

The Nett Group Real Estate Advisors

SELLER REPORT



4364 Eminence Ave | Berkeley

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	75
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Client Possibilities	3
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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	6
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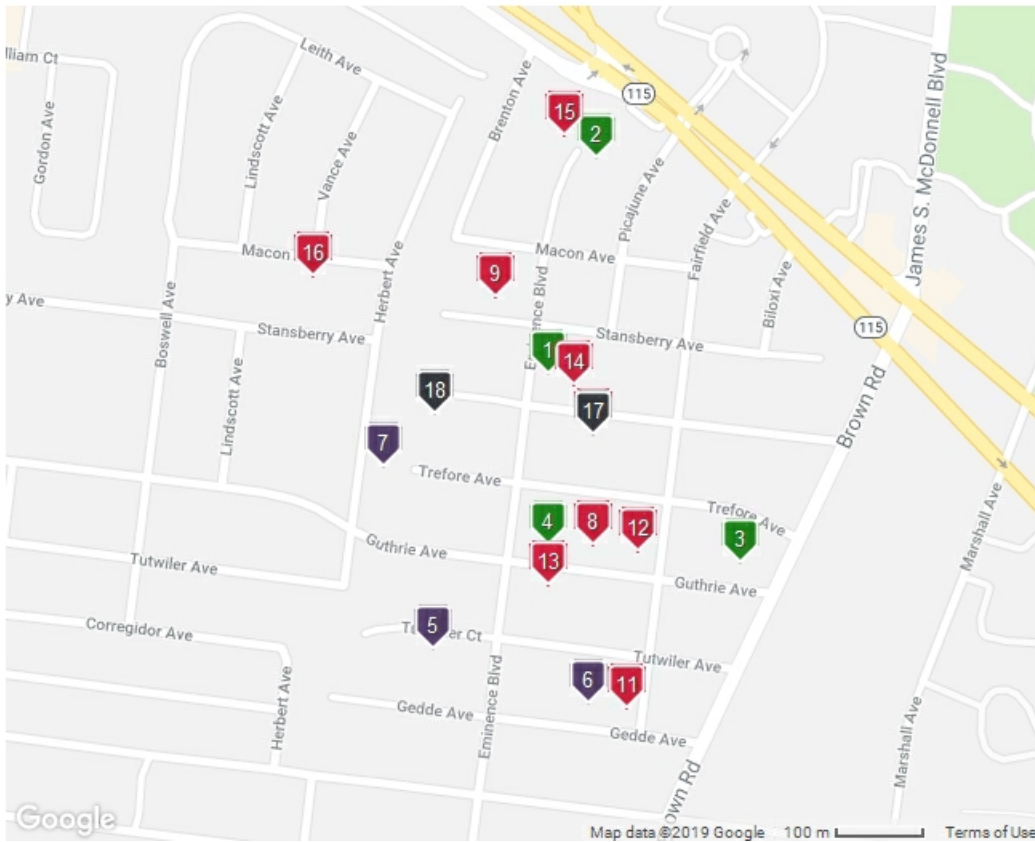
Good Activity is an average of *3-4 showings weekly*.

