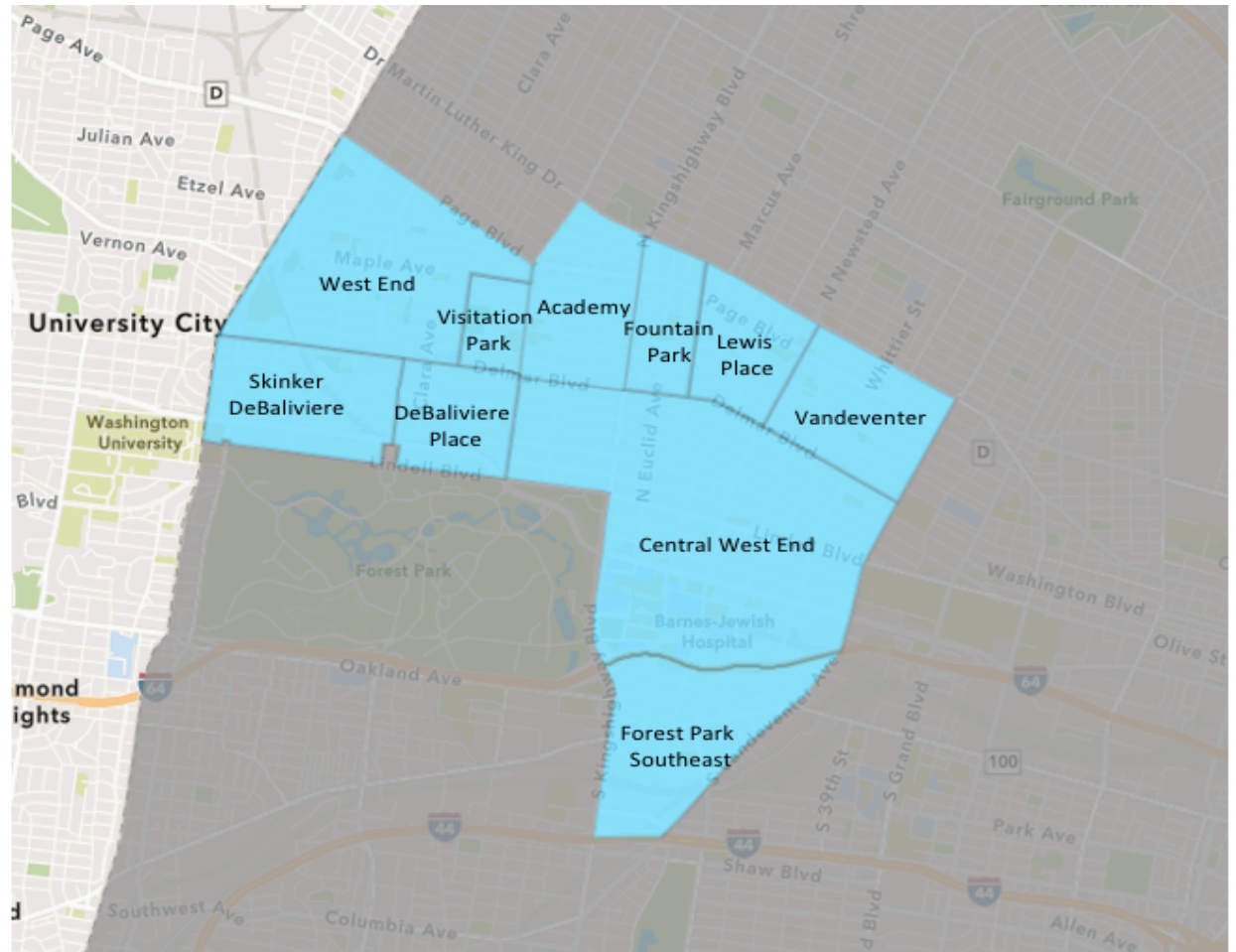


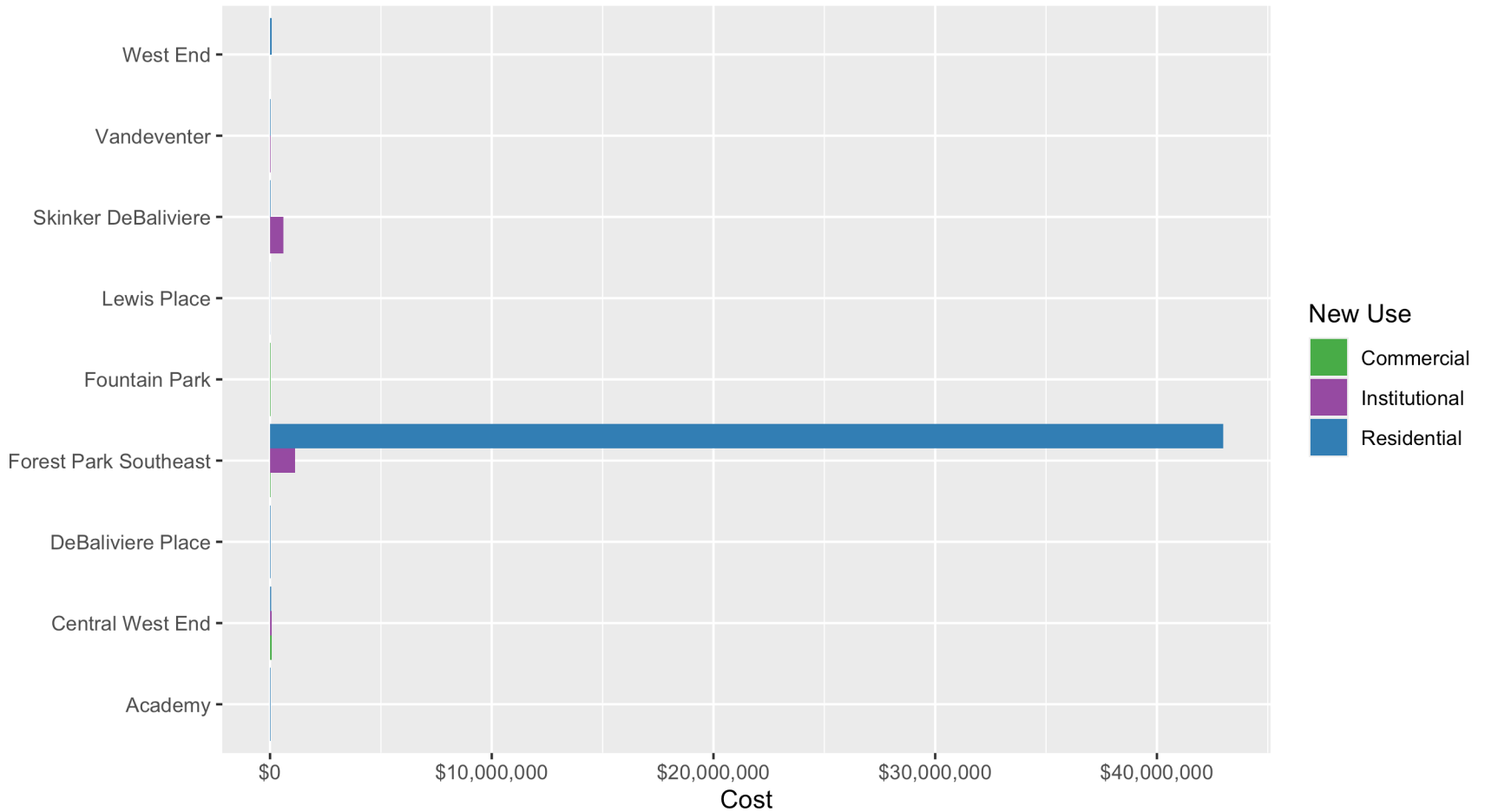
# St. Louis Central Corridor West Building Permits

Monthly Report: October 2020

# St. Louis Neighborhood Spatial Reference



# Neighborhood Summary: Average Building Permit Cost



# Neighborhood Summary

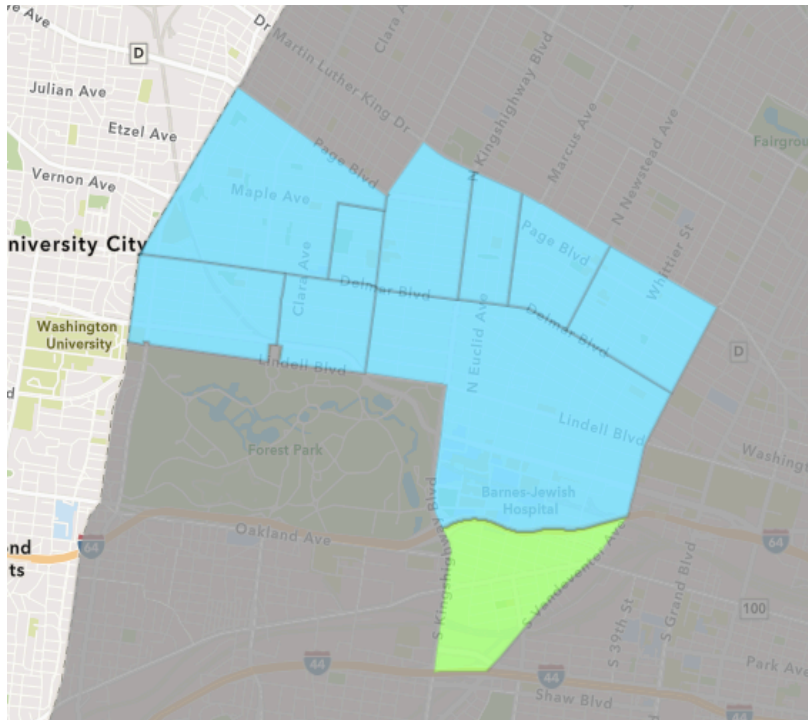
October 2020

Neighborhood	Average Cost	# of Permits	Total Value of Permits
Academy	\$17,418	5	\$87,090
Central West End	\$51,923	39	\$2,024,979
DeBaliviere Place	\$27,500	2	\$55,000
Forest Park Southeast	\$23,495,926	13	\$305,447,040
Fountain Park	\$30,000	1	\$30,000
Lewis Place	\$6,500	1	\$6,500
Skinker DeBaliviere	\$135,161	11	\$1,486,767
Vandeventer	\$29,465	5	\$147,323
Visitation Park	\$0	0	\$0
West End	\$48,312	10	\$483,122

Last 6 Months

Neighborhood	Average Cost	# of Permits	Total Value of Permits
Academy	\$21,884	27	\$590,860
Central West End	\$406,129	233	\$94,628,023
DeBaliviere Place	\$343,757	35	\$12,031,497
Forest Park Southeast	\$4,350,297	71	\$308,871,069
Fountain Park	\$62,100	5	\$310,500
Lewis Place	\$72,251	11	\$794,760
Skinker DeBaliviere	\$987,700	67	\$66,175,879
Vandeventer	\$38,223	12	\$458,672
Visitation Park	\$19,091	5	\$95,455
West End	\$330,144	41	\$13,535,905

