

The Nett Group Real Estate Advisors

SELLER REPORT



13551 Suson Forest Ct | St Louis

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LISTING SCORECARD

Days on Market	95
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Client Possibilities	4
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Client Favorites	0
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Zillow Views	31
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Zillow Saves	0
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Showings	14
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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	94	\$310,000	202	290	0	2	204	11	20	13	682

Cross Property Condensed

13551 Suson Forest Ct, St Louis 63128-4345



MLS #:	19034717	Status:	A	Stat Dt:	05/10/19	List Pr:	\$310,000
Area:	331	Bd:	3	Sq Ft:	1,466	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$211.46	CDOM:	94
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						

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 37 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	95	\$310,000 3	3 (3 0)	1,466	0.0940 3		KWRC01
0.2 mi	19052373	P	07/15/2019	RESI	5932 Loblolly Ct	Unincorporated	St Louis	331	0	\$247,500 3	3 (2 1)	1,762	0.2040 42		WTLR01
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	95	\$310,000 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
0.0 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	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 8/13/2019 to 8/13/2018

Latitude, Longitude is within 0.25 mi of 19034717

State Or Province is 'Missouri'

Price is 218000 to 418000

Selected 14 of 14 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 8/13/2019 to 8/13/2018 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	\$211.46	95	\$318,000	\$310,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094					\$211.46	95	\$318,000	\$310,000		
		Price :						High		\$310,000	Low	\$310,000	Median	\$310,000	

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19052373	5932 Loblolly Ct	Mehlville	South Hill 3	3 3 (2 1)	1,762	1,762	0.204	42	07/15/19	\$140.47	0	\$247,500	\$247,500

Pending Totals

Listing Count :	1	Averages:	1,762	1,762	0.204					\$140.47	0	\$247,500	\$247,500		
		Price :						High		\$247,500	Low	\$247,500	Median	\$247,500	

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

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

Featured properties may not be listed by the office/agent presenting the brochure.

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CMA 1 Line (Landscape)

Property Type: Residential

ResidentialCancelled Properties

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

Condo/Coop/VillaActive 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	\$211.46	95	\$318,000	\$310,000

Active Totals

Listing Count :	1	Averages:	1,466	2,044	0.094							\$211.46	95	\$318,000	\$310,000	
		Price :							High	\$310,000	Low			\$310,000	Median	\$310,000

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
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
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 :	3	Averages:	1,620	1,794	0.109						\$178.44	53	\$290,452	\$284,967	\$284,100	98.14
		Price :							High		\$330,000	Low	\$224,300	Median	\$298,000	

Grand Totals

Count :	14	Averages:	\$/SqFt: \$155.63	CDOM: 77	OP: \$293,390	LP: \$284,893	SP: \$268,900
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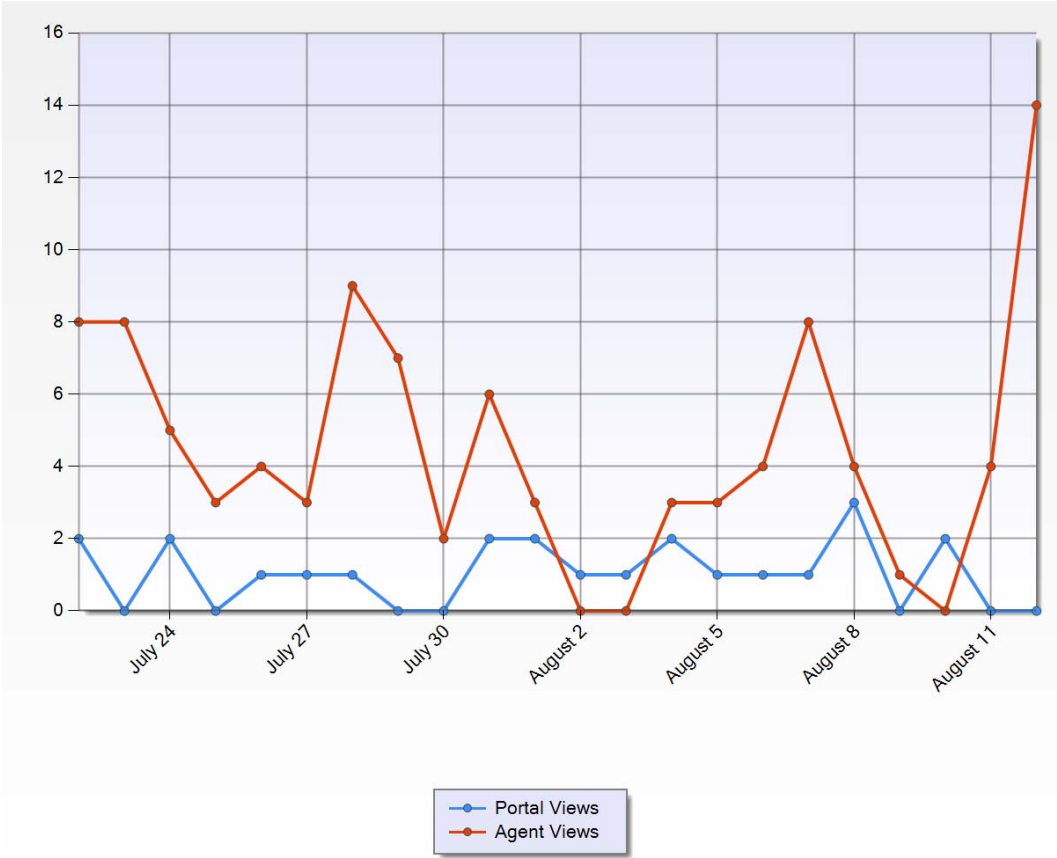
Presented By: Mike Nettemeyer Phone: 636-614-5132

