

The Nett Group Real Estate Advisors

SELLER REPORT



4364 Eminence Ave | Berkeley

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	6
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Client Possibilities	1
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Client Favorites	0
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Zillow Views	0
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Zillow Saves	0
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Showings	1
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Good Activity is an average of *3-4 showings weekly*.

Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18091858	RESI	ACT	11/28/18	4364 Eminence Ave	St Louis	65	6	\$58,000	101	7	0	1	114	6	6	6	73

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Cross Property Condensed

4364 Eminence Ave, St Louis 63134-3457



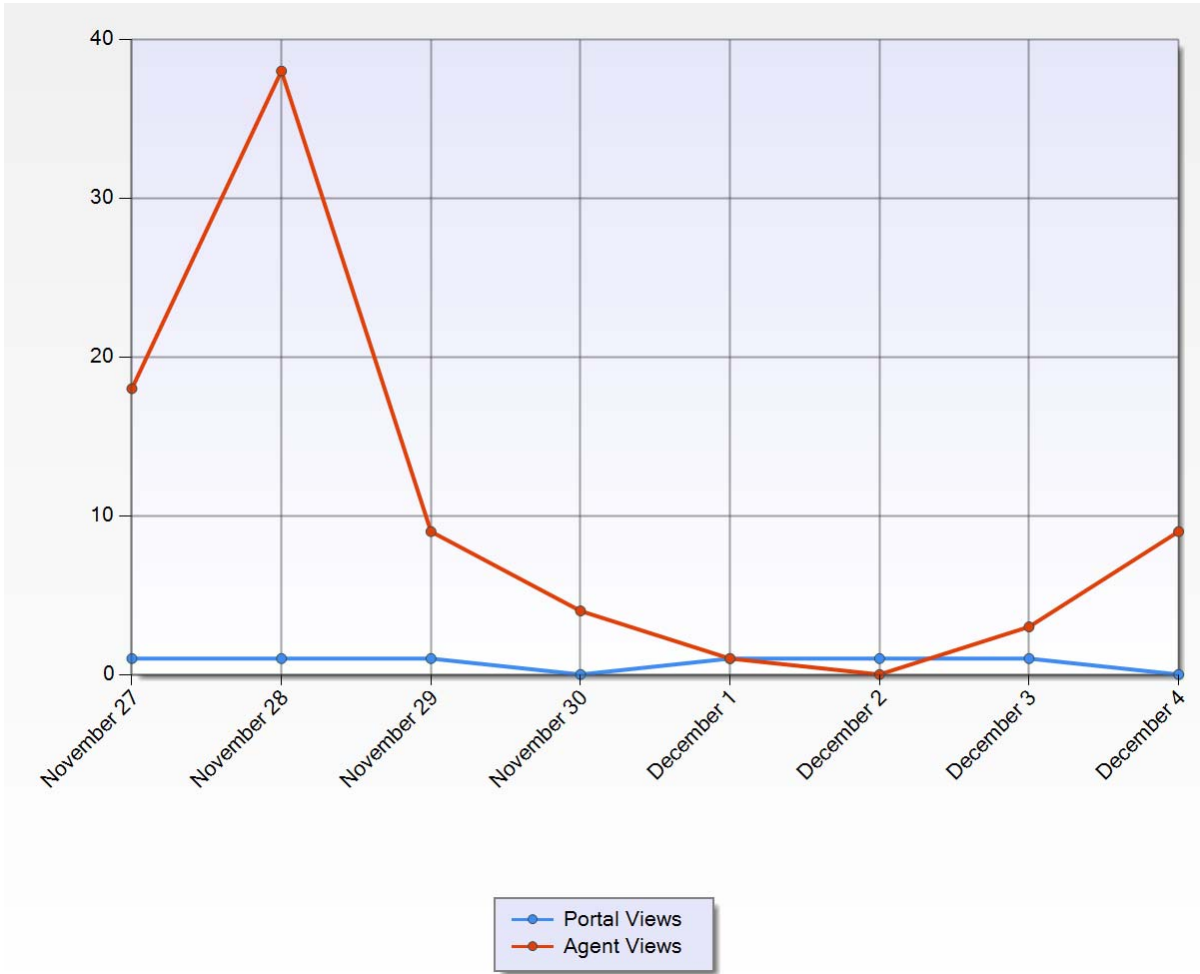
MLS #:	18091858	Status:	A	Stat Dt:	11/28/18	List Pr:	\$58,000
Area:	65	Bd:	2	Sq Ft:	936	Sell Pr:	
Muni/Twp:	Berkeley	Pr/SqFt:	\$61.97	CDOM:	6	Age:	64
GA/CR:	0/0	Bth:	1 (1 0)	Acre:	.123		
Style/Desc:	1 Story/Ranch						
SubD:	Resub Of Pt Of Blk 8 Of Eleanor Park						
Schl District:	Ferguson-Florissant R-II						
Recent:	11/28/2018 : New						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 33 results.

