

The Nett Group Real Estate Advisors

SELLER REPORT



9502 Midland Blvd | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	95
----------------	----

Client Possibilities	9
----------------------	---

Client Favorites	4
------------------	---

Showings	25
----------	----

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
19007410	RESI	ACT	02/08/19	9502 Midland Blvd	St Louis	91	95	\$81,999	501	373	4	9	521	21	31	35	1016

Cross Property Condensed

9502 Midland Blvd, St Louis 63114-3332



MLS #:	19007410	Status:	A	Stat Dt:	02/08/19	List Pr:	\$81,999
Area:	91	Bd:	3	Sq Ft:	1,051	Sell Pr:	
Muni/Twp:	Overland			Pr/SqFt:	\$78.02	CDOM:	234
GA/CR:	0/0	Bth:	1 (1 0)			Age:	89
Style/Desc:	1.5 Story/Bungalow / Cottage					Acre:	.230
SubD:	South Overland Park						
Schl District:	Ritenour						

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	19007410	A	02/08/2019	RESI	9502 Midland Blvd	Overland	St Louis	91	234	\$81,999 3	1 (1 0)	1,051	0.2300 89	KWRC01	
0.2 mi	19007160	S	05/01/2019	RESI	9540 Holtwood	Overland	St Louis	91	38	\$72,000 2	1 (1 0)	933	0.4100 114	WCLK01	
0.2 mi	18061332	S	09/27/2018	RESI	9450 West Milton Ave	Overland	St Louis	91	29	\$77,800 2	1 (1 0)	1,066	0.2070 82	CBG 05	
0.2 mi	18073812	S	11/14/2018	RESI	9501 Tennyson Ave	Overland	St Louis	91	34	\$89,900 2	1 (1 0)	760	0.2070 88	BART01	
0.1 mi	18087884	S	12/28/2018	RESI	9435 Holtwood	Overland	St Louis	91	13	\$94,900 3	2 (2 0)	1,025	0.2070 91	CICP01	
0.2 mi	18076772	S	11/13/2018	RESI	3015 Calvert Ave	Breckenridge Hills	St Louis	91	20	\$97,000 4	1 (1 0)	1,339	0.3200 95	JNAH01	
0.2 mi	19018947	S	05/02/2019	RESI	9432 West Milton Ave	Overland	Overland	91	15	\$100,000 4	2 (2 0)	1,546	0.2025 109	BHSP11	
0.2 mi	18064652	S	09/17/2018	RESI	9512 West Milton Ave	Overland	St Louis	91	7	\$104,000 2	1 (1 0)	1,131	0.2300 72	ALND01	
0.2 mi	18082354	S	11/16/2018	RESI	9450 Tennyson Ave	Overland	Overland	91	6	\$104,400 2	1 (1 0)	884	80	RDKY02	
0.1 mi	18056950	S	01/02/2019	RESI	9519 Midland	Overland	St Louis	91	131	\$113,500 4	2 (2 0)	1,516	0.1200 87	CRTN01	
0.2 mi	19004256	S	03/11/2019	RESI	9525 Tennyson Ave	Overland	Overland	91	4	\$119,000 3	2 (1 1)	1,406	0.1837 76	MEYR01	
0.2 mi	18024976	S	05/18/2018	RESI	9422 Tennyson Ave	Overland	St Louis	91	3	\$163,900 3	2 (2 0)	1,352	0.3100 93	JNAH01	
0.2 mi	18006699	X	05/31/2018	RESI	2817 Annapolis Ave	Overland	St Louis	91	60	\$70,900 2	1 (1 0)		0.1660 78	EQTY04	
0.2 mi	18070877	X	10/31/2018	RESI	9438 Tennyson Ave	Overland	St Louis	91	145	\$74,500 2	2 (1 1)	986	0.4100 88	CADV01	
0.2 mi	18026938	X	08/30/2018	RESI	9438 Tennyson Ave	Overland	St Louis	91	125	\$74,500 2	2 (1 1)	986	0.4100 88	CADV01	
0.0 mi	18066310	C	01/18/2019	RESI	9502 Midland Blvd	Overland	Overland	91	139	\$84,900 3	1 (1 0)	1,051	0.2300 89	KWRW01	
0.2 mi	18050771	C	08/31/2018	RESI	2730 Osgood Ave	Overland	St Louis	91	69	\$95,000 3	2 (2 0)	1,368	0.2370 77	EXSL01	
0.1 mi	18017265	C	10/23/2018	RESI	2801 Calvert Ave	Overland	St Louis	91	188	\$139,999 3	3 (2 1)	1,600	0.2000 12	BHSP02	

