

The Nett Group Real Estate Advisors

SELLER REPORT



509 North Monroe St #7 | Pacific

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	46
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Client Possibilities	1
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Client Favorites	2
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Zillow Views	12
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Zillow Saves	0
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Showings	7
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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
18093466	RESI	ACT	12/06/18	509 North Monroe St #7	Pacific	361	46	\$67,500	159	130	2	1	181	13	18	11	393

Cross Property Condensed

509 North Monroe St #7, Pacific 63069-1038



MLS #:	18093466	Status:	A	Stat Dt:	12/06/18	List Pr:	\$67,500
Area:	361	Bd:	2	Sq Ft:	940	Sell Pr:	
Muni/Twp:	Pacific			Pr/SqFt:	\$71.81	CDOM:	46
GA/CR:	0/1	Bth:	1 (1 0)		\$139	Age:	37
Style/Desc:	1 Story/Villa					Acre:	0 (County Records)
SubD:	Westmoor						
Schl District:	Meramec Valley R-III						

Search Criteria

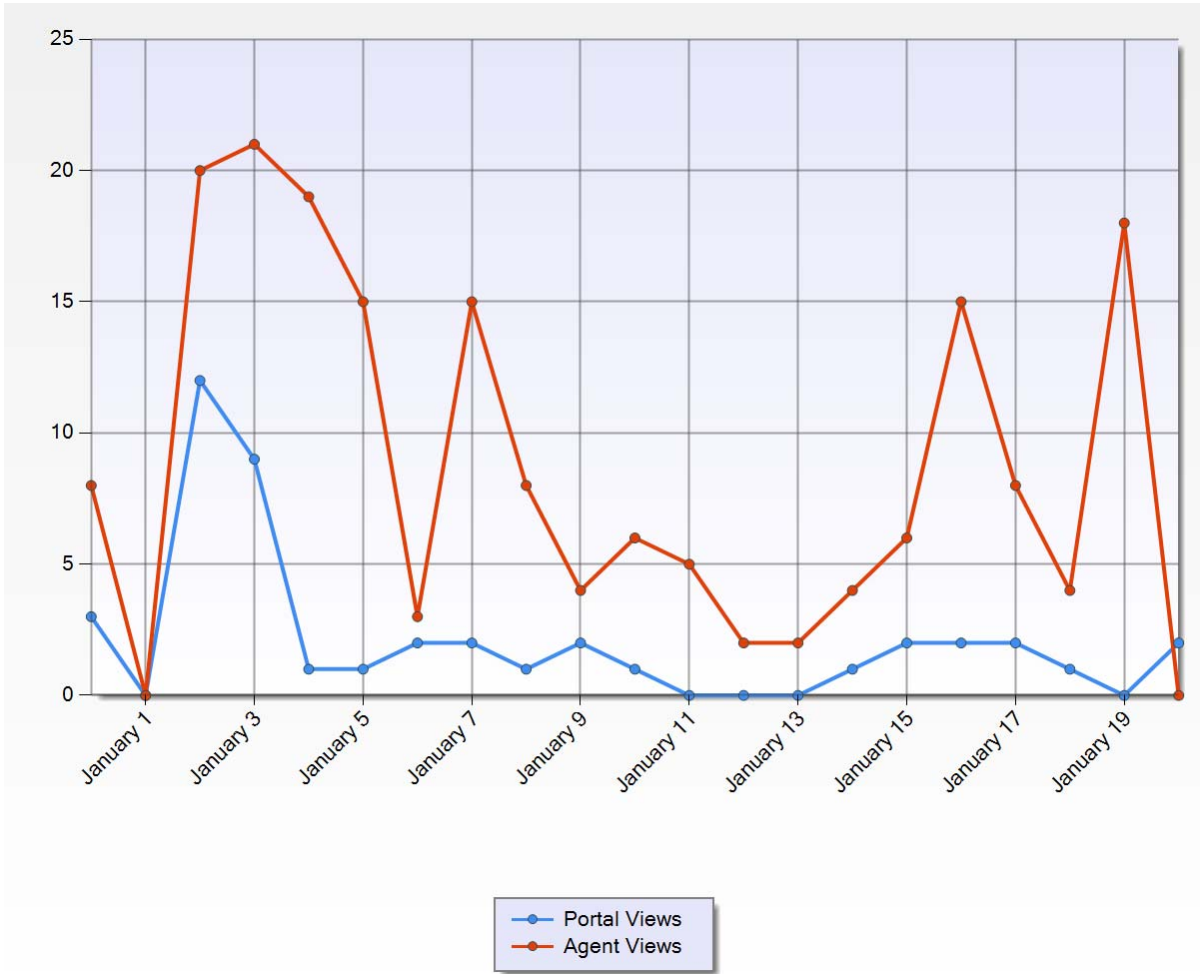
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

