

The Nett Group Real Estate Advisors

SELLER REPORT



4364 Eminence Ave | Berkeley

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	61
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Client Possibilities	2
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Client Favorites	1
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Zillow Views	7
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Zillow Saves	0
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Showings	4
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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	61	\$53,000	171	99	1	2	167	11	9	8	297

Cross Property Condensed

4364 Eminence Ave, St Louis 63134-3457



MLS #:	18091858	Status:	A	Stat Dt:	11/28/18	List Pr:	\$53,000
Area:	65	Bd:	2	Sq Ft:	936	Sell Pr:	
Muni/Twp:	Berkeley			Pr/SqFt:	\$56.62	CDOM:	61
GA/CR:	0/0	Bth:	1 (1 0)			Age:	64
Style/Desc:	1 Story/Ranch					Acre:	.123
SubD:	Resub Of Pt Of Blk 8 Of Eleanor Park						
Schl District:	Ferguson-Florissant R-II						

Search Criteria

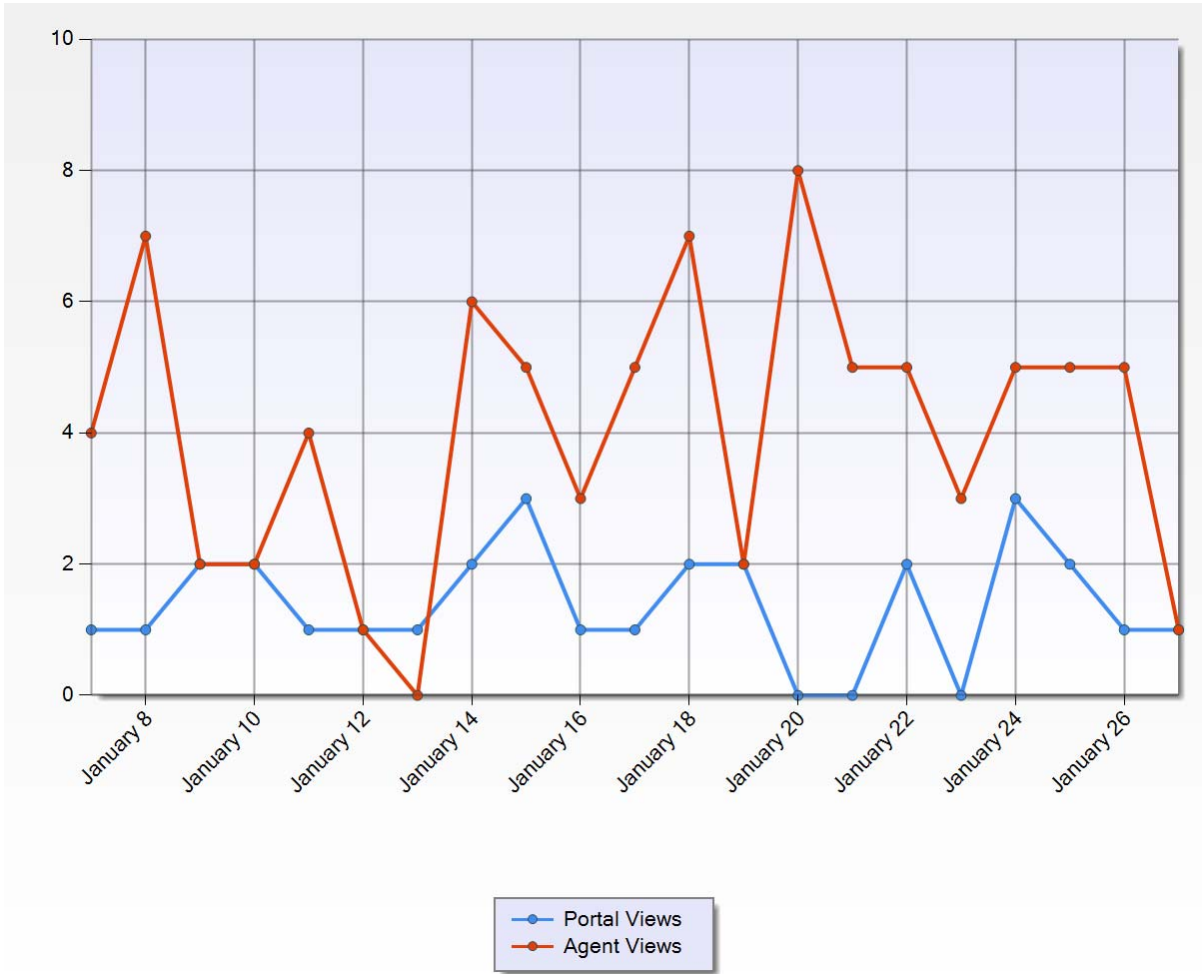
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 39 results.

