

The Nett Group Real Estate Advisors

# SELLER REPORT



5729 Tholozan Ave | St Louis

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |   |
|----------------|---|
| Days on Market | 4 |
|----------------|---|

|                      |   |
|----------------------|---|
| Client Possibilities | 4 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 9 |
|------------------|---|

|              |     |
|--------------|-----|
| Zillow Views | 310 |
|--------------|-----|

|              |    |
|--------------|----|
| Zillow Saves | 13 |
|--------------|----|

|          |    |
|----------|----|
| Showings | 12 |
|----------|----|

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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="#">19004671</a> | RESI | ACT  | 01/31/19  | 5729 Tholozan Ave | St Louis | 3    | 4   | \$179,900 | 486            | 229          | 9                | 4                    | 535         | 118               | 33              | 20             | 266         |

## Cross Property Condensed

5729 Tholozan Ave, St Louis 63109



|                |                                     |          |                 |          |                 |             |                  |
|----------------|-------------------------------------|----------|-----------------|----------|-----------------|-------------|------------------|
| MLS #:         | <a href="#">19004671</a>            | Status:  | <b>A</b>        | Stat Dt: | <b>01/31/19</b> | List Pr:    | <b>\$179,900</b> |
| Area:          | <b>3</b>                            | Bd:      | <b>4</b>        | Sq Ft:   | <b>1,044</b>    | Sell Pr:    |                  |
| Muni/Twp:      | <b>St. Louis City</b>               | Pr/SqFt: | <b>\$172.32</b> | CDOM:    | <b>115</b>      |             |                  |
| GA/CR:         | <b>1/0</b>                          | Bth:     | <b>2 (2 0)</b>  | Age:     | <b>79</b>       |             |                  |
| Style/Desc:    | <b>1.5 Story/Bungalow / Cottage</b> |          |                 |          | Acre:           | <b>.097</b> |                  |
| SubD:          | <b>North Hampton</b>                |          |                 |          |                 |             |                  |
| Schl District: | <b>St. Louis City</b>               |          |                 |          |                 |             |                  |
| Recent:        | <b>01/31/2019 : New</b>             |          |                 |          |                 |             |                  |

### Search Criteria

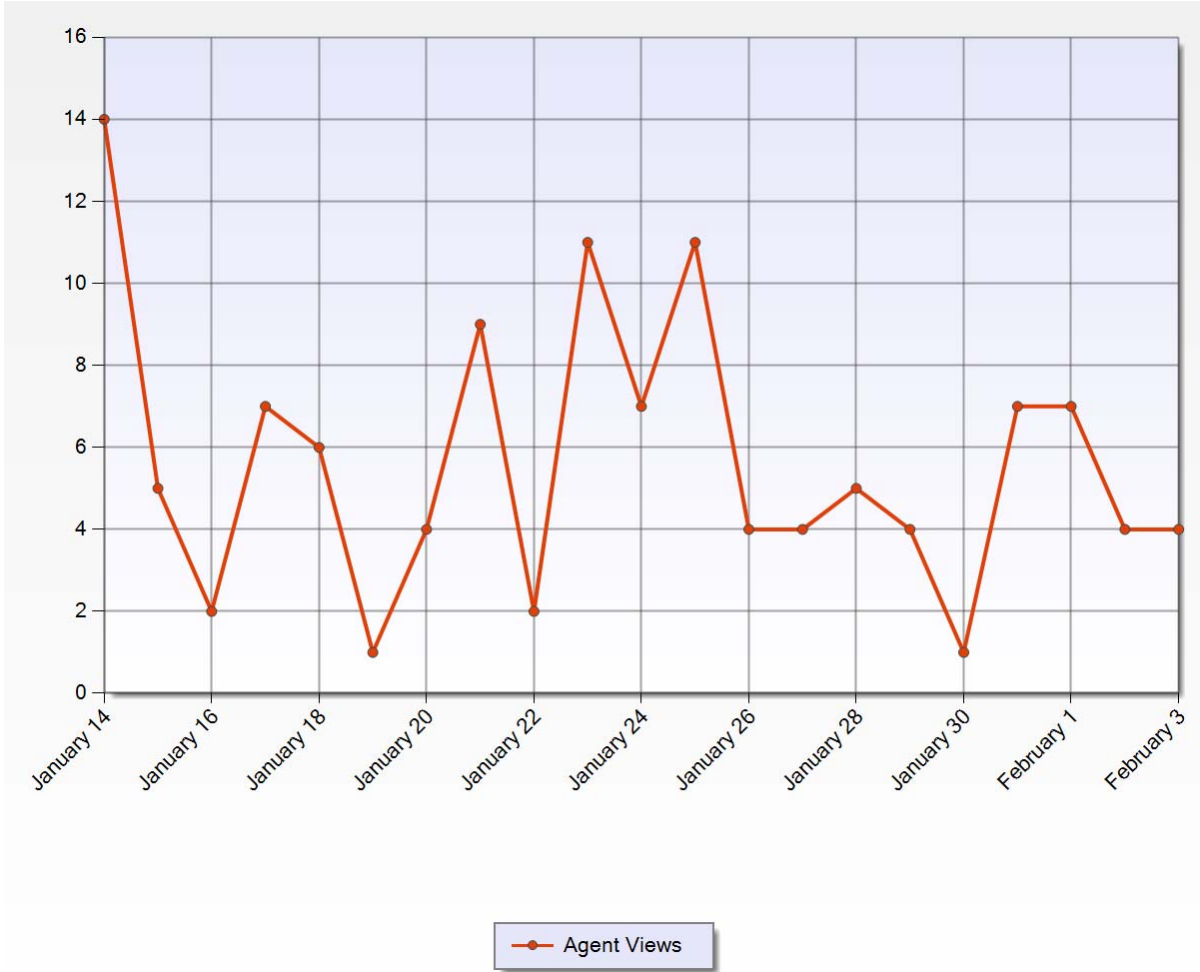
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

