

The Nett Group Real Estate Advisors

SELLER REPORT



3422 Mckibbon | St Louis

TheNettGroup.com • 636.614.5132

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
18040800	RESI	ACT	05/29/18	3422 Mckibbon	St Louis	91	13	\$125,000	101	56	3	3	103	20	11	4	253

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Cross Property Condensed

3422 Mckibbon, St Louis 63114-4324



MLS #:	18040800	Status:	A	Stat Dt:	05/29/18	List Pr:	\$125,000
Area:	91	Bd:	4	Sq Ft:	1,399	Sell Pr:	
Muni/Twp:	St. John	Pr/SqFt:	\$89.35	CDOM:	13		
GA/CR:	0/2	Bth:	1 (1 0)	Age:	63		
Style/Desc:	1 Story/Ranch	Acre:	.132				
SubD:	Belridge						
Schl District:	Ritenour						
Recent:	06/08/2018 : Price Change : \$130,000->\$125,000						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

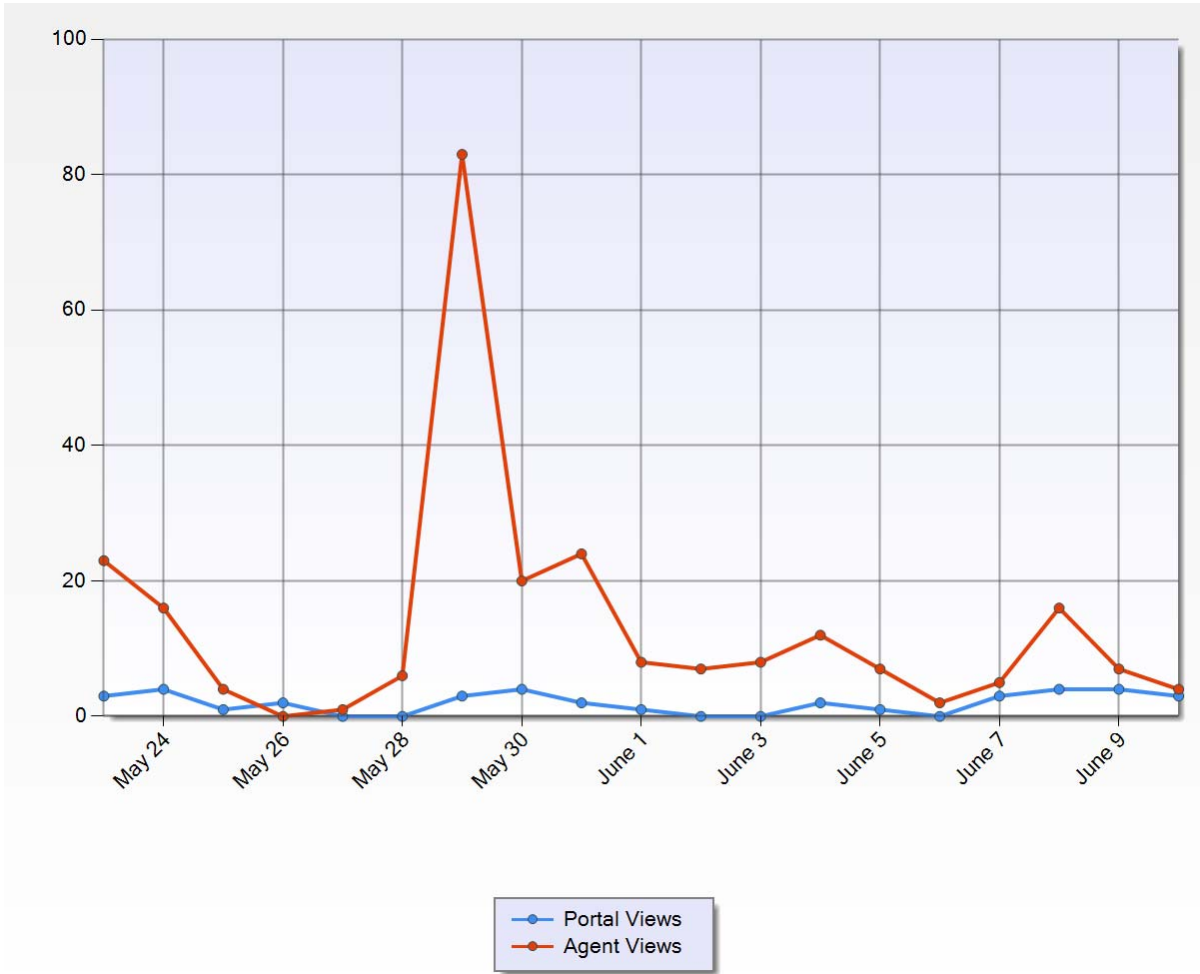
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 11 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

