

The Nett Group Real Estate Advisors

SELLER REPORT



245 Bluff View Cir | St Louis

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LISTING SCORECARD

Days on Market	88
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Client Possibilities	1
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Client Favorites	2
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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.

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
19008399	RESI	ACT	02/15/19	245 Bluff View Cir	St Louis	332	88	\$479,900	155	180	2	1	161	6	12	10	652

Cross Property Condensed

245 Bluff View Cir, St Louis 63129-5059



MLS #:	19008399	Status:	A	Stat Dt:	02/15/19	List Pr:	\$479,900
Area:	332	Bd:	4	Sq Ft:	3,517	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$136.45	CDOM:	88
GA/CR:	3/0	Bth:	5 (4 1)		\$400	Age:	19
Style/Desc:	1.5 Story/Other					Acre:	.350
SubD:	Fordyce Bluffs						
Schl District:	Mehlville R-IX						

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 32 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
0.1 mi	18081232	A	10/10/2018	RESI	216 Bluff View Cir	Unincorporated	St Louis	332	216	\$469,900 4	5 (3 2)	2,962	0.2700	16	RDKY02
0.0 mi	19008399	A	02/15/2019	RESI	245 Bluff View Cir	Unincorporated	St Louis	332	88	\$479,900 4	5 (4 1)	3,517	0.3500	19	KWRC01
0.2 mi	19015718	P	04/16/2019	RESI	6430 Fordyce Bluffs Dr	Unincorporated	St Louis	332	32	\$519,900 4	4 (3 1)	3,656	0.2700	18	RMXR04
0.2 mi	18015844	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	18087968	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	19009768	S	05/01/2019	RESI	200 Bluff View Cir	Unincorporated	St Louis	332	50	\$460,000 4	6 (5 1)	3,681	0.3400	18	BHAL02
0.1 mi	19001866	S	04/03/2019	RESI	323 Bluff View Cir	Unincorporated	St Louis	332	57	\$540,000 4	5 (4 1)	4,350	0.3100	20	CBPR02
0.2 mi	19008926	S	05/01/2019	RESI	347 Bluff View Circle	Unincorporated	St Louis	332	17	\$580,000 4	4 (3 1)	3,634	0.5200	17	MADA01
0.0 mi	18055646	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	18047270	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 5/14/2019 to 5/14/2018

Latitude, Longitude is within 0.25 mi of 19008399

State Or Province is 'Missouri'

Price is 389000 to 589000

Selected 10 of 10 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 5/14/2019 to 5/14/2018 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	216	\$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	\$136.45	88	\$489,000	\$479,900

Active Totals

Listing Count :	2	Averages:	3,240	4,034	0.310					\$147.55	152	\$482,000	\$474,900	
		Price :						High		\$479,900	Low	\$469,900	Median	\$474,900

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
19009768	200 Bluff View Cir	Oakville	Fordyce Bluffs	4 6 (5 1)	3,681	4,381	0.340	18	05/01/19	\$124.97	50	\$519,900	\$475,000	\$460,000	88.48
19001866	323 Bluff View Cir	Oakville	Fordyce Bluffs	4 5 (4 1)	4,350	5,850	0.310	20	04/03/19	\$124.14	57	\$589,900	\$589,900	\$540,000	91.54
19008926	347 Bluff View Circle	Oakville	Fordyce Bluffs	4 4 (3 1)	3,634	4,634	0.520	17	05/01/19	\$159.60	17		\$599,900	\$580,000	96.68

Closed Totals

Listing Count :	5	Averages:	3,730	4,540	0.348					\$129.69	50	\$495,425	\$504,940	\$483,500	93.76
		Price :						High		\$580,000	Low	\$403,000	Median		\$460,000

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

Pending Properties

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

Residential

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19015718	6430 Fordyce Bluffs Dr	Oakville	Fordyce Bluffs	4	4 (3 1)	3,656	4,406	0.270	18	04/20/19	\$142.20	32	\$519,900	\$519,900

