

The Nett Group Real Estate Advisors

# SELLER REPORT



1611 Locust #603 | St Louis City

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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Days on Market      84

Client Possibilities      0

Client Favorites      1

Showings      3

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Good Activity is an average of *3-4 showings weekly*.

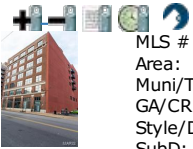
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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 |
|--------------------------|------|------|-----------|------------------|----------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">19009695</a> | COND | ACT  | 02/19/19  | 1611 Locust #603 | St Louis | 1    | 84  | \$265,000 | 96             | 74           | 1                | 0                    | 113         | 5                 | 17              | 11             | 246         |

## Cross Property Condensed

**1611 Locust #603, St Louis 63103-1861**



|                |                              |         |                |            |                 |          |                           |
|----------------|------------------------------|---------|----------------|------------|-----------------|----------|---------------------------|
| MLS #:         | <a href="#">19009695</a>     | Status: | <b>A</b>       | Stat Dt:   | <b>02/19/19</b> | List Pr: | <b>\$265,000</b>          |
| Area:          | <b>1</b>                     | Bd:     | <b>2</b>       | Sq Ft:     | <b>2,062</b>    | Sell Pr: |                           |
| Muni/Twp:      | <b>St. Louis City</b>        |         |                | Pr/SqFt:   | <b>\$128.52</b> | CDOM:    | <b>310</b>                |
| GA/CR:         | <b>1/0</b>                   | Bth:    | <b>2 (2 0)</b> | Condo Fee: | <b>\$461</b>    | Age:     | <b>100</b>                |
| Style/Desc:    | <b>1 Story/Other</b>         |         |                |            |                 | Acre:    | <b>0 (County Records)</b> |
| SubD:          | <b>Printers Lofts 01 Amd</b> |         |                |            |                 |          |                           |
| Schl District: | <b>St. Louis City</b>        |         |                |            |                 |          |                           |

### 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   | <a href="#">19008596</a> | A  | 02/18/2019  | RESI   | 1611 Locust # 603         | St. Louis City | St Louis | 1    | 85   | \$265,000 | 2   | 2 (2 0) | 2,062 |     | 100 | KWRC01 |
| 0.1 mi   | <a href="#">19018927</a> | A  | 04/04/2019  | COND   | 1619 Washington Ave # 702 | St. Louis City | St Louis | 1    | 40   | \$250,000 | 2   | 2 (2 0) | 1,464 |     |     | HSGR01 |
| 0.0 mi   | <a href="#">19009695</a> | A  | 02/19/2019  | COND   | 1611 Locust # 603         | St. Louis City | St Louis | 1    | 310  | \$265,000 | 2   | 2 (2 0) | 2,062 |     | 100 | KWRC01 |
| 0.1 mi   | <a href="#">18093809</a> | A  | 12/08/2018  | COND   | 721 North 17th St # 101   | St. Louis City | St Louis | 1    | 157  | \$274,900 | 2   | 3 (2 1) | 2,246 |     | 135 | MADA01 |
| 0.0 mi   | <a href="#">18022409</a> | 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   | <a href="#">18081022</a> | 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 |

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 19009695  
State Or Province is 'Missouri'  
Price is 245000 to 285000  
Selected 6 of 6 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 19009695 State Or Province is 'Missouri' Price is 245000 to 285000

## 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  | 85     | \$265,000  | \$265,000  |
| <b>Active Totals</b> |                  |          |                      |    |         |       |           |        |           |          |           |        |            |            |
| Listing Count :      |                  |          |                      |    |         | 1     | Averages: | 2,062  | 2,062     |          | \$128.52  | 85     | \$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 |
|----------------------|--------------------------|----------|----------------------|----|---------|-------|-----------|--------|-----------|----------|-----------|--------|------------|------------|
| 19018927             | 1619 Washington Ave #702 | Downtown | Railway Lofts        | 2  | 2 (2 0) | 1,464 | 1,484     |        |           | 04/04/19 | \$170.77  | 40     | \$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  | 310    | \$265,000  | \$265,000  |
| 18093809             | 721 North 17th St #101   | Downtown | Moon Brothers Loft 2 | 3  | 2 (1)   | 2,246 | 2,246     |        | 135       | 12/08/18 | \$122.40  | 157    | \$274,900  | \$274,900  |
| <b>Active Totals</b> |                          |          |                      |    |         |       |           |        |           |          |           |        |            |            |
| Listing Count :      |                          |          |                      |    |         | 3     | Averages: | 1,924  | 1,931     |          | \$140.56  | 169    | \$263,300  | \$263,300  |
| Price :              |                          |          |                      |    |         |       |           | High   | \$274,900 | Low      | \$250,000 | Median | \$265,000  |            |

