

The Nett Group Real Estate Advisors

SELLER REPORT



4364 Eminence Ave | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	167
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Client Possibilities	3
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Client Favorites	3
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Showings	15
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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
18091858	RESI	ACT	11/28/18	4364 Eminence Ave	St Louis	65	167	\$50,000	367	287	3	3	371	10	25	16	796

Cross Property Condensed

4364 Eminence Ave, St Louis 63134-3457



MLS #:	18091858	Status:	A	Stat Dt:	11/28/18	List Pr:	\$50,000
Area:	65	Bd:	2	Sq Ft:	936	Sell Pr:	
Muni/Twp:	Berkeley			Pr/SqFt:	\$53.42	CDOM:	167
GA/CR:	0/0	Bth:	1 (1 0)			Age:	64
Style/Desc:	1 Story/Ranch					Acre:	.123
SubD:	Resub Of Pt Of Blk 8 Of Eleanor Park						
Schl District:	Ferguson-Florissant R-II						

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
0.0 mi	18091858	A	11/28/2018	RESI	4364 Eminence Ave	Berkeley	St Louis	65	167	\$50,000 2	1 (1 0)	936	0.1230	64	KWRC01
0.1 mi	19028008	AC	04/24/2019	RESI	4432 Brenton Ave	Berkeley	St Louis	65	25	\$79,900 3	1 (1 0)	1,200	0.1190	69	BYSE01
0.2 mi	19031192	AC	05/01/2019	RESI	9230 Stansberry Ave	Woodson Terrace	St Louis	91	16	\$49,900 2	1 (1 0)	864	0.1380		RORG01
0.1 mi	18076811	P	05/05/2019	RESI	9033 Guthrie Ave	Berkeley	St Louis	65	226	\$83,000 2	1 (1 0)	1,098	0.1440	69	DIEL01
0.1 mi	18054340	S	10/26/2018	RESI	9019 Guthrie Ave	Berkeley	St Louis	65	82	\$48,958 3	2 (2 0)	1,427		70	OWNC01
0.1 mi	18056621	S	11/30/2018	RESI	9107 stansberry	Berkeley	Berkeley	65	112	\$53,000 2	2 (2 0)	832	0.1650	65	SWHR01
0.1 mi	18041753	S	07/09/2018	RESI	9020 Bessemer Ave	Berkeley	St Louis	65	3	\$59,000 2	2 (1 1)	936	0.1440	62	CBG 05
0.2 mi	19015180	S	03/26/2019	RESI	9025 Tutwiler Ave	Berkeley	St Louis	65	5	\$60,000 4	1 (1 0)	1,300	0.1180	73	CMKL01
0.2 mi	18092148	S	04/18/2019	RESI	9110 Tutwiler Ave	Berkeley	Berkeley	65	77	\$60,000 2	2 (1 1)	720	0.1150	68	CBG 03
0.2 mi	18066694	S	12/07/2018	RESI	9001 Gedde Ave	Berkeley	St Louis	65	87	\$61,000 2	3 (2 1)	1,064	0.2000	65	DPEV01
0.1 mi	17097380	S	05/24/2018	RESI	9007 Guthrie Ave	Berkeley	St Louis	65	44	\$62,000 2	2 (2 0)	988	0.1150	65	AHRL01
0.2 mi	18041216	S	06/29/2018	RESI	9032 Guthrie Ave	Berkeley	St Louis	65	8	\$63,500 2	1 (1 0)	936	0.1150	70	CLRP01
0.0 mi	18026082	S	06/04/2018	RESI	9035 Bessemer Ave	Berkeley	St Louis	65	7	\$65,000 2	2 (2 0)	936	0.1150	64	ANGP01
0.2 mi	18065929	S	02/28/2019	RESI	9009 Gedde Ave	Berkeley	St Louis	65	153	\$69,900 3	1 (1 0)	984	0.1150	63	ADVT01
0.2 mi	18083043	S	11/16/2018	RESI	4449 Eminence Ave	Berkeley	St Louis	65	2	\$79,900 4	2 (2 0)	1,288	0.2900	65	AGNC01
0.1 mi	19006389	S	02/21/2019	RESI	4230 Herbert Ave	Woodson Terrace	St Louis	91	6	\$59,250 3	1 (1 0)	864	0.1390	67	AFCO01
0.2 mi	18049260	S	08/29/2018	RESI	9218 Macon Ave	Woodson Terrace	St Louis	91	58	\$67,500 2	1 (1 0)	864	0.1380	65	BHSP02
0.2 mi	19005423	X	04/30/2019	RESI	4452 Eminence Ave	Berkeley	St Louis	65	91	\$74,900 3	1 (1 0)	988	0.1130	63	CBG 05
0.2 mi	18069689	X	03/31/2019	RESI	8907 Guthrie Ave	Berkeley	Berkeley	65	180	\$75,900 2	1 (1 0)	960	0.1598	67	KWRC03
0.1 mi	18035232	C	07/19/2018	RESI	9120 Bessemer Ave	Berkeley	Berkeley	65	63	\$55,000 4	1 (1 0)	864		62	TNTY01

