

The Nett Group Real Estate Advisors

SELLER REPORT



970 North Spoele Rd #42 | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	56
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Client Possibilities	3
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Client Favorites	10
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Zillow Views	47
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Zillow Saves	0
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Showings	9
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Good Activity is an average of *3-4 showings weekly*.

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

Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.0 mi	19005228	A	01/31/2019	RESI	970 North Spoede Rd #42	Creve Coeur	St Louis	151	59	\$174,900	2	2 (2 0)	1,716	0.1420	39 KWRC01
0.2 mi	19015127	P	03/11/2019	RESI	1055 Port Diane	Unincorporated	St Louis	76	0	\$250,000	4	3 (2 1)	1,920	0.2290	54 RDKY03
0.0 mi	18032166	S	05/25/2018	RESI	961 North Spoede Rd	Creve Coeur	St Louis	151	3	\$246,800	3	3 (2 1)	1,414	0.1210	38 CBG 05
0.1 mi	18086767	W	11/01/2018	RESI	10950 Vauxhall Dr	Creve Coeur	St Louis	151	0	\$139,989	2	2 (2 0)	1,385	0.1250	31 DGER01
0.0 mi	19006123	A	02/04/2019	COND	970 North Spoede Rd #42	Creve Coeur	St Louis	151	55	\$174,900	2	2 (2 0)	1,716	0.1420	39 KWRC01
0.1 mi	19006927	AC	03/27/2019	COND	1035 North Spoede Rd	Creve Coeur	St Louis	151	53	\$159,000	2	2 (2 0)	1,272	0.1260	32 MANN01
0.0 mi	19010722	P	03/30/2019	COND	1010 Thoreau Ct #302	Creve Coeur	St Louis	151	2	\$159,000	2	2 (2 0)	1,352	0.0760	35 REMV01
0.2 mi	19014511	P	03/18/2019	COND	10903 Vauxhall	Unincorporated	St Louis	151	16	\$159,900	2	2 (2 0)	1,360	0.1260	29 SHIS01
0.0 mi	19011652	P	03/03/2019	COND	1010 Thoreau Ct #311	Creve Coeur	St Louis	151	4	\$167,900	2	2 (2 0)	1,288	0.0770	35 BHSP04
0.0 mi	19009290	S	03/29/2019	COND	1010 Thoreau Ct #111	Creve Coeur	Creve Coeur	151	13	\$136,000	2	2 (2 0)	1,296	0.0870	35 EXRT01
0.1 mi	18065146	S	12/10/2018	COND	1033 Wilton Royal Dr #108	Creve Coeur	St Louis	151	62	\$138,000	2	2 (2 0)	1,256	0.0750	34 BHAL02
0.1 mi	18087706	S	12/06/2018	COND	10950 Vauxhall Dr	Creve Coeur	Creve Coeur	151	2	\$139,989	2	2 (2 0)	1,385	0.1250	31 DGER01
0.1 mi	18079235	S	11/15/2018	COND	1033 Wilton Royal Dr #102	Creve Coeur	St Louis	151	17	\$143,000	2	2 (2 0)	1,352	0.0870	34 BHAL05
0.1 mi	19003055	S	03/01/2019	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	18069699	S	09/27/2018	COND	1010 Thoreau Ct #107	Creve Coeur	Creve Coeur	151	9	\$145,000	2	2 (2 0)	1,288	0.0760	34 REGO04
0.1 mi	18046508	S	07/30/2018	COND	1033 Wilton Royal #203	Creve Coeur	St Louis	151	19	\$148,750	2	2 (2 0)	1,312	0.0830	34 RDRE01
0.1 mi	18076552	S	10/19/2018	COND	1025 North Spoede Rd	Creve Coeur	St Louis	151	9	\$151,500	2	2 (2 0)	1,385		31 CBG 11
0.0 mi	18046916	S	07/12/2018	COND	970 North Spoede #21	Creve Coeur	St Louis	151	3	\$159,000	2	2 (2 0)	1,349	0.1180	38 CICP03
0.0 mi	18060427	S	10/03/2018	COND	970 North Spoede #11	Creve Coeur	St Louis	151	5	\$159,900	2	2 (2 0)	1,349	0.1180	38 JPRC01
0.0 mi	18087809	S	06/08/2018	COND	970 North Spoede #34	Creve Coeur	St Louis	151	0	\$175,000	3	2 (2 0)	1,686	0.1420	38 RDKY02
0.0 mi	18038662	S	06/27/2018	COND	970 North Spoede #24	Creve Coeur	St Louis	151	2	\$182,500	3	2 (2 0)	1,686	0.1420	38 CBG 24
0.0 mi	18092678	S	02/08/2019	COND	970 North Spoede #38	Creve Coeur	St Louis	151	19	\$185,000	3	2 (2 0)	2,244	0.1900	39 RDKY02
0.0 mi	18033049	S	05/31/2018	COND	970 North Spoede #18	Creve Coeur	St Louis	151	2	\$195,000	3	2 (2 0)	2,244	0.1900	38 RXSB01
0.2 mi	19006919	S	03/26/2019	COND	10939 Vauxhall Dr	Creve Coeur	Creve Coeur	151	12	\$222,000	3	3 (2 1)	1,610	0.1390	32 DIEL01
0.1 mi	18036001	S	06/26/2018	COND	1052 King Henry Ct	Creve Coeur	St Louis	151	1	\$270,000	2	2 (2 0)	2,170	0.1840	34 FFRR01

