

City of St. Louis 2026 Residential Land Analysis - 4009 (Michigan Ave Residential)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/ff	Adj. FF	Adj FF	
53-700-017-00	12/28/23	\$50,000	\$5,000	100	49.5	\$101	City of St. Louis
51-354-082-00	03/01/24	\$24,500	\$2,450	100	62.2	\$39	City of Alma
51-354-821-00	03/27/25	\$75,000	\$7,500	100	150.4	\$50	City of Alma
51-353-025-00	10/19/23	\$183,000	\$18,300	100	282.8	\$65	City of Alma
51-354-824-00	08/23/24	\$160,000	\$16,000	100	202.7	\$79	City of Alma
51-353-009-00	01/23/25	\$68,000	\$6,800	100	80.0	\$85	City of Alma
51-354-503-00	02/02/24	\$87,000	\$8,700	100	99.2	\$88	City of Alma
51-354-326-00	04/14/23	\$60,000	\$6,000	100	56.2	\$107	City of Alma
51-354-333-00	05/28/24	\$132,800	\$13,280	100	104.2	\$127	City of Alma
51-354-326-00	12/20/23	\$75,000	\$7,500	100	56.2	\$133	City of Alma
51-354-311-00	08/04/23	\$126,140	\$12,614	100	75.2	\$168	City of Alma
51-354-299-00	05/30/24	\$165,000	\$16,500	100	97.0	\$170	City of Alma
<b>Vacant Land Sale</b>							
51-354-515-00	03/13/25	\$10,000			99	\$101	City of Alma
					average	<b>\$101</b>	
					median	<b>\$101</b>	
					use	\$101	
<b>OUTLIERS</b>							
51-354-513-00	08/08/24	\$110,000	\$11,000	100	49.6	\$222	
51-353-014-00	10/18/24	\$100,000	\$10,000	100	40.0	\$250	
51-354-754-00	02/13/25	\$88,900	\$8,890	100	34.5	\$258	
51-354-514-00	05/01/24	\$127,500	\$12,750	100	49.0	\$260	
51-354-025-00	10/18/23	\$107,000	\$10,700	100	40.7	\$263	

Land Table 4009 - removing outliers produced an average of \$101 per front foot. The vacant land sale produced a rate of \$101 per front foot. Including the vacant sale, the rate of \$101 per front foot was used.

The City of Alma is included in this analysis due to Michigan Ave running between the two cities and similar properties.