

The Nett Group Real Estate Advisors

SELLER REPORT



3422 Mckibbon | St Louis

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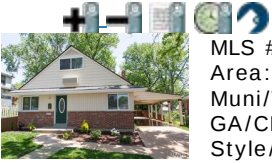
Cross Property On Market Counters

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	20	\$125,000	103	73	5	3	98	17	11	3	301

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



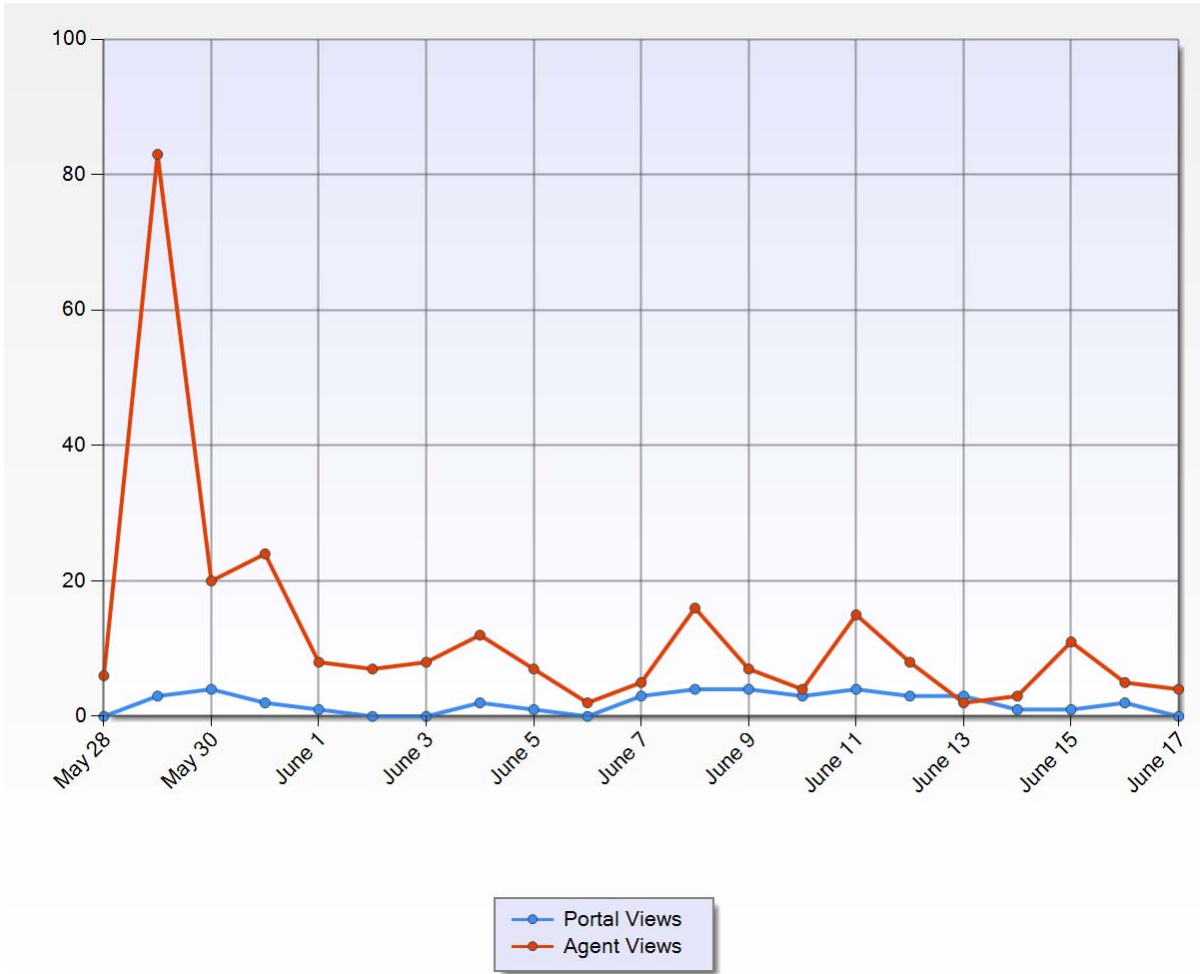
MLS #:	18040800	Status:	A	Stat Dt:	05/29/18	List Pr:	\$125,000
Area:	91	Bd:	4	Sq Ft:	1,399	Sell Pr:	
Muni/Twp:	St. John	Pr/SqFt:	\$89.35	CDOM:	20		
GA/CR:	0/2	Bth:	1 (1 0)	Age:	63		
Style/Desc:	1 Story/Ranch			Acre:	.132		
SubD:	Belridge						
Schl District:	Ritenour						

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.