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358 Historical Views for 4364 Eminence Ave

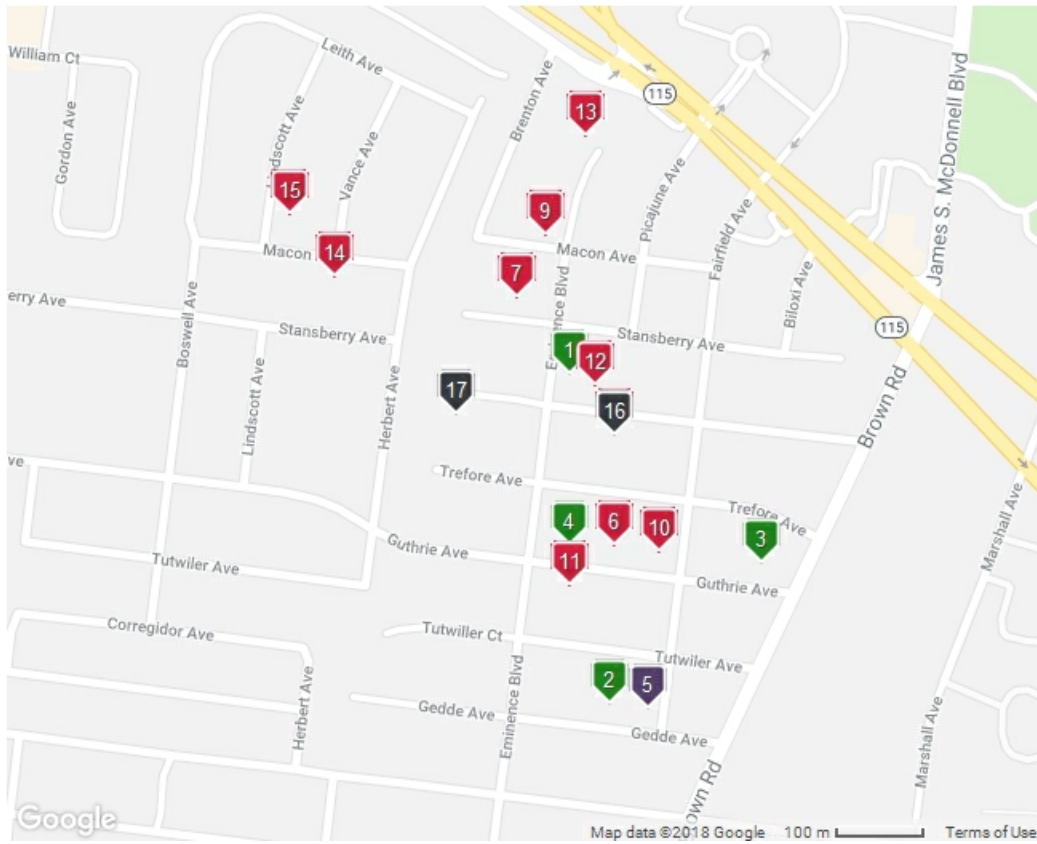


Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off ID
0.0 mi	18091858	A	11/28/2018	RESI	4364 Eminence Ave	Berkeley	St Louis	65	6	\$58,000	2	1	(1 0)	936	0.1230	64 KWRC01
0.2 mi	18065929	A	08/28/2018	RESI	9009 Gedde Ave	Berkeley	St Louis	65	98	\$74,900	3	1	(1 0)	984	0.1150	62 ADVT01
0.2 mi	18069689	A	08/26/2018	RESI	8907 Guthrie Ave	Berkeley	Berkeley	65	69	\$76,900	2	1	(1 0)	960	0.1598	66 XPRS01
0.1 mi	18076811	A	09/24/2018	RESI	9033 Guthrie Ave	Berkeley	St Louis	65	71	\$84,500	2	1	(1 0)	1,098	0.1440	68 MADA01
0.2 mi	18066694	P	11/12/2018	RESI	9001 Gedde Ave	Berkeley	St Louis	65	87	\$64,900	2	3	(2 1)	1,064	0.2000	65 DPEV01
0.1 mi	18054340	S	10/26/2018	RESI	9019 Guthrie Ave	Berkeley	St Louis	65	82	\$48,958	3	2	(2 0)	1,427	70	OWNC01
0.1 mi	18056621	S	11/30/2018	RESI	9107 stansberry	Berkeley	Berkeley	65	112	\$53,000	2	2	(2 0)	832	0.1650	65 SWHR01
0.1 mi	18041753	S	07/09/2018	RESI	9020 Bessemer Ave	Berkeley	St Louis	65	3	\$59,000	2	2	(1 1)	936	0.1440	62 CBG 05
0.1 mi	18003116	S	01/16/2018	RESI	4421 Eminence Ave	Berkeley	St Louis	65	0	\$61,500	3	1	(1 0)		0.1100	63 KWRC01
0.1 mi	17097380	S	05/24/2018	RESI	9007 Guthrie Ave	Berkeley	St Louis	65	44	\$62,000	2	2	(2 0)	988	0.1150	65 AHRL01
0.2 mi	18041216	S	06/29/2018	RESI	9032 Guthrie Ave	Berkeley	St Louis	65	8	\$63,500	2	1	(1 0)	936	0.1150	70 CLRP01
0.0 mi	18026082	S	06/04/2018	RESI	9035 Bessemer Ave	Berkeley	St Louis	65	7	\$65,000	2	2	(2 0)	936	0.1150	64 ANGP01
0.2 mi	18083043	S	11/16/2018	RESI	4449 Eminence Ave	Berkeley	St Louis	65	2	\$79,900	4	2	(2 0)	1,288	0.2900	65 AGNC01
0.2 mi	18049260	S	08/29/2018	RESI	9218 Macon Ave	Woodson Terrace	St Louis	91	58	\$67,500	2	1	(1 0)	864	0.1380	65 BHSP02
0.2 mi	17091739	S	01/05/2018	RESI	4406 Lindscott Ave	Woodson Terrace	St Louis	91	2	\$70,000	3	1	(1 0)	900	0.1400	66 RMST03