 Historical Views for 3422 Mckibbon



Residential Condensed

10223 Midland Blvd, St Louis 63114-1538



MLS #: 18041973 Status: **A**
 Area: 91 Bd: 2
 Muni/Twp: Overland
 GA/CR: 1/1 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Burdeau Lane

Stat Dt: 06/04/18 List Pr: \$119,900
 Sqft Above: 1,206 Sell Pr:
 Pr/SqFt: \$99.42 CDOM: 7
 Age: 71 Schl Dst: Ritenour
 Acres: .180

9832 Iveland Dr, St Louis 63114-2524



MLS #: 18045467 Status: **A**
 Area: 91 Bd: 4
 Muni/Twp: Overland
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc: 2 Story/Other
 SubD: Meadow Brook Downs 3 Blks 4
 & 5 &
 Recent: 06/07/2018 : New

Stat Dt: 06/07/18 List Pr: \$129,900
 Sqft Above: 1,565 Sell Pr:
 Pr/SqFt: \$83.00 CDOM: 4
 Age: 66 Schl Dst: Ritenour
 Acres: .149

8404 Braddock Dr, St Louis 63132-2602



MLS #: 18045388 Status: **A**
 Area: 136 Bd: 3
 Muni/Twp: University City
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Dartsdale

Stat Dt: 06/04/18 List Pr: \$119,900
 Sqft Above: 1,300 Sell Pr:
 Pr/SqFt: \$92.23 CDOM: 7
 Age: 67 Schl Dst: University City
 Acres: .470

2484 Hartland Ave, St Louis 63114-5034



MLS #: 18002599 Status: **A**
 Area: 91 Bd: 4
 Muni/Twp: Sycamore Hills
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc: 2 Story/Other
 SubD: Laughlins Add To Sycamore
 Hills Re

Stat Dt: 01/13/18 List Pr: \$142,000
 Sqft Above: 1,554 Sell Pr:
 Pr/SqFt: \$91.38 CDOM: 104
 Age: 86 Schl Dst: Ritenour
 Acres: .151

1091 Groby Rd, University City 63130-2036



MLS #: 18028136 Status: **A**
 Area: 136 Bd: 3
 Muni/Twp: University City
 GA/CR: 1/0 Bth: 2 (1 1)
 Style/Desc: 1 Story/Ranch
 SubD: Westover Lane
 Recent: 06/09/2018 : BoM : CN->A

Stat Dt: 04/12/18 List Pr: \$129,000
 Sqft Above: 1,253 Sell Pr:
 Pr/SqFt: \$102.95 CDOM: 20
 Age: 63 Schl Dst: University City
 Acres: .180

3422 Mckibbin, St Louis 63114-4324



MLS #: 18040800 Status: **A**
 Area: 91 Bd: 4
 Muni/Twp: St. John
 GA/CR: 0/2 Bth: 1 (1 0)
 Style/Desc: 1 Story/Ranch
 SubD: Belridge
 Recent: 06/08/2018 : Price Change : \$130,000->\$125,000

Stat Dt: 05/29/18 List Pr: \$125,000
 Sqft Above: 1,399 Sell Pr:
 Pr/SqFt: \$89.35 CDOM: 13
 Age: 63 Schl Dst: Ritenour
 Acres: .132