# Forest Park Southeast

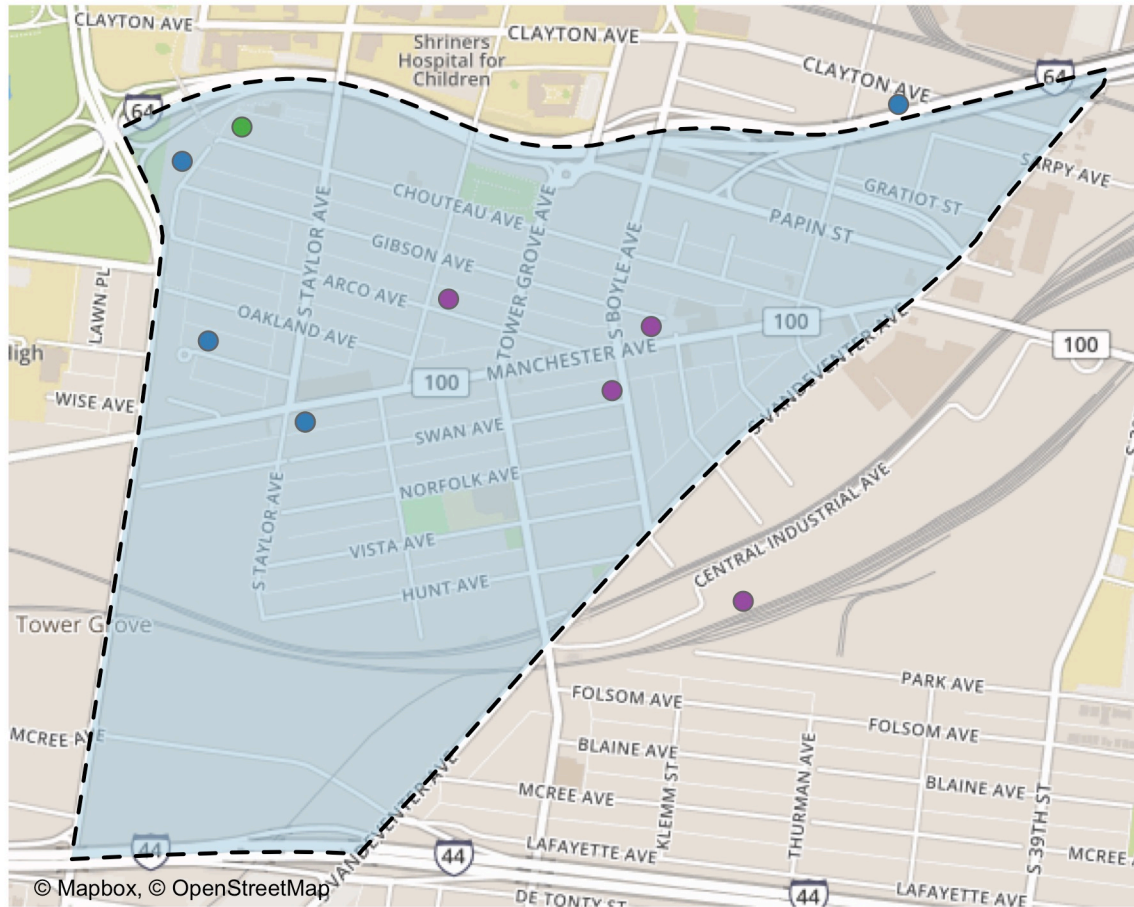


- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$23,495,926
  - Median: \$9,400
  - Range: \$3,000 - \$300,490,140

# Forest Park Southeast: Summary Notes

- **13 building permits in October 2020**
  - **-23.53% change** compared to October 2019 (17 total building permits)
  - **\$23,495,926**: Average building permit cost in October 2020
    - **29205.26% change** compared to October 2019 (\$80,176)
- **106 total building permits in 2020**
  - **-29.80% change** YTD compared to this time in 2019 (151 total building permits)
  - **\$2,932,702**: YTD average building permit cost in 2020
    - **1348.96% change** YTD compared to this time in 2019 (\$202,401)

# Forest Park Southeast



# Neighborhood Summary

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$30,000	2	\$60,000
Industrial	\$0	0	\$0
Institutional	\$1,128,125	4	\$4,512,500
Residential	\$42,982,077	7	\$300,874,540

Last 6 Months

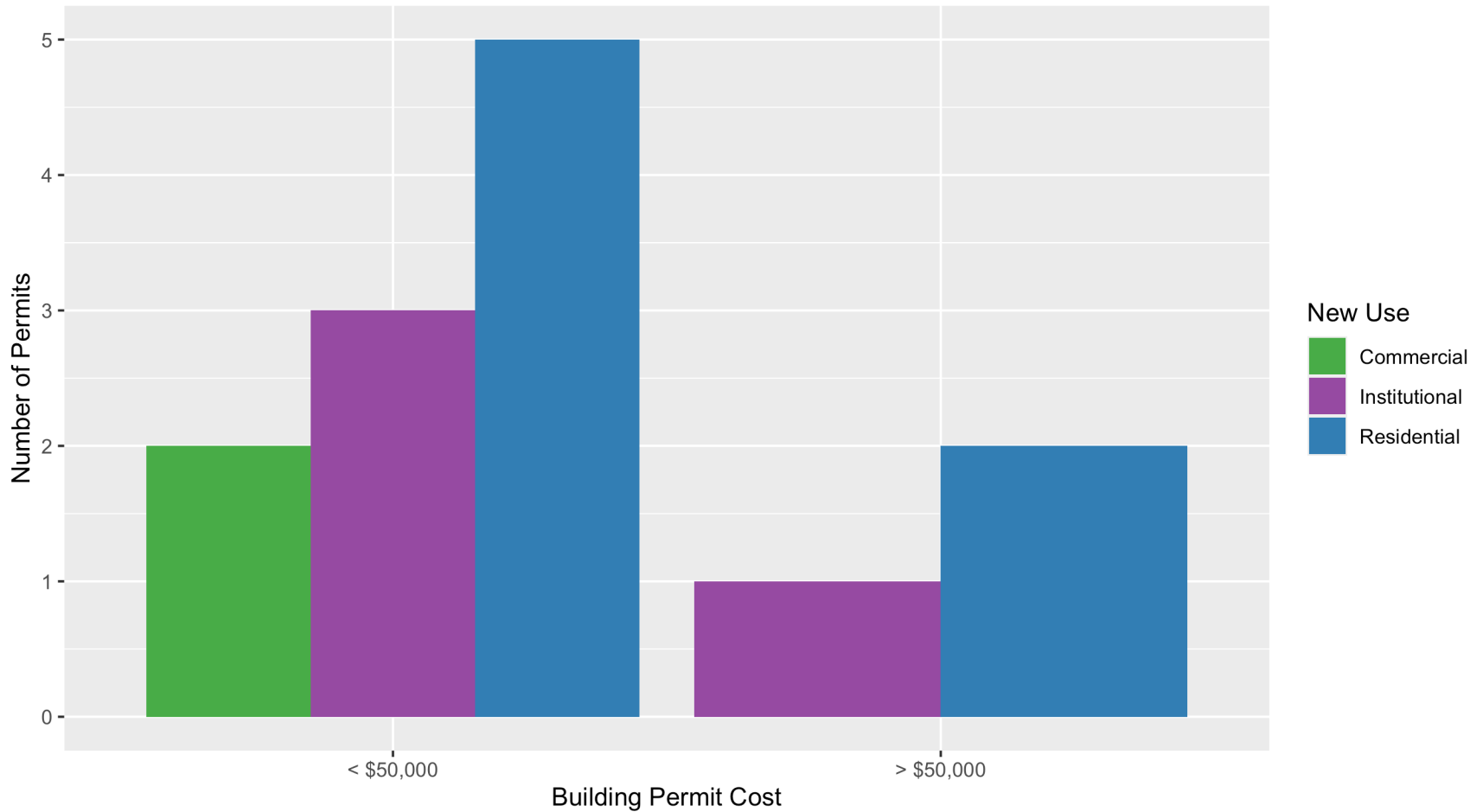
Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$53,777	13	\$699,100
Industrial	\$267,033	3	\$801,100
Institutional	\$506,777	9	\$4,560,989
Residential	\$6,582,823	46	\$302,809,880



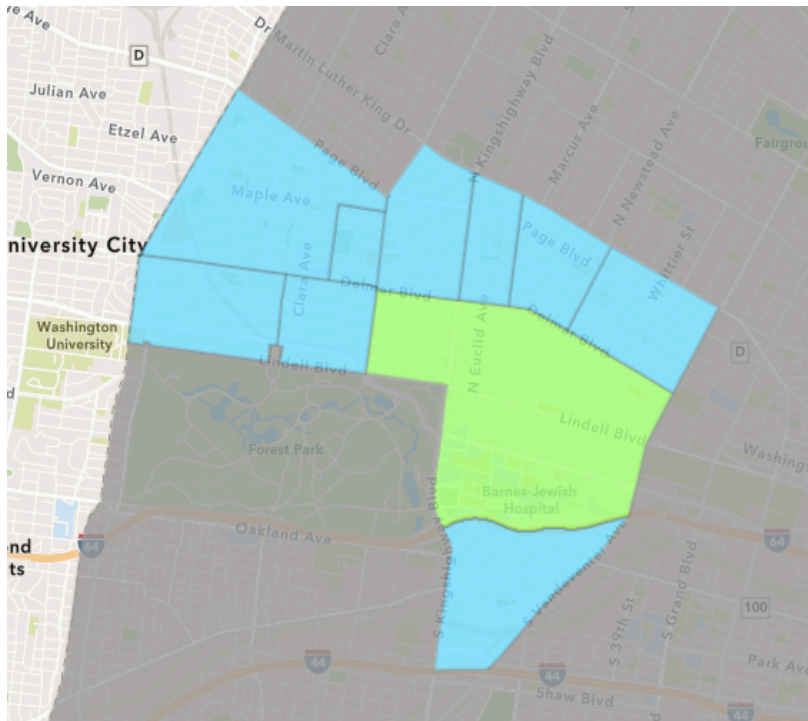
# Forest Park Southeast Individual Permit Breakdown

Owner	New Use	Cost	address
FARRELL, BRIAN	Residential	\$9,000	4335 SWAN AV
FARRELL, BRIAN	Residential	\$6,000	4335 SWAN AV
HEAGNEY, PHILIP	Residential	\$45,000	4541 GIBSON AV
4248 MANCHESTER LLC	Institutional	\$3,500	4248 MANCHESTER AV
CENCORE CAPITAL LLC	Residential	\$310,000	4330 VISTA AV
GS CHROMA PH LLC	Residential	\$5,000	900 S SARAH ST
TCF INVESTMENTS LLC	Institutional	\$3,000	1039 TOWER GROVE AV
JCAT HOLDINGS LLC	Commercial	\$25,000	4501-07 CHOUTEAU AV
PK REAL ESTATE LLC	Institutional	\$6,000	4337 MANCHESTER AV
BRACKEN, ANDREW	Residential	\$9,400	4521 WICHITA AV
FOREST PARK SOUTHEAST	Commercial	\$35,000	4143 MANCHESTER AV
GREEN STREET SWAN INVESTORS LLC	Residential	\$300,490,140	4500-4540 SWAN AV
GREEN ST 4565 MCREE INVESTORS LLC	Institutional	\$4,500,000	4565 MCREE AV

# Forest Park Southeast Permit Cost Breakdown



# Central West End

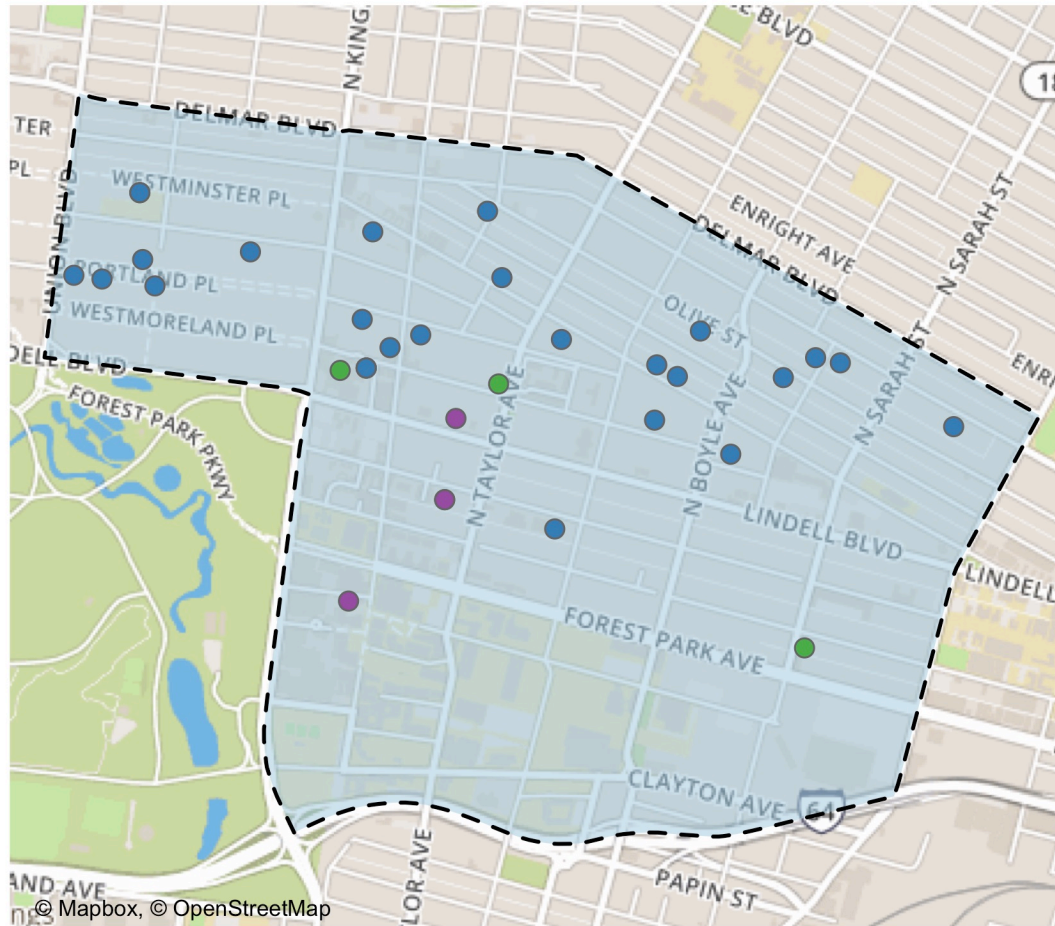


- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$51,923
  - Median: \$11,945
  - Range: \$500 - \$428,000

