

The Nett Group Real Estate Advisors

# SELLER REPORT



970 North Spoele Rd #42 | St Louis

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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Days on Market 4

Client Possibilities 0

Client Favorites 1

Zillow Views 170

Zillow Saves 1

Showings 2

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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 |
|--------------------------|------|------|-----------|-------------------------|----------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">19005228</a> | RESI | ACT  | 01/31/19  | 970 North Spoede Rd #42 | St Louis | 151  | 4   | \$185,000 | 278            | 89           | 1                | 0                    | 333         | 66                | 13              | 30             | 308         |

## Cross Property Condensed

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



|                |                                 |         |                |          |                 |          |                  |
|----------------|---------------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">19005228</a>        | Status: | <b>A</b>       | Stat Dt: | <b>01/31/19</b> | List Pr: | <b>\$185,000</b> |
| Area:          | <b>151</b>                      | Bd:     | <b>2</b>       | Sq Ft:   | <b>1,716</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Creve Coeur</b>              |         |                | Pr/SqFt: | <b>\$107.81</b> | CDOM:    | <b>4</b>         |
| GA/CR:         | <b>0/0</b>                      | Bth:    | <b>2 (2 0)</b> |          | <b>\$456</b>    | Age:     | <b>39</b>        |
| Style/Desc:    | <b>1 Story/Garden Apartment</b> |         |                |          |                 | Acre:    | <b>.142</b>      |
| SubD:          | <b>Briarcliff Condo Bldg 10</b> |         |                |          |                 |          |                  |
| Schl District: | <b>Ladue</b>                    |         |                |          |                 |          |                  |
| Recent:        | <b>01/31/2019 : New</b>         |         |                |          |                 |          |                  |

### Search Criteria

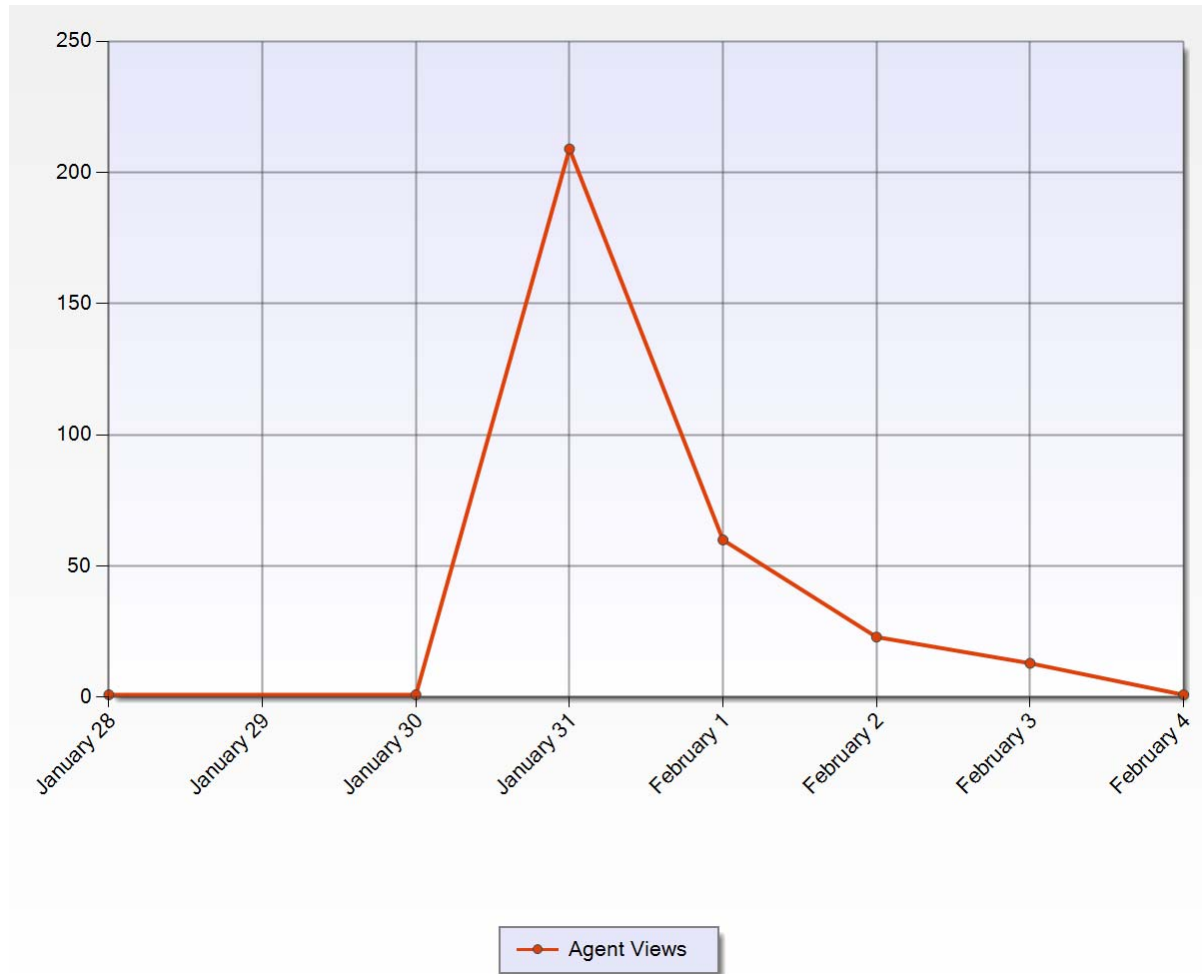
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

