

City of St. Louis 2026 Residential Land Analysis - 4001 (E of Main S of River)
4002 (W of Main S of River)

Parcel	Sale Date	Sale Price	Allocation LB 10/90	\$100/ff	Adj. FF	Adj. FF
53-150-036-00	05/25/23	\$56,000	\$5,600	100	136.8	\$41
53-450-018-00	11/19/24	\$40,000	\$4,000	100	93.1	\$43
53-010-261-00	11/08/24	\$30,000	\$3,000	100	66.0	\$45
53-010-026-00	01/04/24	\$32,900	\$3,290	100	66.0	\$50
53-500-077-00	11/20/23	\$35,000	\$3,500	100	66.0	\$53
53-010-031-00	09/01/23	\$42,000	\$4,200	100	66.0	\$64
53-150-030-00	12/18/24	\$215,000	\$21,500	100	310.1	\$69
53-500-089-00	09/15/23	\$65,000	\$6,500	100	93.9	\$69
53-650-080-00	05/08/23	\$99,000	\$9,900	100	133.0	\$74
53-700-033-00	10/31/24	\$65,000	\$6,500	100	86.1	\$75
53-650-086-50	09/22/23	\$85,000	\$8,500	100	100.0	\$85
53-100-039-00	02/29/24	\$69,000	\$6,900	100	80.3	\$86
53-010-053-00	02/09/24	\$80,000	\$8,000	100	90.0	\$89
53-010-056-00	06/11/24	\$79,000	\$7,900	100	85.0	\$93
53-350-049-00	01/06/25	\$65,000	\$6,500	100	66.0	\$98
53-350-047-00	03/07/24	\$105,000	\$10,500	100	100.0	\$105
53-010-307-10	08/03/24	\$190,000	\$19,000	100	176.9	\$107
53-575-012-00	09/23/24	\$169,900	\$16,990	100	157.0	\$108
53-010-041-00	01/05/24	\$82,000	\$8,200	100	66.0	\$124
53-650-012-00	12/22/23	\$103,000	\$10,300	100	82.0	\$126
53-100-037-00	06/15/23	\$93,000	\$9,300	100	73.0	\$127
53-010-248-00	11/08/24	\$70,000	\$7,000	100	55.0	\$127
53-500-097-00	12/20/24	\$84,000	\$8,400	100	65.8	\$128
53-800-008-00	10/18/24	\$99,750	\$9,975	100	77.0	\$130
53-010-059-00	07/14/23	\$80,000	\$8,000	100	59.5	\$135
53-500-026-00	04/21/23	\$70,000	\$7,000	100	51.9	\$135
53-500-092-00	01/17/25	\$90,000	\$9,000	100	66.0	\$136
53-010-283-00	04/11/23	\$259,500	\$25,950	100	190.0	\$137
53-010-223-00	06/20/24	\$73,800	\$7,380	100	51.4	\$144
53-010-230-00	08/15/23	\$71,500	\$7,150	100	49.5	\$144
53-010-076-00	08/30/24	\$110,000	\$11,000	100	75.2	\$146
53-650-052-00	08/01/24	\$192,000	\$19,200	100	130.0	\$148
53-500-078-00	06/16/23	\$105,000	\$10,500	100	69.4	\$151
53-010-249-00	08/28/23	\$100,000	\$10,000	100	66.0	\$152
53-010-046-00	09/20/24	\$91,000	\$9,100	100	59.0	\$154
53-010-298-00	03/18/24	\$91,000	\$9,100	100	57.0	\$160

53-500-018-00	09/27/24	\$112,500	\$11,250	100	69.4	\$162
53-650-130-10	06/21/23	\$109,000	\$10,900	100	67.0	\$163
53-010-254-00	05/04/23	\$115,000	\$11,500	100	67.0	\$172
53-650-106-00	05/12/23	\$115,000	\$11,500	100	67.0	\$172
53-650-099-00	09/19/23	\$115,000	\$11,500	100	66.0	\$174
53-350-061-00	09/04/24	\$115,000	\$11,500	100	66.0	\$174
53-650-063-00	04/19/24	\$115,000	\$11,500	100	66.0	\$174
53-150-042-00	11/08/24	\$145,500	\$14,550	100	80.7	\$180
53-500-048-00	03/14/25	\$122,000	\$12,200	100	66.0	\$185
53-550-002-00	03/15/24	\$155,000	\$15,500	100	82.0	\$189
53-500-063-00	07/05/24	\$128,000	\$12,800	100	66.2	\$193
53-300-004-00	06/04/24	\$180,000	\$18,000	100	92.0	\$196
53-350-076-00	02/16/24	\$133,000	\$13,300	100	67.0	\$199
53-010-015-00	09/25/24	\$95,000	\$9,500	100	47.4	\$201
53-500-039-00	04/20/23	\$91,000	\$9,100	100	44.9	\$203
53-500-038-00	01/05/24	\$52,425	\$5,243	100	25.7	\$204
53-010-238-00	06/30/23	\$169,800	\$16,980	100	82.0	\$207
53-010-302-00	03/07/25	\$135,000	\$13,500	100	65.0	\$208
53-010-031-00	01/10/25	\$137,900	\$13,790	100	66.0	\$209
53-010-133-00	02/24/24	\$165,000	\$16,500	100	79.0	\$209
53-010-323-00	10/16/24	\$154,500	\$15,450	100	74.0	\$209
53-010-136-00	06/11/24	\$70,000	\$7,000	100	33.0	\$212
53-650-060-00	07/26/24	\$140,000	\$14,000	100	66.0	\$212
53-150-020-00	12/08/23	\$166,000	\$16,600	100	77.8	\$213
53-010-058-00	12/19/24	\$116,494	\$11,649	100	53.1	\$219
53-350-031-00	03/25/24	\$145,000	\$14,500	100	66.0	\$220
53-350-007-00	12/15/23	\$146,000	\$14,600	100	66.0	\$221
53-500-118-00	02/04/25	\$112,500	\$11,250	100	50.7	\$222
53-010-073-00	12/20/24	\$121,900	\$12,190	100	52.4	\$233
53-350-025-00	07/18/24	\$154,900	\$15,490	100	66.0	\$235
53-650-139-00	05/05/23	\$168,000	\$16,800	100	66.0	\$255
53-010-318-00	11/03/23	\$173,000	\$17,300	100	66.0	\$262
53-010-067-00	04/28/23	\$105,000	\$10,500	100	39.6	\$265
53-500-103-00	10/18/23	\$173,000	\$17,300	100	63.0	\$275
53-100-009-00	07/24/24	\$139,500	\$13,950	100	50.0	\$279
53-650-122-00	11/20/23	\$185,000	\$18,500	100	66.0	\$280
53-100-066-00	12/22/23	\$200,000	\$20,000	100	71.0	\$282
53-010-026-00	05/31/24	\$195,000	\$19,500	100	66.0	\$295
53-700-010-00	04/17/24	\$70,000	\$7,000	100	21.7	\$322
53-650-040-00	12/13/24	\$140,000	\$14,000	100	41.0	\$341
53-010-155-00	05/02/24	\$144,900	\$14,490	100	41.3	\$351

Vacant Land Sale

53-350-063-00	6/18/2024	\$5,000	100	52.0	<u>\$96</u>
				Average	\$168
				Median	\$167
				use	\$168

Land Table 4001 & 4002 - No outliers. The vacant sale produced a rate of \$96 per front foot.
Including the vacant sale, the rate of \$168 per front foot was used.