# Central West End: Summary Notes

- **39 building permits in October 2020**
  - **-23.53% change** compared to October 2019 (51 total building permits)
  - **\$51,923**: Average building permit cost in October 2020
    - **-74.78% change** compared to October 2019 (\$205,901)
- **367 total building permits in 2020**
  - **-10.49% change** YTD compared to this time in 2019 (410 total building permits)
  - **\$368,299**: YTD average building permit cost in 2020
    - **64.35% change** YTD compared to this time in 2019 (\$224,098)

# Central West End



## Building Permit Type

- Residential
- Commercial
- Institutional

# Central West End

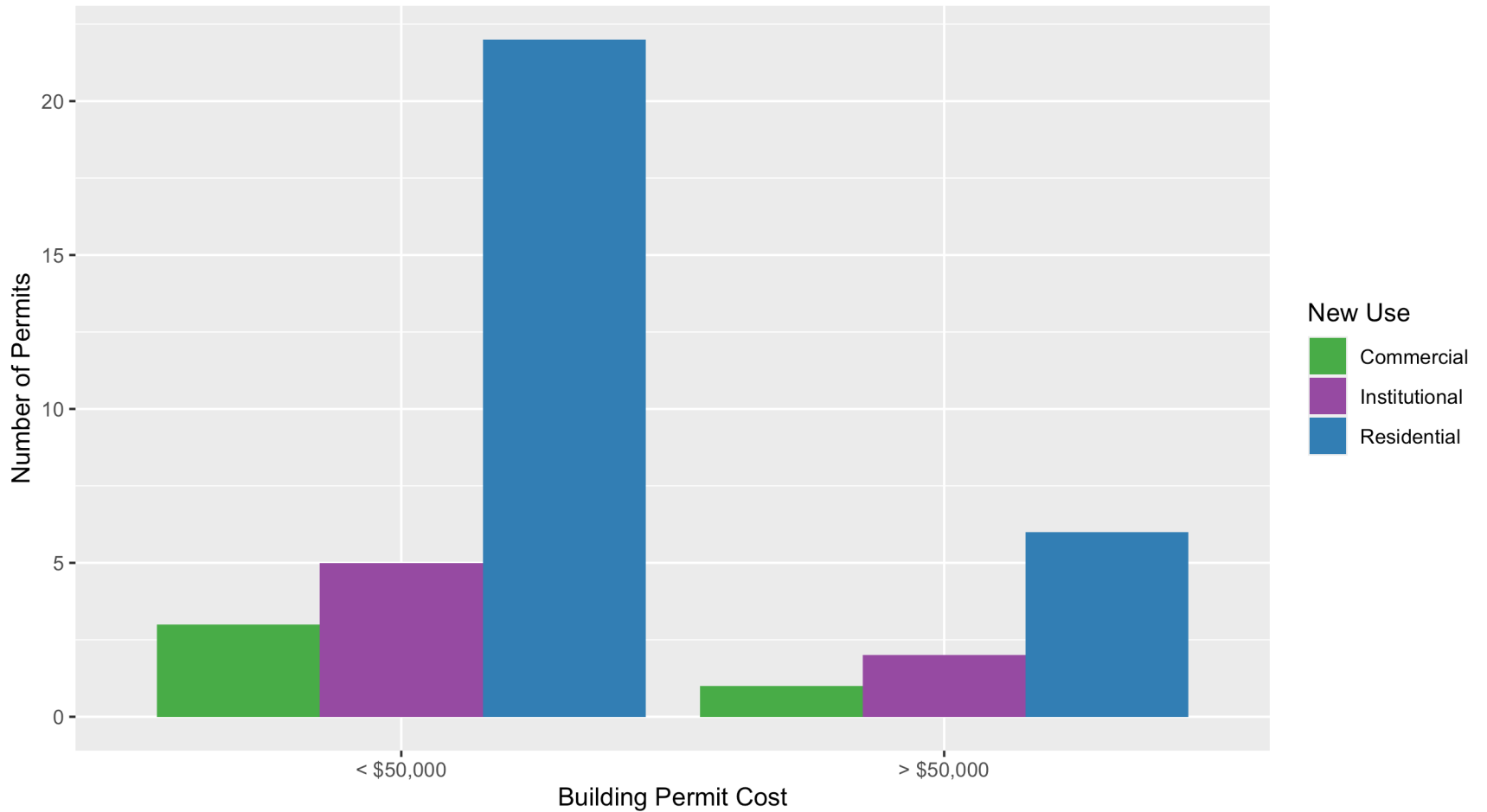
October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$69,400	4	\$277,600
Industrial	\$0	0	\$0
Institutional	\$74,220	7	\$519,537
Residential	\$43,852	28	\$1,227,842

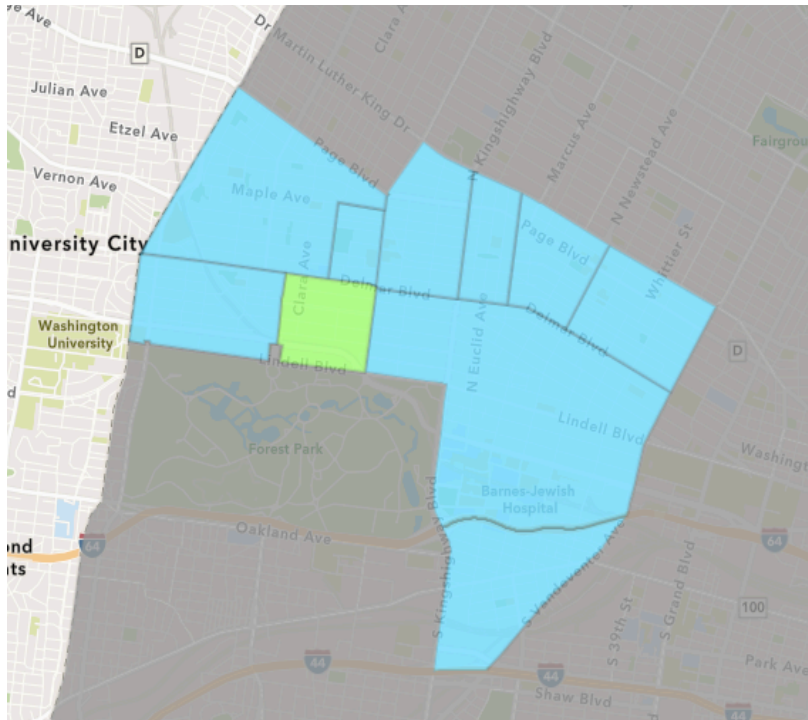
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$74,302	37	\$2,749,165
Industrial	\$20,000	1	\$20,000
Institutional	\$650,702	68	\$44,247,712
Residential	\$374,891	127	\$47,611,146

# Cental West End Permit Cost Breakdown



# DeBaliviere Place



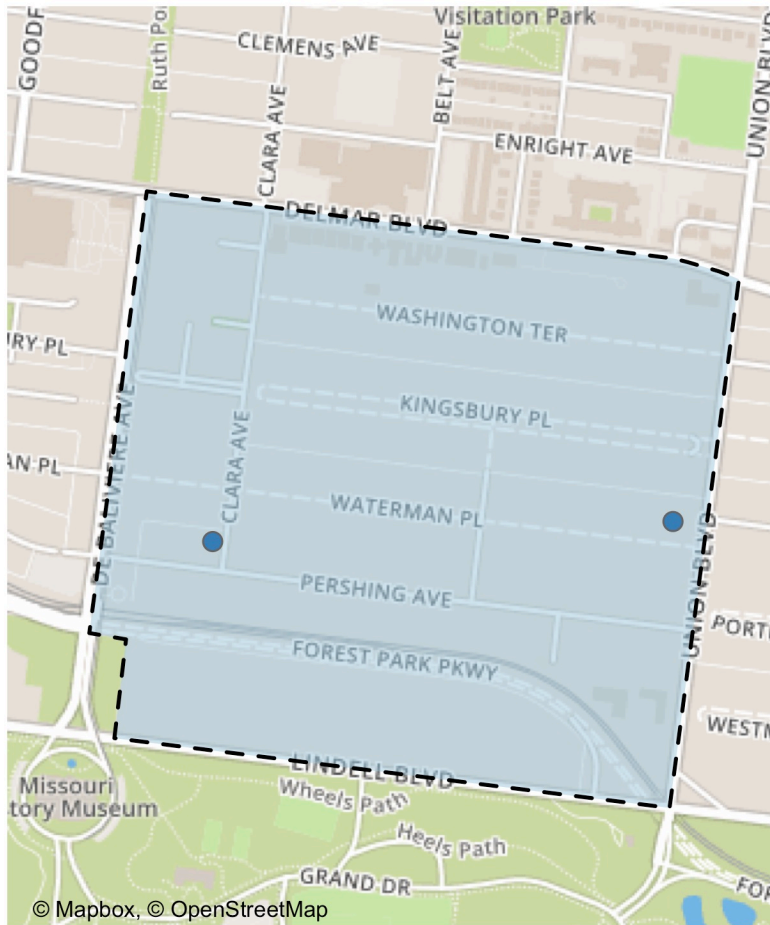
- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$27,500
  - Median: \$27,500
  - Range: \$15,000 - \$40,000



# DeBaliviere Place: Summary Notes

- **2 building permits in October 2020**
  - **-75.00% change** compared to October 2019 (8 total building permits)
  - **\$27,500**: Average building permit cost in October 2020
    - **-32.04% change** compared to October 2019 (\$40,464)
- **48 total building permits in 2020**
  - **-2.04% change** YTD compared to this time in 2019 (49 total building permits)
  - **\$691,407**: YTD average building permit cost in 2020
    - **1228.99% change** YTD compared to this time in 2019 (\$52,025)