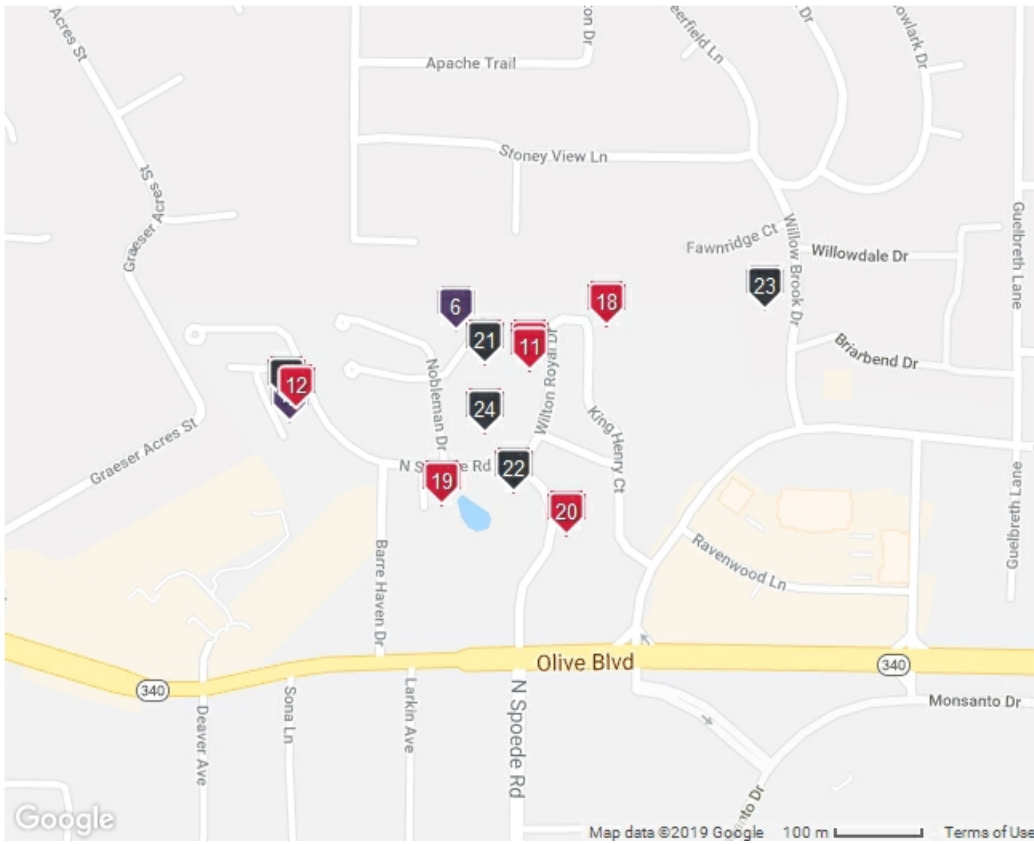
### Historical Views for 970 North Spoeede Rd #42



