

The Nett Group Real Estate Advisors

# SELLER REPORT



245 Bluff View Cir | St Louis

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |    |
|----------------|----|
| Days on Market | 17 |
|----------------|----|

|                      |   |
|----------------------|---|
| Client Possibilities | 2 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 0 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 38 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 2 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 1 |
|----------|---|

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Good Activity is an average of *3-4 showings weekly*.

Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

## Residential Single Line

| Distance | MLS #                    | St | Status Date | P Type | Address                   | Muni/Twp       | City           | Area | CDOM | Price Bd    | Bth     | SqFt Abv | Lsz    | Age | Off ID |
|----------|--------------------------|----|-------------|--------|---------------------------|----------------|----------------|------|------|-------------|---------|----------|--------|-----|--------|
| 0.1 mi   | <a href="#">18081232</a> | A  | 10/10/2018  | RESI   | 216 Bluff View Cir        | Unincorporated | St Louis       | 332  | 144  | \$469,900 4 | 5 (3 2) | 2,962    | 0.2700 | 16  | RDKY02 |
| 0.0 mi   | <a href="#">19008399</a> | A  | 02/15/2019  | RESI   | 245 Bluff View Cir        | Unincorporated | St Louis       | 332  | 16   | \$489,000 4 | 5 (4 1) | 3,517    | 0.3500 | 19  | KWRC01 |
| 0.2 mi   | <a href="#">19009768</a> | A  | 02/27/2019  | RESI   | 200 Bluff View Cir        | Unincorporated | St Louis       | 332  | 4    | \$519,900 4 | 6 (5 1) | 3,681    | 0.3400 | 18  | BHAL02 |
| 0.2 mi   | <a href="#">18015844</a> | S  | 06/28/2018  | RESI   | 236 Greycliff Bluff       | Unincorporated | St Louis       | 332  | 69   | \$403,000 4 | 3 (2 1) | 3,410    | 0.3100 | 15  | MKPH01 |
| 0.1 mi   | <a href="#">18087968</a> | S  | 02/11/2019  | RESI   | 318 Bluff View Cir        | Unincorporated | St Louis       | 332  | 58   | \$434,500 4 | 5 (4 1) | 3,574    | 0.2600 | 15  | EXSL01 |
| 0.2 mi   | <a href="#">18017706</a> | S  | 04/30/2018  | RESI   | 6507 Greycliff Heights Dr | Unincorporated | Unincorporated | 332  | 12   | \$478,000 4 | 4 (3 1) | 3,144    | 0.2400 | 14  | EXER01 |
| 0.2 mi   | <a href="#">17070577</a> | S  | 03/28/2018  | RESI   | 6414 Fordyce Bluffs Dr    | Unincorporated | St Louis       | 332  | 169  | \$485,000 4 | 5 (4 1) | 4,006    | 0.2800 | 19  | CBG 14 |
| 0.0 mi   | <a href="#">18055646</a> | X  | 10/31/2018  | RESI   | 245 Bluff View Cir        | Unincorporated | St Louis       | 332  | 110  | \$499,000 4 | 5 (4 1) | 3,517    | 0.3500 | 18  | CBG 07 |
| 0.2 mi   | <a href="#">18047270</a> | C  | 07/11/2018  | RESI   | 6522 Greycliff Heights Dr | Unincorporated | St Louis       | 332  | 6    | \$419,900 4 | 3 (2 1) | 3,140    | 0.2700 | 14  | CBPR02 |

### Search Criteria

Transaction Type is one of 'Sale', 'Auction'

Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending'

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

Search Contractual Date is 3/4/2019 to 3/4/2018

Latitude, Longitude is within 0.25 mi of 19008399

State Or Province is 'Missouri'

Price is 389000 to 589000

Selected 9 of 9 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 3/4/2019 to 3/4/2018 Latitude, Longitude is within 0.25 mi of 19008399 State Or Province is 'Missouri' Price is 389000 to 589000

## Residential

## Active Properties

| Listing # | Address            | Area     | Community      | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|--------------------|----------|----------------|-----------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18081232  | 216 Bluff View Cir | Oakville | Fordyce Bluffs | 4 5 (3 2) | 2,962 | 3,890  | 0.270  | 16  | 10/10/18 | \$158.64 | 144  | \$475,000  | \$469,900  |
| 19008399  | 245 Bluff View Cir | Oakville | Fordyce Bluffs | 4 5 (4 1) | 3,517 | 4,177  | 0.350  | 19  | 02/15/19 | \$139.04 | 16   | \$489,000  | \$489,000  |
| 19009768  | 200 Bluff View Cir | Oakville | Fordyce Bluffs | 4 6 (5 1) | 3,681 | 4,381  | 0.340  | 18  | 02/27/19 | \$141.24 | 4    | \$519,900  | \$519,900  |