# DeBaliviere Place



Building Permit Type

● Residential

# DeBaliviere Place

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$27,500	2	\$55,000

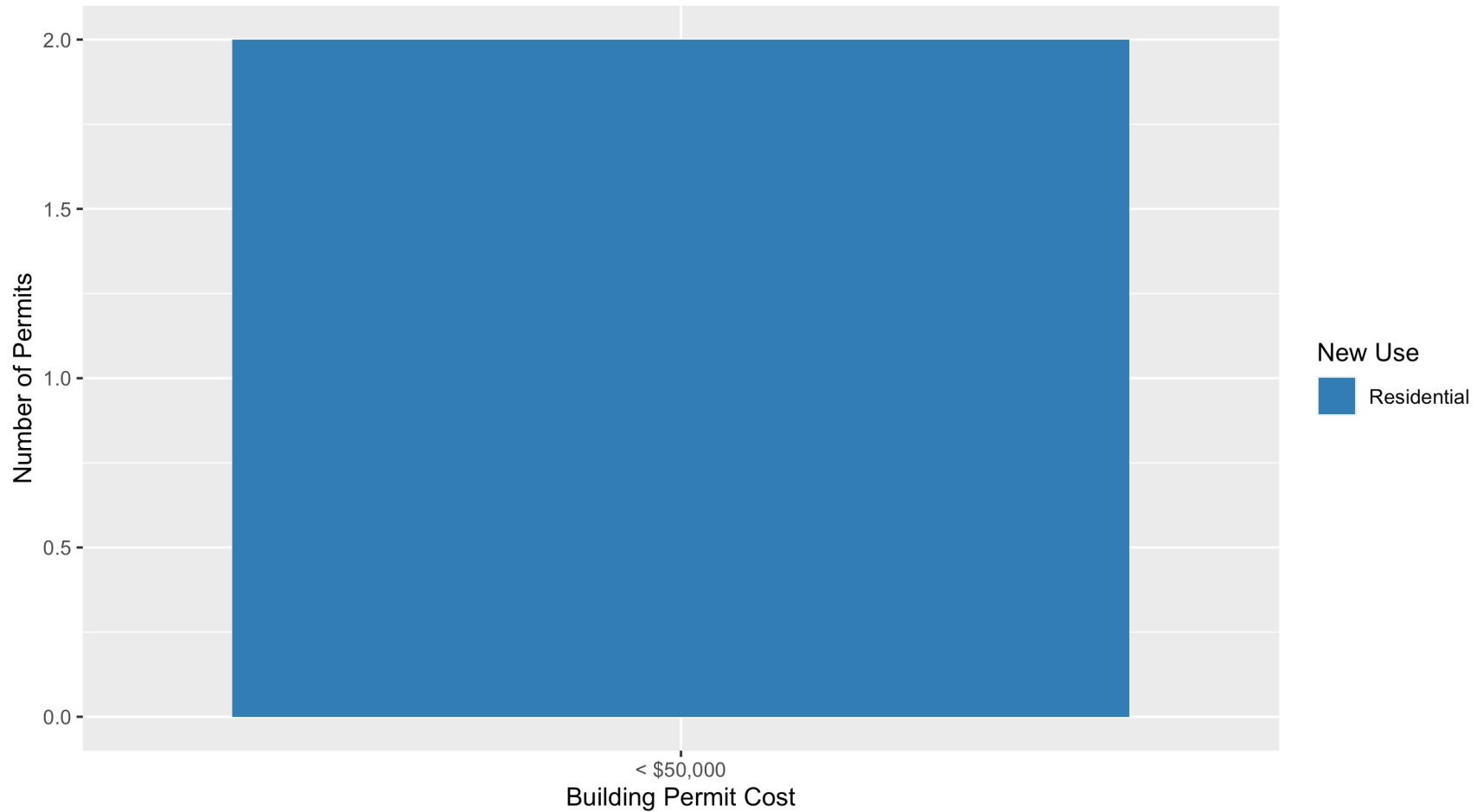
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$780	1	\$780
Industrial	\$0	0	\$0
Institutional	\$400	1	\$400
Residential	\$364,555	33	\$12,030,317

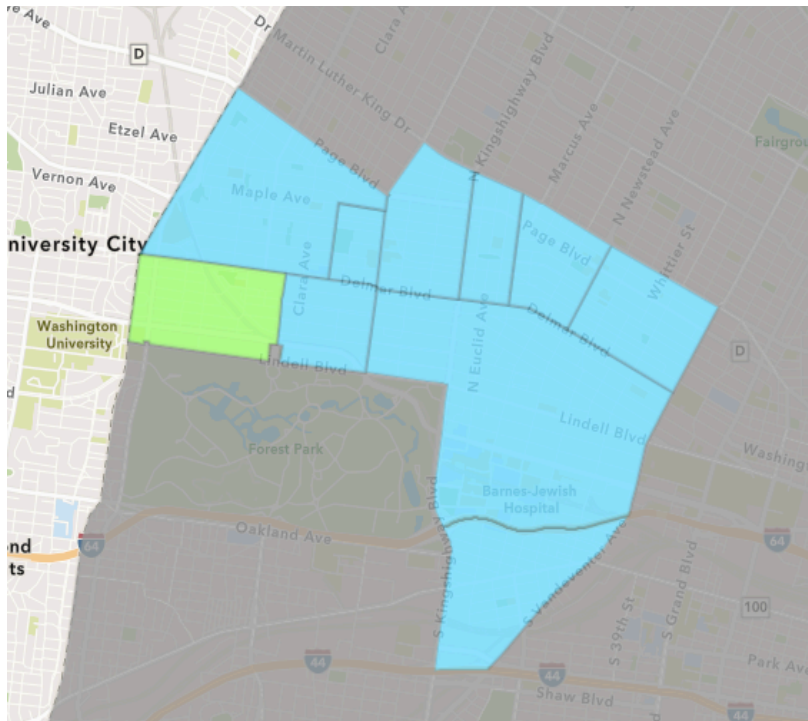
# DeBaliviere Place Individual Permit Breakdown

Owner	New Use	Cost	Address
RICHARDSON, GERALD M & JEAN E CHOUQU	Residential	\$15,000	4 KINGSBURY PL
RAINIER ONE LLC ASPRIENT PROPERTIES	Residential	\$40,000	5539 PERSHING AV

# DeBaliviere Place Permit Cost Breakdown



# Skinker DeBaliviere

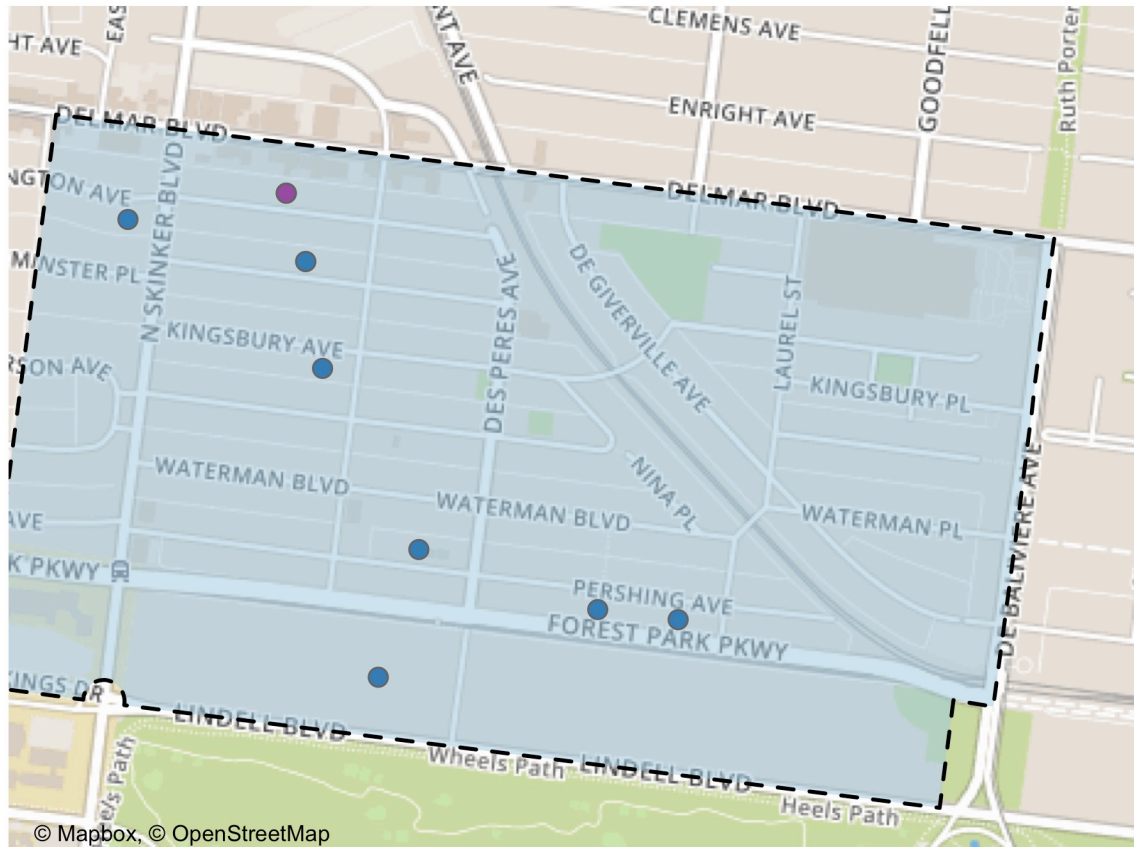


- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$135,161
  - Median: \$20,000
  - Range: \$4,399 - \$1,186,000

# Skinker DeBaliviere: Summary Notes

- **11 building permits in October 2020**
  - 10.00% change compared to October 2019 (10 total building permits)
  - **\$135,161**: Average building permit cost in October 2020
    - 890.94% change compared to October 2019 (\$13,640)
- **110 total building permits in 2020**
  - 80.33% change YTD compared to this time in 2019 (61 total building permits)
  - **\$609,526**: YTD average building permit cost in 2020
    - 2847.51% change YTD compared to this time in 2019 (\$20,679)

# Skinker DeBaliviere





# Skinker DeBaliviere

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$613,800	2	\$1,227,601
Residential	\$28,796	9	\$259,166

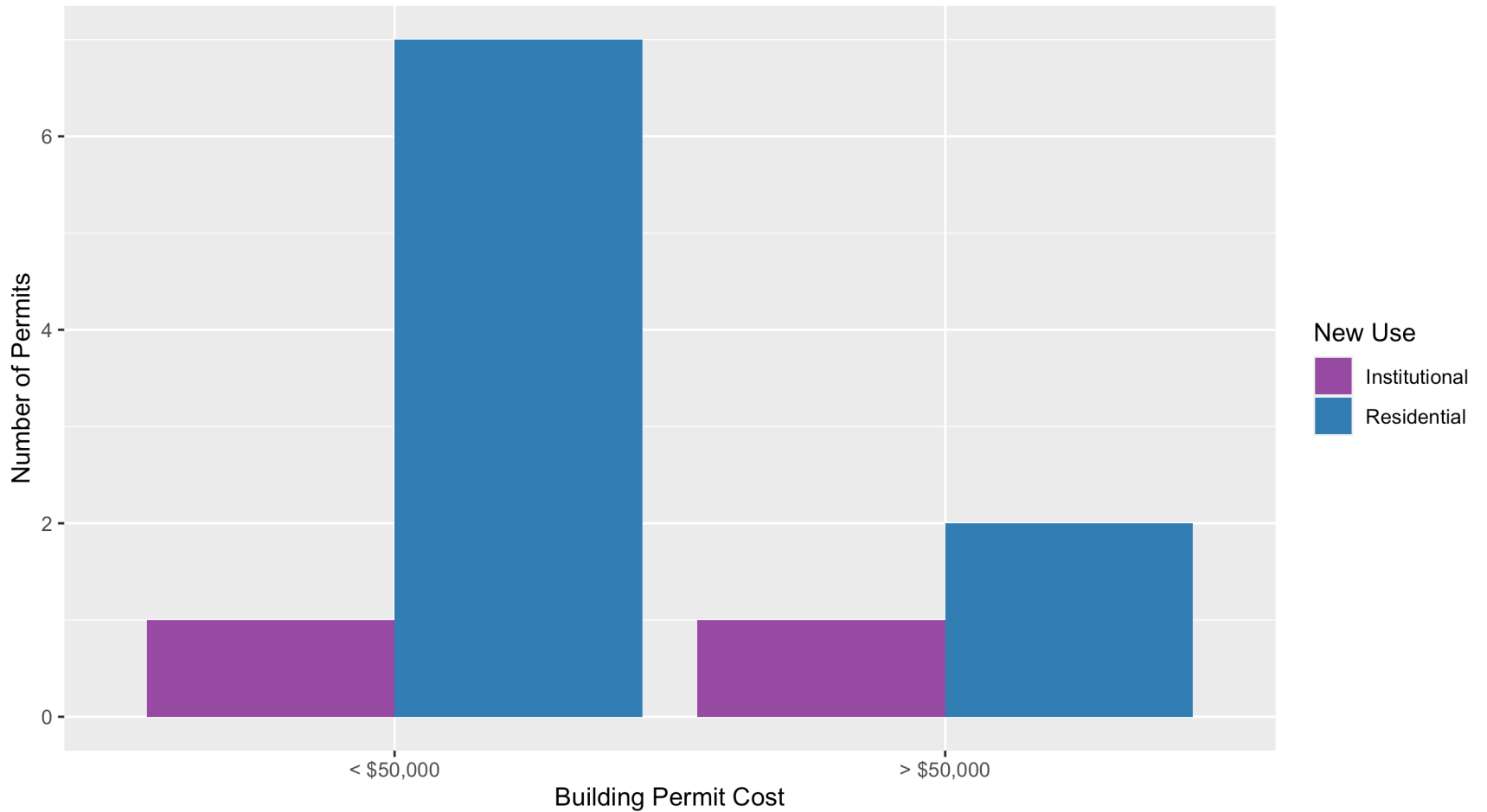
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$5,707,290	10	\$57,072,898
Industrial	\$0	0	\$0
Institutional	\$622,267	6	\$3,733,601
Residential	\$105,282	51	\$5,369,380