## 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   | <a href="#">19005228</a> | A  | 01/31/2019  | RESI   | 970 North Spoede Rd #42   | Creve Coeur | St Louis    | 151  | 4    | \$185,000 | 2   | 2 (2 0)  | 1,716 | 0.1420 | 39 KWRC01 |
| 0.0 mi   | <a href="#">18032166</a> | 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   | <a href="#">18086767</a> | 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   | <a href="#">19003055</a> | 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 |
| 0.0 mi   | <a href="#">18092678</a> | P  | 01/08/2019  | COND   | 970 North Spoede #38      | Creve Coeur | St Louis    | 151  | 19   | \$185,000 | 3   | 2 (2 0)  | 2,244 | 0.1900 | 39 RDKY02 |
| 0.1 mi   | <a href="#">19001931</a> | P  | 01/20/2019  | COND   | 10829 Picadily Square     | Creve Coeur | St Louis    | 151  | 2    | \$280,000 | 3   | 3 (3 0)  | 1,324 | 0.1210 | 36 BHAL02 |
| 0.1 mi   | <a href="#">18065146</a> | 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   | <a href="#">18087706</a> | 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   | <a href="#">18079235</a> | 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   | <a href="#">18069699</a> | 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 REGO04 |
| 0.1 mi   | <a href="#">18046508</a> | 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   | <a href="#">18076552</a> | 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   | <a href="#">18046916</a> | 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 CICP03 |
| 0.0 mi   | <a href="#">18060427</a> | 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   | <a href="#">18087809</a> | 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   | <a href="#">18038662</a> | 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   | <a href="#">18033049</a> | 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   | <a href="#">18036001</a> | 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   | <a href="#">18028333</a> | 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   | <a href="#">18078972</a> | 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   | <a href="#">18060828</a> | 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 CICP02 |
| 0.0 mi   | <a href="#">17089299</a> | 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 |
| 0.2 mi   | <a href="#">18037890</a> | C  | 10/23/2018  | COND   | 1050 Willow Brook Dr      | Creve Coeur | St Louis    | 76   | 163  | \$113,900 | 3   | 2 (1 1)  | 1,276 | 0.0820 | RUSA01    |
| 0.0 mi   | <a href="#">18017795</a> | C  | 05/01/2018  | COND   | 970 North SPOEDE ROAD #34 | Creve Coeur | St Louis    | 151  | 52   | \$194,900 | 3   | 2 (2 0)  | 1,686 | 0.1420 | 38 HRIR01 |