Search Criteria

Transaction Type is one of 'Sale', 'Auction'

Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'

Status is one of 'Pending', 'Closed', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 5/14/2019 to 5/14/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18091858

State Or Province is 'Missouri'

Price is 48000 to 88000

Selected 20 of 20 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Pending', 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search
 Contractual Date is 5/14/2019 to 5/14/2018 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18091858 State Or Province is 'Missouri' Price is 48000 to 88000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18091858	4364 Eminence Ave	McCluer South	Resub Of Pt Of Blk 2	1	1 (1 0)	936		0.123	64	11/28/18	\$53.42	167	\$58,000	\$50,000

Active Totals

Listing Count :	1	Averages:	936	0.123	\$53.42	167	\$58,000	\$50,000						
		Price :		High	\$50,000	Low	\$50,000	Median	\$50,000					

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19031192	9230 Stansberry Ave	Ritenour	Woodson 2	2	1 (1 0)	864		0.138		05/02/19	\$57.75	16	\$49,900	\$49,900
19028008	4432 Brenton Ave	McCluer South	Eleanor Park 2	3	1 (1 0)	1,200	1,200	0.119	69	04/24/19	\$66.58	25	\$79,900	\$79,900

Active Under Contract Totals

Listing Count :	2	Averages:	1,032	1,200	0.129	\$62.17	21	\$64,900	\$64,900					
		Price :		High	\$79,900	Low	\$49,900	Median	\$64,900					

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18035232	9120 Bessemer Ave	McCluer South	Eleanor Park 02	4	1 (1 0)	864			62	07/19/18	\$63.66	63	\$55,000	\$55,000

Cancelled Totals

Listing Count :	1	Averages:	864		\$63.66	63	\$55,000	\$55,000						
		Price :		High	\$55,000	Low	\$55,000	Median	\$55,000					

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
18054340	9019 Guthrie Ave	McCluer South	Eleanor Park 2 Res	3	2 (2 0)	1,427	1,427		70	10/26/18	\$34.31	82	\$69,000	\$53,800	\$48,958	70.95
18056621	9107 stansberry	McCluer South	Eleanor Park 2	2	2 (2 0)	832	1,600	0.165	65	11/30/18	\$63.70	112	\$59,900	\$56,900	\$53,000	88.48
18041753	9020 Bessemer Ave	McCluer South	Eleanor Park 2 Res	2	2 (1 1)	936	1,862	0.144	62	07/09/18	\$63.03	3	\$54,900	\$54,900	\$59,000	107.47
19006389	4230 Herbert Ave	Ritenour	Woodson 2	3	1 (1 0)	864		0.139	67	02/21/19	\$68.58	6	\$67,000	\$67,000	\$59,250	88.43
19015180	9025 Tutwiler Ave	McCluer South	Eleanor Park 2	4	1 (1 0)	1,300	1,300	0.118	73	03/26/19	\$46.15	5	\$59,900	\$59,900	\$60,000	100.17
18092148	9110 Tutwiler Ave	McCluer South	Eleanor Park	2	2 (1 1)	720		0.115	68	04/18/19	\$83.33	77	\$65,000	\$65,000	\$60,000	92.31
18066694	9001 Gedde Ave	McCluer South	Eleanor Park 2	2	3 (2 1)	1,064		0.200	65	12/07/18	\$57.33	87	\$69,900	\$64,900	\$61,000	87.27
17097380	9007 Guthrie Ave	McCluer South	Eleanor Park 2	2	2 (2 0)	988		0.115	65	05/24/18	\$62.75	44	\$63,900	\$63,900	\$62,000	97.03
18041216	9032 Guthrie Ave	McCluer South	Eleanor Park 2	2	1 (1 0)	936		0.115	70	06/29/18	\$67.84	8	\$69,900	\$64,900	\$63,500	90.84
18026082	9035 Bessemer Ave	McCluer South	Eleanor Park	2	2 (2 0)	936	1,591	0.115	64	06/04/18	\$69.44	7	\$65,000	\$65,000	\$65,000	100.00
18049260	9218 Macon Ave	Ritenour	Woodson 4	2	1 (1 0)	864		0.138	65	08/29/18	\$78.13	58	\$84,900	\$74,900	\$67,500	79.51

