

The Nett Group Real Estate Advisors

SELLER REPORT



9502 Midland Blvd | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	10
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Client Possibilities	2
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Client Favorites	1
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Zillow Views	17
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Zillow Saves	2
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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
19007410	RESI	ACT	02/08/19	9502 Midland Blvd	St Louis	91	10	\$81,999	237	105	1	2	259	51	19	19	164

Cross Property Condensed

9502 Midland Blvd, St Louis 63114-3332



MLS #:	19007410	Status:	A	Stat Dt:	02/08/19	List Pr:	\$81,999
Area:	91	Bd:	3	Sq Ft:	1,051	Sell Pr:	
Muni/Twp:	Overland			Pr/SqFt:	\$78.02	CDOM:	149
GA/CR:	0/0	Bth:	1 (1 0)			Age:	89
Style/Desc:	1.5 Story/Bungalow / Cottage					Acre:	.230
SubD:	South Overland Park						
Schl District:	Ritenour						

Search Criteria

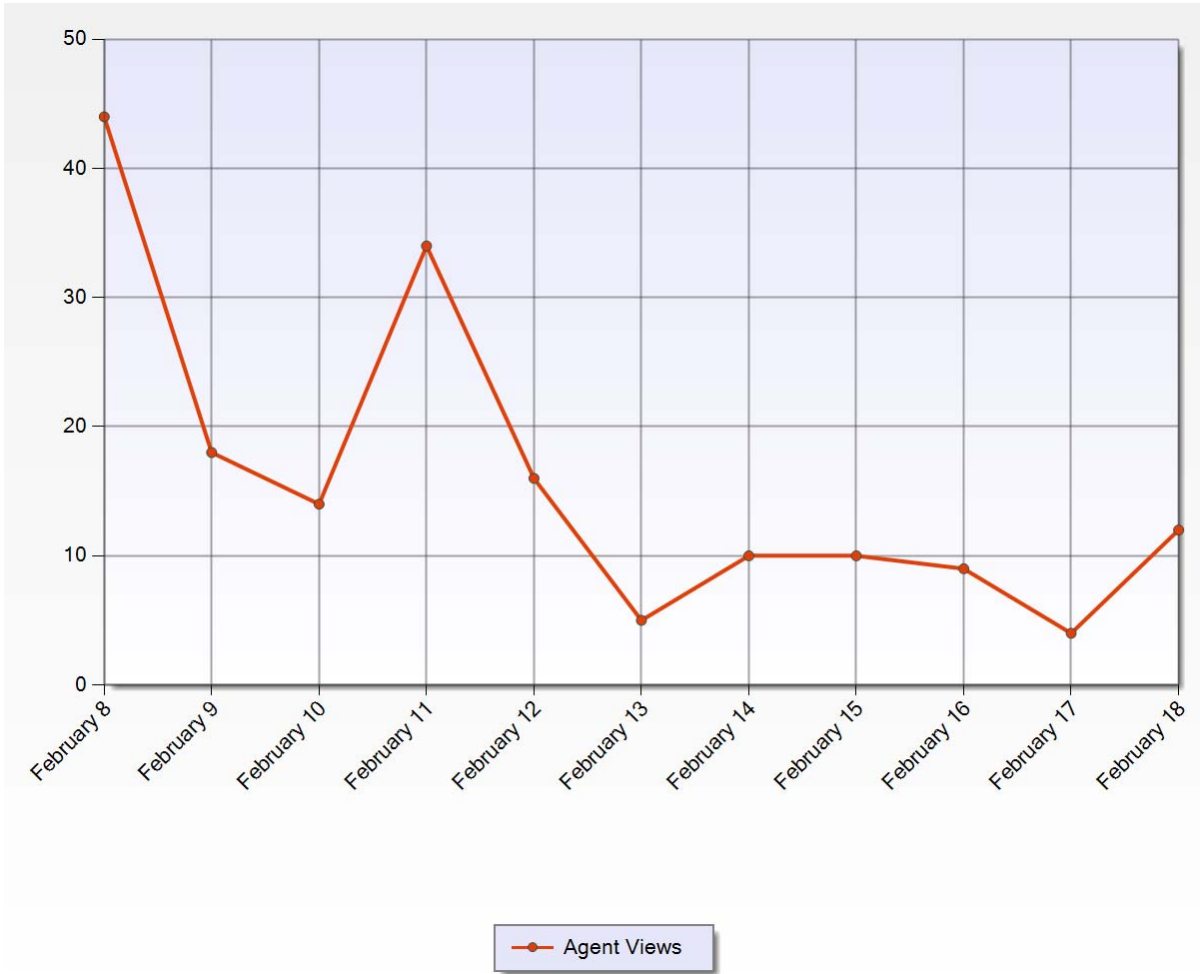
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 27 results.