## 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  |
| <b>Expired Totals</b> |                  |          |                      |    |         |       |           |        |           |          |           |        |            |            |
| Listing Count :       |                  |          |                      |    |         | 2     | Averages: | 1,880  | 1,880     |          | \$138.35  | 143    | \$258,750  | \$258,750  |
| Price :               |                  |          |                      |    |         |       |           | High   | \$270,000 | Low      | \$247,500 | Median | \$258,750  |            |

## Grand Totals

Count : 6 Averages: \$/SqFt: \$137.82 CDOM: 146 OP: \$262,067 LP: \$262,067 SP:

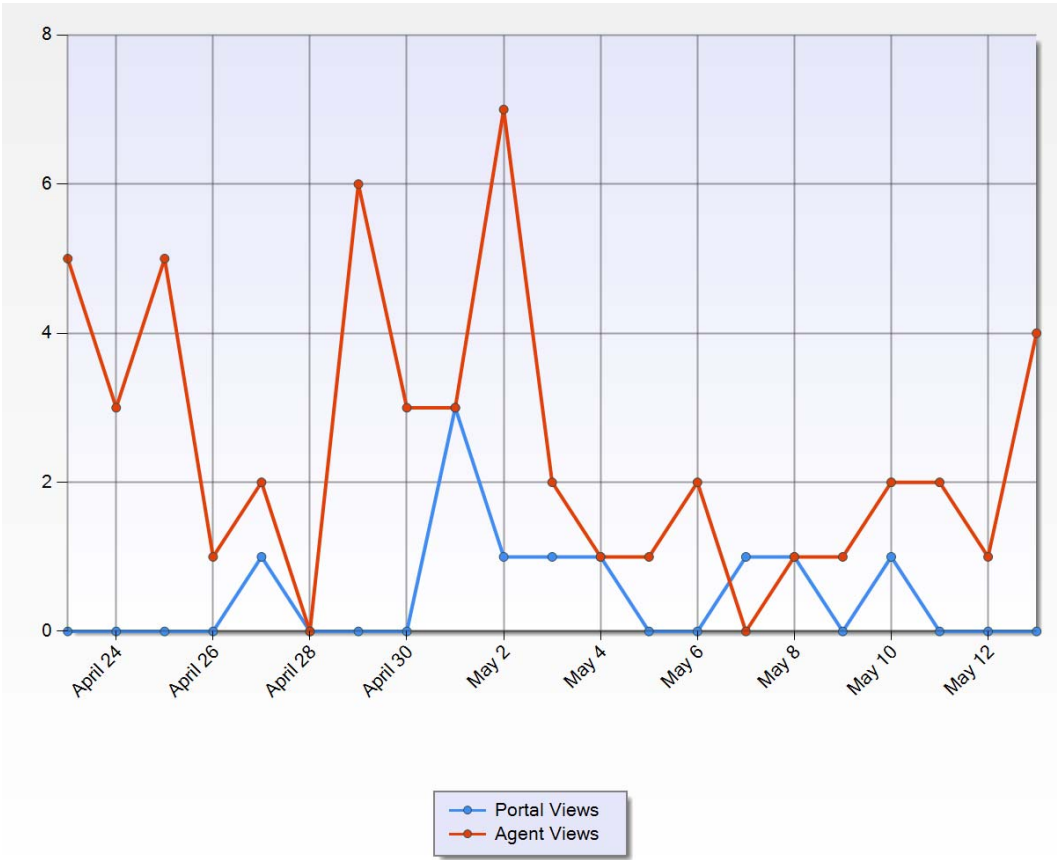
Presented By: Mike Nettemeyer Phone: 636-614-5132

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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 **Historical Views for 1611 Locust #603**



# MARIS



**The Nett Group Real Estate Advisors**  
 Keller Williams Realty Chesterfield  
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 michael@thenettgroup.com

## Listing Activity Report

1611 Locust Unit# 603, St Louis, MO 63103

Snapshot for Feb 19, 2019 - Mar 31, 2019

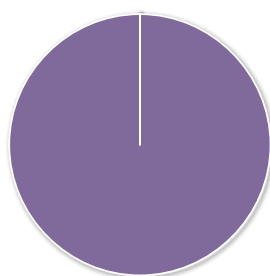


Listing ID: 19009695  
 Address: 1611 Locust Unit# 603, St Louis, MO 63103  
 Price: \$265,000  
 Status: ACTIVE

Total number of appointments: 3  
 Appointments in the last 30 days: 0  
 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?