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 4/1/2019 to 4/1/2018

Latitude, Longitude is within 0.25 mi of 19006123

State Or Province is 'Missouri'

Price is 100000 to 300000

Selected 25 of 32 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 4/1/2019 to 4/1/2018 **Latitude, Longitude** is within 0.25 mi of 19006123 **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 (2 0)	1,716	1,716	0.142	39	01/31/19	\$101.92	59	\$185,000	\$174,900

Active Totals

Listing Count :	1	Averages:				1,716	1,716	0.142			\$101.92	59	\$185,000	\$174,900	
		Price :							High		\$174,900	Low	\$174,900	Median	\$174,900

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
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	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19015127	1055 Port Diane	Pattonville	Outpost Estates	4	3 (2 1)	1,920	1,920	0.229	54	03/11/19	\$130.21	0	\$250,000	\$250,000

Pending Totals

Listing Count :	1	Averages:				1,920	1,920	0.229			\$130.21	0	\$250,000	\$250,000	
		Price :							High		\$250,000	Low	\$250,000	Median	\$250,000

Withdrawn Properties

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

Withdrawn Totals

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

Condo/Coop/Villa**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19006123	970 North Spoede Rd #42	Ladue	Briarcliff Condo Bld 2	2	2 (2 0)	1,716	1,716	0.142	39	02/04/19	\$101.92	55	\$185,000	\$174,900

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

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

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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa**Active Totals**

Listing Count :	1	Averages:	1,716	1,716	0.142						\$101.92	55	\$185,000	\$174,900		
		Price :								High	\$174,900	Low	\$174,900	Median	\$174,900	

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
19006927	1035 North Spoede Rd	Ladue	Briarcliff Condo II P 2	2	2 (2 0)	1,272	1,272	0.126	32	03/28/19	\$125.00	53	\$168,000	\$159,000		

Active Under Contract Totals

Listing Count :	1	Averages:	1,272	1,272	0.126						\$125.00	53	\$168,000	\$159,000		
		Price :								High	\$159,000	Low	\$159,000	Median	\$159,000	

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
19009290	1010 Thoreau Ct #111	Ladue	Briarcliff	2	2 (2 0)	1,296	1,296	0.087	35	03/29/19	\$104.94	13	\$156,000	\$156,000	\$136,000	87.18
18065146	1033 Wilton Royal Dr #108	Ladue	Briarcliff Condo	2	2 (2 0)	1,256	1,256	0.075	34	12/10/18	\$109.87	62	\$149,000	\$139,000	\$138,000	92.62
18087706	10950 Vauxhall Dr	Ladue	Briarcliff Condo	2	2 (2 0)	1,385	1,385	0.125	31	12/06/18	\$101.08	2	\$139,989	\$139,989	\$139,989	100.00
18079235	1033 Wilton Royal Dr #102	Ladue	Briarcliff Condo	2	2 (2 0)	1,352		0.087	34	11/15/18	\$105.77	17	\$148,500	\$148,500	\$143,000	96.30
19003055	10938 Vauxhall Dr	Ladue	Briarcliff Condo II P 2	2	2 (2 0)	1,385	1,385	0.125	32	03/01/19	\$104.69	5	\$145,000	\$145,000	\$145,000	100.00
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
18092678	970 North Spoede #38	Ladue	Briarcliff Condo	3	2 (2 0)	2,244		0.190	39	02/08/19	\$82.44	19	\$185,000	\$185,000	\$185,000	100.00
18033049	970 North 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
19006919	10939 Vauxhall Dr	Ladue	Briarcliff Condo II P 3	3	3 (2 1)	1,610	2,406	0.139	32	03/26/19	\$137.89	12	\$238,900	\$238,900	\$222,000	92.93
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