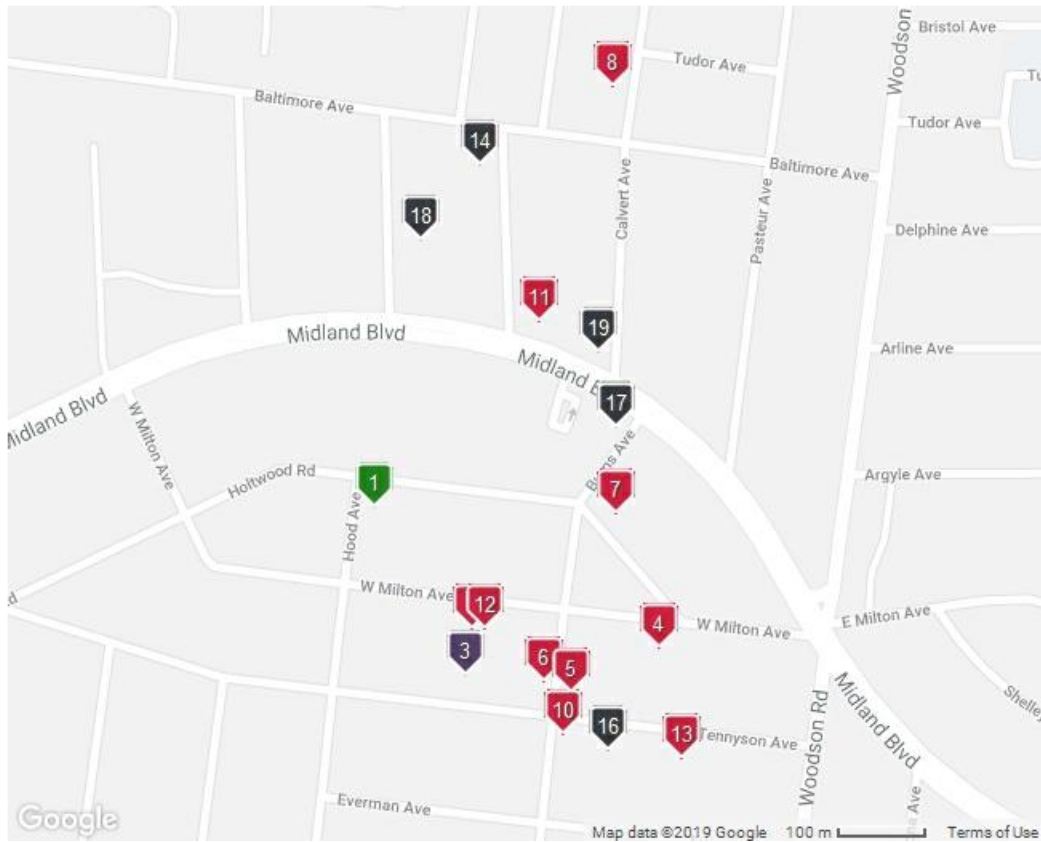
 Historical Views for 9502 Midland Blvd



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
0.2 mi	19007160	A	02/07/2019	RESI	9540 Holtwood	Overland	St Louis	91	11	\$73,900 2	1 (1 0)	933	0.4100	114	WCLK01
0.0 mi	19007410	A	02/08/2019	RESI	9502 Midland Blvd	Overland	St Louis	91	149	\$81,999 3	1 (1 0)	1,051	0.2300	89	KWRC01
0.2 mi	19004256	P	01/28/2019	RESI	9525 Tennyson Ave	Overland	Overland	91	4	\$120,000 3	2 (1 1)	1,406	0.1837	76	MEYR01
0.2 mi	18061332	S	09/27/2018	RESI	9450 West Milton Ave	Overland	St Louis	91	29	\$77,800 2	1 (1 0)	1,066	0.2070	82	CBG 05
0.2 mi	18010128	S	03/26/2018	RESI	9451 Tennyson Ave	Overland	Overland	91	6	\$83,500 2	1 (1 0)	850	0.2238	83	CADV01
0.2 mi	18073812	S	11/14/2018	RESI	9501 Tennyson Ave	Overland	St Louis	91	34	\$89,900 2	1 (1 0)	760	0.2070	88	BART01
0.1 mi	18087884	S	12/28/2018	RESI	9435 Holtwood	Overland	St Louis	91	13	\$94,900 3	2 (2 0)	1,025	0.2070	91	CICP01
0.2 mi	18076772	S	11/13/2018	RESI	3015 Calvert Ave	Breckenridge Hills	St Louis	91	20	\$97,000 4	1 (1 0)	1,339	0.3200	95	JNAH01
0.2 mi	18064652	S	09/17/2018	RESI	9512 West Milton Ave	Overland	St Louis	91	7	\$104,000 2	1 (1 0)	1,131	0.2300	72	ALND01
