

The Nett Group Real Estate Advisors

SELLER REPORT



13551 Suson Forest Ct | St Louis

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LISTING SCORECARD

Days on Market	45
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Client Possibilities	3
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Client Favorites	0
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Zillow Views	25
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Zillow Saves	1
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Showings	9
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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
19034717	COND	ACT	05/10/19	13551 Suson Forest Ct	St Louis	331	45	\$315,000	149	168	0	1	158	31	15	10	397

Cross Property Condensed

13551 Suson Forest Ct, St Louis 63128-4345



MLS #:	19034717	Status:	A	Stat Dt:	05/10/19	List Pr:	\$315,000
Area:	331	Bd:	3	Sq Ft:	1,466	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$214.87	CDOM:	45
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:	06/19/2019 : Price Change : \$318,000->\$315,000						

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 42 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	45	\$315,000 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	19035744	C	06/23/2019	RESI	13683 Evergreen Glen Dr	Unincorporated	St Louis	331	120	\$319,900 4	3 (2 1)	2,947	0.1800 15		EXSL01
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	45	\$315,000 3	3 (3 0)	1,466	0.0940 3		KWRC01
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
0.0 mi	19028408	S	06/13/2019	COND	13531 Suson Forest Ct	Unincorporated	St Louis	331	22	\$330,000 3	3 (3 0)	1,658	0.0940 3		RMXR02

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 6/25/2019 to 6/25/2018

Latitude, Longitude is within 0.25 mi of 19034717

State Or Province is 'Missouri'

Price is 218000 to 418000

Selected 15 of 15 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 6/25/2019 to 6/25/2018 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	\$214.87	45	\$318,000	\$315,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094					\$214.87	45	\$318,000	\$315,000		
		Price :						High		\$315,000	Low	\$315,000	Median	\$315,000	

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
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	

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
19035744	13683 Evergreen Glen Dr	Mehlville	Timberline Place	4 3 (2 1)	2,947		0.180	15	06/24/19	\$108.55	120	\$319,900	\$319,900
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 :	3	Averages:	2,553	2,768	0.144					\$116.45	101	\$302,900	\$292,100		
		Price :						High		\$327,900	Low	\$228,500	Median	\$319,900	

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

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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	\$214.87	45	\$318,000	\$315,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094					\$214.87	45	\$318,000	\$315,000		
		Price :						High		\$315,000	Low	\$315,000	Median	\$315,000	

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
19028408	13531 Suson Forest Ct	Mehlville	Villas at Suson Hills	3 3 (3 0)	1,658	2,158	0.094	3	06/13/19	\$199.03	22	\$335,000	\$335,000	\$330,000	98.51

Closed Totals

Listing Count :	5	Averages:	1,549	1,877	0.109					\$190.59	59	\$297,431	\$291,160	\$290,960	98.16
		Price :						High		\$330,000	Low	\$224,300	Median	\$298,000	