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 Historical Views for 13551 Suson Forest Ct

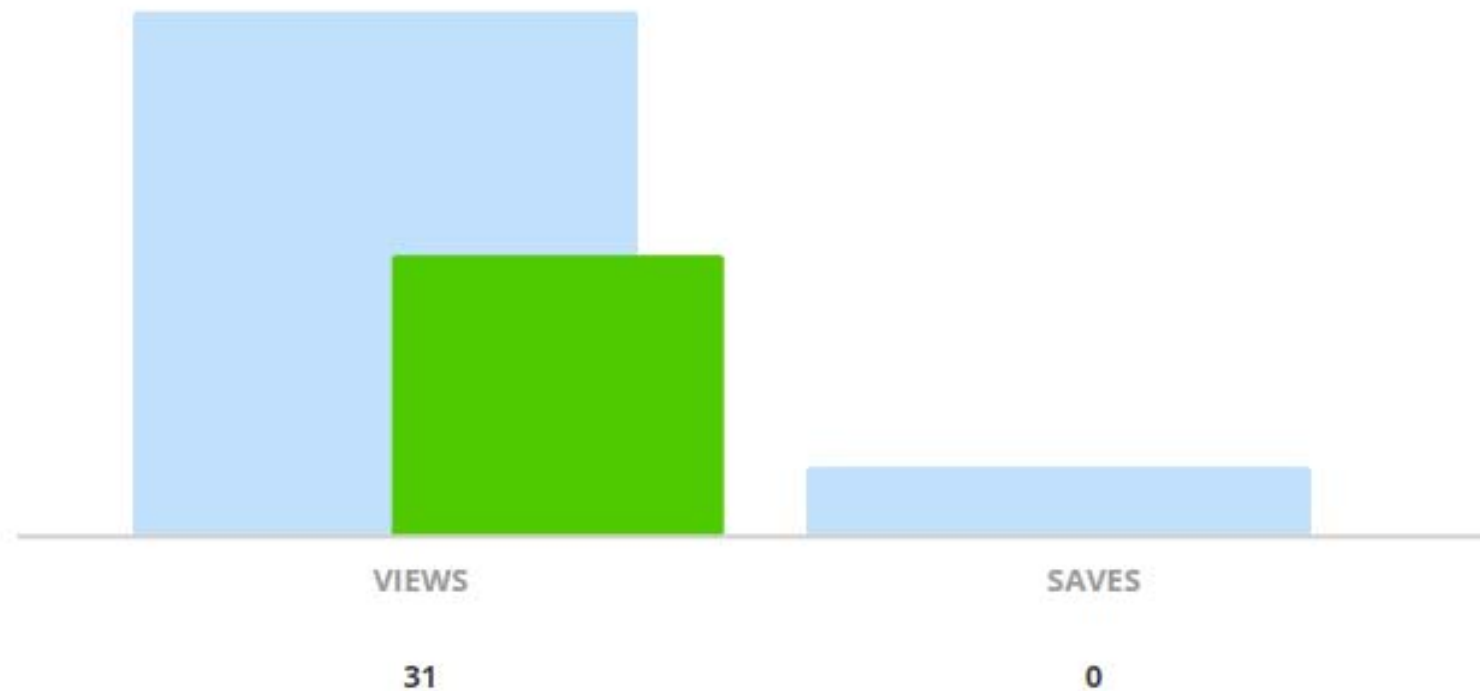


Latest Activity

Your listing could use a little boost

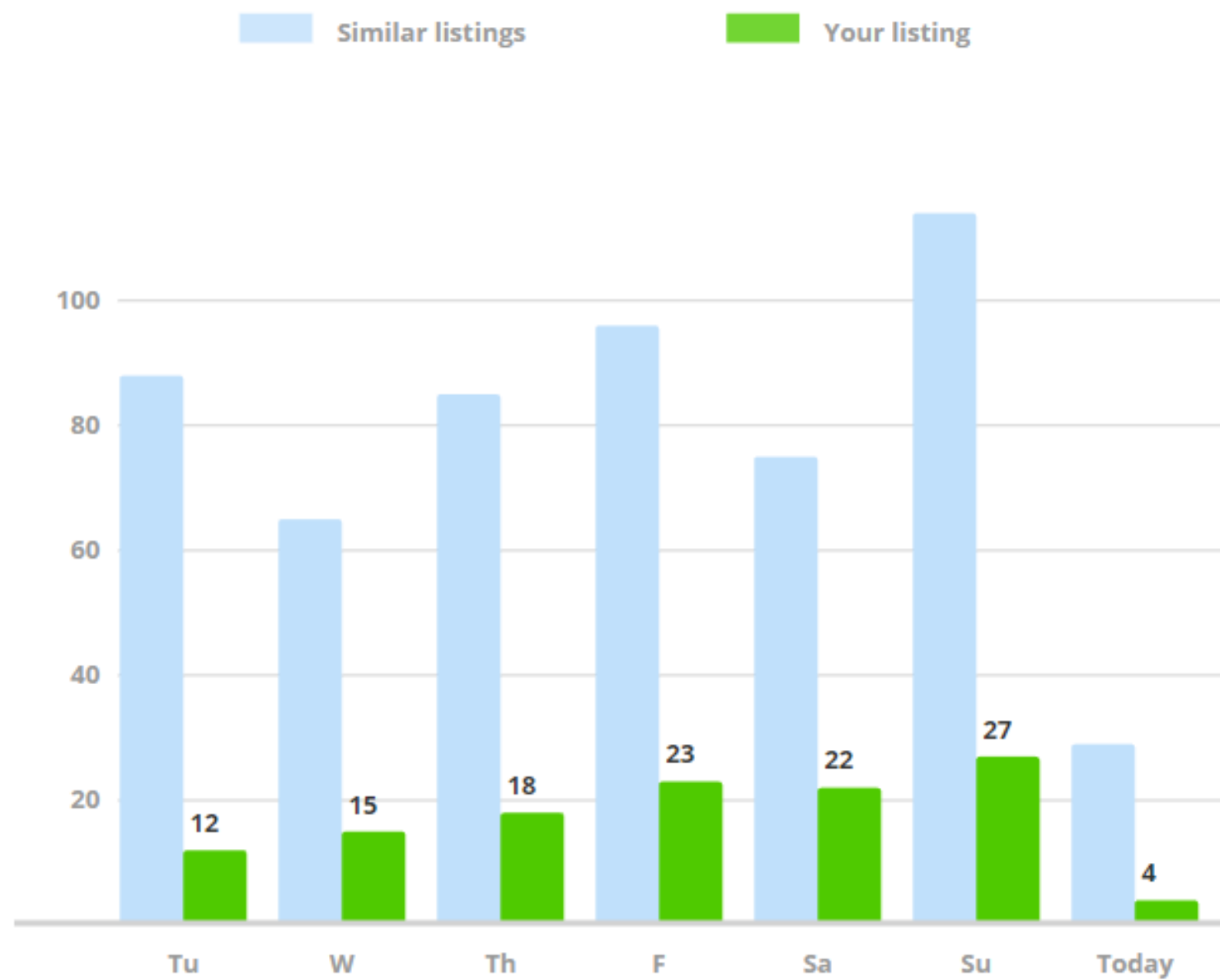
Last two days of activity