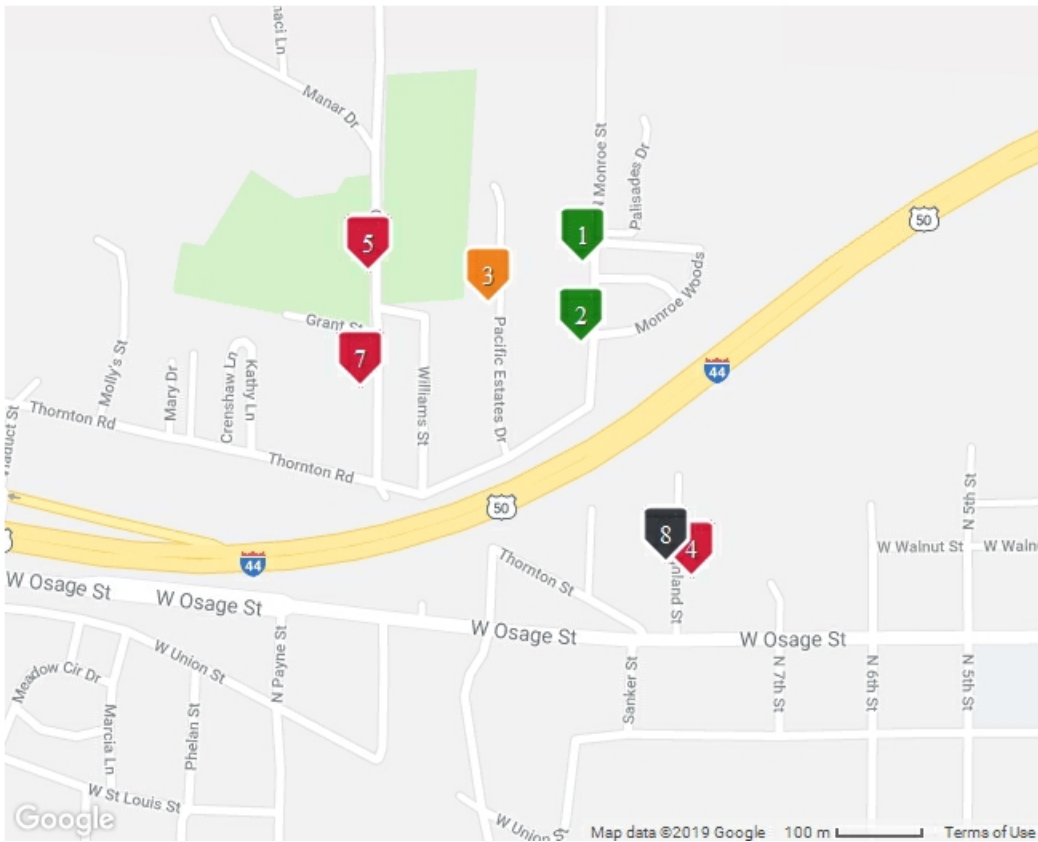
358 Historical Views for 509 North Monroe St #7



