

## Portrait Report

This report breaks down the compared properties by Status.

### Active Properties

Address	City	Bd	Bth	SqFt	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
7546 Lynn Ave	St Louis	2	1.0		8,015	93	2/20/17		34	\$69,900	\$69,900
6915 Melrose Ave	St Louis	2	2.0	1,253	5,227	69	8/4/16	\$55.87	234	\$70,000	\$70,000
7626 Carleton Ave	University City	2	1.0			70	3/26/17		0	\$79,900	\$79,900
7416 Lynn Ave	St Louis	3	1.0	1,565		88	11/11/16	\$54.31	135	\$85,000	\$85,000
7339 Midland View	St Louis	3	1.0	1,110	6,011	66	1/26/17	\$80.99	59	\$99,900	\$89,900
7318 Melrose Ave	University City	3	1.5	1,806	7,841	85	10/24/16	\$83.00	153	\$159,900	\$149,900
7430 Wellington Ave	University City	3	2.0	1,835		80	2/24/17	\$103.00	30	\$195,000	\$189,000
1320 Midland Drive	St Louis	3	1.5	1,796	7,492		3/15/17	\$139.14	146	\$254,900	\$249,900

Listing Count	8	Averages	<b>1,561</b>	<b>\$86.05</b>	<b>99</b>	<b>\$126,813</b>	<b>\$122,938</b>
			High <b>\$249,900</b>	Low <b>\$69,900</b>		Median <b>\$87,450</b>	

### Sold Properties

Address	City	Bd	Bth	SqFt	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price
7549 Lynn Ave	St Louis	3	1.0	1,024	8,015	96	10/20/16	\$53.71	7	\$55,000	\$55,000	\$55,000
7335 Melrose Ave	St Louis	3	1.5		7,884	107	11/21/16		58	\$56,000	\$56,000	\$60,000
7361 Lynn Ave	St Louis	3	1.0	1,186	6,142	64	10/4/16	\$53.96	182	\$77,900	\$69,900	\$64,000
1410 Anna Ave	St Louis	2	1.0	1,244	5,663	103	1/31/17	\$62.30	37	\$88,900	\$88,900	\$77,500
7335 Midland View	St Louis	3	1.0	1,368	6,403	60	3/22/17	\$87.65	10	\$119,900	\$119,900	\$119,900
7432 Carleton Ave	St Louis	3	2.5	1,170	7,884	58	10/31/16	\$141.88	57	\$169,900	\$169,900	\$166,000
7353 Carleton Ave	St Louis	4	1.0	2,114	13,939	88	2/17/17	\$111.16	70	\$239,900	\$239,900	\$235,000

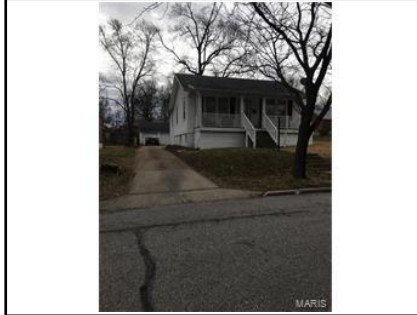
Listing Count	7	Averages	<b>1,351</b>	<b>\$85.11</b>	<b>60</b>	<b>\$115,357</b>	<b>\$114,214</b>	<b>\$111,057</b>
			High <b>\$235,000</b>	Low <b>\$55,000</b>		Median <b>\$77,500</b>		

Report Count	15	Report Averages	<b>1,456</b>	<b>\$85.58</b>	<b>81</b>	<b>\$121,467</b>	<b>\$117,393</b>
			High <b>\$249,900</b>	Low <b>\$55,000</b>		Median <b>\$85,000</b>	