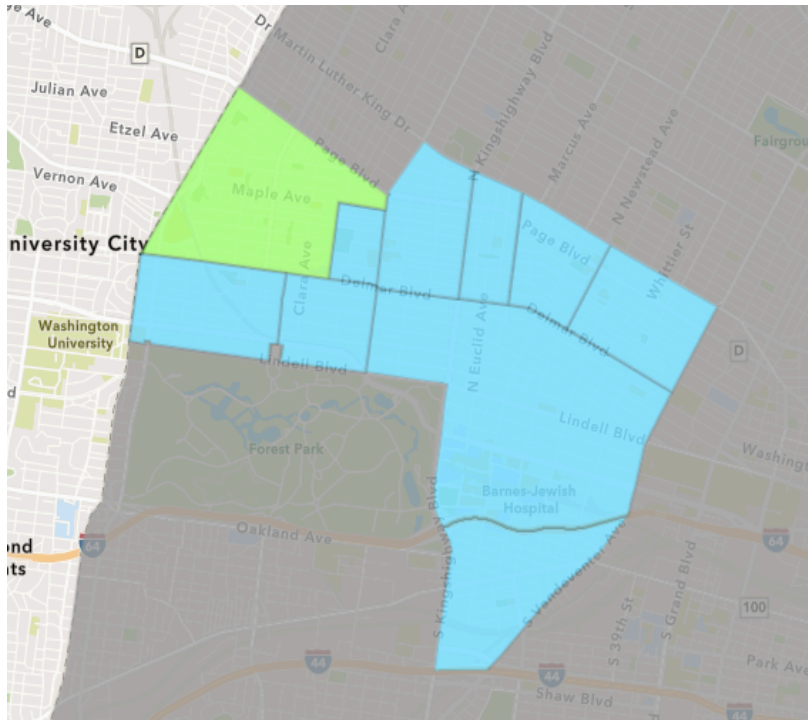
# Skinker DeBaliviere Individual Permit Breakdown

Owner	New Use	Cost	Address
CHURCH BUILDING LLC	Institutional	\$1,186,000	6166 DELMAR BLVD
BRINKLEY, CYNTHIA J	Residential	\$70,000	5795 LINDELL BLVD
HAWKINS, EMILY &	Residential	\$5,000	6152 WASHINGTON AV
BRISCO, BETHANY A & ANDREW F CAWOOD	Residential	\$20,000	6223 WASHINGTON AV
CHURCH BUILDING LLC JOE EDWARDS	Institutional	\$41,601	6160 DELMAR BLVD
RUTLAND, JONATHAN & JOHN ALLEN	Residential	\$9,267	5948 PERSHING AV
HAWKINS, ROOSEVELT JR & LAURA	Residential	\$4,399	5908 PERSHING AV
LIBERMAN, DENISE D & R SCOTT GRANNEM	Residential	\$5,500	6045-47 WATERMAN BLVD
HAWKINS, EMILY & THOMAS WEESEI	Residential	\$20,000	6152 WASHINGTON AV
KURTZ, PAUL B & KATHERINE N	Residential	\$25,000	6178 KINGSBURY AV
DUNN, ROBERT C III & MARY C TRS	Residential	\$100,000	6055 LINDELL BLVD

# Skinker DeBaliviere Permit Cost Breakdown



# West End

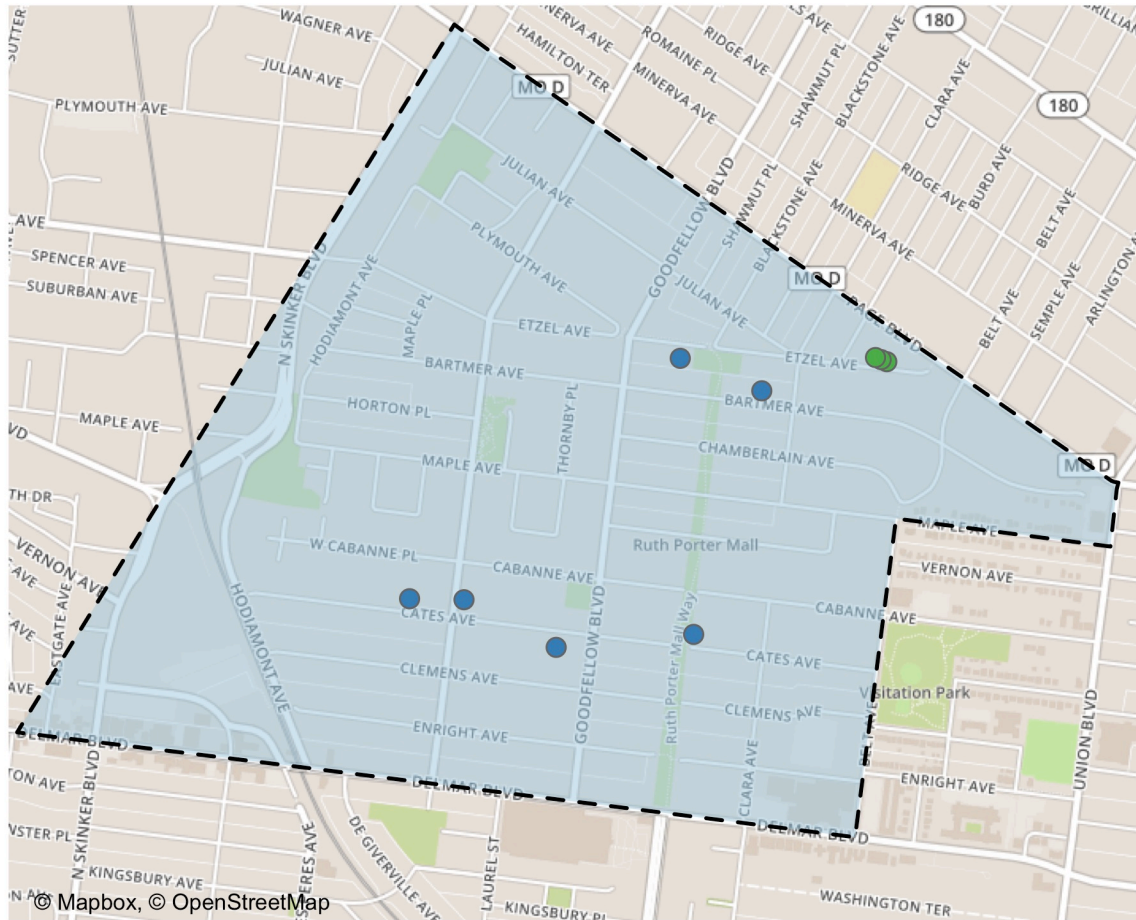


- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$48,312
  - Median: \$1,075
  - Range: \$666 - \$450,000

# West End: Summary Notes

- **10 building permits in October 2020**
  - 150.00% change compared to October 2019 (4 total building permits)
  - \$48,312: Average building permit cost in October 2020
    - 799.08% change compared to October 2019 (\$5,374)
- **67 total building permits in 2020**
  - 59.52% change YTD compared to this time in 2019 (42 total building permits)
  - \$357,243: YTD average building permit cost in 2020
    - 198.24% change YTD compared to this time in 2019 (\$119,782)

# West End



Building Permit Type

- Commercial
- Residential

# West End

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$787	4	\$3,148
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$79,996	6	\$479,974

Last 6 Months

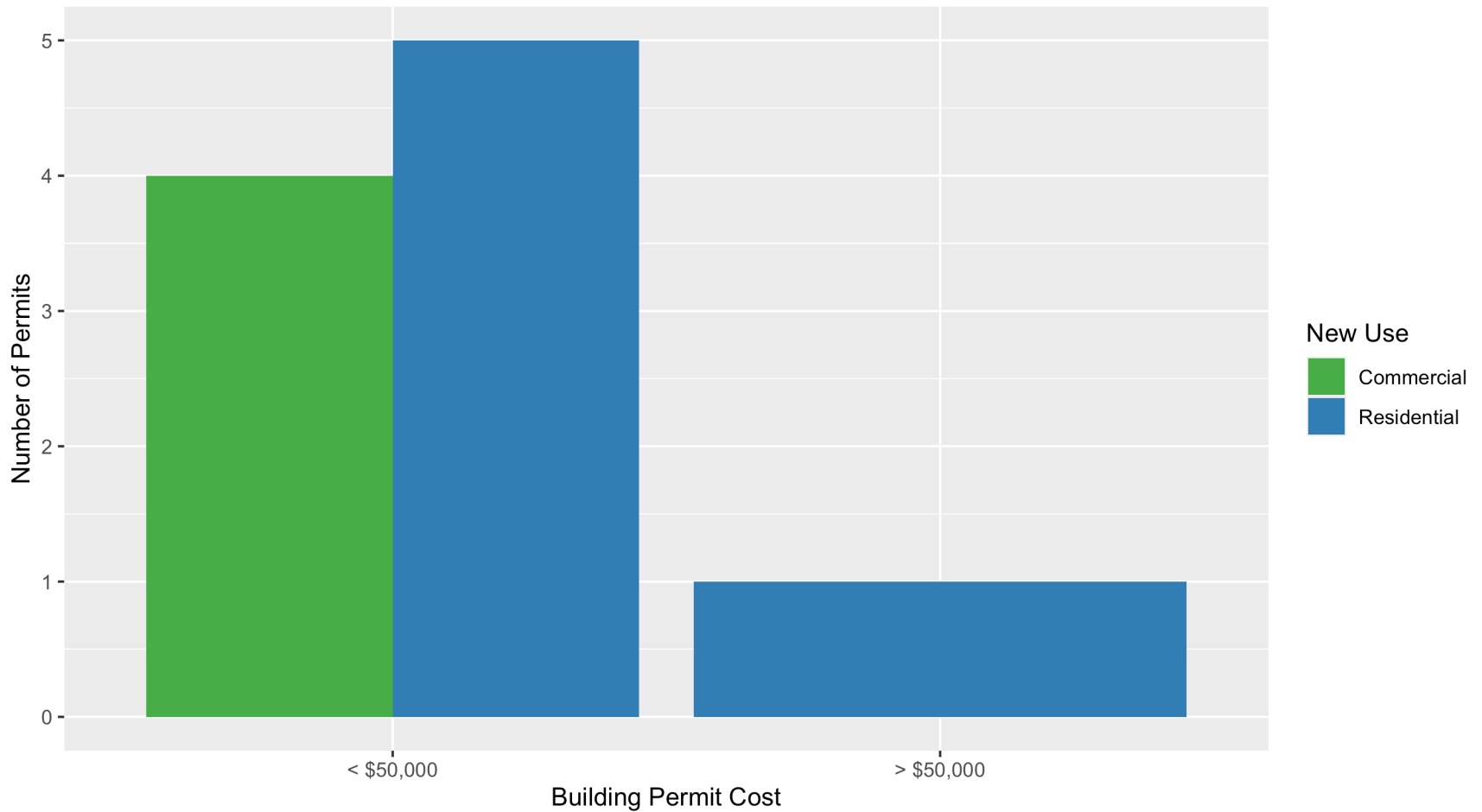
Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$1,926	7	\$13,480
Industrial	\$0	0	\$0
Institutional	\$521,018	2	\$1,042,035
Residential	\$390,012	32	\$12,480,390

