

The Nett Group Real Estate Advisors

SELLER REPORT



1611 Locust #603 | St Louis City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	56
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Client Possibilities	0
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Client Favorites	1
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Zillow Views	27
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Zillow Saves	0
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Showings	3
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Good Activity is an average of *3-4 showings weekly*.

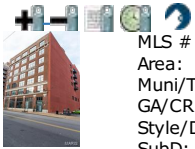
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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
19009695	COND	ACT	02/19/19	1611 Locust #603	St Louis	1	55	\$265,000	75	63	1	0	92	3	15	10	185

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:	281
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 35 results.

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	56	\$265,000 2	2 (2 0)	2,062		100	KWRC01
0.1 mi	19025105	A	04/10/2019	COND	1619 Washington Ave # 602	St. Louis City	St Louis	1	5	\$220,000 2	2 (2 0)	1,680	0.0000	109	MADA01
0.1 mi	19019170	A	03/27/2019	COND	1619 Washington Ave # 805	St. Louis City	St Louis	1	19	\$225,000 2	2 (2 0)	1,627		109	MADA01
0.1 mi	19018927	A	04/04/2019	COND	1619 Washington Ave # 702	St. Louis City	St Louis	1	11	\$250,000 2	2 (2 0)	1,464			HSGR01
0.0 mi	19009695	A	02/19/2019	COND	1611 Locust # 603	St. Louis City	St Louis	1	281	\$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	128	\$274,900 2	3 (2 1)	2,246		135	MADA01
0.1 mi	18089013	P	03/27/2019	COND	1619 Washington Ave # 902	St. Louis City	St Louis	1	367	\$299,000 3	2 (2 0)	2,475		109	AGCY01
0.0 mi	18016877	S	05/04/2018	COND	1611 Locust St # 304	St. Louis City	St Louis	1	12	\$206,500 2	2 (2 0)	1,576		99	MADA01
0.0 mi	18006771	S	05/01/2018	COND	1627 Locust # 802	St. Louis City	St Louis	1	48	\$233,500 2	2 (2 0)	1,967			HSGR01
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
0.0 mi	18036982	X	08/31/2018	COND	1611 Locust # 603	St. Louis City	St Louis	1	114	\$289,000 2	2 (2 0)	2,062			HSGR01
0.1 mi	18021201	C	11/07/2018	COND	1619 Washington Ave # 902	St. Louis City	St Louis	1	228	\$299,000 3	2 (2 0)	2,475		108	AGCY01

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 4/15/2019 to 4/15/2018

Latitude, Longitude is within 0.25 mi of 19008596

State Or Province is 'Missouri'

Price is 200000 to 365000

Selected 13 of 13 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 4/15/2019 to 4/15/2018 Latitude, Longitude is within 0.25 mi of 19008596 State Or Province is 'Missouri' Price is 200000 to 365000

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	56	\$265,000	\$265,000

Active Totals

Listing Count :	1	Averages:	2,062	2,062							\$128.52	56	\$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
19025105	1619 Washington Ave #602	Downtown	Railway Lofts	2	2 (2 0)	1,680	1,680		109	04/10/19	\$130.95	5	\$220,000	\$220,000
19019170	1619 Washington Ave #805	Downtown	Railway Lofts	2	2 (2 0)	1,627			109	03/27/19	\$138.29	19	\$225,000	\$225,000
19018927	1619 Washington Ave #702	Downtown	Railway Lofts	2	2 (2 0)	1,464	1,484			04/04/19	\$170.77	11	\$250,000	\$250,000
19009695	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062		100	02/19/19	\$128.52	281	\$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	128	\$274,900	\$274,900

Active Totals

Listing Count :	5	Averages:	1,816	1,868							\$138.18	89	\$246,980	\$246,980
		Price :							High		\$274,900	Low	\$220,000	Median \$250,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18021201	1619 Washington Ave #902	Downtown	Railway Lofts	3	2 (2 0)	2,475	2,475		108	11/07/18	\$120.81	228	\$349,000	\$299,000

Cancelled Totals

Listing Count :	1	Averages:	2,475	2,475							\$120.81	228	\$349,000	\$299,000
		Price :							High		\$299,000	Low	\$299,000	Median \$299,000

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
18016877	1611 Locust St #304	Downtown	Printers Lofts	2	2 (2 0)	1,576	1,576		99	05/04/18	\$131.03	12	\$209,900	\$209,900	\$206,500	98.38
18006771	1627 Locust #802	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	1,967	1,967			05/01/18	\$118.71	48	\$236,900	\$236,900	\$233,500	98.56