Closed Totals

Listing Count :	16	Averages:	1,562	1,554	0.125						\$108.86	11	\$172,687	\$171,849	\$168,477	97.67
		Price :								High	\$270,000	Low	\$136,000	Median	\$155,250	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
19010722	1010 Thoreau Ct #302	Ladue	Briarcliff Condo	2	2 (2 0)	1,352	1,352	0.076	35	03/30/19	\$117.60	2	\$159,000	\$159,000		
19014511	10903 Vauxhall	Ladue	Briarcliff Condo II P 2	2	2 (2 0)	1,360	1,360	0.126	29	03/24/19	\$117.57	16	\$159,900	\$159,900		
19011652	1010 Thoreau Ct #311	Ladue	Briarcliff Condo	2	2 (2 0)	1,288		0.077	35	03/04/19	\$130.36	4	\$167,900	\$167,900		

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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Pending Totals									
Listing Count :	3	Averages:	1,333	1,356	0.093	\$121.84	7	\$162,267	\$162,267
		Price :				High	\$167,900	Low	\$159,000
								Median	\$159,900

Grand Totals									
Count :	25	Averages:	\$/SqFt:	\$113.68	CDOM:	15	OP:	\$177,111	LP: \$175,407
								SP:	\$173,085

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
19006123	COND	ACT	02/04/19	970 North Spoede Rd #42	St Louis	151	56	\$174,900	360	435	10	3	395	61	35	37	934

Cross Property Condensed

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



MLS #:	19006123	Status:	A	Stat Dt:	02/04/19	List Pr:	\$174,900
Area:	151	Bd:	2	Sq Ft:	1,716	Sell Pr:	
Muni/Twp:	Creve Coeur			Pr/SqFt:	\$101.92	CDOM:	56
GA/CR:	0/0	Bth:	2 (2 0)	Condo Fee:	\$456	Age:	39
Style/Desc:	1 Story/Garden Apartment					Acre:	.142
SubD:	Briarcliff Condo Bldg 10						
Schl District:	Ladue						