## Residential Single Line (Map Print)



|    |          |           |                              |                           |             |       |   |        |           |     |
|----|----------|-----------|------------------------------|---------------------------|-------------|-------|---|--------|-----------|-----|
| 1  | 19005228 | Active    | Residential-1 Story          | 970 North Spode Rd #42    | St Louis    | 1,716 | 2 | 2(2 0) | \$185,000 | 4   |
| 2  | 18032166 | Closed    | Residential-Multi-Level      | 961 North Spode Rd        | St Louis    | 1,414 | 3 | 3(2 1) | \$246,800 | 3   |
| 3  | 18086767 | Withdrawn | Residential-1 Story          | 10950 Vauxhall Dr         | St Louis    | 1,385 | 2 | 2(2 0) | \$139,989 | 0   |
| 4  | 19003055 | Pending   | Condo/Coop/Villa-1 Story     | 10938 Vauxhall Dr         | St Louis    | 1,385 | 2 | 2(2 0) | \$145,000 | 5   |
| 5  | 18092678 | Pending   | Condo/Coop/Villa-1 Story     | 970 North Spode #38       | St Louis    | 2,244 | 3 | 2(2 0) | \$185,000 | 19  |
| 6  | 19001931 | Pending   | Condo/Coop/Villa-1 Story     | 10829 Picadilly Square    | St Louis    | 1,324 | 3 | 3(3 0) | \$280,000 | 2   |
| 7  | 18065146 | Closed    | Condo/Coop/Villa-1 Story     | 1033 Wilton Royal Dr #108 | St Louis    | 1,256 | 2 | 2(2 0) | \$138,000 | 62  |
| 8  | 18087706 | Closed    | Condo/Coop/Villa-1 Story     | 10950 Vauxhall Dr         | Creve Coeur | 1,385 | 2 | 2(2 0) | \$139,989 | 2   |
| 9  | 18079235 | Closed    | Condo/Coop/Villa-1 Story     | 1033 Wilton Royal Dr #102 | St Louis    | 1,352 | 2 | 2(2 0) | \$143,000 | 17  |
| 10 | 18069699 | Closed    | Condo/Coop/Villa-3+ Story    | 1010 Thoreau Ct #107      | Creve Coeur | 1,288 | 2 | 2(2 0) | \$145,000 | 9   |
| 11 | 18046508 | Closed    | Condo/Coop/Villa-1 Story     | 1033 Wilton Royal #203    | St Louis    | 1,312 | 2 | 2(2 0) | \$148,750 | 19  |
| 12 | 18076552 | Closed    | Condo/Coop/Villa-1 Story     | 1025 North Spode Rd       | St Louis    | 1,385 | 2 | 2(2 0) | \$151,500 | 9   |
| 13 | 18046916 | Closed    | Condo/Coop/Villa-3+ Story    | 970 North Spode #21       | St Louis    | 1,349 | 2 | 2(2 0) | \$159,000 | 3   |
| 14 | 18060427 | Closed    | Condo/Coop/Villa-Multi-Level | 970 North Spode #11       | St Louis    | 1,349 | 2 | 2(2 0) | \$159,900 | 5   |
| 15 | 18087809 | Closed    | Condo/Coop/Villa-1 Story     | 970 North Spode #34       | St Louis    | 1,686 | 3 | 2(2 0) | \$175,000 | 0   |
| 16 | 18038662 | Closed    | Condo/Coop/Villa-1 Story     | 970 North Spode #24       | St Louis    | 1,686 | 3 | 2(2 0) | \$182,500 | 2   |
| 17 | 18033049 | Closed    | Condo/Coop/Villa-1 Story     | 970 North Spode #18       | St Louis    | 2,244 | 3 | 2(2 0) | \$195,000 | 2   |
| 18 | 18036001 | Closed    | Condo/Coop/Villa-1.5 Story   | 1052 King Henry Ct        | St Louis    | 2,170 | 2 | 2(2 0) | \$270,000 | 1   |
| 19 | 18028333 | Closed    | Condo/Coop/Villa-1 Story     | 960 Crick Hollow Ct       | St Louis    | 1,364 | 2 | 3(3 0) | \$275,000 | 10  |
| 20 | 18078972 | Closed    | Condo/Coop/Villa-1 Story     | 932 N Spode Rd            | St Louis    | 1,412 | 2 | 3(3 0) | \$299,000 | 2   |
| 21 | 18060828 | Expired   | Condo/Coop/Villa-2 Story     | 1010 Thoreau #308         | St Louis    | 1,758 | 2 | 3(2 1) | \$169,900 | 65  |
| 22 | 17089299 | Expired   | Condo/Coop/Villa-Multi-Level | 961 North Spode Rd        | St Louis    | 1,414 | 3 | 3(2 1) | \$259,900 | 148 |
| 23 | 18037890 | Cancelled | Condo/Coop/Villa-2 Story     | 1050 Willow Brook Dr      | St Louis    | 1,276 | 3 | 2(1 1) | \$113,900 | 163 |
| 24 | 18017795 | Cancelled | Condo/Coop/Villa-3+ Story    | 970 North SPOEDE ROAD #34 | St Louis    | 1,686 | 3 | 2(2 0) | \$194,900 | 52  |

**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 2/4/2019 to 2/4/2018  
Latitude, Longitude is within 0.25 mi of 19005228  
State Or Province is 'Missouri'  
Price is 100000 to 300000  
Selected 24 of 24 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 2/4/2019 to 2/4/2018 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 Spoede Rd #42 | Ladue | Briarcliff Condo Bld | 2  | 2 (2 0) | 1,716 | 1,716  | 0.142  | 39  | 01/31/19 | \$107.81 | 4    | \$185,000  | \$185,000  |

## Active Totals

|                 |   |           |  |  |  |       |       |       |      |  |           |     |           |           |           |
|-----------------|---|-----------|--|--|--|-------|-------|-------|------|--|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 1 | Averages: |  |  |  | 1,716 | 1,716 | 0.142 |      |  | \$107.81  | 4   | \$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 Spoede 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