## CMA Comparables

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	7546 Lynn Ave 17010939	6915 Melrose Ave 16054898
<b>Status</b>	Active	Active
<b>List Price</b>	\$69,900	\$70,000
<b>Sold Price</b>		
<b>Sold Date</b>		
<b>DOM</b>	34	234
<b>CDOM</b>	34	234
<b>Beds</b>	2	2
<b>Baths</b>	1 (1 0)	2 (2 0)
<b>Style</b>	1 Story	1.5 Story
<b>Sqft</b>		1,253
<b>Lot Sqft</b>	8,015	5,227
<b>Lot Dim</b>		
<b>Lot Desc</b>		Level Lot, Partial Fencing, Sidewalks, Streetlights
<b>Acres</b>	0.18	0.12
<b>Grg Stls</b>	2	
<b>Prk Char</b>	Detached	Additional Parking, Off Street
<b>Age</b>	93	69
<b>Interior</b>		Open Floor Plan, Some Wood Floors
<b>Appliances</b>	Dishwasher, Range Hood	Dishwasher, Microwave, Range/Oven-Electric
<b># FP</b>	0	0
<b>Bsmt</b>	Partially Finished	Full, Walk-Out

**Amenities**

**Remarks**

Very Nice 2 BEDROOM BUNGALOW Starter Home located near Schools, Clayton, Central West End and the Delmar Loop. This home is located on a corner lot with a 2 car detached garage located in the rear. The home

Tenant occupied; DO NOT DISTURB TENANT; NO SIGN in yard; Can see the house after seller accepts the contract. Currently configures as 6 rental units; Seller desires all 6 properties to be sold as in a package



## CMA Comparables

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### Subject Property

### Details

### Details

<b>MLS#</b>	7626 Carleton Ave 17024428	7416 Lynn Ave 16074952
<b>Status</b>	Active	Active
<b>List Price</b>	\$79,900	\$85,000
<b>Sold Price</b>		
<b>Sold Date</b>		
<b>DOM</b>	0	135
<b>CDOM</b>	0	135
<b>Beds</b>	2	3
<b>Baths</b>	1 (1 0)	1 (1 0)
<b>Style</b>	1 Story	2 Story
<b>Sqft</b>		1,565
<b>Lot Sqft</b>		
<b>Lot Dim</b>		
<b>Lot Desc</b>	Fencing, Level Lot, Sidewalks, Streetlights	Fencing
<b>Acres</b>		
<b>Grg Stls</b>		
<b>Prk Char</b>	Off Street	Off Street
<b>Age</b>	70	88
<b>Interior</b>	Some Carpeting, Some Wood Floors	
<b>Appliances</b>	Microwave, Range/Oven-Gas, Refrigerator	Electric Cooktop
<b># FP</b>	1	1
<b>Bsmt</b>	Full	Full

### Amenities

### Remarks

Awesome Location! Extraordinary Value! Don't miss out on this adorable home with amazing space that you really have to see to believe! Spacious living room with wood burning fireplace, large formal dining room,



## CMA Comparables

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### Subject Property

### Details

### Details

<b>MLS#</b>	7339 Midland View 17004668	7318 Melrose Ave 16073818
<b>Status</b>	Active	Active
<b>List Price</b>	\$89,900	\$149,900
<b>Sold Price</b>		
<b>Sold Date</b>		
<b>DOM</b>	59	153
<b>CDOM</b>	59	153
<b>Beds</b>	3	3
<b>Baths</b>	1 (1 0)	2 (1 1)
<b>Style</b>	1 Story	2 Story
<b>Sqft</b>	1,110	1,806
<b>Lot Sqft</b>	6,011	7,841
<b>Lot Dim</b>		
<b>Lot Desc</b>	Fencing	Level Lot, Sidewalks, Streetlights
<b>Acres</b>	0.14	0.18
<b>Grg Stls</b>	1	
<b>Prk Char</b>	Attached Garage	Off Street
<b>Age</b>	66	85
<b>Interior</b>	Built-In Bookcases, Some Carpeting, Some Window Treatmnt	9' Ceilings, Open Floor Plan, Some Carpeting, Special Millwork, Some Dishwasher, Disposal, Gas Cooktop
<b>Appliances</b>	Dishwasher, Microwave, Range/Oven-Electric	
<b># FP</b>	0	1
<b>Bsmt</b>	None	Full

### Amenities

### Remarks

Come see this brick home with three bedrooms and one bath in University City. The kitchen has new white cabinets and granite countertops and the full bath is beautifully updated as well. The living room is very spacious

Move in today to this open floor plan offering features such as stained glass windows, wood burning fireplace in living room flanked by bookcases, spacious kitchen includes gas range, stainless appliances and tile floor.

