

The Nett Group Real Estate Advisors

SELLER REPORT



1611 Locust #603 | St Louis City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	104
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Client Possibilities	1
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Client Favorites	3
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Zillow Views	12
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Zillow Saves	0
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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.

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	19008596	A	02/18/2019	RESI	1611 Locust # 603	St. Louis City	St Louis	1	105	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.1 mi	19018927	A	04/04/2019	COND	1619 Washington Ave # 702	St. Louis City	St Louis	1	60	\$250,000	2	2 (2 0)	1,464			HSGR01
0.0 mi	19009695	A	02/19/2019	COND	1611 Locust # 603	St. Louis City	St Louis	1	330	\$265,000	2	2 (2 0)	2,062		100	KWRC01
0.1 mi	18093809	P	05/09/2019	COND	721 North 17th St # 101	St. Louis City	St Louis	1	157	\$274,900	2	3 (2 1)	2,246		136	MADA01
0.0 mi	18022409	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	18081022	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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 6/4/2019 to 6/4/2018
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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 6/4/2019 to 6/4/2018 Latitude, Longitude is within 0.25 mi of 19009695 State Or Province is 'Missouri' Price is 245000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	105	\$265,000	\$265,000
Active Totals														
Listing Count :						1	Averages:	2,062	2,062		\$128.52	105	\$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	60	\$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	330	\$265,000	\$265,000
Active Totals														
Listing Count :						2	Averages:	1,763	1,773		\$149.64	195	\$257,500	\$257,500
Price :								High	\$265,000	Low	\$250,000	Median	\$257,500	

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

Expired Totals

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	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093809	721 North 17th St #101	Downtown	Moon Brothers Loft	2	3 (2 1)	2,246	2,246		136	05/14/19	\$122.40	157	\$274,900	\$274,900

Pending Totals

Listing Count :						1	Averages:	2,246	2,246		\$122.40	157	\$274,900	\$274,900
Price :								High	\$274,900	Low	\$274,900	Median	\$274,900	

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

Grand Totals

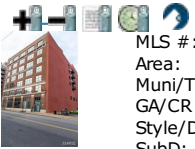
Count : 6 Averages: \$/SqFt: \$137.82 CDOM: 156 OP: \$262,067 LP: \$262,067 SP:

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
19037823	COND	ACT	05/21/19	1611 Locust Ave #603	St Louis	1	13	\$1,800/mo	220	47	2	1	260	28	10	11	83

Cross Property Condensed

1611 Locust Ave #603, St Louis 63103-1861



MLS #:	19037823	Status:	A	Stat Dt:	05/21/19	List Pr:	\$1,800/mo
Area:	1	Bd:	2	Sq Ft:	2,062	Sell Pr:	
Muni/Twp:	St. Louis City			Pr/SqFt:	\$.87	CDOM:	13
GA/CR:	1/0	Bth:	2 (2 0)	Condo Fee:	\$461	Age:	100
Style/Desc:	1 Story/Other					Acre:	0 (County Records)
SubD:	Printers Lofts 01 Amd						
Schl District:	St. Louis City						

Search Criteria

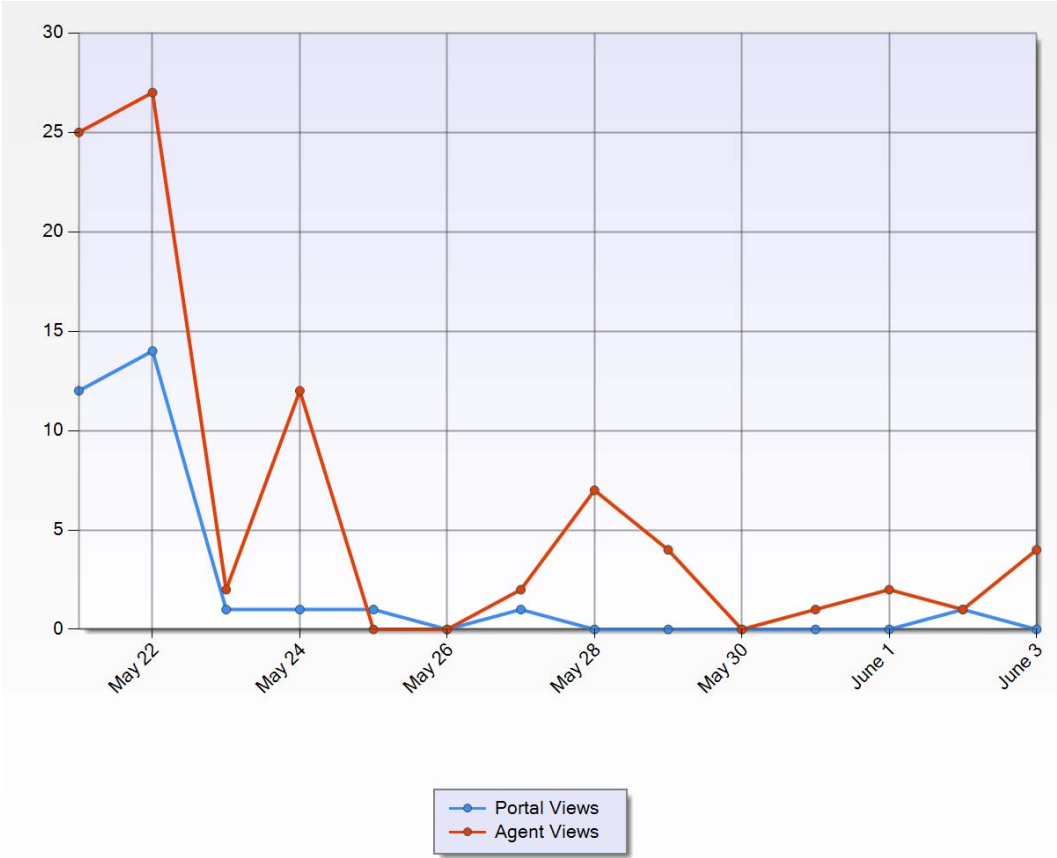
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