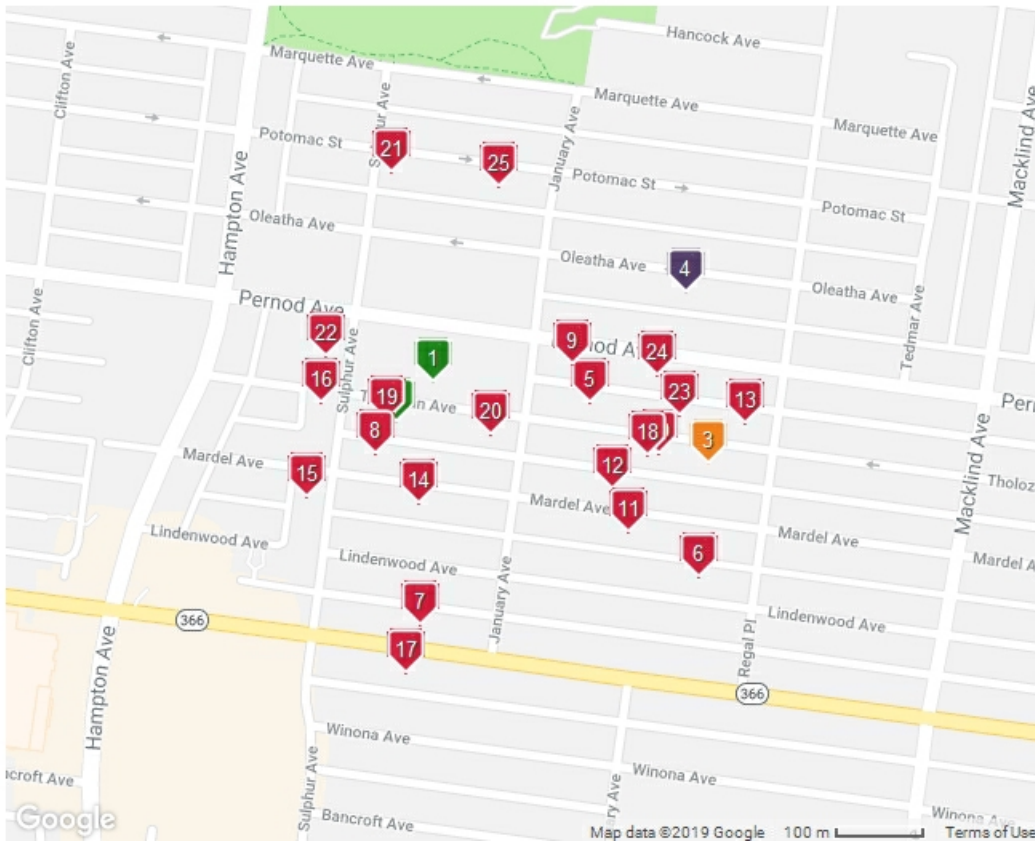
 **Historical Views for 627 Thorntree**



## 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="#">19004671</a> | A  | 01/31/2019  | RESI   | 5729 Tholozan Ave | St. Louis City | St Louis | 3    | 115  | \$179,900 | 4   | 2 (2 0)  | 1,044 | 0.0970 79 | KWRC01 |
| 0.0 mi   | <a href="#">18092199</a> | A  | 11/29/2018  | RESI   | 5742 Tholozan Ave | St. Louis City | St Louis | 3    | 67   | \$239,900 | 3   | 2 (2 0)  | 1,500 | 0.0910 79 | UNIT01 |
| 0.2 mi   | <a href="#">18064687</a> | AC | 01/14/2019  | RESI   | 5620 Tholozan Ave | St. Louis City | St Louis | 3    | 170  | \$130,000 | 3   | 1 (1 0)  | 1,560 | 0.1140 78 | CICP02 |
| 0.2 mi   | <a href="#">18087233</a> | P  | 01/16/2019  | RESI   | 5638 Oleatha Ave  | St. Louis City | St Louis | 3    | 65   | \$234,900 | 4   | 2 (2 0)  | 1,584 | 0.0970 69 | KWRC01 |
| 0.1 mi   | <a href="#">18010897</a> | S  | 04/27/2018  | RESI   | 5667 Tholozan Ave | St. Louis City | St Louis | 3    | 15   | \$132,900 | 2   | 1 (1 0)  | 1,200 | 0.1060 62 | HNEK01 |
| 0.2 mi   | <a href="#">17096843</a> | S  | 03/19/2018  | RESI   | 5521 Lindenwood   | St. Louis City | St Louis | 3    | 26   | \$142,000 | 2   | 1 (1 0)  | 1,008 | 0.1064 68 | CBPR02 |
| 0.2 mi   | <a href="#">18081218</a> | S  | 11/19/2018  | RESI   | 5727 Chippewa St  | St. Louis City | St Louis | 3    | 4    | \$145,000 | 2   | 2 (2 0)  | 1,260 | 0.1030 81 | KWRC01 |
| 0.1 mi   | <a href="#">18001867</a> | S  | 03/30/2018  | RESI   | 5747 Mardel Ave   | St. Louis City | St Louis | 3    | 48   | \$155,000 | 3   | 2 (1 1)  | 1,044 | 0.0870 79 | EQTY01 |
| 0.1 mi   | <a href="#">17077182</a> | S  | 03/08/2018  | RESI   | 5678 Pernod Ave   | St. Louis City | St Louis | 3    | 127  | \$156,750 | 2   | 2 (2 0)  |       | 0.1000 65 | CBG 14 |
| 0.2 mi   | <a href="#">18080472</a> | S  | 12/27/2018  | RESI   | 5640 Tholozan Ave | St. Louis City | St Louis | 3    | 31   | \$157,000 | 2   | 1 (1 0)  | 1,148 | 0.1120 76 | BHSP07 |
| 0.2 mi   | <a href="#">18010844</a> | S  | 04/13/2018  | RESI   | 5546 Mardel Ave   | St. Louis City | St Louis | 3    | 6    | \$158,000 | 2   | 1 (1 0)  | 1,025 | 0.0950 68 | CBPR01 |
| 0.2 mi   | <a href="#">18081577</a> | S  | 01/17/2019  | RESI   | 5553 Mardel Ave   | St. Louis City | St Louis | 3    | 53   | \$159,900 | 4   | 1 (1 0)  | 1,395 | 0.0990 66 | HERN01 |
| 0.2 mi   | <a href="#">17087577</a> | S  | 03/29/2018  | RESI   | 5607 Tholozan Ave | St. Louis City | St Louis | 3    | 75   | \$159,900 | 2   | 1 (1 0)  |       | 0.0990    | PMIR02 |
| 0.1 mi   | <a href="#">18038565</a> | S  | 07/17/2018  | RESI   | 5728 Mardel Ave   | St. Louis City | St Louis | 3    | 5    | \$160,000 | 2   | 2 (1 1)  | 1,044 | 0.0810 79 | CBPR01 |
| 0.1 mi   | <a href="#">18036197</a> | S  | 07/11/2018  | RESI   | 3809 Sulphur Ave  | St. Louis City | St Louis | 3    | 9    | \$160,000 | 2   | 1 (1 0)  | 1,032 | 0.1030 79 | BHAL02 |
| 0.1 mi   | <a href="#">18073150</a> | S  | 10/16/2018  | RESI   | 3701 Sulphur Ave  | St. Louis City | St Louis | 3    | 2    | \$162,500 | 2   | 2 (2 0)  | 1,032 | 0.1010 79 | EXSL01 |
| 0.2 mi   | <a href="#">18004789</a> | S  | 04/05/2018  | RESI   | 5730 Chippewa St  | St. Louis City | St Louis | 3    | 19   | \$171,900 | 2   | 1 (1 0)  | 1,104 | 0.0790 82 | RDKY03 |
| 0.2 mi   | <a href="#">18046209</a> | S  | 07/16/2018  | RESI   | 5644 Tholozan Ave | St. Louis City | St Louis | 3    | 5    | \$172,000 | 2   | 1 (1 0)  | 1,075 | 0.1270 76 | KWRC01 |
| 0.0 mi   | <a href="#">18017263</a> | S  | 05/24/2018  | RESI   | 5746 Tholozan Ave | St. Louis City | St Louis | 3    | 5    | \$172,000 | 2   | 1 (1 0)  | 1,310 | 0.0980 79 | GRCA01 |
| 0.1 mi   | <a href="#">18026550</a> | S  | 07/16/2018  | RESI   | 5704 Tholozan Ave | St. Louis City | St Louis | 3    | 6    | \$182,000 | 2   | 1 (1 0)  | 1,044 | 0.1050 78 | KWSW01 |
| 0.2 mi   | <a href="#">18016242</a> | S  | 06/18/2018  | RESI   | 3504 Sulphur Ave  | St. Louis City | St Louis | 3    | 25   | \$183,500 | 2   | 1 (1 0)  | 1,284 | 0.1850 70 | RLVN01 |
| 0.1 mi   | <a href="#">18060131</a> | S  | 08/30/2018  | RESI   | 3615 Sulphur Ave  | St. Louis City | St Louis | 3    | 4    | \$185,000 | 3   | 1 (1 0)  | 1,644 | 0.0950 79 | GRCA01 |
| 0.2 mi   | <a href="#">18051200</a> | S  | 06/14/2018  | RESI   | 5633 Tholozan Ave | St. Louis City | St Louis | 3    | 0    | \$185,000 | 2   | 1 (1 0)  | 1,100 | 0.0940 77 | MCVY01 |
| 0.2 mi   | <a href="#">18038923</a> | S  | 06/29/2018  | RESI   | 5644 Pernod Ave   | St. Louis City | St Louis | 3    | 3    | \$185,000 | 4   | 2 (2 0)  | 1,113 | 0.1170 78 | CICP01 |
| 0.1 mi   | <a href="#">18046074</a> | S  | 06/29/2018  | RESI   | 5716 Potomac      | St. Louis City | St Louis | 3    | 4    | \$193,500 | 3   | 2 (1 1)  | 1,008 | 0.0960 71 | CICP03 |