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	19002928	A	01/15/2019	RESI	601 Monroe St #5	Pacific	Pacific	361	6	\$67,500 2	1 (1 0)	940			38	BHSP07
0.0 mi	18093466	A	12/06/2018	RESI	509 North Monroe St #7	Pacific	Pacific	361	46	\$67,500 2	1 (1 0)	940		0.0000	37	KWRC01
0.1 mi	18087907	CN	12/05/2018	RESI	540 Pacific Estates	Pacific	Pacific	361	34	\$108,400 3	3 (2 1)	1,484			17	ROUT01
0.2 mi	18004122	S	05/08/2018	RESI	332 Highland St	Pacific	Pacific	361	21	\$60,000 3	1 (1 0)	780		0.2010	68	CBPR03
0.2 mi	17088336	S	03/09/2018	RESI	429 Orr St.	Pacific	Pacific	361	83	\$60,000 3	2 (2 0)	1,248		0.2070	35	DOLN01
0.2 mi	18065708	S	10/19/2018	RESI	343 Highland St	Pacific	Pacific	361	9	\$115,000 2	2 (2 0)	1,250		0.2080	27	CBPR01
0.2 mi	18057134	S	09/17/2018	RESI	1210 Grant	Pacific	Pacific	361	18	\$117,000 3	2 (2 0)	1,128		0.2070	43	RMBC02
0.2 mi	17086992	X	07/01/2018	RESI	343 Highland	Pacific	Pacific	361	242	\$116,000 2	2 (2 0)			0.2080	27	ROUT01

Residential Single Line (Map Print)



1	19002928	Active	Residential-1 Story	601 Monroe St #5	Pacific	940	2	1(1 0)	\$67,500	6
2	18093466	Active	Residential-1 Story	509 North Monroe St #7	Pacific	940	2	1(1 0)	\$67,500	46
3	18087907	Contingent	Residential-2 Story	540 Pacific Estates	Pacific	1,484	3	3(2 1)	\$108,400	34
4	18004122	Sold	Residential-1 Story	332 Highland St	Pacific	780	3	1(1 0)	\$60,000	21
5	17088336	Sold	Residential-1 Story	429 Orr St.	Pacific	1,248	3	2(2 0)	\$60,000	83
6	18065708	Sold	Residential-1 Story	343 Highland St	Pacific	1,250	2	2(2 0)	\$115,000	9
7	18057134	Sold	Residential-1 Story	1210 Grant	Pacific	1,128	3	2(2 0)	\$117,000	18
8	17086992	Expired	Residential-1 Story	343 Highland	Pacific		2	2(2 0)	\$116,000	242

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', 'Cancelled'

Search Contractual Date is 1/21/2019 to 1/21/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18093466

State Or Province is 'Missouri'

Price is 49000 to 129000

Selected 8 of 8 results.

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', 'Cancelled' Search Contractual Date is 1/21/2019 to 1/21/2018 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18093466 State Or Province is 'Missouri' Price is 49000 to 129000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19002928	601 Monroe St #5	Pacific/Meramec	Westmoor	2	1 (1 0)	940			38	01/15/19	\$71.81	6	\$67,500	\$67,500
18093466	509 North Monroe St #7	Pacific/Meramec	Westmoor	2	1 (1 0)	940	940		37	12/06/18	\$71.81	46	\$69,500	\$67,500

Active Totals

Listing Count :	2	Averages:	940	940							\$71.81	26	\$68,500	\$67,500	
		Price :							High		\$67,500	Low	\$67,500	Median	\$67,500

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18087907	540 Pacific Estates	Pacific/Meramec	Pacific Estates Cor	3	3 (2 1)	1,484			17	12/06/18	\$73.05	34	\$1,099,000	\$108,400

Contingent NK Totals

Listing Count :	1	Averages:	1,484																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17086992	343 Highland	Pacific/Meramec	West More Place	2	2 (2 0)			0.208	27	07/02/18	\$0.00	242	\$137,500	\$116,000