Grand Totals

Count :	15	Averages:	\$/SqFt:	\$164.19	CDOM:	74	OP:	\$298,384	LP:	\$290,127	SP:	\$276,089
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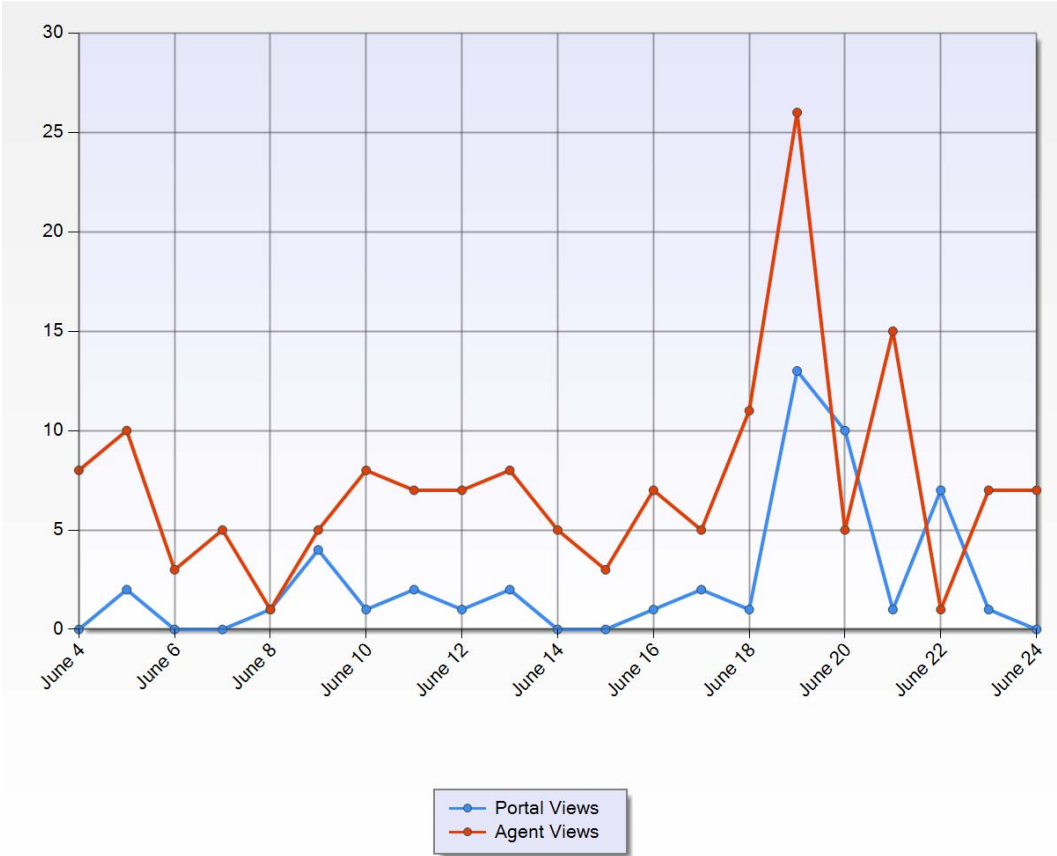
Presented By: Mike Nettemeyer Phone: 636-614-5132

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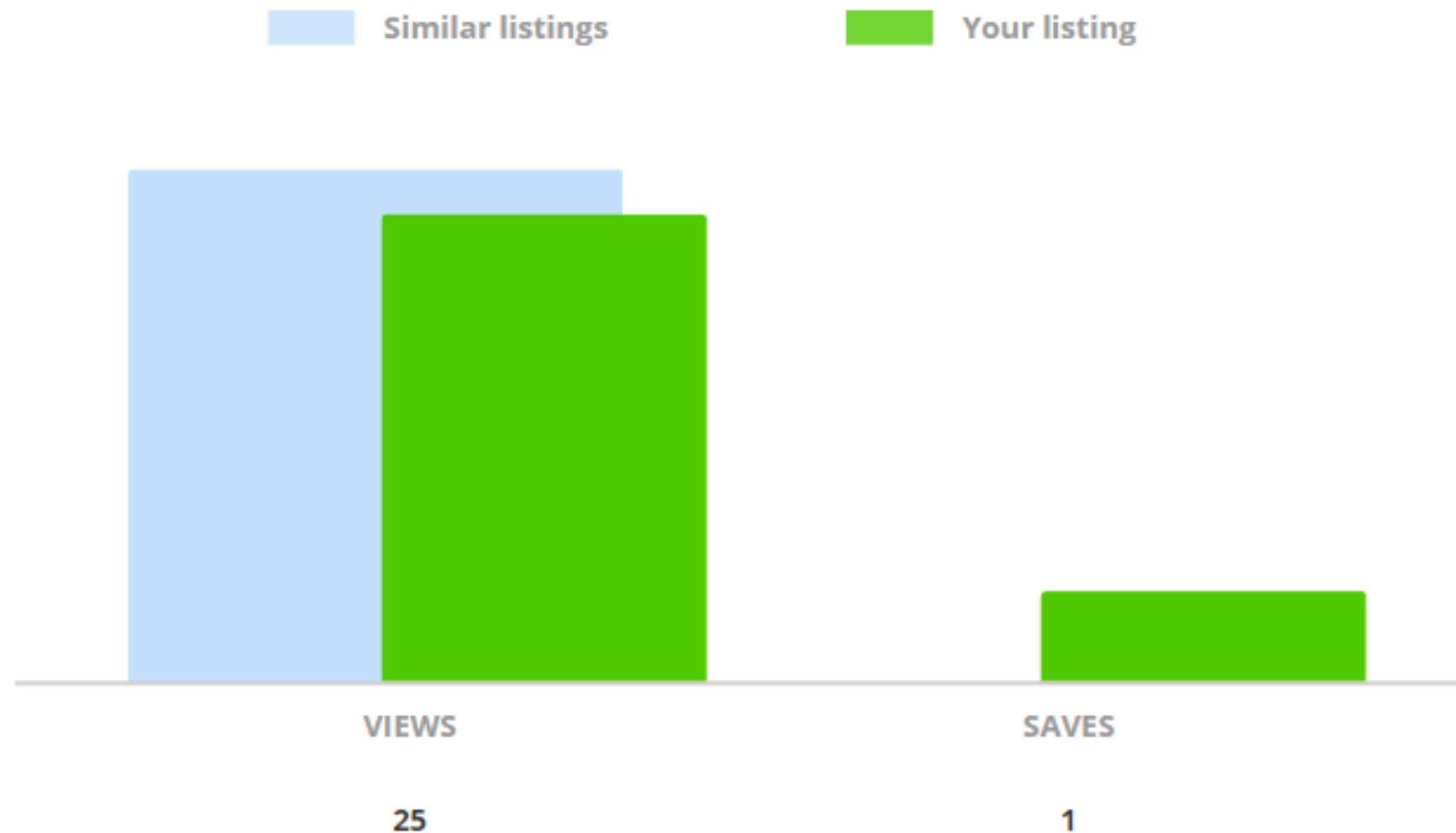
 Historical Views for 13551 Suson Forest Ct