## Residential Single Line (Map Print)



|    |          |                           |                       |                   |          |       |   |        |           |     |
|----|----------|---------------------------|-----------------------|-------------------|----------|-------|---|--------|-----------|-----|
| 1  | 19004671 | Active                    | Residential-1.5 Story | 5729 Tholozan Ave | St Louis | 1,044 | 4 | 2(2 0) | \$179,900 | 115 |
| 2  | 18092199 | Active                    | Residential-2 Story   | 5742 Tholozan Ave | St Louis | 1,500 | 3 | 2(2 0) | \$239,900 | 67  |
| 3  | 18064687 | Active Under Construction | Residential-1 Story   | 5620 Tholozan Ave | St Louis | 1,560 | 3 | 1(1 0) | \$130,000 | 170 |
| 4  | 18087233 | Pending                   | Residential-1.5 Story | 5638 Oleatha Ave  | St Louis | 1,584 | 4 | 2(2 0) | \$234,900 | 65  |
| 5  | 18010897 | Closed                    | Residential-1 Story   | 5667 Tholozan Ave | St Louis | 1,200 | 2 | 1(1 0) | \$132,900 | 15  |
| 6  | 17096843 | Closed                    | Residential-1 Story   | 5521 Lindenwood   | St Louis | 1,008 | 2 | 1(1 0) | \$142,000 | 26  |
| 7  | 18081218 | Closed                    | Residential-1.5 Story | 5727 Chippewa St  | St Louis | 1,260 | 2 | 2(2 0) | \$145,000 | 4   |
| 8  | 18001867 | Closed                    | Residential-1.5 Story | 5747 Mardel Ave   | St Louis | 1,044 | 3 | 2(1 1) | \$155,000 | 48  |
| 9  | 17077182 | Closed                    | Residential-1.5 Story | 5678 Pernod Ave   | St Louis | 2     | 2 | 2(2 0) | \$156,750 | 127 |
| 10 | 18080472 | Closed                    | Residential-1 Story   | 5640 Tholozan Ave | St Louis | 1,148 | 2 | 1(1 0) | \$157,000 | 31  |
| 11 | 18010844 | Closed                    | Residential-1 Story   | 5546 Mardel Ave   | St Louis | 1,025 | 2 | 1(1 0) | \$158,000 | 6   |
| 12 | 18081577 | Closed                    | Residential-1.5 Story | 5553 Mardel Ave   | St Louis | 1,395 | 4 | 1(1 0) | \$159,900 | 53  |
| 13 | 17087577 | Closed                    | Residential-1 Story   | 5607 Tholozan Ave | St Louis | 2     | 1 | 1(1 0) | \$159,900 | 75  |
| 14 | 18038565 | Closed                    | Residential-1 Story   | 5728 Mardel Ave   | St Louis | 1,044 | 2 | 2(1 1) | \$160,000 | 5   |
| 15 | 18036197 | Closed                    | Residential-1 Story   | 3809 Sulphur Ave  | St Louis | 1,032 | 2 | 1(1 0) | \$160,000 | 9   |
| 16 | 18073150 | Closed                    | Residential-1 Story   | 3701 Sulphur Ave  | St Louis | 1,032 | 2 | 2(2 0) | \$162,500 | 2   |
| 17 | 18004789 | Closed                    | Residential-1 Story   | 5730 Chippewa St  | St Louis | 1,104 | 2 | 1(1 0) | \$171,900 | 19  |
| 18 | 18046209 | Closed                    | Residential-1 Story   | 5644 Tholozan Ave | St Louis | 1,075 | 2 | 1(1 0) | \$172,000 | 5   |
| 19 | 18017263 | Closed                    | Residential-1.5 Story | 5746 Tholozan Ave | St Louis | 1,310 | 2 | 1(1 0) | \$172,000 | 5   |
| 20 | 18026550 | Closed                    | Residential-1 Story   | 5704 Tholozan Ave | St Louis | 1,044 | 2 | 1(1 0) | \$182,000 | 6   |
| 21 | 18016242 | Closed                    | Residential-1 Story   | 3504 Sulphur Ave  | St Louis | 1,284 | 2 | 1(1 0) | \$183,500 | 25  |
| 22 | 18060131 | Closed                    | Residential-1.5 Story | 3615 Sulphur Ave  | St Louis | 1,644 | 3 | 1(1 0) | \$185,000 | 4   |
| 23 | 18051200 | Closed                    | Residential-1.5 Story | 5633 Tholozan Ave | St Louis | 1,100 | 2 | 1(1 0) | \$185,000 | 0   |
| 24 | 18038923 | Closed                    | Residential-1.5 Story | 5644 Pernod Ave   | St Louis | 1,113 | 4 | 2(2 0) | \$185,000 | 3   |
| 25 | 18046074 | Closed                    | Residential-1 Story   | 5716 Potomac      | St Louis | 1,008 | 3 | 2(1 1) | \$193,500 | 4   |

