

The Nett Group Real Estate Advisors

SELLER REPORT



1611 Locust #603 | St Louis City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market 7

Client Possibilities 0

Client Favorites 0

Zillow Views 24

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	19008596	A	02/18/2019	RESI	1611 Locust #603	St. Louis City	St Louis	1	7	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.0 mi	19009695	A	02/19/2019	COND	1611 Locust #603	St. Louis City	St Louis	1	232	\$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	79	\$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	336	\$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

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 19008596

State Or Province is 'Missouri'

Price is 200000 to 365000

Selected 11 of 11 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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 2/25/2019 to 2/25/2018 Latitude, Longitude is within 0.25 mi of 19008596 State Or Province is 'Missouri' Price is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	7	\$265,000	\$265,000

Active Totals

Listing Count :	1	Averages:	2,062	2,062		\$128.52	7	\$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
19009695	1611 Locust #603	Downtown	Printers Lofts	01 Ar	2 2 (2 0)	2,062	2,062		100	02/19/19	\$128.52	232	\$265,000	\$265,000
18093809	721 North 17th St #101	Downtown	Moon Brothers Loft	2 3	(2 1)	2,246	2,246		135	12/08/18	\$122.40	79	\$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	336	\$299,000	\$299,000

Active Totals

Listing Count :	3	Averages:	2,261	2,261		\$123.91	216	\$279,633	\$279,633					
		Price :			High	\$299,000	Low	\$265,000	Median	\$274,900				

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

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: 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

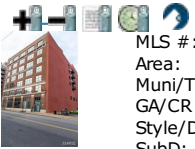
Count :	11	Averages:	\$/SqFt: \$128.76	CDOM: 144	OP: \$271,064	LP: \$262,836	SP: \$220,000
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Cross Property On Market Counters

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
19009695	COND	ACT	02/19/19	1611 Locust #603	St Louis	1	6	\$265,000	48	24	1	0	68	13	8	8	72

Cross Property Condensed

1611 Locust #603, St Louis 63103-1861



MLS #:	19009695	Status:	A	Stat Dt:	02/19/19	List Pr:	\$265,000
Area:	1	Bd:	2	Sq Ft:	2,062	Sell Pr:	
Muni/Twp:	St. Louis City			Pr/SqFt:	\$128.52	CDOM:	232
GA/CR:	1/0	Bth:	2 (2 0)	Condo Fee:	\$461	Age:	100
Style/Desc:	1 Story/Other					Acre:	0 (County Records)
SubD:	Printers Lofts 01 Amd						
Schl District:	St. Louis City						
Recent:	02/19/2019 : New						