 Historical Views for 1611 Locust Ave #603



● FOR SALE

1611 Locust St SUITE 603, Saint Louis, MO 63103

List price: \$265,000

2 Beds · 2 Baths · 2,062 Sq Ft



EDIT LISTING



ADD 3D HOME



MORE ▾

Latest Activity

Your listing performance is average

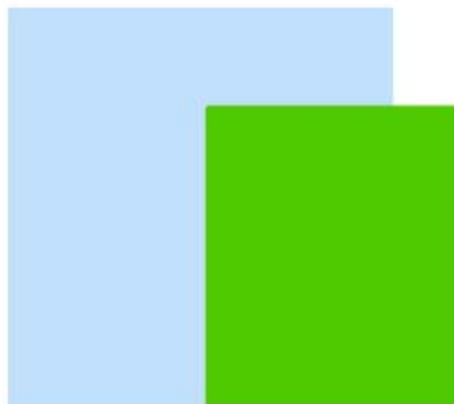
Last two days of activity



Similar listings



Your listing



VIEWS

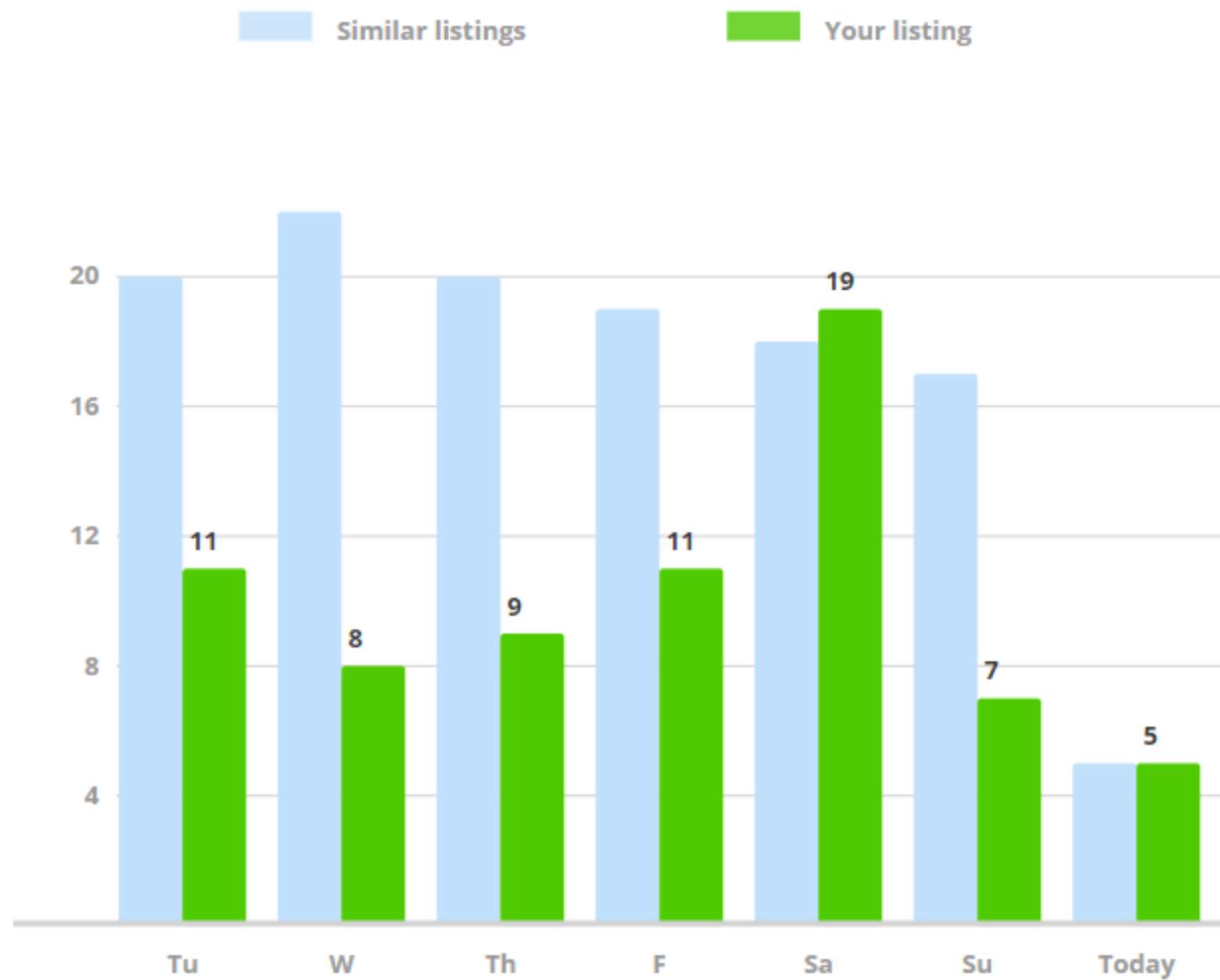
SAVES

12

0

This Week

Last 30 Days





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

Listing Activity Report

1611 Locust Avenue Unit# 603, St Louis, MO 63103

Snapshot for May 21, 2019 - Jun 02, 2019

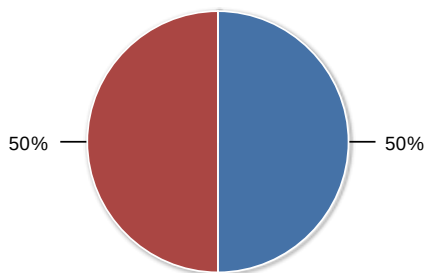


Listing ID: 19037823
 Address: 1611 Locust Avenue Unit# 603, St Louis, MO 63103
 Price: \$1,800
 Status: ACTIVE

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 at a Glance

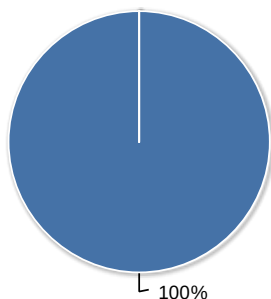
Is your client interested in writing an offer on this listing?



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

* 2 responses

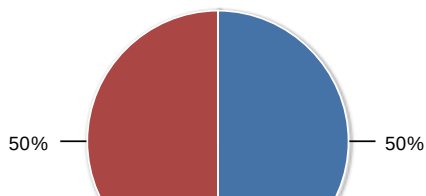
Please rate your overall experience at this showing.



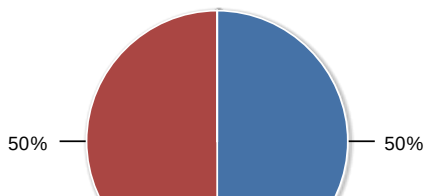
Excellent (2)
 Good (0)
 Fair (0)
 Poor (0)

* 2 responses

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



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



 - Just right (1) - Too high (1) - Too low (0) * 2 responses	 5(Best) (1) 4 (1) 3 (0) 2 (0) 1(Worst) (0) * 2 responses
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Feedback Responses

Activity Details	Received
Showing 06/02/2019 2:30 PM - 2:45 PM	06/03/2019 11:14 AM
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 Excellent Too high 4 Just a heads up there was a decent amount of mold growing in the freezer. My client is very interested in leasing, but had a few questions first. 1. Are pets ok? My clients have a small (like 5lbs) dog and 1 cat. - if so, what would the pet deposit be? 2. Is the pool table unable to be removed from the unit? 3. Would it be possible for my clients to bring their own washer/dryer? They'd prefer a full size set. Just let me know when you get a chance, thank you!
Showing 05/28/2019 5:30 PM - 5:45 PM	05/25/2019 11:50 AM
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:	Very Excellent Just right 5(Best) Loved unit, has questions that I mentioned to Geoff, and I will send via email. Great unit!!!

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	06/02/2019 2:30 PM - 2:45 PM	
 Canceled Showing	05/28/2019 5:30 PM - 5:45 PM	
 Canceled Showing	05/25/2019 12:00 PM - 12:15 PM	
 New Listing	05/21/2019	