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 Historical Views for 3422 Mckibbon



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
2.8 mi	18048855	A	06/15/2018	RESI	121 Woodstock Rd	Ferguson	St Louis	65	3	\$149,900	3	1 (1 0)	2,676	40249 .0000	98	KWRW01
2.8 mi	18048556	A	06/15/2018	RESI	3124 Lansing	St. Ann	St Ann	76	3	\$130,000	3	2 (2 0)	978	0.606 0	63	GHCK01
2.9 mi	18048303	A	06/15/2018	RESI	10756 Midland Blvd	Unincorporated	St Louis	76	3	\$135,000	3	2 (1 1)	1,036	0.190 0	46	CBG 05
0.4 mi	18048877	A	06/15/2018	RESI	3548 Valleywood Dr	St. John	St John	91	3	\$125,000	3	2 (2 0)	1,702	0.214 0	60	BHGR01
0.8 mi	18047407	A	06/12/2018	RESI	2483 Northland Ave	Sycamore Hills	St Louis	91	6	\$135,000	3	2 (2 0)	1,470	0.188 2	92	EXER01
2.2 mi	18047332	A	06/13/2018	RESI	10219 Midland Blvd	Overland	St Louis	91	5	\$145,000	3	1 (1 0)	1,383	0.180 0	70	BHAL06
1.9 mi	18047743	A	06/18/2018	RESI	44 Gocke Place	Overland	St Louis	91	0	\$149,900	3	3 (2 1)	1,127	0.297 0	57	CBG 05
3.0 mi	18048353	A	06/14/2018	RESI	7739 How Ave	University City	St Louis	136	4	\$134,900	2	1 (1 0)	1,056	0.101 0	83	CBG 09
0.7 mi	18044535	A	06/01/2018	RESI	3536 Gordon Ave	St. John	St Louis	91	11	\$130,000	3	2 (2 0)	1,926	0.316 0	93	BHAL05
2.8 mi	18027531	A	04/10/2018	RESI	7722 Wooddale Lane	Normandy	Normandy	106	116	\$129,000	3	2 (2 0)	1,409		62	JMRE01
1.1 mi	18042028	CN	06/14/2018	RESI	2200 Charlack Ave	Overland	Overland	91	11	\$115,000	4	2 (2 0)	1,893	0.184 0	90	RMXR04
2.4 mi	18045467	CN	06/10/2018	RESI	9832 Iveland Dr	Overland	St Louis	91	4	\$129,900	4	2 (2 0)	1,565	0.149 0	66	MADA01
1.9 mi	18041684	CN	06/15/2018	RESI	66 Gocke Place	Overland	Overland	91	19	\$135,000	4	2 (2 0)	1,836		59	JHPR01
1.4 mi	17090446	P	06/11/2018	RESI	3029 Nordic Dr	Bel-Nor	St Louis	106	134	\$119,900	3	2 (1 1)	1,566	0.302 0	66	ROAN01
1.8 mi	18004000	S	06/05/2018	RESI	1940 Brown	Overland	St Louis	91	9	\$121,000	3	1 (1 0)	1,147	0.192 0	65	RMXR03
2.4 mi	18033642	S	06/11/2018	RESI	8232 Appleton	University City	St Louis	136	5	\$137,500	3	2 (2 0)	1,258	0.143 0	79	FNBG03

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Residential Condensed

121 Woodstock Rd, St Louis 63135-3241



MLS #: 18048855 Status: **A**
 Area: 65 Bd: 3
 Muni/Twp: Ferguson
 GA/CR: 4/0 Bth: 1 (1 0)
 Style/Desc 3+ Story/Other
 SubD: Brotherton 2nd
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$149,900
 Sqft Above: 2,676 Sell Pr:
 Pr/SqFt: \$56.02 CDOM: 3
 Age: 98 Schl Dst: Ferguson-Flori
 Acres: 40,249.000

