

The Nett Group Real Estate Advisors

SELLER REPORT



245 Bluff View Cir | 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	0
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Zillow Views	52
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Zillow Saves	0
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Showings	1
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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
0.1 mi	18081232	A	10/10/2018	RESI	216 Bluff View Cir	Unincorporated	St Louis	332	138	\$469,900 4	5 (3 2)	2,962	0.2700	16	RDKY02
0.0 mi	19008399	A	02/15/2019	RESI	245 Bluff View Cir	Unincorporated	St Louis	332	10	\$489,000 4	5 (4 1)	3,517	0.3500	19	KWRC01
0.2 mi	18015844	S	06/28/2018	RESI	236 Greycliff Bluff	Unincorporated	St Louis	332	69	\$403,000 4	3 (2 1)	3,410	0.3100	15	MKPH01
0.1 mi	18087968	S	02/11/2019	RESI	318 Bluff View Cir	Unincorporated	St Louis	332	58	\$434,500 4	5 (4 1)	3,574	0.2600	15	EXSL01
0.2 mi	18017706	S	04/30/2018	RESI	6507 Greycliff Heights Dr	Unincorporated	Unincorporated	332	12	\$478,000 4	4 (3 1)	3,144	0.2400	14	EXER01
0.2 mi	17070577	S	03/28/2018	RESI	6414 Fordyce Bluffs Dr	Unincorporated	St Louis	332	169	\$485,000 4	5 (4 1)	4,006	0.2800	19	CBG 14
0.0 mi	18055646	X	10/31/2018	RESI	245 Bluff View Cir	Unincorporated	St Louis	332	110	\$499,000 4	5 (4 1)	3,517	0.3500	18	CBG 07
0.2 mi	18047270	C	07/11/2018	RESI	6522 Greycliff Heights Dr	Unincorporated	St Louis	332	6	\$419,900 4	3 (2 1)	3,140	0.2700	14	CBPR02

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 2/25/2019 to 2/25/2018

Latitude, Longitude is within 0.25 mi of 19008399

State Or Province is 'Missouri'

Price is 389000 to 589000

Selected 8 of 8 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 2/25/2019 to 2/25/2018 **Latitude, Longitude** is within 0.25 mi of 19008399 **State Or Province** is 'Missouri' **Price** is 389000 to 589000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18081232	216 Bluff View Cir	Oakville	Fordyce Bluffs	4	5 (3 2)	2,962	3,890	0.270	16	10/10/18	\$158.64	138	\$475,000	\$469,900
19008399	245 Bluff View Cir	Oakville	Fordyce Bluffs	4	5 (4 1)	3,517	4,177	0.350	19	02/15/19	\$139.04	10	\$489,000	\$489,000

Active Totals

Listing Count :	2	Averages:	3,240	4,034	0.310							\$148.84	74	\$482,000	\$479,450
		Price :							High	\$489,000	Low		\$469,900	Median	\$479,450

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18047270	6522 Greycliff Heights Dr	Oakville	Greycliff Four	4	3 (2 1)	3,140	3,140	0.270	14	07/11/18	\$133.73	6	\$419,900	\$419,900

Cancelled Totals

Listing Count :	1	Averages:	3,140	3,140	0.270							\$133.73	6	\$419,900	\$419,900	
		Price :							High	\$419,900	Low			\$419,900	Median	\$419,900

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
18015844	236 Greycliff Bluff	Oakville	Greycliff Two	4	3 (2 1)	3,410	3,410	0.310	15	06/28/18	\$118.18	69	\$421,900	\$409,900	\$403,000	95.52
18087968	318 Bluff View Cir	Oakville	Fordyce Bluffs	4	5 (4 1)	3,574	4,424	0.260	15	02/11/19	\$121.57	58	\$450,000	\$450,000	\$434,500	96.56
18017706	6507 Greycliff Heights Dr	Oakville	Greycliff	4	4 (3 1)	3,144		0.240	14	04/30/18	\$152.04	12	\$500,000	\$500,000	\$478,000	95.60
17070577	6414 Fordyce Bluffs Dr	Oakville	Fordyce Bluffs	4	5 (4 1)	4,006		0.280	19	03/28/18	\$121.07	169	\$520,000	\$490,000	\$485,000	93.27

Closed Totals

Listing Count :	4	Averages:	3,534	3,917	0.273						\$128.21	77	\$472,975	\$462,475	\$450,125	95.24
		Price :							High		\$485,000	Low	\$403,000	Median		\$456,250

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18055646	245 Bluff View Cir	Oakville	Fordyce Bluffs	4	5 (4 1)	3,517	4,177	0.350	18	11/01/18	\$141.88	110	\$499,000	\$499,000

Expired Totals

Listing Count :	1	Averages:	3,517	4,177	0.350							\$141.88	110	\$499,000	\$499,000
		Price :							High	\$499,000	Low	\$499,000	Median	\$499,000	