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

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	75	\$53,000 2	1 (1 0)	936	0.1230	64	KWRC01
0.2 mi	19005423	A	01/29/2019	RESI	4452 Eminence Ave	Berkeley	St Louis	65	13	\$74,900 3	1 (1 0)	988	0.1130	63	CBG 05
0.2 mi	18069689	A	08/26/2018	RESI	8907 Guthrie Ave	Berkeley	Berkeley	65	132	\$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	138	\$83,000 2	1 (1 0)	1,098	0.1440	69	DIEL01
0.2 mi	18092148	P	02/10/2019	RESI	9110 Tutwiler Ave	Berkeley	Berkeley	65	53	\$65,000 2	2 (1 1)	720	0.1150	68	CBG 03
0.2 mi	18065929	P	01/28/2019	RESI	9009 Gedde Ave	Berkeley	St Louis	65	153	\$69,900 3	1 (1 0)	984	0.1150	63	ADVT01
0.1 mi	19006389	P	02/09/2019	RESI	4230 Herbert Ave	Woodson Terrace	St Louis	91	6	\$67,000 3	1 (1 0)	864	0.1390	67	AFCO01
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	75
2	19005423	Active	Residential-1 Story	4452 Eminence Ave	St Louis	988	3	1(1 0)	\$74,900	13
3	18069689	Active	Residential-1 Story	8907 Guthrie Ave	Berkeley	960	2	1(1 0)	\$75,900	132
4	18076811	Active	Residential-1 Story	9033 Guthrie Ave	St Louis	1,098	2	1(1 0)	\$83,000	138
5	18092148	Pending	Residential-1 Story	9110 Tutwiler Ave	Berkeley	720	2	2(1 1)	\$65,000	53
6	18065929	Pending	Residential-1 Story	9009 Gedde Ave	St Louis	984	3	1(1 0)	\$69,900	153
7	19006389	Pending	Residential-1 Story	4230 Herbert Ave	St Louis	864	3	1(1 0)	\$67,000	6
8	18054340	Closed	Residential-1 Story	9019 Guthrie Ave	St Louis	1,427	3	2(2 0)	\$48,958/mo	82
9	18056621	Closed	Residential-1 Story	9107 stansberry	Berkeley	832	2	2(2 0)	\$53,000	112
10	18041753	Closed	Residential-1 Story	9020 Bessemer Ave	St Louis	936	2	2(1 1)	\$59,000	3
11	18066694	Closed	Residential-1 Story	9001 Gedde Ave	St Louis	1,064	2	3(2 1)	\$61,000	87
12	17097380	Closed	Residential-1 Story	9007 Guthrie Ave	St Louis	988	2	2(2 0)	\$62,000	44
13	18041216	Closed	Residential-1 Story	9032 Guthrie Ave	St Louis	936	2	1(1 0)	\$63,500	8
14	18026082	Closed	Residential-1 Story	9035 Bessemer Ave	St Louis	936	2	2(2 0)	\$65,000	7
15	18083043	Closed	Residential-1.5 Story	4449 Eminence Ave	St Louis	1,288	4	2(2 0)	\$79,900	2
16	18049260	Closed	Residential-1 Story	9218 Macon Ave	St Louis	864	2	1(1 0)	\$67,500	58
17	17088723	Expired	Residential-1 Story	9020 Bessemer Ave	St Louis	936	2	2(1 1)	\$54,900	268
18	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', 'Active Under Contract', 'Hold', 'Pending'
 Status is one of 'Pending', 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 2/11/2019 to 2/11/2018
 Property Type is 'Residential'
 Latitude, Longitude is within 0.25 mi of 18091858
 State Or Province is 'Missouri'
 Price is 48000 to 88000
 Selected 18 of 18 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Pending', 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search
 Contractual Date is 2/11/2019 to 2/11/2018 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 (1 0)	936		0.123	64	11/28/18	\$56.62	75	\$58,000	\$53,000
19005423	4452 Eminence Ave	McCluer South	Eleanor Park 2	3	1 (1 0)	988		0.113	63	01/29/19	\$75.81	13	\$74,900	\$74,900
18069689	8907 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	1 (1 0)	960	960	0.160	67	01/07/19	\$79.06	132	\$76,900	\$75,900
18076811	9033 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	1 (1 0)	1,098		0.144	69	01/03/19	\$75.59	138	\$100,000	\$83,000

Active Totals

Listing Count :	4	Averages:	996	960	0.135							\$71.77	90	\$77,450	\$71,700			
		Price :							High			\$83,000	Low		\$53,000	Median		\$75,400

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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Closed 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
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	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
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

Closed 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

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

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

Expired Totals

Listing Count :1

Averages:9360.143\$58.65268\$59,900\$54,900

Price :High\$54,900Low\$54,900Median\$54,900

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18092148	9110 Tutwiler Ave	McCluer South	Eleanor Park	2	2 (1 1)	720		0.115	68	02/11/19	\$90.28	53	\$65,000	\$65,000
19006389	4230 Herbert Ave	Ritenour	Woodson 2	3	1 (1 0)	864		0.139	67	02/09/19	\$77.55	6	\$67,000	\$67,000
18065929	9009 Gedde Ave	McCluer South	Eleanor Park	3	1 (1 0)	984		0.115	63	01/28/19	\$71.04	153	\$79,900	\$69,900

Pending Totals

Listing Count :3

Averages:8560.123\$79.6271\$70,633\$67,300

Price :High\$69,900Low\$65,000Median\$67,000

Grand Totals

Count :18

Averages:\$/SqFt: \$67.05CDOM: 72OP: \$69,661LP: \$65,428SP: \$62,206

Area Market Survey

Listings as of 02/11/2019 at 7:45 PM

Page 1 of 3

McCluer South

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	75
\$70,000 thru \$79,999	2	73
\$80,000 thru \$89,999	1	138
	4	90

