

The Nett Group Real Estate Advisors

SELLER REPORT



970 North Spoele Rd #42 | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	21
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Client Possibilities	0
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Client Favorites	6
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Zillow Views	98
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Zillow Saves	5
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Showings	5
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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
0.0 mi	19005228	A	01/31/2019	RESI	970 North Spoede Rd #42	Creve Coeur	St Louis	151	25	\$185,000	2	2 (2 0)	1,716	0.1420	39 KWRC01
0.0 mi	18032166	S	05/25/2018	RESI	961 North Spoede Rd	Creve Coeur	St Louis	151	3	\$246,800	3	3 (2 1)	1,414	0.1210	38 CBG 05
0.1 mi	18086767	W	11/01/2018	RESI	10950 Vauxhall Dr	Creve Coeur	St Louis	151	0	\$139,989	2	2 (2 0)	1,385	0.1250	31 DGER01
0.1 mi	19006927	A	02/06/2019	COND	1035 North Spoede Rd	Creve Coeur	St Louis	151	19	\$159,000	2	2 (2 0)	1,272	0.1260	32 MANN01
0.0 mi	19006123	A	02/04/2019	COND	970 North Spoede Rd #42	Creve Coeur	St Louis	151	21	\$185,000	2	2 (2 0)	1,716	0.1420	39 KWRC01
0.2 mi	19006919	A	02/15/2019	COND	10939 Vauxhall Dr	Creve Coeur	Creve Coeur	151	10	\$238,900	3	3 (2 1)	1,610	0.1390	32 DIEL01
0.1 mi	19003055	P	01/28/2019	COND	10938 Vauxhall Dr	Creve Coeur	St Louis	151	5	\$145,000	2	2 (2 0)	1,385	0.1250	32 BHSP13
0.1 mi	18065146	S	12/10/2018	COND	1033 Wilton Royal Dr #108	Creve Coeur	St Louis	151	62	\$138,000	2	2 (2 0)	1,256	0.0750	34 BHAL02
0.1 mi	18087706	S	12/06/2018	COND	10950 Vauxhall Dr	Creve Coeur	Creve Coeur	151	2	\$139,989	2	2 (2 0)	1,385	0.1250	31 DGER01
0.1 mi	18079235	S	11/15/2018	COND	1033 Wilton Royal Dr #102	Creve Coeur	St Louis	151	17	\$143,000	2	2 (2 0)	1,352	0.0870	34 BHAL05
0.0 mi	18069699	S	09/27/2018	COND	1010 Thoreau Ct #107	Creve Coeur	Creve Coeur	151	9	\$145,000	2	2 (2 0)	1,288	0.0760	34 REG004
0.1 mi	18046508	S	07/30/2018	COND	1033 Wilton Royal #203	Creve Coeur	St Louis	151	19	\$148,750	2	2 (2 0)	1,312	0.0830	34 RDRE01
0.1 mi	18076552	S	10/19/2018	COND	1025 North Spoede Rd	Creve Coeur	St Louis	151	9	\$151,500	2	2 (2 0)	1,385		31 CBG 11
0.0 mi	18046916	S	07/12/2018	COND	970 North Spoede #21	Creve Coeur	St Louis	151	3	\$159,000	2	2 (2 0)	1,349	0.1180	38 CICIP03
0.0 mi	18060427	S	10/03/2018	COND	970 North Spoede #11	Creve Coeur	St Louis	151	5	\$159,900	2	2 (2 0)	1,349	0.1180	38 JPRC01
0.0 mi	18087809	S	06/08/2018	COND	970 North Spoede #34	Creve Coeur	St Louis	151	0	\$175,000	3	2 (2 0)	1,686	0.1420	38 RDKY02
0.0 mi	18038662	S	06/27/2018	COND	970 North Spoede #24	Creve Coeur	St Louis	151	2	\$182,500	3	2 (2 0)	1,686	0.1420	38 CBG 24
0.0 mi	18092678	S	02/08/2019	COND	970 North Spoede #38	Creve Coeur	St Louis	151	19	\$185,000	3	2 (2 0)	2,244	0.1900	39 RDKY02
0.0 mi	18033049	S	05/31/2018	COND	970 North Spoede #18	Creve Coeur	St Louis	151	2	\$195,000	3	2 (2 0)	2,244	0.1900	38 RXSB01
0.1 mi	18036001	S	06/26/2018	COND	1052 King Henry Ct	Creve Coeur	St Louis	151	1	\$270,000	2	2 (2 0)	2,170	0.1840	34 FFRR01
0.1 mi	19001931	S	02/12/2019	COND	10829 Picadilly Square	Creve Coeur	St Louis	151	2	\$275,000	3	3 (3 0)	1,324	0.1210	36 BHAL02
0.1 mi	18028333	S	05/14/2018	COND	960 Crick Hollow Ct	Creve Coeur	St Louis	151	10	\$275,000	2	3 (3 0)	1,364	0.1210	38 CBG 03
0.1 mi	18078972	S	11/08/2018	COND	932 N Spoede Rd	Creve Coeur	St Louis	151	2	\$299,000	2	3 (3 0)	1,412	0.1800	35 BBND01
0.0 mi	18060828	X	10/26/2018	COND	1010 Thoreau #308	Creve Coeur	St Louis	151	65	\$169,900	2	3 (2 1)	1,758	0.1020	34 CICIP02
0.0 mi	17089299	X	05/12/2018	COND	961 North Spoede Rd	Creve Coeur	St Louis	151	148	\$259,900	3	3 (2 1)	1,414	0.1210	38 CBG 05