## Active Totals

|                 |   |           |       |       |       |  |  |      |  |           |     |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|------|--|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 3 | Averages: | 3,387 | 4,149 | 0.320 |  |  |      |  | \$146.31  | 55  | \$494,633 | \$492,933 |           |
|                 |   | Price :   |       |       |       |  |  | High |  | \$519,900 | Low | \$469,900 | Median    | \$489,000 |

## Cancelled Properties

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

## Cancelled Totals

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

## Closed Properties

| Listing # | Address                   | Area     | Community      | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price | Sold Price | SP%LP |
|-----------|---------------------------|----------|----------------|-----------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|-------|
| 18015844  | 236 Greycliff Bluff       | Oakville | Greycliff Two  | 4 3 (2 1) | 3,410 | 3,410  | 0.310  | 15  | 06/28/18 | \$118.18 | 69   | \$421,900  | \$409,900  | \$403,000  | 95.52 |
| 18087968  | 318 Bluff View Cir        | Oakville | Fordyce Bluffs | 4 5 (4 1) | 3,574 | 4,424  | 0.260  | 15  | 02/11/19 | \$121.57 | 58   | \$450,000  | \$450,000  | \$434,500  | 96.56 |
| 18017706  | 6507 Greycliff Heights Dr | Oakville | Greycliff      | 4 4 (3 1) | 3,144 |        | 0.240  | 14  | 04/30/18 | \$152.04 | 12   | \$500,000  | \$500,000  | \$478,000  | 95.60 |
| 17070577  | 6414 Fordyce Bluffs Dr    | Oakville | Fordyce Bluffs | 4 5 (4 1) | 4,006 |        | 0.280  | 19  | 03/28/18 | \$121.07 | 169  | \$520,000  | \$490,000  | \$485,000  | 93.27 |

## Closed Totals

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

## Expired Properties

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

## Expired Totals

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

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

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**Grand Totals**

|         |   |           |                   |          |               |               |               |
|---------|---|-----------|-------------------|----------|---------------|---------------|---------------|
| Count : | 9 | Averages: | \$/SqFt: \$136.38 | CDOM: 65 | OP: \$477,189 | LP: \$471,956 | SP: \$450,125 |
|---------|---|-----------|-------------------|----------|---------------|---------------|---------------|

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="#">19008399</a> | RESI | ACT  | 02/15/19  | 245 Bluff View Cir | St Louis | 332  | 16  | \$489,000 | 103            | 76           | 0                | 2                    | 115         | 10                | 9               | 7              | 240         |

## Cross Property Condensed

245 Bluff View Cir, St Louis 63129-5059



|                |                          |         |                |          |                 |          |                  |
|----------------|--------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">19008399</a> | Status: | <b>A</b>       | Stat Dt: | <b>02/15/19</b> | List Pr: | <b>\$489,000</b> |
| Area:          | <b>332</b>               | Bd:     | <b>4</b>       | Sq Ft:   | <b>3,517</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Unincorporated</b>    |         |                | Pr/SqFt: | <b>\$139.04</b> | CDOM:    | <b>16</b>        |
| GA/CR:         | <b>3/0</b>               | Bth:    | <b>5 (4 1)</b> |          | <b>\$400</b>    | Age:     | <b>19</b>        |
| Style/Desc:    | <b>1.5 Story/Other</b>   |         |                |          |                 | Acre:    | <b>.350</b>      |
| SubD:          | <b>Fordyce Bluffs</b>    |         |                |          |                 |          |                  |
| Schl District: | <b>Mehlville R-IX</b>    |         |                |          |                 |          |                  |