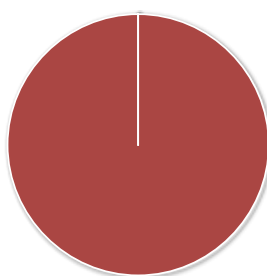


100%

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

\* 3 responses

Please rate your overall experience at this showing.

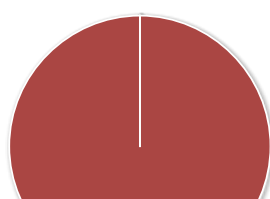


100%

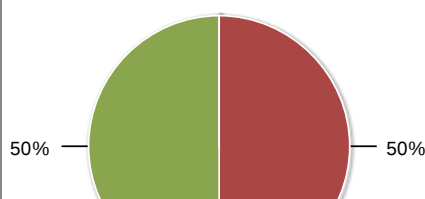
Excellent (0)  
 Good (3)  
 Fair (0)  
 Poor (0)

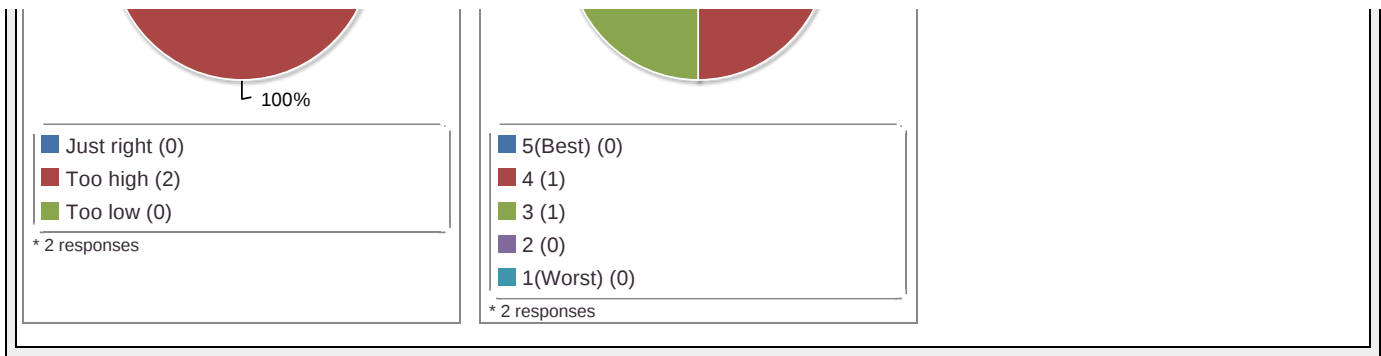
\* 3 responses

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



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





### Feedback Responses

| Activity Details                                                                                                                                                                                                                                                                                                                                                                                                   | Received            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Showing<br>03/31/2019 3:15 PM - 3:30 PM                                                                                                                                                                                                                                                                                                                                                                            | 03/31/2019 04:02 PM |
| <p>Is your client interested in this listing? Not interested</p> <p>Please rate your overall experience at this showing. Good</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS: Nice unit. Buyer just didn't like the layout. Will keep trying to get folks through.</p>                                                   |                     |
| Showing<br>02/21/2019 11:30 AM - 12:30 PM                                                                                                                                                                                                                                                                                                                                                                          | 02/22/2019 12:06 PM |
| <p>Is your client interested in this listing? Not interested</p> <p>Please rate your overall experience at this showing. Good</p> <p>Your (and your client's) opinion of the price: Too high</p> <p>Please rate this listing (5=Best; 1=Worst): 4</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                             |                     |
| Showing<br>02/19/2019 4:15 PM - 5:15 PM                                                                                                                                                                                                                                                                                                                                                                            | 02/20/2019 06:29 PM |
| <p>Is your client interested in this listing? Not interested</p> <p>Please rate your overall experience at this showing. Good</p> <p>Your (and your client's) opinion of the price: Too high</p> <p>Please rate this listing (5=Best; 1=Worst): 3</p> <p>COMMENTS/RECOMMENDATIONS: Thank you for allowing us to tour. Buyer loved the location and building. He did not seem to love the layout. Thanks again.</p> |                     |

### 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                     |          |