Expired Totals

Listing Count :	1	Averages:	0.208	242	\$137,500	\$116,000
Price :	High	\$116,000	Low	\$116,000	Median	\$116,000

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
18004122	332 Highland St	Pacific/Meramec	WEST MOORE PL	3	1 (1 0)	780	780	0.201	68	05/08/18	\$76.92	21	\$62,500	\$62,500	\$60,000	96.00
17088336	429 Orr St.	Pacific/Meramec	none	3	2 (2 0)	1,248		0.207	35	03/09/18	\$48.08	83	\$65,000	\$65,000	\$60,000	92.31
18065708	343 Highland St	Pacific/Meramec	West More Place	2	2 (2 0)	1,250	1,250	0.208	27	10/19/18	\$92.00	9	\$121,000	\$121,000	\$115,000	95.04
18057134	1210 Grant	Pacific/Meramec	Wm Keatley Estate	3	2 (2 0)	1,128	1,128	0.207	43	09/17/18	\$103.72	18	\$117,000	\$117,000	\$117,000	100.00

Sold Totals

Listing Count :	4	Averages:	1,102	1,053	0.206						\$80.18	33	\$91,375	\$91,375	\$88,000	95.84
		Price :							High		\$117,000	Low	\$60,000	Median		\$87,500

CMA 1 Line (Landscape)

Property Type: Residential

Grand Totals

Count : 8 Averages: \$/SqFt: \$76.77 CDOM: 57 OP: \$217,375 LP: \$90,613 SP: \$88,000

Area Market Survey

Listings as of 01/21/2019 at 4:38 AM

Page 1 of 2

Pacific/Meramec R-3

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999		2	26
		2	26
Summary Price Information			
Minimum	\$67,500	Maximum	\$67,500
Average	\$67,500	Median	\$67,500

Contingent No Kickout

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999		1	34
		1	34
Summary Price Information			
Minimum	\$108,400	Maximum	\$108,400
Average	\$108,400	Median	\$108,400

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999		2	52
\$100,000 thru \$119,999		2	14
		4	33
Summary Price Information			
Minimum	\$60,000	Maximum	\$117,000
Average	\$88,000	Median	\$87,500

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999		1	242
		1	242
Summary Price Information			
Minimum	\$116,000	Maximum	\$116,000
Average	\$116,000	Median	\$116,000

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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Area Market Survey

Listings as of 01/21/2019 at 4:38 AM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	2	26
	2	26
Summary Price Information		
Minimum	\$67,500	Maximum \$67,500
Average	\$67,500	Median \$67,500

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	34
	1	34
Summary Price Information		
Minimum	\$108,400	Maximum \$108,400
Average	\$108,400	Median \$108,400

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	2	52
\$100,000 thru \$119,999	2	14
	4	33
Summary Price Information		
Minimum	\$60,000	Maximum \$117,000
Average	\$88,000	Median \$87,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	242
	1	242
Summary Price Information		
Minimum	\$116,000	Maximum \$116,000
Average	\$116,000	Median \$116,000