### Search Criteria

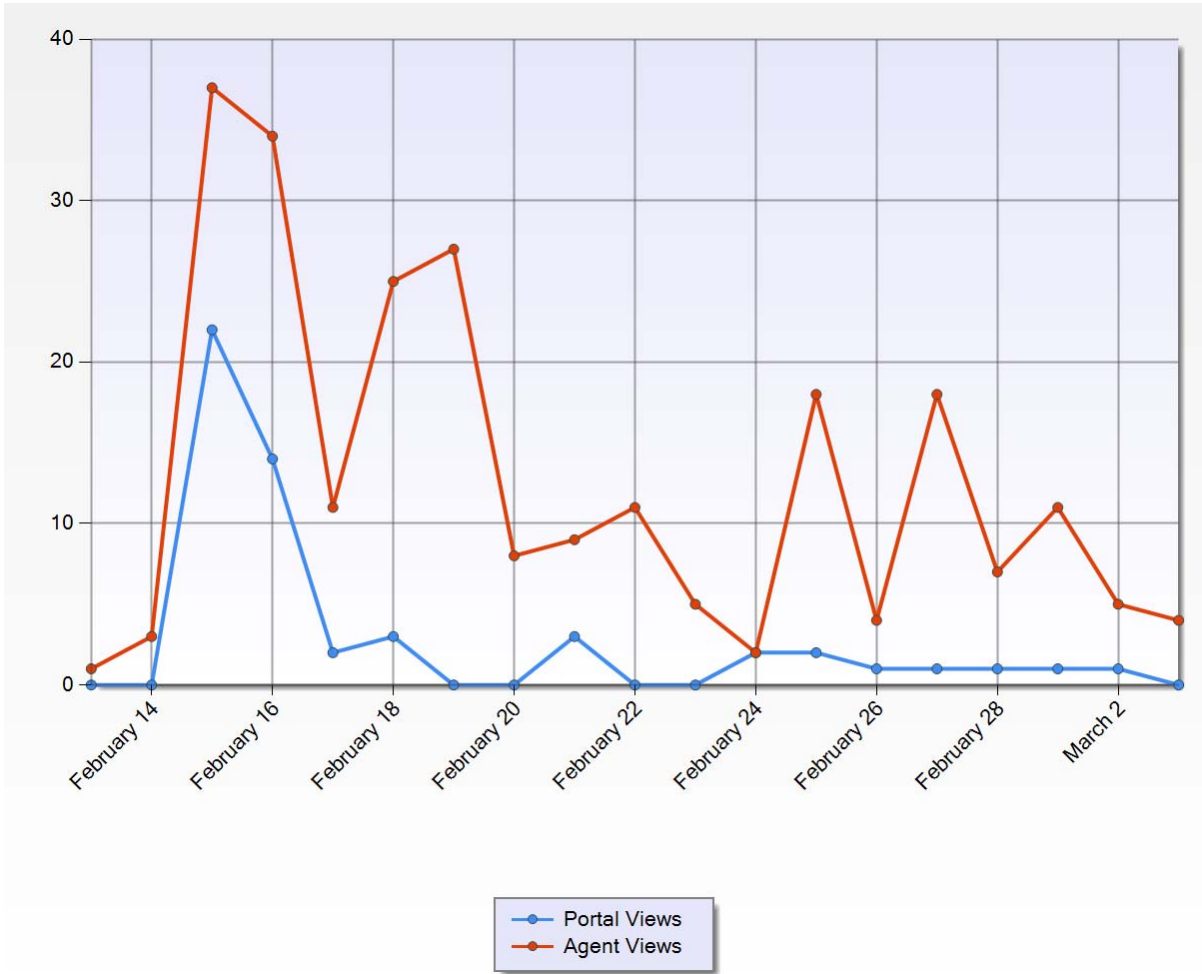
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 29 results.

