

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	67
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Client Possibilities	4
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Client Favorites	12
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Zillow Views	56
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Zillow Saves	0
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Showings	11
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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	67	\$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
0.2 mi	19022350	A	04/04/2019	COND	1083 North Spoede Rd	Creve Coeur	St Louis	151	4	\$155,000	2	2 (2 0)	1,370	0.1260	29 KWRC01
0.0 mi	19006123	A	02/04/2019	COND	970 North Spoede Rd #42	Creve Coeur	St Louis	151	63	\$174,900	2	2 (2 0)	1,716	0.1420	39 KWRC01
0.1 mi	19001979	A	04/04/2019	COND	10806 Charlton Way	Creve Coeur	Creve Coeur	151	4	\$280,000	2	3 (3 0)	1,338	0.1180	36 CBG 24
0.1 mi	19006927	AC	03/27/2019	COND	1035 North Spoede Rd	Creve Coeur	St Louis	151	61	\$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 REG004
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 CICIP03
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

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 4/8/2019 to 4/8/2018

Latitude, Longitude is within 0.25 mi of 19006123

State Or Province is 'Missouri'

Price is 100000 to 300000

Selected 25 of 34 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 4/8/2019 to 4/8/2018 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 Spoele Rd #42	Ladue	Briarcliff Condo Bld 2	2	2 (2 0)	1,716	1,716	0.142	39	01/31/19	\$101.92	67	\$185,000	\$174,900

Active Totals

Listing Count :	1	Averages:				1,716	1,716	0.142			\$101.92	67	\$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 Spoele 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
19022350	1083 North Spoele Rd	Ladue	Briarcliff Condo	2	2 (2 0)	1,370	1,370	0.126	29	04/04/19	\$113.14	4	\$160,000	\$155,000
19006123	970 North Spoele Rd #42	Ladue	Briarcliff Condo Bld 2	2	2 (2 0)	1,716	1,716	0.142	39	02/04/19	\$101.92	63	\$185,000	\$174,900

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

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CMA 1 Line (Landscape)**Property Type: Condo/Coop/Villa****Condo/Coop/Villa****Active Properties**

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19001979	10806 Charlton Way	Ladue	Briarcliff Condo	2 3 (3 0)	1,338	2,238	0.118	36	04/04/19	\$209.27	4	\$280,000	\$280,000

Active Totals

Listing Count :	3	Averages:	1,475	1,775	0.129	\$141.44	24	\$208,333	\$203,300		
		Price :				High	\$280,000	Low	\$155,000	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 Spoele Rd	Ladue	Briarcliff Condo II P 2	2 2 (2 0)	1,272	1,272	0.126	32	03/28/19	\$125.00	61	\$168,000	\$159,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,272	1,272	0.126		\$125.00	61	\$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 Spoele 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 Spoele #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 Spoele #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 Spoele #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 Spoele #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 Spoele #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 Spoele #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

Closed Totals

Listing Count :	14	Averages:			1,516	1,447	0.120			\$105.68	12	\$160,649	\$159,692	\$157,403	97.97
		Price :						High		\$195,000	Low	\$136,000	Median		\$150,125

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

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

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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19014511	10903 Vauxhall	Ladue	Briarcliff Condo II P	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

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: \$116.08	CDOM: 16	OP: \$174,155	LP: \$172,251	SP: \$163,363
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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
19006123	COND	ACT	02/04/19	970 North Spoede Rd #42	St Louis	151	63	\$174,900	361	441	10	3	388	27	33	34	996

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:	63
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