Search Criteria

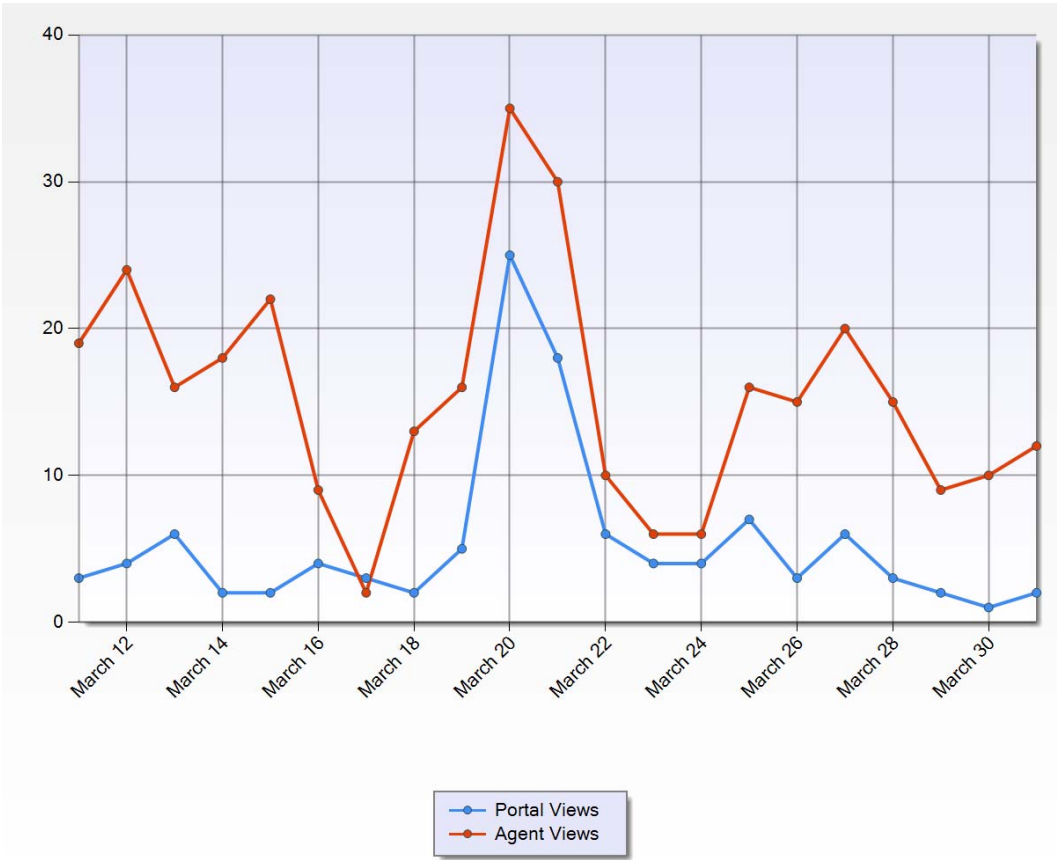
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 **Historical Views for 970 North Spode Rd #42**



