

The Nett Group Real Estate Advisors

SELLER REPORT



1611 Locust #603 | St Louis City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	13
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Client Possibilities	0
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Client Favorites	1
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Zillow Views	24
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Zillow Saves	0
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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.

Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off ID
0.0 mi	19008596	A	02/18/2019	RESI	1611 Locust #603	St. Louis City	St Louis	1	13	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.0 mi	19009695	A	02/19/2019	COND	1611 Locust #603	St. Louis City	St Louis	1	238	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.1 mi	18093809	A	12/08/2018	COND	721 North 17th St #101	St. Louis City	St Louis	1	85	\$274,900	2	3 (2 1)	2,246		135	MADA01
0.0 mi	18022409	X	08/31/2018	COND	1611 Locust #305	St. Louis City	St Louis	1	59	\$247,500	2	2 (2 0)	1,698			HSGR01
0.0 mi	18081022	X	01/28/2019	COND	1611 Locust #603	St. Louis City	St Louis	1	226	\$270,000	2	2 (2 0)	2,062		100	GRCA01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 19009695
State Or Province is 'Missouri'
Price is 245000 to 285000
Selected 5 of 5 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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 3/4/2019 to 3/4/2018 Latitude, Longitude is within 0.25 mi of 19009695 State Or Province is 'Missouri' Price is 245000 to 285000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19008596	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	02/18/19	\$128.52	13	\$265,000	\$265,000

Active Totals

Listing Count :	1	Averages:	2,062	2,062							\$128.52	13	\$265,000	\$265,000
		Price :							High		\$265,000	Low	\$265,000	Median \$265,000

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19009695	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	02/19/19	\$128.52	238	\$265,000	\$265,000
18093809	721 North 17th St #101	Downtown	Moon Brothers Loft 2	3	2 (2 1)	2,246	2,246		135	12/08/18	\$122.40	85	\$274,900	\$274,900

Active Totals

Listing Count :	2	Averages:	2,154	2,154							\$125.46	162	\$269,950	\$269,950
		Price :							High		\$274,900	Low	\$265,000	Median \$269,950

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18022409	1611 Locust #305	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	1,698	1,698			09/01/18	\$145.76	59	\$247,500	\$247,500
18081022	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	01/29/19	\$130.94	226	\$270,000	\$270,000

Expired Totals

Listing Count :	2	Averages:	1,880	1,880							\$138.35	143	\$258,750	\$258,750
		Price :							High		\$270,000	Low	\$247,500	Median \$258,750

Grand Totals

Count :	5	Averages:	\$/SqFt: \$131.23	CDOM: 124	OP: \$264,480	LP: \$264,480	SP:
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Presented By: Mike Nettemeyer Phone: 636-614-5132

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

All information herein has not been verified and is not guaranteed.

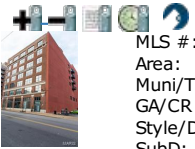
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Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
19009695	COND	ACT	02/19/19	1611 Locust #603	St Louis	1	12	\$265,000	52	31	1	0	71	15	10	10	87

Cross Property Condensed

1611 Locust #603, St Louis 63103-1861



MLS #:	19009695	Status:	A	Stat Dt:	02/19/19	List Pr:	\$265,000
Area:	1	Bd:	2	Sq Ft:	2,062	Sell Pr:	
Muni/Twp:	St. Louis City	Pr/SqFt:	\$128.52	CDOM:	238		
GA/CR:	1/0	Bth:	2 (2 0)	Condo Fee:	\$461	Age:	100
Style/Desc:	1 Story/Other					Acre:	0 (County Records)
SubD:	Printers Lofts 01 Amd						
Schl District:	St. Louis City						