Closed Totals

Listing Count :	2	Averages:	1,772	1,772							\$124.87	30	\$223,400	\$223,400	\$220,000	98.47
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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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CMA 1 Line (Landscape)**Property Type: Condo/Coop/Villa****Condo/Coop/Villa**

Price :										High	\$233,500	Low	\$206,500	Median	\$220,000
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	
18036982	1611 Locust #603	Downtown	Printers Lofts 01 Ar	2	2 (2 0)	2,062	2,062			09/01/18	\$140.16	114	\$299,500	\$289,000	

Expired Totals

Listing Count :	3	Averages:		1,941	1,941							\$138.95	133	\$272,333	\$268,833	
Price :						High	\$289,000		Low	\$247,500				Median	\$270,000	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	
18089013	1619 Washington Ave #902	Downtown	Railway Lofts	3	2 (2 0)	2,475	2,475		109	03/28/19	\$120.81	367	\$299,000	\$299,000	

Pending Totals

Listing Count :	1	Averages:		2,475	2,475							\$120.81	367	\$299,000	\$299,000	
		Price :				High	\$299,000	Low	\$299,000	Median	\$299,000					

Grand Totals

Count :	13	Averages:		\$/SqFt: \$132.90	CDOM: 120	OP: \$262,438	LP: \$257,785	SP: \$220,000							
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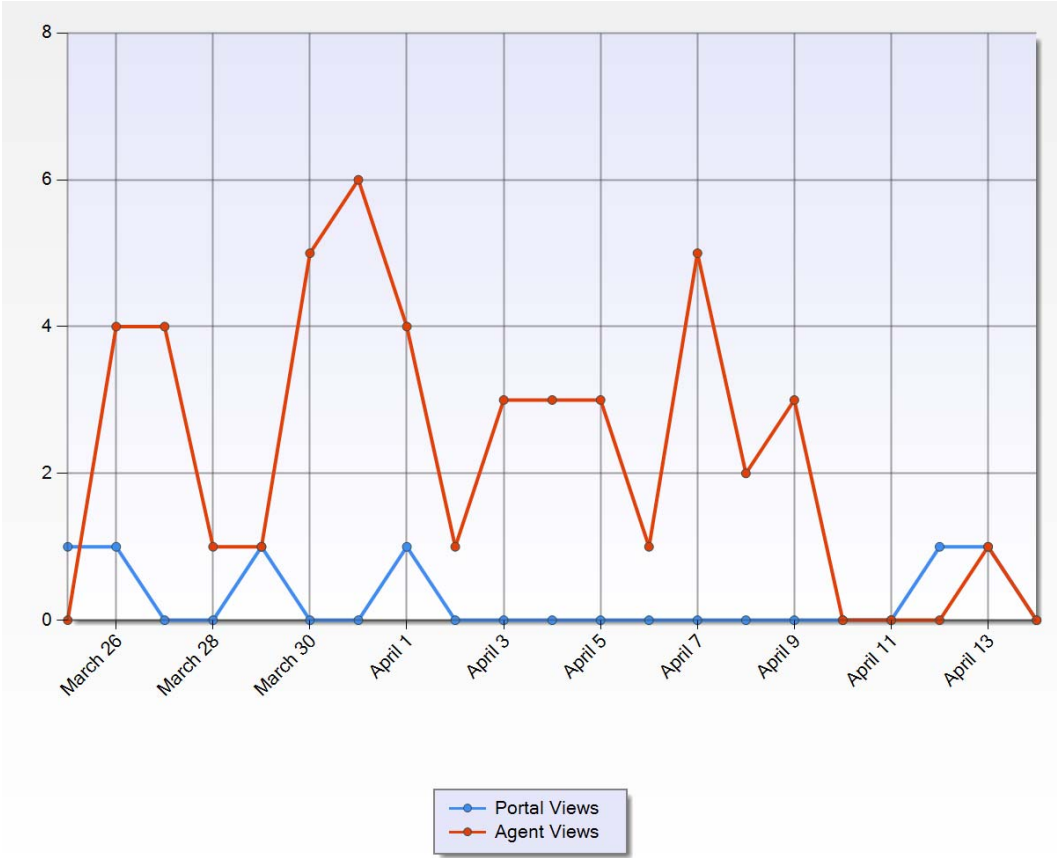
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 Historical Views for 1611 Locust #603



