

City of St. Louis 2026 Residential Land Analysis - 4006 (North of River)

Parcel	Sale Date	Sale Price	Allocation			Adj.
			LB 10/90	\$100/ff	Adj. FF	FF
53-600-028-00	04/12/24	\$65,000	\$6,500	100	168.4	\$39
53-600-047-00	08/24/23	\$55,000	\$5,500	100	121.3	\$45
53-200-014-00	09/18/23	\$78,000	\$7,800	100	150.8	\$52
53-750-101-00	06/30/23	\$74,200	\$7,420	100	118.1	\$63
53-750-002-00	01/05/24	\$60,000	\$6,000	100	60.5	\$99
53-600-031-00	01/14/25	\$129,900	\$12,990	100	125.5	\$104
53-750-027-00	01/30/24	\$110,000	\$11,000	100	104.3	\$105
53-600-037-00	04/06/23	\$150,500	\$15,050	100	115.3	\$130
53-750-028-00	11/22/24	\$136,000	\$13,600	100	100.3	\$136
53-600-047-00	08/29/24	\$172,000	\$17,200	100	121.3	\$142
53-010-371-10	10/20/23	\$140,000	\$14,000	100	96.4	\$145
53-750-095-00	04/02/24	\$195,000	\$19,500	100	117.2	\$166
53-250-029-00	02/12/25	\$210,000	\$21,000	100	122.0	\$172
53-010-360-00	05/15/23	\$108,000	\$10,800	100	59.5	\$182
53-750-046-00	05/22/24	\$139,000	\$13,900	100	73.3	\$190
53-750-055-00	06/16/23	\$132,000	\$13,200	100	66.0	\$200
53-750-080-00	04/24/24	\$128,000	\$12,800	100	60.8	\$211
53-750-059-00	06/11/24	\$82,500	\$8,250	100	38.0	\$217
53-750-002-00	06/04/24	\$155,000	\$15,500	100	60.5	\$256
53-750-022-00	03/11/24	\$191,200	\$19,120	100	71.6	\$267
53-750-025-00	09/13/23	\$134,000	\$13,400	100	43.9	\$305
<b>Vacant Land Sale</b>						
53-600-048-00	6/5/2023	\$6,000		100	57.6	\$104
					average	<b>\$151</b>
					median	<b>\$144</b>
					use	\$151

Land Table 4006 - No outliers. The vacant land sale produced a rate of \$104 per front foot. Including the vacant sale, the rate of \$151 per front foot was used.