

The Nett Group Real Estate Advisors

SELLER REPORT



840 Lebon Dr | St. Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	40
----------------	----

Client Possibilities	2
----------------------	---

Client Favorites	5
------------------	---

Zillow Views	4
--------------	---

Zillow Saves	0
--------------	---

Showings	2
----------	---

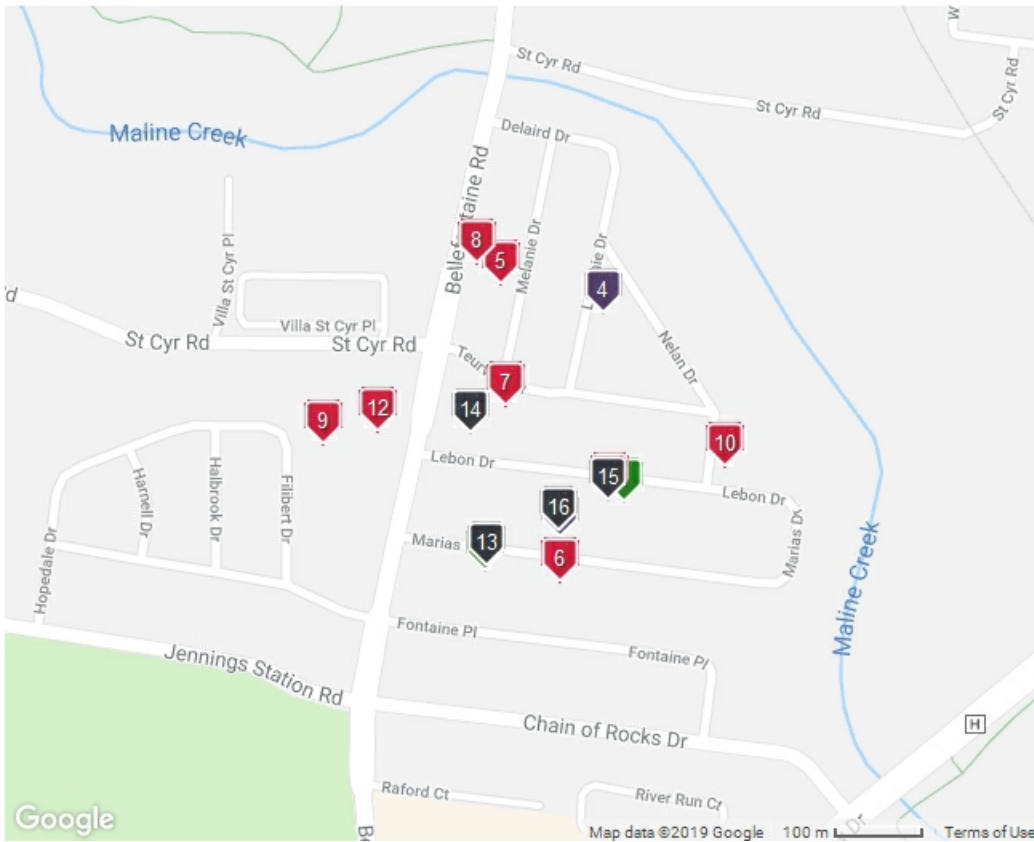
Good Activity is an average of *3-4 showings weekly*.