Search Criteria

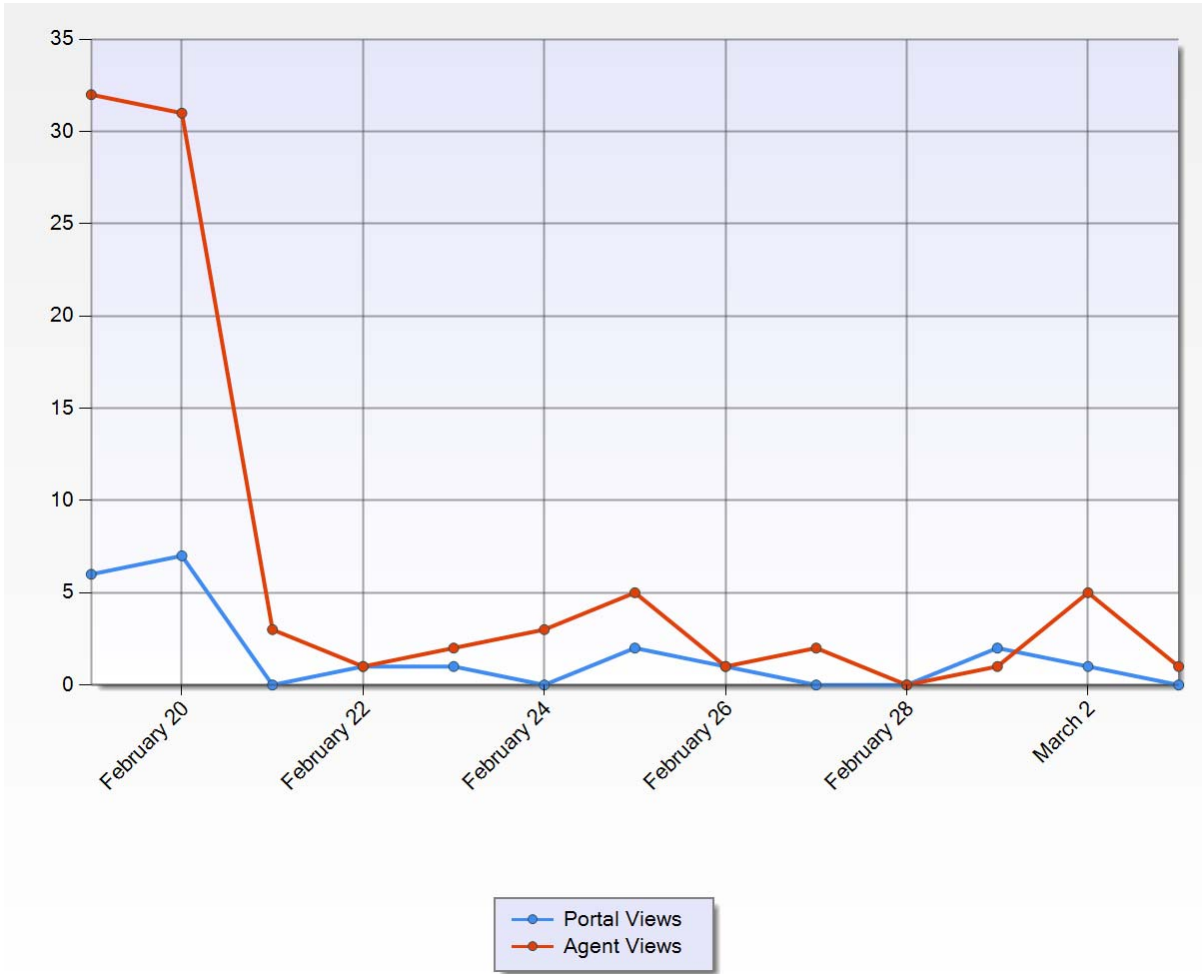
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 29 results.