0.2 mi	18082354	S	11/16/2018	RESI	9450 Tennyson Ave	Overland	Overland	91	6	\$104,400 2	1 (1 0)	884		80	RDKY02
0.1 mi	18056950	S	01/02/2019	RESI	9519 Midland	Overland	St Louis	91	131	\$113,500 4	2 (2 0)	1,516	0.1200	87	CRTN01
0.2 mi	18004844	S	03/26/2018	RESI	9510 West Milton Ave	Overland	St Louis	91	10	\$122,000 3	2 (2 0)	1,512	0.2070	88	REMV01
0.2 mi	18024976	S	05/18/2018	RESI	9422 Tennyson Ave	Overland	St Louis	91	3	\$163,900 3	2 (2 0)	1,352	0.3100	93	JNAH01
0.2 mi	18006699	X	05/31/2018	RESI	2817 Annapolis Ave	Overland	St Louis	91	60	\$70,900 2	1 (1 0)		0.1660	78	EQTY04
0.2 mi	18070877	X	10/31/2018	RESI	9438 Tennyson Ave	Overland	St Louis	91	145	\$74,500 2	2 (1 1)	986	0.4100	88	CADV01
0.2 mi	18026938	X	08/30/2018	RESI	9438 Tennyson Ave	Overland	St Louis	91	125	\$74,500 2	2 (1 1)	986	0.4100	88	CADV01
0.0 mi	18066310	C	01/18/2019	RESI	9502 Midland Blvd	Overland	Overland	91	139	\$84,900 3	1 (1 0)	1,051	0.2300	89	KWRW01
0.2 mi	18050771	C	08/31/2018	RESI	2730 Osgood Ave	Overland	St Louis	91	69	\$95,000 3	2 (2 0)	1,368	0.2370	77	EXSL01
0.1 mi	18017265	C	10/23/2018	RESI	2801 Calvert Ave	Overland	St Louis	91	188	\$139,999 3	3 (2 1)	1,600	0.2000	12	BHSP02

Residential Single Line (Map Print)