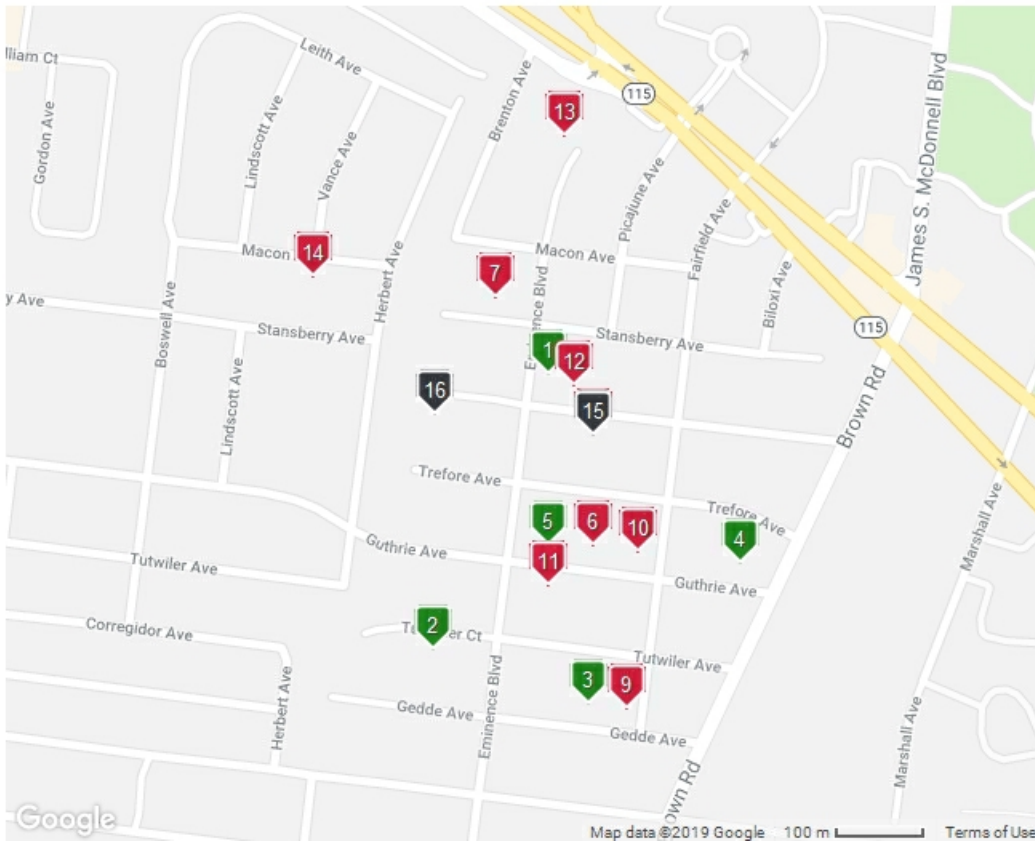
 Historical Views for 4364 Eminence Ave



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	61	\$53,000	2	1 (1 0)	936	0.1230	64 KWRC01
0.2 mi	18092148	A	12/20/2018	RESI	9110 Tutwiler Ave	Berkeley	Berkeley	65	39	\$65,000	2	2 (1 1)	720	0.1150	67 CBG 03
0.2 mi	18065929	A	08/28/2018	RESI	9009 Gedde Ave	Berkeley	St Louis	65	153	\$69,900	3	1 (1 0)	984	0.1150	62 ADVT01
0.2 mi	18069689	A	08/26/2018	RESI	8907 Guthrie Ave	Berkeley	Berkeley	65	118	\$75,900	2	1 (1 0)	960	0.1598	67 XPRS01
0.1 mi	18076811	A	09/24/2018	RESI	9033 Guthrie Ave	Berkeley	St Louis	65	124	\$83,000	2	1 (1 0)	1,098	0.1440	69 DIEL01
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
0.2 mi	18066694	S	12/07/2018	RESI	9001 Gedde Ave	Berkeley	St Louis	65	87	\$61,000	2	3 (2 1)	1,064	0.2000	65 DPEV01
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
0.1 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