Latest Activity

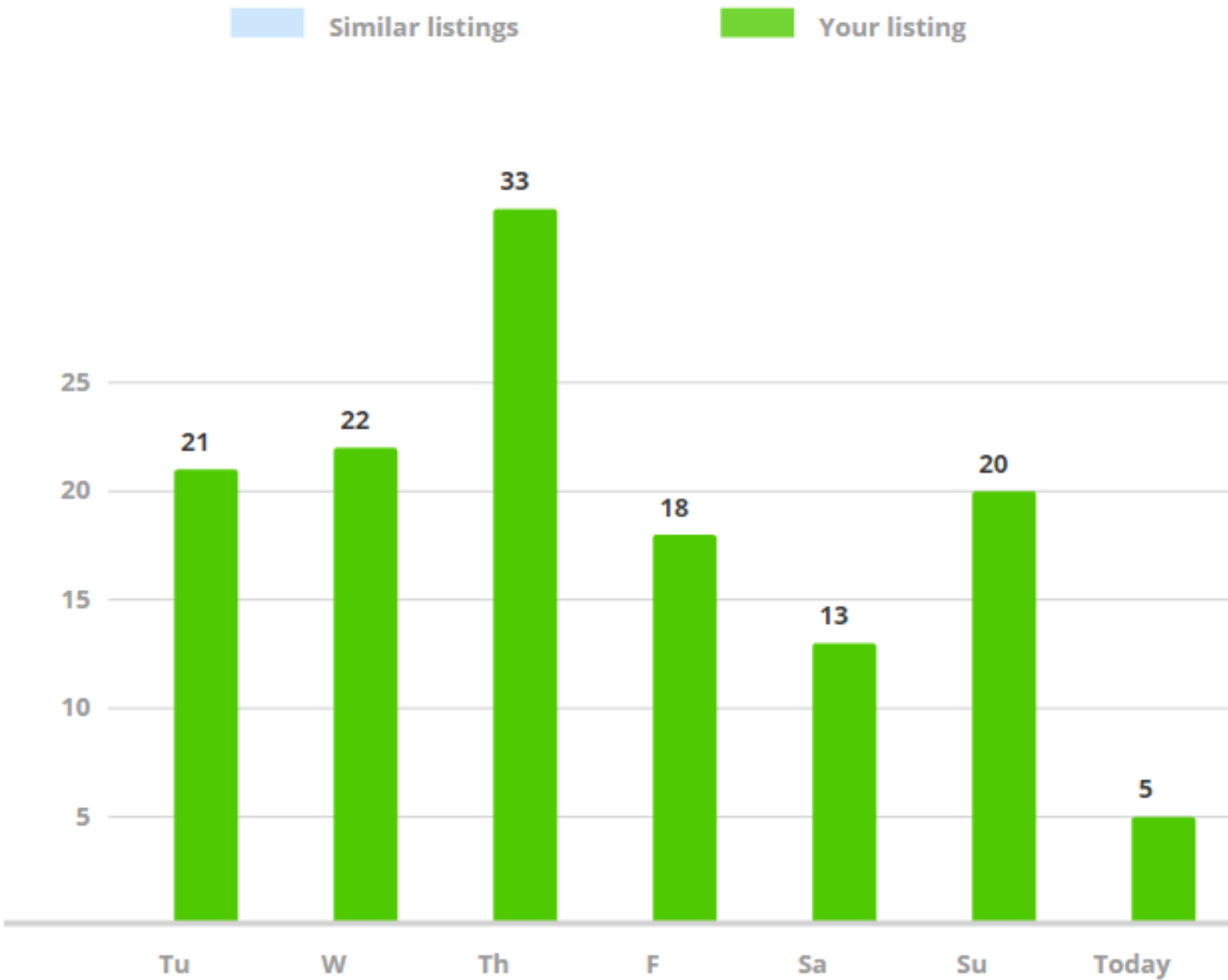
Your listing isn't getting the attention it deserves

