

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 12/03/09 at 1:00pm

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**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP %	LP
3100 Bedford Ln	Saint Charles	FF17, 49	3	1	1,044	4785sf	37	03/12/09	62.26	73	90,000	72,000	65,000	72.22	
1225 Cunningham Ave	Saint Charles	DD18, 49	2	1	1,036	10210sf	52	07/31/09	95.66	10	99,000	99,000	99,100	100.10	
505 S Pam Ave	Saint Charles	EE17, 49	3	1.50	1,092	0.188ac	46	07/29/09	98.90	17	108,000	108,000	108,000	100.00	
2858 Quenley St	Saint Charles	G16, 48	3	1	864	0.163ac	39	04/03/09	118.06	135	127,500	114,750	102,000	80.00	
3203 Edgeworth Ln	Saint Charles	GG16, 48	3	2	1,241		43	06/26/09	88.64	10	107,000	107,000	110,000	102.80	
2807 Greenleaf Dr	Saint Charles	GG18, 48	3	2	1,056	7063sf	33	10/09/09	114.68	10	120,000	120,000	121,100	100.92	
27 Ivy Ct	Saint Charles	GG18, 48	3	2	1,368	0.203ac	30	02/02/09	91.37	36	151,000	135,900	125,000	82.78	
1720 Common Field St	Portage Des S	R05, 07	2	1	896	10880sf	51	04/09/09	27.90	122	57,000	43,200	25,000	43.86	
46 Dogwood Ln	Saint Peters	KK18, 47	3	2	1,727	9000sf	30	11/20/09	85.99	176	145,000	145,000	148,500	102.41	
1615 Pebble Brook Dr	O Fallon	SS17, 45	3	2.50	980	0.173ac	35	04/07/09	82.81	37	107,000	96,300	81,158	75.85	
10 Spring Fawn Ln	Saint Peters	QQ18, 46	3	1	980		27	05/26/09	92.96	10	90,000	90,000	91,101	101.22	
12 Royallridge Ct	O Fallon	SS19, 45	3	3	1,104	0.230ac	13	11/06/09	122.28	15	135,000	135,000	135,000	100.00	
1 Oxview Ct	O Fallon	SS19, 45	4	2.50	1,966	0.220ac	12	08/14/09	81.38	23	165,000	165,000	160,000	96.97	
23 Tinsmith Ct	O Fallon	TT17, 45	3	3.50	1,706	0.340ac	14	04/15/09	111.73	11	189,500	189,500	190,610	100.59	
512 Briscoe Ave	O Fallon	RR14, 31	4	2	0	0.229ac	46	07/31/09	0.00	40	116,500	104,850	90,000	77.25	
1547 Batters Box Dr	O Fallon	QQ13, 31	2	1	1,028		3	01/22/09	105.06	52	136,000	122,400	108,000	79.41	
515 Danny Ln	O Fallon	TT16, 45	3	1	1,144	0.279ac	50	09/30/09	100.38	10	116,000	116,000	114,840	99.00	
833 Wayland Dr	O Fallon	TT13, 30	2	1	1,007	0.130ac	4	08/10/09	114.20	18	122,000	122,000	115,000	94.26	
810 Daffodil Ct	O Fallon	RR14, 31	3	2	0	0.310ac	25	09/01/09	0.00	29	127,000	127,000	116,125	91.44	
807 Wayland Dr	O Fallon	TT13, 30	2	2.50	1,580	0.110ac	3	10/29/09	76.64	11	135,000	135,000	121,096	89.70	
1549 Batters Box Dr	O Fallon	QQ13, 31	3	2.50	1,334		3	02/17/09	104.78	56	154,000	138,600	139,777	90.76	
18 Jamestown Dr	Saint Peters	NN16, 47	3	1	1,342	0.138ac	49	09/01/09	53.28	25	68,000	68,000	71,500	105.15	
25 Belmont Dr	Saint Peters	NN17, 47	3	1	1,073	11291sf	49	10/15/09	68.50	10	63,000	63,000	73,500	116.67	