● 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 3D HOME



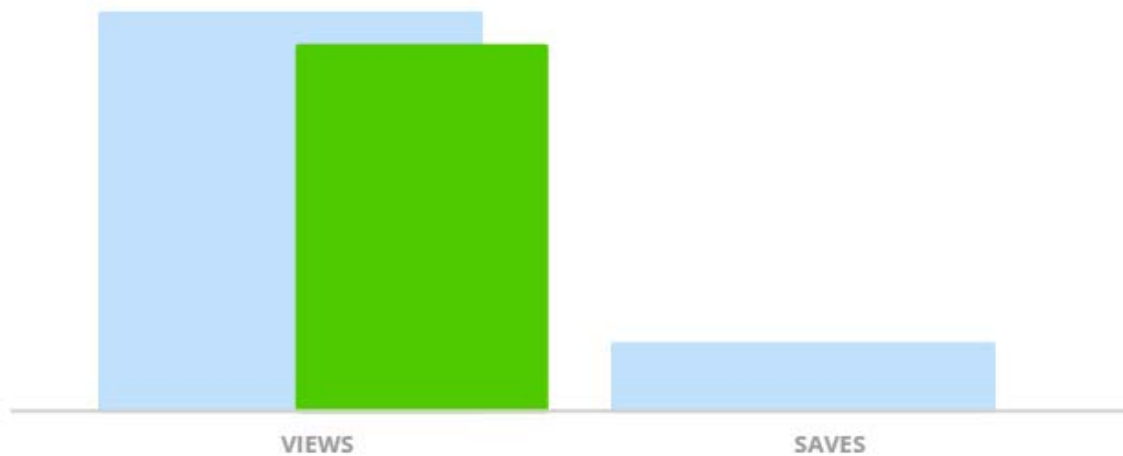
MORE ▾

Latest Activity

Your listing performance is average

Last two days of activity

Similar listings Your listing

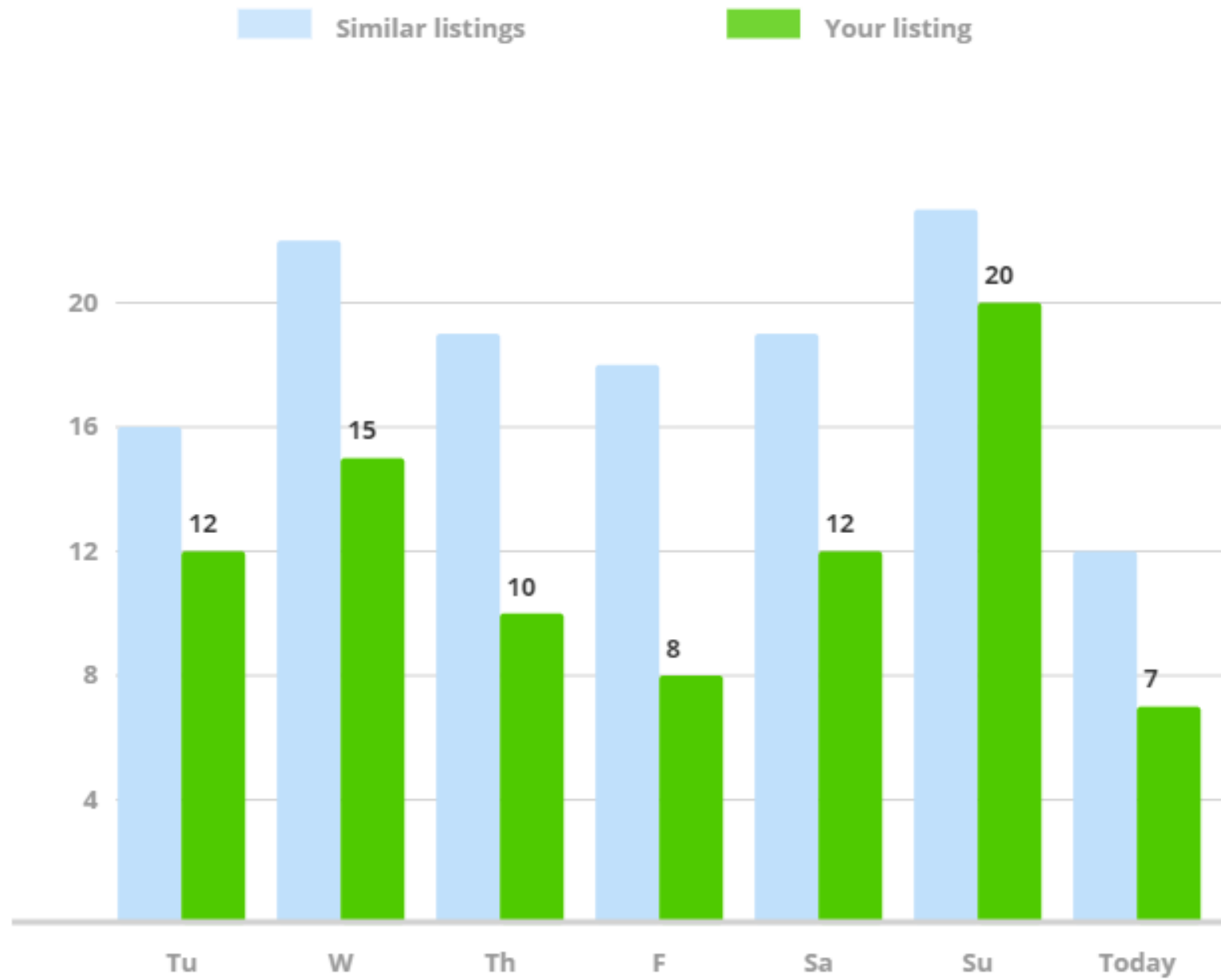


27

0

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 - Mar 31, 2019

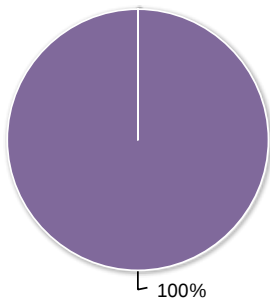


Listing ID: 19009695
 Address: 1611 Locust Unit# 603, St Louis, MO 63103
 Price: \$265,000
 Status: ACTIVE

Total number of appointments: 3
 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 at a Glance

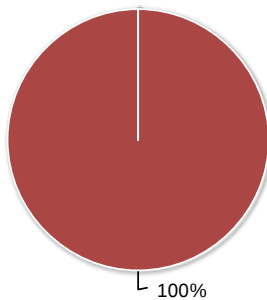
Is your client interested in this listing?



Very (0)
 Somewhat (0)
 Maybe (0)
 Not interested (3)