**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 19004671  
State Or Province is 'Missouri'  
Price is 100000 to 279000  
Selected 25 of 43 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 19004671 State Or Province is 'Missouri' Price is 100000 to 279000

## Residential

## Active Properties

| Listing # | Address           | Area       | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------|------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 19004671  | 5729 Tholozan Ave | South City | North Hampton     | 4  | 2 (2 0) | 1,044 | 1,044  | 0.097  | 79  | 01/31/19 | \$172.32 | 115  | \$179,900  | \$179,900  |
| 18092199  | 5742 Tholozan Ave | South City | Chippewa Hill Add | 3  | 2 (2 0) | 1,500 | 2,000  | 0.091  | 79  | 11/29/18 | \$159.93 | 67   | \$239,900  | \$239,900  |

## Active Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |     |           |                  |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|-----|-----------|------------------|
| Listing Count : | 2 | Averages: | 1,272 | 1,522 | 0.094 |  |  |  |      |  | \$166.13  | 91  | \$209,900 | \$209,900        |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$239,900 | Low | \$179,900 | Median \$209,900 |

## Active Under Contract Properties

| Listing # | Address           | Area       | Community          | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|-------------------|------------|--------------------|----|---------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 18064687  | 5620 Tholozan Ave | South City | Northampton Park / | 3  | 1 (1 0) | 1,560 |        | 0.114  | 78  | 01/14/19 | \$83.33 | 170  | \$149,900  | \$130,000  |

## Active Under Contract Totals

|                 |   |           |       |  |       |  |  |  |      |  |           |     |           |                  |
|-----------------|---|-----------|-------|--|-------|--|--|--|------|--|-----------|-----|-----------|------------------|
| Listing Count : | 1 | Averages: | 1,560 |  | 0.114 |  |  |  |      |  | \$83.33   | 170 | \$149,900 | \$130,000        |
|                 |   | Price :   |       |  |       |  |  |  | High |  | \$130,000 | Low | \$130,000 | Median \$130,000 |

## 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  |
|-----------|-------------------|------------|--------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18010897  | 5667 Tholozan Ave | South City | Joan Arc Add       | 2  | 1 (1 0) | 1,200 |        | 0.106  | 62  | 04/27/18 | \$110.75 | 15   | \$134,900  | \$134,900  | \$132,900  | 98.52  |
| 17096843  | 5521 Lindenwood   | South City | Overcrest Add      | 2  | 1 (1 0) | 1,008 |        | 0.106  | 68  | 03/19/18 | \$140.87 | 26   | \$150,000  | \$150,000  | \$142,000  | 94.67  |
| 18081218  | 5727 Chippewa St  | South City | Chippewa Add       | 2  | 2 (2 0) | 1,260 | 1,260  | 0.103  | 81  | 11/19/18 | \$115.08 | 4    | \$145,000  | \$145,000  | \$145,000  | 100.00 |
| 18001867  | 5747 Mardel Ave   | South City | Chippewa Hill Add  | 3  | 2 (1 1) | 1,044 |        | 0.087  | 79  | 03/30/18 | \$148.47 | 48   | \$174,900  | \$169,900  | \$155,000  | 88.62  |
| 17077182  | 5678 Pernod Ave   | South City | Pitzman Add        | 2  | 2 (2 0) |       |        | 0.100  | 65  | 03/08/18 | \$0.00   | 127  | \$169,900  | \$159,900  | \$156,750  | 92.26  |
| 18080472  | 5640 Tholozan Ave | South City | Northampton Add    | 2  | 1 (1 0) | 1,148 |        | 0.112  | 76  | 12/27/18 | \$136.76 | 31   | \$174,500  | \$159,900  | \$157,000  | 89.97  |
| 18010844  | 5546 Mardel Ave   | South City | Northampton        | 2  | 1 (1 0) | 1,025 | 1,025  | 0.095  | 68  | 04/13/18 | \$154.15 | 6    | \$159,900  | \$159,900  | \$158,000  | 98.81  |
| 18081577  | 5553 Mardel Ave   | South City | Northampton Add    | 4  | 1 (1 0) | 1,395 | 1,395  | 0.099  | 66  | 01/17/19 | \$114.62 | 53   | \$169,900  | \$159,900  | \$159,900  | 94.11  |
| 17087577  | 5607 Tholozan Ave | South City | Northampton Park / | 2  | 1 (1 0) |       | 1,100  | 0.099  |     | 03/29/18 | \$0.00   | 75   | \$169,900  | \$159,900  | \$159,900  | 94.11  |
| 18038565  | 5728 Mardel Ave   | South City | Chippewa Hill Add  | 2  | 2 (1 1) | 1,044 |        | 0.081  | 79  | 07/17/18 | \$153.26 | 5    | \$160,000  | \$160,000  | \$160,000  | 100.00 |
| 18036197  | 3809 Sulphur Ave  | South City | Chippewa Hill      | 2  | 1 (1 0) | 1,032 | 1,032  | 0.103  | 79  | 07/11/18 | \$155.04 | 9    | \$164,900  | \$164,900  | \$160,000  | 97.03  |
| 18073150  | 3701 Sulphur Ave  | South City | Chippewa Hill Add  | 2  | 2 (2 0) | 1,032 |        | 0.101  | 79  | 10/16/18 | \$157.46 | 2    | \$155,000  | \$155,000  | \$162,500  | 104.84 |
| 18004789  | 5730 Chippewa St  | South City | Chippewa Hill Add  | 2  | 1 (1 0) | 1,104 | 1,304  | 0.079  | 82  | 04/05/18 | \$155.71 | 19   | \$169,900  | \$169,900  | \$171,900  | 101.18 |
| 18046209  | 5644 Tholozan Ave | South City | Northampton Park / | 2  | 1 (1 0) | 1,075 |        | 0.127  | 76  | 07/16/18 | \$160.00 | 5    | \$175,000  | \$175,000  | \$172,000  | 98.29  |
| 18017263  | 5746 Tholozan Ave | South City | Chippewa Hill Add  | 2  | 1 (1 0) | 1,310 |        | 0.098  | 79  | 05/24/18 | \$131.30 | 5    | \$165,000  | \$165,000  | \$172,000  | 104.24 |
| 18026550  | 5704 Tholozan Ave | South City | North Hampton      | 2  | 1 (1 0) | 1,044 |        | 0.105  | 78  | 07/16/18 | \$174.33 | 6    | \$184,900  | \$184,900  | \$182,000  | 98.43  |
| 18016242  | 3504 Sulphur Ave  | South City | Westhampton        | 2  | 1 (1 0) | 1,284 | 1,284  | 0.185  | 70  | 06/18/18 | \$142.91 | 25   | \$189,900  | \$189,900  | \$183,500  | 96.63  |
| 18060131  | 3615 Sulphur Ave  | South City | Chippewa Hill Add  | 3  | 1 (1 0) | 1,644 |        | 0.095  | 79  | 08/30/18 | \$112.53 | 4    | \$175,000  | \$175,000  | \$185,000  | 105.71 |

