

The Nett Group Real Estate Advisors

SELLER REPORT



13551 Suson Forest Ct | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market 4

Client Possibilities 0

Client Favorites 0

Showings 1

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
19034717	COND	ACT	05/10/19	13551 Suson Forest Ct	St Louis	331	4	\$318,000	108	64	0	0	129	32	10	6	91

Cross Property Condensed

13551 Suson Forest Ct, St Louis 63128-4345



MLS #:	19034717	Status:	A	Stat Dt:	05/10/19	List Pr:	\$318,000
Area:	331	Bd:	3	Sq Ft:	1,466	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$216.92	CDOM:	4
GA/CR:	2/0	Bth:	3 (3 0)	Condo Fee:	\$180	Age:	3
Style/Desc:	1 Story/Villa					Acre:	.094
SubD:	Suson Hills						
Schl District:	Mehlville R-IX						
Recent:	05/10/2019 : New						

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	19033639	A	05/10/2019	RESI	13551 Suson Forest Ct	Unincorporated	St Louis	331	4	\$318,000	3	3 (3 0)	1,466	0.0940	3 KWRC01
0.2 mi	18063210	S	04/03/2019	RESI	5922 San Simeon Dr	Unincorporated	St Louis	331	207	\$244,000	3	4 (3 1)	1,942	0.1940	42 CBPR02
0.2 mi	18060520	S	01/08/2019	RESI	5094 Suson Hills Dr	Unincorporated	St Louis	331	114	\$245,000	3	3 (2 1)	1,970	0.2400	41 RGRS01
0.1 mi	18041701	S	08/15/2018	RESI	5132 Windleigh Place	Unincorporated	St Louis	331	0	\$250,000	3	4 (2 2)	1,796	0.2760	41 REMV01
0.2 mi	18082495	S	03/05/2019	RESI	13675 Evergreen Glen Dr	Unincorporated	St Louis	331	103	\$291,000	3	4 (2 2)	2,085	0.1900	15 RDKY03
0.0 mi	19023618	W	04/22/2019	RESI	13531 Suson Forest Ct	Unincorporated	St Louis	331	3	\$335,000	3	3 (3 0)	1,658	0.0940	3 RMXR02
0.1 mi	18045029	C	09/17/2018	RESI	5128 Suson Ridge Dr	Unincorporated	St Louis	331	104	\$228,500	3	3 (2 1)	1,764	0.0720	2 LAUP01
0.2 mi	19007854	C	05/04/2019	RESI	13683 Evergreen Glen Dr	Unincorporated	St Louis	331	80	\$327,900	4	3 (2 1)	2,947	0.1800	15 YUNG01
0.0 mi	19034717	A	05/10/2019	COND	13551 Suson Forest Ct	Unincorporated	St Louis	331	4	\$318,000	3	3 (3 0)	1,466	0.0940	3 KWRC01
0.0 mi	19028408	AC	04/25/2019	COND	13531 Suson Forest Ct	Unincorporated	St Louis	331	22	\$335,000	3	3 (3 0)	1,658	0.0940	3 RMXR02
0.2 mi	18050105	S	10/11/2018	COND	5082 Cedar Chase Dr	Unincorporated	Mehlville	331	68	\$224,300	3	3 (2 1)	1,791	0.0966	CBG 50
0.1 mi	18005876	S	06/29/2018	COND	5149 Suson View Ct	Unincorporated	Mehlville	331	82	\$295,000	2	2 (2 0)	1,419	0.1243	CBG 50
0.0 mi	18090824	S	05/02/2019	COND	13542 Suson Forest Ct	Unincorporated	St Louis	331	69	\$298,000	2	2 (2 0)	1,412	0.1360	1 KWSW01
0.0 mi	18014413	S	06/28/2018	COND	13551 Suson Forest Ct	Unincorporated	St Louis	331	55	\$307,500	2	3 (3 0)	1,466	0.0940	2 MCAR01
0.1 mi	18020056	S	06/07/2018	COND	5121 Suson View Ct	Unincorporated	Mehlville	331	8	\$310,000	3	3 (3 0)	1,419	0.1000	CBG 50
0.1 mi	17076538	X	05/31/2018	COND	5156 Suson Hills Dr	Unincorporated	Mehlville	331	251	\$229,900	3	3 (2 1)	1,700	0.0774	2 CBG 50

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 19034717

State Or Province is 'Missouri'

Price is 218000 to 418000

Selected 16 of 16 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 19034717 State Or Province is 'Missouri' Price is 218000 to 418000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19033639	13551 Suson Forest Ct	Mehlville	Suson Hills	3 3 (3 0)	1,466	2,044	0.094	3	05/10/19	\$216.92	4	\$318,000	\$318,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094					\$216.92	4	\$318,000	\$318,000		
		Price :						High		\$318,000	Low	\$318,000	Median	\$318,000	

Cancelled Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18045029	5128 Suson Ridge Dr	Mehlville	Suson Hills	3 3 (2 1)	1,764	2,768	0.072	2	09/17/18	\$129.54	104	\$238,900	\$228,500
19007854	13683 Evergreen Glen Dr	Mehlville	Timberline Place	4 3 (2 1)	2,947		0.180	15	05/04/19	\$111.27	80	\$349,900	\$327,900