3124 Lansing, St Ann 63074-3425



MLS #: 18048556 Status: **A**
 Area: 76 Bd: 3
 Muni/Twp: St. Ann
 GA/CR: 0/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Bungalow / Cottage
 SubD: St Kevin Estates
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$130,000
 Sqft Above: 978 Sell Pr:
 Pr/SqFt: \$132.92 CDOM: 3
 Age: 63 Schl Dst: Pattonville R-I
 Acres: .606

10756 Midland Blvd, St Louis 63114-1840



MLS #: 18048303 Status: **A**
 Area: 76 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 1/0 Bth: 2 (1 1)
 Style/Desc 1 Story/Ranch
 SubD: Bruce Acres 4
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$135,000
 Sqft Above: 1,036 Sell Pr:
 Pr/SqFt: \$130.31 CDOM: 3
 Age: 46 Schl Dst: Pattonville R-I
 Acres: .190

3548 Valleywood Dr, St John 63114-4425



MLS #: 18048877 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: St. John
 GA/CR: 0/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Bradford Acres
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$125,000
 Sqft Above: 1,702 Sell Pr:
 Pr/SqFt: \$73.44 CDOM: 3
 Age: 60 Schl Dst: Ritenour
 Acres: .214

2483 Northland Ave, St Louis 63114-5013



MLS #: 18047407 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Sycamore Hills
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc 1.5 Story/Bungalow / Cottage
 SubD: Laughlins Add To Sycamore Hills
 Recent: 06/12/2018 : New

Stat Dt: 06/12/18 List Pr: \$135,000
 Sqft Above: 1,470 Sell Pr:
 Pr/SqFt: \$91.84 CDOM: 6
 Age: 92 Schl Dst: Ritenour
 Acres: .188

10219 Midland Blvd, St Louis 63114-1538



MLS #: 18047332 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Overland
 GA/CR: 2/0 Bth: 1 (1 0)
 Style/Desc 1.5 Story/Other
 SubD: Burdeau Lane
 Recent: 06/13/2018 : New

Stat Dt: 06/13/18 List Pr: \$145,000
 Sqft Above: 1,383 Sell Pr:
 Pr/SqFt: \$104.84 CDOM: 5
 Age: 70 Schl Dst: Ritenour
 Acres: .180

44 Gocke Place, St Louis 63114-1352



MLS #: 18047743 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Overland
 GA/CR: 0/1 Bth: 3 (2 1)
 Style/Desc Multi-Level/Tri-Level
 SubD: Gocke Place 2
 Recent: 06/18/2018 : New

Stat Dt: 06/18/18 List Pr: \$149,900
 Sqft Above: 1,127 Sell Pr:
 Pr/SqFt: \$133.01 CDOM:
 Age: 57 Schl Dst: Ritenour
 Acres: .297

7739 How Ave, St Louis 63130-2128



MLS #: 18048353 Status: **A**
 Area: 136 Bd: 2
 Muni/Twp: University City
 GA/CR: 1/0 Bth: 1 (1 0)
 Style/Desc 1 Story/Bungalow / Cottage
 SubD: Pearl Heights
 Recent: 06/14/2018 : New

Stat Dt: 06/14/18 List Pr: \$134,900
 Sqft Above: 1,056 Sell Pr:
 Pr/SqFt: \$127.75 CDOM: 4
 Age: 83 Schl Dst: University City
 Acres: .101

3536 Gordon Ave, St Louis 63114-4212



MLS #: 18044535 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: St. John
 GA/CR: 0/2 Bth: 2 (2 0)
 Style/Desc 2 Story/Other
 SubD: Shackelford Place
 Recent: 06/18/2018 : BoM : O->A

Stat Dt: 06/01/18 List Pr: \$130,000
 Sqft Above: 1,926 Sell Pr:
 Pr/SqFt: \$67.50 CDOM: 11
 Age: 93 Schl Dst: Ritenour
 Acres: .316

7722 Wooddale Lane, Normandy 63121-1343



MLS #: 18027531 Status: **A**
 Area: 106 Bd: 3
 Muni/Twp: Normandy
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Wooddale Lane

Stat Dt: 04/10/18 List Pr: \$129,000
 Sqft Above: 1,409 Sell Pr:
 Pr/SqFt: \$91.55 CDOM: 116
 Age: 62 Schl Dst: Normandy
 Acres: 0