Summary Price Information

Minimum	\$53,000	Maximum	\$83,000
Average	\$71,700	Median	\$75,400

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	2	103
	2	103

Summary Price Information

Minimum	\$65,000	Maximum	\$69,900
Average	\$67,450	Median	\$67,450

Closed

<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

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 02/11/2019 at 7:45 PM

Page 2 of 3

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999		1	6
		1	6
Summary Price Information			
Minimum	\$67,000	Maximum	\$67,000
Average	\$67,000	Median	\$67,000

Closed

<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

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Area Market Survey

Listings as of 02/11/2019 at 7:45 PM

Page 3 of 3

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	75
\$70,000 thru \$79,999	2	73
\$80,000 thru \$89,999	1	138
	4	90

Summary Price Information

Minimum	\$53,000	Maximum	\$83,000
Average	\$71,700	Median	\$75,400

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	3	71
	3	71

Summary Price Information

Minimum	\$65,000	Maximum	\$69,900
Average	\$67,300	Median	\$67,000

Closed

<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

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
18091858	RESI	ACT	11/28/18	4364 Eminence Ave	St Louis	65	75	\$53,000	188	120	1	3	185	7	9	10	385

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:	75
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

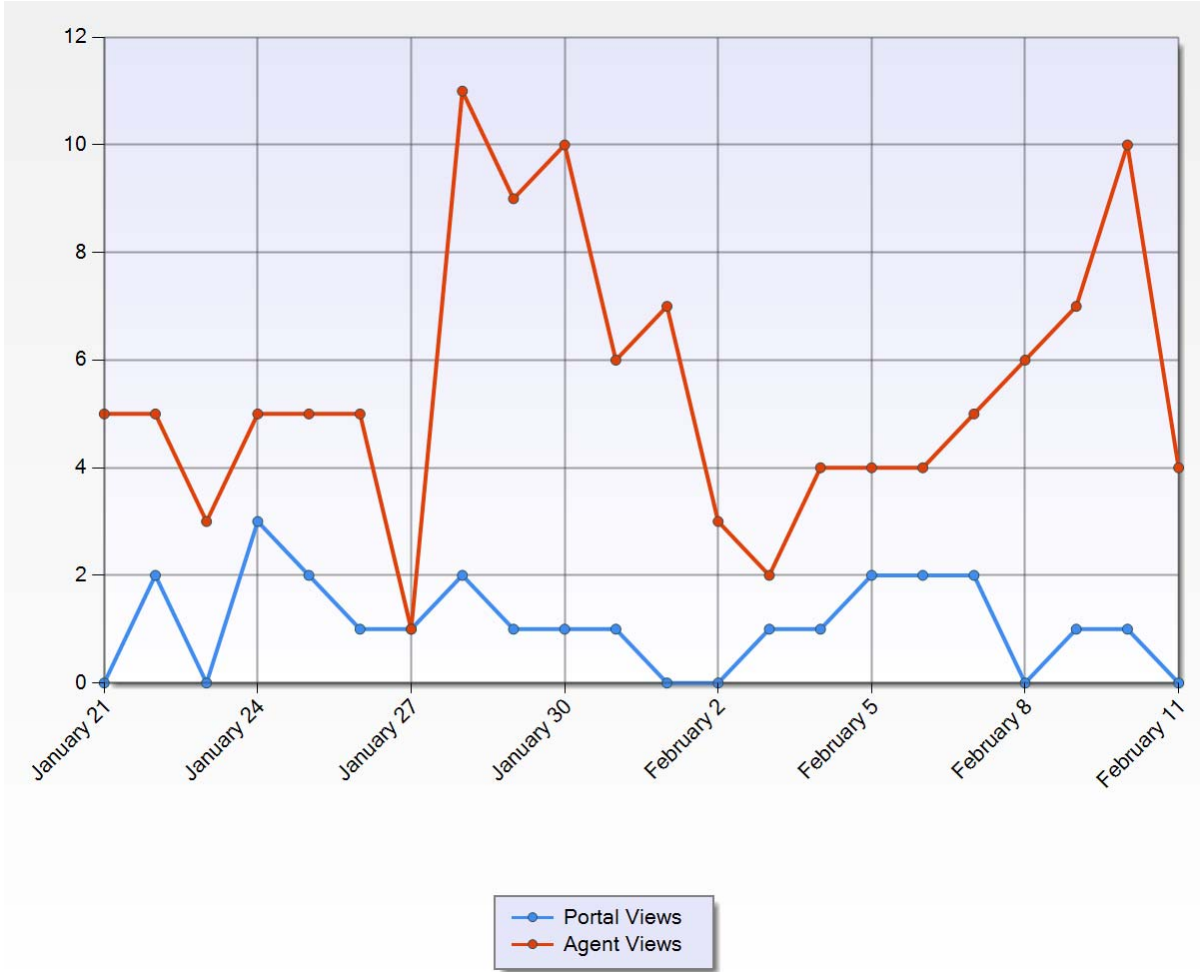
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 25 results.