## CMA Comparables

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Details</u>
<b>MLS#</b>	7430 Wellington Ave 17001303	1320 Midland Drive 17018720
<b>Status</b>	Active	Active
<b>List Price</b>	\$189,000	\$249,900
<b>Sold Price</b>		
<b>Sold Date</b>		
<b>DOM</b>	30	11
<b>CDOM</b>	30	146
<b>Beds</b>	3	3
<b>Baths</b>	2 (2 0)	2 (1 1)
<b>Style</b>	1.5 Story	2 Story
<b>Sqft</b>	1,835	1,796
<b>Lot Sqft</b>		7,492
<b>Lot Dim</b>		
<b>Lot Desc</b>	Sidewalks, Streetlights	
<b>Acres</b>		0.17
<b>Grg Stls</b>	2	3
<b>Prk Char</b>	Detached	Additional Parking, Detached, Garage Door Opener
<b>Age</b>	80	
<b>Interior</b>	Some Window Treatmnt, Walk-In Closets, Some Wood Floors	Some Carpeting, Walk-In Closets, Some Wood Floors
<b>Appliances</b>	Dishwasher, Disposal, Microwave, Range/Oven-Gas, Refrigerator	Dishwasher, Disposal, Trash Compactor
<b># FP</b>	2	1
<b>Bsmt</b>	Fireplace in LL, Full, Sump Pit/Pump, Unfinished, Walk-Out	Sleeping Area
<b>Amenities</b>		Underground Util

### Remarks

Charming 1.5 story home in the popular Musick subdivision. Flexible floor plan with one bedroom and one full bath on the first floor and 2 bedrooms and one full bath on the second floor. Formal entry hall,

2017 Updates: Painting, Kitchen counter tops, cabinets, flooring. The home is ready for your furnishings. Its the Charming U City 2 Story-3 Bedrooms, 1.5 Baths, Full Brick, hardwood&tile flooring, arched



## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Details

	7549 Lynn Ave	7335 Melrose Ave
<b>MLS#</b>	16058874	16062523
<b>Status</b>	Sold	Sold
<b>List Price</b>	\$55,000	\$56,000
<b>Sold Price</b>	\$55,000	\$60,000
<b>Sold Date</b>	10/20/2016	11/21/2016
<b>DOM</b>	7	58
<b>CDOM</b>	7	58
<b>Beds</b>	3	3
<b>Baths</b>	1 (1 0)	2 (1 1)
<b>Style</b>	1 Story	2 Story
<b>Sqft</b>	1,024	
<b>Lot Sqft</b>	8,015	7,884
<b>Lot Dim</b>		
<b>Lot Desc</b>	Fencing, Level Lot, Streetlights, Wood Fence	
<b>Acres</b>	0.18	0.18
<b>Grg Stls</b>		1
<b>Prk Char</b>	Off Street, Tandem Parking	Detached
<b>Age</b>	96	107
<b>Interior</b>	Some Carpeting, Some Window Treatmnt	
<b>Appliances</b>	Disposal, Microwave, Range/Oven-Gas, Refrigerator	
<b># FP</b>	0	1
<b>Bsmt</b>	Concrete Block, Full, Sump Pit/Pump, Storage/Locker,	Unfinished

### Amenities

### Remarks

CHARMING 3 BEDROOM BUNGALOW!  
On a quiet tree-lined street with spacious front lawn, well manicured landscaping, and your own gas light out front! Relax on your cool, covered front porch that stretches across the