2200 Charlack Ave, Overland 63114-5448



MLS #: 18042028 Status: **CN**
 Area: 91 Bd: 4
 Muni/Twp: Overland
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1.5 Story/Other
 SubD: Charlack
 Recent: 06/14/2018 : Contingent Sale : A->CN

Stat Dt: 06/14/18 List Pr: \$115,000
 Sqft Above: 1,893 Sell Pr:
 Pr/SqFt: \$60.75 CDOM: 11
 Age: 90 Schl Dst: Ritenour
 Acres: .184

9832 Iveland Dr, St Louis 63114-2524



MLS #: 18045467 Status: **CN**
 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 &

Stat Dt: 06/10/18 List Pr: \$129,900
 Sqft Above: 1,565 Sell Pr:
 Pr/SqFt: \$83.00 CDOM: 4
 Age: 66 Schl Dst: Ritenour
 Acres: .149

66 Gocke Place, Overland 63114



MLS #: 18041684 Status: **CN**
 Area: 91 Bd: 4
 Muni/Twp: Overland
 GA/CR: 0/1 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Gocke Place Plat 2
 Recent: 06/15/2018 : Contingent Sale : A->CN

Stat Dt: 06/15/18 List Pr: \$135,000
 Sqft Above: 1,836 Sell Pr:
 Pr/SqFt: \$73.53 CDOM: 19
 Age: 59 Schl Dst: Ritenour
 Acres: 0

3029 Nordic Dr, St Louis 63121-4535

MLS #: 17090446 Status: **P** Stat Dt: 06/11/18 List Pr: \$119,900
 Area: 106 Bd: 3 Sqft Above: 1,566 Sell Pr:
 Muni/Twp: Bel-Nor Pr/SqFt: \$76.56 CDOM: 134
 GA/CR: 1/0 Bth: 2 (1 1) Age: 66 Schl Dst: Normandy
 Style/Desc: 2 Story/Other Acres: .302
 SubD: Country Club Add 2 Normandy Park

1940 Brown, St Louis 63114-5677

MLS #: 18004000 Status: **S** Stat Dt: 06/05/18 List Pr: \$123,500
 Area: 91 Bd: 3 Sqft Above: 1,147 Sell Pr: \$121,000
 Muni/Twp: Overland Pr/SqFt: \$105.49 CDOM: 9
 GA/CR: 0/0 Bth: 1 (1 0) Age: 65 Schl Dst: Ritenour
 Style/Desc: 1 Story/Ranch Acres: .192
 SubD: Lakeside

8232 Appleton, St Louis 63132-2701

MLS #: 18033642 Status: **S** Stat Dt: 06/11/18 List Pr: \$129,900
 Area: 136 Bd: 3 Sqft Above: 1,258 Sell Pr: \$137,500
 Muni/Twp: University City Pr/SqFt: \$109.30 CDOM: 5
 GA/CR: 2/0 Bth: 2 (2 0) Age: 79 Schl Dst: University City
 Style/Desc: 1.5 Story/Other Acres: .143
 SubD: Darstdale 2
 Recent: 06/12/2018 : Sold : P->S

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 6/11/2018+
 Selected 16 of 16 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