# West End Individual Permit Breakdown

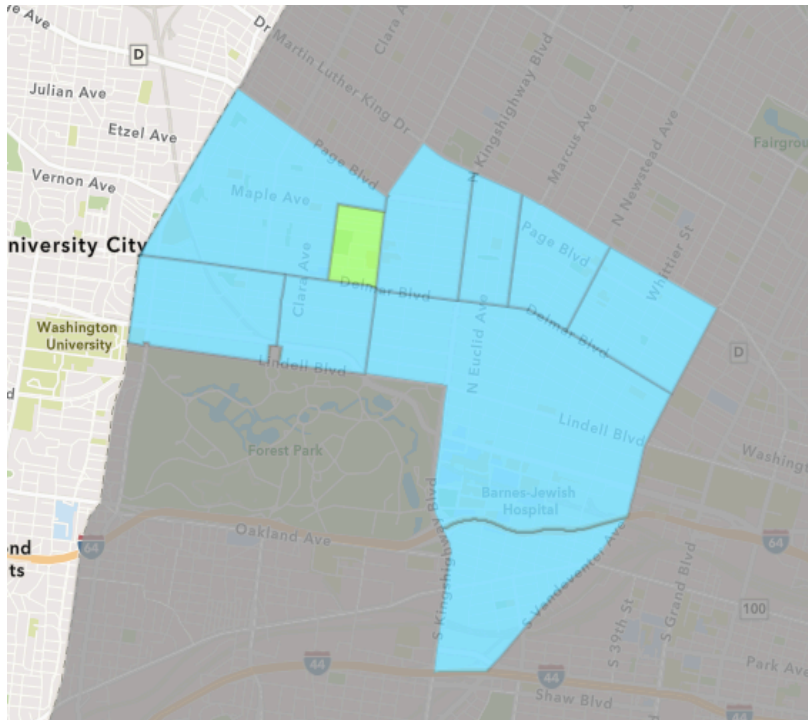
Owner	New Use	Cost	Address
GIBSON, KARLA	Residential	\$3,974	5895 CATES AV
PAGEANT BUILDING LLC	Commercial	\$1,150	6161 DELMAR BLVD
SANDERS, TORRE	Residential	\$1,000	5641 CATES AV
CARADINE, LAVELLE JR	Residential	\$18,000	5728 ETZEL AV
LAND CLEARANCE FOR REDEVELOPMENT	Commercial	\$666	5537-39 ETZEL AV
LRA	Commercial	\$666	5543 ETZEL AV
LRA	Commercial	\$666	5545 ETZEL AV
MASTIN, DAVID & NANCY	Residential	\$450,000	5890 CATES AV
HENNING, AARON & CAREN	Residential	\$6,000	5615 BARTMER AV
TAYLOR, DANIEAL Y	Residential	\$1,000	5936-8 WEST CABANNE PL



# West End Permit Cost Breakdown



# Visitation Park

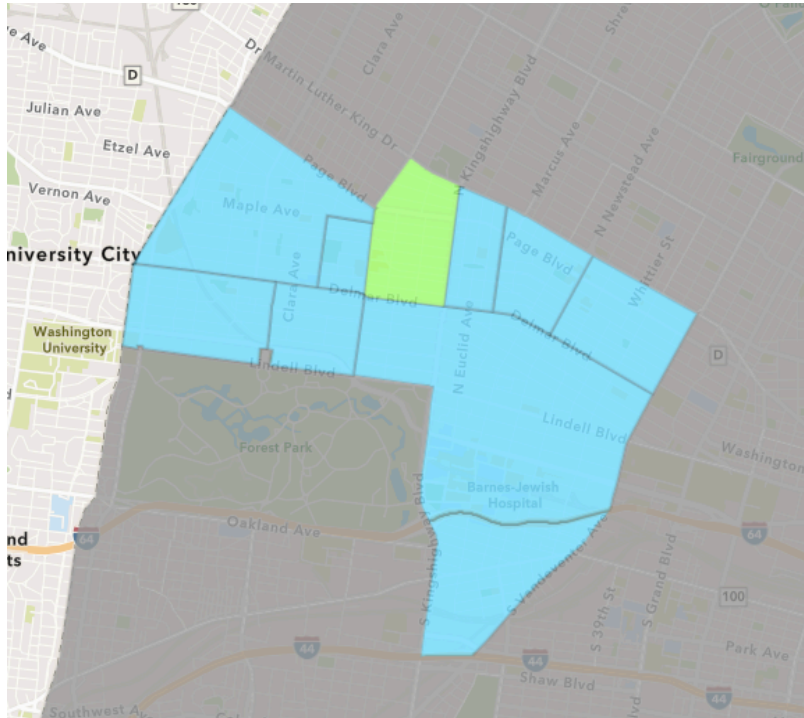


- October 2020 Neighborhood Cost Breakdown
  - Mean: \$0
  - Median: NA
  - Range: \$0 - \$0

# Visitation Park: Summary Notes

- **0 building permits in October 2020**
  - 0.00% change compared to October 2019 (0 total building permits)
  - \$0: Average building permit cost in October 2020
    - 0.00% change compared to October 2019 (\$0)
- **6 total building permits in 2020**
  - 500.00% change YTD compared to this time in 2019 (1 total building permits)
  - \$18,242: YTD average building permit cost in 2020
    - 128.03% change YTD compared to this time in 2019 (\$8,000)

# Academy



- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$17,418
  - Median: \$4,000
  - Range: \$1,000 - \$75,000

# Academy: Summary Notes

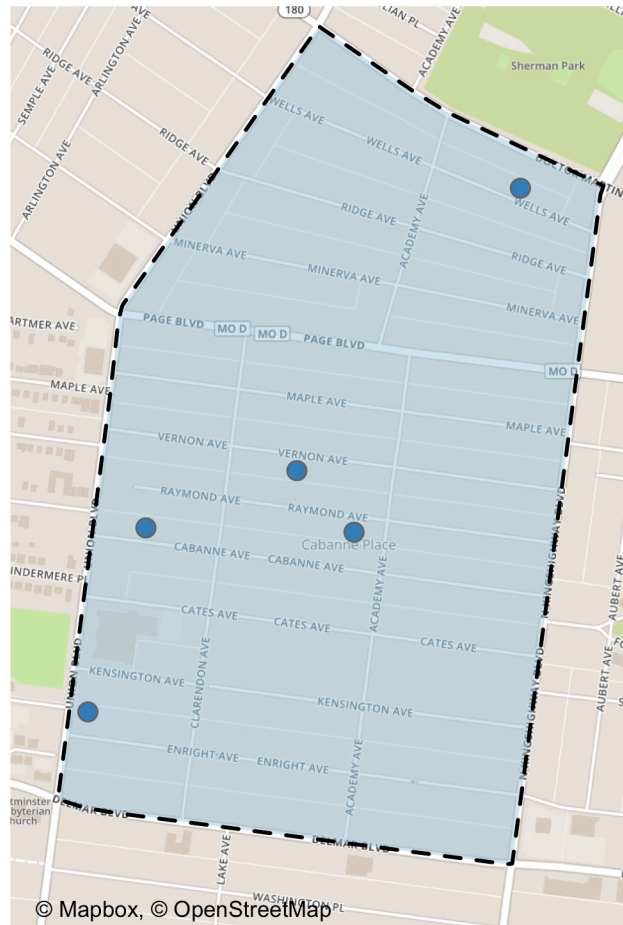
- **5 building permits in October 2020**

- **Infinite change** compared to October 2019 (0 total building permits)
- **\$17,418**: Average building permit cost in October 2020
  - **Infinite change** compared to October 2019 (\$0)

- **40 total building permits in 2020**

- **33.33% change** YTD compared to this time in 2019 (30 total building permits)
- **\$41,370**: YTD average building permit cost in 2020
  - **-27.08% change** YTD compared to this time in 2019 (\$56,735)

# Academy



## Building Permit Type

● Residential

# Academy

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$17,418	5	\$87,090

Last 6 Months

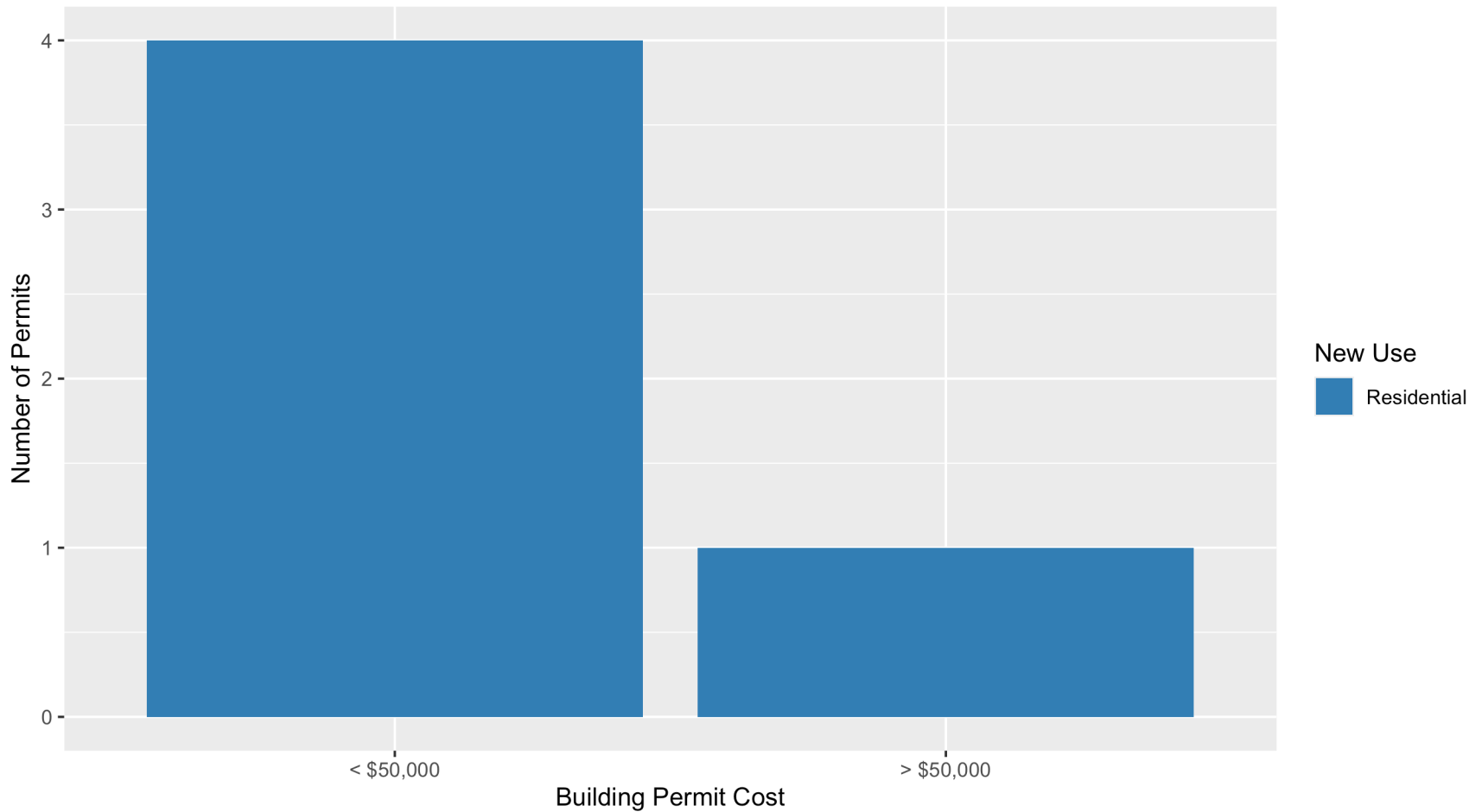
Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$10,000	1	\$10,000
Industrial	\$0	0	\$0
Institutional	\$27,500	2	\$55,000
Residential	\$21,911	24	\$525,860