Beautiful Brick 2 Story Home located in the heart of University City. Just a walking distance away from local shops, parks and trails. Large spacious living room and dining room waiting for your designer touches. This

## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Details

	7361 Lynn Ave	1410 Anna Ave
<b>MLS#</b>	15011713	16076179
<b>Status</b>	Sold	Sold
<b>List Price</b>	\$69,900	\$88,900
<b>Sold Price</b>	\$64,000	\$77,500
<b>Sold Date</b>	10/04/2016	01/31/2017
<b>DOM</b>	182	37
<b>CDOM</b>	182	37
<b>Beds</b>	3	2
<b>Baths</b>	1 (1 0)	1 (1 0)
<b>Style</b>	1 Story	1.5 Story
<b>Sqft</b>	1,186	1,244
<b>Lot Sqft</b>	6,142	5,663
<b>Lot Dim</b>		
<b>Lot Desc</b>	Level Lot, None, Park Adjacent, Park View, Partial Fencing, Sidewalks	
<b>Acres</b>	0.14	0.13
<b>Grg Stls</b>	1	
<b>Prk Char</b>	Attached Garage, Off Street	Off Street
<b>Age</b>	64	103
<b>Interior</b>	Built-In Bookcases, Some Carpeting, Some Window Treatmnt	Coffered Ceilings, Special Millwork, Some Wood Floors
<b>Appliances</b>	Dishwasher, Dryer, Microwave, Range/Oven-Electric, Refrigerator,	
<b># FP</b>	0	1
<b>Bsmt</b>	None, Slab	8 ft + pour, Partially Finished, Walk-Out

### Amenities

### Remarks

Desirable Location with easy access to Clayton, The Loop and Wash U. This beautiful, well-maintained all brick 3-bedroom home with attached garage sits adjacent to a nice park with common ground and playground

Located just 2 miles from downtown Clayton! Cottage-style home with 3 bedrooms. Home features hardwood flooring, coffered ceiling, large picture windows, a butler's pantry, and sun porch. Updated kitchen and bath.



## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

### Details

<b>MLS#</b>	7335 Midland View 17003654	7432 Carleton Ave 16060343
<b>Status</b>	Sold	Sold
<b>List Price</b>	\$119,900	\$169,900
<b>Sold Price</b>	\$119,900	\$166,000
<b>Sold Date</b>	03/22/2017	10/31/2016
<b>DOM</b>	10	32
<b>CDOM</b>	10	57
<b>Beds</b>	3	3
<b>Baths</b>	1 (1 0)	3 (2 1)
<b>Style</b>	1 Story	1 Story
<b>Sqft</b>	1,368	1,170
<b>Lot Sqft</b>	6,403	7,884
<b>Lot Dim</b>		
<b>Lot Desc</b>	Chain Link Fence, Cul-De-Sac, Partial Fencing, Sidewalks,	Chain Link Fence, Cul-De-Sac, Fencing, Level Lot, Partial Fencing
<b>Acres</b>	0.15	0.18
<b>Grg Stls</b>	1	
<b>Prk Char</b>	Attached Garage, Off Street, Tandem Parking	Accessible Parking, Additional Parking, Covered, Off Street
<b>Age</b>	60	58
<b>Interior</b>	Some Wood Floors	Open Floor Plan, Vaulted Ceiling, Some Wood Floors
<b>Appliances</b>	Dishwasher, Disposal, Microwave, Range/Oven-Gas, Refrigerator	Dishwasher, Disposal, Microwave, Range/Oven-Electric
<b># FP</b>	0	0
<b>Bsmnt</b>	None, Slab	Bathroom in LL, Full, Poured Concrete, Unfinished, Walk-Out
<b>Amenities</b>	Clubhouse/Facilities	

### Remarks

This newly renovated University City home is a must see! You'll love being centrally located, but nestled on a quiet, family friendly cul-de-sac. Open the door to beautiful mahogany laminate flooring and a spacious living/dinning

Beautifully renovated 3 bed, 2.5 bath home in University City. Enter to a large living space with dining area and family room with wood flooring, updated windows and vaulted ceilings. The kitchen has been completely updated



## CMA Comparables

This page outlines the subject property versus comparables properties.