## Cancelled Properties

| Listing # | Address                  | Area        | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|--------------------------|-------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18037890  | 1050 Willow Brook Dr     | Pattonville | Willow Brook Cond | 3  | 2 (1 1) | 1,276 |        | 0.082  |     | 10/23/18 | \$89.26  | 163  | \$119,000  | \$113,900  |
| 18017795  | 970 North SPOEDE ROAD #3 | Ladue       | BRIARCLIFF CONI   | 3  | 2 (2 0) | 1,686 |        | 0.142  | 38  | 05/01/18 | \$115.60 | 52   | \$194,900  | \$194,900  |

## Cancelled Totals

|                 |   |           |  |  |  |       |  |       |      |  |           |     |           |           |           |
|-----------------|---|-----------|--|--|--|-------|--|-------|------|--|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 2 | Averages: |  |  |  | 1,481 |  | 0.112 |      |  | \$102.43  | 108 | \$156,950 | \$154,400 |           |
|                 |   | Price :   |  |  |  |       |  |       | High |  | \$194,900 | Low | \$113,900 | Median    | \$154,400 |

## 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 |

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  |
|-----------|---------------------------|-------|------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 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 Spoede 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 Spoede #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 Spoede #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 Spoede #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 Spoede #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 |
| 18033049  | 970 North Spoede #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  |
| 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 Spoede 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 : | 14 | <b>Averages:</b> | 1,517 | 1,724 | 0.126 |             |  |  |           |  | \$123.23 | 10         | \$186,642 | \$185,685     | \$184,403 | 98.74 |
| <b>Price :</b>  |    |                  |       |       |       | <b>High</b> |  |  | \$299,000 |  |          | <b>Low</b> | \$138,000 | <b>Median</b> | \$159,450 |       |

**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 Spoede 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 | <b>Averages:</b> | 1,586 | 1,736 | 0.112 |             |  |  |           |  | \$140.22 | 107        | \$240,000 | \$214,900     |           |  |
| <b>Price :</b>  |   |                  |       |       |       | <b>High</b> |  |  | \$259,900 |  |          | <b>Low</b> | \$169,900 | <b>Median</b> | \$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 0) | 1,385 | 1,385  | 0.125  | 32  | 01/28/19 | \$104.69 | 5    | \$145,000  | \$145,000  |
| 18092678  | 970 North Spoede #38   | Ladue | Briarcliff Condo      | 3  | 2 (2 0) | 2,244 |        | 0.190  | 39  | 01/11/19 | \$82.44  | 19   | \$185,000  | \$185,000  |
| 19001931  | 10829 Picadilly Square | Ladue | Briarcliff            | 3  | 3 (3 0) | 1,324 |        | 0.121  | 36  | 01/20/19 | \$211.48 | 2    | \$255,000  | \$280,000  |

**Pending Totals**

|                 |   |                  |       |       |       |             |  |  |           |  |          |            |           |               |           |  |
|-----------------|---|------------------|-------|-------|-------|-------------|--|--|-----------|--|----------|------------|-----------|---------------|-----------|--|
| Listing Count : | 3 | <b>Averages:</b> | 1,651 | 1,385 | 0.145 |             |  |  |           |  | \$132.87 | 9          | \$195,000 | \$203,333     |           |  |
| <b>Price :</b>  |   |                  |       |       |       | <b>High</b> |  |  | \$280,000 |  |          | <b>Low</b> | \$145,000 | <b>Median</b> | \$185,000 |  |

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

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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Grand Totals

Count : 24                      Averages:      \$/SqFt: \$124.69      CDOM: 25      OP: \$190,287      LP: \$188,466      SP: \$188,563

# Area Market Survey

Listings as of 02/04/2019 at 3:16 AM

Page 1 of 4

## Ladue

### Active

| Price Range                      | Quantity  | Average DOM       |
|----------------------------------|-----------|-------------------|
| \$180,000 thru \$199,999         | 1         | 4                 |
|                                  | 1         | 4                 |
| <b>Summary Price Information</b> |           |                   |
| Minimum                          | \$185,000 | Maximum \$185,000 |
| Average                          | \$185,000 | Median \$185,000  |