Similar listings Your listing



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

(636) 614-5132

mike@thenettgroup.com

Snapshot for May 10, 2019 - Aug 02, 2019



Listing ID: 19034717

Address: 13551 Suson Forest Court, St Louis, MO 63128

Price: \$310,000

Status: ACTIVE

Total number of appointments: 14

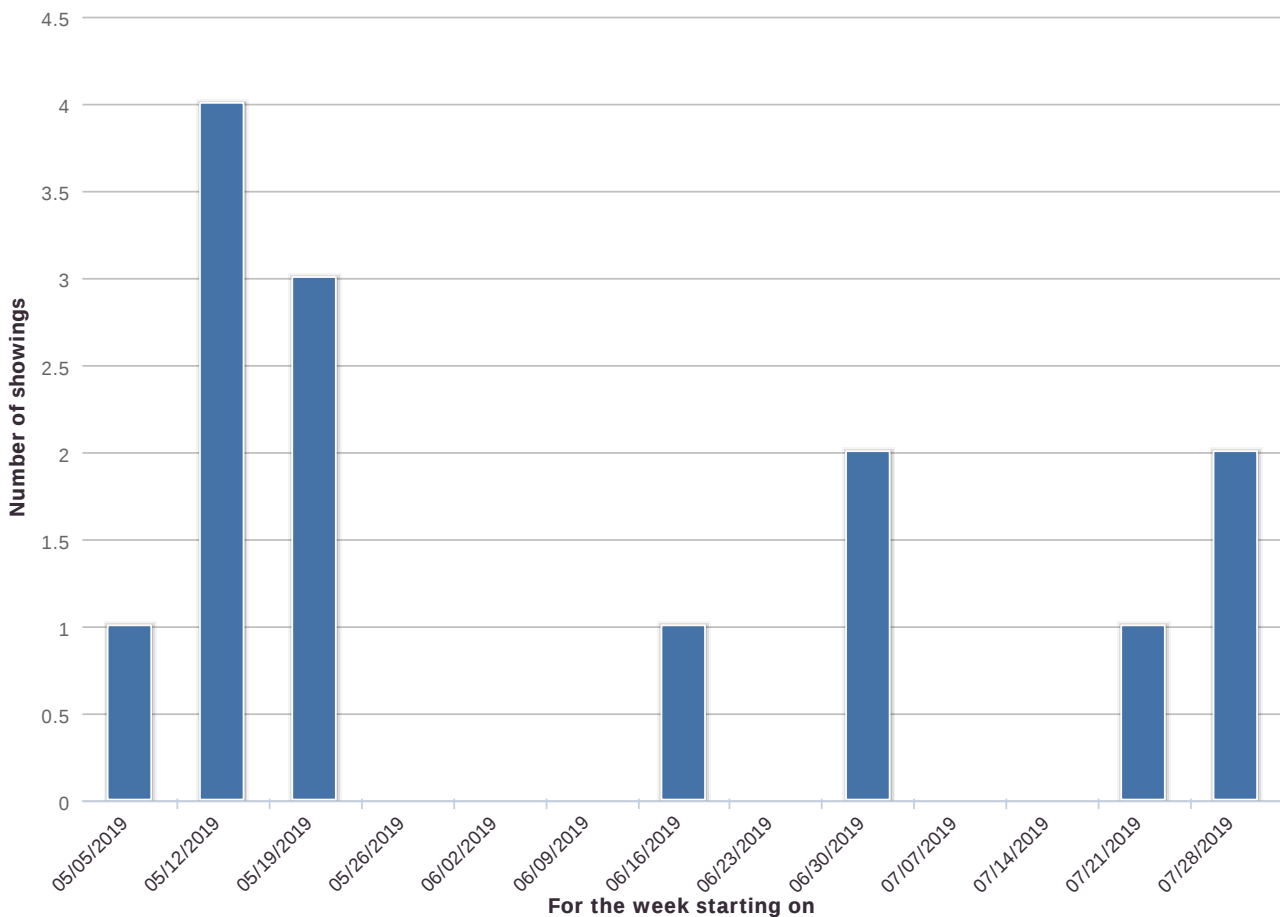
Appointments in the last 30 days: 3

Appointments in the last 7 days: 0

Total number of agent previews: 0

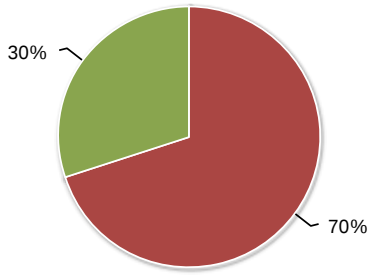
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

