

The Nett Group Real Estate Advisors

SELLER REPORT



811 Regina Ave | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	60
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Client Possibilities	5
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Client Favorites	4
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Zillow Views	48
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Zillow Saves	1
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Showings	10
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Good Activity is an average of *3-4 showings weekly*.

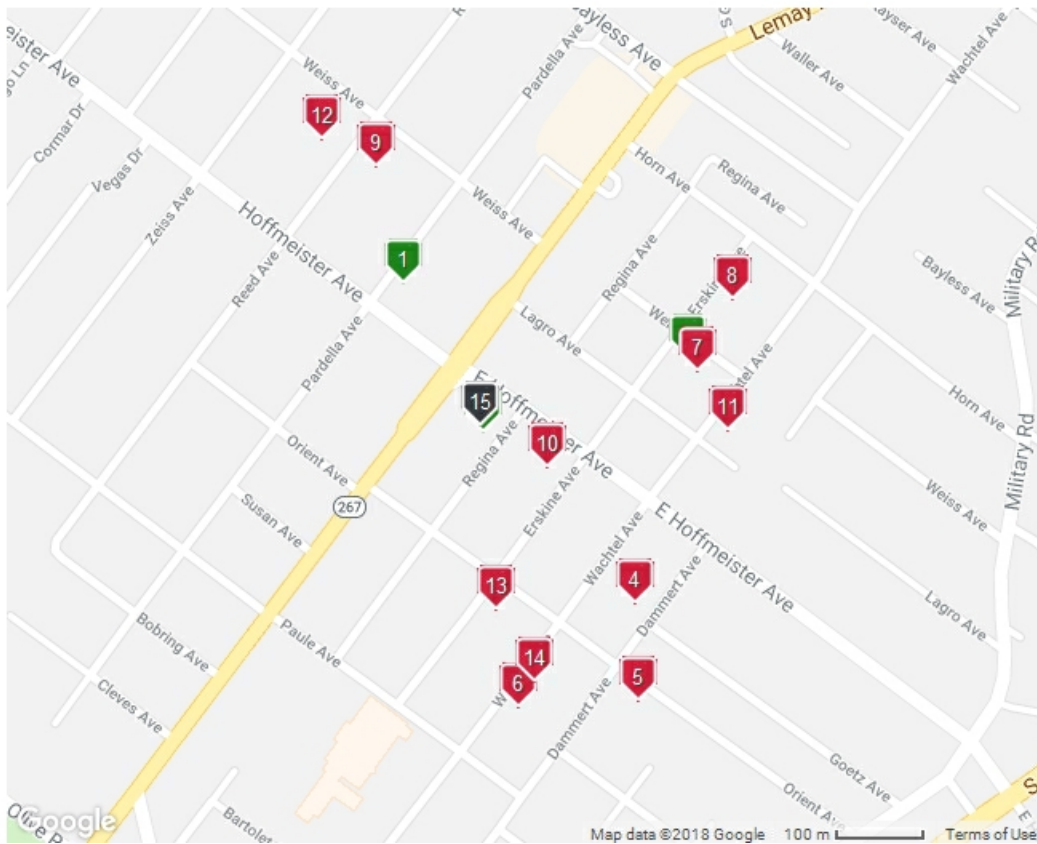
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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
0.1 mi	18083348	A	10/19/2018	RESI	778 Pardella Ave	Unincorporated	St Louis	301	38	\$75,000 2	2 (2 0)	780		0.1240	63	KWRP01
0.2 mi	18089661	A	11/19/2018	RESI	614 Weiss Ave	Unincorporated	St Louis	301	7	\$79,900 2	2 (1 1)	1,158		0.1380	108	SAVR01
0.0 mi	18077246	A	09/28/2018	RESI	811 Regina Ave	Unincorporated	St Louis	301	113	\$79,999 2	1 (1 0)	844		0.1390	118	KWRC01
0.2 mi	18063195	S	10/09/2018	RESI	827 Dammert Ave	Unincorporated	St Louis	3	11	\$92,900 2	2 (2 0)	896		0.1320	114	ITGT01
0.2 mi	18050742	S	10/10/2018	RESI	390 Orient Ave	Unincorporated	St Louis	301	63	\$75,000 2	1 (1 0)	742		0.0810	68	AFCO01
0.2 mi	18015824	S	04/10/2018	RESI	926 Wachtel Ave	Unincorporated	St Louis	301	6	\$75,000 3	1 (1 0)	1,028		0.1050	107	NHOM01
0.2 mi	18026558	S	08/27/2018	RESI	610 Weiss Ave	Unincorporated	St Louis	301	115	\$75,500 1	2 (1 1)	768		0.1400	93	BHSP07
0.2 mi	17042568	S	02/01/2018	RESI	726 Erskine Ave	Unincorporated	St Louis	301	36	\$78,000 2	1 (1 0)			0.1440	89	LIVL01
0.2 mi	18061778	S	10/23/2018	RESI	760 Reed Ave	Unincorporated	St Louis	301	19	\$79,000 1	1 (1 0)	686		0.1880	78	BHAL14
0.1 mi	17082821	S	03/30/2018	RESI	809 Erskine Ave	Unincorporated	St Louis	301	120	\$79,900 2	2 (2 0)	1,075		0.1389	118	KWSW01
0.2 mi	17048522	S	12/15/2017	RESI	760 Wachtel Ave	Unincorporated	St Louis	301	121	\$79,900 2	1 (1 0)			0.1470	66	RMXR02
0.2 mi	18069487	S	11/09/2018	RESI	763 Reed Ave	Unincorporated	St Louis	301	17	\$80,500 3	1 (1 0)	986		0.1506	85	REOX01
0.1 mi	18061243	S	09/18/2018	RESI	906 Erskine Ave	Unincorporated	St Louis	301	37	\$87,500 2	1 (1 0)	874		0.0689	56	BBND01
0.2 mi	17072551	S	12/15/2017	RESI	916 Wachtel Ave	Unincorporated	St Louis	301	51	\$95,000 3	2 (2 0)	960		0.1100	50	CREG01
0.0 mi	18054609	C	09/04/2018	RESI	811 Regina Ave	Unincorporated	St Louis	301	54	\$82,500 2	1 (1 0)	844		0.1390	118	PHPA01

