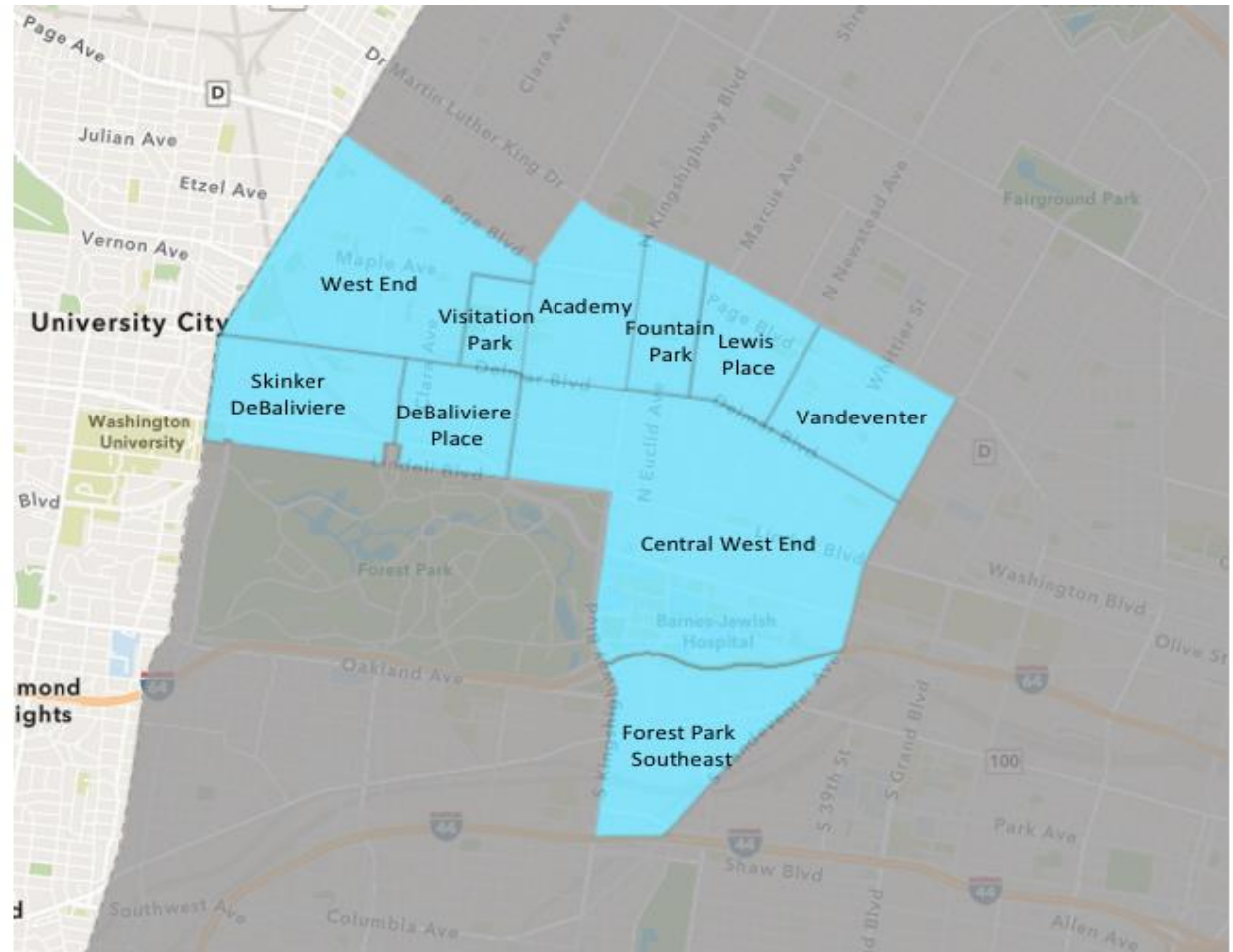


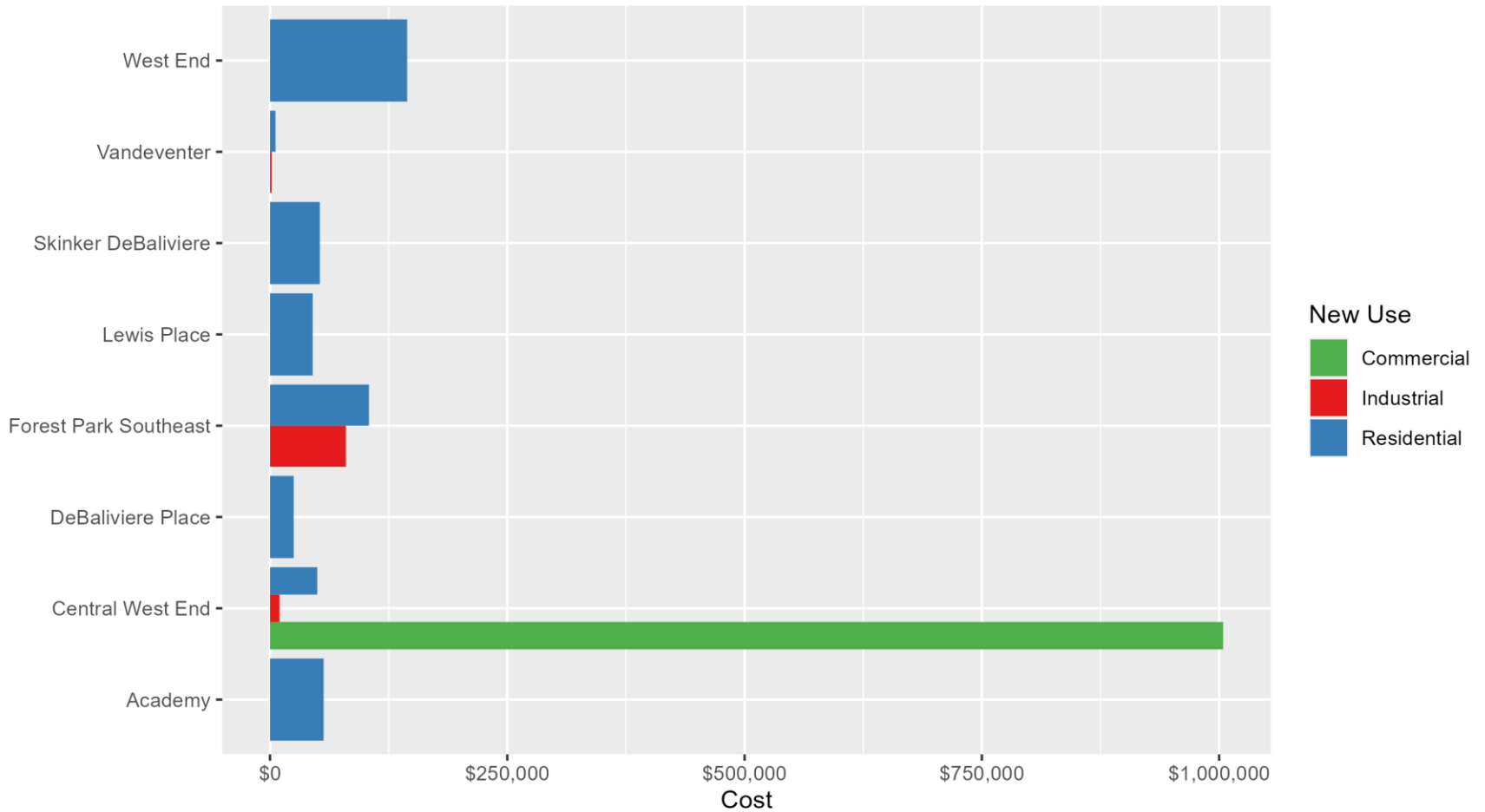
St. Louis Central Corridor West Building Permits

Monthly Report: February 2023

St. Louis Neighborhood Spatial Reference



Neighborhood Summary: Average Building Permit Cost

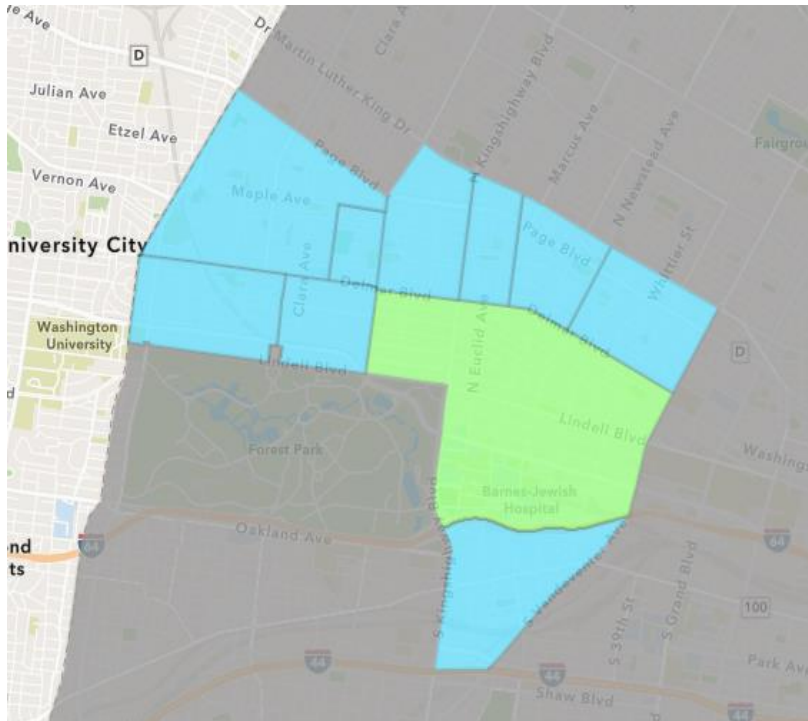


Neighborhood Summary

February 2023				Last 6 Months			
Neighborhood	Average Cost	# of Permits	Total Value of Permits	Neighborhood	Average Cost	# of Permits	Total Value of Permits
Academy	\$56,467.500	2	\$112,935.0	Academy	\$64,359.74	19	\$1,222,835.0
Central West End	\$565,579.829	35	\$19,795,294.0	Central West End	\$507,347.41	244	\$123,792,769.0
DeBaliviere Place	\$24,982.500	1	\$24,982.5	DeBaliviere Place	\$101,833.53	33	\$3,360,506.0
Forest Park Southeast	\$99,379.000	5	\$496,895.0	Forest Park Southeast	\$1,021,669.36	78	\$79,690,210.0
Fountain Park	\$0.000	0	\$0.0	Fountain Park	\$94,998.88	8	\$759,991.0
Lewis Place	\$45,000.000	2	\$90,000.0	Lewis Place	\$24,799.64	14	\$347,195.0
Skinker DeBaliviere	\$52,500.000	2	\$105,000.0	Skinker DeBaliviere	\$49,558.73	48	\$2,378,819.0
Vandeventer	\$4,408.333	3	\$13,225.0	Vandeventer	\$41,700.61	18	\$750,611.0
Visitation Park	\$0.000	0	\$0.0	Visitation Park	\$733,340.00	3	\$2,200,020.0
West End	\$144,500.000	2	\$289,000.0	West End	\$83,770.40	45	\$3,769,668.0