* 3 responses

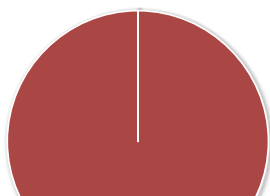
Please rate your overall experience at this showing.



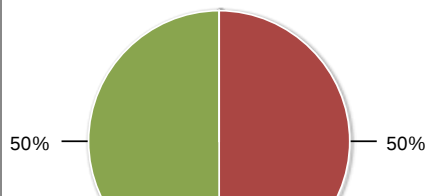
Excellent (0)
 Good (3)
 Fair (0)
 Poor (0)

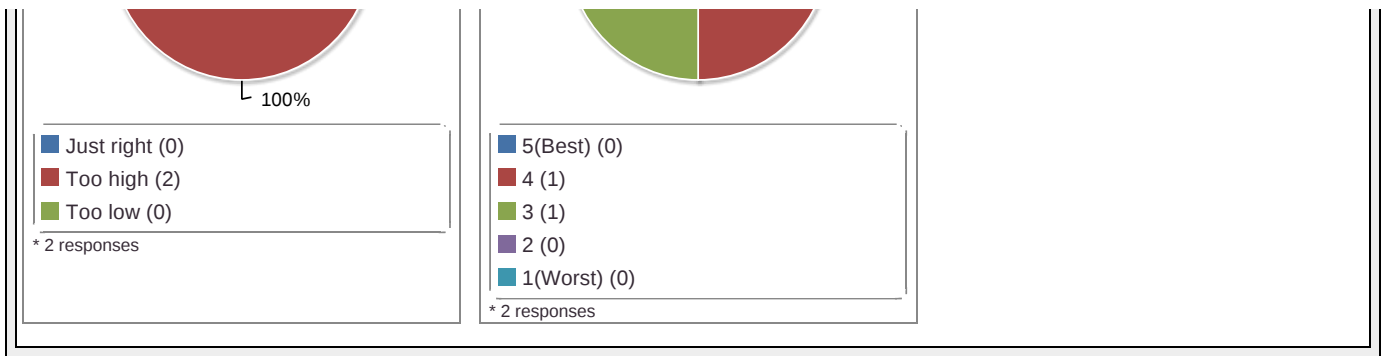
* 3 responses

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



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





Feedback Responses

Activity Details		Received
Showing 03/31/2019 3:15 PM - 3:30 PM		03/31/2019 04:02 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 Nice unit. Buyer just didn't like the layout. Will keep trying to get folks through.
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	03/31/2019 3:15 PM - 3:30 PM	
 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	