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

Residential Single Line (Map Print)



1	18083348	Active	Residential-1 Story	778 Pardella Ave	St Louis	780	2	2(2 0)	\$75,000	38
2	18089661	Active	Residential-2 Story	614 Weiss Ave	St Louis	1,158	2	2(1 1)	\$79,900	7
3	18077246	Active	Residential-1 Story	811 Regina Ave	St Louis	844	2	1(1 0)	\$79,999	113
4	18063195	Sold	Residential-2 Story	827 Dammert Ave	St Louis	896	2	2(2 0)	\$92,900	11
5	18050742	Sold	Residential-1 Story	390 Orient Ave	St Louis	742	2	1(1 0)	\$75,000	63
6	18015824	Sold	Residential-1 Story	926 Wachtel Ave	St Louis	1,028	3	1(1 0)	\$75,000	6
7	18026558	Sold	Residential-1 Story	610 Weiss Ave	St Louis	768	1	2(1 1)	\$75,500	115
8	17042568	Sold	Residential-1 Story	726 Erskine Ave	St Louis		2	1(1 0)	\$78,000	36
9	18061778	Sold	Residential-1 Story	760 Reed Ave	St Louis	686	1	1(1 0)	\$79,000	19
10	17082821	Sold	Residential-1.5 Story	809 Erskine Ave	St Louis	1,075	2	2(2 0)	\$79,900	120
11	17048522	Sold	Residential-1 Story	760 Wachtel Ave	St Louis		2	1(1 0)	\$79,900	121
12	18069487	Sold	Residential-1 Story	763 Reed Ave	St Louis	986	3	1(1 0)	\$80,500	17
13	18061243	Sold	Residential-1 Story	906 Erskine Ave	St Louis	874	2	1(1 0)	\$87,500	37
14	17072551	Sold	Residential-1 Story	916 Wachtel Ave	St Louis	960	3	2(2 0)	\$95,000	51
15	18054609	Cancelled	Residential-1 Story	811 Regina Ave	St Louis	844	2	1(1 0)	\$82,500	54

Search Criteria

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mrkt', 'Pending'

Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 11/26/2018 to 11/26/2017

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18077246

State Or Province is 'Missouri'

Price is 75000 to 100000

1 Listing has been discarded.

Selected 15 of 15 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 'Sale' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 11/26/2018 to 11/26/2017 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18077246 State Or Province is 'Missouri' Price is 75000 to 100000 1 Listing has been discarded.