Core Neighborhoods

Central West End

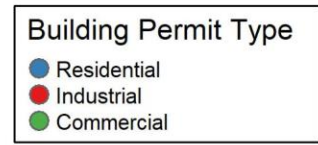
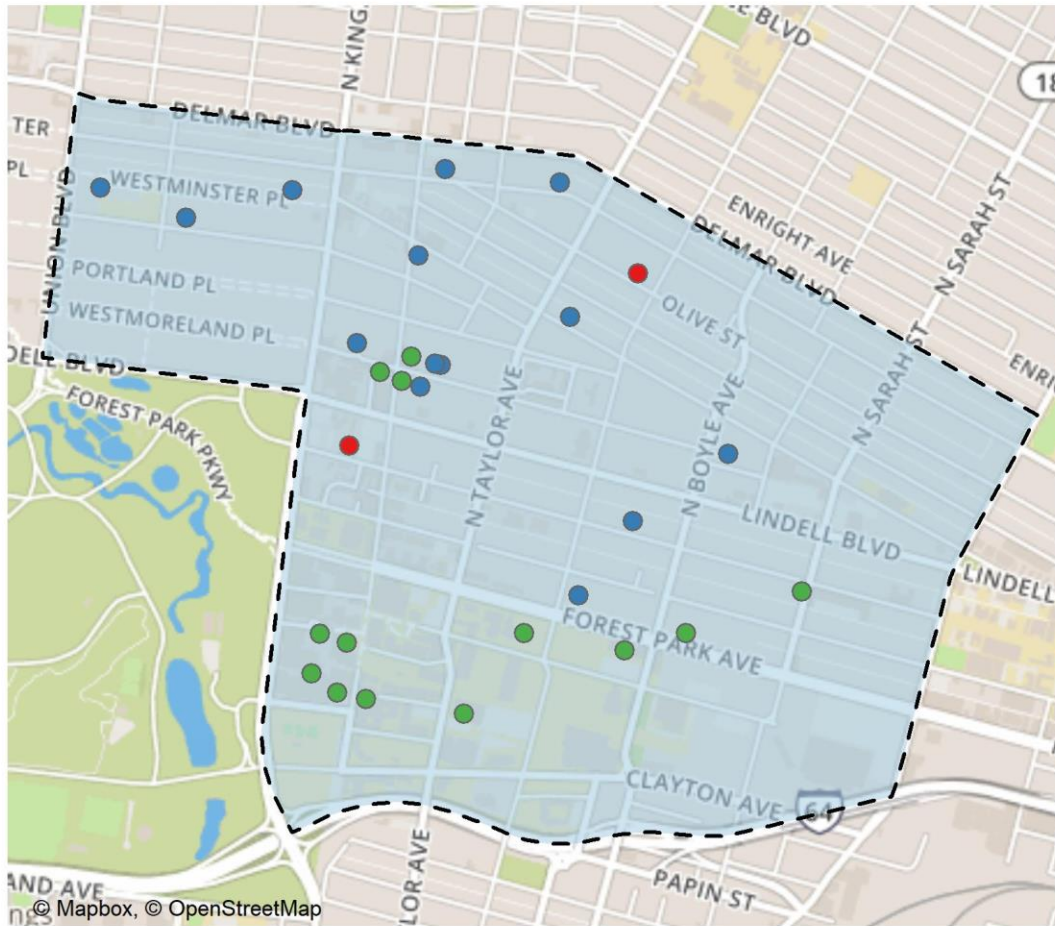


- February 2023
Neighborhood Cost Breakdown
 - Mean: \$565,580
 - Median: \$40,000
 - Range: \$1,200 - \$8,000,000

Central West End: Summary Notes

- **35 building permits in February 2023**
 - 94.44% change compared to February 2022 (18 total building permits)
 - **\$565,580**: Average building permit cost in February 2023
 - 271.45% change compared to February 2022 (\$152,263)
- **66 total building permits in 2023**
 - 32.00% change YTD compared to this time in 2022 (50 total building permits)
 - **\$349,708**: YTD average building permit cost in 2023
 - -62.68% change YTD compared to this time in 2022 (\$937,092)

Central West End



Neighborhood Summary

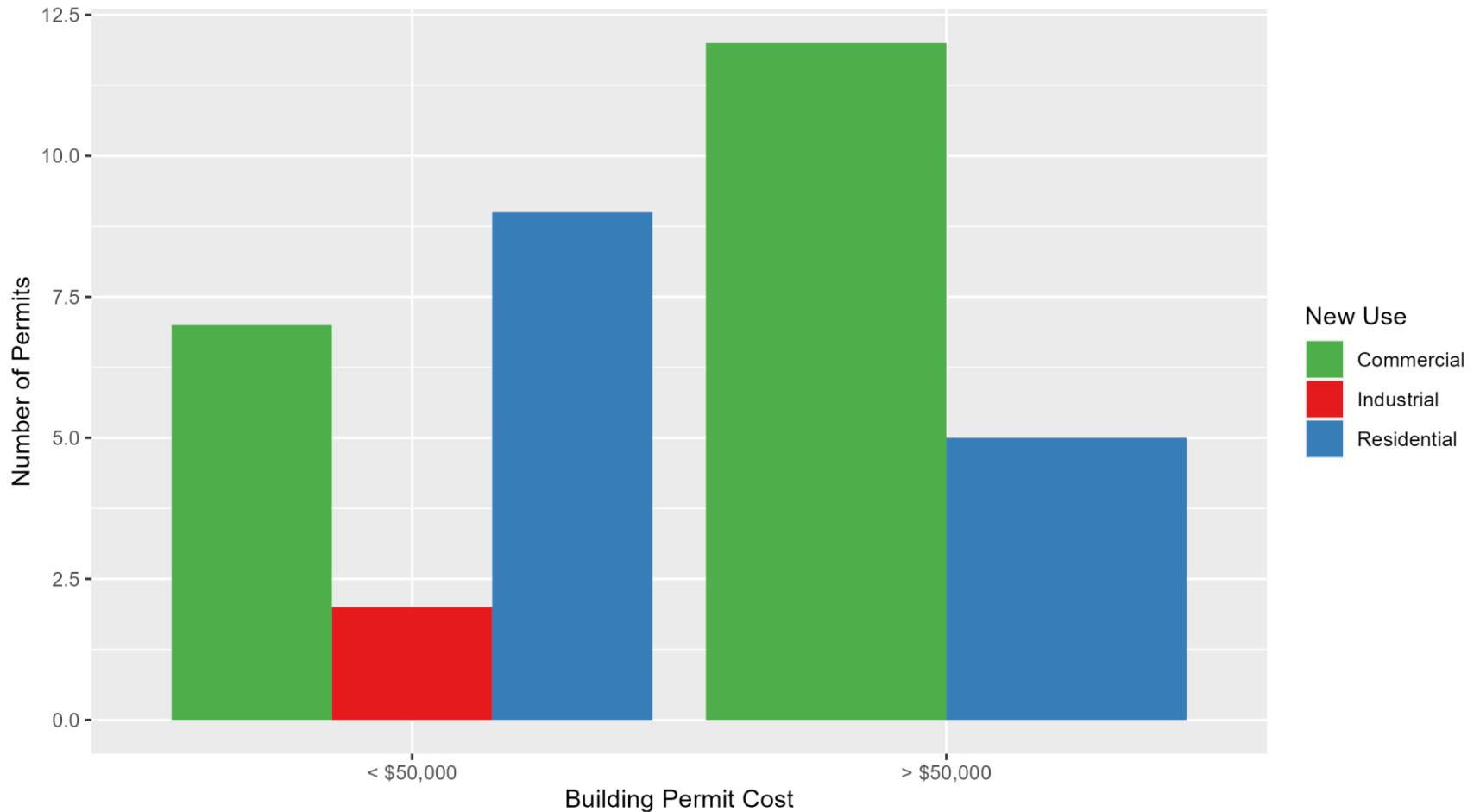
February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$1,004,147.2	19	\$19,078,797
Industrial	\$10,100.0	2	\$20,200
Residential	\$49,735.5	14	\$696,297

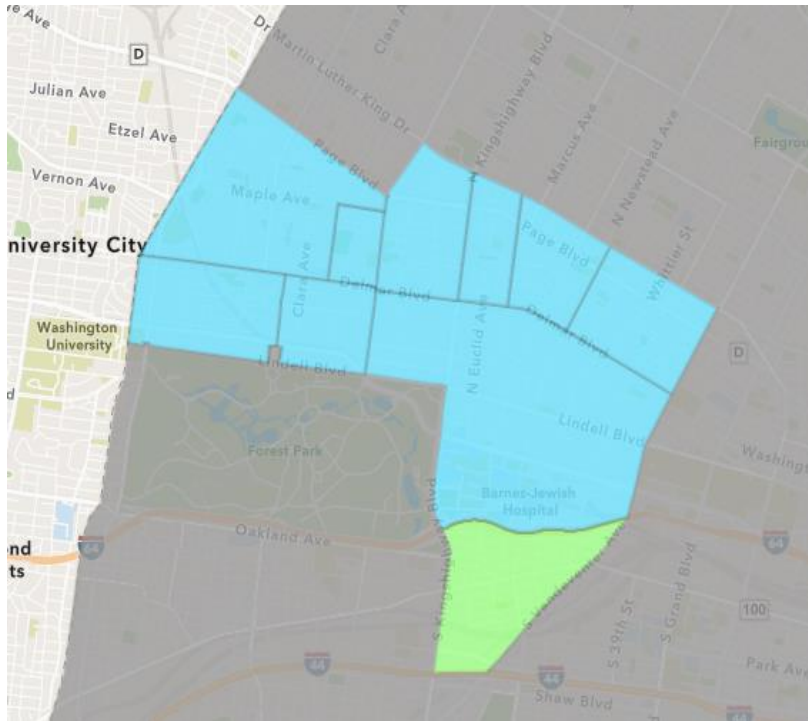
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$1,124,758.96	101	\$113,600,655
Industrial	\$202,212.20	5	\$1,011,061
Residential	\$66,529.37	138	\$9,181,053