0.1 mi	17088723	X	03/09/2018	RESI	9020 Bessemer Ave	Berkeley	St Louis	65	268	\$54,900	2	2	(1 1)	936	0.1430	62 MADA01
0.1 mi	18035232	C	07/19/2018	RESI	9120 Bessemer Ave	Berkeley	Berkeley	65	63	\$55,000	4	1	(1 0)	864	62	TNTY01

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Residential Single Line (Map Print)



1	18091858	Active	Residential-1 Story	4364 Eminence Ave	St Louis	936	2	1(1 0)	\$58,000	6
2	18065929	Active	Residential-1 Story	9009 Gedde Ave	St Louis	984	3	1(1 0)	\$74,900	98
3	18069689	Active	Residential-1 Story	8907 Guthrie Ave	Berkeley	960	2	1(1 0)	\$76,900	69
4	18076811	Active	Residential-1 Story	9033 Guthrie Ave	St Louis	1,098	2	1(1 0)	\$84,500	71
5	18066694	Pending	Residential-1 Story	9001 Gedde Ave	St Louis	1,064	2	3(2 1)	\$64,900	87
6	18054340	Sold	Residential-1 Story	9019 Guthrie Ave	St Louis	1,427	3	2(2 0)	\$48,958/mo	82
7	18056621	Sold	Residential-1 Story	9107 Stansberry	Berkeley	832	2	2(2 0)	\$53,000	112
8	18041753	Sold	Residential-1 Story	9020 Bessemer Ave	St Louis	936	2	2(1 1)	\$59,000	3
9	18003116	Sold	Residential-1 Story	4421 Eminence Ave	St Louis		3	1(1 0)	\$61,500	0
10	17097380	Sold	Residential-1 Story	9007 Guthrie Ave	St Louis	988	2	2(2 0)	\$62,000	44
11	18041216	Sold	Residential-1 Story	9032 Guthrie Ave	St Louis	936	2	1(1 0)	\$63,500	8
12	18026082	Sold	Residential-1 Story	9035 Bessemer Ave	St Louis	936	2	2(2 0)	\$65,000	7
13	18083043	Sold	Residential-1.5 Story	4449 Eminence Ave	St Louis	1,288	4	2(2 0)	\$79,900	2
14	18049260	Sold	Residential-1 Story	9218 Macon Ave	St Louis	864	2	1(1 0)	\$67,500	58
15	17091739	Sold	Residential-1 Story	4406 Lindscott Ave	St Louis	900	3	1(1 0)	\$70,000	2
16	17088723	Expired	Residential-1 Story	9020 Bessemer Ave	St Louis	936	2	2(1 1)	\$54,900	268
17	18035232	Cancelled	Residential-1 Story	9120 Bessemer Ave	Berkeley	864	4	1(1 0)	\$55,000	63