# Academy Individual Permit Breakdown

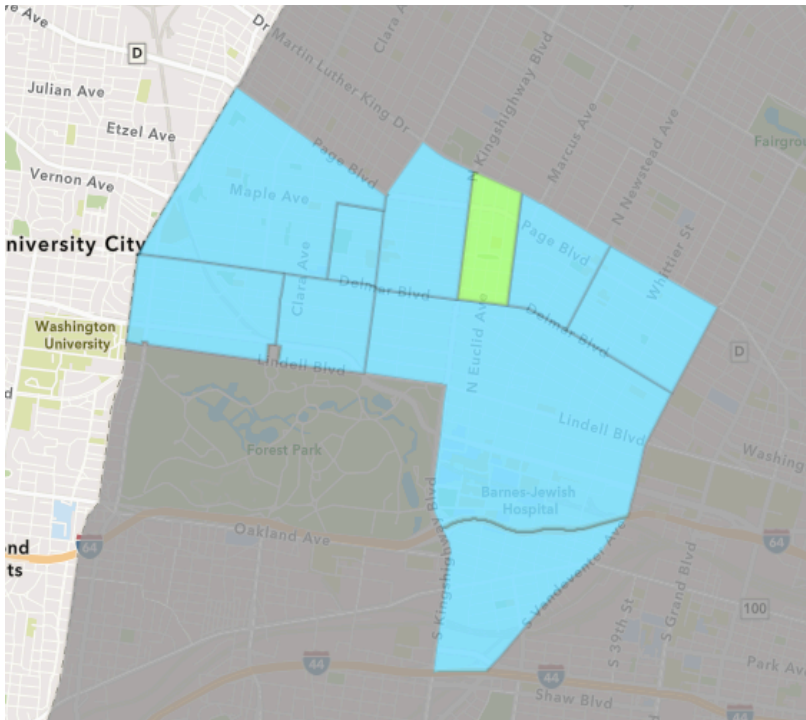
Owner	New Use	Cost	Address
FLAIZ, JOHN C/O GERALD MAURICE RANKI	Residential	\$3,000	5179 CABANNE AV
ROBERTSON, LINDA J	Residential	\$4,090	5186 RAYMOND AV
HAMILTON, RHONADA	Residential	\$75,000	5218 RAYMOND AV
BRANTLEY, RONALD L	Residential	\$4,000	5043 WELLS AV
SYMS, MELBA DEE JOHNSON	Residential	\$1,000	5217 ENRIGHT AV



# Academy Permit Cost Breakdown



# Fountain Park

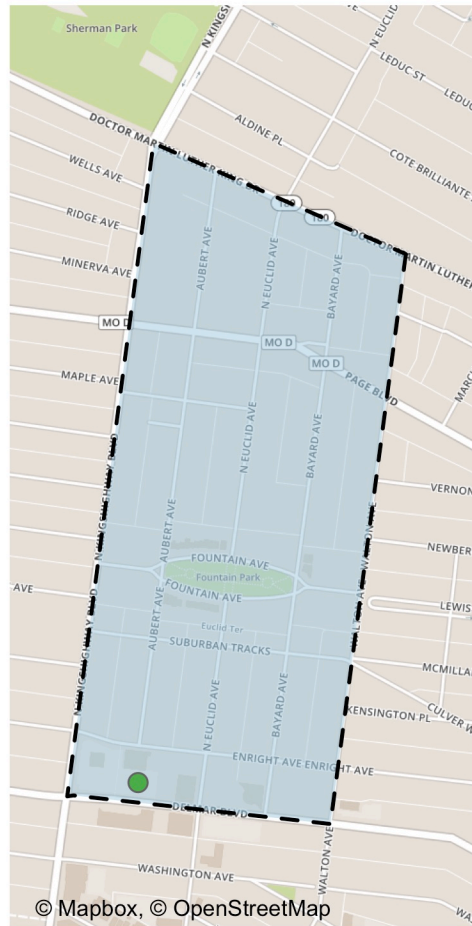


- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$30,000
  - Median: \$30,000
  - Range: \$30,000 - \$30,000

# Fountain Park: Summary Notes

- **1 building permits in October 2020**
  - 0.00% change compared to October 2019 (1 total building permits)
  - \$30,000: Average building permit cost in October 2020
    - 0.00% change compared to October 2019 (\$30,000)
- **7 total building permits in 2020**
  - -22.22% change YTD compared to this time in 2019 (9 total building permits)
  - \$44,786: YTD average building permit cost in 2020
    - 37.96% change YTD compared to this time in 2019 (\$32,463)

# Fountain Park



Building Permit Type

● Commercial

# Fountain Park

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$30,000	1	\$30,000
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$0	0	\$0

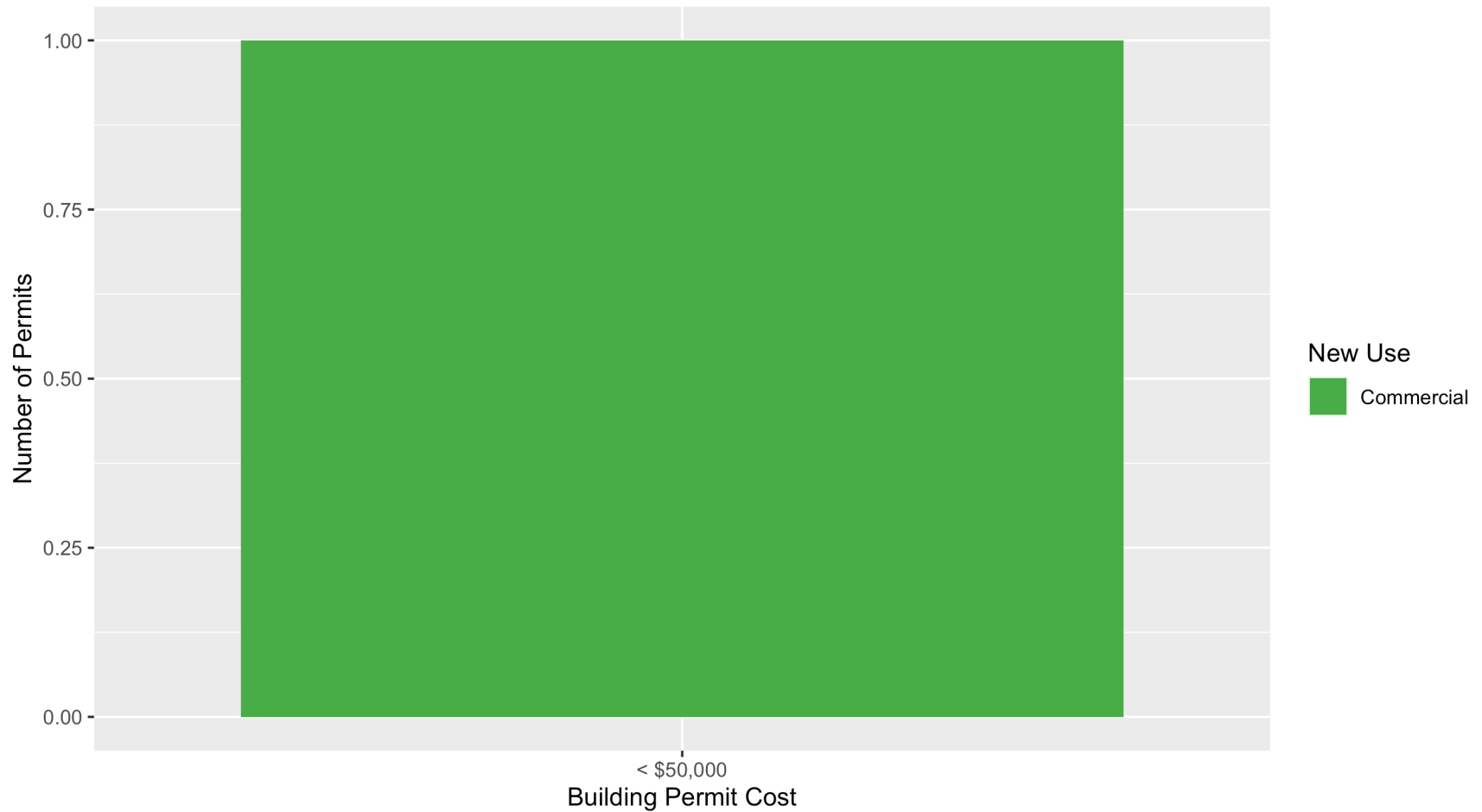
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$30,000	1	\$30,000
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$70,125	4	\$280,500

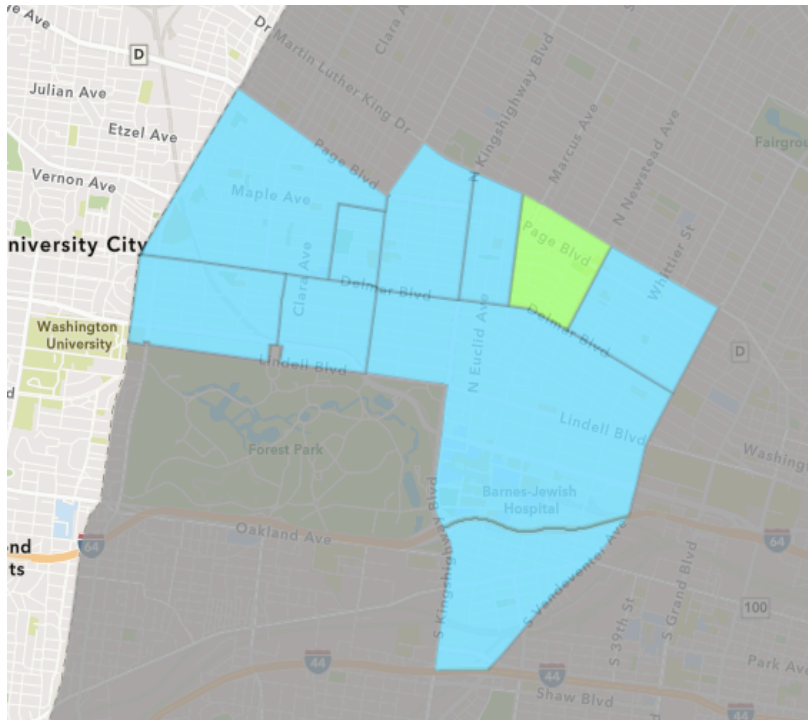
# Fountain Park Individual Permit Breakdown

Owner	New Use	Cost	Address
ROOSEVELT TOWNE LTD PARTNERSHIP C/O	Commercial	\$30,000	701 N EUCLID AV

# Fountain Park Permit Cost Breakdown



# Lewis Place



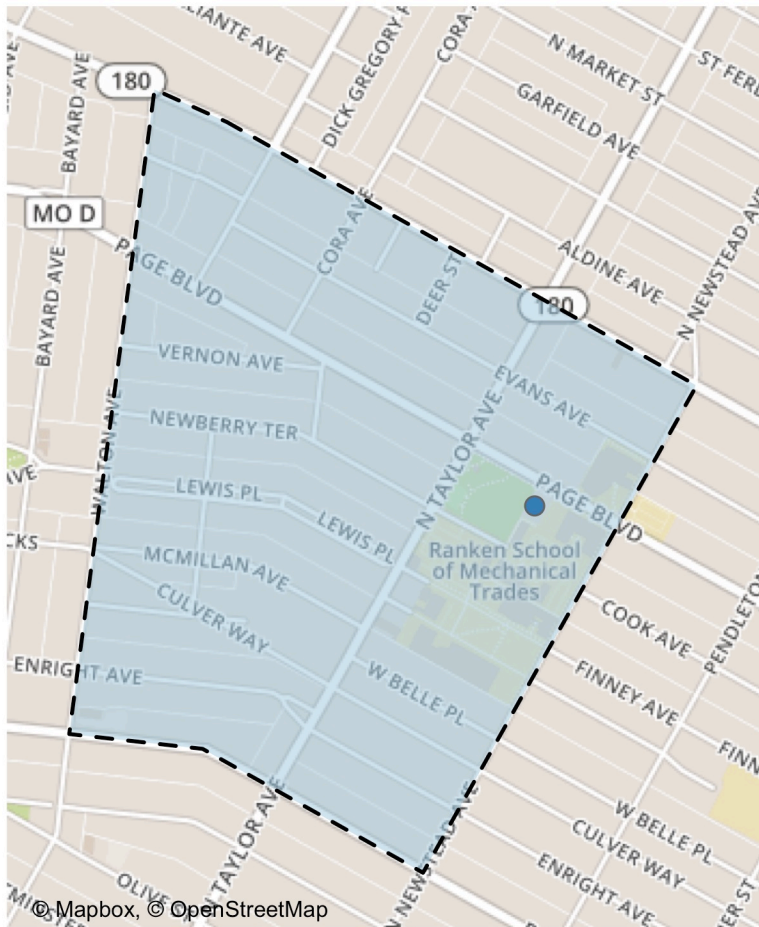
- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$6,500
  - Median: \$6,500
  - Range: \$6,500 - \$6,500