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18083348	778 Pardella Ave	Hancock Place	Mueller Heights	2	2 (2 0)	780	780	0.124	63	11/12/18	\$96.15	38	\$100,000	\$75,000
18089661	614 Weiss Ave	Hancock Place	Bismarck Heights A	2	2 (1 1)	1,158		0.138	108	11/19/18	\$69.00	7	\$79,900	\$79,900
18077246	811 Regina Ave	Hancock Place	Bismarck Heights	2	1 (1 0)	844		0.139	118	09/28/18	\$94.79	113	\$81,000	\$79,999

Active Totals

Listing Count :	3	Averages:	927	780	0.134						\$86.65	53	\$86,967	\$78,300
		Price :								High	\$79,999	Low	\$75,000	Median \$79,900

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18054609	811 Regina Ave	Hancock Place	Bismarck Heights	2	1 (1 0)	844		0.139	118	09/04/18	\$97.75	54	\$82,500	\$82,500

Cancelled Totals

Listing Count :	1	Averages:	844			0.139					\$97.75	54	\$82,500	\$82,500
		Price :								High	\$82,500	Low	\$82,500	Median \$82,500

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
18050742	390 Orient Ave	Hancock Place	Goetz Add To Long	2	1 (1 0)	742		0.081	68	10/10/18	\$101.08	63	\$80,000	\$80,000	\$75,000	93.75
18015824	926 Wachtel Ave	Hancock Place	Bismarck Heights A	3	1 (1 0)	1,028	1,028	0.105	107	04/10/18	\$72.96	6	\$74,900	\$74,900	\$75,000	100.13
18026558	610 Weiss Ave	Hancock Place	Bismarck Heights A	1	2 (1 1)	768		0.140	93	08/27/18	\$98.31	115	\$79,000	\$79,000	\$75,500	95.57
17042568	726 Erskine Ave	Hancock Place	Bismarck Heights A	2	1 (1 0)			0.144	89	02/01/18	\$0.00	36	\$77,900	\$77,900	\$78,000	100.13
18061778	760 Reed Ave	Hancock Place	Emmenegger Park	1	1 (1 0)	686		0.188	78	10/23/18	\$115.16	19	\$83,000	\$83,000	\$79,000	95.18
17082821	809 Erskine Ave	Hancock Place	Bismarck Heights	2	2 (2 0)	1,075	1,075	0.139	118	03/30/18	\$74.33	120	\$82,000	\$79,900	\$79,900	97.44
17048522	760 Wachtel Ave	Hancock Place	Bismarck Heights A	2	1 (1 0)		728	0.147	66	12/15/17	\$0.00	121	\$90,000	\$79,999	\$79,900	88.78
18069487	763 Reed Ave	Hancock Place	Emmenegger Park	3	1 (1 0)	986		0.151	85	11/09/18	\$81.64	17	\$84,500	\$84,500	\$80,500	95.27
18061243	906 Erskine Ave	Hancock Place	Bismarck Heights A	2	1 (1 0)	874		0.069	56	09/18/18	\$100.11	37	\$109,900	\$89,900	\$87,500	79.62
18063195	827 Dammert Ave	South City	Bismarck Heights A	2	2 (2 0)	896	896	0.132	114	10/09/18	\$103.68	11	\$89,900	\$89,900	\$92,900	103.34
17072551	916 Wachtel Ave	Hancock Place	Bismarck Heights A	3	2 (2 0)	960		0.110	50	12/15/17	\$98.96	51	\$96,700	\$95,000	\$95,000	98.24

Sold Totals

Listing Count :	11	Averages:	891	932	0.128						\$94.03	54	\$86,164	\$83,091	\$81,655	95.22
		Price :								High	\$95,000	Low	\$75,000	Median		\$79,900

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

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

All information herein has not been verified and is not guaranteed.