Grand Totals*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

Count :	8	Averages:	\$/SqFt: \$135.77	CDOM: 72	OP: \$471,850	LP: \$465,963	SP: \$450,125
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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
19008399	RESI	ACT	02/15/19	245 Bluff View Cir	St Louis	332	10	\$489,000	98	70	0	2	111	36	8	5	173

Cross Property Condensed

245 Bluff View Cir, St Louis 63129-5059



MLS #:	19008399	Status:	A	Stat Dt:	02/15/19	List Pr:	\$489,000
Area:	332	Bd:	4	Sq Ft:	3,517	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$139.04	CDOM:	10
GA/CR:	3/0	Bth:	5 (4 1)		\$400	Age:	19
Style/Desc:	1.5 Story/Other					Acre:	.350
SubD:	Fordyce Bluffs						
Schl District:	Mehlville R-IX						

Search Criteria

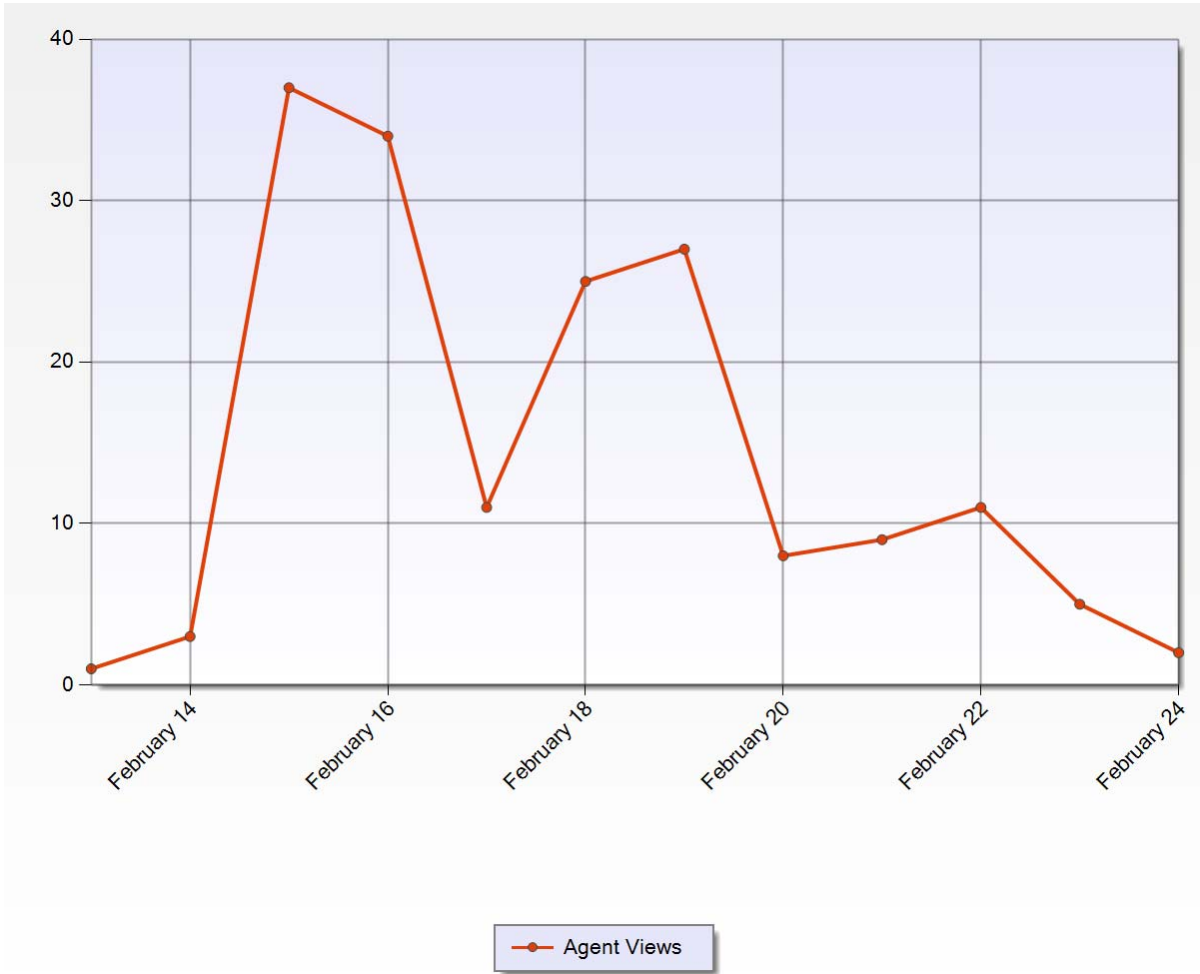
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 27 results.