 Historical Views for 4364 Eminence Ave



● 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 performance is average

Last two days of activity



Similar listings



Your listing



VIEWS

7

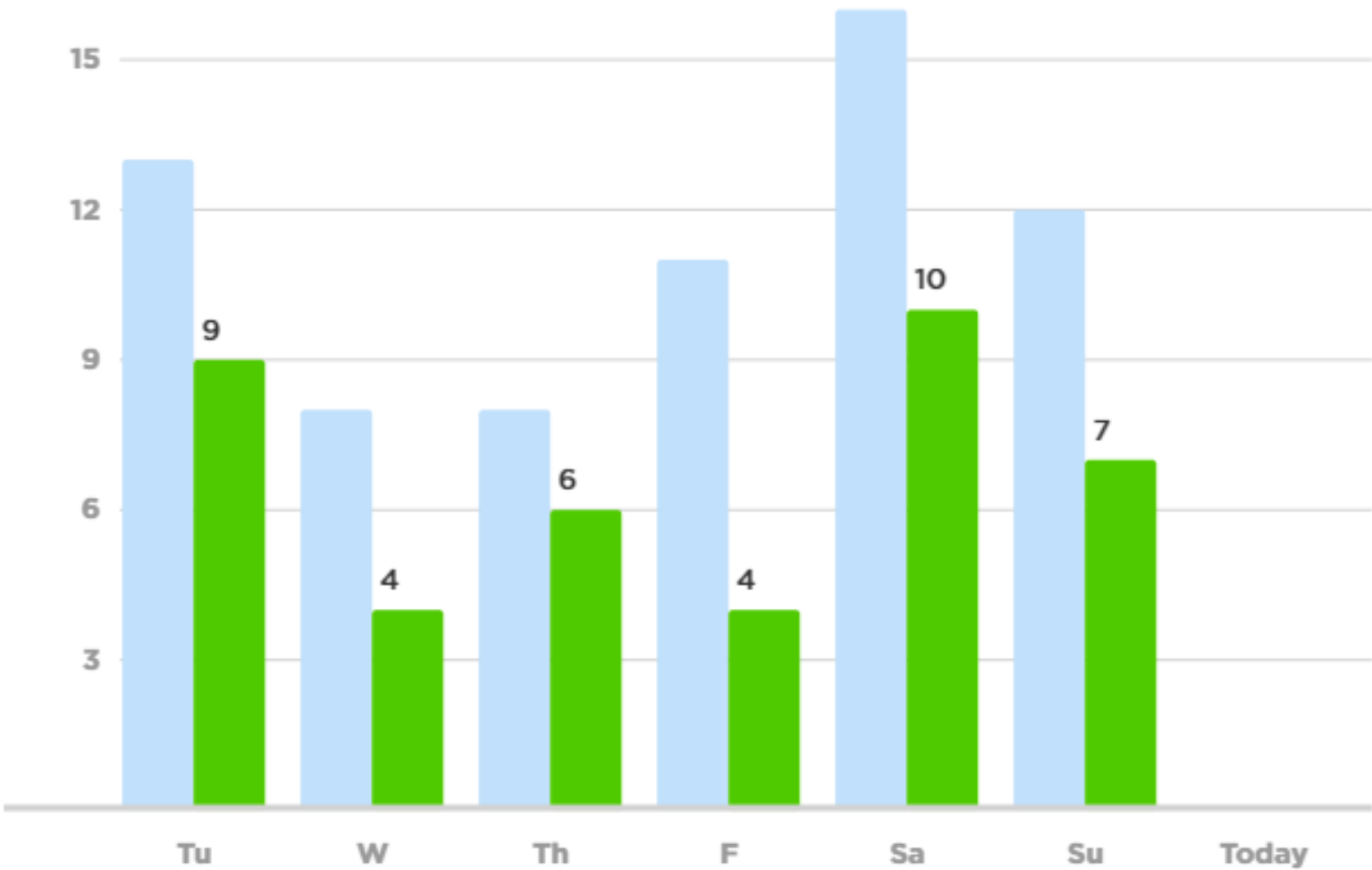
SAVES

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

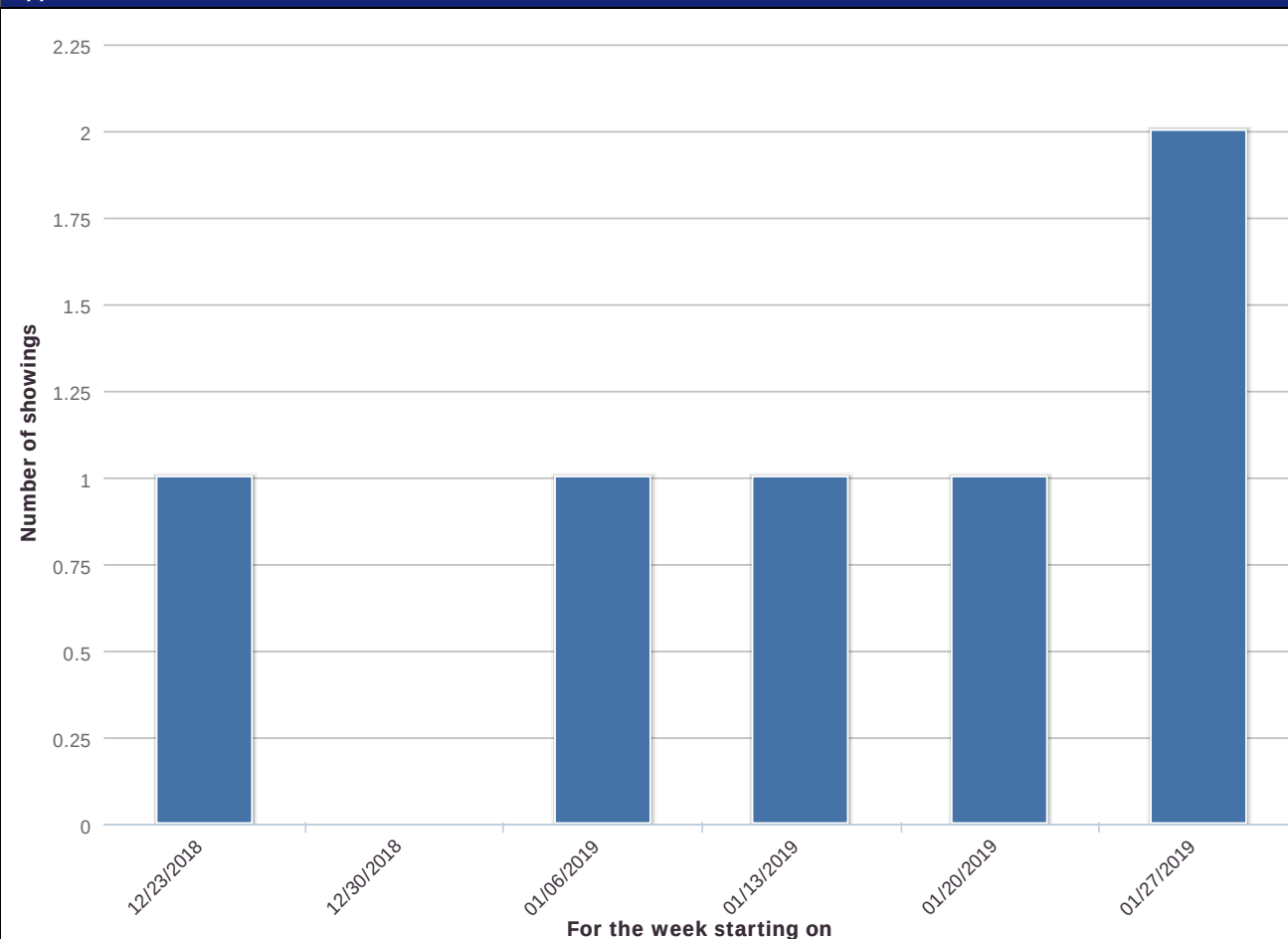
4364 Eminence Avenue, St Louis, MO 63134