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CMA 1 Line (Landscape)

Property Type: Residential

Grand Totals

Count : 15 Averages: \$/SqFt: \$92.61 CDOM: 54 OP: \$86,080 LP: \$82,093 SP: \$81,655

Area Market Survey

Listings as of 11/26/2018 at 3:00 PM

Page 1 of 2

Hancock Place

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999		3	35
		3	35
Summary Price Information			
Minimum	\$75,000	Maximum	\$79,999
Average	\$78,300	Median	\$79,900

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999		7	69
\$80,000 thru \$89,999		2	27
\$90,000 thru \$99,999		1	51
		10	59
Summary Price Information			
Minimum	\$75,000	Maximum	\$95,000
Average	\$80,530	Median	\$79,450

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999		1	54
		1	54
Summary Price Information			
Minimum	\$82,500	Maximum	\$82,500
Average	\$82,500	Median	\$82,500

South City

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$90,000 thru \$99,999		1	11
		1	11
Summary Price Information			
Minimum	\$92,900	Maximum	\$92,900
Average	\$92,900	Median	\$92,900

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Area Market Survey

Listings as of 11/26/2018 at 3:00 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	3	35
	3	35

Summary Price Information

Minimum	\$75,000	Maximum	\$79,999
Average	\$78,300	Median	\$79,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	7	69
\$80,000 thru \$89,999	2	27
\$90,000 thru \$99,999	2	31
	11	54

Summary Price Information

Minimum	\$75,000	Maximum	\$95,000
Average	\$81,655	Median	\$79,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999	1	54
	1	54

Summary Price Information

Minimum	\$82,500	Maximum	\$82,500
Average	\$82,500	Median	\$82,500

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

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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
18077246	RESI	ACT	09/28/18	811 Regina Ave	St Louis	301	59	\$79,999	376	205	4	3	415	11	33	28	449

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Cross Property Condensed

811 Regina Ave, St Louis 63125-1841



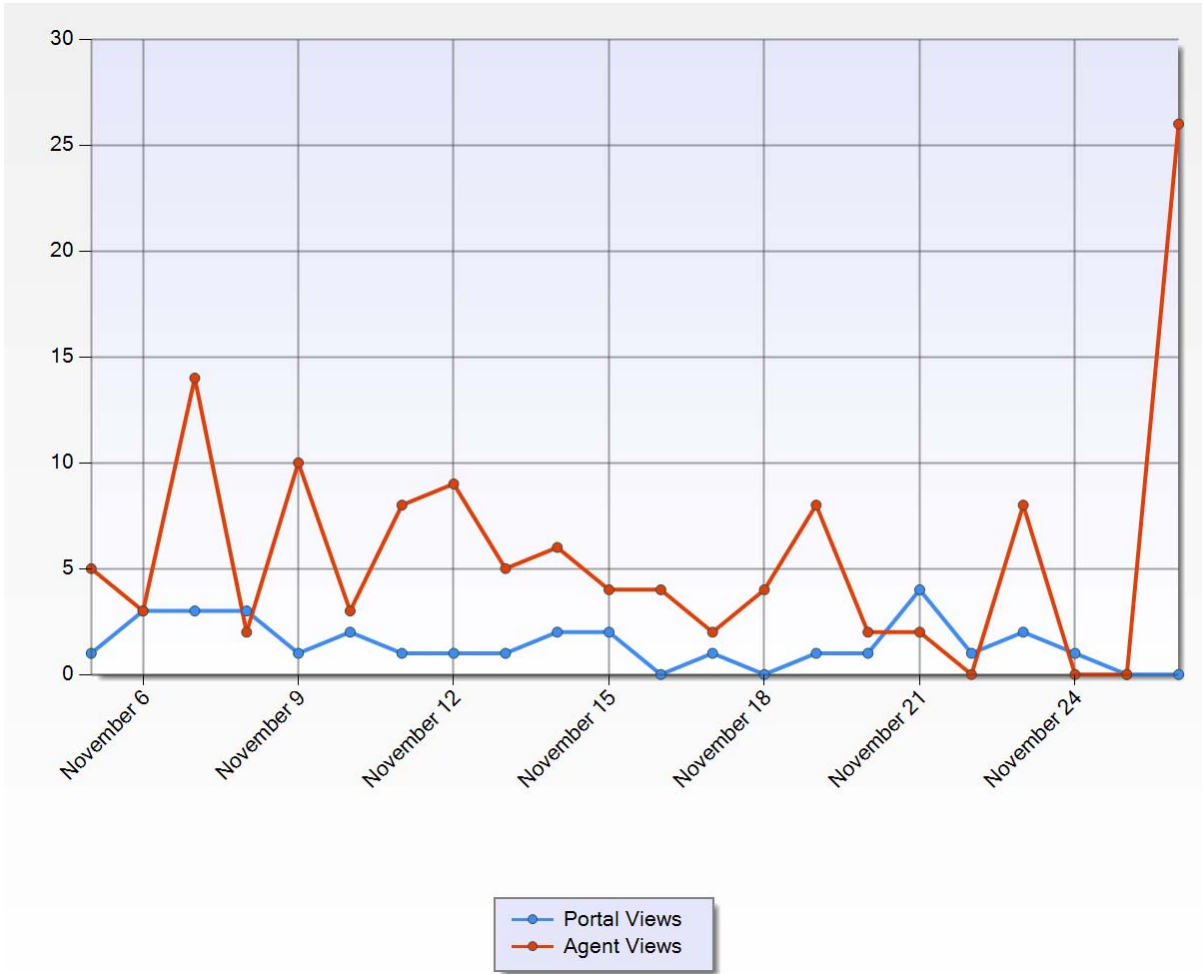
MLS #:	18077246	Status:	A	Stat Dt:	09/28/18	List Pr:	\$79,999	
Area:	301	Bd:	2	Sq Ft:	844	Sell Pr:		
Muni/Twp:	Unincorporated			Pr/SqFt:	\$94.79	CDOM:	113	
GA/CR:	0/1	Bth:	1 (1 0)			Age:	118	
Style/Desc:	1 Story/Bungalow / Cottage						Acre:	.139
SubD:	Bismarck Heights							
Schl District:	Hancock Place							
Recent:	11/26/2018 : Price Change : \$81,000->\$79,999							