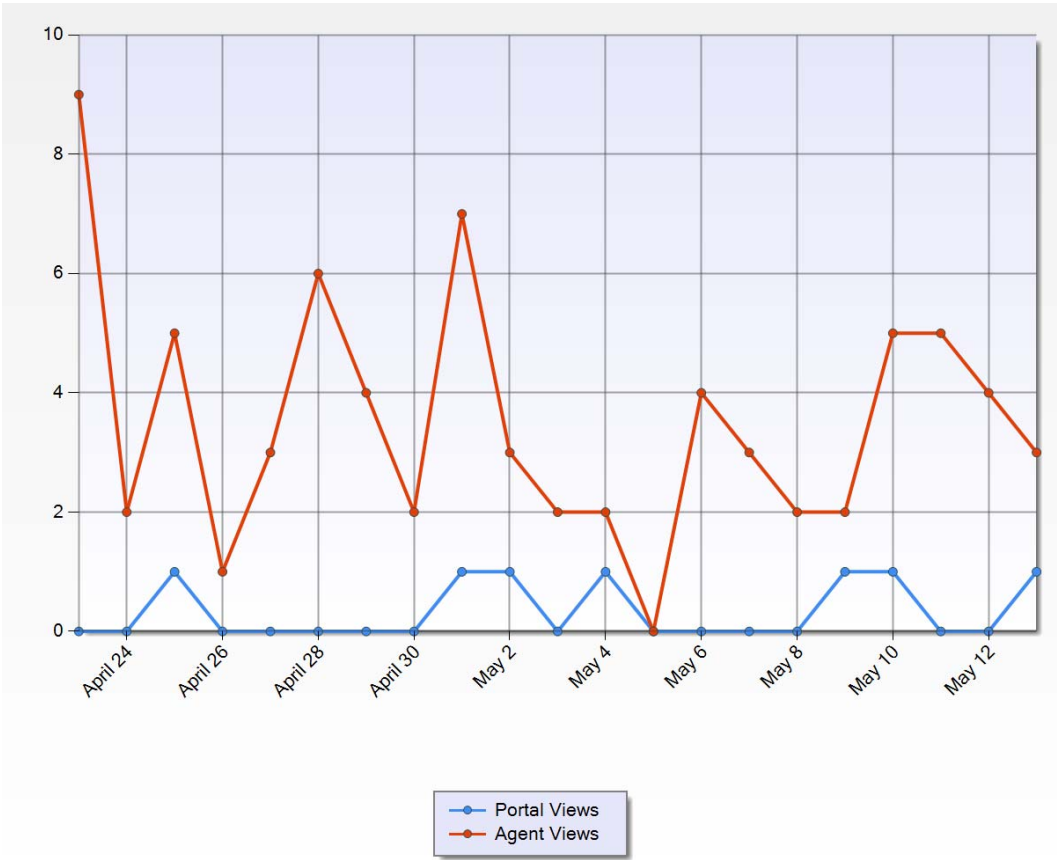
Pending Totals

Listing Count :	1	Averages:	3,656	4,406	0.270						\$142.20	32	\$519,900	\$519,900
		Price :							High		\$519,900	Low	\$519,900	Median \$519,900

Grand Totals

Count :	10	Averages:	\$/SqFt: \$136.14	CDOM: 70	OP: \$487,167	LP: \$491,330	SP: \$483,500
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 Historical Views for 245 Bluff View Cir



MARIS



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 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

245 Bluff View Circle, St Louis, MO 63129

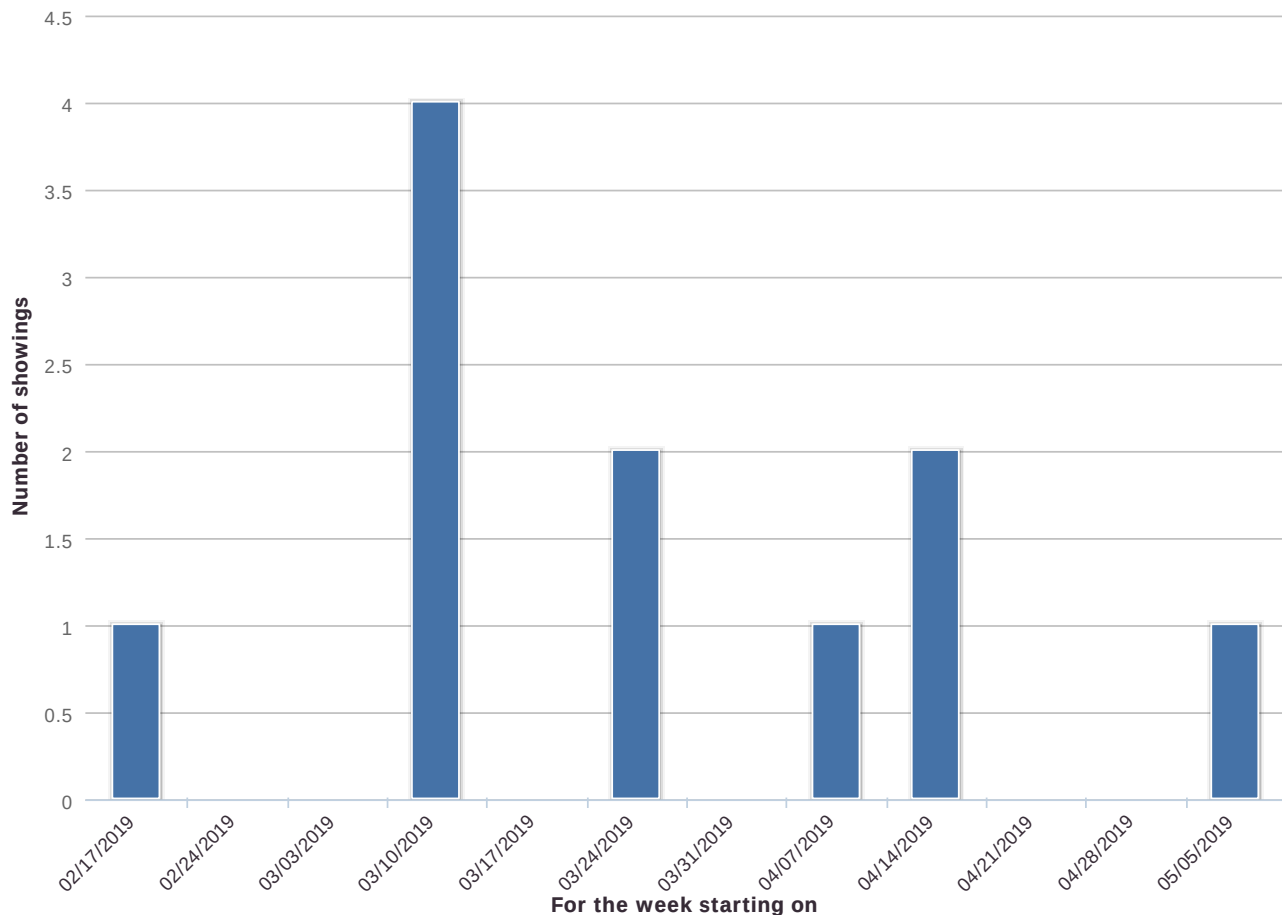
Snapshot for Feb 15, 2019 - May 11, 2019