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

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

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● FOR SALE

509 Monroe St APT 7, Pacific, MO 63069

List price: \$67,500

2 Beds · 1 Bath · 940 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

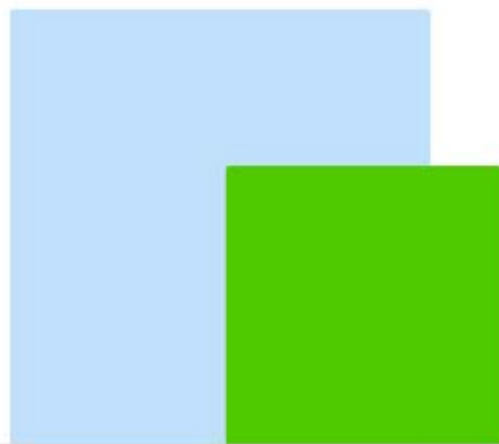
Last two days of activity



Similar listings



Your listing



VIEWS

12

SAVES

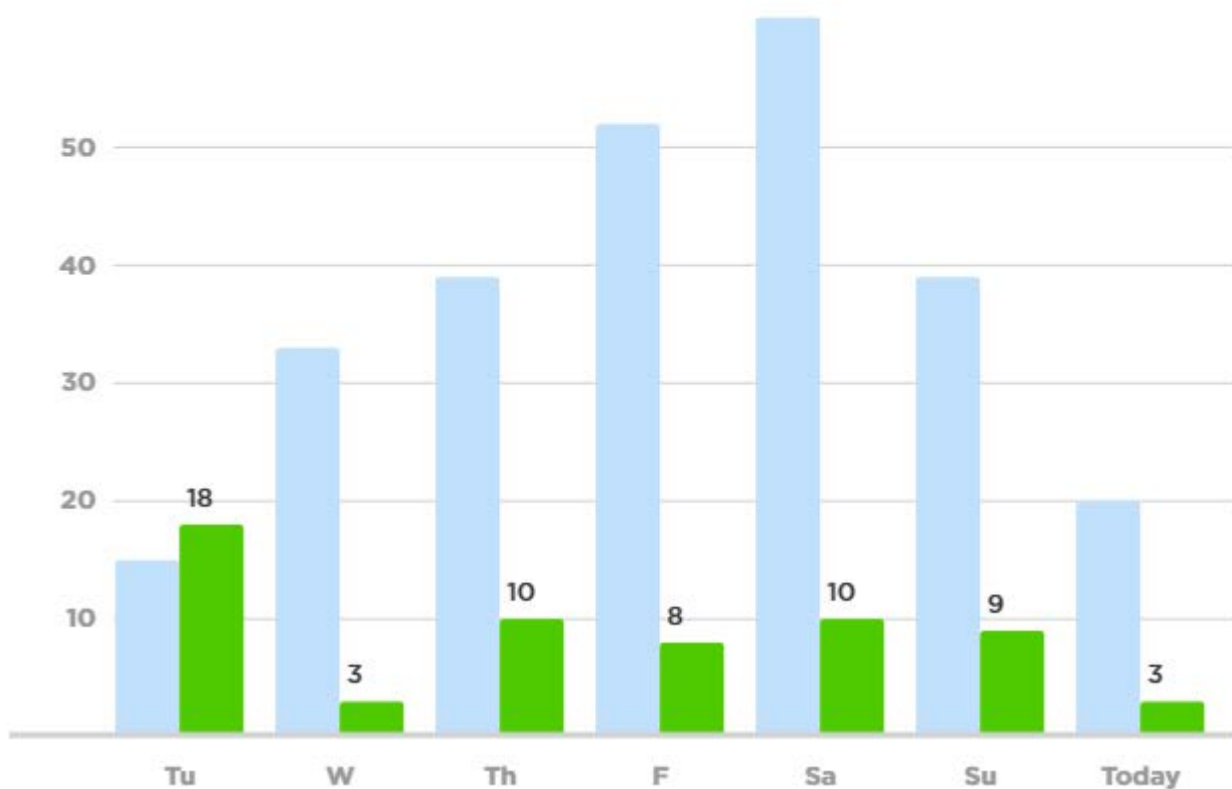
0

This Week

Last 30 Days

Similar listings

Your listing





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

Listing Activity Report

509 North Monroe Street Unit# 7, Pacific, MO 63069

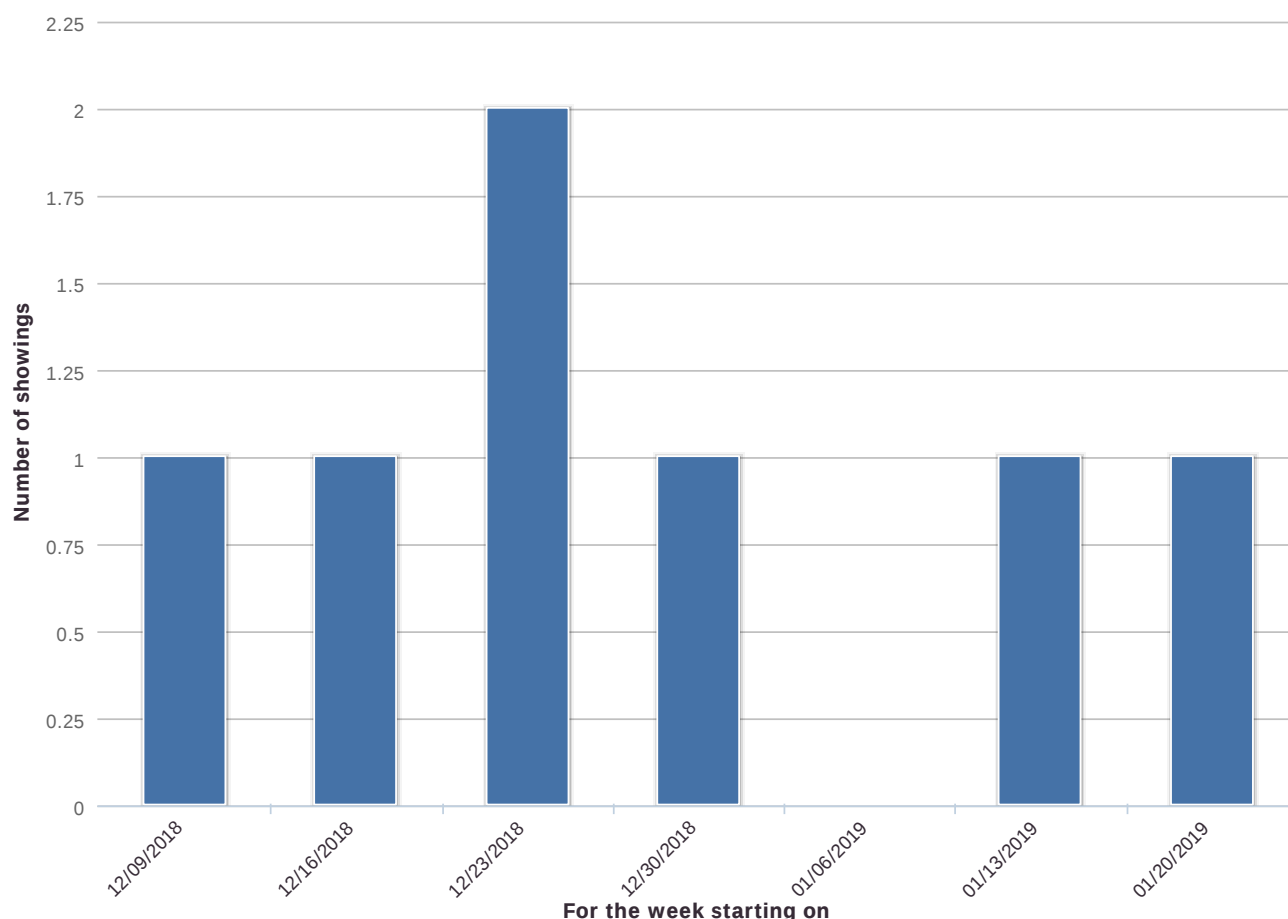
Snapshot for Dec 06, 2018 - Jan 20, 2019