1	19007160	Active	Residential-2 Story	9540 Holtwood	St Louis	933	2	1(1 0)	\$73,900	11
2	19007410	Active	Residential-1.5 Story	9502 Midland Blvd	St Louis	1,051	3	1(1 0)	\$81,999	149
3	19004256	Pending	Residential-1.5 Story	9525 Tennyson Ave	Overland	1,406	3	2(1 1)	\$120,000	4
4	18061332	Closed	Residential-1 Story	9450 West Milton Ave	St Louis	1,066	2	1(1 0)	\$77,800	29
5	18010128	Closed	Residential-1 Story	9451 Tennyson Ave	Overland	850	2	1(1 0)	\$83,500	6
6	18073812	Closed	Residential-1 Story	9501 Tennyson Ave	St Louis	760	2	1(1 0)	\$89,900	34
7	18087884	Closed	Residential-1 Story	9435 Holtwood	St Louis	1,025	3	2(2 0)	\$94,900	13
8	18076772	Closed	Residential-1.5 Story	3015 Calvert Ave	St Louis	1,339	4	1(1 0)	\$97,000	20
9	18064652	Closed	Residential-1 Story	9512 West Milton Ave	St Louis	1,131	2	1(1 0)	\$104,000	7
10	18082354	Closed	Residential-1 Story	9450 Tennyson Ave	Overland	884	2	1(1 0)	\$104,400	6
11	18056950	Closed	Residential-2 Story	9519 Midland	St Louis	1,516	4	2(2 0)	\$113,500	131
12	18004844	Closed	Residential-1.5 Story	9510 West Milton Ave	St Louis	1,512	3	2(2 0)	\$122,000	10
13	18024976	Closed	Residential-1 Story	9422 Tennyson Ave	St Louis	1,352	3	2(2 0)	\$163,900	3
14	18006699	Expired	Residential-1 Story	2817 Annapolis Ave	St Louis	2	1(1 0)	\$70,900	60	
15	18070877	Expired	Residential-1.5 Story	9438 Tennyson Ave	St Louis	986	2	2(1 1)	\$74,500	145
16	18026938	Expired	Residential-1.5 Story	9438 Tennyson Ave	St Louis	986	2	2(1 1)	\$74,500	125
17	18066310	Cancelled	Residential-1.5 Story	9502 Midland Blvd	Overland	1,051	3	1(1 0)	\$84,900	139
18	18050771	Cancelled	Residential-1.5 Story	2730 Osgood Ave	St Louis	1,368	3	2(2 0)	\$95,000	69
19	18017265	Cancelled	Residential-2 Story	2801 Calvert Ave	St Louis	1,600	3	3(2 1)	\$139,999	188

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 19007410
 State Or Province is 'Missouri'
 Price is 70000 to 190000
 Selected 19 of 19 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 19007410 State Or Province is 'Missouri' Price is 70000 to 190000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19007160	9540 Holtwood	Ritenour	South Overland Pa	2	1 (1 0)	933		0.410	114	02/07/19	\$79.21	11	\$73,900	\$73,900
19007410	9502 Midland Blvd	Ritenour	South Overland Pa	3	1 (1 0)	1,051	1,051	0.230	89	02/08/19	\$78.02	149	\$81,999	\$81,999

Active Totals

Listing Count :	2	Averages:	992	1,051	0.320						\$78.61	80	\$77,950	\$77,950
		Price :							High		\$81,999	Low	\$73,900	Median \$77,950

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18066310	9502 Midland Blvd	Ritenour	South Overland Pa	3	1 (1 0)	1,051	1,051	0.230	89	01/18/19	\$80.78	139	\$89,900	\$84,900
18050771	2730 Osgood Ave	Ritenour	Central Overland P	3	2 (2 0)	1,368		0.237	77	08/31/18	\$69.44	69	\$101,500	\$95,000
18017265	2801 Calvert Ave	Ritenour	Central Overland P	3	3 (2 1)	1,600	2,000	0.200	12	10/23/18	\$87.50	188	\$155,000	\$139,999

Cancelled Totals

Listing Count :	3	Averages:	1,340	1,526	0.222						\$79.24	132	\$115,467	\$106,633
		Price :							High		\$139,999	Low	\$84,900	Median \$95,000