18 Roland Ln	Saint Peters	PP17, 46	3	2	1,348	0.307ac	32	08/14/09	60.83	46	108,000	97,200	82,000	75.93	
608 Homerun Dr	O Fallon	RR13, 31	2	2	1,088	0.026ac	7	09/28/09	79.04	26	91,500	91,500	86,000	93.99	
9 Laura Ct	Saint Peters	RR17, 46	2	1	886	0.180ac	23	04/10/09	103.61	38	102,000	91,800	91,800	90.00	
8 Brookshire Dr	Saint Peters	MM18, 47	3	1.50	1,008		34	02/12/09	95.34	74	120,000	96,000	96,100	80.08	
104 Hollow Creek Dr	Saint Peters	PP17, 46	3	2	1,128		13	01/19/09	101.96	42	156,000	140,400	115,010	73.72	
7 Black Cherry Ct	O Fallon	RR18, 46	3	2.50	1,372	0.360ac	9	04/20/09	90.27	45	165,000	148,500	123,855	75.06	
33 Jeffrey Wayne Dr	Saint Peters	PP18, 46	3	2	1,061		35	10/02/09	120.64	10	107,000	107,000	128,000	119.63	
17 Kingsmont Ct	Saint Peters	NN18, 39	3	2.50	1,725	0.160ac	17	10/02/09	78.26	10	135,000	135,000	135,000	100.00	
217 Addison Dr	Saint Peters	QQ16, 46	4	2.50	1,528	0.230ac	24	11/13/09	93.93	15	142,000	142,000	143,526	101.07	
2936 Avon Dr	Saint Charles	HH22, 58	3	1.50	1,040		44	02/06/09	110.58	11	124,000	124,000	115,000	92.74	
3810 Summerview Dr	Saint Charles	JJ23, 58	4	2.50	2,000		28	03/12/09	58.05	66	190,000	152,000	116,101	61.11	
1461 Arapahoe Way	Saint Charles	JJ23, 50	3	2	1,364	0.232ac	29	06/23/09	87.61	71	143,000	114,400	119,500	83.57	
4 N Willow Grove Ct	Saint Peters	II20, 40	2	1	1,034	7841sf	24	06/29/09	116.05	38	130,000	117,000	120,000	92.31	
10 Tremaine Ct	Saint Charles	MM22, 57	3	2	1,860	0.360ac	24	10/02/09	78.77	15	148,000	148,000	146,520	99.00	
4092 Bristol Bay Ct	Saint Charles	KK22, 57	3	0	1,812	0.250ac	14	11/09/09	84.71	10	153,000	153,000	153,500	100.33	
12 Sugarwood Ct	Saint Peters	GG21, 50	2	1	852	0.011ac	22	10/02/09	75.53	10	65,000	65,000	64,350	99.00	
1126 Caulks Hill Rd	Saint Charles	JJ21, 48	3	1	1,204	1.265ac	49	10/19/09	93.85	10	110,000	110,000	113,000	102.73	
1206 Fordyce Ln	Saint Charles	DD19, 49	3	2	1,198	0.190ac	40	04/07/09	101.00	39	134,000	120,600	121,000	90.30	
11 Greenfield Ct	Saint Charles	FF23, 51	3	3	1,630	0.294ac	31	09/10/09	84.72	35	150,000	150,000	138,101	92.07	
3981 Cambridge Crossing Dr	Saint Charles	JJ23, 58	3	2	1,820	0.210ac	10	07/23/09	96.32	10	170,000	170,000	175,300	103.12	
27 Foster Ln	Wentzville	XX99, 99	3	1	912	0.207ac	49	07/31/09	57.13	10	52,000	52,000	52,101	100.19	
148 Rue Grand Dr	Lake St. Loui	ZZ16, 44	3	2	1,633	9843sf	38	08/03/09	55.11	10	85,000	85,000	90,000	105.88	
2440 Hunter Plc	Lake St. Loui	XX17, 44	2	2	996	0.040ac	24	09/10/09	96.26	38	125,000	112,500	95,875	76.70	
210 Shade Tree Ct	Lake St. Loui	AAA16, 43	3	2	0		8	03/12/09	0.00	67	138,500	110,800	105,000	75.81	