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

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CMA 1 Line (Landscape)**Property Type: Residential****Residential****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
18065929	9009 Gedde Ave	McCluer South	Eleanor Park	3	1 (1 0)	984		0.115	63	02/28/19	\$71.04	153	\$79,900	\$69,900	\$69,900	87.48
18083043	4449 Eminence Ave	McCluer South	Eleanor Park 2	4	2 (2 0)	1,288		0.290	65	11/16/18	\$62.03	2	\$79,900	\$79,900	\$79,900	100.00

Closed Totals

Listing Count :	13	Averages:		1,011	1,556	0.147					\$63.67	50	\$68,392	\$64,685	\$62,231	91.53
		Price :				High					\$79,900	Low	\$48,958	Median		\$61,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
19005423	4452 Eminence Ave	McCluer South	Eleanor Park 2	3	1 (1 0)	988		0.113	63	05/01/19	\$75.81	91	\$74,900	\$74,900		
18069689	8907 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	(1 0)	960	960	0.160	67	04/01/19	\$79.06	180	\$76,900	\$75,900		

Expired Totals

Listing Count :	2	Averages:		974	960	0.136					\$77.44	136	\$75,900	\$75,400		
		Price :				High					\$75,900	Low	\$74,900	Median		\$75,400

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
18076811	9033 Guthrie Ave	McCluer South	Eleanor Park 2 Res 2	1	(1 0)	1,098		0.144	69	05/10/19	\$75.59	226	\$100,000	\$83,000		

Pending Totals

Listing Count :	1	Averages:		1,098		0.144					\$75.59	226	\$100,000	\$83,000		
		Price :				High					\$83,000	Low	\$83,000	Median		\$83,000

Grand Totals

Count :	20	Averages:		\$/SqFt:	\$64.98	CDOM:	71	OP:	\$69,185	LP:	\$65,475	SP:	\$62,231			
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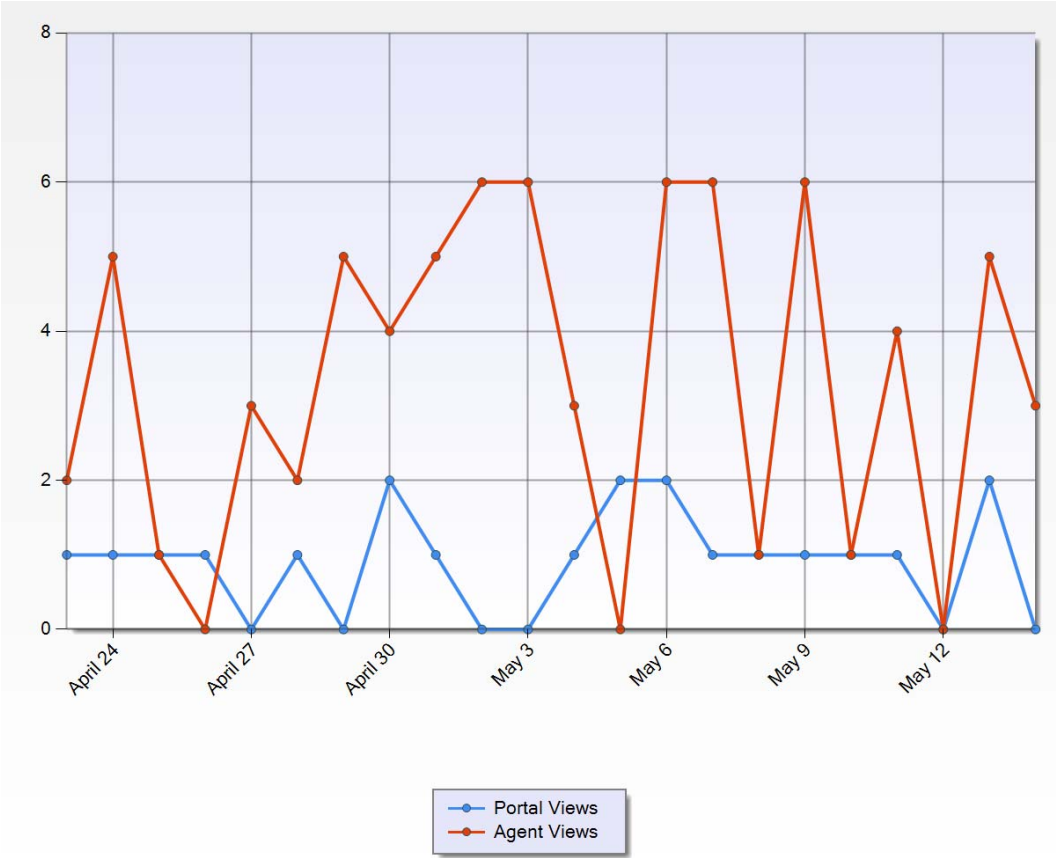
Presented By: Mike Nettemeyer Phone: 636-614-5132