Cancelled Totals

Listing Count :	2	Averages:	2,356	2,768	0.126					\$120.40	92	\$294,400	\$278,200		
		Price :						High		\$327,900	Low	\$228,500	Median	\$278,200	

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
18063210	5922 San Simeon Dr	Mehlville	South Hill 3	3 4 (3 1)	1,942	2,942	0.194	42	04/03/19	\$125.64	207	\$279,900	\$259,900	\$244,000	87.17
18060520	5094 Suson Hills Dr	Mehlville	South Hill 3	3 3 (2 1)	1,970	1,970	0.240	41	01/08/19	\$124.37	114	\$279,000	\$249,900	\$245,000	87.81
18041701	5132 Windleigh Place	Mehlville	Windleigh Place	3 4 (2 2)	1,796		0.276	41	08/15/18	\$139.20	0	\$250,000	\$250,000	\$250,000	100.00
18082495	13675 Evergreen Glen Dr	Mehlville	Timberline Place	3 4 (2 2)	2,085	2,685	0.190	15	03/05/19	\$139.57	103	\$300,000	\$295,000	\$291,000	97.00

Closed Totals

Listing Count :	4	Averages:	1,948	2,532	0.225					\$132.19	106	\$277,225	\$263,700	\$257,500	93.00
		Price :						High		\$291,000	Low	\$244,000	Median	\$247,500	

Withdrawn Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19023618	13531 Suson Forest Ct	Mehlville	Villas at Suson Hills	3 3 (3 0)	1,658	2,158	0.094	3	04/22/19	\$202.05	3	\$335,000	\$335,000

Withdrawn Totals

Listing Count :	1	Averages:	1,658	2,158	0.094					\$202.05	3	\$335,000	\$335,000		
		Price :						High		\$335,000	Low	\$335,000	Median	\$335,000	

Condo/Coop/Villa

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: 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
19034717	13551 Suson Forest Ct	Mehlville	Suson Hills	3 3 (3 0)	1,466	2,044	0.094	3	05/10/19	\$216.92	4	\$318,000	\$318,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094					\$216.92	4	\$318,000	\$318,000		
		Price :						High		\$318,000	Low	\$318,000	Median	\$318,000	

Active Under Contract Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19028408	13531 Suson Forest Ct	Mehlville	Villas at Suson Hills	3 3 (3 0)	1,658	2,158	0.094	3	04/25/19	\$202.05	22	\$335,000	\$335,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,658	2,158	0.094					\$202.05	22	\$335,000	\$335,000		
		Price :						High		\$335,000	Low	\$335,000	Median	\$335,000	

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
18050105	5082 Cedar Chase Dr	Mehlville	Townhomes at Sus	3 3 (2 1)	1,791		0.097		10/11/18	\$125.24	68	\$221,457	\$215,000	\$224,300	101.28
18005876	5149 Suson View Ct	Mehlville	Villas at Suson Hills	2 2 (2 0)	1,419		0.124		06/29/18	\$207.89	82	\$285,900	\$285,900	\$295,000	103.18
18090824	13542 Suson Forest Ct	Mehlville	Villas at Suson Hills	2 2 (2 0)	1,412	1,430	0.136	1	05/02/19	\$211.05	69	\$314,900	\$304,900	\$298,000	94.63
18014413	13551 Suson Forest Ct	Mehlville	Villas at Suson Hills	2 3 (3 0)	1,466	2,044	0.094	2	06/28/18	\$209.75	55	\$329,900	\$315,000	\$307,500	93.21
18020056	5121 Suson View Ct	Mehlville	Villas at Suson Hills	3 3 (3 0)	1,419	2,019	0.100		06/07/18	\$218.46	8	\$328,000	\$328,000	\$310,000	94.51

Closed Totals

Listing Count :	5	Averages:	1,501	1,831	0.110					\$194.48	56	\$296,031	\$289,760	\$286,960	97.36
		Price :						High		\$310,000	Low	\$224,300	Median	\$298,000	

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17076538	5156 Suson Hills Dr	Mehlville	Townhomes at Sus	3 3 (2 1)	1,700		0.077	2	06/01/18	\$135.24	251	\$229,900	\$229,900

Expired Totals

Listing Count :	1	Averages:	1,700		0.077					\$135.24	251	\$229,900	\$229,900		
		Price :						High		\$229,900	Low	\$229,900	Median	\$229,900	

Grand Totals

Count :	16	Averages:	\$/SqFt: \$169.70	CDOM: 73	OP: \$294,610	LP: \$287,244	SP: \$273,867
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 Historical Views for 13551 Suson Forest Ct





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Listing Activity Report

13551 Suson Forest Court, St Louis, MO 63128

Snapshot for May 10, 2019 - May 11, 2019



Listing ID: 19034717
 Address: 13551 Suson Forest Court, St Louis, MO 63128
 Price: \$318,000
 Status: ACTIVE

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

Feedback Responses

Activity Details

Received

No feedback responses.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing Unconfirmed	05/11/2019 4:30 PM - 5:30 PM	
 New Listing	05/10/2019	