### Pending

| Price Range                      | Quantity  | Average DOM       |
|----------------------------------|-----------|-------------------|
| \$140,000 thru \$159,999         | 1         | 5                 |
| \$180,000 thru \$199,999         | 1         | 19                |
| \$250,000 thru \$299,999         | 1         | 2                 |
|                                  | 3         | 9                 |
| <b>Summary Price Information</b> |           |                   |
| Minimum                          | \$145,000 | Maximum \$280,000 |
| Average                          | \$203,333 | Median \$185,000  |

### Closed

| Price Range                      | Quantity  | Average DOM       |
|----------------------------------|-----------|-------------------|
| \$120,000 thru \$139,999         | 2         | 32                |
| \$140,000 thru \$159,999         | 6         | 10                |
| \$160,000 thru \$179,999         | 1         | 0                 |
| \$180,000 thru \$199,999         | 2         | 2                 |
| \$200,000 thru \$249,999         | 1         | 3                 |
| \$250,000 thru \$299,999         | 3         | 4                 |
|                                  | 15        | 10                |
| <b>Summary Price Information</b> |           |                   |
| Minimum                          | \$138,000 | Maximum \$299,000 |
| Average                          | \$188,563 | Median \$159,900  |

### Expired

| Price Range                      | Quantity  | Average DOM       |
|----------------------------------|-----------|-------------------|
| \$160,000 thru \$179,999         | 1         | 65                |
| \$250,000 thru \$299,999         | 1         | 148               |
|                                  | 2         | 107               |
| <b>Summary Price Information</b> |           |                   |
| Minimum                          | \$169,900 | Maximum \$259,900 |
| Average                          | \$214,900 | Median \$214,900  |

### Withdrawn

| Price Range                      | Quantity  | Average DOM       |
|----------------------------------|-----------|-------------------|
| \$120,000 thru \$139,999         | 1         | 0                 |
|                                  | 1         | 0                 |
| <b>Summary Price Information</b> |           |                   |
| Minimum                          | \$139,989 | Maximum \$139,989 |
| Average                          | \$139,989 | Median \$139,989  |

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# Area Market Survey

Listings as of 02/04/2019 at 3:16 AM

Page 2 of 4

## Cancelled

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u> |           |
|----------------------------------|-----------------|--------------------|-----------|
| <b>\$180,000 thru \$199,999</b>  | <b>1</b>        | <b>52</b>          |           |
|                                  | <b>1</b>        | <b>52</b>          |           |
| <b>Summary Price Information</b> |                 |                    |           |
| <b>Minimum</b>                   | \$194,900       | <b>Maximum</b>     | \$194,900 |
| <b>Average</b>                   | \$194,900       | <b>Median</b>      | \$194,900 |

## Pattonville

## Cancelled

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u> |           |
|----------------------------------|-----------------|--------------------|-----------|
| <b>\$100,000 thru \$119,999</b>  | <b>1</b>        | <b>163</b>         |           |
|                                  | <b>1</b>        | <b>163</b>         |           |
| <b>Summary Price Information</b> |                 |                    |           |
| <b>Minimum</b>                   | \$113,900       | <b>Maximum</b>     | \$113,900 |
| <b>Average</b>                   | \$113,900       | <b>Median</b>      | \$113,900 |

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# Area Market Survey

Listings as of 02/04/2019 at 3:16 AM

Page 3 of 4

## Summary

### Active

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$180,000 thru \$199,999 | 1               | 4                  |
|                          | 1               | 4                  |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$185,000 | <b>Maximum</b> | \$185,000 |
| <b>Average</b> | \$185,000 | <b>Median</b>  | \$185,000 |

### Pending

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$140,000 thru \$159,999 | 1               | 5                  |
| \$180,000 thru \$199,999 | 1               | 19                 |
| \$250,000 thru \$299,999 | 1               | 2                  |
|                          | 3               | 9                  |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$145,000 | <b>Maximum</b> | \$280,000 |
| <b>Average</b> | \$203,333 | <b>Median</b>  | \$185,000 |