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

Residential

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  |
|-----------|-------------------|------------|------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18051200  | 5633 Tholozan Ave | South City | Northampton Park | 2  | 1 (1 0) | 1,100 |        | 0.094  | 77  | 06/14/18 | \$168.18 | 0    | \$185,000  | \$185,000  | \$185,000  | 100.00 |
| 18038923  | 5644 Pernod Ave   | South City | Northampton Park | 4  | 2 (2 0) | 1,113 |        | 0.117  | 78  | 06/29/18 | \$166.22 | 3    | \$175,000  | \$175,000  | \$185,000  | 105.71 |
| 18046074  | 5716 Potomac      | South City | Westhampton Add  | 3  | 2 (1 1) | 1,008 | 1,700  | 0.096  | 71  | 06/29/18 | \$191.96 | 4    | \$189,900  | \$189,900  | \$193,500  | 101.90 |

Closed Totals

|                 |    |           |       |       |       |  |  |  |      |  |           |     |           |           |           |           |
|-----------------|----|-----------|-------|-------|-------|--|--|--|------|--|-----------|-----|-----------|-----------|-----------|-----------|
| Listing Count : | 21 | Averages: | 1,151 | 1,263 | 0.104 |  |  |  |      |  | \$146.82  | 22  | \$168,495 | \$166,133 | \$165,660 | 98.34     |
|                 |    | Price :   |       |       |       |  |  |  | High |  | \$193,500 | Low | \$132,900 | Median    |           | \$160,000 |

Pending Properties

| Listing # | Address          | Area       | Community   | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|------------------|------------|-------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18087233  | 5638 Oleatha Ave | South City | Westhampton | 4  | 2 (2 0) | 1,584 | 2,496  | 0.097  | 69  | 01/17/19 | \$148.30 | 65   | \$239,900  | \$234,900  |

Pending Totals

|                 |   |           |       |       |       |  |  |  |      |           |     |           |        |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|-----------|-----|-----------|--------|-----------|-----------|
| Listing Count : | 1 | Averages: | 1,584 | 2,496 | 0.097 |  |  |  |      |           |     | \$148.30  | 65     | \$239,900 | \$234,900 |
|                 |   | Price :   |       |       |       |  |  |  | High | \$234,900 | Low | \$234,900 | Median | \$234,900 |           |

Grand Totals

|         |    |           |                   |          |               |               |               |
|---------|----|-----------|-------------------|----------|---------------|---------------|---------------|
| Count : | 25 | Averages: | \$/SqFt: \$145.80 | CDOM: 36 | OP: \$173,920 | LP: \$170,940 | SP: \$165,660 |
|---------|----|-----------|-------------------|----------|---------------|---------------|---------------|

# Area Market Survey

Listings as of 02/04/2019 at 3:17 AM

Page 1 of 2

## South City

### Active

| <u>Price Range</u>               |           | <u>Quantity</u> | <u>Average DOM</u> |
|----------------------------------|-----------|-----------------|--------------------|
| \$160,000 thru \$179,999         |           | 1               | 4                  |
| \$200,000 thru \$249,999         |           | 1               | 67                 |
|                                  |           | 2               | 36                 |
| <b>Summary Price Information</b> |           |                 |                    |
| Minimum                          | \$179,900 | Maximum         | \$239,900          |
| Average                          | \$209,900 | Median          | \$209,900          |

### Active Under Contract

| <u>Price Range</u>               |           | <u>Quantity</u> | <u>Average DOM</u> |
|----------------------------------|-----------|-----------------|--------------------|
| \$120,000 thru \$139,999         |           | 1               | 170                |
|                                  |           | 1               | 170                |
| <b>Summary Price Information</b> |           |                 |                    |
| Minimum                          | \$130,000 | Maximum         | \$130,000          |
| Average                          | \$130,000 | Median          | \$130,000          |

### Pending

| <u>Price Range</u>               |           | <u>Quantity</u> | <u>Average DOM</u> |
|----------------------------------|-----------|-----------------|--------------------|
| \$200,000 thru \$249,999         |           | 1               | 65                 |
|                                  |           | 1               | 65                 |
| <b>Summary Price Information</b> |           |                 |                    |
| Minimum                          | \$234,900 | Maximum         | \$234,900          |
| Average                          | \$234,900 | Median          | \$234,900          |

### Closed

| <u>Price Range</u>               |           | <u>Quantity</u> | <u>Average DOM</u> |
|----------------------------------|-----------|-----------------|--------------------|
| \$120,000 thru \$139,999         |           | 1               | 15                 |
| \$140,000 thru \$159,999         |           | 10              | 38                 |
| \$160,000 thru \$179,999         |           | 4               | 8                  |
| \$180,000 thru \$199,999         |           | 6               | 7                  |
|                                  |           | 21              | 22                 |
| <b>Summary Price Information</b> |           |                 |                    |
| Minimum                          | \$132,900 | Maximum         | \$193,500          |
| Average                          | \$165,660 | Median          | \$160,000          |

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

Featured properties may not be listed by the office/agent presenting the brochure.