Listing ID: 19008399
 Address: 245 Bluff View Circle, St Louis, MO 63129
 Price: \$479,900
 Status: ACTIVE

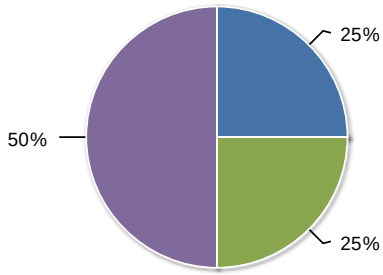
Total number of appointments: 11
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

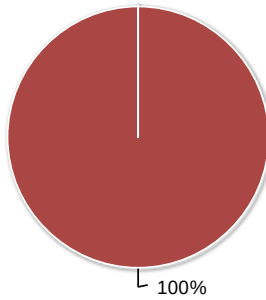
Is your client interested in this listing?



Very (1)
 Somewhat (0)
 Maybe (1)
 Not interested (2)

* 4 responses

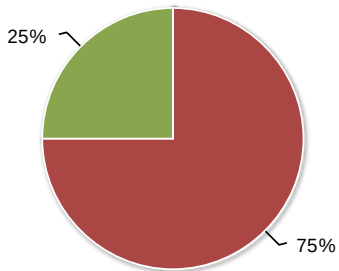
Your (and your client's) opinion of the price:



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

* 4 responses

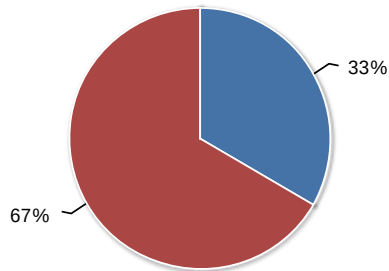
Please rate this listing (5=Best; 1=Worst):



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

* 4 responses

Please rate your overall experience at this showing.



Excellent (1)
 Good (2)
 Fair (0)
 Poor (0)

* 3 responses

Feedback Responses

Activity Details	Received
Showing 03/27/2019 10:00 AM - 10:30 AM	03/28/2019 12:59 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:	
Maybe Good Too high 4 Great potential, ran the comps as clients had some interest just didn't see paying that and doing the updates and getting \$ back on it. Sweet seller :) best of luck to you and him	
Showing 03/16/2019 10:30 AM - 11:15 AM	03/16/2019 12:58 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 Good Too high 4 Just beginning to look. Would like a bigger lot.
Showing 03/12/2019 5:00 PM - 7:00 PM		03/12/2019 07:28 PM
COMMENTS/RECOMMENDATIONS:		Property didn't show as well as others we saw in the area. Thanks
Showing 03/11/2019 6:00 PM - 7:00 PM		03/13/2019 01:48 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:		They liked many features about the house but feel it is priced much too high. Lovely home.
Showing 03/10/2019 12:45 PM - 2:15 PM		03/13/2019 09:31 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:		Very Excellent Too high 4
Showing 02/21/2019 2:00 PM - 3:00 PM		02/22/2019 04:15 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 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	05/11/2019 10:30 AM - 11:30 AM	
 Past Showing	04/18/2019 4:40 PM - 5:50 PM	
 Past Showing	04/14/2019 2:15 PM - 3:15 PM	
 Past Showing	04/12/2019 11:15 AM - 12:00 PM	
 Past Showing	03/27/2019 4:30 PM - 5:30 PM	
 Past Showing	03/27/2019 10:00 AM - 10:30 AM	
 Price Change Notification	03/19/2019 9:40 AM	
 Price Change	03/18/2019 11:39 AM	
 Past Showing	03/16/2019 10:30 AM - 11:15 AM	

Activity Type	Activity Date	Comments
 Past Showing	03/12/2019 5:00 PM - 7:00 PM	
 Past Showing	03/11/2019 6:00 PM - 7:00 PM	
 Past Showing	03/10/2019 12:45 PM - 2:15 PM	
 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	