Central West End Permit Cost Breakdown



Forest Park Southeast

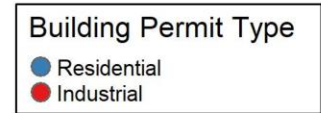
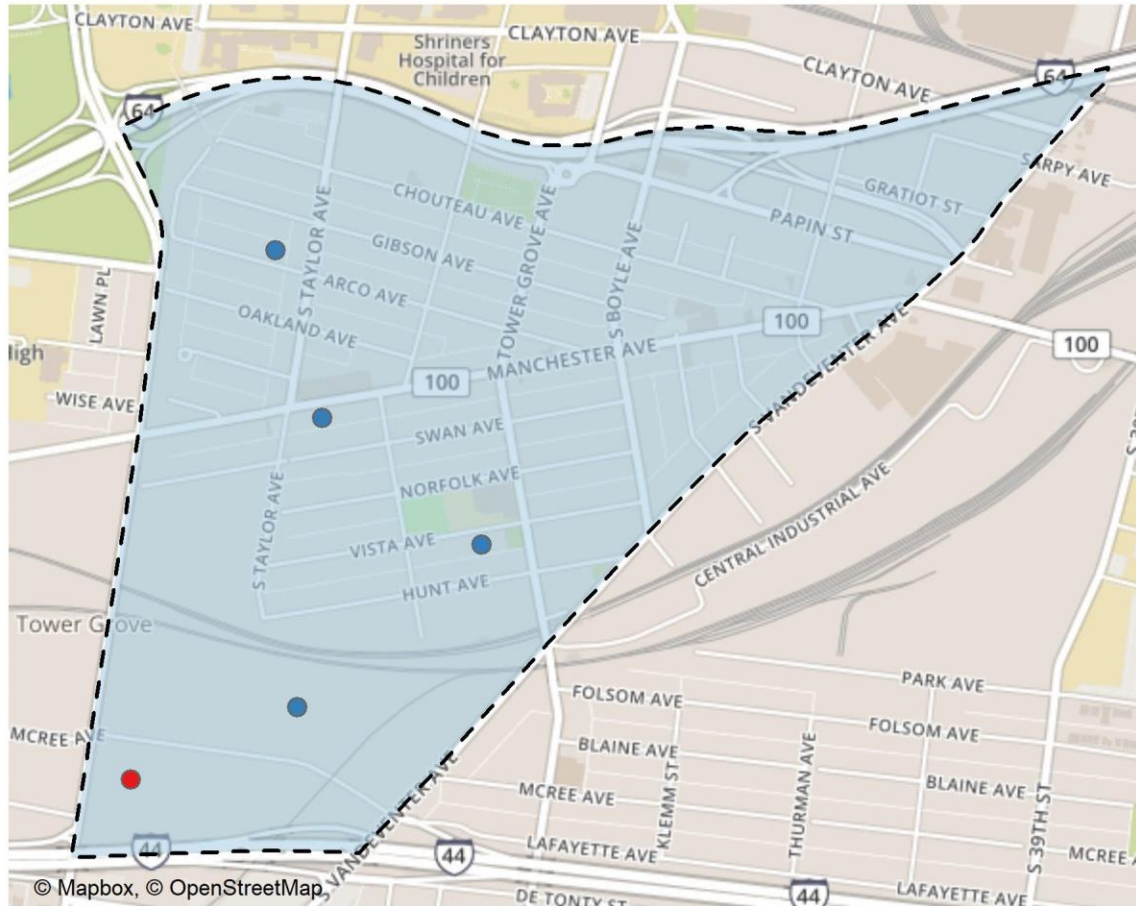


- February 2023 Neighborhood Cost Breakdown
 - Mean: \$99,379
 - Median: \$75,000
 - Range: \$1,900 - \$336,995

Forest Park Southeast: Summary Notes

- **5 building permits in February 2023**
 - **-44.44% change** compared to February 2022 (9 total building permits)
 - **\$99,379**: Average building permit cost in February 2023
 - **-72.66% change** compared to February 2022 (\$363,556)
- **12 total building permits in 2023**
 - **-36.84% change** YTD compared to this time in 2022 (19 total building permits)
 - **\$58,484**: YTD average building permit cost in 2023
 - **-66.79% change** YTD compared to this time in 2022 (\$176,100)

Forest Park Southeast



Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0.0	0	\$0
Industrial	\$80,000.0	1	\$80,000
Residential	\$104,223.8	4	\$416,895

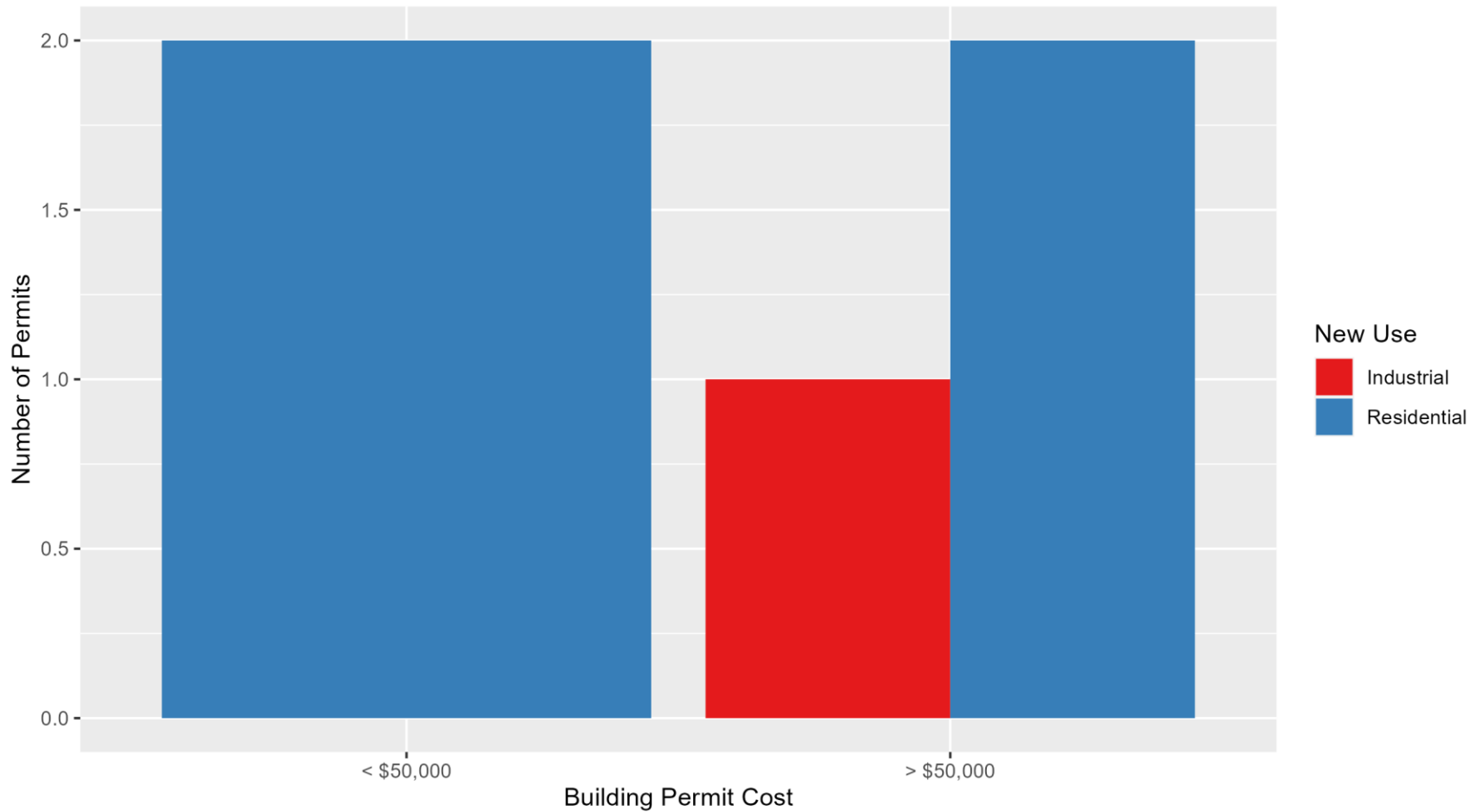
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$1,778,850.57	14	\$24,903,908
Industrial	\$21,562.67	9	\$194,064
Residential	\$992,586.15	55	\$54,592,238

Forest Park Southeast Individual Permit Breakdown

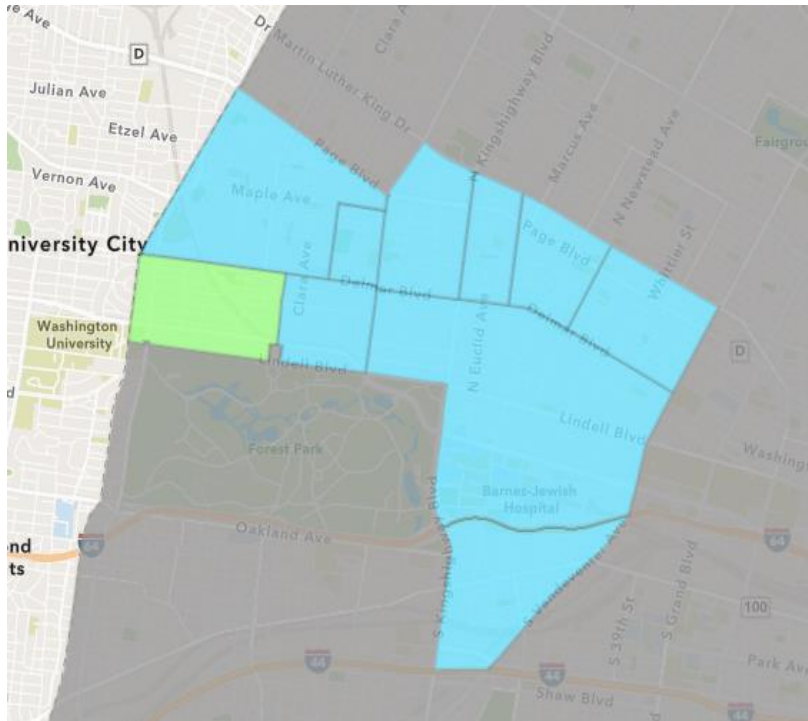
Neighborhood	Owner	New Use	Cost	address
Forest Park Southeast	GROVE LOFTS STL LLC	Residential	\$75,000	4440 MANCHESTER AV
Forest Park Southeast	BAER, SPENCER & NOAH NOHLING	Residential	\$1,900	4326 VISTA AV
Forest Park Southeast	GREEN STREET 4951 MCREE INVESTORS	Residential	\$336,995	4591 MCREE AV
Forest Park Southeast	KINGSHIGHWAY LLC	Industrial	\$80,000	1616 S KINGSHIGHWAY BLVD
Forest Park Southeast	ORLET, SHARON & DANIEL MCMULLEN	Residential	\$3,000	4523 ARCO AV