8763 Burton Ave, St Louis 63114-4915



MLS #: 18040039 Status: **A** Stat Dt: 05/19/18 List Pr: \$149,900
 Area: 91 Bd: 4 Sqft Above: 1,605 Sell Pr:
 Muni/Twp: Charlack Pr/SqFt: \$93.40 CDOM: 23
 GA/CR: 2/0 Bth: 2 (2 0) Age: 100 Schl Dst: Ritenour
 Style/Desc: 1.5 Story/Other Acres: .184
 SubD: Charlack
 Recent: 06/05/2018 : Price Change : \$154,900->\$149,900

9735 Flora Ave, St Louis 63114-3533



MLS #: 18034155 Status: **CN** Stat Dt: 05/24/18 List Pr: \$115,000
 Area: 91 Bd: 3 Sqft Above: 1,569 Sell Pr:
 Muni/Twp: Overland Pr/SqFt: \$73.30 CDOM: 10
 GA/CR: 2/0 Bth: 2 (1 1) Age: 64 Schl Dst: Ritenour
 Style/Desc: 1 Story/Ranch Acres: .225
 SubD: Oakdale
 Recent: 06/09/2018 : Contingent Sale : O->CN

10252 Saint Katherine Lane, St Ann 63074-291



MLS #: 18041314 Status: **CN** Stat Dt: 06/05/18 List Pr: \$124,900
 Area: 91 Bd: 3 Sqft Above: 784 Sell Pr:
 Muni/Twp: St. Ann Pr/SqFt: \$159.31 CDOM: 4
 GA/CR: 2/0 Bth: 2 (1 1) Age: 75 Schl Dst: Ritenour
 Style/Desc: 1.5 Story/Other Acres: .251
 SubD: Village Of St Ann
 Recent: 06/05/2018 : Contingent Sale : A->CN

2314 Kenosha Ave, St Louis 63114-5705



MLS #: 18033007 Status: **S** Stat Dt: 05/31/18 List Pr: \$120,000
 Area: 91 Bd: 3 Sqft Above: 1,092 Sell Pr: \$118,000
 Muni/Twp: Overland Pr/SqFt: \$108.06 CDOM: 6
 GA/CR: 2/0 Bth: 2 (2 0) Age: 61 Schl Dst: Ritenour
 Style/Desc: 1 Story/Ranch Acres: .207
 SubD: Lake View Hills
 Recent: 06/05/2018 : Sold : P->S

3036 Arlmont, St Louis 63121-4608



MLS #: 18008035 Status: **S** Stat Dt: 06/07/18 List Pr: \$140,000
 Area: 106 Bd: 3 Sqft Above: 1,520 Sell Pr: \$137,000
 Muni/Twp: Bel-Nor Pr/SqFt: \$90.13 CDOM: 32
 GA/CR: 0/0 Bth: 2 (2 0) Age: 82 Schl Dst: Normandy
 Style/Desc: 2 Story/Other Acres: .179
 SubD: Country Club Add To
 Normandy Park
 Recent: 06/09/2018 : Sold : P->S

2931 Delavan Dr, St Louis 63121-4609



MLS #: 18035062 Status: **S** Stat Dt: 05/31/18 List Pr: \$160,000
 Area: 106 Bd: 3 Sqft Above: 1,813 Sell Pr: \$150,000
 Muni/Twp: Bel-Nor Pr/SqFt: \$82.74 CDOM: 7
 GA/CR: 2/0 Bth: 2 (2 0) Age: 61 Schl Dst: Normandy
 Style/Desc: 1.5 Story/Other Acres: .172
 SubD: Country Club Add Of
 Normandy Park

1429 Anna Ave, University City 63130



MLS #: 18035194 Status: **S**
Area: 136 Bd: 3
Muni/Twp: University City
GA/CR: 1/0 Bth: 2 (2 0)
Style/Desc: 2 Story/Other
SubD: Meridian
Recent: **06/09/2018 : Sold : P->S**

Stat Dt: 06/08/18 List Pr: \$117,500
Sqft Above: 1,208 Sell Pr: \$121,134
Pr/SqFt: \$100.28 CDOM: 1
Age: 82 Schl Dst: University City
Acres: .190

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Contingent Sale', 'Pending', 'Sold', 'Expired', 'Withdrawn', 'Cancelled'

Property Type is 'Residential'

Latitude, Longitude is within 3.00 mi of 18040800

Price is 115000 to 150000

CTH Last Modified Date Time is 6/4/2018+

Selected 13 of 13 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.



