

The Nett Group Real Estate Advisors

SELLER REPORT



1611 Locust #603 | St Louis City

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LISTING SCORECARD

Days on Market	1
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Client Possibilities	0
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Client Favorites	0
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Zillow Views	7
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Zillow Saves	0
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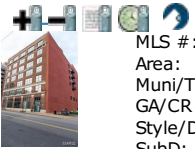
Showings	0
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Good Activity is an average of *3-4 showings weekly*.

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

Cross Property Condensed

1611 Locust #603, St Louis 63103-1861



MLS #:	19008596	Status:	A	Stat Dt:	02/18/19	List Pr:	\$265,000
Area:	1	Bd:	2	Sq Ft:	2,062	Sell Pr:	
Muni/Twp:	St. Louis City	Pr/SqFt:	\$128.52	CDOM:			
GA/CR:	1/0	Bth:	2 (2 0)		\$461	Age:	100
Style/Desc:	3+ Story/Loft					Acre:	0 (County Records)
SubD:	Printers Lofts 01 Amd						
Schl District:	St. Louis City						
Recent:	02/18/2019 : New						

Search Criteria

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

Listing Agent ID is 'MBNETTEM'

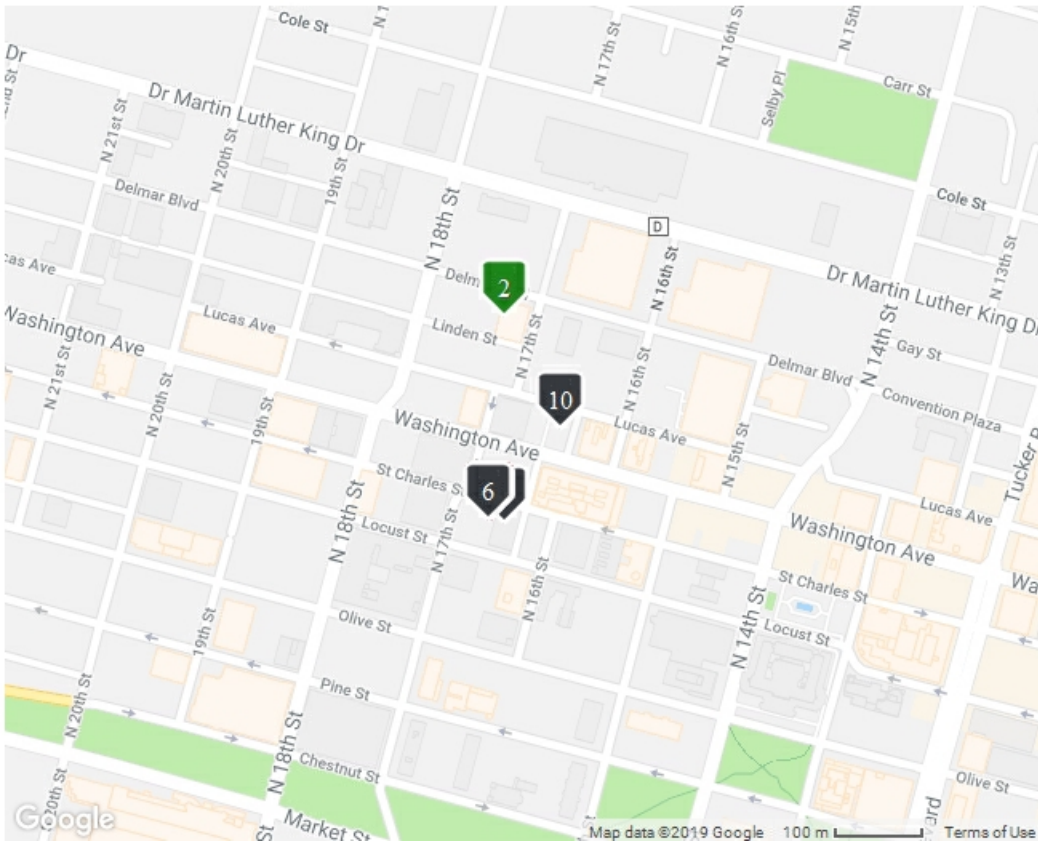
Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 27 results.