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
18061332	9450 West Milton Ave	Ritenour	South Overland Pa	2	1 (1 0)	1,066	1,066	0.207	82	09/27/18	\$72.98	29	\$87,000	\$87,000	\$77,800	89.43
18010128	9451 Tennyson Ave	Ritenour	South Overland Pa	2	1 (1 0)	850		0.224	83	03/26/18	\$98.24	6	\$83,750	\$83,750	\$83,500	99.70
18073812	9501 Tennyson Ave	Ritenour	South Overland Pa	2	1 (1 0)	760		0.207	88	11/14/18	\$118.29	34	\$109,900	\$89,900	\$89,900	81.80
18087884	9435 Holtwood	Ritenour	South Overland Pa	3	2 (2 0)	1,025	1,025	0.207	91	12/28/18	\$92.59	13	\$94,900	\$94,900	\$94,900	100.00
18076772	3015 Calvert Ave	Ritenour	Baltimore Hill	4	1 (1 0)	1,339		0.320	95	11/13/18	\$72.44	20	\$99,900	\$99,900	\$97,000	97.10
18064652	9512 West Milton Ave	Ritenour	South Overland Pa	2	1 (1 0)	1,131	1,131	0.230	72	09/17/18	\$91.95	7	\$109,900	\$109,900	\$104,000	94.63
18082354	9450 Tennyson Ave	Ritenour	Survey 412-45-4	2	1 (1 0)	884			80	11/16/18	\$118.10	6	\$99,900	\$99,900	\$104,400	104.50
18056950	9519 Midland	Ritenour	Central Overland P	4	2 (2 0)	1,516		0.120	87	01/02/19	\$74.87	131	\$142,900	\$119,900	\$113,500	79.43
18004844	9510 West Milton Ave	Ritenour	South Overland Pa	3	2 (2 0)	1,512		0.207	88	03/26/18	\$80.69	10	\$124,900	\$124,900	\$122,000	97.68
18024976	9422 Tennyson Ave	Ritenour	South Overland Pa	3	2 (2 0)	1,352		0.310	93	05/18/18	\$121.23	3	\$159,900	\$159,900	\$163,900	102.50

Closed Totals

Listing Count :	10	Averages:	1,144	1,074	0.226						\$94.14	26	\$111,295	\$106,995	\$105,090	94.68
		Price :							High		\$163,900	Low	\$77,800	Median		\$100,500

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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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18006699	2817 Annapolis Ave	Ritenour	Central Overland P	2	1 (1 0)			0.166	78	06/01/18	\$0.00	60	\$75,000	\$70,900
18070877	9438 Tennyson Ave	Ritenour	South Overland Pa	2	2 (1 1)	986		0.410	88	11/01/18	\$75.56	145	\$74,500	\$74,500
18026938	9438 Tennyson Ave	Ritenour	South Overland Pa	2	2 (1 1)	986		0.410	88	08/31/18	\$75.56	125	\$86,900	\$74,500

Expired Totals

Listing Count :	3	Averages:	986	0.329		\$75.56	110	\$78,800	\$73,300					
		Price :			High	\$74,500	Low	\$70,900	Median	\$74,500				

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19004256	9525 Tennyson Ave	Ritenour	South Overland Pa	3	2 (1 1)	1,406	1,406	0.184	76	01/28/19	\$85.35	4	\$120,000	\$120,000

Pending Totals

Listing Count :	1	Averages:	1,406	1,406	0.184		\$85.35	4	\$120,000	\$120,000				
		Price :				High	\$120,000	Low	\$120,000	Median	\$120,000			

Grand Totals

Count :	19	Averages:	\$/SqFt: \$87.38	CDOM: 60	OP: \$103,771	LP: \$99,245	SP: \$105,090							
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Area Market Survey

Listings as of 02/18/2019 at 9:45 PM

Page 1 of 2

Ritenour

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	1	11
\$80,000 thru \$89,999	1	10
	2	11

Summary Price Information

Minimum	\$73,900	Maximum	\$81,999
Average	\$77,950	Median	\$77,950

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	4
	1	4

Summary Price Information

Minimum	\$120,000	Maximum	\$120,000
Average	\$120,000	Median	\$120,000

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	1	29
\$80,000 thru \$89,999	2	20
\$90,000 thru \$99,999	2	17
\$100,000 thru \$119,999	3	48
\$120,000 thru \$139,999	1	10
\$160,000 thru \$179,999	1	3
	10	26

Summary Price Information

Minimum	\$77,800	Maximum	\$163,900
Average	\$105,090	Median	\$100,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	3	68
	3	68

Summary Price Information

Minimum	\$70,900	Maximum	\$74,500
Average	\$73,300	Median	\$74,500

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999	1	139
\$90,000 thru \$99,999	1	69
\$120,000 thru \$139,999	1	188
	3	132

Summary Price Information

Minimum	\$84,900	Maximum	\$139,999
Average	\$106,633	Median	\$95,000

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 02/18/2019 at 9:45 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	1	11
\$80,000 thru \$89,999	1	10
	2	11