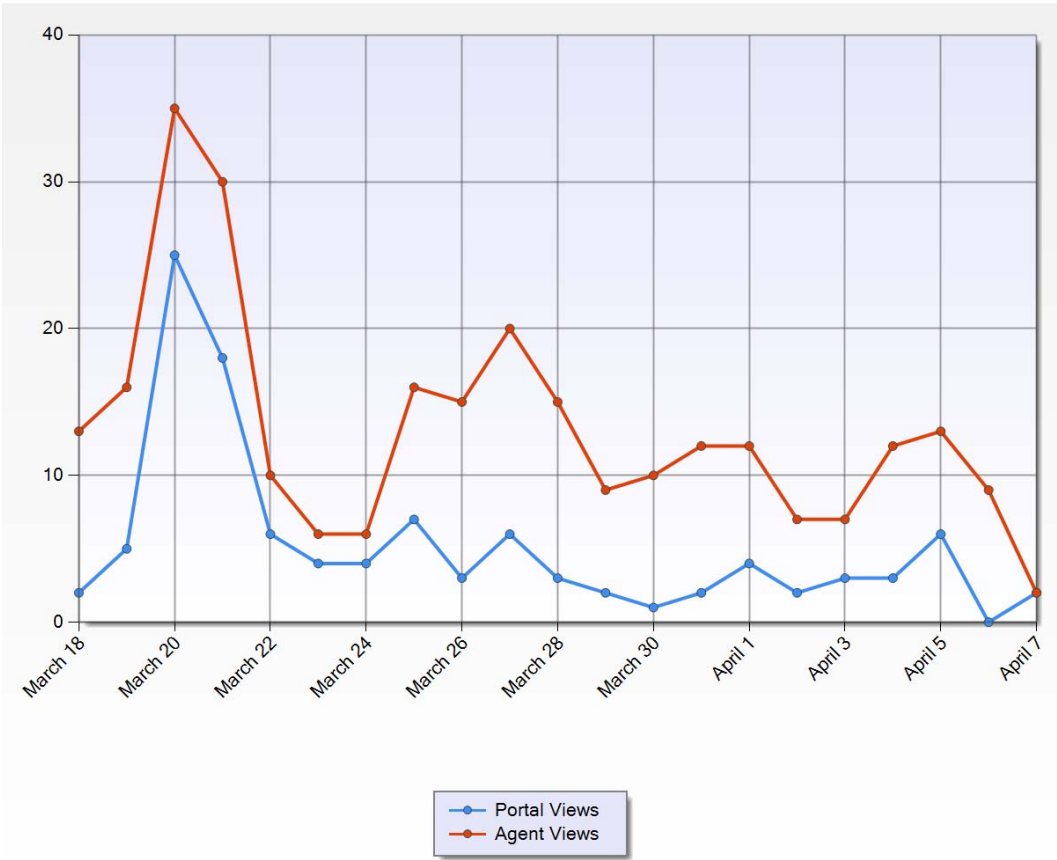
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 34 results.

 Historical Views for 970 North Spode Rd #42



● FOR SALE

970 N Spoele 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

56

0

This Week

Last 30 Days



MARIS



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 michael@thenettgroup.com

Listing Activity Report

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

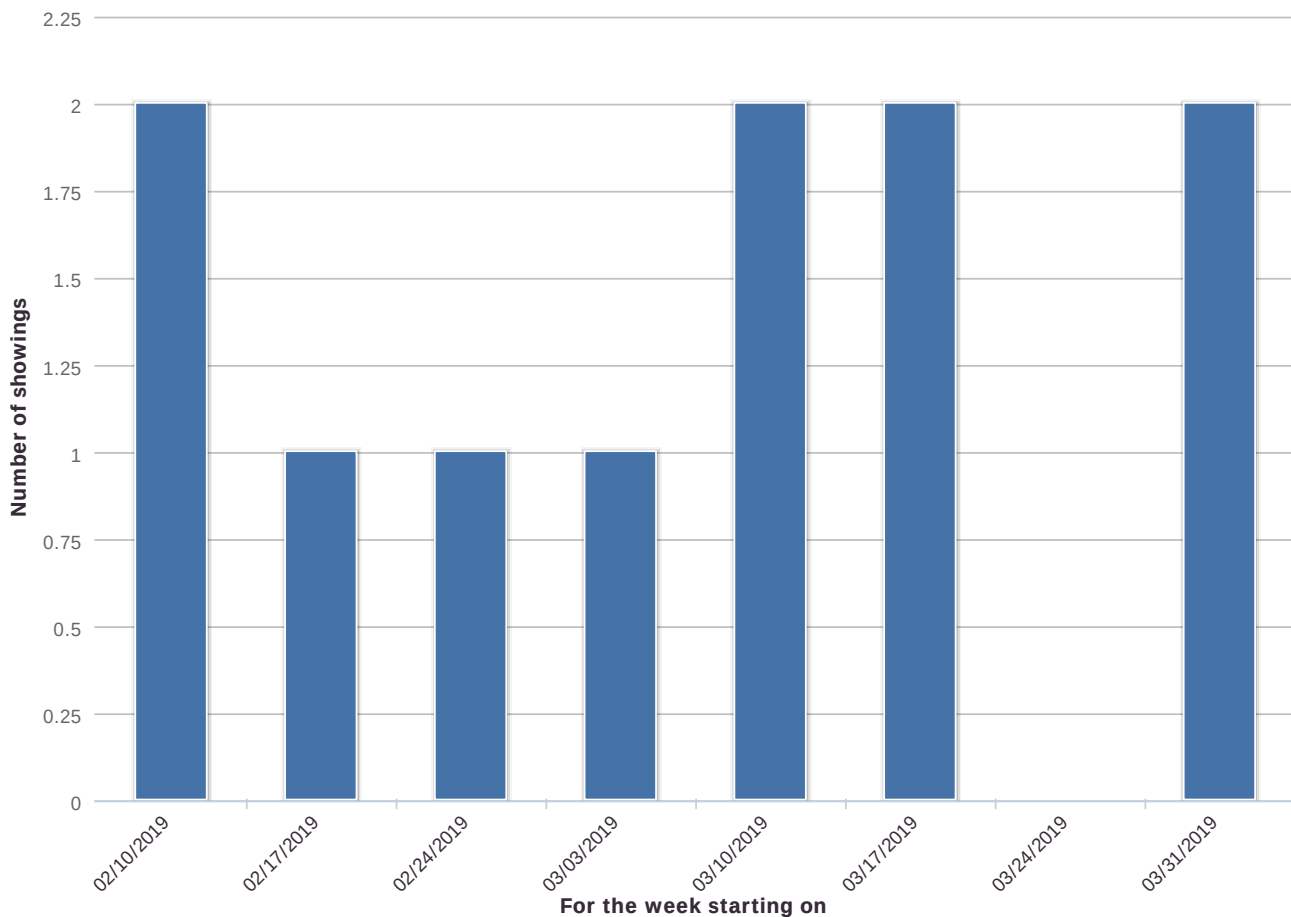
Snapshot for Feb 04, 2019 - Apr 05, 2019