### Closed

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$120,000 thru \$139,999 | 2               | 32                 |
| \$140,000 thru \$159,999 | 6               | 10                 |
| \$160,000 thru \$179,999 | 1               | 0                  |
| \$180,000 thru \$199,999 | 2               | 2                  |
| \$200,000 thru \$249,999 | 1               | 3                  |
| \$250,000 thru \$299,999 | 3               | 4                  |
|                          | 15              | 10                 |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$138,000 | <b>Maximum</b> | \$299,000 |
| <b>Average</b> | \$188,563 | <b>Median</b>  | \$159,900 |

### Expired

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$160,000 thru \$179,999 | 1               | 65                 |
| \$250,000 thru \$299,999 | 1               | 148                |
|                          | 2               | 107                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$169,900 | <b>Maximum</b> | \$259,900 |
| <b>Average</b> | \$214,900 | <b>Median</b>  | \$214,900 |

### Withdrawn

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$120,000 thru \$139,999 | 1               | 0                  |
|                          | 1               | 0                  |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$139,989 | <b>Maximum</b> | \$139,989 |
| <b>Average</b> | \$139,989 | <b>Median</b>  | \$139,989 |

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

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# Area Market Survey

Listings as of 02/04/2019 at 3:16 AM

Page 4 of 4

## Cancelled

| <u>Price Range</u>              | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------------|-----------------|--------------------|
| <b>\$100,000 thru \$119,999</b> | <b>1</b>        | <b>163</b>         |
| <b>\$180,000 thru \$199,999</b> | <b>1</b>        | <b>52</b>          |
|                                 | <b>2</b>        | <b>108</b>         |

### Summary Price Information

|                |                  |                |                  |
|----------------|------------------|----------------|------------------|
| <b>Minimum</b> | <b>\$113,900</b> | <b>Maximum</b> | <b>\$194,900</b> |
| <b>Average</b> | <b>\$154,400</b> | <b>Median</b>  | <b>\$154,400</b> |

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● 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