● FOR SALE

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

List price: \$174,900

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



VIEWS

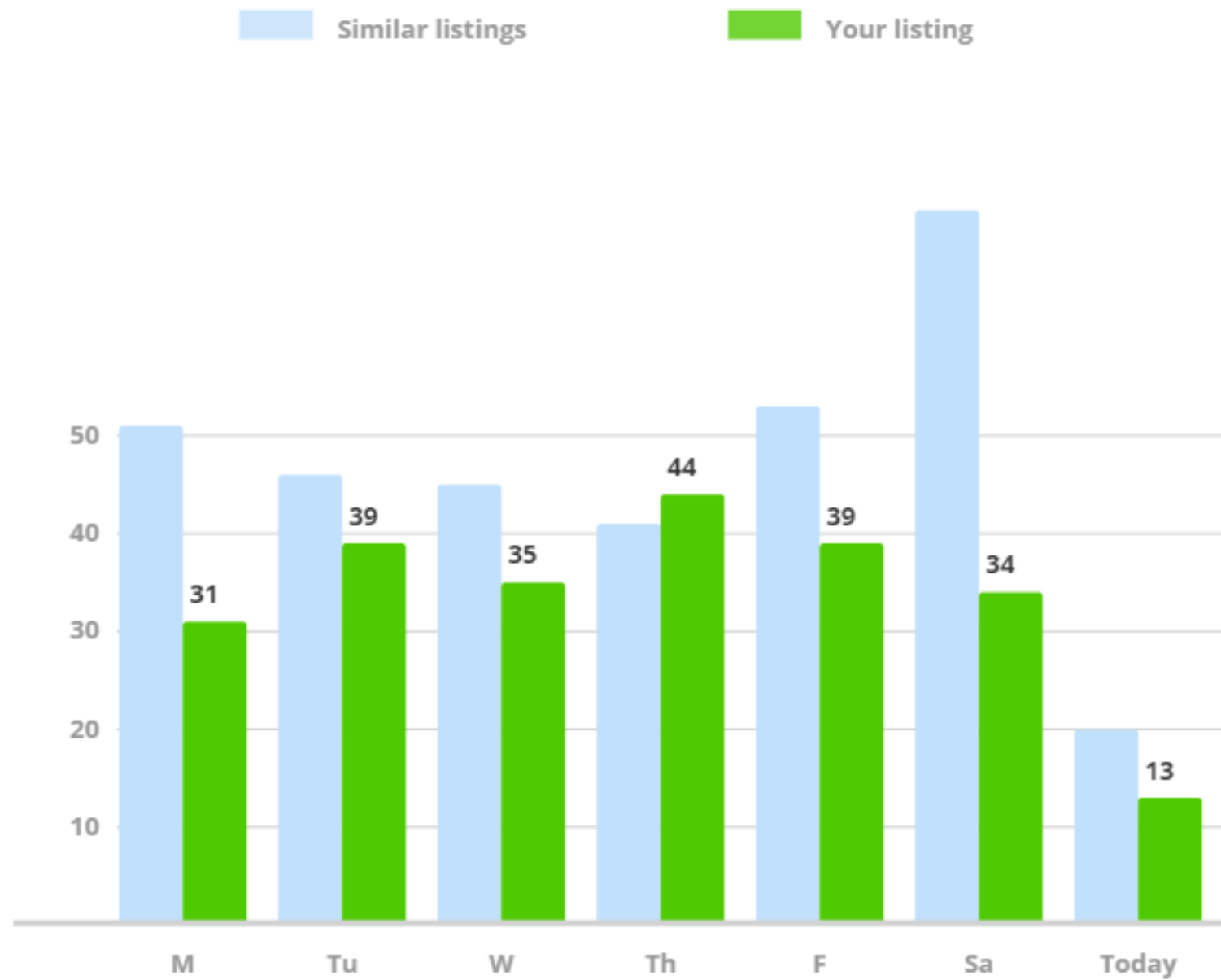
SAVES

47

0

This Week