Listing ID: 19006123
 Address: 970 North Spoele Road Unit# 42, St Louis, MO 63146
 Price: \$174,900
 Status: ACTIVE

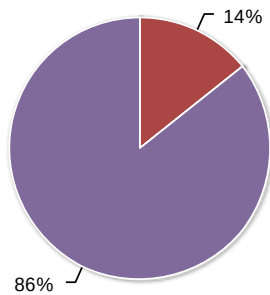
Total number of appointments: 11
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 2
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

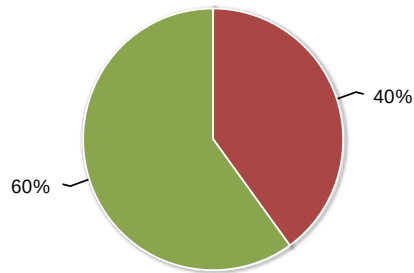
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (0)
Not interested (6)

* 7 responses

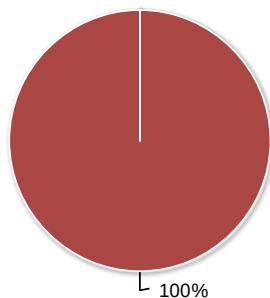
Please rate your overall experience at this showing.



Excellent (0)
Good (2)
Fair (3)
Poor (0)

* 5 responses

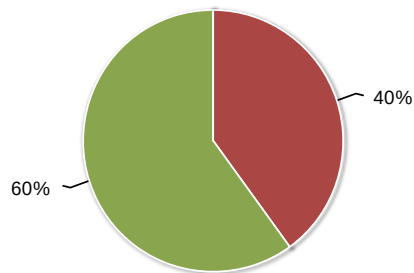
Your (and your client's) opinion of the price:



Just right (0)
Too high (4)
Too low (0)

* 4 responses

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



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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 04/03/2019 2:45 PM - 3:45 PM	04/03/2019 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:	
I'm hopeful the renovation quote will be something my client finds acceptable and that we can make an offer once we have it in hand	
Showing 03/23/2019 12:00 PM - 1:00 PM	03/23/2019 09:42 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:	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
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

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:	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
 Past Showing	04/05/2019 1:00 PM - 2:00 PM	
 Past Showing	04/03/2019 2:45 PM - 3:45 PM	
 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	

Activity Type	Activity Date 	Comments
 Status Change	02/04/2019 4:21 PM	
 Price Change	02/04/2019 10:19 AM	
 New Listing	02/04/2019	