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 19005228

State Or Province is 'Missouri'

Price is 100000 to 300000

Selected 25 of 27 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 19005228 State Or Province is 'Missouri' Price is 100000 to 300000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19005228	970 North Spoele Rd #42	Ladue	Briarcliff Condo Bld 2	2	2 (2 0)	1,716	1,716	0.142	39	01/31/19	\$107.81	25	\$185,000	\$185,000

Active Totals

Listing Count :	1	Averages:				1,716	1,716	0.142			\$107.81	25	\$185,000	\$185,000	
		Price :							High		\$185,000	Low	\$185,000	Median	\$185,000

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
18032166	961 North Spoele Rd	Ladue	Briarcliff	3	3 (2 1)	1,414	1,714	0.121	38	05/25/18	\$174.54	3	\$250,000	\$250,000	\$246,800	98.72

Closed Totals

Listing Count :	1	Averages:				1,414	1,714	0.121			\$174.54	3	\$250,000	\$250,000	\$246,800	98.72
		Price :							High		\$246,800	Low	\$246,800	Median	\$246,800	

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18086767	10950 Vauxhall Dr	Ladue	Briarcliff Condo	2	2 (2 0)	1,385	1,385	0.125	31	11/01/18	\$101.08	0	\$139,989	\$139,989

Withdrawn Totals

Listing Count :	1	Averages:				1,385	1,385	0.125			\$101.08	0	\$139,989	\$139,989	
		Price :							High		\$139,989	Low	\$139,989	Median	\$139,989

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19006927	1035 North Spoele Rd	Ladue	Briarcliff Condo II P 2	2	2 (2 0)	1,272	1,272	0.126	32	02/06/19	\$125.00	19	\$168,000	\$159,000
19006123	970 North Spoele Rd #42	Ladue	Briarcliff Condo Bld 2	2	2 (2 0)	1,716	1,716	0.142	39	02/04/19	\$107.81	21	\$185,000	\$185,000
19006919	10939 Vauxhall Dr	Ladue	Briarcliff Condo II P 3	3	3 (2 1)	1,610	2,406	0.139	32	02/15/19	\$148.39	10	\$238,900	\$238,900

Active Totals

Listing Count :	3	Averages:				1,533	1,798	0.136			\$127.06	17	\$197,300	\$194,300	
		Price :							High		\$238,900	Low	\$159,000	Median	\$185,000

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
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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.