Last 30 Days



MARIS



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 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

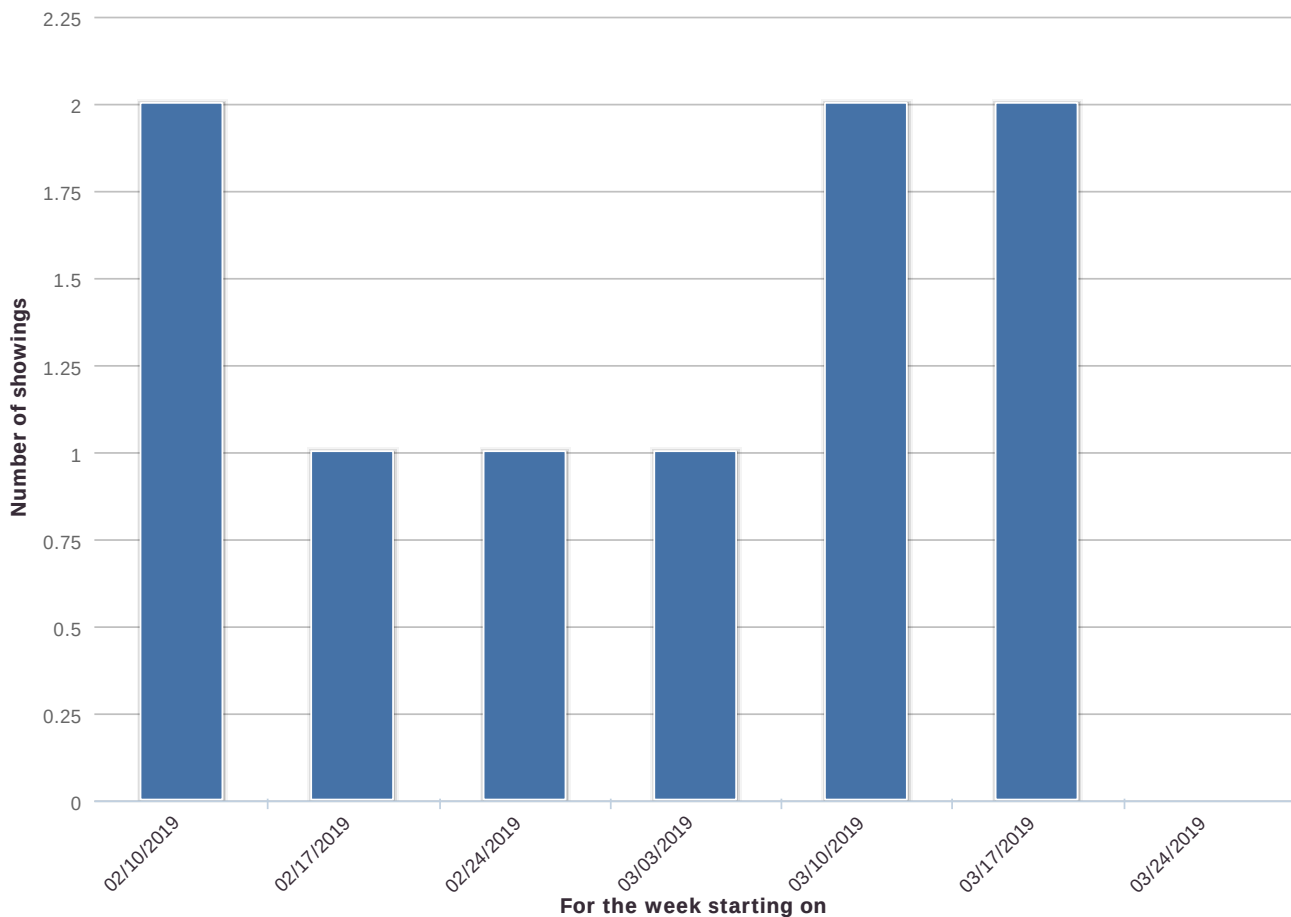
970 North Spoele Road Unit# 42, St Louis, MO 63146