 Historical Views for 245 Bluff View Cir



● FOR SALE

245 Bluff View Cir, Saint Louis, MO 63129

List price: \$489,000

4 Beds · 5 Baths · 4,177 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing performance is average

Last two days of activity



Similar listings



Your listing



VIEWS

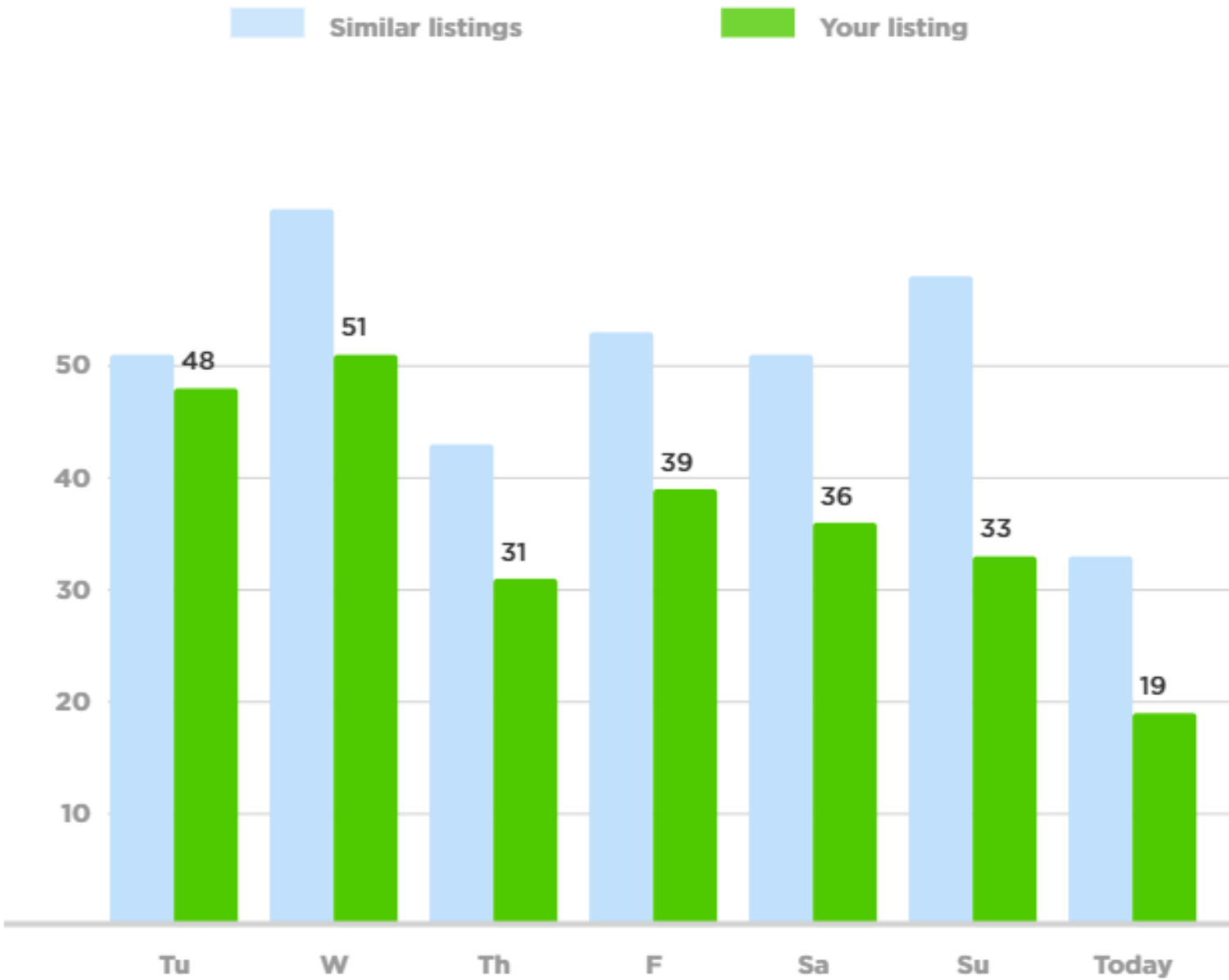
52

SAVES

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

245 Bluff View Circle, St Louis, MO 63129

Snapshot for Feb 15, 2019 - Feb 21, 2019

Listing Photo

Listing ID: 19008399
 Address: 245 Bluff View Circle, St Louis, MO 63129
 Price: \$489,000
 Status: ACTIVE
 Total number of appointments: 1
 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 02/21/2019 2:00 PM - 3:00 PM	02/22/2019 04:15 PM
Is your client interested in this listing?	Not interested
Your (and your client's) opinion of the price:	Too high
Please rate this listing (5=Best; 1=Worst):	3
COMMENTS/RECOMMENDATIONS:	Buyers liked the floor plan and layout but feels it needs to much updating for the price. Builder grade cabinets, no granite counters, new flooring and paint etc.

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	02/21/2019 2:00 PM - 3:00 PM	
Status Change	02/15/2019 4:24 PM	
Price Change	02/15/2019 10:22 AM	
New Listing	02/15/2019	