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.

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

 Historical Views for 811 Regina Ave



● FOR SALE

811 Regina Ave, Saint Louis, MO 63125

List price: \$79,999

2 Beds · 1 Bath · 844 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing performance is average

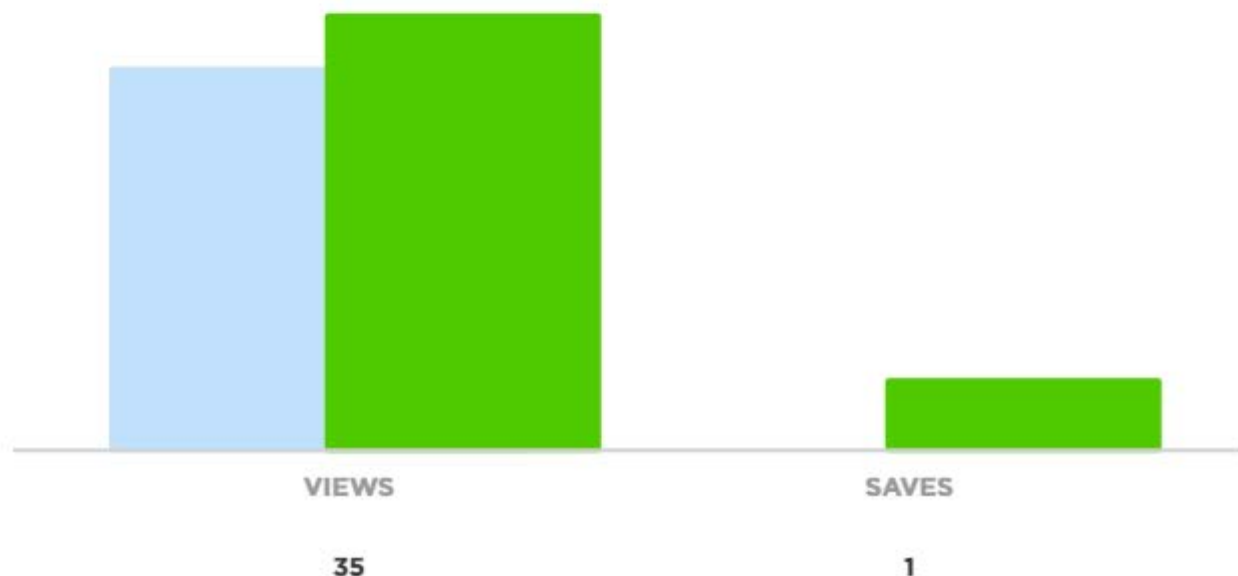
Last two days of activity



Similar listings



Your listing





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

Listing Activity Report

811 Regina Avenue, St Louis, MO 63125

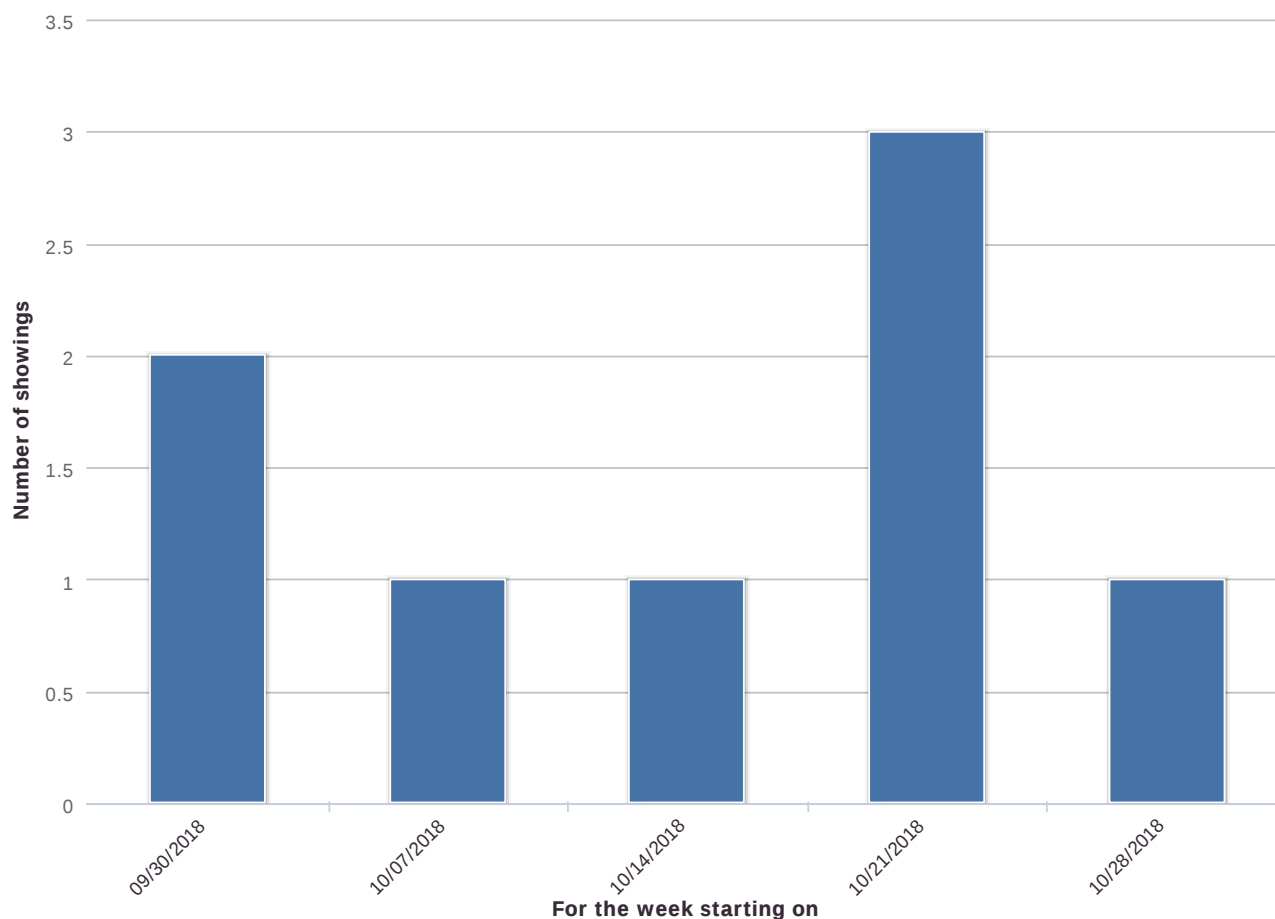
Snapshot for Sep 28, 2018 - Nov 26, 2018