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	19008596	A	02/18/2019	RESI	1611 Locust #603	St. Louis City	St Louis	1	0	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.1 mi	18093809	A	12/08/2018	COND	721 North 17th St #101	St. Louis City	St Louis	1	72	\$274,900	2	3 (2 1)	2,246		135	MADA01
0.1 mi	18089013	A	11/09/2018	COND	1619 Washington Ave #902	St. Louis City	St Louis	1	329	\$299,000	3	2 (2 0)	2,475		108	AGCY01
0.0 mi	18016877	S	05/04/2018	COND	1611 Locust St #304	St. Louis City	St Louis	1	12	\$206,500	2	2 (2 0)	1,576		99	MADA01
0.0 mi	18006771	S	05/01/2018	COND	1627 Locust #802	St. Louis City	St Louis	1	48	\$233,500	2	2 (2 0)	1,967			HSGR01
0.0 mi	17049106	X	03/12/2018	COND	1611 Locust St #507	St. Louis City	St Louis	1	241	\$235,000	2	2 (2 0)			99	MADA01
0.0 mi	18022409	X	08/31/2018	COND	1611 Locust #305	St. Louis City	St Louis	1	59	\$247,500	2	2 (2 0)	1,698			HSGR01
0.0 mi	18081022	X	01/28/2019	COND	1611 Locust #603	St. Louis City	St Louis	1	226	\$270,000	2	2 (2 0)	2,062		100	GRCA01
0.0 mi	18036982	X	08/31/2018	COND	1611 Locust #603	St. Louis City	St Louis	1	114	\$289,000	2	2 (2 0)	2,062			HSGR01
0.1 mi	18021201	C	11/07/2018	COND	1619 Washington Ave #902	St. Louis City	St Louis	1	228	\$299,000	3	2 (2 0)	2,475		108	AGCY01

Residential Single Line (Map Print)



1	19008596	Active	Residential-3+ Story	1611 Locust #603	St Louis	2,062	2	2(2 0)	\$265,000	0
2	18093809	Active	Condo/Coop/Villa-1 Story	721 North 17th St #101	St Louis	2,246	2	3(2 1)	\$274,900	72
3	18089013	Active	Condo/Coop/Villa-Other	1619 Washington Ave #902	St Louis	2,475	3	2(2 0)	\$299,000	329
4	18016877	Closed	Condo/Coop/Villa-1 Story	1611 Locust St #304	St Louis	1,576	2	2(2 0)	\$206,500	12
5	18006771	Closed	Condo/Coop/Villa-Other	1627 Locust #802	St Louis	1,967	2	2(2 0)	\$233,500	48
6	17049106	Expired	Condo/Coop/Villa-Other	1611 Locust St #507	St Louis		2	2(2 0)	\$235,000	241
7	18022409	Expired	Condo/Coop/Villa-Other	1611 Locust #305	St Louis	1,698	2	2(2 0)	\$247,500	59
8	18081022	Expired	Condo/Coop/Villa-3+ Story	1611 Locust #603	St Louis	2,062	2	2(2 0)	\$270,000	226
9	18036982	Expired	Condo/Coop/Villa-Other	1611 Locust #603	St Louis	2,062	2	2(2 0)	\$289,000	114
10	18021201	Cancelled	Condo/Coop/Villa-Other	1619 Washington Ave #902	St Louis	2,475	3	2(2 0)	\$299,000	228

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 2/18/2019 to 2/18/2018
 Latitude, Longitude is within 0.25 mi of 19008596
 State Or Province is 'Missouri'
 Price is 200000 to 365000
 Selected 10 of 10 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 2/18/2019 to 2/18/2018 Latitude, Longitude is within 0.25 mi of 19008596 State Or Province is 'Missouri' Price is 200000 to 365000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19008596	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	02/18/19	\$128.52	0	\$265,000	\$265,000

Active Totals

Listing Count :	1	Averages:		2,062	2,062						\$128.52	0	\$265,000	\$265,000
		Price :						High			\$265,000	Low	\$265,000	Median \$265,000

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093809	721 North 17th St #101	Downtown	Moon Brothers Loft 2	3	2 (2 1)	2,246	2,246		135	12/08/18	\$122.40	72	\$274,900	\$274,900
18089013	1619 Washington Ave #902	Downtown	Railway Lofts	3	2 (2 0)	2,475	2,475		108	11/09/18	\$120.81	329	\$299,000	\$299,000

Active Totals

Listing Count :	2	Averages:		2,361	2,361						\$121.60	201	\$286,950	\$286,950
		Price :						High			\$299,000	Low	\$274,900	Median \$286,950

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18021201	1619 Washington Ave #902	Downtown	Railway Lofts	3	2 (2 0)	2,475	2,475		108	11/07/18	\$120.81	228	\$349,000	\$299,000

Cancelled Totals

Listing Count :	1	Averages:		2,475	2,475						\$120.81	228	\$349,000	\$299,000
		Price :						High			\$299,000	Low	\$299,000	Median \$299,000

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
18016877	1611 Locust St #304	Downtown	Printers Lofts	2	2 (2 0)	1,576	1,576		99	05/04/18	\$131.03	12	\$209,900	\$209,900	\$206,500	98.38
18006771	1627 Locust #802	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	1,967	1,967			05/01/18	\$118.71	48	\$236,900	\$236,900	\$233,500	98.56