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****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
18065146	1033 Wilton Royal Dr #108	Ladue	Briarcliff Condo	2 2 (2 0)	1,256	1,256	0.075	34	12/10/18	\$109.87	62	\$149,000	\$139,000	\$138,000	92.62
18087706	10950 Vauxhall Dr	Ladue	Briarcliff Condo	2 2 (2 0)	1,385	1,385	0.125	31	12/06/18	\$101.08	2	\$139,989	\$139,989	\$139,989	100.00
18079235	1033 Wilton Royal Dr #102	Ladue	Briarcliff Condo	2 2 (2 0)	1,352		0.087	34	11/15/18	\$105.77	17	\$148,500	\$148,500	\$143,000	96.30
18069699	1010 Thoreau Ct #107	Ladue	Briarcliff Condo	2 2 (2 0)	1,288		0.076	34	09/27/18	\$112.58	9	\$142,900	\$142,900	\$145,000	101.47
18046508	1033 Wilton Royal #203	Ladue	Briarcliff Condo	2 2 (2 0)	1,312	1,312	0.083	34	07/30/18	\$113.38	19	\$155,900	\$152,500	\$148,750	95.41
18076552	1025 North Spoele Rd	Ladue	Briarcliff	2 2 (2 0)	1,385			31	10/19/18	\$109.39	9	\$155,500	\$155,500	\$151,500	97.43
18046916	970 North Spoele #21	Ladue	Briarcliff Condo	2 2 (2 0)	1,349	1,349	0.118	38	07/12/18	\$117.87	3	\$159,000	\$159,000	\$159,000	100.00
18060427	970 North Spoele #11	Ladue	Briarcliff Condo	2 2 (2 0)	1,349	1,349	0.118	38	10/03/18	\$118.53	5	\$159,900	\$159,900	\$159,900	100.00
18087809	970 North Spoele #34	Ladue	Briarcliff Condo	3 2 (2 0)	1,686		0.142	38	06/08/18	\$103.80	0	\$194,900	\$194,900	\$175,000	89.79
18038662	970 North Spoele #24	Ladue	Briarcliff Condo	3 2 (2 0)	1,686		0.142	38	06/27/18	\$108.24	2	\$182,500	\$182,500	\$182,500	100.00
18092678	970 North Spoele #38	Ladue	Briarcliff Condo	3 2 (2 0)	2,244		0.190	39	02/08/19	\$82.44	19	\$185,000	\$185,000	\$185,000	100.00
18033049	970 North Spoele #18	Ladue	Briarcliff Condo	3 2 (2 0)	2,244	2,244	0.190	38	05/31/18	\$86.90	2	\$175,000	\$175,000	\$195,000	111.43
18036001	1052 King Henry Ct	Ladue	Briarcliff Condo	2 2 (2 0)	2,170		0.184	34	06/26/18	\$124.42	1	\$275,000	\$275,000	\$270,000	98.18
19001931	10829 Picadilly Square	Ladue	Briarcliff	3 3 (3 0)	1,324		0.121	36	02/12/19	\$207.70	2	\$255,000	\$280,000	\$275,000	107.84
18028333	960 Crick Hollow Ct	Ladue	Briarcliff Condo	2 3 (3 0)	1,364	2,100	0.121	38	05/14/18	\$201.61	10	\$275,000	\$275,000	\$275,000	100.00
18078972	932 N Spoele Rd	Ladue	Briarcliff Condo	2 3 (3 0)	1,412	2,800	0.180	35	11/08/18	\$211.76	2	\$299,900	\$299,900	\$299,000	99.70

Closed Totals

Listing Count :	16	Averages:	1,550	1,724	0.130					\$125.96	10	\$190,812	\$191,537	\$190,102	99.39
		Price :							High	\$299,000	Low	\$138,000	Median		\$167,450