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 19007410

State Or Province is 'Missouri'

Price is 70000 to 190000

Selected 18 of 18 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 19007410 State Or Province is 'Missouri' Price is 70000 to 190000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19007410	9502 Midland Blvd	Ritenour	South Overland Pa	3	1 (1 0)	1,051	1,051	0.230	89	02/08/19	\$78.02	234	\$81,999	\$81,999

Active Totals

Listing Count :	1	Averages:				1,051	1,051	0.230			\$78.02	234	\$81,999	\$81,999		
		Price :							High		\$81,999	Low	\$81,999	Median	\$81,999	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18066310	9502 Midland Blvd	Ritenour	South Overland Pa	3	1 (1 0)	1,051	1,051	0.230	89	01/18/19	\$80.78	139	\$89,900	\$84,900
18050771	2730 Osgood Ave	Ritenour	Central Overland P	3	2 (2 0)	1,368		0.237	77	08/31/18	\$69.44	69	\$101,500	\$95,000
18017265	2801 Calvert Ave	Ritenour	Central Overland P	3	3 (2 1)	1,600	2,000	0.200	12	10/23/18	\$87.50	188	\$155,000	\$139,999

Cancelled Totals

Listing Count :	3	Averages:				1,340	1,526	0.222			\$79.24	132	\$115,467	\$106,633		
		Price :							High		\$139,999	Low	\$84,900	Median	\$95,000	

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
19007160	9540 Holtwood	Ritenour	South Overland Pa	2	1 (1 0)	933		0.410	114	05/01/19	\$77.17	38	\$73,900	\$73,900	\$72,000	97.43
18061332	9450 West Milton Ave	Ritenour	South Overland Pa	2	1 (1 0)	1,066	1,066	0.207	82	09/27/18	\$72.98	29	\$87,000	\$87,000	\$77,800	89.43
18073812	9501 Tennyson Ave	Ritenour	South Overland Pa	2	1 (1 0)	760		0.207	88	11/14/18	\$118.29	34	\$109,900	\$89,900	\$89,900	81.80
18087884	9435 Holtwood	Ritenour	South Overland Pa	3	2 (2 0)	1,025	1,025	0.207	91	12/28/18	\$92.59	13	\$94,900	\$94,900	\$94,900	100.00
18076772	3015 Calvert Ave	Ritenour	Baltimore Hill	4	1 (1 0)	1,339		0.320	95	11/13/18	\$72.44	20	\$99,900	\$99,900	\$97,000	97.10
19018947	9432 West Milton Ave	Ritenour	South Overland Pa	4	2 (2 0)	1,546	1,546	0.203	109	05/02/19	\$64.68	15	\$95,000	\$95,000	\$100,000	105.26
18064652	9512 West Milton Ave	Ritenour	South Overland Pa	2	1 (1 0)	1,131	1,131	0.230	72	09/17/18	\$91.95	7	\$109,900	\$109,900	\$104,000	94.63
18082354	9450 Tennyson Ave	Ritenour	Survey 412-45-4	2	1 (1 0)	884			80	11/16/18	\$118.10	6	\$99,900	\$99,900	\$104,400	104.50
18056950	9519 Midland	Ritenour	Central Overland P	4	2 (2 0)	1,516		0.120	87	01/02/19	\$74.87	131	\$142,900	\$119,900	\$113,500	79.43
19004256	9525 Tennyson Ave	Ritenour	South Overland Pa	3	2 (1 1)	1,406	1,406	0.184	76	03/11/19	\$84.64	4	\$120,000	\$120,000	\$119,000	99.17
18024976	9422 Tennyson Ave	Ritenour	South Overland Pa	3	2 (2 0)	1,352		0.310	93	05/18/18	\$121.23	3	\$159,900	\$159,900	\$163,900	102.50