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# Area Market Survey

Listings as of 02/04/2019 at 3:17 AM

Page 2 of 2

## Summary

### Active

| <u>Price Range</u>        |           | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------|-----------|-----------------|--------------------|
| \$160,000 thru \$179,999  |           | 1               | 4                  |
| \$200,000 thru \$249,999  |           | 1               | 67                 |
|                           |           | 2               | 36                 |
| Summary Price Information |           |                 |                    |
| Minimum                   | \$179,900 | Maximum         | \$239,900          |
| Average                   | \$209,900 | Median          | \$209,900          |

### Active Under Contract

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u> |           |
|----------------------------------|-----------------|--------------------|-----------|
| <b>\$120,000 thru \$139,999</b>  | <b>1</b>        | <b>170</b>         |           |
|                                  | <b>1</b>        | <b>170</b>         |           |
| <b>Summary Price Information</b> |                 |                    |           |
| <b>Minimum</b>                   | \$130,000       | <b>Maximum</b>     | \$130,000 |
| <b>Average</b>                   | \$130,000       | <b>Median</b>      | \$130,000 |

### Pending

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u> |           |
|----------------------------------|-----------------|--------------------|-----------|
| <b>\$200,000 thru \$249,999</b>  | <b>1</b>        | <b>65</b>          |           |
|                                  | <b>1</b>        | <b>65</b>          |           |
| <b>Summary Price Information</b> |                 |                    |           |
| <b>Minimum</b>                   | \$234,900       | <b>Maximum</b>     | \$234,900 |
| <b>Average</b>                   | \$234,900       | <b>Median</b>      | \$234,900 |

### Closed

| <u>Price Range</u>        | <u>Quantity</u> | <u>Average DOM</u> |           |
|---------------------------|-----------------|--------------------|-----------|
| \$120,000 thru \$139,999  | 1               | 15                 |           |
| \$140,000 thru \$159,999  | 10              | 38                 |           |
| \$160,000 thru \$179,999  | 4               | 8                  |           |
| \$180,000 thru \$199,999  | 6               | 7                  |           |
|                           | 21              | 22                 |           |
| Summary Price Information |                 |                    |           |
| Minimum                   | \$132,900       | Maximum            | \$193,500 |
| Average                   | \$165,660       | Median             | \$160,000 |

