Repair Value, and the equity can be all yours! You will love the modern style living, and the proximity to all the great amenities in the Central West End and Barnes. No where else can you get this much home for this price... Especially not in this location! So come by and take a look.. but be prepared to want to stay! Home is being sold as-is.

Courtesy of Rocklin Realty LLC



10 Closed *MLS ID: 21055656*

520 Whittier St	Single Family	5/2	2,235	30	1893	10/1/2021	$178,000	$80

There is nothing like charm and character this home has both. High ceilings , pocket doors. large rooms, special milwork, stain glass windows. Currently the home has 2 kitchens, the third floor is a bedroom apartment style living with full kitchen, living room and full bath. You dont want to miss out on a great opportunity to own this home and restore it to its beautiful luster. The lot next door is being sold with the property. Currently the lot is being used as parking pad. Property is being sold as is. Seller will not make any repairs or provide any inspections of any kind. Submit all offers on a special sales contract with proof of funds. Seller will need up to 45 day closing. allow 48 hours response time .

Courtesy of Keller Williams Realty Chester

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- **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.

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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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