Closed Totals

Listing Count :	11	Averages:				1,178	1,235	0.240			\$89.90	27	\$108,473	\$104,564	\$103,309	95.57
		Price :							High		\$163,900	Low	\$72,000	Median	\$100,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
-----------	---------	------	-----------	----	-----	------	--------	--------	-----	------	---------	------	------------	------------

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.

Copyright © 2019 MARIS. All rights reserved.

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18006699	2817 Annapolis Ave	Ritenour	Central Overland P	2	1 (1 0)			0.166	78	06/01/18	\$0.00	60	\$75,000	\$70,900
18070877	9438 Tennyson Ave	Ritenour	South Overland Pa	2	2 (1 1)	986		0.410	88	11/01/18	\$75.56	145	\$74,500	\$74,500
18026938	9438 Tennyson Ave	Ritenour	South Overland Pa	2	2 (1 1)	986		0.410	88	08/31/18	\$75.56	125	\$86,900	\$74,500

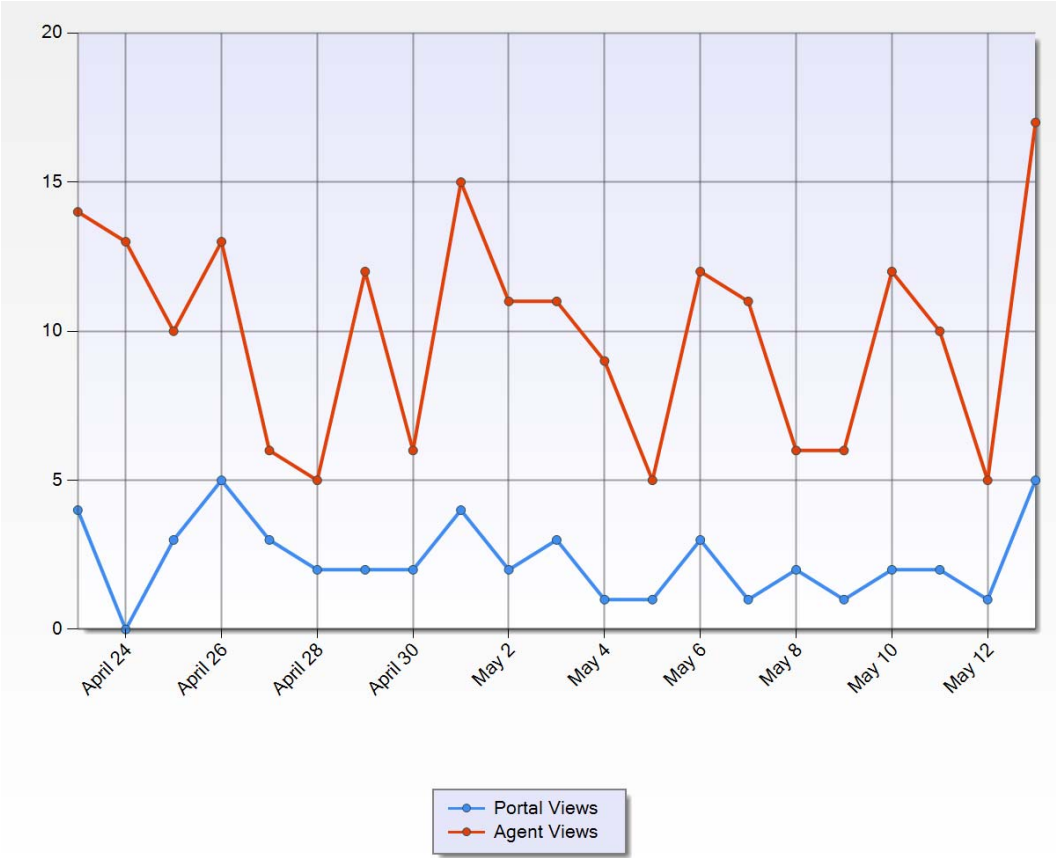
Expired Totals

Listing Count :	3	Averages:	986	0.329		\$75.56	110	\$78,800	\$73,300					
		Price :			High	\$74,500	Low	\$70,900	Median	\$74,500				

Grand Totals

Count :	18	Averages:	\$/SqFt: \$85.64	CDOM: 70	OP: \$103,222	LP: \$98,444	SP: \$103,309							
---------	----	-----------	------------------	----------	---------------	--------------	---------------	--	--	--	--	--	--	--

 Historical Views for 9502 Midland Blvd





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

9502 Midland Boulevard, St Louis, MO 63114

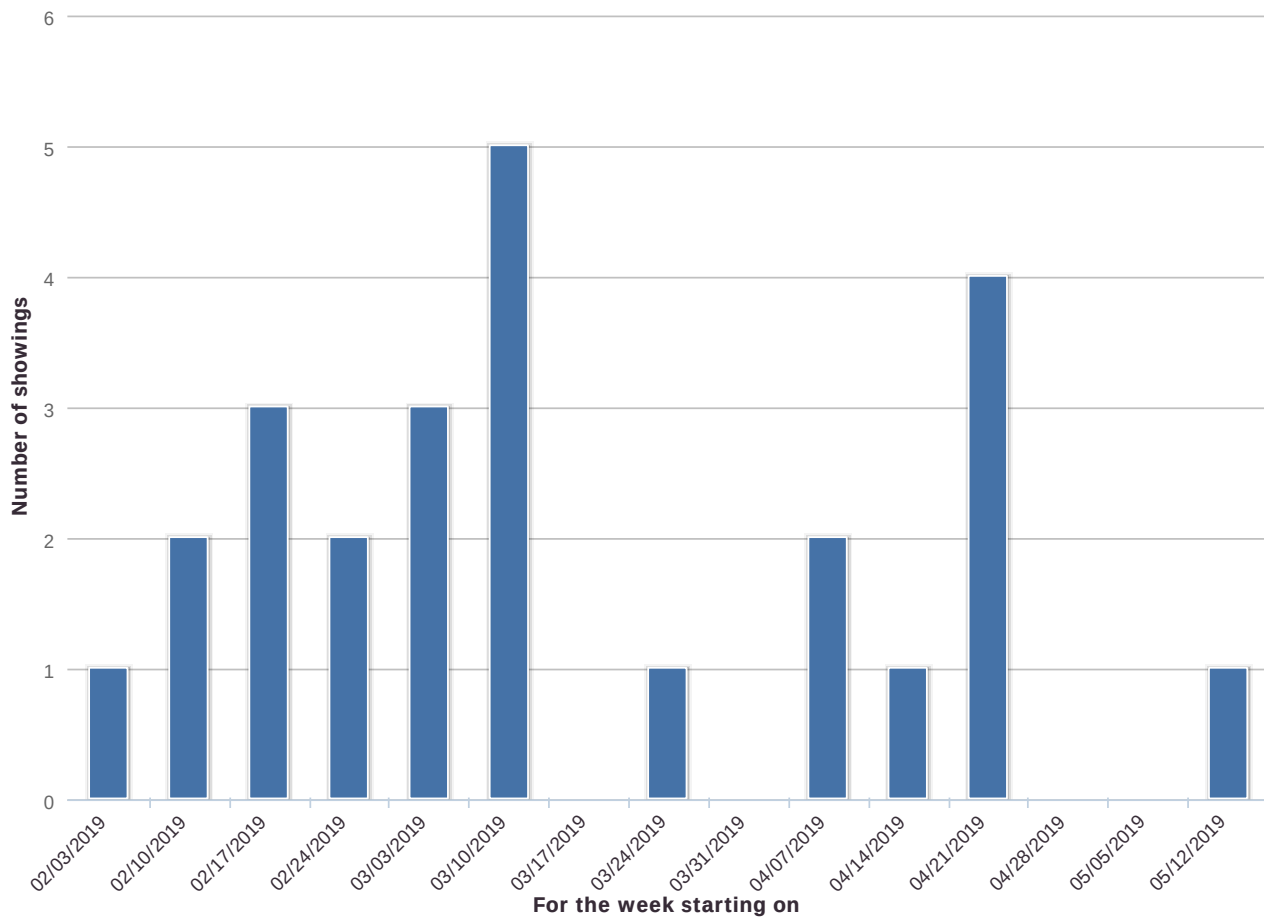
Snapshot for Feb 08, 2019 - May 12, 2019