358 Historical Views for 1611 Locust #603



● FOR SALE

1611 Locust St SUITE 603, Saint Louis, MO 63103

List price: \$265,000

2 Beds · 2 Baths · 2,062 Sq Ft



EDIT LISTING



ADD VIDEO



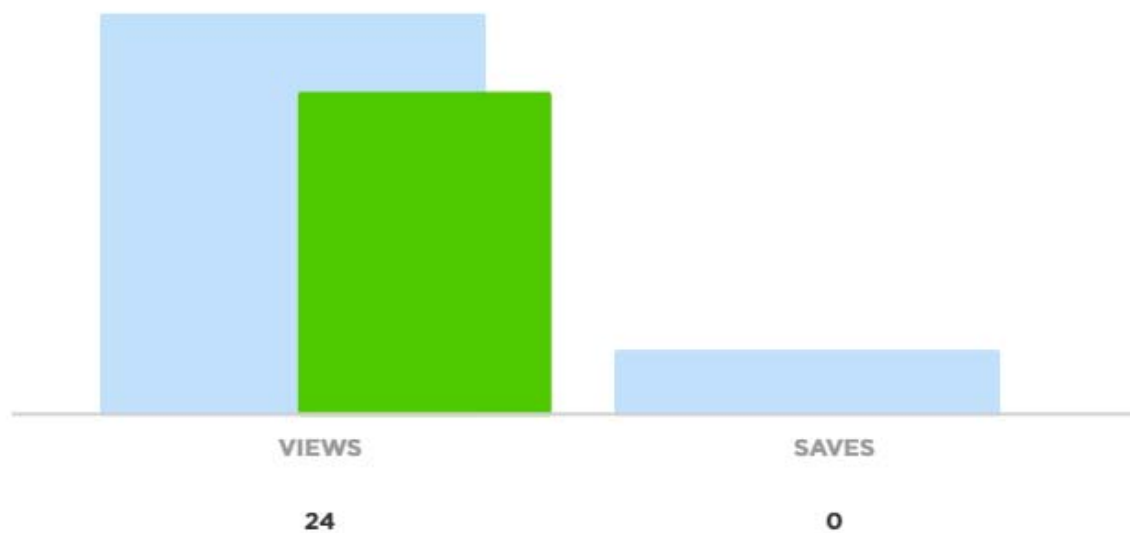
MORE ▾

Latest Activity

Your listing could use a little boost

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

1611 Locust Unit# 603, St Louis, MO 63103

Snapshot for Feb 19, 2019 - Feb 21, 2019

Listing Photo

Listing ID: 19009695

Address: 1611 Locust Unit# 603, St Louis, MO 63103

Price: \$265,000

Status: ACTIVE

Total number of appointments: 2

Appointments in the last 30 days: 2

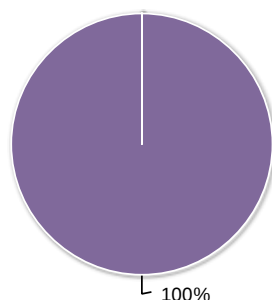
Appointments in the last 7 days: 0

Total number of agent previews: 0

Total number of agent inquiries: 0

Feedback at a Glance

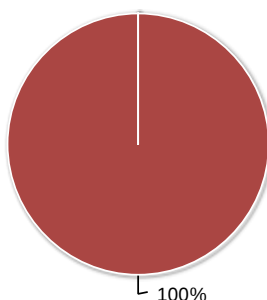
Is your client interested in this listing?



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

* 2 responses

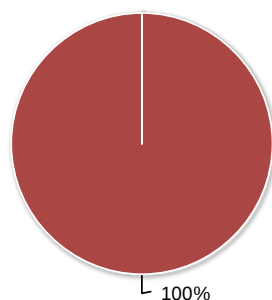
Please rate your overall experience at this showing.



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

* 2 responses

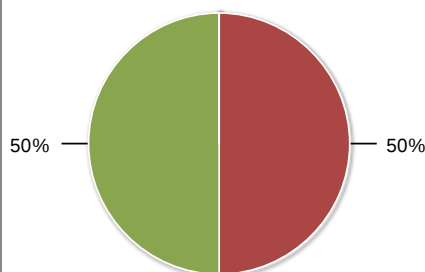
Your (and your client's) opinion of the price:



Just right (0)
 Too high (2)
 Too low (0)

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 02/21/2019 11:30 AM - 12:30 PM	02/22/2019 12:06 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Too high 4
Showing 02/19/2019 4:15 PM - 5:15 PM	02/20/2019 06:29 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Too high 3 Thank you for allowing us to tour. Buyer loved the location and building. He did not seem to love the layout. Thanks again.

Listing Activity Details

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