3422 Mckibbon, St Louis, MO 63114

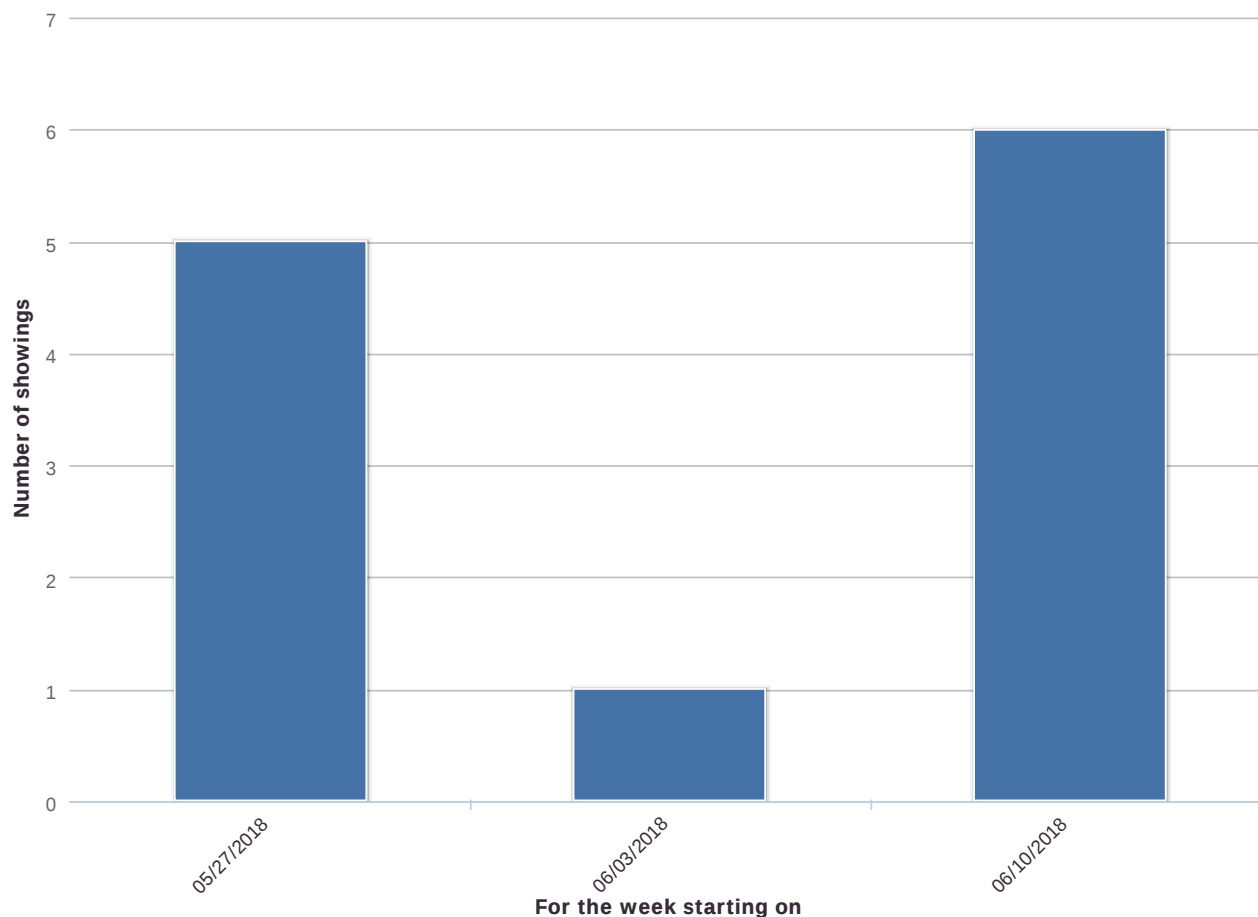
Snapshot for May 29, 2018 - Jun 16, 2018