Listing ID: 19007410
 Address: 9502 Midland Boulevard, St Louis, MO 63114
 Price: \$81,999
 Status: ACTIVE

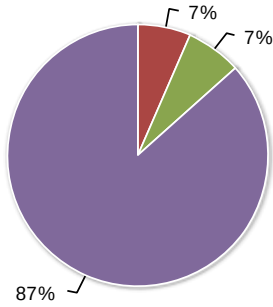
Total number of appointments: 25
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

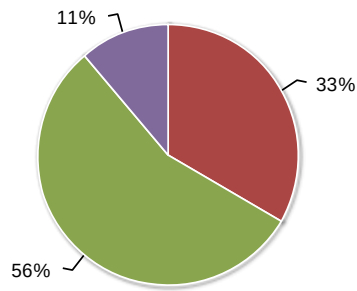
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (1)
Not interested (13)

* 15 responses

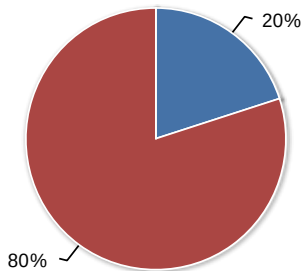
Please rate your overall experience at this showing.



Excellent (0)
Good (3)
Fair (5)
Poor (1)

* 9 responses

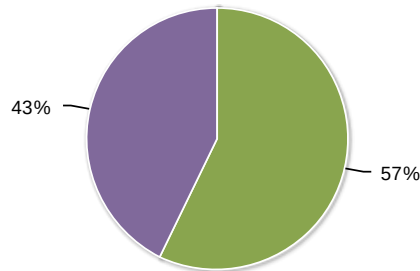
Your (and your client's) opinion of the price:



Just right (2)
Too high (8)
Too low (0)