### Subject Property

### Details

MLS#	7353 Carleton Ave 16070277
Status	Sold
List Price	\$239,900
Sold Price	\$235,000
Sold Date	02/17/2017
DOM	70
CDOM	70
Beds	4
Baths	1 (1 0)
Style	2 Story
Sqft	2,114
Lot Sqft	13,939
Lot Dim	
Lot Desc	Fencing, Sidewalks
Acres	0.32
Grg Stls	2
Prk Char	Additional Parking, Detached, Garage Door Opener, Oversize
Age	88
Interior	Built-In Bookcases, Special Millwork, Some Wood Floors
Appliances	Dishwasher, Disposal, Dryer, Gas Cooktop, Range/Oven-Gas,
# FP	1
Bsmt	Full, Unfinished, Walk-Out

### Amenities

### Remarks

Welcome to the beautiful Musick neighborhood! Known as University City's best kept secret with some of the best neighbors and sense of community. This well updated and move-in-ready home boasts 4 large



## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$55,000 and \$249,900

2 to 4 Bedrooms

1.00 to 3.00 Total Bathrooms

Building age between 58 and 107 years

0 to 234 Cumulative Days on Market





## Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

**After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .**



## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	CDOM
17010939	02/18/2017	7546 Lynn Ave	St Louis		2	1.0	\$69,900	34
16054898	08/01/2016	6915 Melrose Ave	St Louis	1,253	2	2.0	\$70,000	234
17024428	03/26/2017	7626 Carleton Ave	University City		2	1.0	\$79,900	0
16074952	11/11/2016	7416 Lynn Ave	St Louis	1,565	3	1.0	\$85,000	135
17004668	01/25/2017	7339 Midland View	St Louis	1,110	3	1.0	\$89,900	59
16073818	10/21/2016	7318 Melrose Ave	University City	1,806	3	1.5	\$149,900	153
17001303	02/24/2017	7430 Wellington Ave	University City	1,835	3	2.0	\$189,000	30
17018720	03/14/2017	1320 Midland Drive	St Louis	1,796	3	1.5	\$249,900	146
<b>Averages:</b>				<b>1,561</b>	<b>3</b>	<b>1.4</b>	<b>\$122,938</b>	<b>99</b>

### Status: Sold

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	CDOM
16058874	10/20/2016	7549 Lynn Ave	St Louis	1,024	3	1.0	\$55,000	7
16062523	11/21/2016	7335 Melrose Ave	St Louis		3	1.5	\$60,000	58
15011713	10/04/2016	7361 Lynn Ave	St Louis	1,186	3	1.0	\$64,000	182
16076179	01/31/2017	1410 Anna Ave	St Louis	1,244	2	1.0	\$77,500	37
17003654	03/22/2017	7335 Midland View	St Louis	1,368	3	1.0	\$119,900	10
16060343	10/31/2016	7432 Carleton Ave	St Louis	1,170	3	2.5	\$166,000	57
16070277	02/17/2017	7353 Carleton Ave	St Louis	2,114	4	1.0	\$235,000	70
<b>Averages:</b>				<b>1,351</b>	<b>3</b>	<b>1.3</b>	<b>\$111,057</b>	<b>60</b>



## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	8	\$122,938	\$86.05	\$87,450	\$69,900	\$249,900	99
Contingent WK							
Contingent NK							
Contingent SS							
OPTION							
Temp.Off Mrkt							
PENDING							
SOLD	7	\$111,057	\$85.11	\$77,500	\$55,000	\$235,000	60
LEASED							
EXPIRED							
WITHDRAWN							
CANCELLED							
<b>Total</b>	<b>15</b>	<b>\$117,393</b>	<b>\$85.58</b>	<b>\$85,000</b>	<b>\$55,000</b>	<b>\$249,900</b>	<b>81</b>