Snapshot for Feb 04, 2019 - Mar 26, 2019

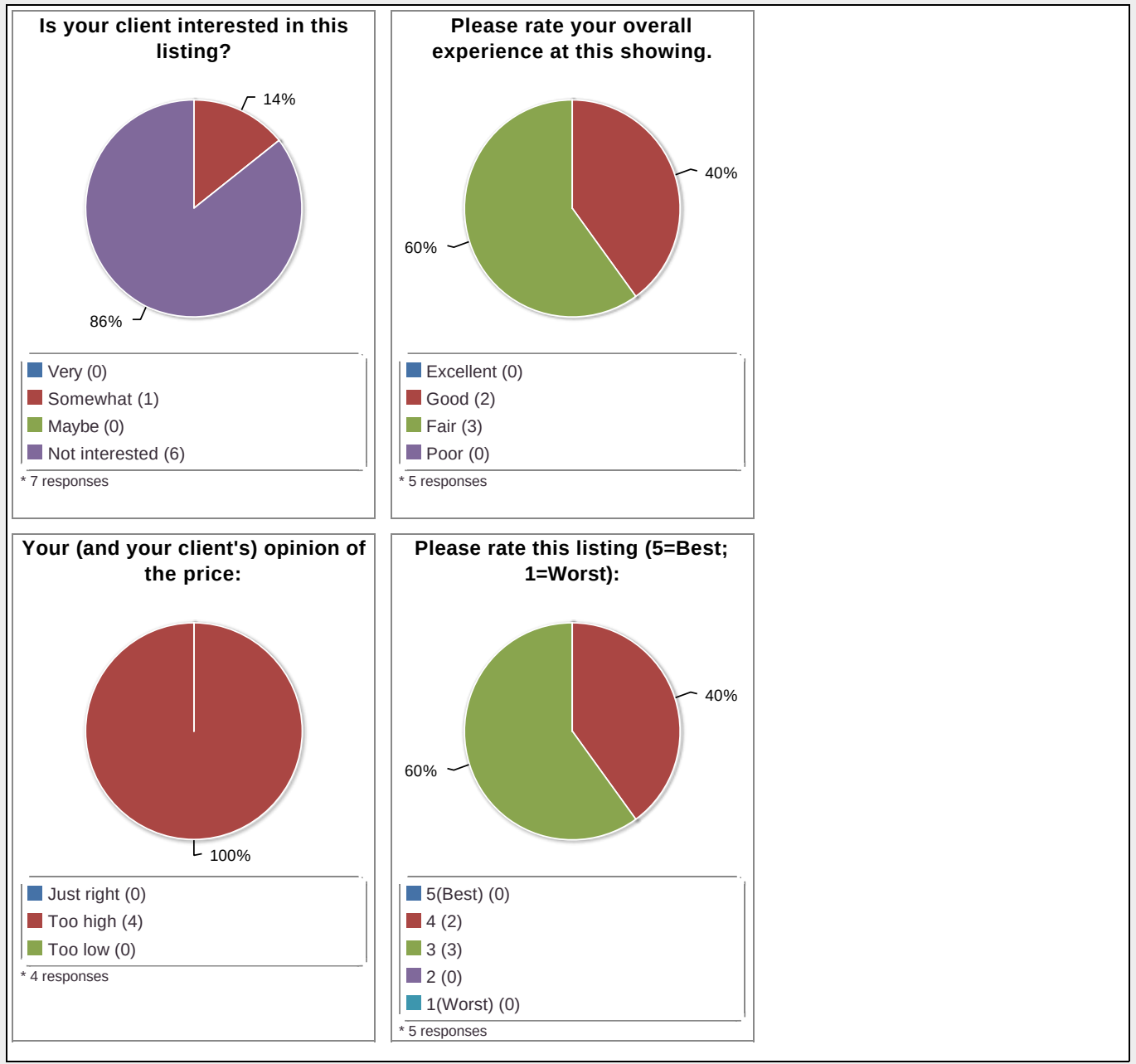


Listing ID:	19006123
Address:	970 North Spoele Road Unit# 42, St Louis, MO 63146
Price:	\$174,900
Status:	ACTIVE
Total number of appointments:	9
Appointments in the last 30 days:	6
Appointments in the last 7 days:	0
Total number of agent previews:	1
Total number of agent inquiries	0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 03/23/2019 12:00 PM - 1:00 PM	03/23/2019 09:42 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Somewhat Good 4 client likes the space and is interested in finding out what it would cost them to do some cosmetic renovations
Showing 03/17/2019 2:15 PM - 3:15 PM	03/17/2019 08:06 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Not interested Buyer wrote on another condo Thank zyou
Showing 03/13/2019 10:15 AM - 12:00 PM	03/13/2019 12:07 PM

Activity Details		Received
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 Fair 3 Loves the location, wanting balcony.
Showing 03/13/2019 9:30 AM - 10:30 AM		03/14/2019 11:01 AM
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 Fair Too high This is nice space and a great floorplan but our buyer didnt think it showed very well for the price. Sorry!
Showing 03/05/2019 2:00 PM - 2:15 PM		03/05/2019 06:52 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:		too much work for this buyer
Showing 03/02/2019 12:15 PM - 1:15 PM		03/03/2019 01:46 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 Fair Too high 3 Nice space just needed more work than this buyer wants.
Showing 02/21/2019 12:30 PM - 12:45 PM		02/21/2019 01:23 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high 3 He thought it needed too many updates for the price. Great location though. Good luck!
Showing 02/12/2019 1:00 PM - 1:30 PM		02/14/2019 10:12 AM
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:		Thanks so much for letting us look. We are very interested that complex. This particular unit lacks a few of the requirements that my my client is looking for. We would like to find a unit in this building that has a Balcony, we were not sure if this one had one or not.
Agent Preview 02/11/2019 1:00 PM - 1:30 PM		02/11/2019 02:05 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 Thank you, client felt there was too much to update

Listing Activity Details		
Activity Type	Activity Date	Comments
 Canceled Showing	03/26/2019 6:30 PM - 7:45 PM	
 Past Showing	03/23/2019 12:00 PM - 1:00 PM	
 Price Change Notification	03/20/2019 2:59 PM	
 Price Change	03/20/2019 9:54 AM	
 Canceled Showing	03/18/2019 12:00 PM - 1:30 PM	
 Past Showing	03/17/2019 2:15 PM - 3:15 PM	
 Past Showing	03/13/2019 10:15 AM - 12:00 PM	
 Past Showing	03/13/2019 9:30 AM - 10:30 AM	
 Canceled Showing	03/11/2019 5:15 PM - 6:00 PM	
 Past Showing	03/05/2019 2:00 PM - 2:15 PM	
 Past Showing	03/02/2019 12:15 PM - 1:15 PM	
 Canceled Showing	03/02/2019 10:30 AM - 11:30 AM	
 Price Change	02/26/2019 4:20 AM	
 Past Showing	02/21/2019 12:30 PM - 12:45 PM	
 Past Showing	02/12/2019 1:00 PM - 1:30 PM	
 Past Agent Preview	02/11/2019 1:00 PM - 1:30 PM	
 Status Change	02/04/2019 4:21 PM	
 Price Change	02/04/2019 10:19 AM	
 New Listing	02/04/2019	