Forest Park Southeast Permit Cost Breakdown



Expanded Service Area

Skinker DeBaliviere

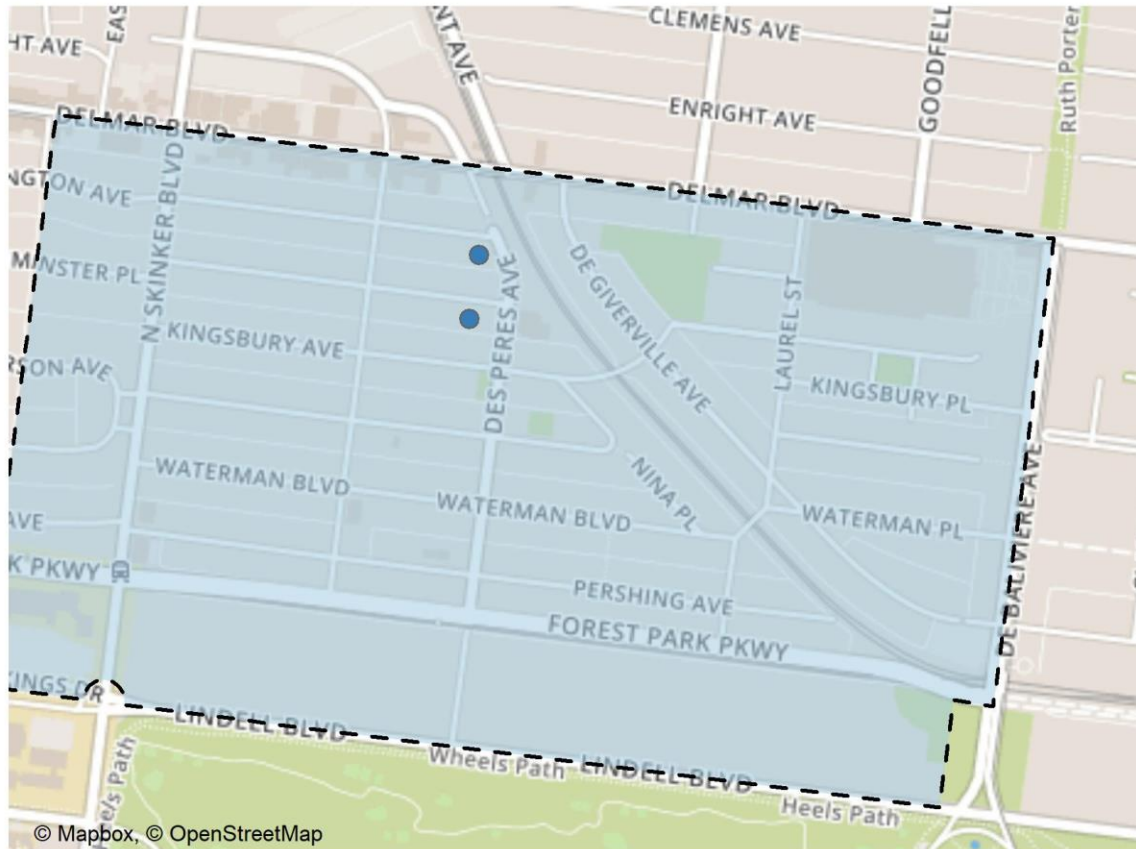


- February 2023
Neighborhood Cost Breakdown
 - Mean: \$52,500
 - Median: \$52,500
 - Range: \$5,000 - \$100,000

Skinker DeBaliviere: Summary Notes

- **2 building permits in February 2023**
 - **-75.00% change** compared to February 2022 (8 total building permits)
 - **\$52,500**: Average building permit cost in February 2023
 - **-89.35% change** compared to February 2022 (\$493,088)
- **12 total building permits in 2023**
 - **-14.29% change** YTD compared to this time in 2022 (14 total building permits)
 - **\$82,748**: YTD average building permit cost in 2023
 - **-76.07% change** YTD compared to this time in 2022 (\$345,845)

Skinker DeBaliviere



Building Permit Type
● Residential

Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Residential	\$52,500	2	\$105,000

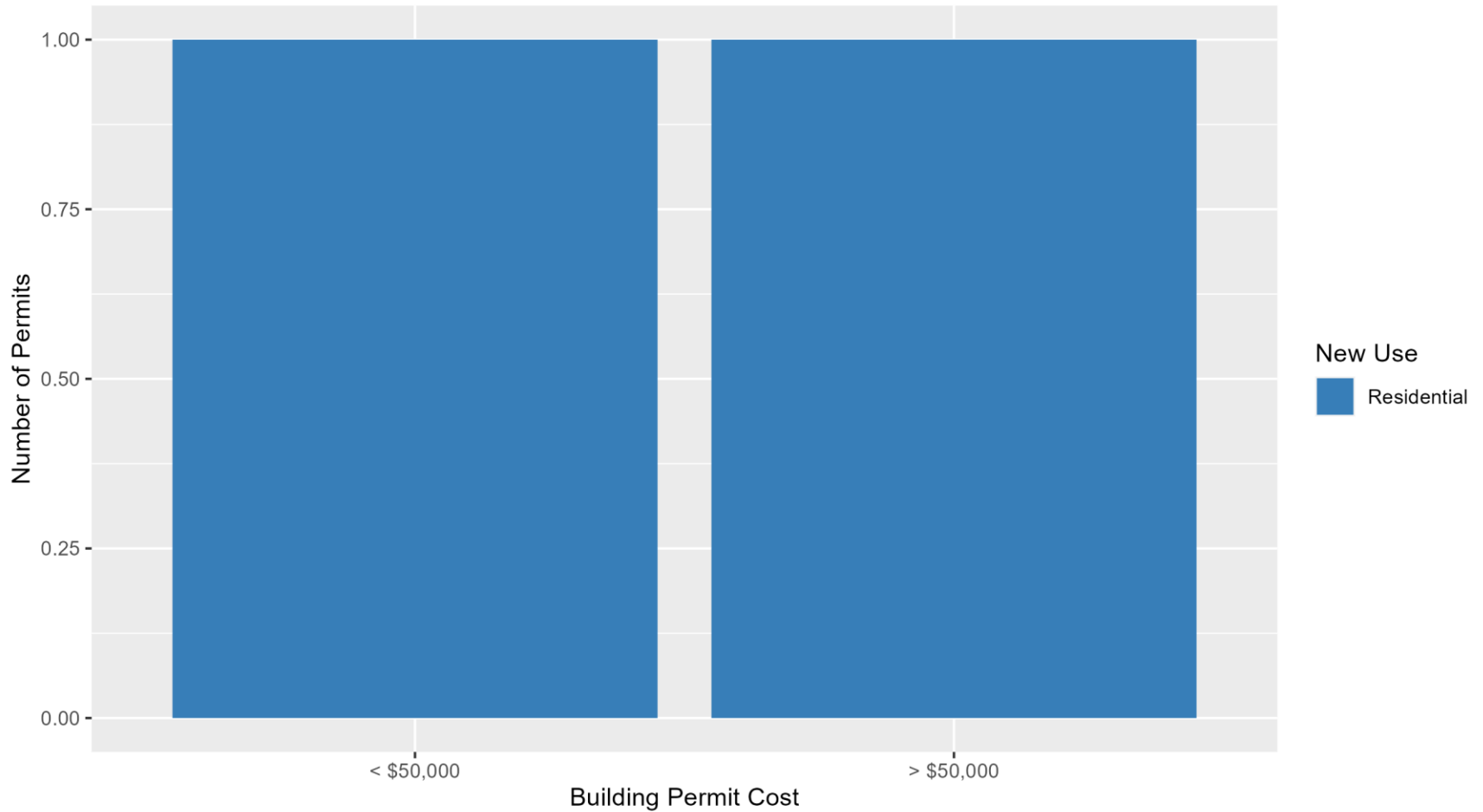
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$58,668.14	7	\$410,677
Industrial	\$19,666.67	3	\$59,000
Residential	\$50,240.58	38	\$1,909,142

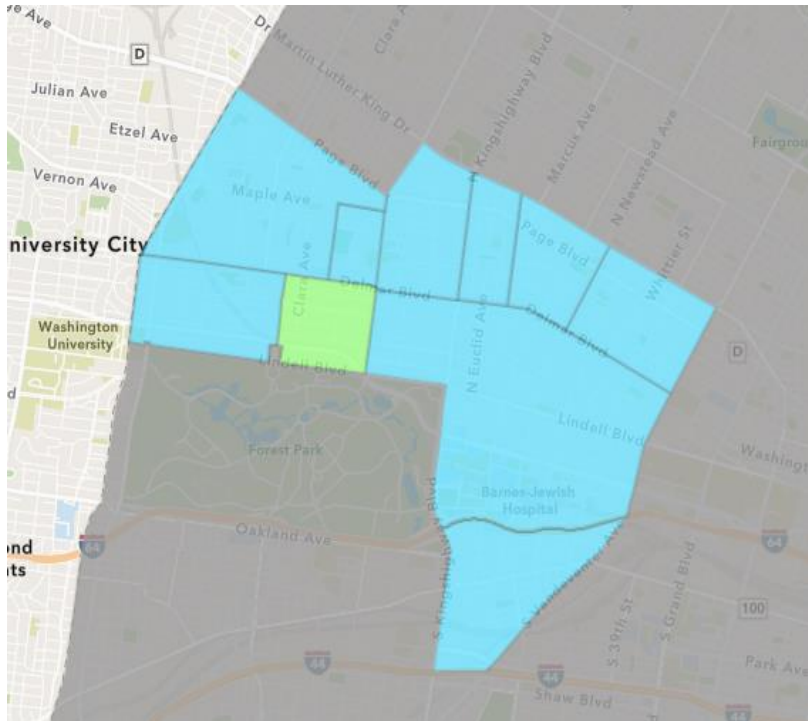
Skinker DeBaliviere Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
Skinker DeBaliviere	CJS CONSTRUCTION LLC	Residential	\$100,000	6014 WESTMINSTER PL
Skinker DeBaliviere	TRIPLE LLC	Residential	\$5,000	6006 WASHINGTON AV