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 Historical Views for 4364 Eminence Ave





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 Keller Williams Realty Chesterfield
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Listing Activity Report

4364 Eminence Avenue, St Louis, MO 63134

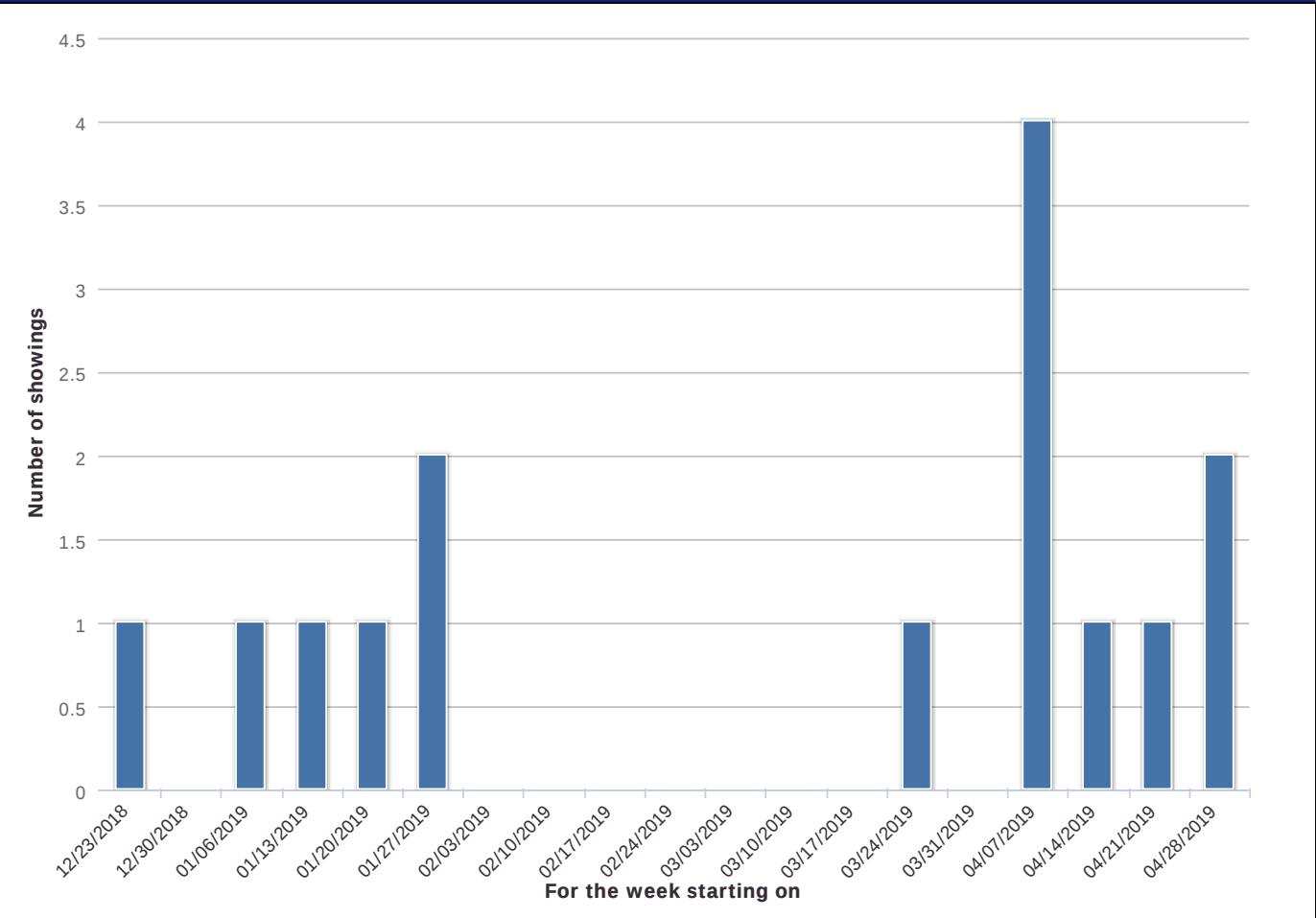
Snapshot for Nov 27, 2018 - May 04, 2019