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18060828	1010 Thoreau #308	Ladue	Briarcliff Condo	2 3 (2 1)	1,758	1,758	0.102	34	10/27/18	\$96.64	65	\$180,000	\$169,900
17089299	961 North Spoele Rd	Ladue	Briarcliff	3 3 (2 1)	1,414	1,714	0.121	38	05/13/18	\$183.80	148	\$300,000	\$259,900

Expired Totals

Listing Count :	2	Averages:	1,586	1,736	0.112					\$140.22	107	\$240,000	\$214,900	
		Price :							High	\$259,900	Low	\$169,900	Median	\$214,900

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19003055	10938 Vauxhall Dr	Ladue	Briarcliff Condo II P 2	2 2 (2 0)	1,385	1,385	0.125	32	01/28/19	\$104.69	5	\$145,000	\$145,000

Pending Totals

Listing Count :	1	Averages:	1,385	1,385	0.125					\$104.69	5	\$145,000	\$145,000	
		Price :							High	\$145,000	Low	\$145,000	Median	\$145,000

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Listings as of 02/25/2019 at 7:32 PM

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Grand Totals

Count : 25

Averages: **\$/SqFt:** \$126.60 **CDOM:** 18 **OP:** \$193,795 **LP:** \$191,891 **SP:** \$193,438

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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
19005228	RESI	ACT	01/31/19	970 North Spoede Rd #42	St Louis	151	25	\$185,000	343	169	2	0	389	26	20	40	640

Cross Property Condensed

970 North Spoele Rd #42, St Louis 63146-5564



MLS #:	19005228	Status:	A	Stat Dt:	01/31/19	List Pr:	\$185,000
Area:	151	Bd:	2	Sq Ft:	1,716	Sell Pr:	
Muni/Twp:	Creve Coeur			Pr/SqFt:	\$107.81	CDOM:	25
GA/CR:	0/0	Bth:	2 (2 0)		\$456	Age:	39
Style/Desc:	1 Story/Garden Apartment					Acre:	.142
SubD:	Briarcliff Condo Bldg 10						
Schl District:	Ladue						

Search Criteria

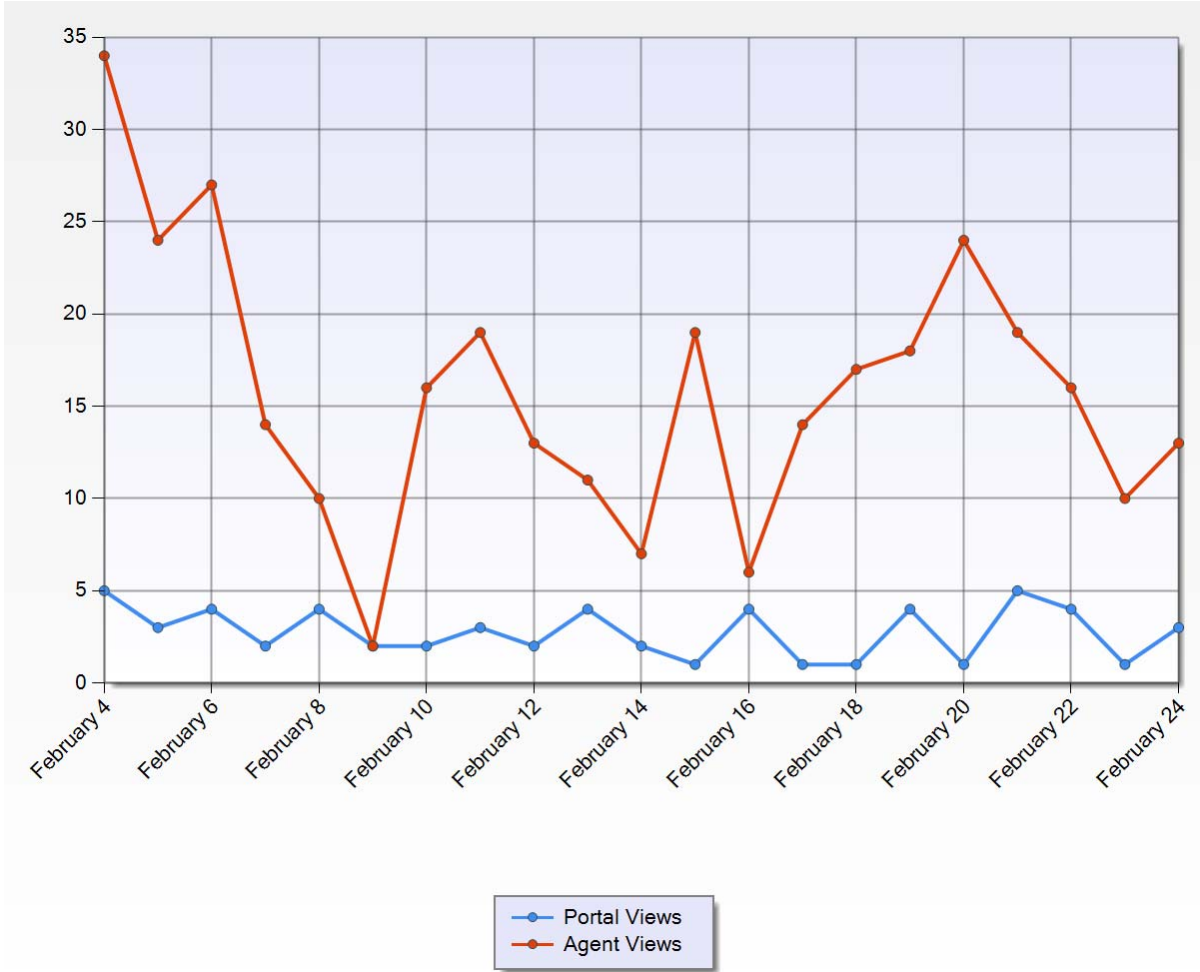
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 27 results.