# Lewis Place: Summary Notes

- **1 building permits in October 2020**
  - 0.00% change compared to October 2019 (1 total building permits)
  - \$6,500: Average building permit cost in October 2020
    - -87.96% change compared to October 2019 (\$54,000)
- **15 total building permits in 2020**
  - 87.50% change YTD compared to this time in 2019 (8 total building permits)
  - \$53,197: YTD average building permit cost in 2020
    - 286.54% change YTD compared to this time in 2019 (\$13,762)

# Lewis Place



## Building Permit Type

● Residential

# Lewis Place

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$0	0	\$0
Residential	\$6,500	1	\$6,500

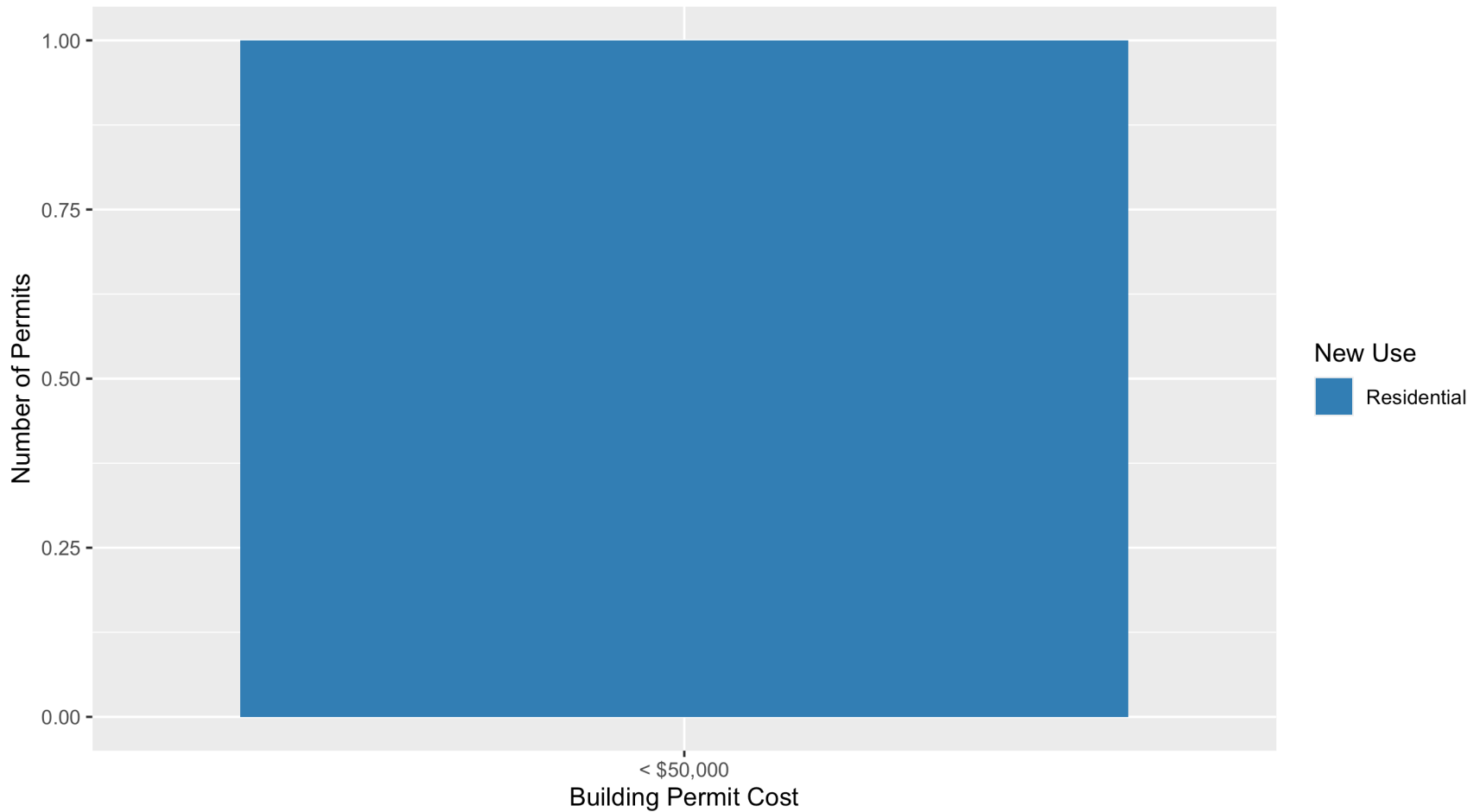
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$217,500	2	\$435,000
Industrial	\$0	0	\$0
Institutional	\$10,000	1	\$10,000
Residential	\$43,720	8	\$349,760

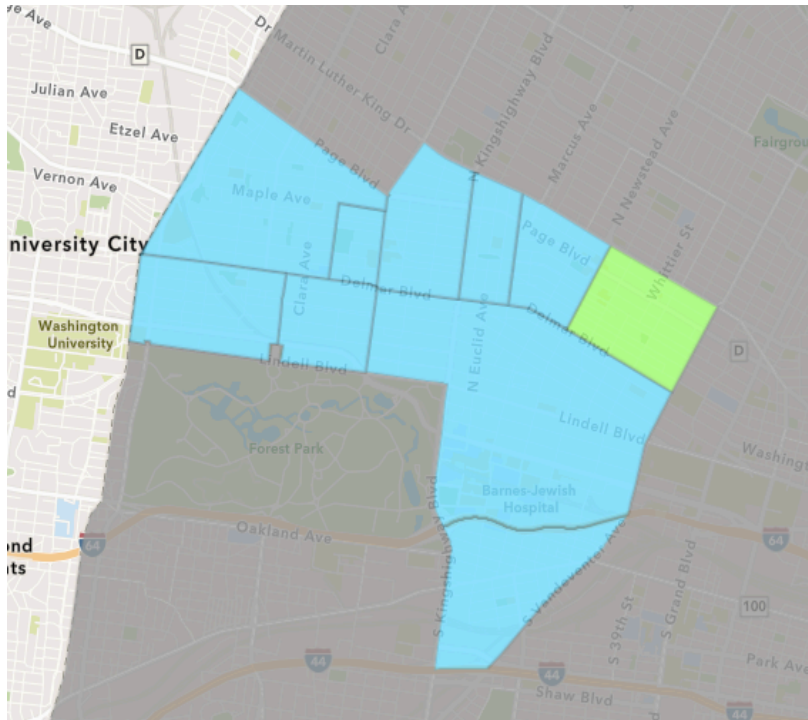
# Lewis Place Individual Permit Breakdown

Owner	New Use	Cost	Address
LOCKETT, JOSEPHINE	Residential	\$6,500	4557 LEWIS PL

# Lewis Place Permit Cost Breakdown



# Vandeventer



- October 2020  
Neighborhood Cost Breakdown
  - Mean: \$29,465
  - Median: \$36,000
  - Range: \$5,023 - \$56,000

# Vandeventer: Summary Notes

- **5 building permits in October 2020**
  - 66.67% change compared to October 2019 (3 total building permits)
  - \$29,465: Average building permit cost in October 2020
    - 14.06% change compared to October 2019 (\$25,833)
- **16 total building permits in 2020**
  - -48.39% change YTD compared to this time in 2019 (31 total building permits)
  - \$43,503: YTD average building permit cost in 2020
    - -62.21% change YTD compared to this time in 2019 (\$115,115)

# Vandeventer



## Building Permit Type

- Institutional
- Residential



# Vandeventer

October 2020

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$30,512	2	\$61,023
Residential	\$28,767	3	\$86,300

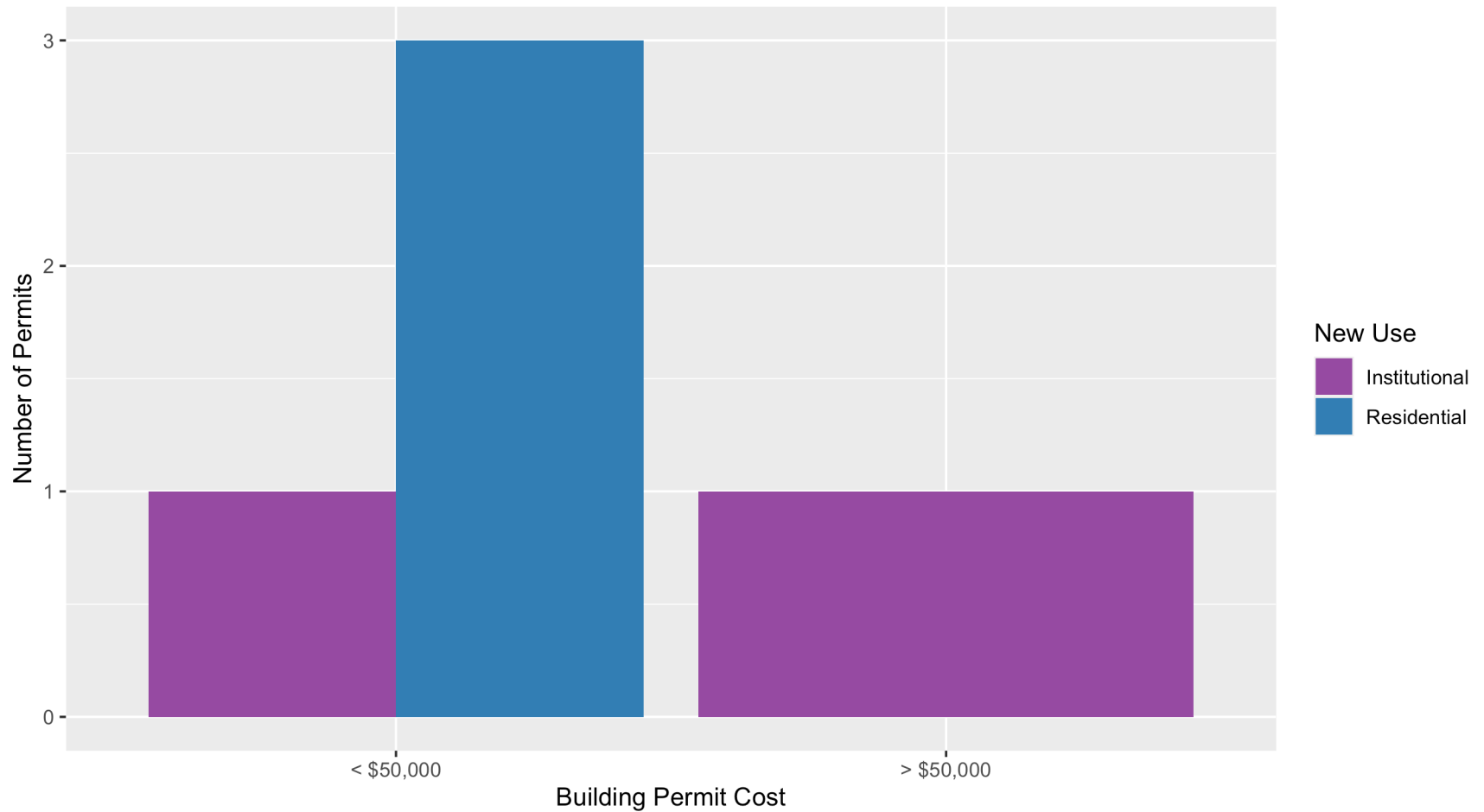
Last 6 Months

Permit Use	Average Cost	# of Permits	Total Value of Permits
Commercial	\$0	0	\$0
Industrial	\$0	0	\$0
Institutional	\$20,508	3	\$61,523
Residential	\$44,128	9	\$397,149

# Vandeventer Individual Permit Breakdown

Owner	New Use	Cost	Address
MOSHEN, REDA	Residential	\$40,000	4227 DELMAR BLVD
GUARDIAN ANGEL SETTLEMENT ASSOC	Institutional	\$56,000	1127 N VANDEVENTER AV
ST LOUIS HOUSING AUTHORITY OF THE CI	Residential	\$36,000	3921 C D BANKS AV
GUARDIAN ANGEL SETTLEMENT ASSOC	Institutional	\$5,023	1127 N VANDEVENTER AV
GREEN, CAROL	Residential	\$10,300	4154 ENRIGHT AV

# 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