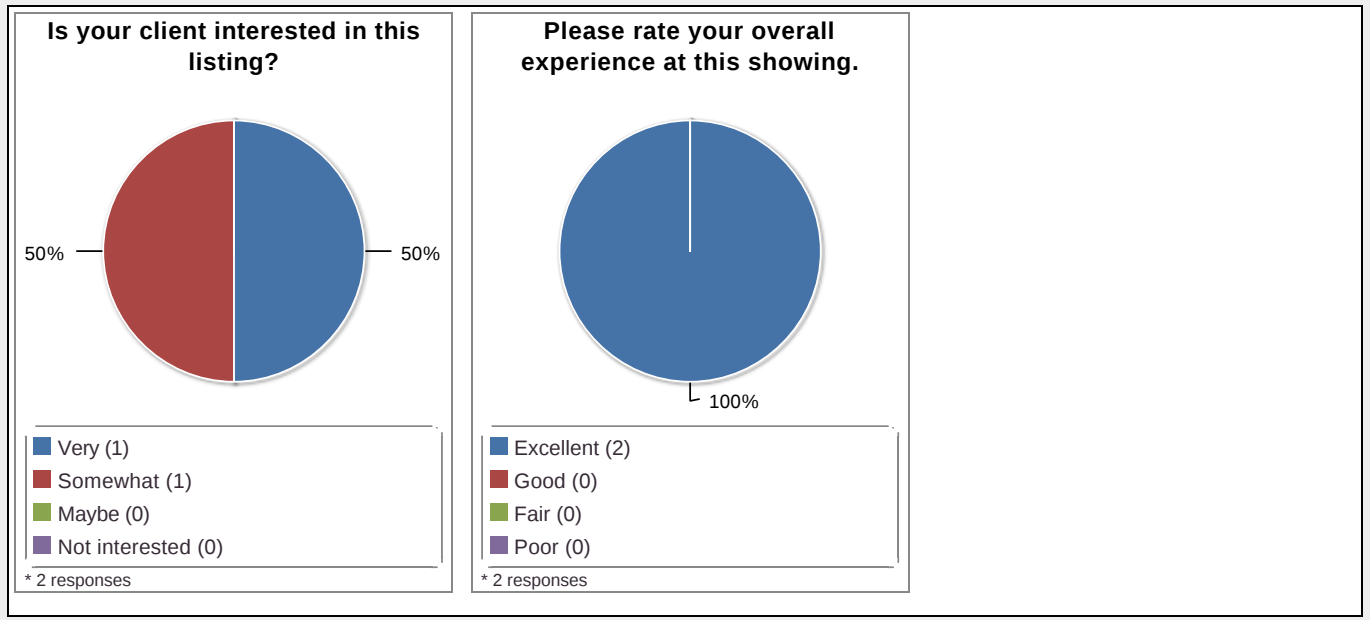
Listing ID: 18093466
 Address: 509 North Monroe Street Unit# 7, Pacific, MO 63069
 Price: \$67,500
 Status: ACTIVE

Total number of appointments: 7
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 01/19/2019 2:15 PM - 2:30 PM	01/21/2019 06:48 AM
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:	Somewhat Excellent Too high 1(Worst) Property showed well, client loved most everything about it but is a single woman and did not like that the bedroom window was accessible from the walkway! For security concerns, she is holding off for now. We are writing on a different condo today in the same complex so we will see what happens.
Showing 12/23/2018 11:00 AM - 11:15 AM	12/23/2018 04:56 PM
Is your client interested in this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:	Very Excellent Client very interested, wants second showings after holidays. May be putting an offer in before then

Listing Activity Details

Activity Type	Activity Date	Comments
✓ Past Showing	01/20/2019 10:30 AM - 10:45 AM	
✓ Past Showing	01/19/2019 2:15 PM - 2:30 PM	
✓ Past Showing	01/05/2019 9:30 AM - 9:45 AM	
\$ Price Change Notification	01/02/2019 12:32 PM	
\$ Price Change	01/02/2019 5:18 AM	
✓ Past Showing	12/23/2018 11:30 AM - 12:30 PM	

Activity Type	Activity Date 	Comments
 Past Showing	12/23/2018 11:00 AM - 11:15 AM	
 Past Showing	12/18/2018 3:30 PM - 5:30 PM	
 Canceled Showing	12/17/2018 6:00 PM - 6:15 PM	
 Past Showing	12/15/2018 10:00 AM - 10:30 AM	
 New Listing	12/06/2018	