Residential Single Line (Map Print)



1	18091858	Active	Residential-1 Story	4364 Eminence Ave	St Louis	936	2	1(1 0)	\$53,000	61
2	18092148	Active	Residential-1 Story	9110 Tutwiler Ave	Berkeley	720	2	2(1 1)	\$65,000	39
3	18065929	Active	Residential-1 Story	9009 Gedde Ave	St Louis	984	3	1(1 0)	\$69,900	153
4	18069689	Active	Residential-1 Story	8907 Guthrie Ave	Berkeley	960	2	1(1 0)	\$75,900	118
5	18076811	Active	Residential-1 Story	9033 Guthrie Ave	St Louis	1,098	2	1(1 0)	\$83,000	124
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	18066694	Sold	Residential-1 Story	9001 Gedde Ave	St Louis	1,064	2	3(2 1)	\$61,000	87
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	17088723	Expired	Residential-1 Story	9020 Bessemer Ave	St Louis	936	2	2(1 1)	\$54,900	268
16	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 1/28/2019 to 1/28/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18091858

State Or Province is 'Missouri'

Price is 48000 to 88000

Selected 16 of 16 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', 'Withdrawn', 'Cancelled' **Search Contractual Date** is 1/28/2019 to 1/28/2018 **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 0)	936		0.123	64	11/28/18	\$56.62	61	\$58,000	\$53,000
18092148	9110 Tutwiler Ave	McCluer South	Eleanor Park	2	2 (1 1)	720		0.115	67	12/20/18	\$90.28	39	\$65,000	\$65,000
18065929	9009 Gedde Ave	McCluer South	Eleanor Park	3	1 (1 0)	984		0.115	62	08/28/18	\$71.04	153	\$79,900	\$69,900
18069689	8907 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	(1 0)	960	960	0.160	67	01/07/19	\$79.06	118	\$76,900	\$75,900
18076811	9033 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	(1 0)	1,098		0.144	69	01/03/19	\$75.59	124	\$100,000	\$83,000

Active Totals

Listing Count :	5	Averages:	940	960	0.131							\$74.52	99	\$75,960	\$69,360	
		Price :									High	\$83,000	Low	\$53,000	Median	\$69,900

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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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
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

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 0)	1,427	1,427		70	10/26/18	\$34.31	82	\$69,000	\$53,800	\$48,958	70.95
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
18066694	9001 Gedde Ave	McCluer South	Eleanor Park 2	2	3 (2 1)	1,064		0.200	65	12/07/18	\$57.33	87	\$69,900	\$64,900	\$61,000	87.27
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

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

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
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
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 :	9	Averages:	1,030	1,620	0.160						\$62.06	45	\$68,589	\$64,344	\$62,206	91.28
		Price :							High		\$79,900	Low	\$48,958	Median		\$62,000

Grand Totals

Count :	16	Averages:	\$/SqFt: \$65.84	CDOM: 77	OP: \$69,500	LP: \$64,738	SP: \$62,206
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Area Market Survey

Listings as of 01/28/2019 at 9:38 AM

Page 1 of 2

McCluer South

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	61
\$60,000 thru \$69,999	2	96
\$70,000 thru \$79,999	1	118
\$80,000 thru \$89,999	1	124
	5	99
Summary Price Information		
Minimum	\$53,000	Maximum \$83,000
Average	\$69,360	Median \$69,900

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	37
\$70,000 thru \$79,999	1	2
	8	43
Summary Price Information		
Minimum	\$48,958	Maximum \$79,900
Average	\$61,545	Median \$61,500

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

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	1	58
	1	58
Summary Price Information		
Minimum	\$67,500	Maximum \$67,500
Average	\$67,500	Median \$67,500