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

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● FOR SALE

**5729 Tholozan Ave,  
Saint Louis, MO 63109**

List price: \$179,900

4 Beds · 2 Baths · 1,044 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

**Your listing performance is average**

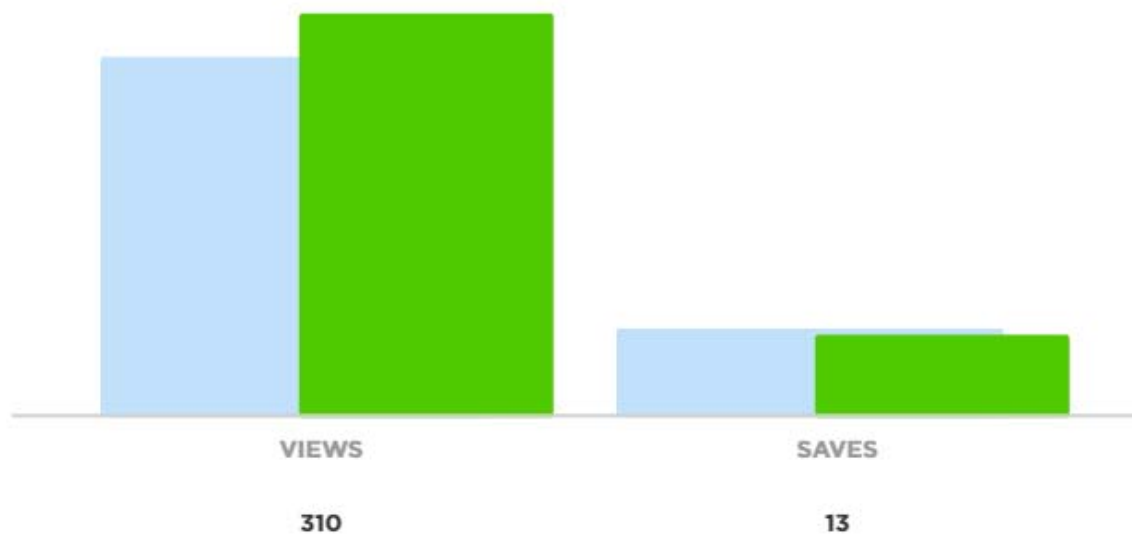
Last two days of activity



Similar listings

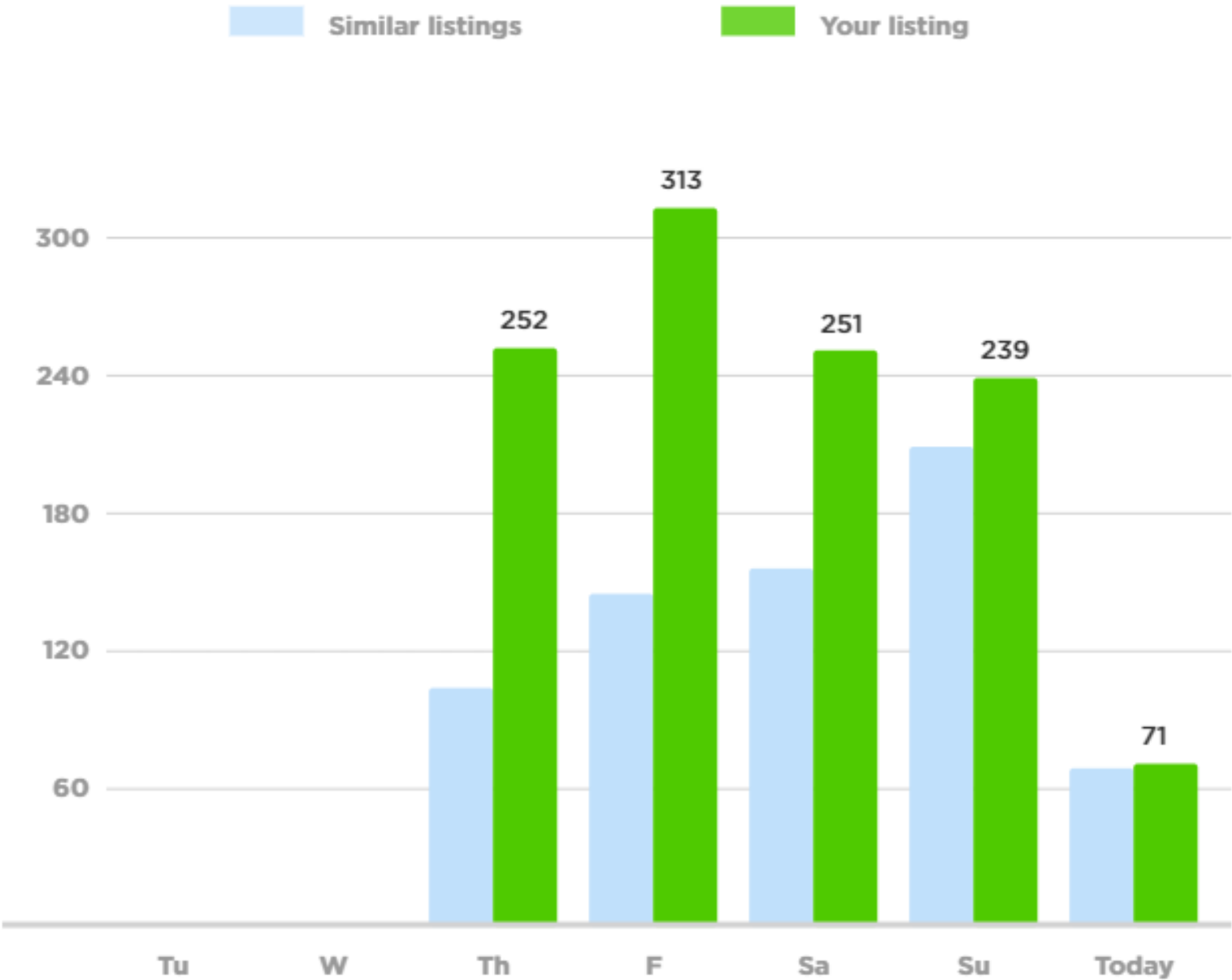


Your listing



This Week

Last 30 Days





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

## Listing Activity Report

5729 Tholozan Avenue, St Louis, MO 63109

Snapshot for Jan 31, 2019 - Feb 04, 2019

Listing Photo

Listing ID: 19004671

Address: 5729 Tholozan Avenue, St Louis, MO 63109

Price: \$179,900

Status: ACTIVE

Total number of appointments: 12

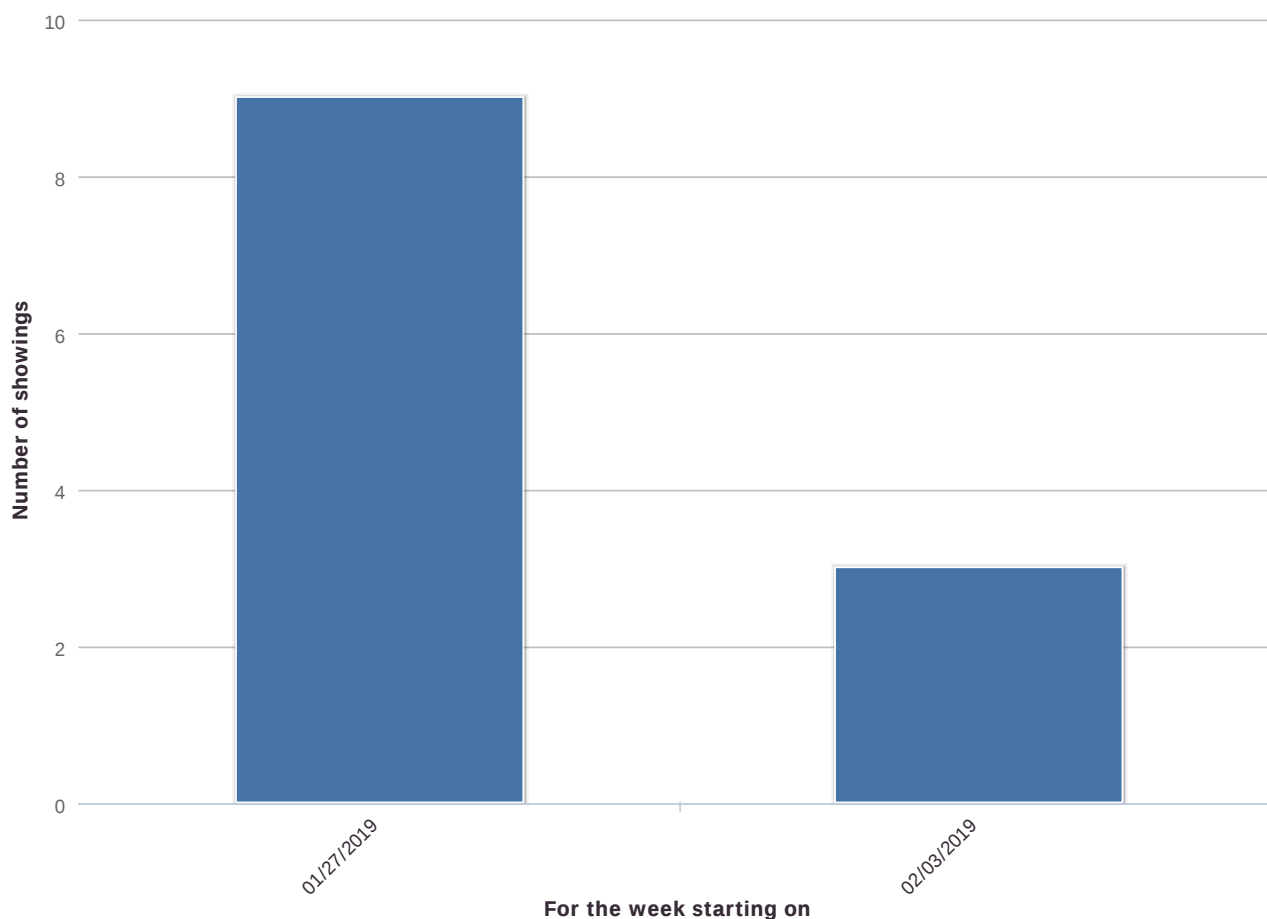
Appointments in the last 30 days: 12

Appointments in the last 7 days: 12

Total number of agent previews: 1

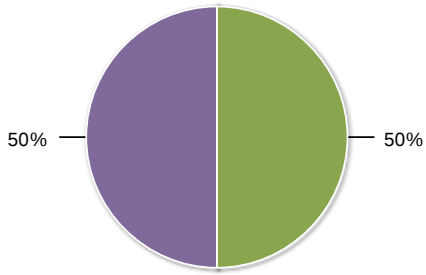
Total number of agent inquiries: 0

### Appointments Per Week



## Feedback at a Glance

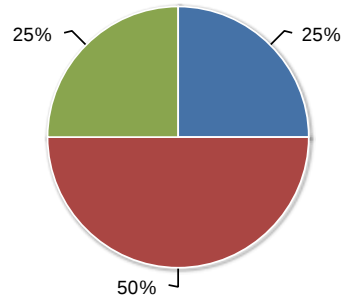
### Is your client interested in this listing?



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

\* 4 responses

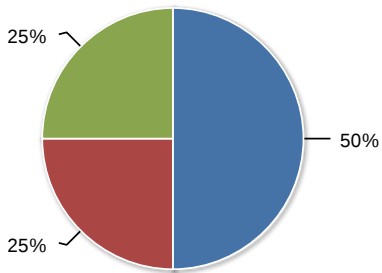
### Please rate your overall experience at this showing.



Excellent (1)  
 Good (2)  
 Fair (1)  
 Poor (0)

\* 4 responses

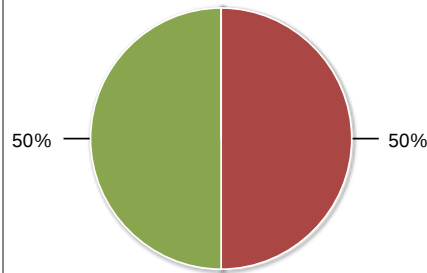
### Your (and your client's) opinion of the price:



Just right (2)  
 Too high (1)  
 Too low (1)

\* 4 responses

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



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

\* 4 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Received            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Showing<br>02/02/2019 3:30 PM - 4:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 02/02/2019 04:42 PM |
| <div> <div>Is your client interested in this listing?</div> <div>Please rate your overall experience at this showing.</div> <div>Your (and your client's) opinion of the price:</div> <div>Please rate this listing (5=Best; 1=Worst):</div> <div>COMMENTS/RECOMMENDATIONS:</div> </div> <div> <div>Not interested</div> <div>Excellent</div> <div>Just right</div> <div>4</div> <div>My client didn't like the layout of the house. He was excited to see 4br in a south city home but the one next to the kitchen didn't have a door and one of the other ones didn't have a closet. Thanks.</div> </div> |                     |
| Showing<br>02/02/2019 2:30 PM - 3:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 02/03/2019 08:30 AM |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>Just right</p> <p>3</p>                                                                                                                                       |
| Showing<br>02/02/2019 11:30 AM - 12:00 PM                                                                                                                                                                                                               |  | 02/02/2019 03:37 PM                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Fair</p> <p>Too high</p> <p>3</p> <p>The layout of the master bedroom is not ideal for them. Cute house with GREAT upstairs area for kiddos. Concerns about water in basement.</p> |
| Showing<br>02/01/2019 3:00 PM - 3:45 PM                                                                                                                                                                                                                 |  | 02/02/2019 03:49 PM                                                                                                                                                                                |