**358 Historical Views for 245 Bluff View Cir**



● FOR SALE

# 245 Bluff View Cir, Saint Louis, MO 63129

List price: \$489,000

4 Beds · 5 Baths · 4,177 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

Your listing could use a little boost

Last two days of activity



Similar listings



Your listing



VIEWS

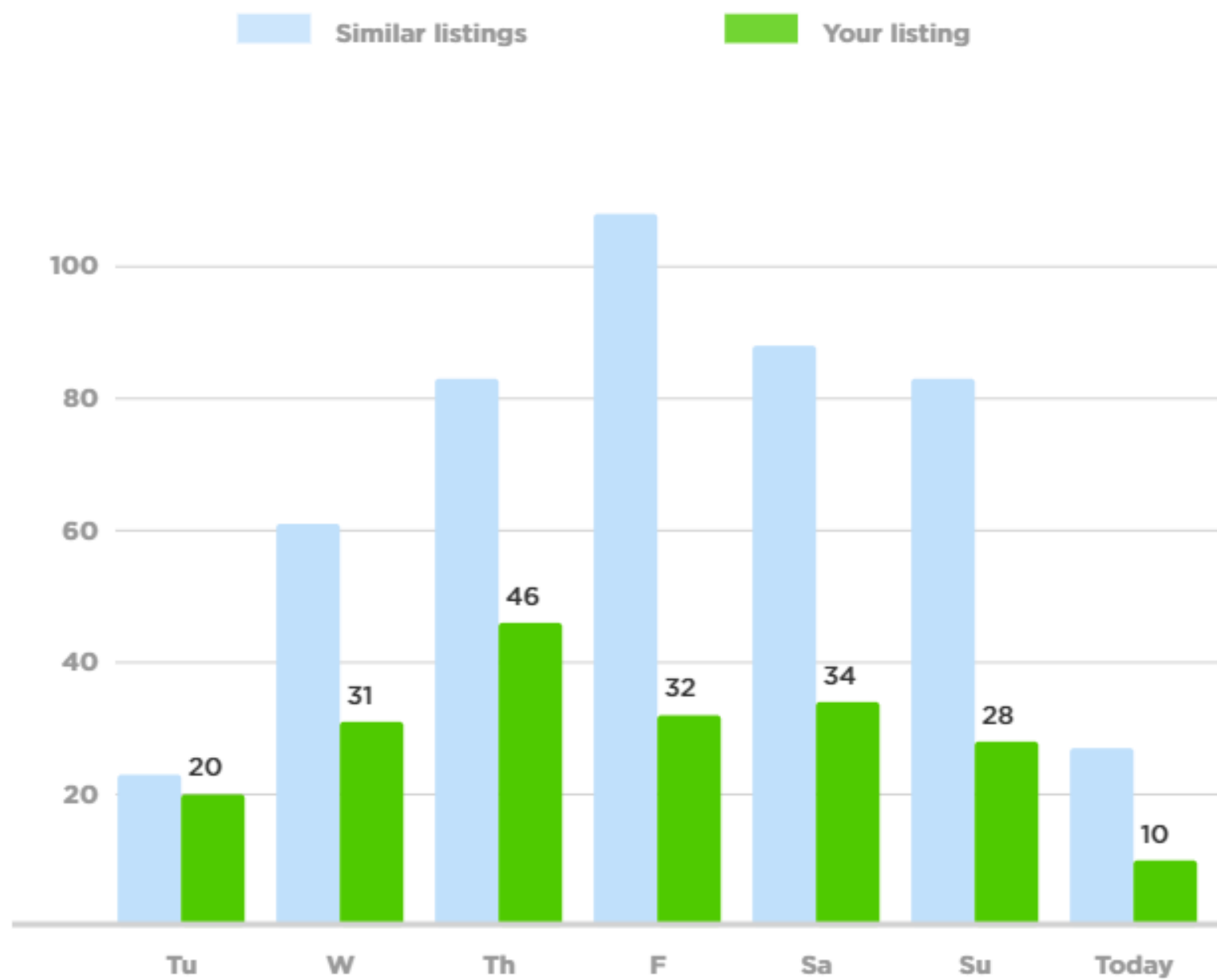
SAVES

38

2

**This Week**

Last 30 Days





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

# Listing Activity Report

245 Bluff View Circle, St Louis, MO 63129

Snapshot for Feb 15, 2019 - Feb 21, 2019

Listing Photo

Listing ID: 19008399  
 Address: 245 Bluff View Circle, St Louis, MO 63129  
 Price: \$489,000  
 Status: ACTIVE  
 Total number of appointments: 1  
 Appointments in the last 30 days: 1  
 Appointments in the last 7 days: 0  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

## Feedback Responses

| Activity Details                               | Received                                                                                                                                                           |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>02/21/2019 2:00 PM - 3:00 PM        | 02/22/2019 04:15 PM                                                                                                                                                |
| Is your client interested in this listing?     | Not interested                                                                                                                                                     |
| Your (and your client's) opinion of the price: | Too high                                                                                                                                                           |
| Please rate this listing (5=Best; 1=Worst):    | 3                                                                                                                                                                  |
| COMMENTS/RECOMMENDATIONS:                      | Buyers liked the floor plan and layout but feels it needs to much updating for the price. Builder grade cabinets, no granite counters, new flooring and paint etc. |

## Listing Activity Details

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