Last two days of activity



This Week

Last 30 Days





Listing Activity Report

13551 Suson Forest Court, St Louis, MO 63128

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

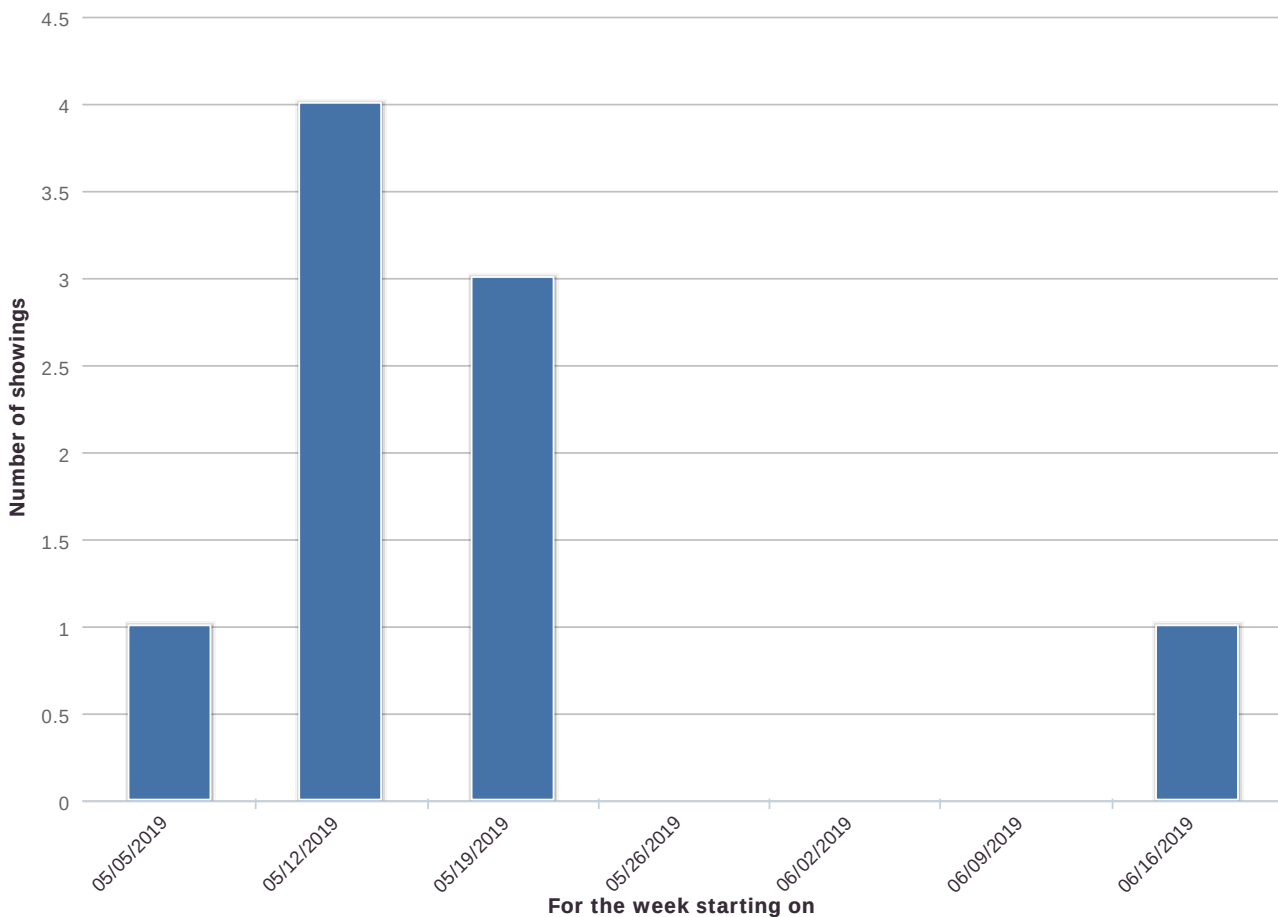
Snapshot for May 10, 2019 - Jun 19, 2019