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

Listing Activity Report

3422 Mckibbon, St Louis, MO 63114

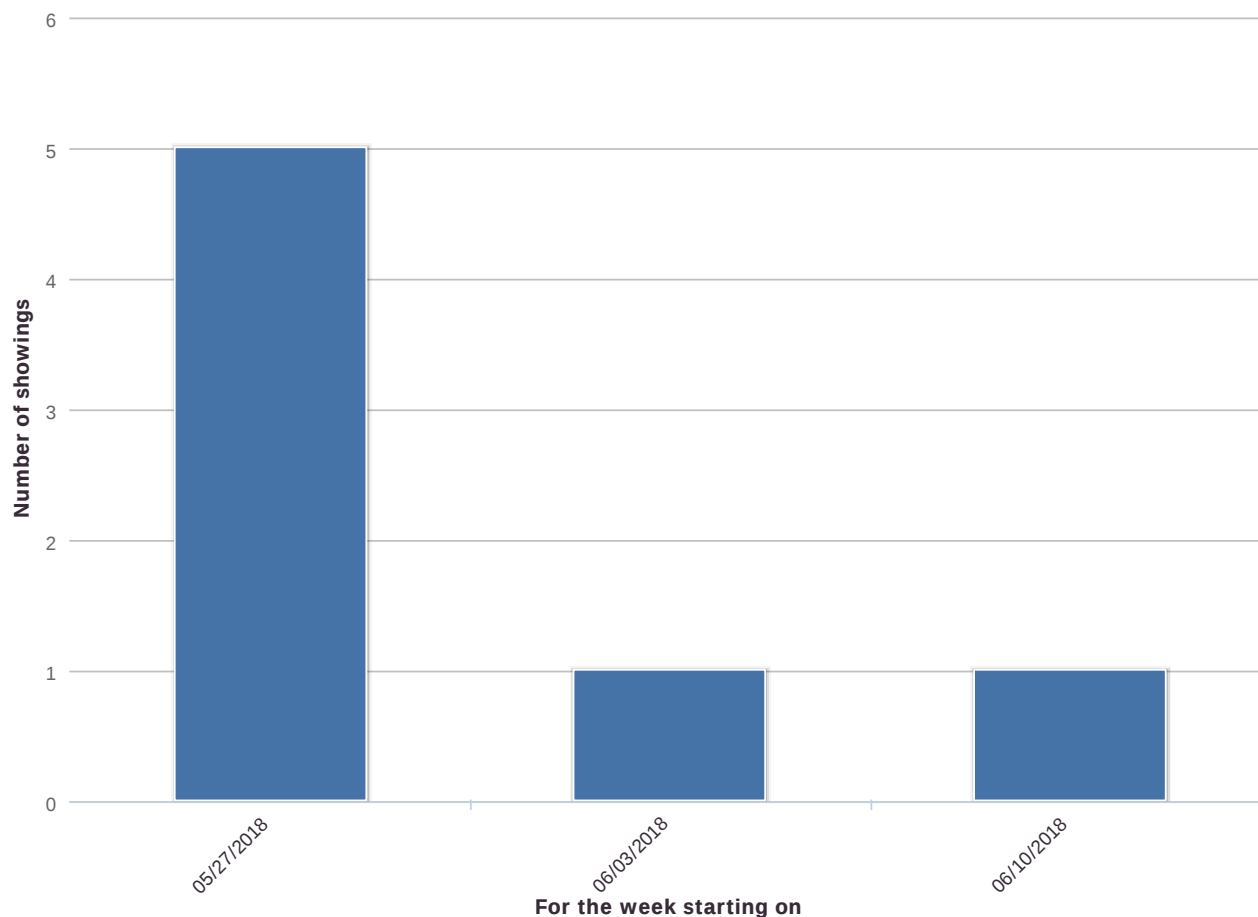
Snapshot for May 29, 2018 - Jun 10, 2018