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 01/28/2019 at 9:38 AM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	61
\$60,000 thru \$69,999	2	96
\$70,000 thru \$79,999	1	118
\$80,000 thru \$89,999	1	124
	5	99
Summary Price Information		
Minimum	\$53,000	Maximum \$83,000
Average	\$69,360	Median \$69,900

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	5	41
\$70,000 thru \$79,999	1	2
	9	45
Summary Price Information		
Minimum	\$48,958	Maximum \$79,900
Average	\$62,206	Median \$62,000

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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● FOR SALE

4364 Eminence Ave, Saint Louis, MO 63134

List price: \$53,000

2 Beds · 1 Bath · 936 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

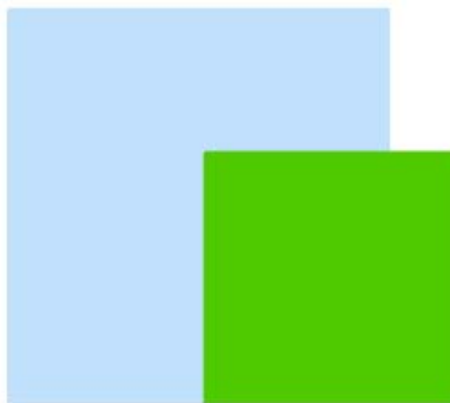
Last two days of activity



Similar listings



Your listing



VIEWS

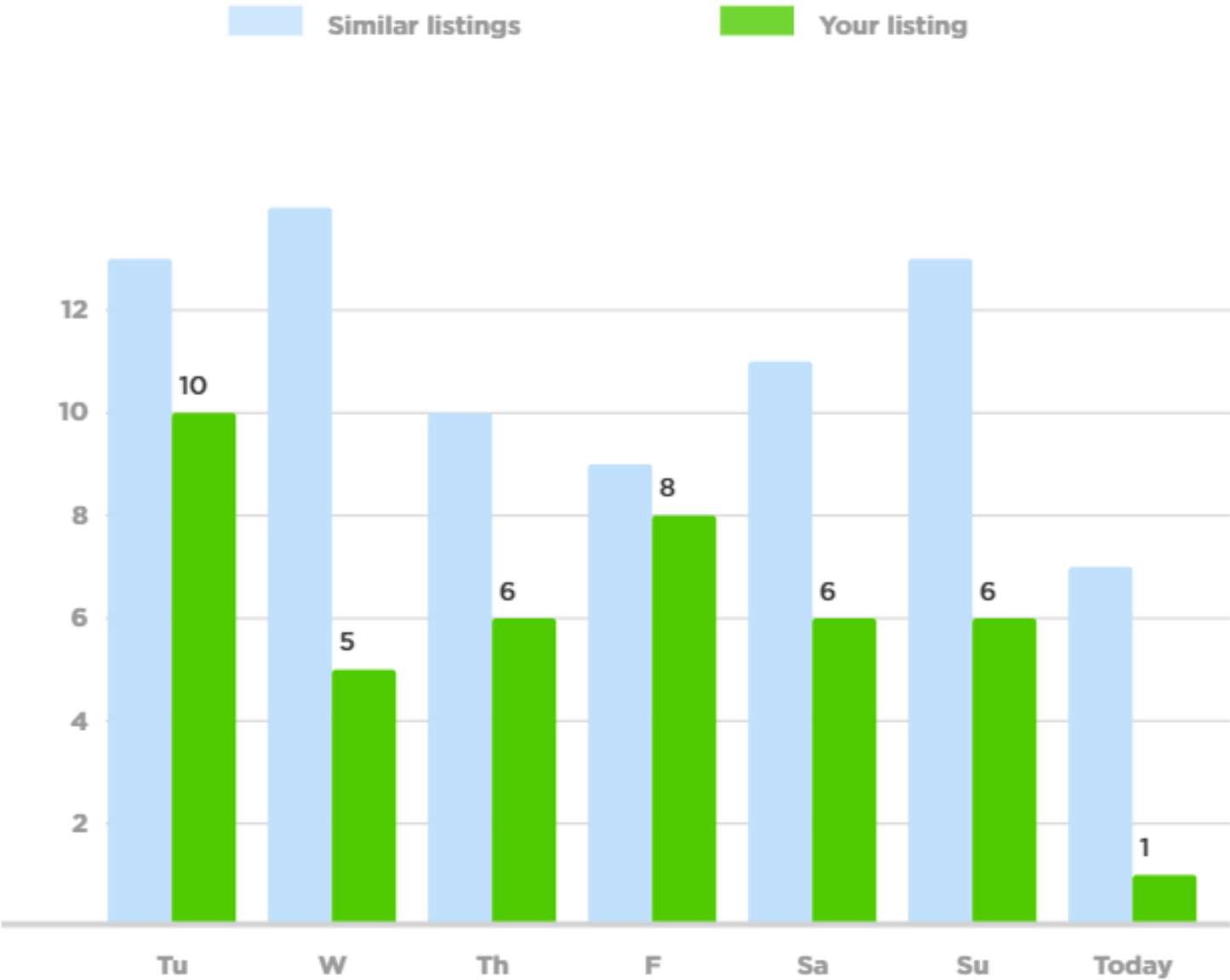
SAVES

7

0

This Week

Last 30 Days





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

Listing Activity Report

4364 Eminence Avenue, St Louis, MO 63134

Snapshot for Nov 27, 2018 - Jan 25, 2019

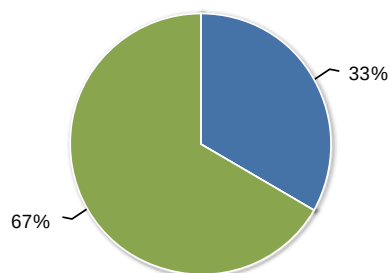


Listing ID: 18091858
 Address: 4364 Eminence Avenue, St Louis, MO 63134
 Price: \$53,000
 Status: ACTIVE

Total number of appointments: 4
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 1
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Feedback at a Glance