Closed Totals

Listing Count :	2	Averages:		1,772	1,772						\$124.87	30	\$223,400	\$223,400	\$220,000	98.47
		Price :						High			\$233,500	Low	\$206,500	Median \$220,000		

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
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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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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17049106	1611 Locust St #507	Downtown	Printers Lofts	2	2 (2 0)		1,414		99	03/13/18	\$0.00	241	\$265,000	\$235,000
18022409	1611 Locust #305	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	1,698	1,698			09/01/18	\$145.76	59	\$247,500	\$247,500
18081022	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	01/29/19	\$130.94	226	\$270,000	\$270,000
18036982	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062			09/01/18	\$140.16	114	\$299,500	\$289,000

Expired Totals

Listing Count :	4	Averages:	1,941	1,809							\$138.95	160	\$270,500	\$260,375
		Price :						High			\$289,000	Low	\$235,000	Median \$258,750

Grand Totals

Count :	10	Averages:	\$/SqFt: \$128.79	CDOM: 133	OP: \$271,670	LP: \$262,620	SP: \$220,000
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Area Market Survey

Listings as of 02/18/2019 at 9:33 PM

Page 1 of 2

Downtown

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		3	58
		3	58
Summary Price Information			
Minimum	\$265,000	Maximum	\$299,000
Average	\$279,633	Median	\$274,900

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	30
		2	30
Summary Price Information			
Minimum	\$206,500	Maximum	\$233,500
Average	\$220,000	Median	\$220,000

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	150
\$250,000 thru \$299,999		2	113
		4	132
Summary Price Information			
Minimum	\$235,000	Maximum	\$289,000
Average	\$260,375	Median	\$258,750

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	228
		1	228
Summary Price Information			
Minimum	\$299,000	Maximum	\$299,000
Average	\$299,000	Median	\$299,000

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

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Area Market Survey

Listings as of 02/18/2019 at 9:33 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	3	58
	3	58

Summary Price Information

Minimum	\$265,000	Maximum	\$299,000
Average	\$279,633	Median	\$274,900

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	30
	2	30

Summary Price Information

Minimum	\$206,500	Maximum	\$233,500
Average	\$220,000	Median	\$220,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	150
\$250,000 thru \$299,999	2	113
	4	132