 Historical Views for 970 North Spoeede Rd #42



● FOR SALE

970 N Spoele Rd APT 42, Saint Louis, MO 63146

List price: \$185,000

2 Beds · 2 Baths · 1,716 Sq Ft



EDIT LISTING



ADD VIDEO



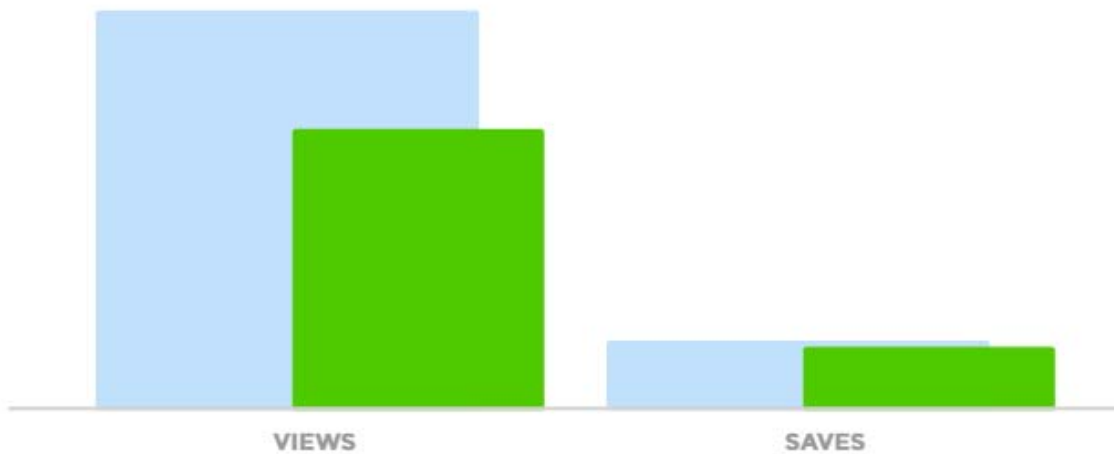
MORE ▾

Latest Activity

Your listing could use a little boost

Last two days of activity

Similar listings Your listing

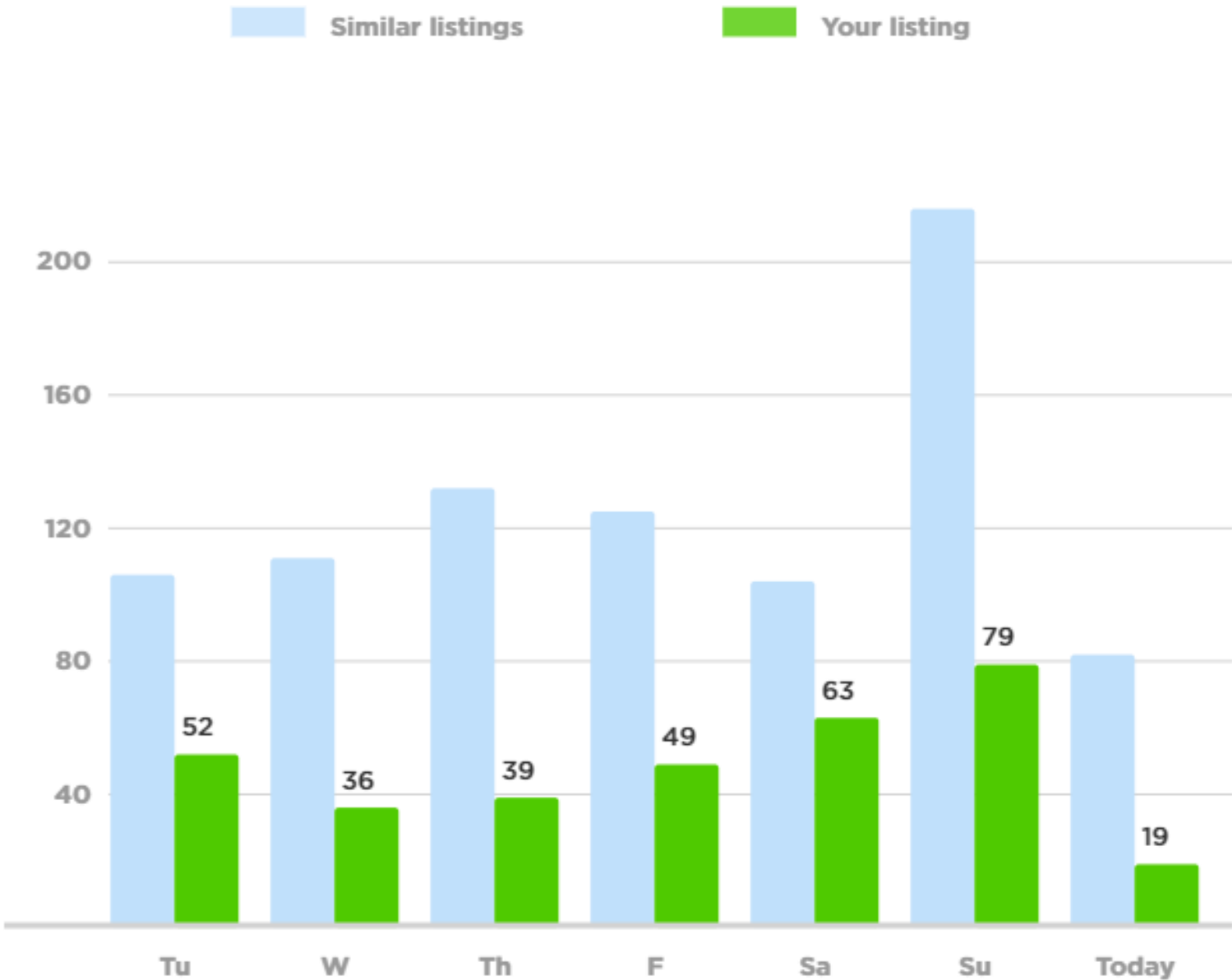


98

5

This Week

Last 30 Days





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

Listing Activity Report

970 North Spoele Road Unit# 42, St Louis, MO 63146

Snapshot for Jan 31, 2019 - Feb 23, 2019

Listing Photo

Listing ID: 19005228

Address: 970 North Spoele Road Unit# 42, St Louis, MO 63146

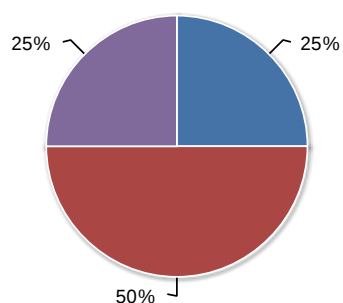
Price: \$185,000

Status: ACTIVE

Total number of appointments: 5
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 3
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