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	19000090	A	01/02/2019	RESI	840 Lebon Dr	Bellefontaine Neig	St Louis	31	40	\$46,000	4	1 (1 0)	1,224	0.1950	66 KWRC01
0.1 mi	19006669	A	02/04/2019	RESI	928 Marias Dr	Bellefontaine Neig	Bellefontaine Nghbrs	31	87	\$52,000	3	1 (1 0)	1,072	0.1920	66 RMXR05
0.1 mi	18075966	P		RESI	913 Marias Dr	Bellefontaine Neig	St Louis	31	147	\$52,500	2	1 (1 0)	988	0.1850	66 CBG 18
0.1 mi	18072089	P	01/24/2019	RESI	9318 Laramie Dr	Bellefontaine Neig	Bellefontaine Nghbrs	31	139	\$57,400	3	1 (1 0)	906	0.1450	64 CBG 15
0.2 mi	18066707	S	11/20/2018	RESI	9319 Melanie Dr	Bellefontaine Neig	St Louis	31	19	\$40,000	3	1 (1 0)	1,026	0.1446	64 CRTN01
0.1 mi	18046946	S	07/10/2018	RESI	908 Marias	Bellefontaine Neig	St Louis	31	1	\$40,000	3	1 (1 0)	962	0.1920	65 KWRC01
0.1 mi	18031396	S	06/22/2018	RESI	912 Teurville Dr	Bellefontaine Neig	St Louis	31	10	\$59,900	3	1 (1 0)	988	0.1560	64 HALL01
0.2 mi	18039100	S	06/29/2018	RESI	9324 Bellefontaine Rd	Bellefontaine Neig	St Louis	31	3	\$65,000	3	2 (2 0)	962	0.1450	64 CBPR01
0.2 mi	18054509	S	08/30/2018	RESI	9252 Filibert Ct	Bellefontaine Neig	St Louis	31	26	\$68,900	3	1 (1 0)	1,165	0.3740	68 CBPR01
0.1 mi	18067717	S	10/12/2018	RESI	821 Lebon	Bellefontaine Neig	St Louis	31	5	\$70,000	3	2 (2 0)	1,248	0.2500	64 CLST01
0.0 mi	18086985	S	01/11/2019	RESI	900 Lebon	Bellefontaine Neig	St Louis	31	165	\$76,400	3	1 (1 0)	1,612	0.1760	66 LMRP01
0.2 mi	18033744	S	08/02/2018	RESI	9257 Bellefontaine Rd	Bellefontaine Neig	St Louis	31	46	\$79,000	3	1 (1 0)	1,165	0.3450	68 KWRC01
0.1 mi	18090280	X	02/02/2019	RESI	928 Marias Dr	Bellefontaine Neig	Bellefontaine Nghbrs	31	80	\$52,000	3	1 (1 0)	1,072	0.1920	66 RMXR05
0.1 mi	18014940	X	08/17/2018	RESI	941 Lebon	Bellefontaine Neig	St Louis	31	22	\$55,000	3	1 (1 0)	1,218	0.1850	65 KWRC01
0.0 mi	18031839	X	10/21/2018	RESI	900 Lebon	Bellefontaine Neig	St Louis	31	139	\$85,000	3	1 (1 0)	1,612	0.1760	65 SUNR01
0.1 mi	18059401	C	09/06/2018	RESI	913 Marias Dr	Bellefontaine Neig	St Louis	31	49	\$69,500	2	1 (1 0)	988	0.1850	65 CBG 06

Residential Single Line (Map Print)



1	19000090	Active	Residential-1 Story	840 Lebon Dr	St Louis	1,224	4	1(1 0)	\$46,000	40
2	19006669	Active	Residential-1 Story	928 Marias Dr	Bellefontaine Ngh	1,072	3	1(1 0)	\$52,000	87
3	18075966	Pending	Residential-1 Story	913 Marias Dr	St Louis	988	2	1(1 0)	\$52,500	147
4	18072089	Pending	Residential-1 Story	9318 Laramie Dr	Bellefontaine Ngh	906	3	1(1 0)	\$57,400	139
5	18066707	Closed	Residential-1 Story	9319 Melanie Dr	St Louis	1,026	3	1(1 0)	\$40,000	19
6	18046946	Closed	Residential-1 Story	908 Marias	St Louis	962	3	1(1 0)	\$40,000	1
7	18031396	Closed	Residential-1 Story	912 Teurville Dr	St Louis	988	3	1(1 0)	\$59,900	10
8	18039100	Closed	Residential-1 Story	9324 Bellefontaine Rd	St Louis	962	3	2(2 0)	\$65,000	3
9	18054509	Closed	Residential-1 Story	9252 Filibert Ct	St Louis	1,165	3	1(1 0)	\$68,900	26
10	18067717	Closed	Residential-1 Story	821 Lebon	St Louis	1,248	3	2(2 0)	\$70,000	5
11	18086985	Closed	Residential-1 Story	900 Lebon	St Louis	1,612	3	1(1 0)	\$76,400	165
12	18033744	Closed	Residential-1 Story	9257 Bellefontaine Rd	St Louis	1,165	3	1(1 0)	\$79,000	46
13	18090280	Expired	Residential-1 Story	928 Marias Dr	Bellefontaine Ngh	1,072	3	1(1 0)	\$52,000	80
14	18014940	Expired	Residential-1 Story	941 Lebon	St Louis	1,218	3	1(1 0)	\$55,000	22
15	18031839	Expired	Residential-1 Story	900 Lebon	St Louis	1,612	3	1(1 0)	\$85,000	139
16	18059401	Cancelled	Residential-1 Story	913 Marias Dr	St Louis	988	2	1(1 0)	\$69,500	49