Summary Price Information

Minimum	\$235,000	Maximum	\$289,000
Average	\$260,375	Median	\$258,750

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	1	228
	1	228

Summary Price Information

Minimum	\$299,000	Maximum	\$299,000
Average	\$299,000	Median	\$299,000

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

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● FOR SALE

1611 Locust St SUITE 603, Saint Louis, MO 63103

List price: \$265,000

2 Beds · 2 Baths · 2,062 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing performance is average

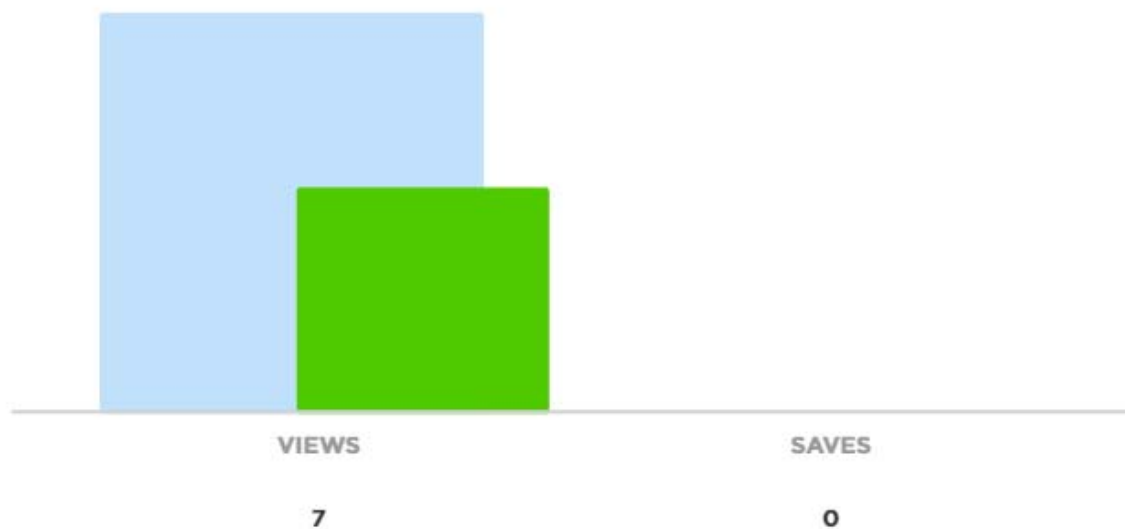
Last two days of activity



Similar listings

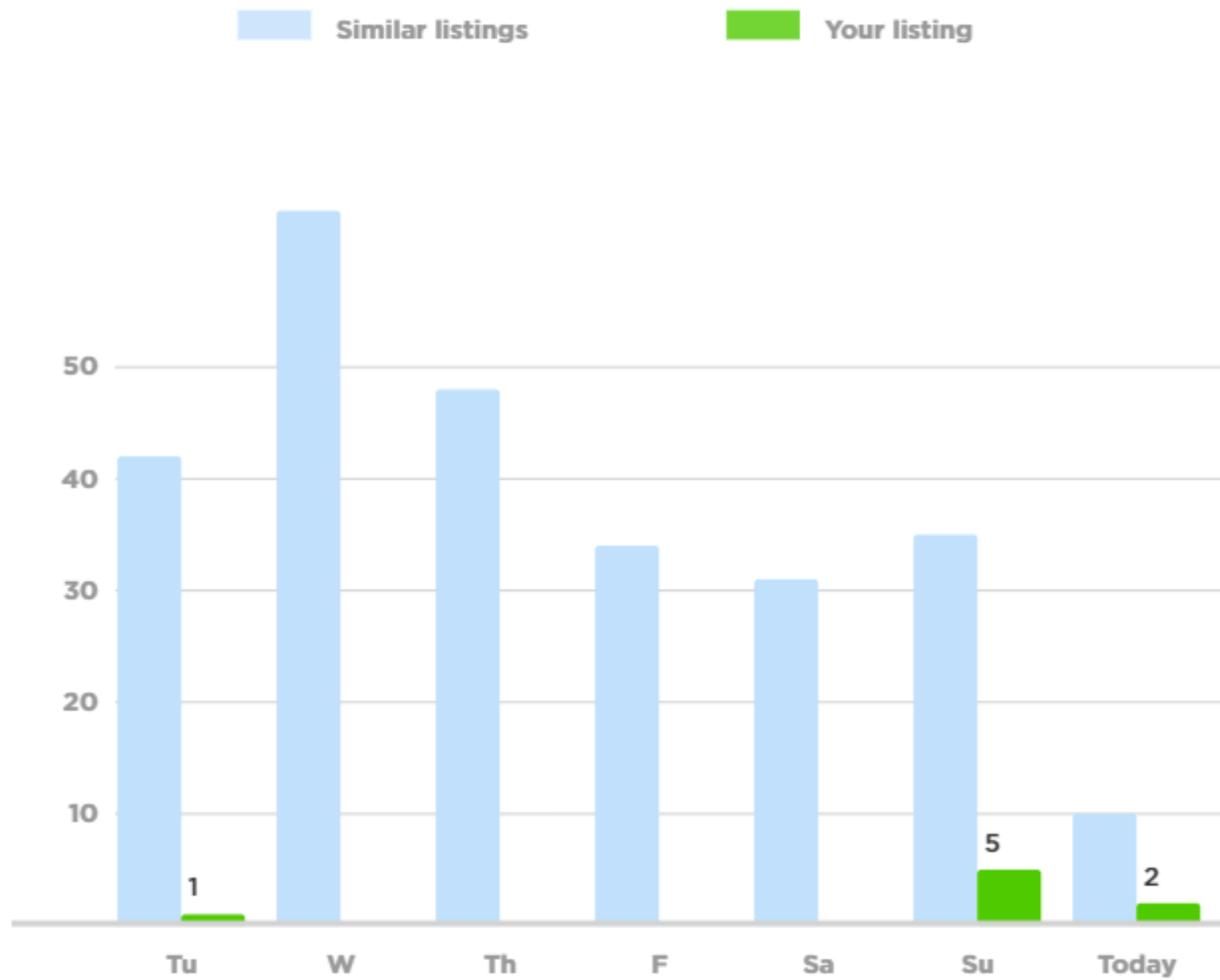


Your listing



This Week

Last 30 Days





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

Listing Activity Report

1611 Locust Unit# 603, St Louis, MO 63103

Snapshot for Feb 18, 2019 - Feb 18, 2019

Listing Photo

Listing ID: 19008596

Address: 1611 Locust Unit# 603, St Louis, MO 63103

Price: \$265,000

Status: ACTIVE

Total number of appointments: 0

Appointments in the last 30 days: 0

Appointments in the last 7 days: 0

Total number of agent previews: 0

Total number of agent inquiries: 0

Feedback Responses

Activity Details

Received

No feedback responses.

Listing Activity Details

Activity Type	Activity Date	Comments
 Status Change	02/18/2019 1:54 PM	
 Price Change	02/18/2019 7:44 AM	
 New Listing	02/18/2019	