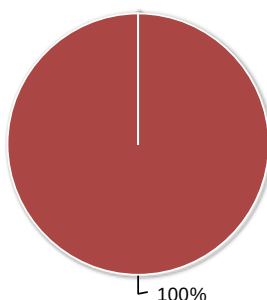
Is your client interested in this listing?



Very (1)
 Somewhat (0)
 Maybe (2)
 Not interested (0)

* 3 responses

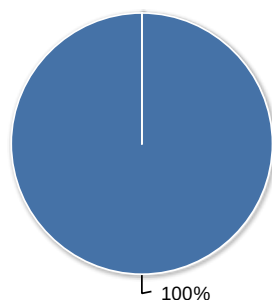
Please rate your overall experience at this showing.



Excellent (0)
 Good (2)
 Fair (0)
 Poor (0)

* 2 responses

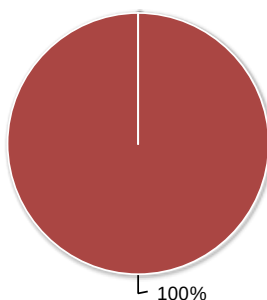
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 01/25/2019 2:40 PM - 2:55 PM	01/25/2019 08:26 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 Due to the level of work it needs buyer would be in the 30's. would seller consider a cash offer in the 30's?
Showing 01/15/2019 4:00 PM - 4:15 PM	01/19/2019 11:31 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:	Maybe Good Just right 4
Showing 01/09/2019 9:00 AM - 9:15 AM	01/09/2019 09:23 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:	Maybe Good Just right 4 His girlfriend didn't like the closet space and wanted newer fixtures.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	01/25/2019 2:40 PM - 2:55 PM	
 Past Showing	01/15/2019 4:00 PM - 4:15 PM	
 Past Showing	01/09/2019 9:00 AM - 9:15 AM	
 Canceled Showing	01/06/2019 12:30 PM - 1:30 PM	
 Past Agent Preview	12/27/2018 9:15 AM - 11:00 AM	
 Price Change Notification	12/19/2018 1:56 PM	
 Price Change	12/19/2018 7:55 AM	
 Status Change	11/28/2018 12:43 PM	
 New Listing	11/28/2018	
 Status Change	11/27/2018 3:22 PM	
 Price Change	11/27/2018 9:16 AM	