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending'
Status is one of '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 19000090
State Or Province is 'Missouri'
Price is 30000 to 100000
Selected 16 of 16 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of '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 19000090 State Or Province is 'Missouri' Price is 30000 to 100000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19000090	840 Lebon Dr	Riverview Garde	Hathaway Hills 8	4	1 (1 0)	1,224	1,224	0.195	66	01/02/19	\$37.58	40	\$47,000	\$46,000
19006669	928 Marias Dr	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	1,072	1,072	0.192	66	02/04/19	\$48.51	87	\$52,000	\$52,000

Active Totals

Listing Count :	2	Averages:	1,148	1,148	0.194						\$43.04	64	\$49,500	\$49,000
		Price :							High		\$52,000	Low	\$46,000	Median \$49,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18059401	913 Marias Dr	Riverview Garde	Hathaway Hills 8	2	1 (1 0)	988	988	0.185	65	09/07/18	\$70.34	49	\$72,500	\$69,500

Cancelled Totals

Listing Count :	1	Averages:	988	988	0.185						\$70.34	49	\$72,500	\$69,500
		Price :							High		\$69,500	Low	\$69,500	Median \$69,500

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
18066707	9319 Melanie Dr	Riverview Garde	Belle Crest 3	3	1 (1 0)	1,026	1,026	0.145	64	11/20/18	\$38.99	19	\$34,900	\$34,900	\$40,000	114.61
18046946	908 Marias	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	962		0.192	65	07/10/18	\$41.58	1	\$40,000	\$40,000	\$40,000	100.00
18031396	912 Teurville Dr	Riverview Garde	Belle Crest 3	3	1 (1 0)	988	988	0.156	64	06/22/18	\$60.63	10	\$59,900	\$59,900	\$59,900	100.00
18039100	9324 Bellefontaine Rd	Riverview Garde	Belle Crest 3	3	2 (2 0)	962		0.145	64	06/29/18	\$67.57	3	\$65,000	\$65,000	\$65,000	100.00
18054509	9252 Filibert Ct	Riverview Garde	Hathaway Hills 5 A	3	1 (1 0)	1,165	1,165	0.374	68	08/30/18	\$59.14	26	\$65,000	\$65,000	\$68,900	106.00
18067717	821 Lebon	Riverview Garde	Hathaway Hills 8	3	2 (2 0)	1,248	1,248	0.250	64	10/12/18	\$56.09	5	\$70,000	\$70,000	\$70,000	100.00
18086985	900 Lebon	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	1,612		0.176	66	01/11/19	\$47.39	165	\$79,900	\$74,900	\$76,400	95.62
18033744	9257 Bellefontaine Rd	Riverview Garde	Hathaway Hills 5 E	3	1 (1 0)	1,165	1,165	0.345	68	08/02/18	\$67.81	46	\$100,000	\$79,900	\$79,000	79.00