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
 Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt'
 Status is one of 'Pending', 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 12/4/2018 to 12/4/2017
 Property Type is 'Residential'
 Latitude, Longitude is within 0.25 mi of 18091858
 State Or Province is 'Missouri'
 Price is 48000 to 88000
 Selected 17 of 17 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mrkt' Status is one of 'Pending', 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 12/4/2018 to 12/4/2017 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18091858 State Or Province is 'Missouri' Price is 48000 to 88000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18091858	4364 Eminence Ave	McCluer South	Resub Of Pt Of Blk 2	1	1 (1 0)	936		0.123	64	11/28/18	\$61.97	6	\$58,000	\$58,000
18065929	9009 Gedde Ave	McCluer South	Eleanor Park	3	1 (1 0)	984		0.115	62	08/28/18	\$76.12	98	\$79,900	\$74,900
18069689	8907 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	1 (1 0)	960	960	0.160	66	11/15/18	\$80.10	69	\$76,900	\$76,900
18076811	9033 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	1 (1 0)	1,098		0.144	68	09/24/18	\$76.96	71	\$100,000	\$84,500

Active Totals

Listing Count :	4	Averages:	995	960	0.135						\$73.79	61	\$78,700	\$73,575
		Price :								High	\$84,500	Low	\$58,000	Median \$75,900

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18035232	9120 Bessemer Ave	McCluer South	Eleanor Park 02	4	1 (1 0)	864			62	07/19/18	\$63.66	63	\$55,000	\$55,000

Cancelled Totals

Listing Count :	1	Averages:	864								\$63.66	63	\$55,000	\$55,000
		Price :								High	\$55,000	Low	\$55,000	Median \$55,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17088723	9020 Bessemer Ave	McCluer South	Eleanor Park 02	2	2 (1 1)	936		0.143	62	03/10/18	\$58.65	268	\$59,900	\$54,900

Expired Totals

Listing Count :	1	Averages:	936					0.143			\$58.65	268	\$59,900	\$54,900
		Price :								High	\$54,900	Low	\$54,900	Median \$54,900

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18066694	9001 Gedde Ave	McCluer South	Eleanor Park 2	2	3 (2 1)	1,064		0.200	65	11/12/18	\$61.00	87	\$69,900	\$64,900

Pending Totals

Listing Count :	1	Averages:	1,064					0.200			\$61.00	87	\$69,900	\$64,900
		Price :								High	\$64,900	Low	\$64,900	Median \$64,900

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18054340	9019 Guthrie Ave	McCluer South	Eleanor Park 2 Res 3	2	2 (2 0)	1,427	1,427		70	10/26/18	\$34.31	82	\$69,000	\$53,800	\$48,958	70.95

CMA 1 Line (Landscape)**Property Type: Residential****Residential****Sold Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18056621	9107 stansberry	McCluer South	Eleanor Park 2	2	2 (2 0)	832	1,600	0.165	65	11/30/18	\$63.70	112	\$59,900	\$56,900	\$53,000	88.48
18041753	9020 Bessemer Ave	McCluer South	Eleanor Park 2 Res	2	2 (1 1)	936	1,862	0.144	62	07/09/18	\$63.03	3	\$54,900	\$54,900	\$59,000	107.47
18003116	4421 Eminence Ave	McCluer South	Eleanor Park 2	3	1 (1 0)			0.110	63	01/16/18	\$0.00	0	\$61,500	\$61,500	\$61,500	100.00
17097380	9007 Guthrie Ave	McCluer South	Eleanor Park 2	2	2 (2 0)	988		0.115	65	05/24/18	\$62.75	44	\$63,900	\$63,900	\$62,000	97.03
18041216	9032 Guthrie Ave	McCluer South	Eleanor Park 2	2	1 (1 0)	936		0.115	70	06/29/18	\$67.84	8	\$69,900	\$64,900	\$63,500	90.84
18026082	9035 Bessemer Ave	McCluer South	Eleanor Park	2	2 (2 0)	936	1,591	0.115	64	06/04/18	\$69.44	7	\$65,000	\$65,000	\$65,000	100.00
18049260	9218 Macon Ave	Ritenour	Woodson 4	2	1 (1 0)	864		0.138	65	08/29/18	\$78.13	58	\$84,900	\$74,900	\$67,500	79.51
17091739	4406 Lindscott Ave	Ritenour	Woodson 4	3	1 (1 0)	900	1,800	0.140	66	01/05/18	\$77.78	2	\$70,000	\$70,000	\$70,000	100.00
18083043	4449 Eminence Ave	McCluer South	Eleanor Park 2	4	2 (2 0)	1,288		0.290	65	11/16/18	\$62.03	2	\$79,900	\$79,900	\$79,900	100.00