Skinker DeBaliviere Permit Cost Breakdown



DeBaliviere Place



- February 2023
Neighborhood Cost Breakdown
 - Mean: \$24,983
 - Median: \$24,983
 - Range: \$24,983 - \$24,983

DeBaliviere Place: Summary Notes

- **1 building permits in February 2023**
 - **-50.00% change** compared to February 2022 (2 total building permits)
 - **\$24,983**: Average building permit cost in February 2023
 - **504.90% change** compared to February 2022 (\$4,130)
- **6 total building permits in 2023**
 - **50.00% change** YTD compared to this time in 2022 (4 total building permits)
 - **\$104,939**: YTD average building permit cost in 2023
 - **478.58% change** YTD compared to this time in 2022 (\$18,137)

DeBaliviere Place



Building Permit Type
● Residential

Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0.0	0	\$0.0
Industrial	\$0.0	0	\$0.0
Residential	\$24,982.5	1	\$24,982.5

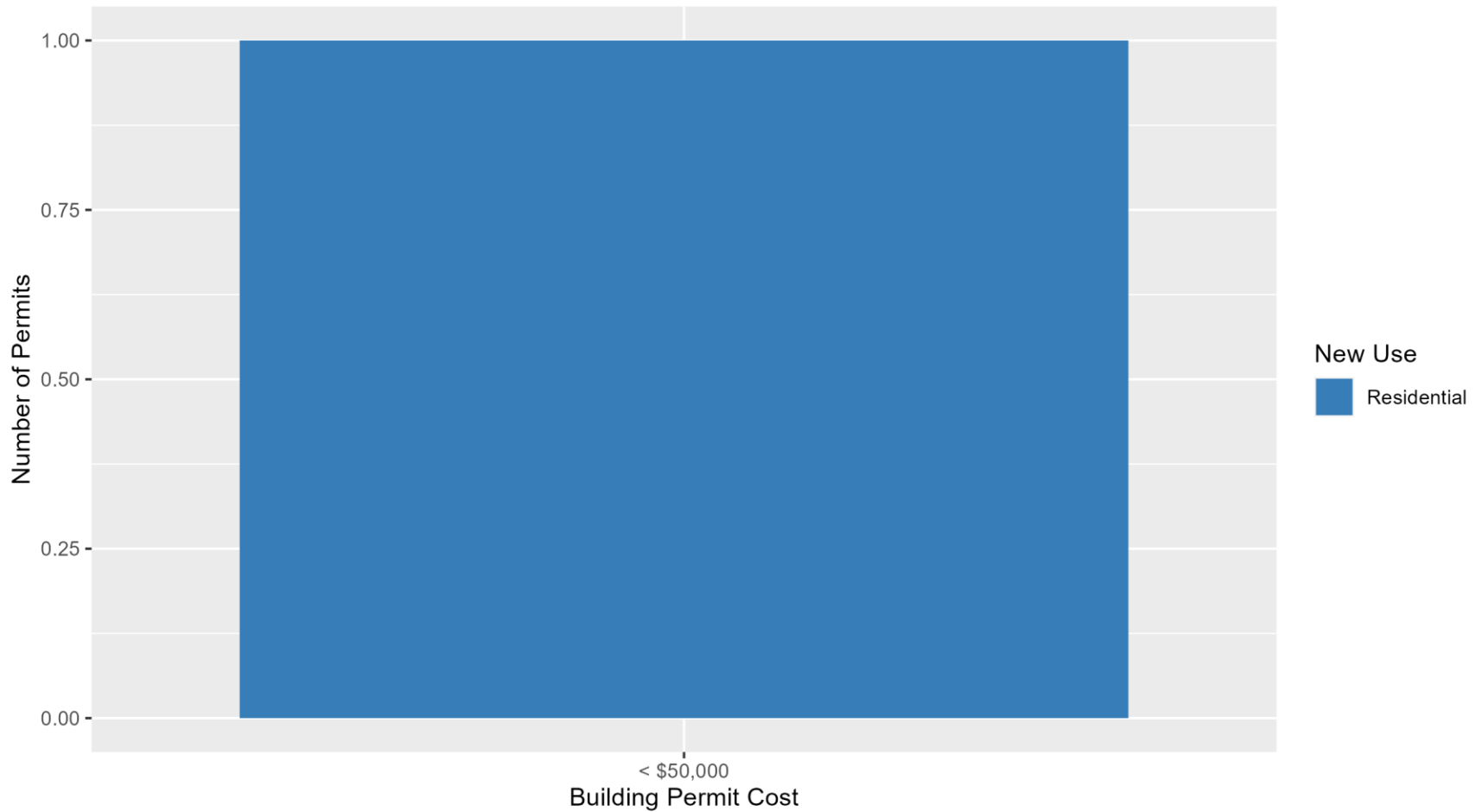
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$53,071.67	3	\$159,215
Industrial	\$84,442.00	1	\$84,442
Residential	\$107,477.57	29	\$3,116,849

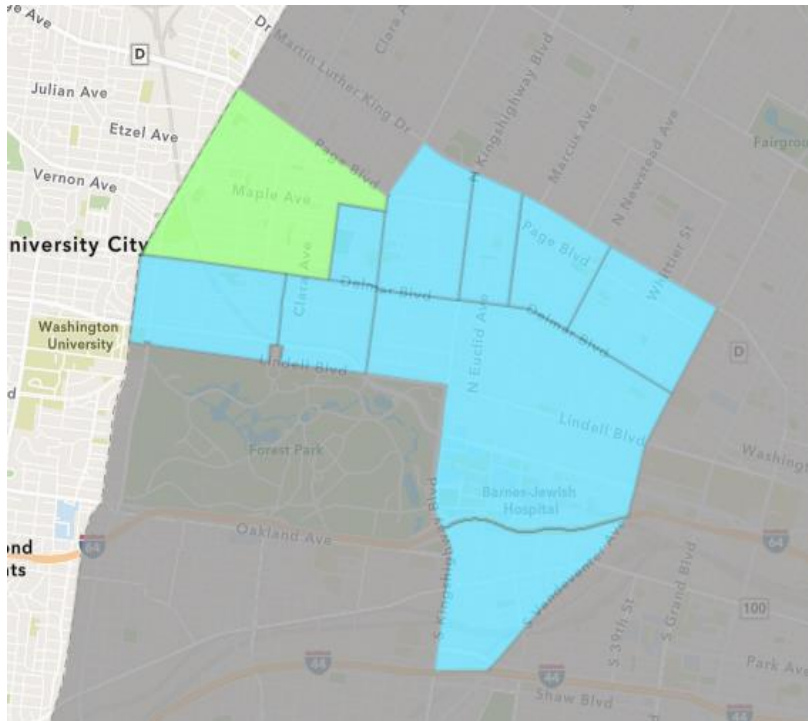
DeBaliviere Place Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
DeBaliviere Place	MCEVOY, KYLE TRS	Residential	\$24,983	12 KINGSBURY PL

DeBaliviere Place Permit Cost Breakdown



West End

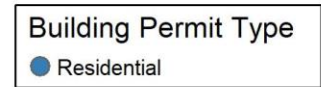
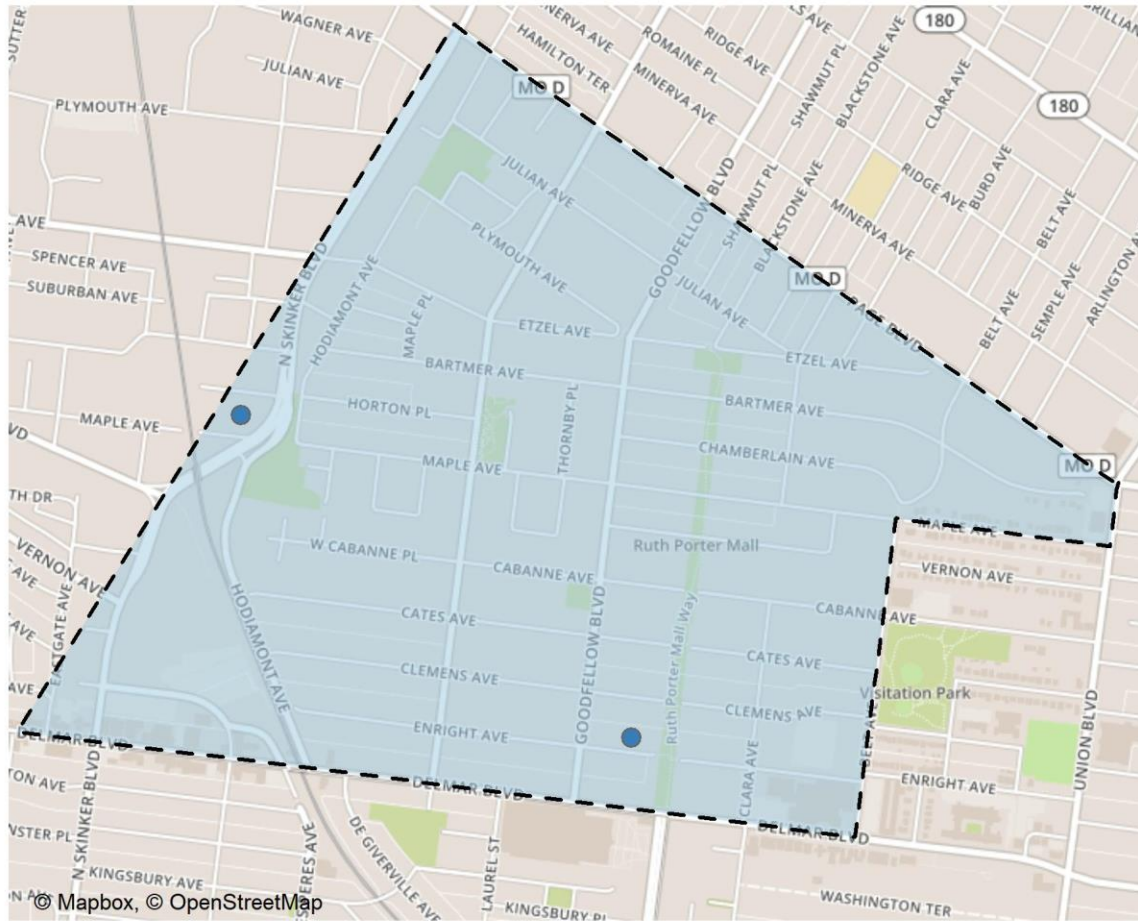