Closed Totals

Listing Count :	8	Averages:	1,141	1,118	0.223						\$54.90	34	\$64,338	\$61,200	\$62,400	99.40
		Price :							High		\$79,000	Low	\$40,000	Median		\$66,950

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18090280	928 Marias Dr	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	1,072	1,072	0.192	66	02/03/19	\$48.51	80	\$60,000	\$52,000
18014940	941 Lebon	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	1,218	1,218	0.185	65	08/18/18	\$45.16	22	\$55,000	\$55,000
18031839	900 Lebon	Riverview Garde	Hathaway Hills 8	3	1 (1 0)	1,612	1,612	0.176	65	10/22/18	\$52.73	139	\$85,000	\$85,000

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.

Copyright © 2019 MARIS. All rights reserved.

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Expired Totals													
Listing Count :		3	Averages:		1,301	1,301	0.184			\$48.80	80	\$66,667	\$64,000
Price :			High		\$85,000	Low		\$52,000	Median		\$55,000		

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18075966	913 Marias Dr	Riverview Garde	Hathaway Hills 8	2	1 (1 0)	988	988	0.185	66	01/18/19	\$53.14	147	\$57,500	\$52,500
18072089	9318 Laramie Dr	Riverview Garde	Belle Crest	3	1 (1 0)	906	906	0.145	64	01/24/19	\$63.36	139	\$59,900	\$57,400

Pending Totals													
Listing Count :		2	Averages:		947	947	0.165			\$58.25	143	\$58,700	\$54,950
Price :			High		\$57,400	Low		\$52,500	Median		\$54,950		

<u>Grand Totals</u>							
Count :	16	Averages:	\$/SqFt: \$53.66	CDOM: 61	OP: \$62,725	LP: \$59,938	SP: \$62,400

Area Market Survey

Listings as of 02/11/2019 at 7:46 PM

Page 1 of 2

Riverview Gardens

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$40,000 thru \$49,999	1	40
\$50,000 thru \$59,999	1	7
	2	24
Summary Price Information		
Minimum	\$46,000	Maximum \$52,000
Average	\$49,000	Median \$49,000

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	2	119
	2	119
Summary Price Information		
Minimum	\$52,500	Maximum \$57,400
Average	\$54,950	Median \$54,950

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$30,000 thru \$39,999	2	10
\$50,000 thru \$59,999	1	10
\$60,000 thru \$69,999	3	11
\$70,000 thru \$79,999	2	36
	8	17
Summary Price Information		
Minimum	\$40,000	Maximum \$79,000
Average	\$62,400	Median \$66,950

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	2	51
\$80,000 thru \$89,999	1	139
	3	80
Summary Price Information		
Minimum	\$52,000	Maximum \$85,000
Average	\$64,000	Median \$55,000

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	1	49
	1	49
Summary Price Information		
Minimum	\$69,500	Maximum \$69,500
Average	\$69,500	Median \$69,500

Presented By: Mike Nettekmeier 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.

Copyright © 2019 MARIS. All rights reserved.

Area Market Survey

Listings as of 02/11/2019 at 7:46 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$40,000 thru \$49,999	1	40
\$50,000 thru \$59,999	1	7
	2	24
Summary Price Information		
Minimum	\$46,000	Maximum \$52,000
Average	\$49,000	Median \$49,000

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	2	119
	2	119
Summary Price Information		
Minimum	\$52,500	Maximum \$57,400
Average	\$54,950	Median \$54,950

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$30,000 thru \$39,999	2	10
\$50,000 thru \$59,999	1	10
\$60,000 thru \$69,999	3	11
\$70,000 thru \$79,999	2	36
	8	17
Summary Price Information		
Minimum	\$40,000	Maximum \$79,000
Average	\$62,400	Median \$66,950

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	2	51
\$80,000 thru \$89,999	1	139
	3	80
Summary Price Information		
Minimum	\$52,000	Maximum \$85,000
Average	\$64,000	Median \$55,000

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$60,000 thru \$69,999	1	49
	1	49
Summary Price Information		
Minimum	\$69,500	Maximum \$69,500
Average	\$69,500	Median \$69,500

Presented By: Mike Nettekmeier 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.