| COMMENTS/RECOMMENDATIONS:                                                                                                                                                                                                                               |  | Wrote offer                                                                                                                                                                                        |
| Showing<br>02/01/2019 10:30 AM - 11:00 AM                                                                                                                                                                                                               |  | 02/02/2019 10:17 AM                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>Too low</p> <p>4</p> <p>Very nice house. I think with a deep clean and a staging company, it could sell for closer to \$210+</p>                                       |
| Agent Preview<br>02/01/2019 10:00 AM - 11:00 AM                                                                                                                                                                                                         |  | 02/02/2019 01:40 PM                                                                                                                                                                                |
| COMMENTS/RECOMMENDATIONS:                                                                                                                                                                                                                               |  | Agent preview for out of town buyer. Will show to client on Monday evening if still available                                                                                                      |

| Listing Activity Details                                                                            |                                |          |
|-----------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Activity Type                                                                                       | Activity Date                  | Comments |
|  Future Showing   | 02/04/2019 4:15 PM - 5:15 PM   |          |
|  Future Showing   | 02/04/2019 11:45 AM - 12:45 PM |          |
|  Past Showing     | 02/03/2019 11:30 AM - 12:15 PM |          |
|  Past Showing     | 02/02/2019 3:30 PM - 4:00 PM   |          |
|  Canceled Showing | 02/02/2019 2:30 PM - 3:30 PM   |          |
|  Past Showing     | 02/02/2019 2:30 PM - 3:00 PM   |          |
|  Past Showing     | 02/02/2019 11:30 AM - 12:00 PM |          |
|  Past Showing     | 02/02/2019 11:15 AM - 12:00 PM |          |
|  Past Showing     | 02/02/2019 11:00 AM - 12:00 PM |          |
|  Past Showing     | 02/01/2019 3:00 PM - 3:45 PM   |          |
|  Past Showing     | 02/01/2019 10:30 AM - 11:00 AM |          |

| Activity Type                                                                                       | Activity Date                  | Comments |
|-----------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Agent Preview | 02/01/2019 10:00 AM - 11:00 AM |          |
|  Past Showing       | 01/31/2019 5:00 PM - 5:15 PM   |          |
|  Price Change       | 01/31/2019 6:05 AM             |          |
|  New Listing        | 01/31/2019                     |          |