Snapshot for Nov 27, 2018 - Jan 31, 2019

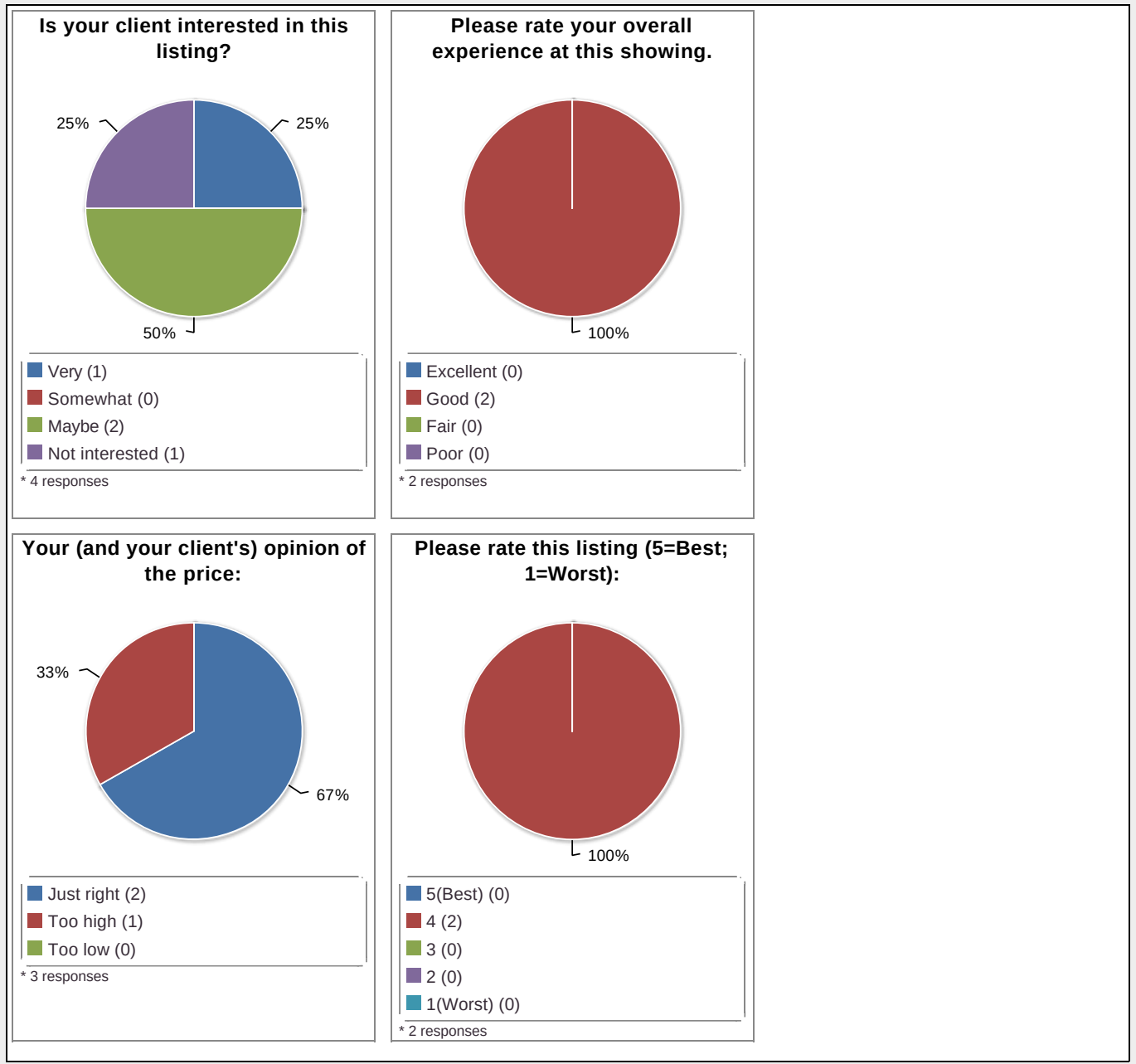
Listing Photo

Listing ID: 18091858
 Address: 4364 Eminence Avenue, St Louis, MO 63134
 Price: \$53,000
 Status: ACTIVE
 Total number of appointments: 6
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 0
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 01/31/2019 5:00 PM - 5:15 PM	02/01/2019 05:56 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: buyer is having an issue with paying somuch more than seller just acquired it for.	
Showing 01/29/2019 3:30 PM - 4:00 PM	01/29/2019 05:08 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS: Not interested Too high Needs a lot of work.	
Showing 01/25/2019 2:40 PM - 2:55 PM	01/25/2019 08:26 PM

Activity Details	Received
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	01/31/2019 5:00 PM - 5:15 PM	
 Past Showing	01/29/2019 3:30 PM - 4:00 PM	
 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	