Listing ID: 18077246
 Address: 811 Regina Avenue, St Louis, MO 63125
 Price: \$79,999
 Status: ACTIVE

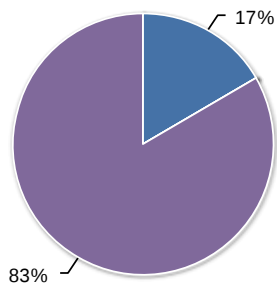
Total number of appointments: 8
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

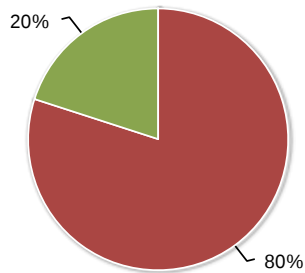
Is your client interested in this listing?



- Very (1)
- Somewhat (0)
- Maybe (0)
- Not interested (5)

* 6 responses

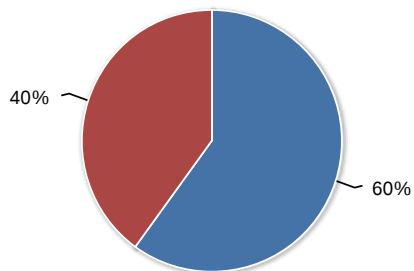
Please rate your overall experience at this showing.



- Excellent (0)
- Good (4)
- Fair (1)
- Poor (0)

* 5 responses

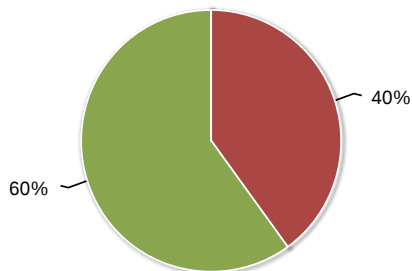
Your (and your client's) opinion of the price:



- Just right (3)
- Too high (2)
- Too low (0)

* 5 responses

Please rate this listing (5=Best; 1=Worst):



- 5(Best) (0)
- 4 (2)
- 3 (3)
- 2 (0)
- 1(Worst) (0)

* 5 responses

Feedback Responses

Activity Details	Received
Showing 10/28/2018 4:00 PM - 5:00 PM	10/28/2018 08:03 PM
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:	
Showing 10/23/2018 12:15 PM - 1:30 PM	10/23/2018 01:42 PM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Fair Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: Thanks for allowing us to see the property but unfortunately it's not a good fit for my client. Best of luck.	

Activity Details	Received
Showing 10/22/2018 2:00 PM - 3:00 PM	10/22/2018 03:00 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Good Just right 4
Showing 10/20/2018 10:00 AM - 11:15 AM	10/20/2018 05:14 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Just right 4
Showing 10/13/2018 10:00 AM - 11:00 AM	10/15/2018 12:18 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Not interested
Showing 10/02/2018 4:45 PM - 5:00 PM	10/04/2018 05:29 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Just right 3 My client liked the home but the foundation looked like a significant amount of water has washed away mortar/loosened foundation stones.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Price Change Notification	11/26/2018 9:32 AM	
 Price Change	11/26/2018 3:02 AM	
 Past Showing	10/28/2018 4:00 PM - 5:00 PM	
 Canceled Showing	10/26/2018 10:45 AM - 11:15 AM	
 Canceled Showing	10/25/2018 11:15 AM - 2:30 PM	
 Past Showing	10/24/2018 4:35 PM - 5:05 PM	
 Past Showing	10/23/2018 12:15 PM - 1:30 PM	
 Past Showing	10/22/2018 2:00 PM - 3:00 PM	
 Past Showing	10/20/2018 10:00 AM - 11:15 AM	
 Past Showing	10/13/2018 10:00 AM - 11:00 AM	
 Canceled Showing	10/12/2018 10:30 AM - 11:30 AM	
 Past Showing	10/03/2018 12:45 PM - 1:45 PM	

Activity Type	Activity Date	Comments
 Past Showing	10/02/2018 4:45 PM - 5:00 PM	
 Canceled Showing	10/01/2018 2:30 PM - 2:45 PM	
 Status Change	09/28/2018 8:44 AM	
 New Listing	09/28/2018	