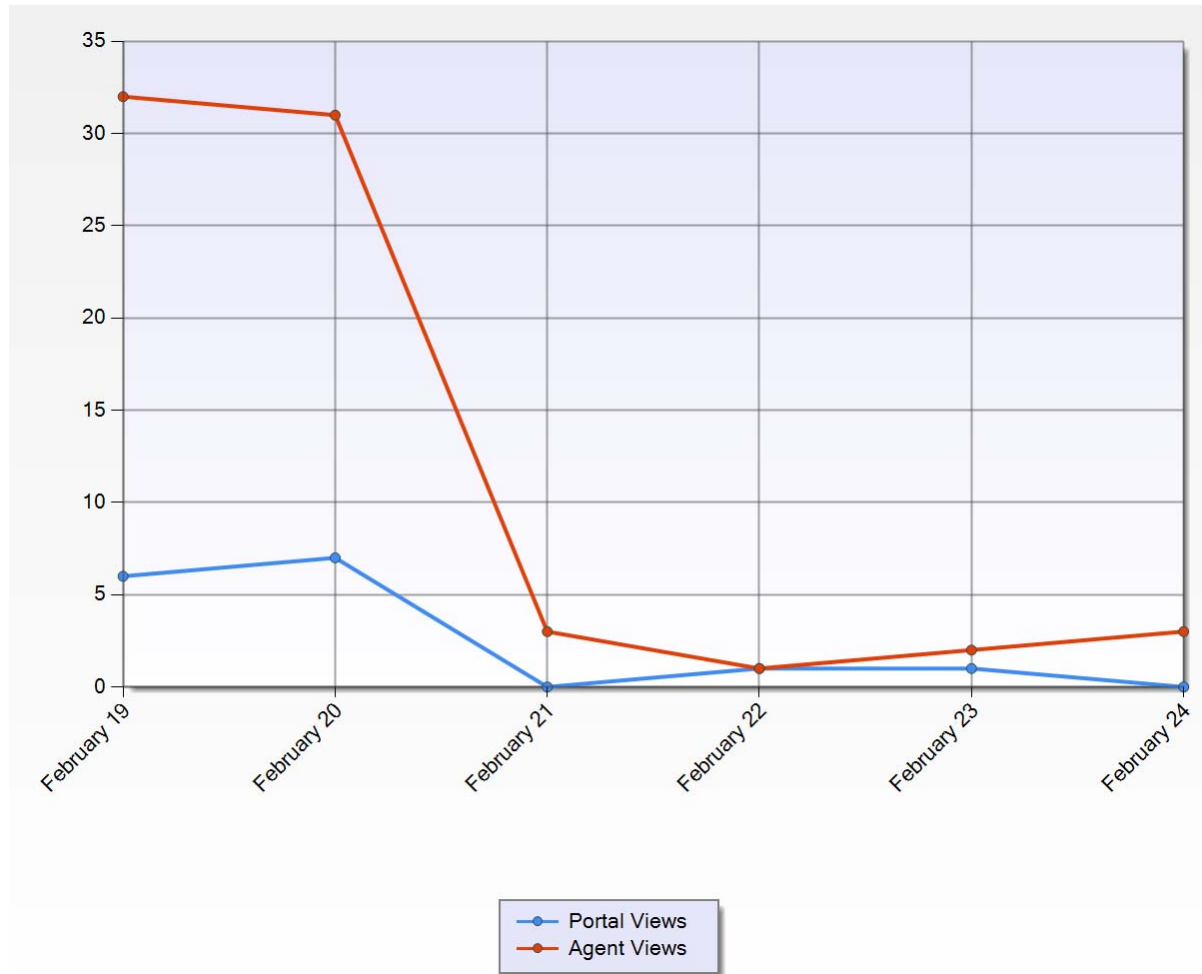
Search Criteria

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.

**Historical Views for 1611 Locust #603**

● 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



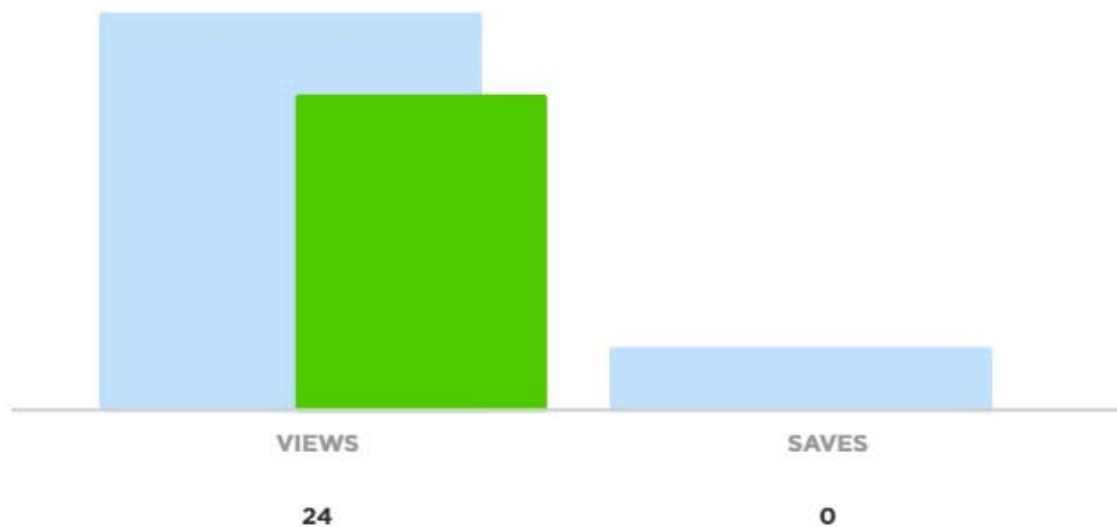
MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity

Similar listings Your listing

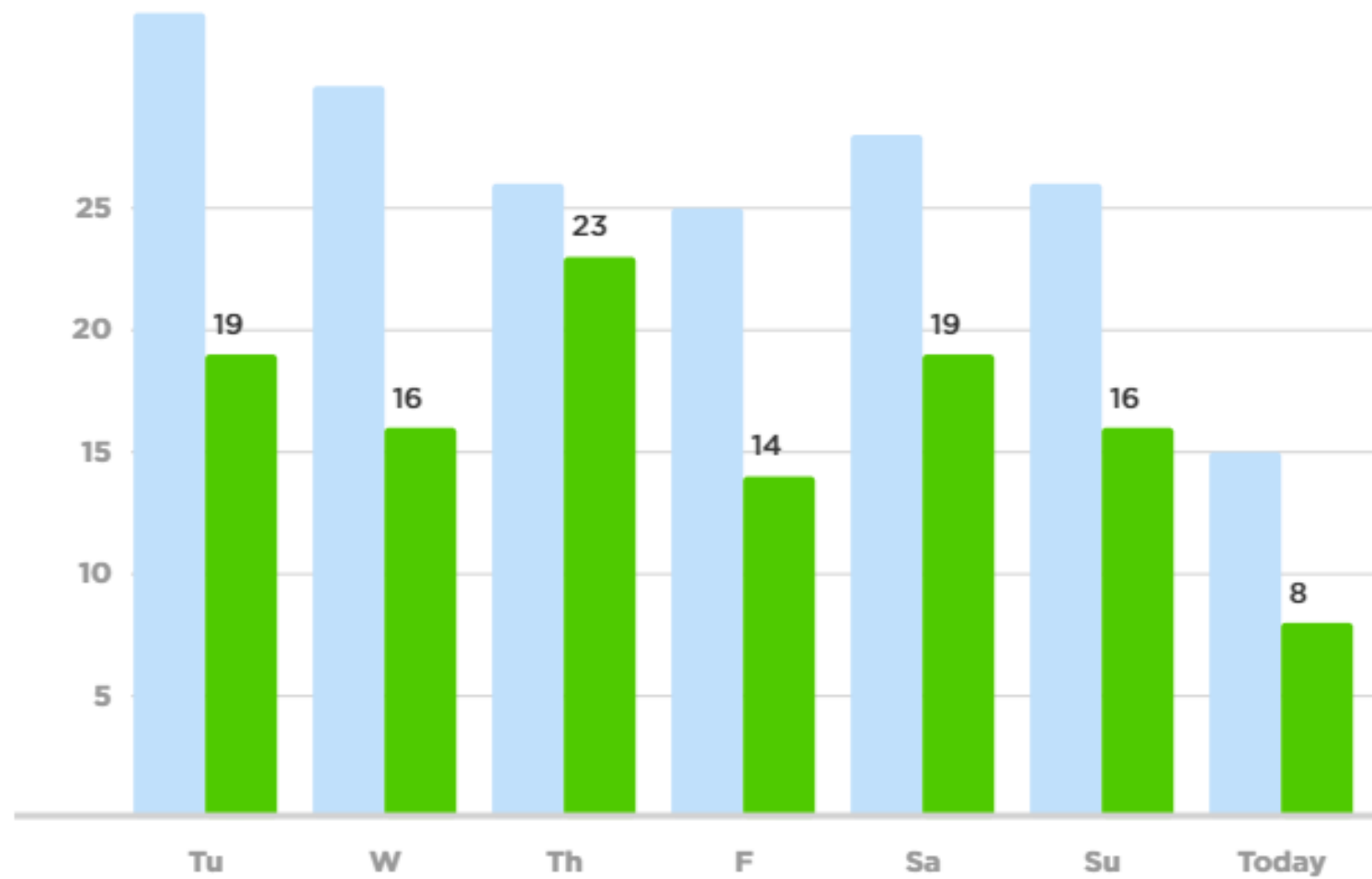


This Week

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

1611 Locust Unit# 603, St Louis, MO 63103

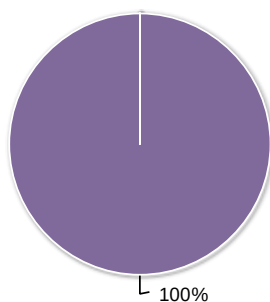
Snapshot for Feb 19, 2019 - Feb 21, 2019

Listing Photo

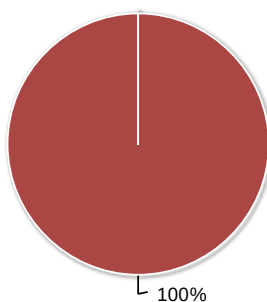
Listing ID: 19009695
 Address: 1611 Locust Unit# 603, St Louis, MO 63103
 Price: \$265,000
 Status: ACTIVE
 Total number of appointments: 2
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

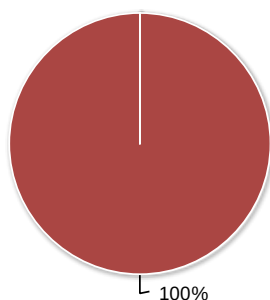
Is your client interested in this listing?



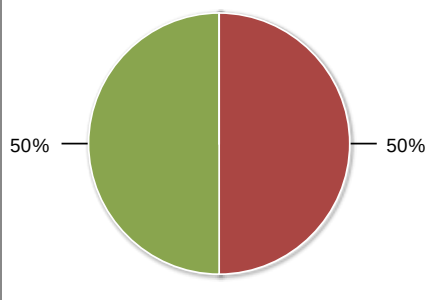
Please rate your overall experience at this showing.



Your (and your client's) opinion of the price:



Please rate this listing (5=Best; 1=Worst):



Feedback Responses

Activity Details	Received
Showing 02/21/2019 11:30 AM - 12:30 PM	02/22/2019 12:06 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:	Not interested Good Too high 4
Showing 02/19/2019 4:15 PM - 5:15 PM	02/20/2019 06:29 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:	Not interested Good Too high 3 Thank you for allowing us to tour. Buyer loved the location and building. He did not seem to love the layout. Thanks again.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	02/21/2019 11:30 AM - 12:30 PM	
 Past Showing	02/19/2019 4:15 PM - 5:15 PM	
 Status Change	02/19/2019 2:51 PM	
 Price Change	02/19/2019 8:46 AM	
 New Listing	02/19/2019	