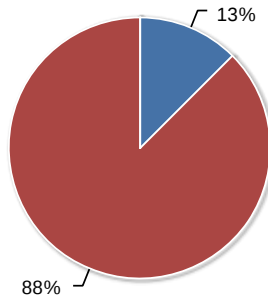
Is your client interested in writing an offer on this listing?



Very (0)
 Maybe (7)
 Not interested (3)

* 10 responses

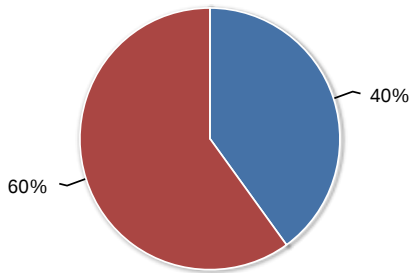
Please rate your overall experience at this showing.



Excellent (1)
 Good (7)
 Fair (0)
 Poor (0)

* 8 responses

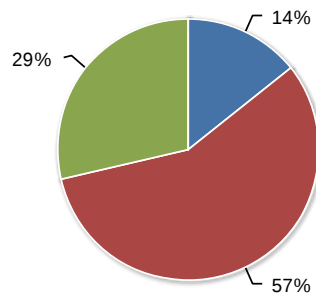
Your (and your client's) opinion of the price:



Just right (2)
 Too high (3)
 Too low (0)

* 5 responses

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



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

* 7 responses

Feedback Responses

Activity Details		Received
Showing 08/02/2019 10:30 AM - 11:00 AM		08/02/2019 03:57 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Good 4 My clients just started looking. Are downsizing from their house and searching for areas with 3 bedroom villas. The finish lower level could serve as a 3rd bedroom so it is a possibility. Condo showed very well, my suggestion would be to get rid of some of the blue paint. Thanks for letting us take a look and I'll let you know if there's further interest.
Showing 07/29/2019 2:00 PM - 3:00 PM		07/29/2019 06:27 PM

Activity Details	Received
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Just right 4 Out of town buyers are an older couple trying to decide whether to relocate. I will let you know if there is any further interest. Thank you for letting us view this very well done property!
Showing 07/23/2019 12:00 PM - 1:00 PM	07/23/2019 05:32 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 4 Trying to find out how they could arrange their huge furniture in the Master Bedroom - and they are not a fan of the dark kitchen cabinets so they would have to get those painted. Also would replace carpet in the Master Bedroom. It's a nice condo and still at the top of their list - but they are in no hurry to move and feel that waiting to see what else hits the market before making any decisions.
Showing 07/05/2019 1:00 PM - 2:00 PM	07/19/2019 08:03 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Maybe I spoke to my clients after the recent price drop. They are still considering and haven't closed the door on this option
Showing 07/05/2019 10:15 AM - 11:15 AM	07/05/2019 04:33 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 3 The deck and patio in this unit does not compare well to other properties in the development. The dining area is a bit narrow for a real table & chairs
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
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.

Activity Details	Received
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
 Past Showing	08/02/2019 10:30 AM - 11:00 AM	
 Past Showing	07/29/2019 2:00 PM - 3:00 PM	
 Past Showing	07/23/2019 12:00 PM - 1:00 PM	
 Price Change Notification	07/17/2019 2:24 PM	
 Price Change	07/17/2019 10:08 AM	
 Canceled Showing	07/13/2019 12:30 PM - 1:00 PM	
 Past Showing	07/05/2019 1:00 PM - 2:00 PM	
 Past Showing	07/05/2019 10:15 AM - 11:15 AM	
 Declined Showing	06/30/2019 3:00 PM - 4:00 PM	
 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	

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