

City of St. Louis 2026 Residential Land Analysis - 4003 (Westgate Original)  
4004 (Westgate New)

Parcel	Sale Date	Sale Price	Allocation LB		Adj. FF	Adj. FF
			10/90	\$100/ff		
53-850-161-03	06/25/24	\$215,000	\$21,500	100	186.8	\$115
53-850-072-10	06/28/24	\$250,000	\$25,000	100	173.2	\$144
53-850-111-00	09/13/23	\$240,000	\$24,000	100	121.9	\$197
53-850-152-00	02/10/25	\$155,000	\$15,500	100	76.6	\$202
53-850-006-00	12/03/24	\$260,000	\$26,000	100	124.0	\$210
53-850-123-00	03/04/25	\$174,900	\$17,490	100	81.6	\$214
53-850-004-00	12/01/23	\$200,000	\$20,000	100	91.9	\$218
53-850-150-00	04/05/24	\$179,000	\$17,900	100	78.0	\$229
53-850-119-00	10/17/24	\$268,000	\$26,800	100	89.0	\$301
53-850-015-00	12/19/23	\$201,500	\$20,150	100	64.2	\$314
53-850-013-00	05/10/23	\$270,400	\$27,040	100	81.8	\$331
53-850-039-00	10/06/23	\$155,500	\$15,550	100	43.7	\$356
<b>Vacant Land Sale</b>						
53-850-060-00	6/21/2023	\$11,000			164.7	\$67
53-850-100-00	5/17/2024	\$20,000			165.5	\$121
53-850-097-00	4/21/2023	\$25,000			144.2	\$173
					average	<b>\$213</b>
					median	<b>\$210</b>
					use	\$213
<b>OUTLIERS</b>						
53-100-103-00	04/28/23	\$198,000	\$19,800	100	585.8	\$34
53-850-050-00	03/05/25	\$255,000	\$25,500	100	67.9	\$375

Land Table 4003 & 4004 - removing outliers produced an average of \$213 per front foot.  
Including the vacant sales, a rate of \$213 per front foot was used.