Listing ID: 19034717
Address: 13551 Suson Forest Court, St Louis, MO 63128
Price: \$315,000
Status: ACTIVE

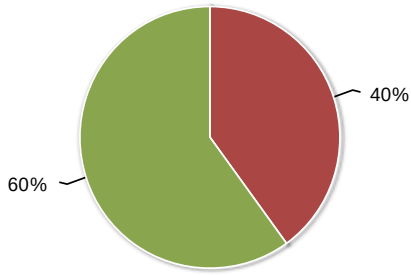
Total number of appointments: 9
Appointments in the last 30 days: 1
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

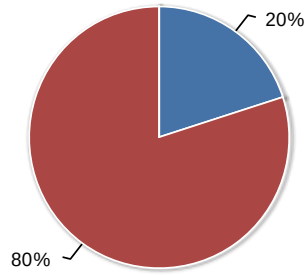
Is your client interested in writing an offer on this listing?



Very (0)
 Maybe (2)
 Not interested (3)

* 5 responses

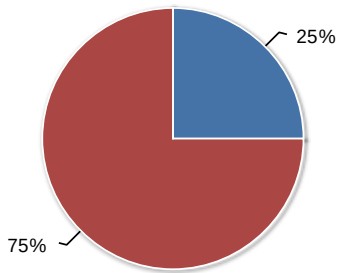
Please rate your overall experience at this showing.



Excellent (1)
 Good (4)
 Fair (0)
 Poor (0)

* 5 responses

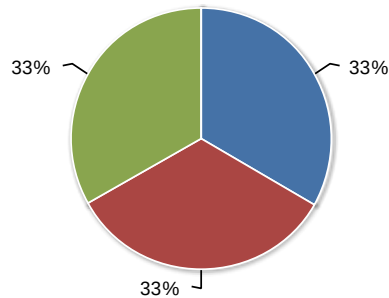
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

* 3 responses

Feedback Responses

Activity Details		Received
Showing 06/18/2019 11:30 AM - 11:45 AM		06/18/2019 04:10 PM
Is your client interested in writing an offer on 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 Thank you for letting me show this. My buyers did not really like the layout of the unit. Specifically, the bath was too far away from the 2nd bedroom (may have mom living with them) and the kitchen was too open. (Worried about dirty dishes if someone pops in ~ everyone can see!!) Lower level was lovely, but they really do not need that space to be finished. Best of luck ~ it is a nice unit!
Showing 05/20/2019 2:15 PM - 3:30 PM		05/20/2019 04:34 PM

Activity Details		Received
Is your client interested in writing an offer on 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 Home is a 2 bedroom, layout is narrow and not to my buyers liking.
Showing 05/18/2019 11:45 AM - 1:00 PM		05/19/2019 12:59 PM
Is your client interested in writing an offer on 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 Thank you for letting us see the villa. Shows great - buyer is deciding if the floor plan will work for them.
Showing 05/17/2019 2:00 PM - 2:45 PM		05/17/2019 05:10 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:		Maybe Good My buyers just started looking, love the villa but wish it was a flat lot
Showing 05/15/2019 2:45 PM - 3:30 PM		05/15/2019 07:15 PM
Is your client interested in writing an offer on 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 Excellent Just right 5(Best) Great Villa Home, but further than my client wants to be from her family. Thanks for allowing me to show this property

Listing Activity Details			
Activity Type	Activity Date	◆	Comments
 Price Change Notification	06/19/2019 9:36 AM		
 Price Change	06/19/2019 4:22 AM		
 Past Showing	06/18/2019 11:30 AM - 11:45 AM		
 Past Showing	05/21/2019 12:30 PM - 1:10 PM		
 Past Inspection	05/21/2019 12:00 PM - 2:00 PM		
 Past Showing	05/20/2019 2:15 PM - 3:30 PM		
 Past Showing	05/18/2019 11:45 AM - 1:00 PM		
 Past Showing	05/17/2019 2:00 PM - 2:45 PM		
 Past Showing	05/15/2019 6:30 PM - 7:15 PM		
 Past Showing	05/15/2019 2:45 PM - 3:30 PM		
 Past Showing Unconfirmed	05/11/2019 4:30 PM - 5:30 PM		

Activity Type	Activity Date 	Comments
 New Listing	05/10/2019	