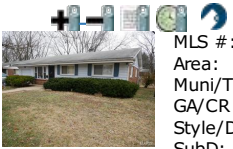
Copyright © 2019 MARIS. All rights reserved.

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
19000090	RESI	ACT	01/02/19	840 Lebon Dr	St Louis	31	40	\$46,000	207	142	5	2	203	13	9	5	266

Cross Property Condensed

840 Lebon Dr, St Louis 63137-2723



MLS #:	19000090	Status:	A	Stat Dt:	01/02/19	List Pr:	\$46,000
Area:	31	Bd:	4	Sq Ft:	1,224	Sell Pr:	
Muni/Twp:	Bellefontaine Neighbors	Pr/SqFt:	\$37.58	CDOM:	40	Age:	66
GA/CR:	1/0	Bth:	1 (1 0)	Acre:	.195		
Style/Desc:	1 Story/Ranch						
SubD:	Hathaway Hills 8						
Schl District:	Riverview Gardens						

Search Criteria

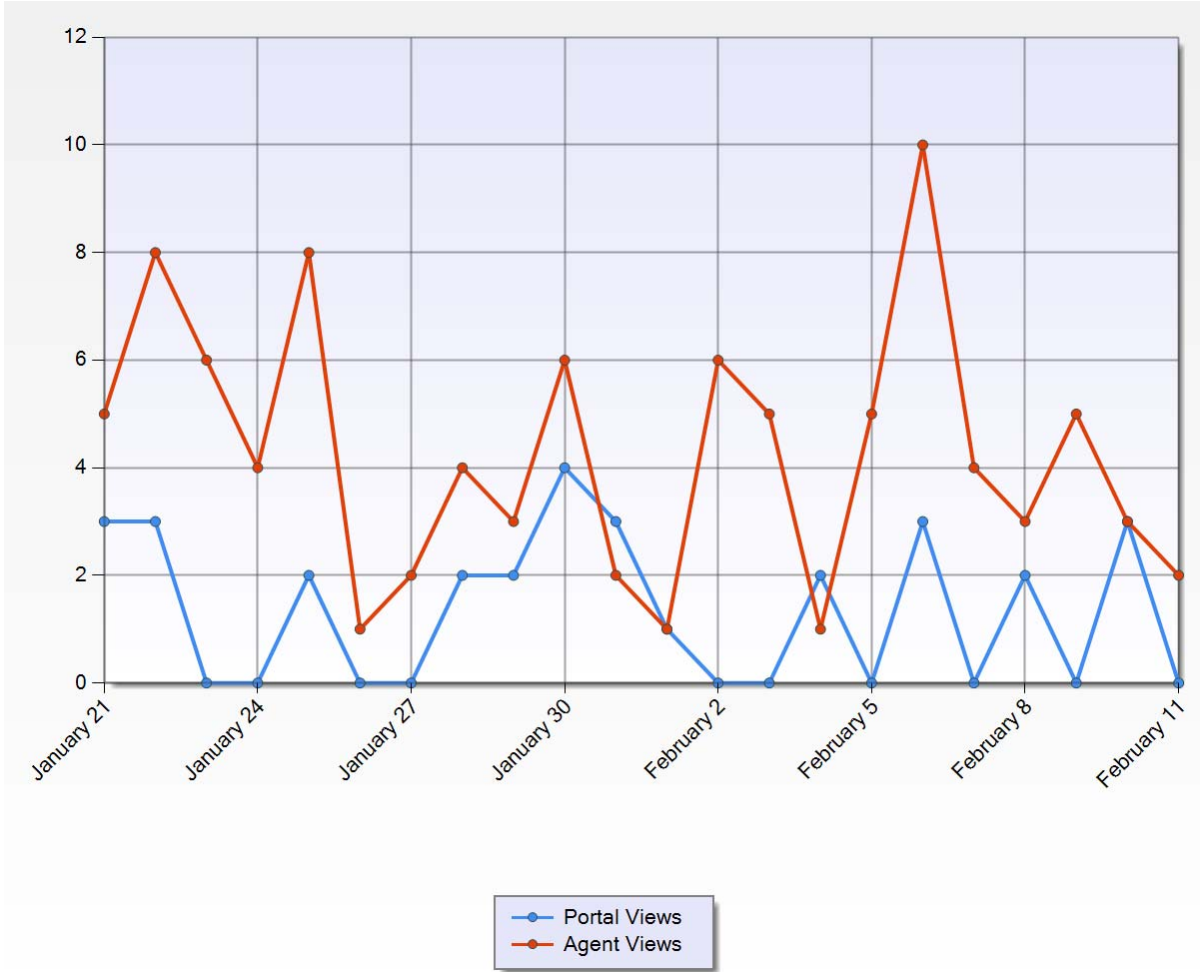
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 25 results.