Listing ID: 18040800
 Address: 3422 Mckibbon, St Louis, MO 63114
 Price: \$125,000
 Status: ACTIVE

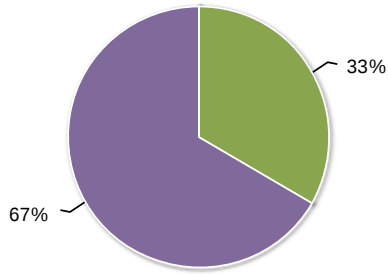
Total number of appointments: 7
 Appointments in the last 30 days: 7
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

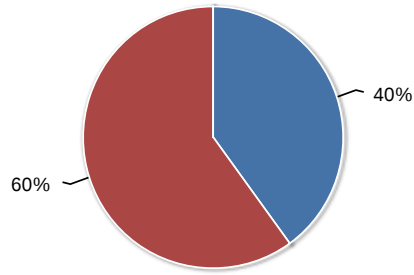
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (2)
Not interested (4)

* 6 responses

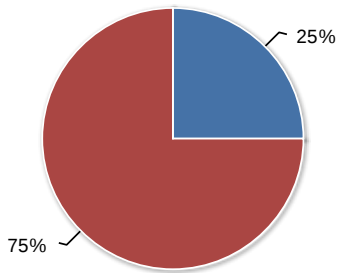
Please rate your overall experience at this showing.



Excellent (2)
Good (3)
Fair (0)
Poor (0)

* 5 responses

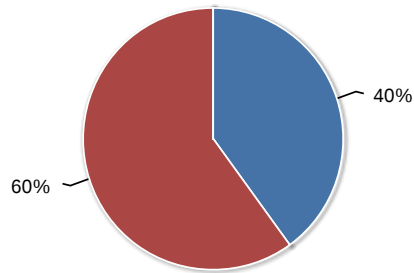
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 06/10/2018 12:00 PM - 12:30 PM	06/10/2018 02:39 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 Excellent Just right 5(Best) Clients were very pleased at the turn-key status of this property. The kitchen features stood out the most. This home is bigger than what the client needs.
Showing 06/05/2018 11:00 AM - 12:00 PM	06/06/2018 09:28 AM

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 4 These buyers are in the very early stages of looking and probably wont be making any decisions for a month or 2. They just wanted to get out and see a few homes in different areas. Home shows very well.
Showing 06/02/2018 1:30 PM - 2:00 PM		06/03/2018 02:51 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested
Showing 06/01/2018 10:00 AM - 11:00 AM		06/01/2018 11:02 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Good 4 They've just started their search. They would like to see a few more options before making their decision.
Showing 05/31/2018 2:00 PM - 3:00 PM		06/01/2018 05:49 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 Good Too high 4 Very cute house. Buyer decided she wants a garage.
Showing 05/31/2018 11:00 AM - 1:15 PM		06/01/2018 05:03 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 Excellent Too high 5(Best) My clients thought the house showed very well but decided they want to look in another area.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	06/10/2018 12:00 PM - 12:30 PM	
 Price Change Notification	06/08/2018 10:52 AM	
 Price Change	06/08/2018 5:49 AM	
 Past Showing	06/05/2018 11:00 AM - 12:00 PM	
 Past Showing	06/02/2018 1:30 PM - 2:00 PM	
 Past Showing	06/01/2018 10:00 AM - 11:00 AM	
 Past Showing	05/31/2018 2:00 PM - 3:00 PM	
 Past Showing	05/31/2018 11:00 AM - 1:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	05/30/2018 2:15 PM - 2:30 PM	
 Status Change	05/29/2018 8:44 AM	
 New Listing	05/29/2018	