- February 2023
Neighborhood Cost Breakdown
 - Mean: \$144,500
 - Median: \$144,500
 - Range: \$69,000 - \$220,000

West End: Summary Notes

- **2 building permits in February 2023**
 - **-93.94% change** compared to February 2022 (33 total building permits)
 - **\$144,500**: Average building permit cost in February 2023
 - **-35.21% change** compared to February 2022 (\$223,016)
- **12 total building permits in 2023**
 - **-70.00% change** YTD compared to this time in 2022 (40 total building permits)
 - **\$58,109**: YTD average building permit cost in 2023
 - **-68.86% change** YTD compared to this time in 2022 (\$186,610)

West End



Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Residential	\$144,500	2	\$289,000

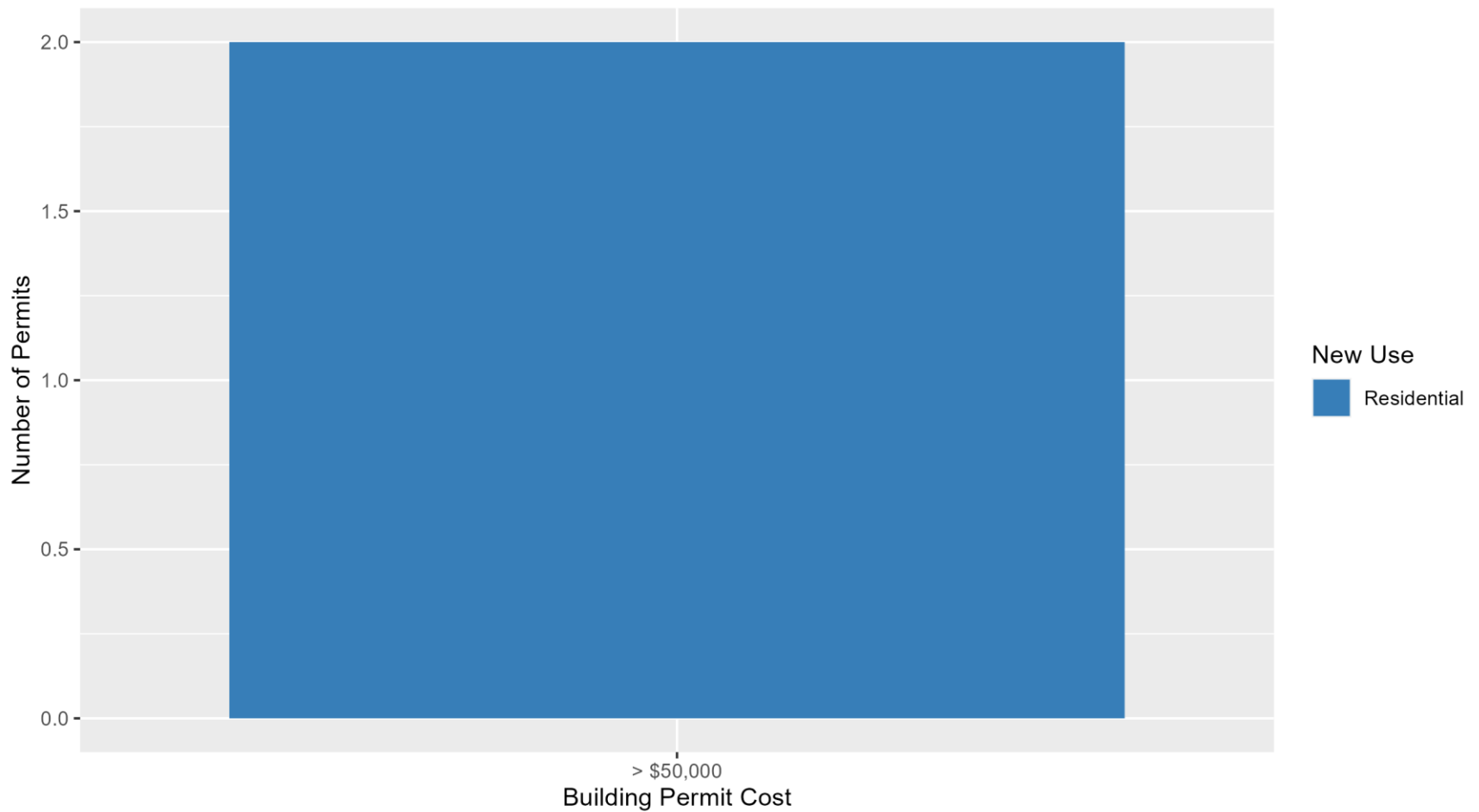
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$123,737.01	16	\$1,979,792
Industrial	\$50,000.00	1	\$50,000
Residential	\$62,138.42	28	\$1,739,876

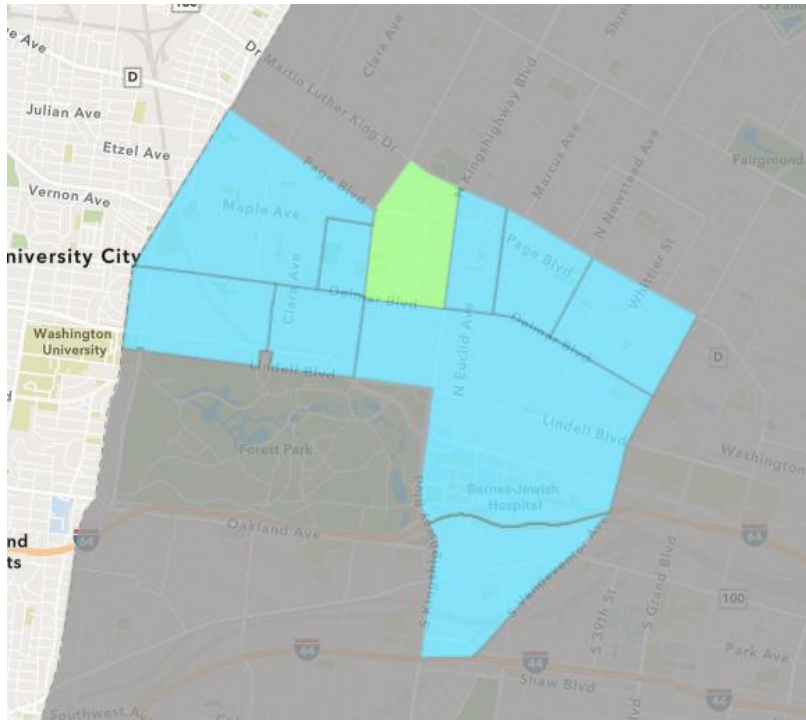
West End Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
West End	LOOP LOFTS APARTMENTS LLC	Residential	\$220,000	1019 SKINKER PARKWAY
West End	WILSMITH PROPERTIES LLC	Residential	\$69,000	5715 ENRIGHT AV

West End Permit Cost Breakdown



Academy

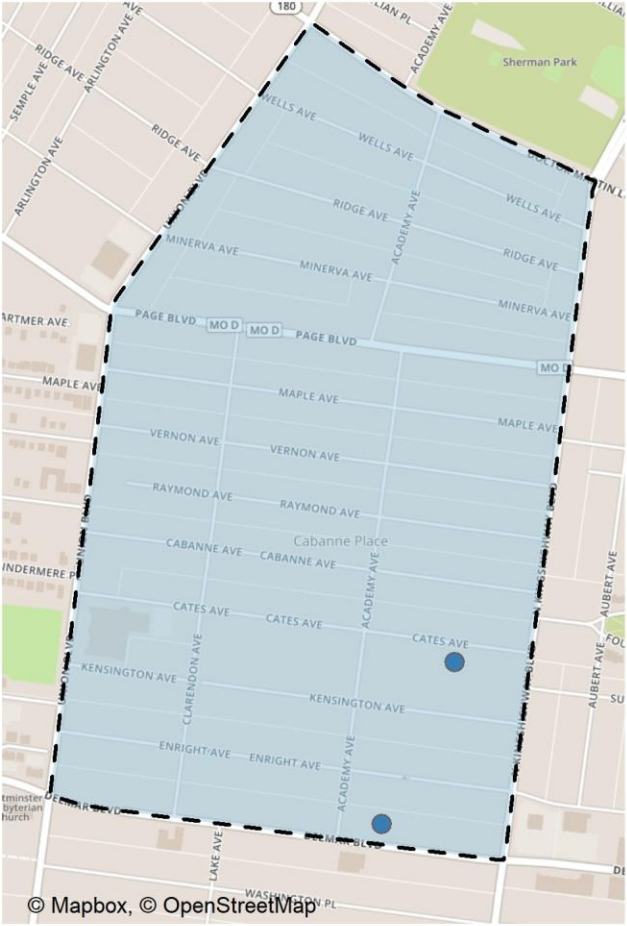


- February 2023
Neighborhood Cost Breakdown
 - Mean: \$56,468
 - Median: \$56,468
 - Range: \$37,955 - \$74,980

Academy: Summary Notes

- **2 building permits in February 2023**
 - **Infinite change** compared to February 2022 (0 total building permits)
 - **\$56,468**: Average building permit cost in February 2023
 - **Infinite change** compared to February 2022 (\$0)
- **3 total building permits in 2023**
 - **50.00% change** YTD compared to this time in 2022 (2 total building permits)
 - **\$38,145**: YTD average building permit cost in 2023
 - **-75.72% change** YTD compared to this time in 2022 (\$157,100)

Academy



Building Permit Type
● Residential

Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0.0	0	\$0
Industrial	\$0.0	0	\$0
Residential	\$56,467.5	2	\$112,935