Summary Price Information

Minimum	\$73,900	Maximum	\$81,999
Average	\$77,950	Median	\$77,950

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	4
	1	4

Summary Price Information

Minimum	\$120,000	Maximum	\$120,000
Average	\$120,000	Median	\$120,000

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	1	29
\$80,000 thru \$89,999	2	20
\$90,000 thru \$99,999	2	17
\$100,000 thru \$119,999	3	48
\$120,000 thru \$139,999	1	10
\$160,000 thru \$179,999	1	3
	10	26

Summary Price Information

Minimum	\$77,800	Maximum	\$163,900
Average	\$105,090	Median	\$100,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999	3	68
	3	68

Summary Price Information

Minimum	\$70,900	Maximum	\$74,500
Average	\$73,300	Median	\$74,500

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999	1	139
\$90,000 thru \$99,999	1	69
\$120,000 thru \$139,999	1	188
	3	132

Summary Price Information

Minimum	\$84,900	Maximum	\$139,999
Average	\$106,633	Median	\$95,000

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

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● FOR SALE

9502 Midland Blvd, Saint Louis, MO 63114

List price: \$81,999

3 Beds · 1 Bath · 1,051 Sq Ft



EDIT LISTING



ADD VIDEO



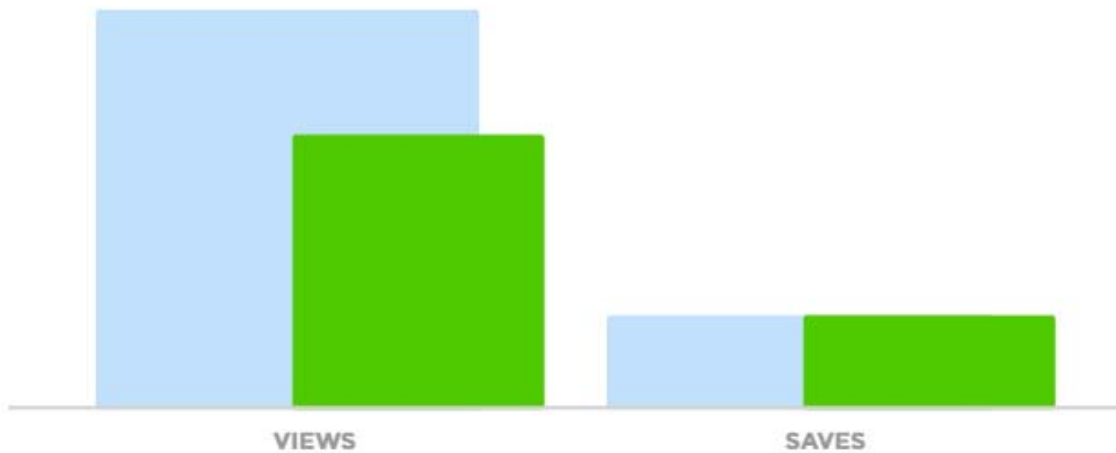
MORE ▾

Latest Activity

Your listing could use a little boost