 Historical Views for 840 Lebon Dr



● FOR SALE

**840 Lebon Dr,
Saint Louis, MO 63137**

List price: \$46,000

4 Beds · 1 Bath · 1,224 Sq Ft



EDIT LISTING



ADD VIDEO



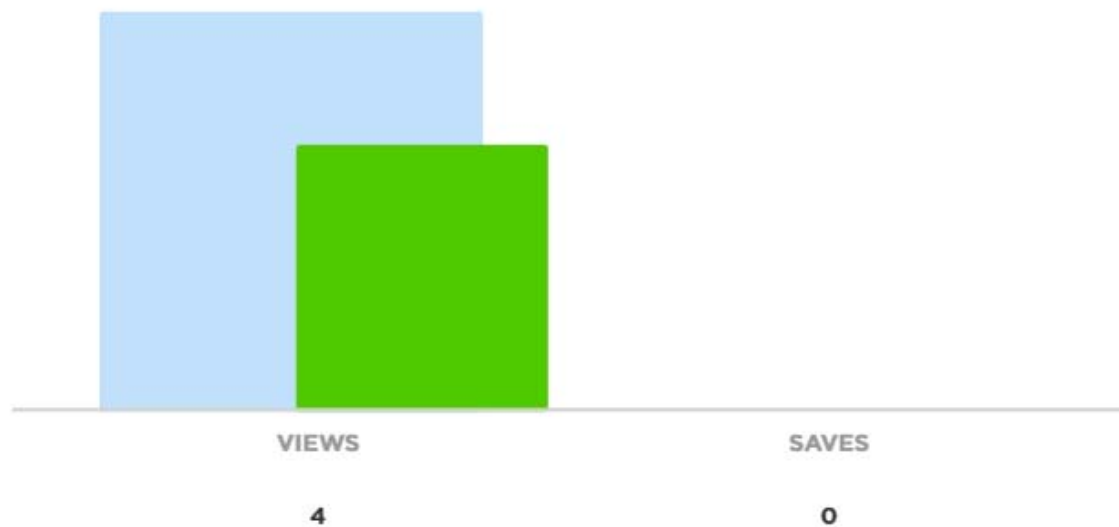
MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity

Similar listings Your listing



This Week

Last 30 Days





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

Listing Activity Report

840 Lebon Drive, St Louis, MO 63137

Snapshot for Jan 02, 2019 - Feb 08, 2019

Listing Photo

Listing ID: 19000090
 Address: 840 Lebon Drive, St Louis, MO 63137
 Price: \$46,000
 Status: ACTIVE
 Total number of appointments: 2
 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 01/10/2019 9:30 AM - 9:50 AM	01/11/2019 10:54 AM
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):	2
COMMENTS/RECOMMENDATIONS:	Too much work for my client.

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	02/08/2019 1:00 PM - 1:45 PM	
Price Change Notification	01/17/2019 11:50 AM	
Price Change	01/17/2019 5:44 AM	
Past Showing	01/10/2019 9:30 AM - 9:50 AM	
Price Change	01/02/2019 9:49 AM	
New Listing	01/02/2019	