2 Aliviston Ct	O Fallon	VV16, 45	3	2	1,222	6098sf	7	04/15/09	118.91	10	144,000	144,000	145,313	100.91	
2504 Autumn Fields Ln	Wentzville	GGG13, 27	3	2	1,376	0.240ac	3	10/16/09	110.08	10	153,000	153,000	151,470	99.00	
609 Goose Creek Dr	Wentzville	FFF13, 27	4	2.50	0	0.210ac	6	04/20/09	0.00	39	197,000	177,300	155,310	78.84	
308 Rustic Oaks Dr	Wentzville	FFF13, 27	4	2.50	2,473	0.200ac	6	04/10/09	63.89	66	192,000	153,600	158,000	82.29	
221 Oakborough Dr	Lake St. Loui	YY18, 44	3	1	888		48	06/23/09	76.58	16	65,000	65,000	68,000	104.62	
4303 Spring Creek Ln	O Fallon	XX19, 44	2	2	1,094		3	09/11/09	76.69	99	89,000	89,000	83,900	94.27	
14 Chase Ct	Lake St. Loui	XX17, 44	3	2	1,620		31	01/14/09	61.85	66	168,000	134,400	100,202	59.64	
1318 Trading Post Ln	O Fallon	W17, 45	3	1	892	0.180ac	24	10/09/09	116.87	10	107,000	107,000	104,250	97.43	
1247 Wagon Wheel	O Fallon	VV17, 45	3	1.50	1,005	0.200ac	25	10/29/09	109.45	10	107,000	107,000	110,000	102.80	
4 Cornell Dr	O Fallon	VV16, 45	3	2	1,256	0.250ac	23	01/23/09	89.97	41	140,000	126,000	113,000	80.71	
102 Bayhill Village Dr	O Fallon	VV20, 45	2	3.50	1,281	0.160ac	6	05/14/09	90.55	52	155,500	139,950	116,000	74.60	
5257 Woosencraft Dr	Wentzville	XXX99, 99	4	2	1,380	0.220ac	5	07/06/09	89.28	39	168,000	151,200	123,210	73.34	
51 Briarchase Ct	Lake St. Loui	ZZ20, 44	3	2.50	0	0.180ac	4	03/20/09	0.00	39	168,500	151,650	151,600	89.97	
31 Parkland Place Ct	O Fallon	V16, 45	4	2.50	1,998	0.180ac	6	10/28/09	78.70	11	154,000	154,000	157,250	102.11	
179 Old Chesapeake Dr	Wentzville	FFF13, 27	3	2	1,586	8712sf	5	05/13/09	100.88	10	155,000	155,000	160,000	103.23	
4036 Jessica Dr	Wentzville	DDD17, 43	3	2.50	1,800	0.160ac	8	09/21/09	89.18	10	156,000	156,000	160,525	102.90	
1910 Briarfield Dr	Lake St. Loui	ZZ19, 44	4	2.50	1,966	0.170ac	4	09/04/09	83.93	10	160,000	160,000	165,000	103.13	
1262 Summer Lynne Dr	O Fallon	VV17, 45	3	2	1,758		7	02/19/09	93.86	222	200,000	180,000	165,000	82.50	
427 Fuller Dr	Wentzville	CCC18, 43	4	2.50	1,844	0.200ac	4	11/13/09	90.02	10	159,000	159,000	166,001	104.40	
2010 Dardenne Valley Dr	Dardenne Prai	WW18, 44	3	2	1,632	0.260ac	6	11/13/09	102.94	10	162,000	162,000	168,000	103.70	
260 Greenshire Ln	Dardenne Prai	VV18, 45	4	2.50	2,574	0.030ac	3	03/27/09	69.95	423	200,000	180,000	180,050	90.03	

Listing Count 68

Averages

1,361

89.37

42

131,949

124,357

119,708

90.72

High 190,610

Low 25,000

Median 116,113

Report Count 68

Report Averages

1,361

89.37

42

131,949

124,357

119,708

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