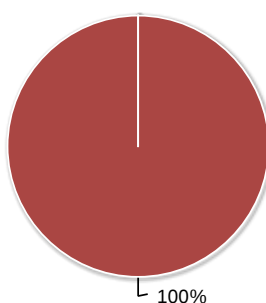
Is your client interested in this listing?



Very (1)
 Somewhat (2)
 Maybe (0)
 Not interested (1)

* 4 responses

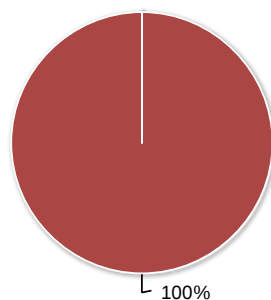
Please rate your overall experience at this showing.



Excellent (0)
 Good (2)
 Fair (0)
 Poor (0)

* 2 responses

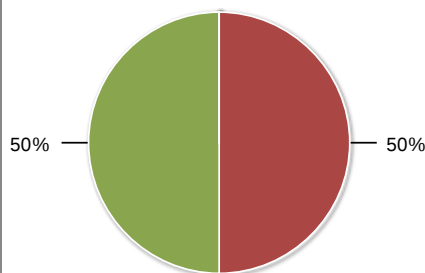
Your (and your client's) opinion of the price:



Just right (0)
 Too high (3)
 Too low (0)

* 3 responses

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



5(Best) (0)
 4 (1)
 3 (1)
 2 (0)
 1(Worst) (0)

Feedback Responses

Activity Details		Received
Showing 02/23/2019 9:00 AM - 10:00 AM		02/23/2019 05:34 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Very My assistant sent questions. Please give her a call
Showing 02/22/2019 3:00 PM - 3:15 PM		02/22/2019 05:27 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:		Somewhat Good Too high 4 Lovely place with lots of space! Buyer has a few questions about the condition of the property. Please call me at 314-779-8268. Thank you so much!
Showing 02/19/2019 5:10 PM - 5:55 PM		02/19/2019 07:00 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
Showing 02/02/2019 11:30 AM - 12:30 PM		02/02/2019 07:49 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:		Somewhat Too high Could be interested at lower price. Had concerns about the work she would need to do to upgrade--cleaning, upgrading the bath vanities, replacing or painting kitchen cabinets. All appliances are different finishes which bothered her. Thresholds were tripping hazards.
Showing 02/02/2019 11:00 AM - 12:00 PM		02/02/2019 01:41 PM
COMMENTS/RECOMMENDATIONS:		Buyers liked floorplan and all of the light. They miss a balcony. They looked at one for same price on third floor that was same price but was larger and a 3 bedroom so feel like price may be high as condition of the two is similar. There is leak in 4th floor staircase so they are wary of roof condition. Let me know if you have info. Also, there is unevenness under the carpet in master bedroom and

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	02/23/2019 9:00 AM - 10:00 AM	
 Past Showing	02/22/2019 3:00 PM - 3:15 PM	
 Canceled Showing	02/20/2019 3:00 PM - 4:00 PM	

Activity Type	Activity Date 	Comments
 Past Showing	02/19/2019 5:10 PM - 5:55 PM	
 Past Showing	02/02/2019 11:30 AM - 12:30 PM	
 Past Showing	02/02/2019 11:00 AM - 12:00 PM	
 New Listing	01/31/2019	
 Price Change	01/31/2019 4:56 AM	