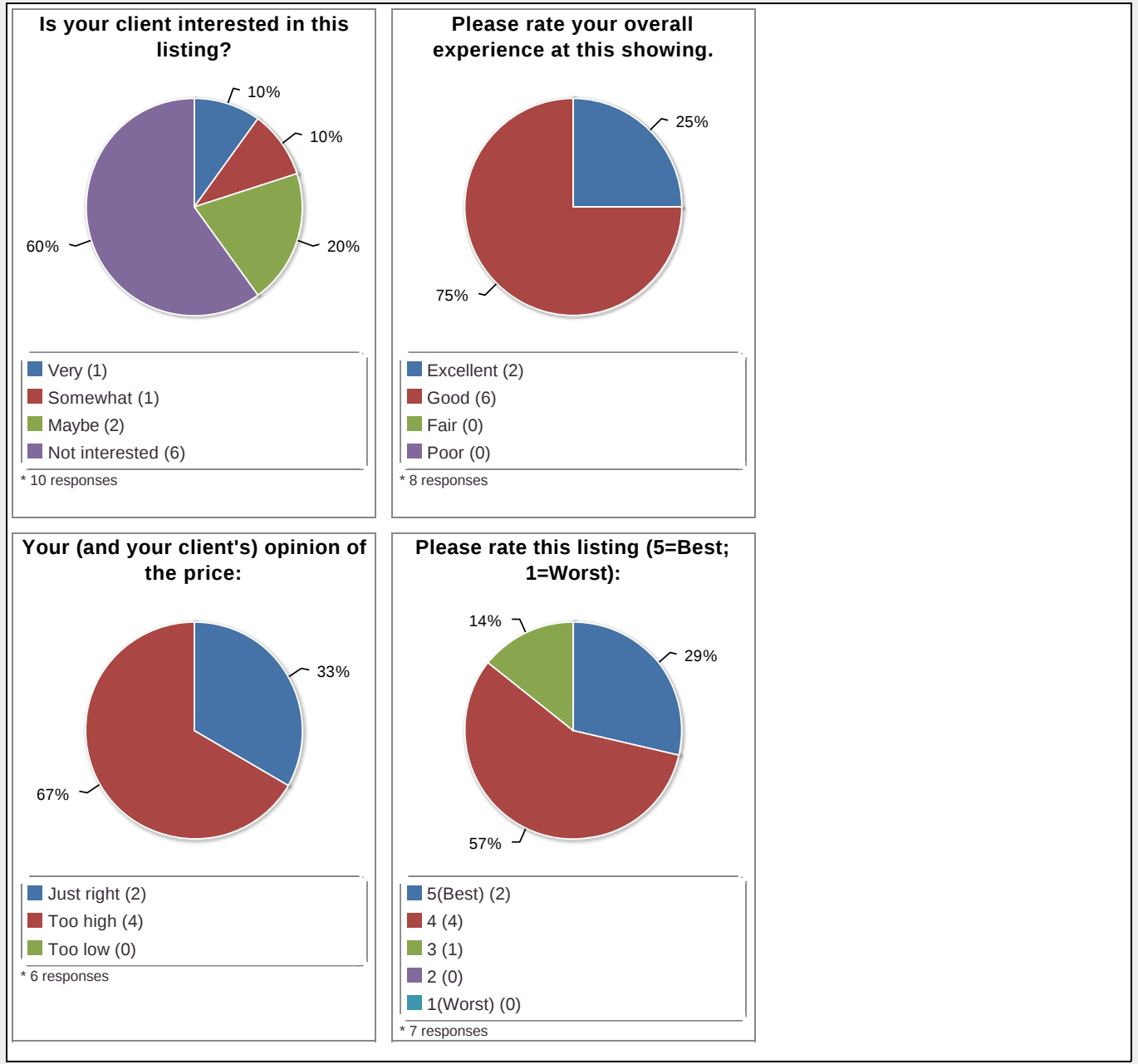
Listing ID: 18040800
 Address: 3422 Mckibbon, St Louis, MO 63114
 Price: \$125,000
 Status: ACTIVE

Total number of appointments: 12
 Appointments in the last 30 days: 12
 Appointments in the last 7 days: 5
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 06/16/2018 11:30 AM - 12:00 PM	06/17/2018 10:52 AM
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:	Somewhat Good House showed well. Decent neighborhood for the price. Would prefer additional half-bath upstairs. Client concerned about traffic.
Showing 06/14/2018 12:00 PM - 12:30 PM	06/14/2018 02:01 PM

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:		Not interested Good Just right 4 First showing with this client—first time meeting him. I spoke with seller at the home and gave him feedback. Biggest issue was geography, buyer working in Ballwin—long commute. Additionally as he drove around area he had concerns about resale. Home checked all the boxes. Nice kitchen, more than enough space.....just not the right area. Good luck!
Showing 06/11/2018 5:00 PM - 6:00 PM		06/11/2018 07:00 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 3
Showing 06/11/2018 1:00 PM - 1:45 PM		06/12/2018 02:08 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:		Very Client loves the inside of the home. Good finishes, and updates. Although client would prefer another bathroom will bring her husband on thursday to view the home.
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
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

Activity Details		Received
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	06/16/2018 11:30 AM - 12:00 PM	
 Past Showing	06/14/2018 12:00 PM - 12:30 PM	
 Past Showing	06/11/2018 6:00 PM - 6:15 PM	
 Past Showing	06/11/2018 5:00 PM - 6:00 PM	
 Past Showing	06/11/2018 1:00 PM - 1:45 PM	
 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	
 Past Showing	05/30/2018 2:15 PM - 2:30 PM	
 Status Change	05/29/2018 8:44 AM	

Activity Type	Activity Date	Comments
 New Listing	05/29/2018	