Listing ID: 18091858
 Address: 4364 Eminence Avenue, St Louis, MO 63134
 Price: \$50,000
 Status: ACTIVE

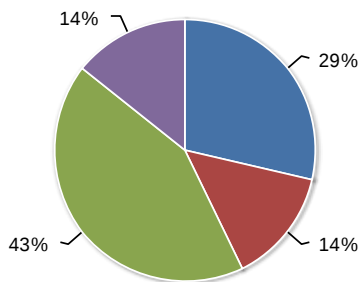
Total number of appointments: 15
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 0
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

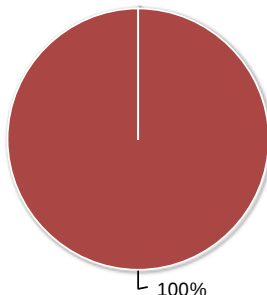
Is your client interested in this listing?



Very (2)
Somewhat (1)
Maybe (3)
Not interested (1)

* 7 responses

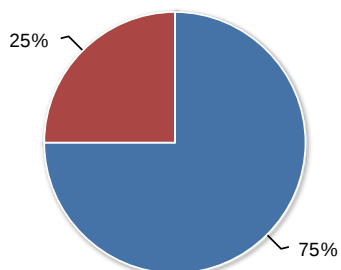
Please rate your overall experience at this showing.



Excellent (0)
Good (4)
Fair (0)
Poor (0)

* 4 responses

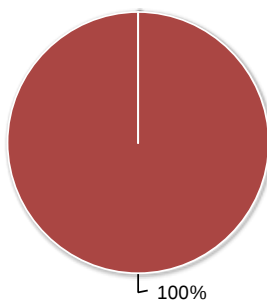
Your (and your client's) opinion of the price:



Just right (3)
Too high (1)
Too low (0)

* 4 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 04/27/2019 7:00 PM - 8:00 PM	04/29/2019 01:26 PM
Is your client interested in this listing? Somewhat Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Just right COMMENTS/RECOMMENDATIONS:	
Showing 04/17/2019 11:00 AM - 12:00 PM	04/18/2019 12:10 PM
Is your client interested in this listing? Very 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: Offer accepted	
Showing 04/13/2019 6:00 PM - 7:00 PM	04/18/2019 01:31 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:		Maybe Good 4
Showing 01/31/2019 5:00 PM - 5:15 PM		02/01/2019 05:56 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:		buyer is having an issue with paying somuch more than seller just acquired it for.
Showing 01/29/2019 3:30 PM - 4:00 PM		01/29/2019 05:08 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Not interested Too high Needs a lot of work.
Showing 01/25/2019 2:40 PM - 2:55 PM		01/25/2019 08:26 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 Due to the level of work it needs buyer would be in the 30's. would seller consider a cash offer in the 30's?
Showing 01/15/2019 4:00 PM - 4:15 PM		01/19/2019 11:31 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:		Maybe Good Just right 4
Showing 01/09/2019 9:00 AM - 9:15 AM		01/09/2019 09:23 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:		Maybe Good Just right 4 His girlfriend didn't like the closet space and wanted newer fixtures.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	05/04/2019 3:45 PM - 4:55 PM	
 Past Showing	05/04/2019 11:15 AM - 12:15 PM	
 Past Showing	04/27/2019 7:00 PM - 8:00 PM	
 Past Showing	04/17/2019 11:00 AM - 12:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	04/13/2019 6:00 PM - 7:00 PM	
 Past Showing	04/13/2019 3:00 PM - 3:15 PM	
 Past Showing	04/10/2019 11:00 AM - 1:00 PM	
 Past Showing	04/07/2019 12:30 PM - 2:00 PM	
 Past Showing	03/27/2019 3:30 PM - 3:45 PM	
 Price Change Notification	03/27/2019 8:30 AM	
 Price Change	03/27/2019 3:29 AM	
 Past Showing	01/31/2019 5:00 PM - 5:15 PM	
 Past Showing	01/29/2019 3:30 PM - 4:00 PM	
 Past Showing	01/25/2019 2:40 PM - 2:55 PM	
 Past Showing	01/15/2019 4:00 PM - 4:15 PM	
 Past Showing	01/09/2019 9:00 AM - 9:15 AM	
 Canceled Showing	01/06/2019 12:30 PM - 1:30 PM	
 Past Agent Preview	12/27/2018 9:15 AM - 11:00 AM	
 Price Change	12/19/2018 7:55 AM	
 Status Change	11/28/2018 12:43 PM	
 New Listing	11/28/2018	
 Status Change	11/27/2018 3:22 PM	
 Price Change	11/27/2018 9:16 AM	