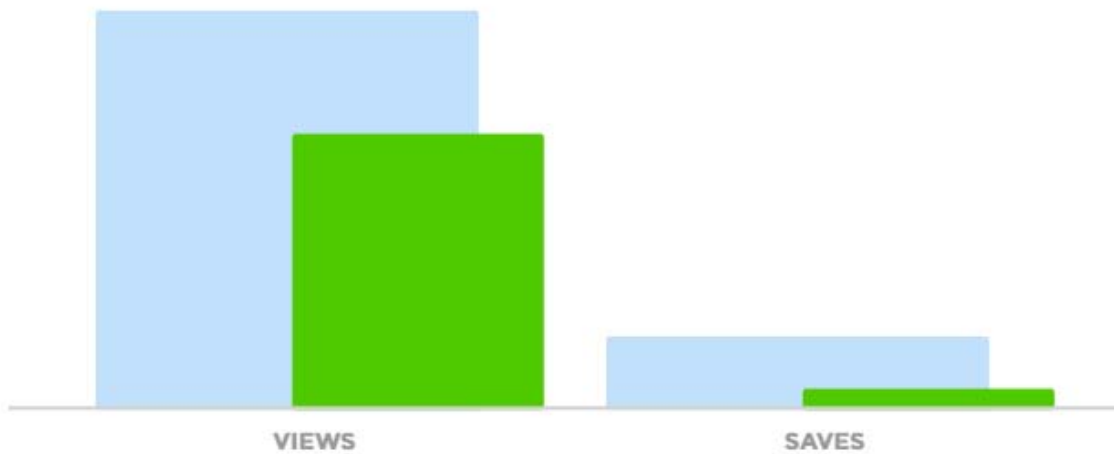
MORE ▾

## Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity

Similar listings Your listing



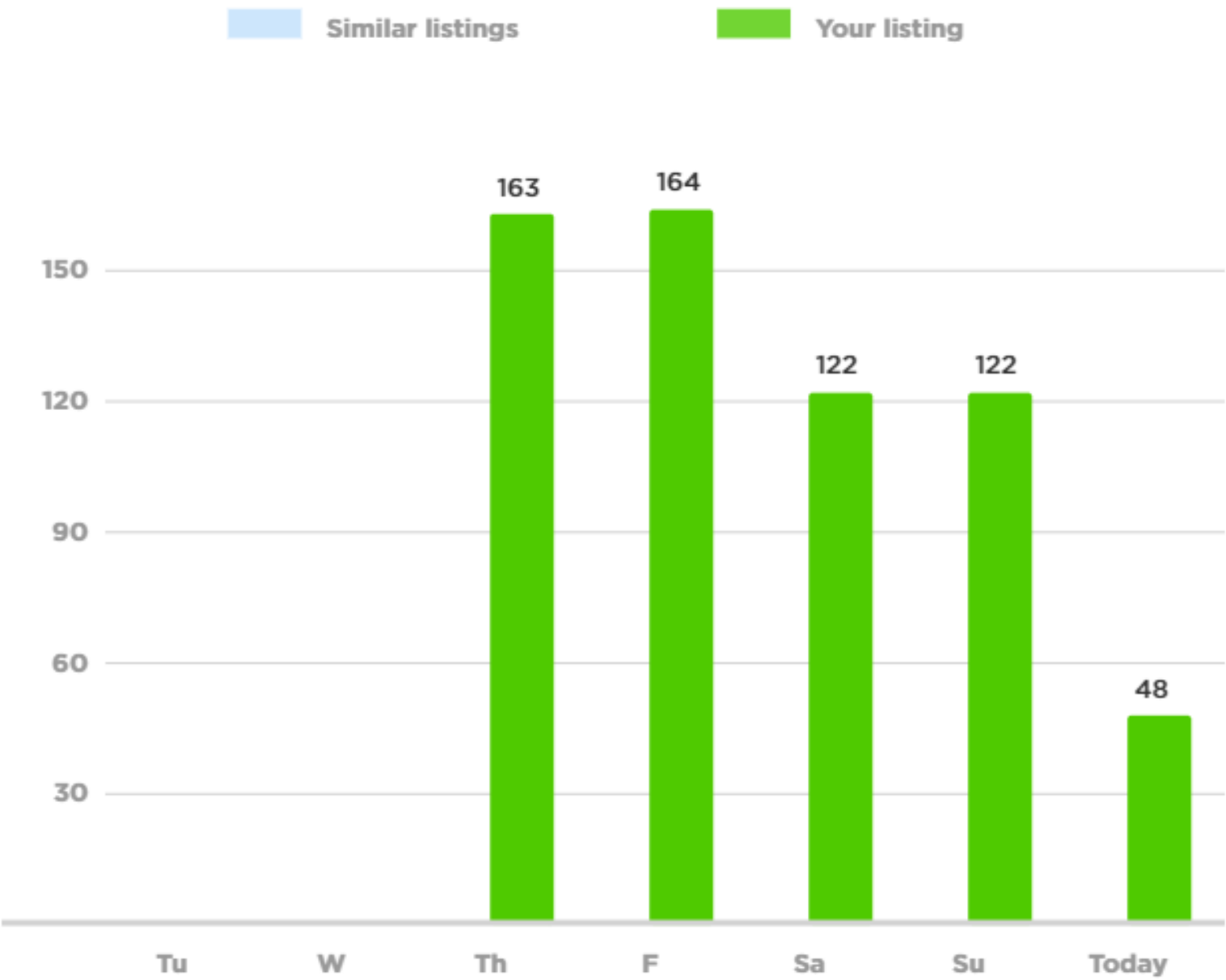
170

1



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 02, 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: 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 Responses

| Activity Details                                                                                                                                                                                                                                                                        | Received                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>02/02/2019 11:30 AM - 12:30 PM                                                                                                                                                                                                                                               | 02/02/2019 07:49 PM                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Is your client interested in this listing?<br/>           Please rate your overall experience at this showing.<br/>           Your (and your client's) opinion of the price:<br/>           Please rate this listing (5=Best; 1=Worst):<br/>           COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat<br/><br/>           Too high<br/><br/>           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.</p>                                                                            |
| Showing<br>02/02/2019 11:00 AM - 12:00 PM                                                                                                                                                                                                                                               | 02/02/2019 01:41 PM                                                                                                                                                                                                                                                                                                                                                                                                     |
| COMMENTS/RECOMMENDATIONS:                                                                                                                                                                                                                                                               | <p>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</p> |

## Listing Activity Details

| Activity Type | Activity Date                  | Comments |
|---------------|--------------------------------|----------|
| 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             |          |