Last two days of activity

Similar listings Your listing

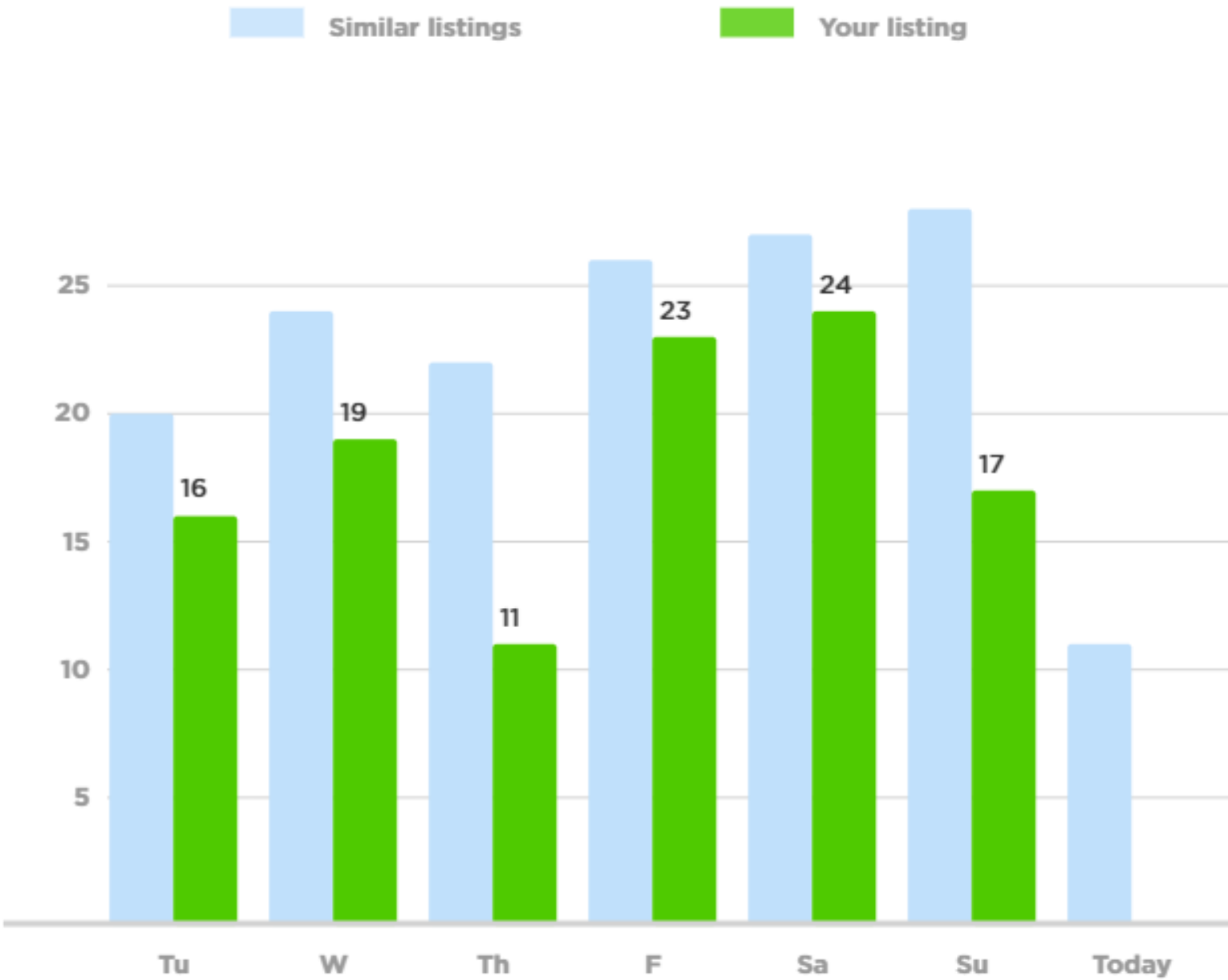


17

2

This Week

Last 30 Days





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

Listing Activity Report

9502 Midland Boulevard, St Louis, MO 63114

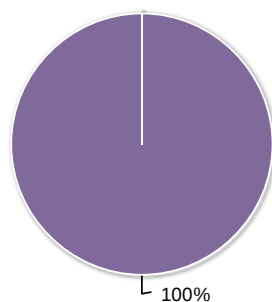
Snapshot for Feb 08, 2019 - Feb 19, 2019

Listing Photo

Listing ID: 19007410
 Address: 9502 Midland Boulevard, St Louis, MO 63114
 Price: \$81,999
 Status: ACTIVE
 Total number of appointments: 4
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

Is your client interested in this listing?



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 02/15/2019 9:15 AM - 10:15 AM	02/15/2019 10:30 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:	
Showing 02/09/2019 12:00 PM - 1:30 PM	02/09/2019 01:50 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:	Not interested Haven't been looking long. This one just needs too much work for my single buyer.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	02/19/2019 10:00 AM - 10:15 AM	
 Past Showing	02/16/2019 12:15 PM - 1:30 PM	
 Past Showing	02/15/2019 9:15 AM - 10:15 AM	
 Past Showing	02/09/2019 12:00 PM - 1:30 PM	
 Status Change	02/08/2019 2:45 PM	
 Price Change	02/08/2019 8:26 AM	
 New Listing	02/08/2019	