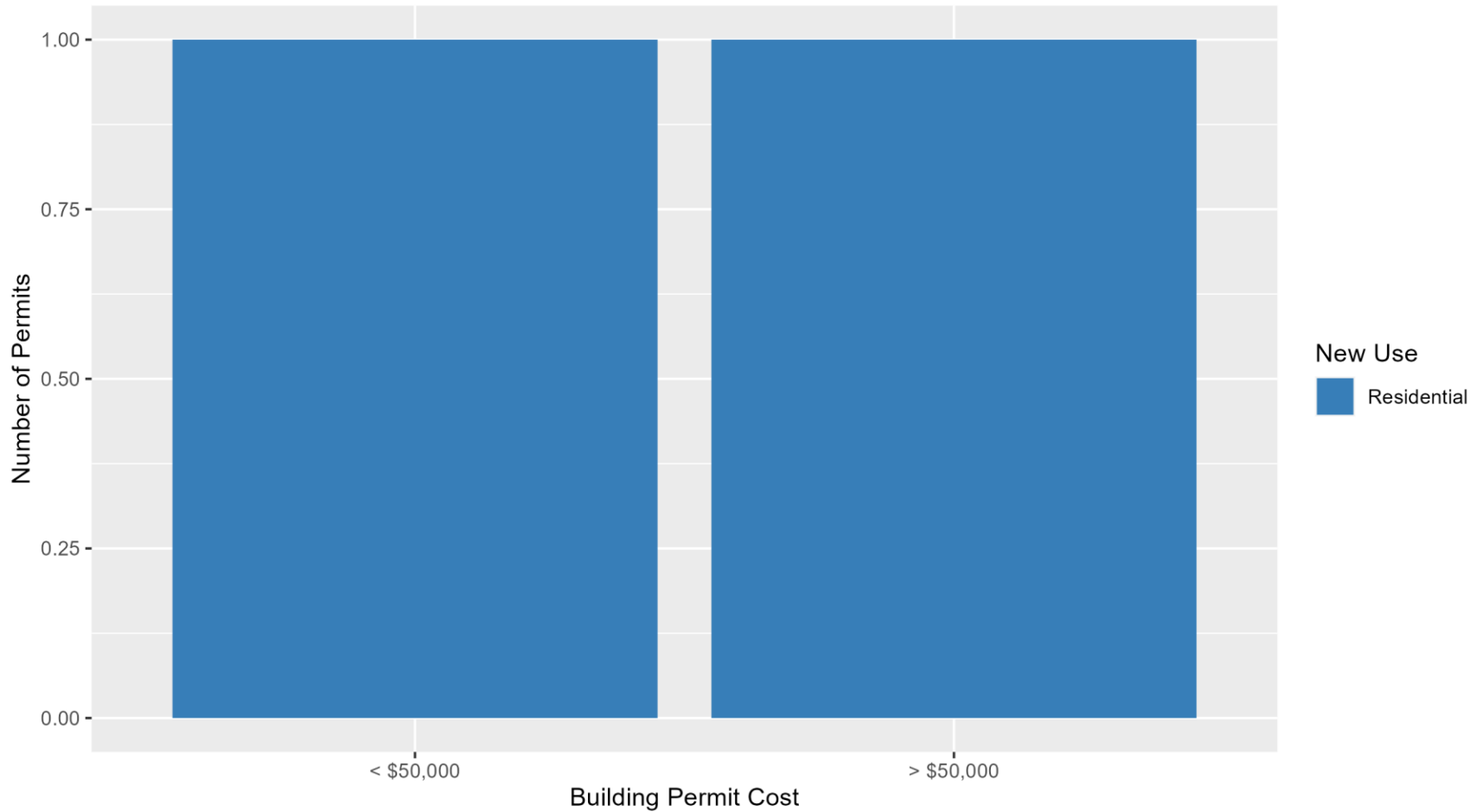
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$110,000.00	2	\$220,000
Industrial	\$0.00	0	\$0
Residential	\$58,990.29	17	\$1,002,835

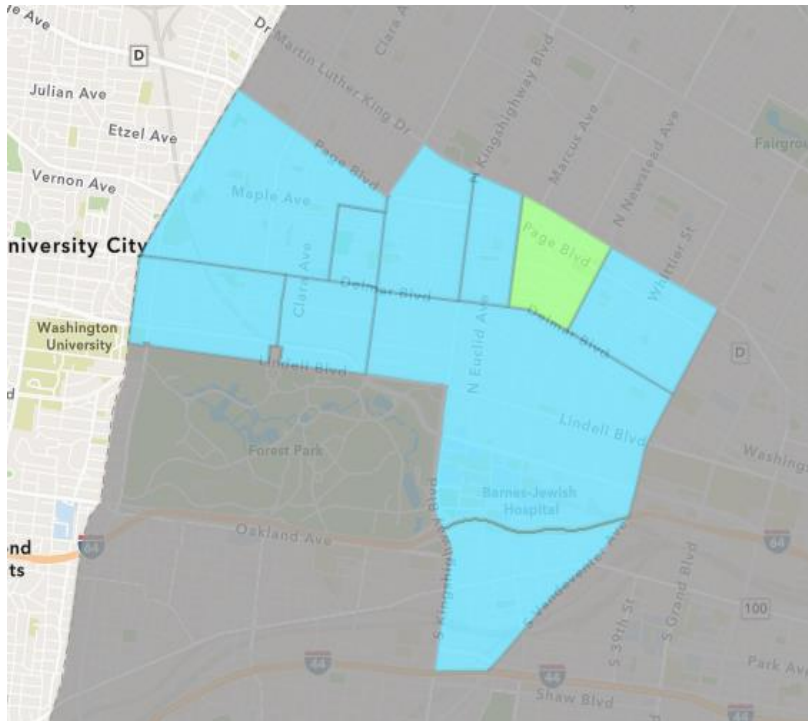
Academy Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
Academy	MITCHELL, CARLTON L	Residential	\$74,980	5075 DELMAR BLVD
Academy	EMERGING MARKETS REAL	Residential	\$37,955	5040-42 CATES AV

Academy Permit Cost Breakdown



Lewis Place

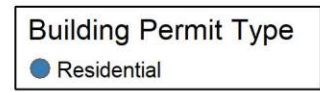
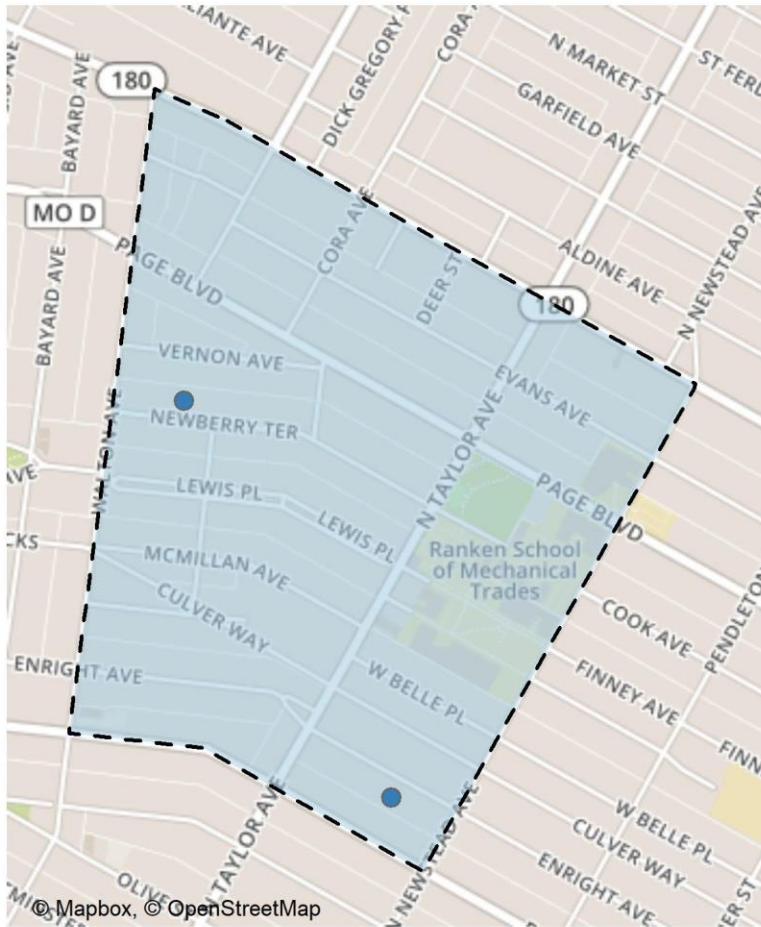


- February 2023
Neighborhood Cost Breakdown
 - Mean: \$45,000
 - Median: \$45,000
 - Range: \$30,000 - \$60,000

Lewis Place: Summary Notes

- **2 building permits in February 2023**
 - 100.00% change compared to February 2022 (1 total building permits)
 - \$45,000: Average building permit cost in February 2023
 - 900.00% change compared to February 2022 (\$4,500)
- **2 total building permits in 2023**
 - 100.00% change YTD compared to this time in 2022 (1 total building permits)
 - \$45,000: YTD average building permit cost in 2023
 - 900.00% change YTD compared to this time in 2022 (\$4,500)

Lewis Place



Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Residential	\$45,000	2	\$90,000