Sold Totals

Listing Count :	10	Averages:	1,012	1,656	0.148						\$64.34	32	\$67,890	\$64,570	\$63,036	93.43
		Price :								High	\$79,900	Low	\$48,958	Median		\$62,750

Grand Totals

Count :	17	Averages:	\$/SqFt:	\$66.09	CDOM:	58	OP:	\$69,324	LP:	\$65,576	SP:	\$63,036
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Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

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Area Market Survey

Listings as of 12/04/2018 at 11:58 AM

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McCluer South

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	6
\$70,000 thru \$79,999	2	84
\$80,000 thru \$89,999	1	71
	4	61

Summary Price Information

Minimum	\$58,000	Maximum	\$84,500
Average	\$73,575	Median	\$75,900

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	1	87
	1	87

Summary Price Information

Minimum	\$64,900	Maximum	\$64,900
Average	\$64,900	Median	\$64,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$40,000 thru \$49,999	1	82
\$50,000 thru \$59,999	2	58
\$60,000 thru \$69,999	4	15
\$70,000 thru \$79,999	1	2
	8	32

Summary Price Information

Minimum	\$48,958	Maximum	\$79,900
Average	\$61,607	Median	\$61,750

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	120
	1	120

Summary Price Information

Minimum	\$54,900	Maximum	\$54,900
Average	\$54,900	Median	\$54,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	63
	1	63

Summary Price Information

Minimum	\$55,000	Maximum	\$55,000
Average	\$55,000	Median	\$55,000

Ritenour

Presented By: Mike Nettemeyer Phone: 636-614-5132

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Area Market Survey

Listings as of 12/04/2018 at 11:58 AM

Page 2 of 3

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	2	30
	2	30

Summary Price Information

Minimum	\$67,500	Maximum	\$70,000
Average	\$68,750	Median	\$68,750

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Area Market Survey

Listings as of 12/04/2018 at 11:58 AM

Page 3 of 3

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	6
\$70,000 thru \$79,999	2	84
\$80,000 thru \$89,999	1	71
	4	61

Summary Price Information

Minimum	\$58,000	Maximum	\$84,500
Average	\$73,575	Median	\$75,900

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	1	87
	1	87

Summary Price Information

Minimum	\$64,900	Maximum	\$64,900
Average	\$64,900	Median	\$64,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$40,000 thru \$49,999	1	82
\$50,000 thru \$59,999	2	58
\$60,000 thru \$69,999	6	20
\$70,000 thru \$79,999	1	2
	10	32

Summary Price Information

Minimum	\$48,958	Maximum	\$79,900
Average	\$63,036	Median	\$62,750

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	120
	1	120

Summary Price Information

Minimum	\$54,900	Maximum	\$54,900
Average	\$54,900	Median	\$54,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	63
	1	63

Summary Price Information

Minimum	\$55,000	Maximum	\$55,000
Average	\$55,000	Median	\$55,000

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

300 Bates Street, New Haven, MO 63068

Snapshot for Nov 21, 2018 - Dec 02, 2018



Listing ID: 18091270
 Address: 300 Bates Street, New Haven, MO 63068
 Price: \$59,900
 Status: ACTIVE
 Total number of appointments: 1
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 11/28/2018 4:00 PM - 5:00 PM	11/29/2018 08:43 AM
Is your client interested in this listing?	Not interested
Please rate your overall experience at this showing.	Good
Your (and your client's) opinion of the price:	Too high
Please rate this listing (5=Best; 1=Worst):	3
COMMENTS/RECOMMENDATIONS:	A little bit too much work for them to take on.

Listing Activity Details

Activity Type	Activity Date	Comments
Canceled Showing	12/02/2018 7:00 PM - 8:30 PM	
Past Showing	11/28/2018 4:00 PM - 5:00 PM	
Status Change	11/26/2018 8:43 AM	
New Listing	11/26/2018	
Status Change	11/21/2018 2:14 PM	
Price Change	11/21/2018 8:03 AM	