* 10 responses

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



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

* 7 responses

Feedback Responses

Activity Details		Received
Showing 05/12/2019 2:45 PM - 3:00 PM		05/13/2019 02:00 AM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Thank for letting us see the property. The house doesn't meet the needs of my client. The basement has several areas where water is coming in and there is a very strong odor in the house.
Showing 04/26/2019 3:00 PM - 3:30 PM		04/26/2019 04:36 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Too much work. Thanks!
Showing 04/24/2019 11:30 AM - 11:45 AM		04/28/2019 04:15 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:		Maybe Good Too high 3 Basement was pretty wet the day we were there, client not sure he want to take that on.
Showing 04/17/2019 10:45 AM - 11:00 AM		04/29/2019 01:34 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested
Showing 04/12/2019 4:30 PM - 6:00 PM		04/12/2019 08:46 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
Showing 03/29/2019 1:00 PM - 1:30 PM		03/30/2019 08:50 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 Good Just right Not the fit for buyers
Showing 03/16/2019 12:00 PM - 12:30 PM		03/18/2019 04:31 PM
COMMENTS/RECOMMENDATIONS:		They didn't want to see anymore home and put an offer on the first we saw . I had 5 scheduled for the day . Thank you
Showing 03/11/2019 3:45 PM - 4:45 PM		03/12/2019 07:43 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested I just drove by. We never went in.
Showing 03/10/2019 3:05 PM - 3:20 PM		03/10/2019 03:44 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 2
Showing 03/10/2019 12:15 PM - 1:15 PM		03/12/2019 09:07 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 Good Too high 3 They liked the room sizes and the old fashioned feel of the place. Everything changed when her boyfriend came up from the basement to state that the basement is not dry. She said the house seemed a little rough around the edges for the price.
Showing 03/05/2019 11:30 AM - 12:00 PM		03/08/2019 01:40 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: COMMENTS/RECOMMENDATIONS:		Not interested Fair Just right Too much work for this buyer.
Showing 03/02/2019 11:55 AM - 12:10 PM		03/02/2019 02:25 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Not interested Too high
Showing 02/21/2019 6:45 PM - 7:15 PM		02/21/2019 08:53 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:		Somewhat Fair Too high 3 I informed them that it would be repaired. They don't seem very interested because of initial theft. I will keep it in mind for other buyers. Good luck.
Showing 02/20/2019 3:30 PM - 4:00 PM		02/22/2019 04:05 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 Poor Too high 2
Showing 02/15/2019 9:15 AM - 10:15 AM		02/15/2019 10:30 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 2
Showing 02/09/2019 12:00 PM - 1:30 PM		02/09/2019 01:50 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 Haven't been looking long. This one just needs too much work for my single buyer.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	05/12/2019 2:45 PM - 3:00 PM	
 Past Showing	04/26/2019 3:00 PM - 3:30 PM	
 Past Showing	04/26/2019 2:45 PM - 3:00 PM	
 Past Showing	04/24/2019 7:30 PM - 8:30 PM	
 Past Showing	04/24/2019 11:30 AM - 11:45 AM	

Activity Type	Activity Date	Comments
 Past Showing	04/17/2019 10:45 AM - 11:00 AM	
 Past Showing	04/12/2019 4:30 PM - 6:00 PM	
 Past Showing	04/11/2019 9:30 AM - 10:30 AM	
 Past Showing	03/29/2019 1:00 PM - 1:30 PM	
 Past Showing	03/16/2019 12:00 PM - 12:30 PM	
 Past Showing	03/13/2019 6:30 PM - 7:30 PM	
 Past Showing	03/11/2019 3:45 PM - 4:45 PM	
 Past Showing	03/10/2019 3:05 PM - 3:20 PM	
 Past Showing	03/10/2019 12:15 PM - 1:15 PM	
 Past Showing	03/09/2019 10:00 AM - 10:20 AM	
 Past Showing	03/07/2019 4:45 PM - 5:00 PM	
 Past Showing	03/05/2019 11:30 AM - 12:00 PM	
 Past Showing	03/02/2019 11:55 AM - 12:10 PM	
 Past Showing	02/28/2019 6:45 PM - 7:15 PM	
 Past Showing	02/21/2019 6:45 PM - 7:15 PM	
 Past Showing	02/20/2019 3:30 PM - 4:00 PM	
 Past Showing	02/19/2019 10:00 AM - 10:15 AM	
 Past Showing	02/16/2019 12:15 PM - 1:30 PM	
 Past Showing	02/15/2019 9:15 AM - 10:15 AM	
 Past Showing	02/09/2019 12:00 PM - 1:30 PM	
 Status Change	02/08/2019 2:45 PM	
 Price Change	02/08/2019 8:26 AM	
 New Listing	02/08/2019	