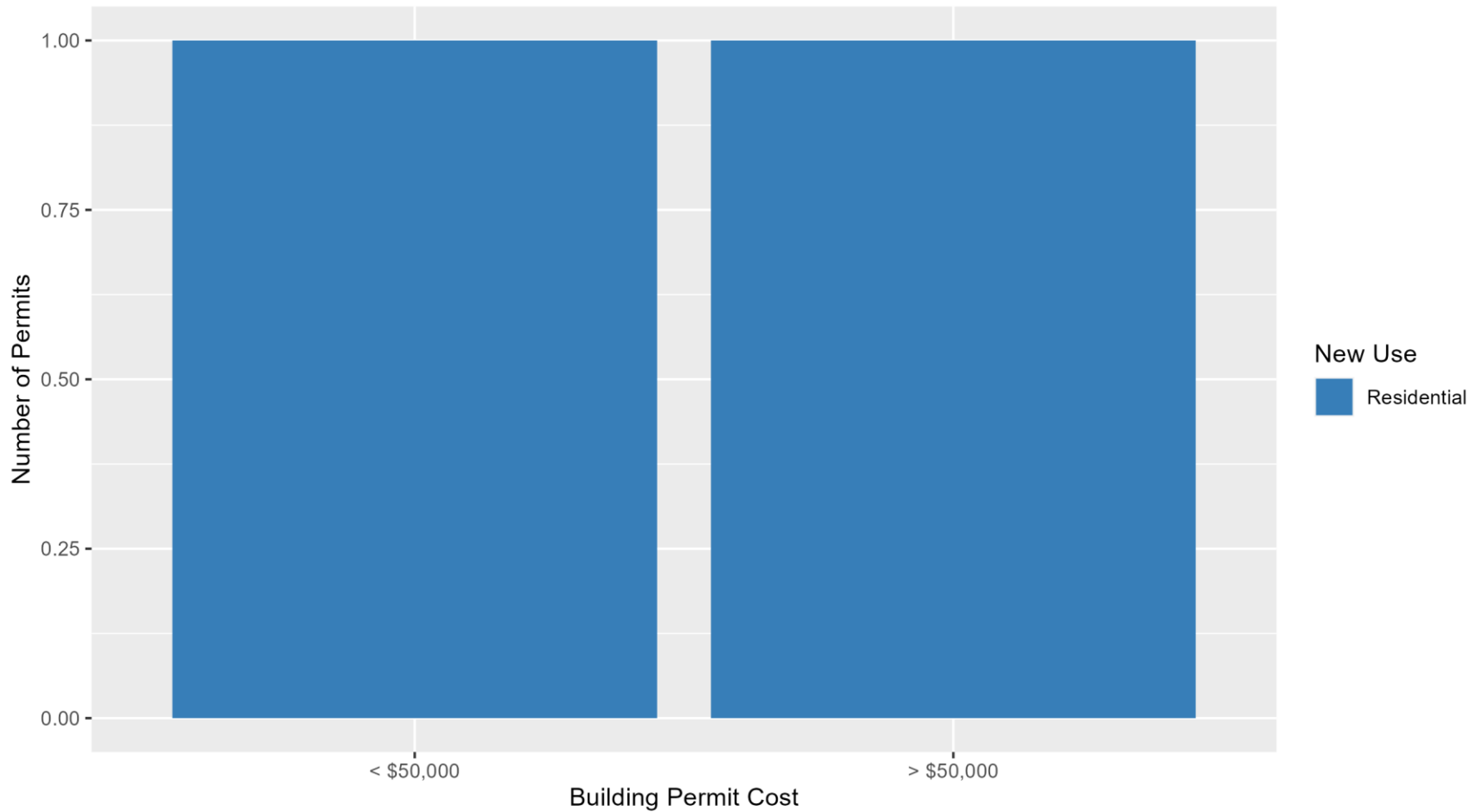
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0.00	0	\$0
Industrial	\$17,200.00	1	\$17,200
Residential	\$25,384.23	13	\$329,995

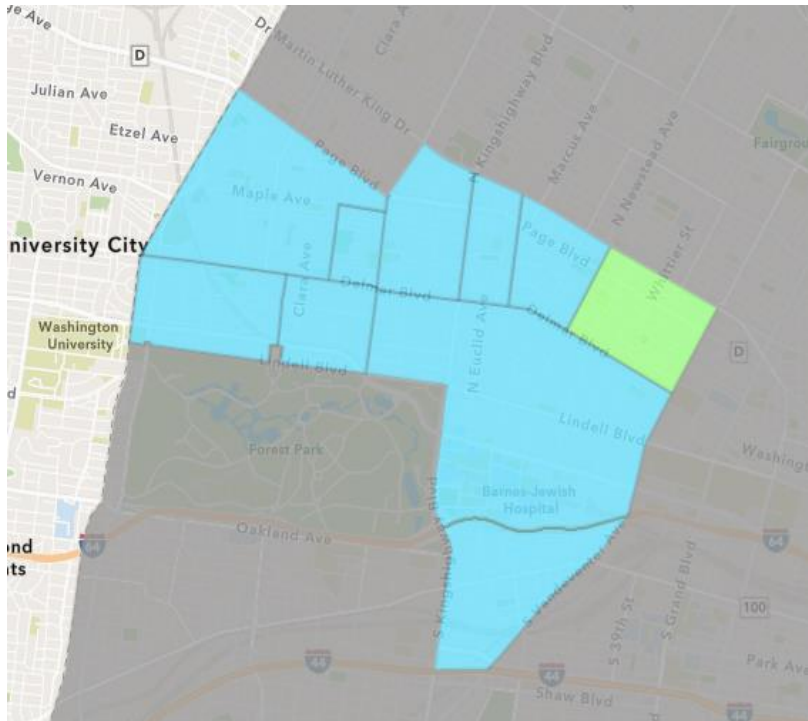
Lewis Place Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
Lewis Place	MCPHERSON, ADRIAN D	Residential	\$60,000	4434 ENRIGHT AV
Lewis Place	PARAMOUNT REAL ESTATE MANAGEMENT LLC	Residential	\$30,000	4717 NEWBERRY TER

Lewis Place Permit Cost Breakdown



Vandeventer



- February 2023 Neighborhood Cost Breakdown
 - Mean: \$4,408
 - Median: \$5,000
 - Range: \$1,750 - \$6,475

Vandeventer: Summary Notes

- **3 building permits in February 2023**
 - 0.00% change compared to February 2022 (3 total building permits)
 - **\$4,408**: Average building permit cost in February 2023
 - -92.29% change compared to February 2022 (\$57,167)
- **4 total building permits in 2023**
 - 0.00% change YTD compared to this time in 2022 (4 total building permits)
 - **\$7,306**: YTD average building permit cost in 2023
 - -90.11% change YTD compared to this time in 2022 (\$73,875)

Vandeventer



Neighborhood Summary

February 2023

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0.0	0	\$0
Industrial	\$1,750.0	1	\$1,750
Residential	\$5,737.5	2	\$11,475

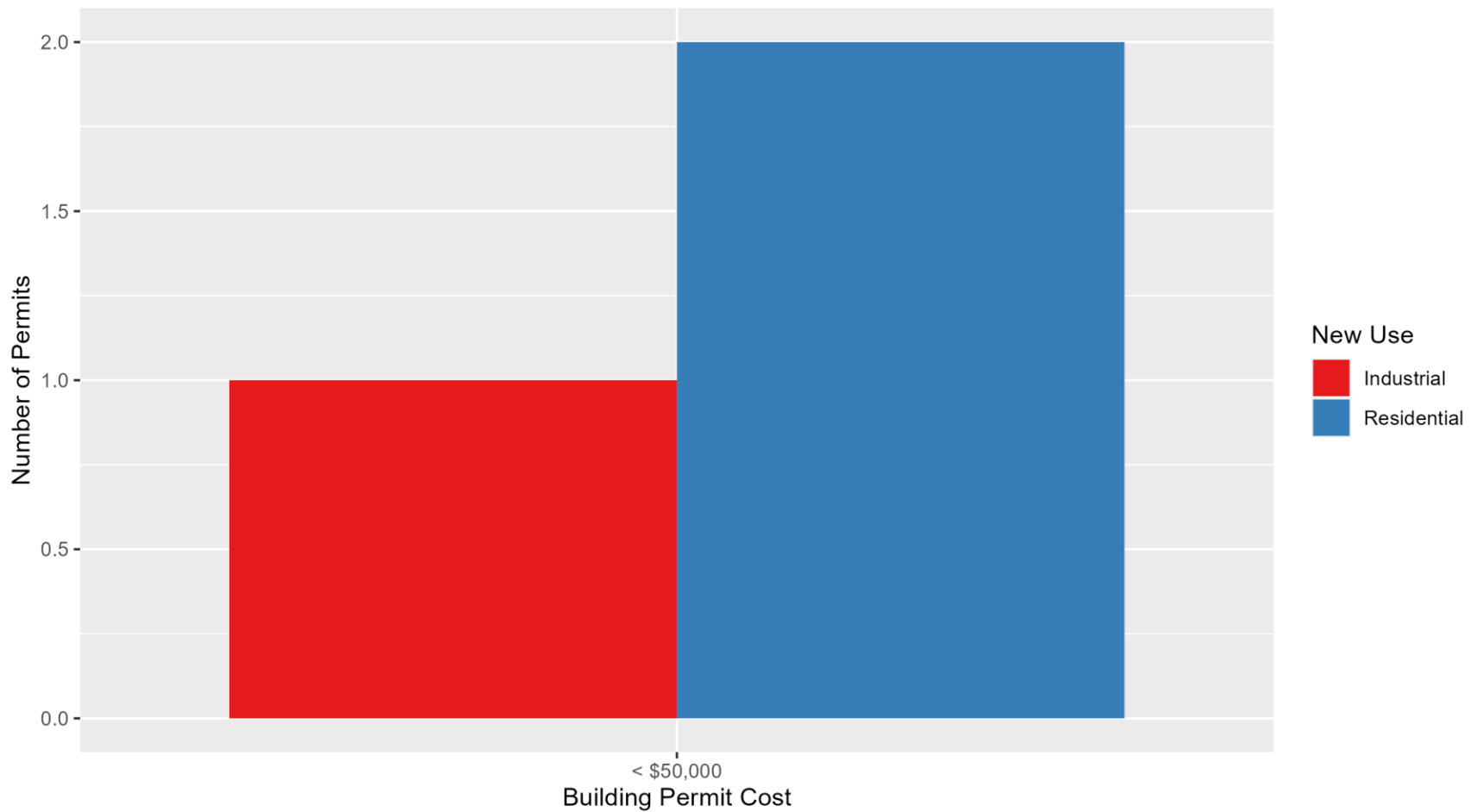
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$75,000.00	1	\$75,000
Industrial	\$1,750.00	1	\$1,750
Residential	\$42,116.31	16	\$673,861

Vandeventer Individual Permit Breakdown

Neighborhood	Owner	New Use	Cost	address
Vandeventer	MASON, ROBYN S	Residential	\$5,000	4314 EVANS AV
Vandeventer	ISABELL, KEITH	Industrial	\$1,750	4055 PAGE BLVD
Vandeventer	DOUBLE K ESTATES LLC	Residential	\$6,475	4057 PAGE BLVD

Vandeventer Permit Cost Breakdown



Additional Notes

- Data retrieved from <https://www.stlouis-mo.gov/data/>
- Building permits with a cost of \$0 were dropped
- Building permits that were cancelled were dropped
- Infinite change indicates 0 permits in the current or previous time period/comparison month so there was an overall increase or decrease