

The Nett Group Real Estate Advisors

SELLER REPORT



3422 Mckibbon | St Louis

TheNettGroup.com • 636.614.5132

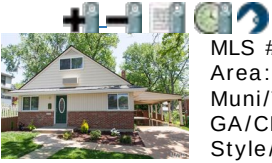
Cross Property On Market Counters

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	41	\$125,000	114	92	6	4	105	2	9	4	374

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



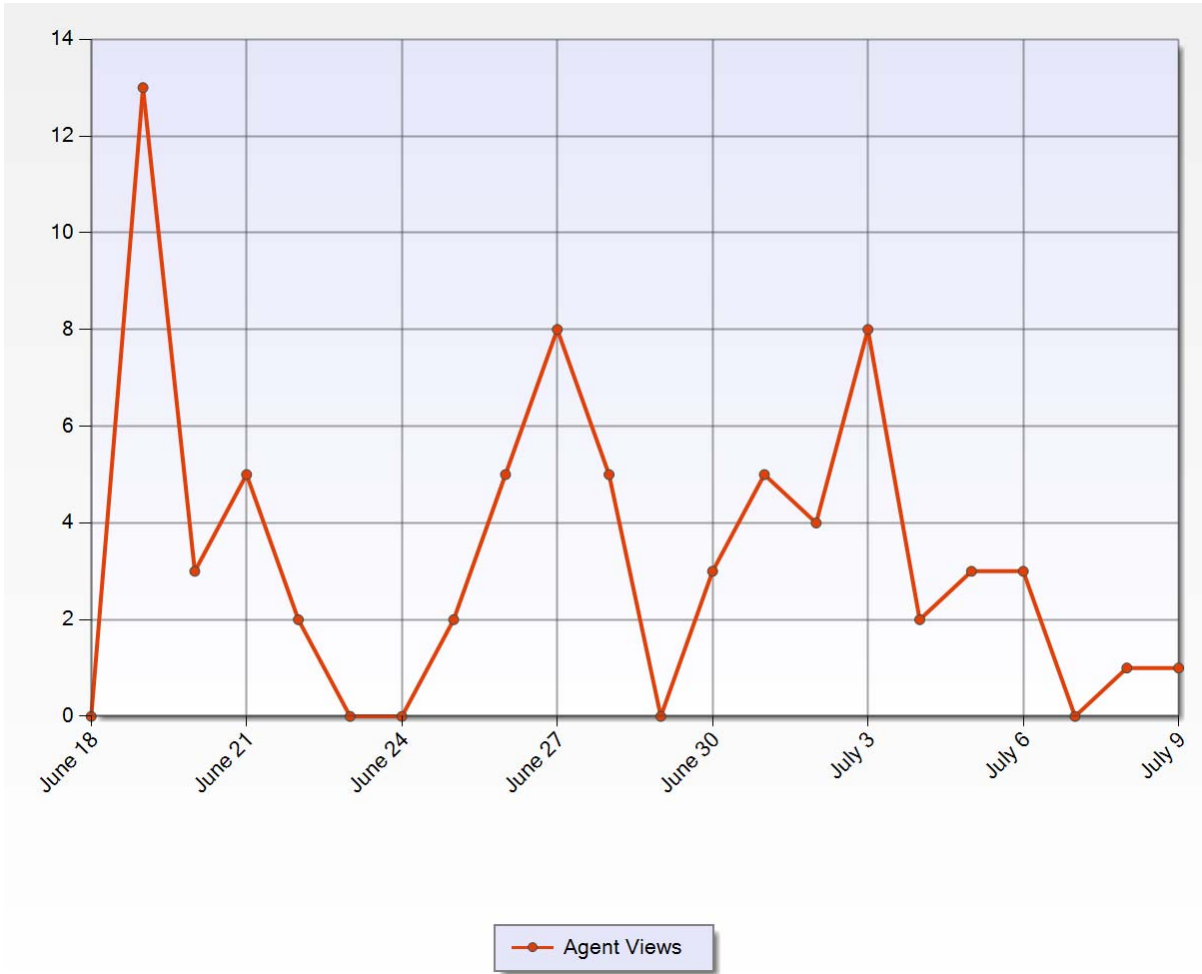
MLS #:	18040800	Status:	A	Stat Dt:	05/29/18	List Pr:	\$125,000
Area:	91	Bd:	4	Sq Ft:	1,399	Sell Pr:	
Muni/Twp:	St. John	Pr/SqFt:	\$89.35	CDOM:	41		
GA/CR:	0/2	Bth:	1 (1 0)	Age:	63		
Style/Desc:	1 Story/Ranch			Acre:	.132		
SubD:	Belridge						
Schl District:	Ritenour						

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 15 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
0.5 mi	18054528	A	07/06/2018	RESI	3651 Hilleman Ave	St. John	St Louis	91	3	\$119,900	4	2 (2 0)	1,367	0.162 0	64	GLDR01
1.9 mi	18045337	A	07/02/2018	RESI	2513 Sims Ave	Overland	St Louis	91	7	\$130,000	3	2 (2 0)	1,120	0.264 0	59	CICP01
2.7 mi	18052366	A	07/06/2018	RESI	10564 Litz Ave	St. Ann	St Ann	91	3	\$135,000	2	2 (2 0)	1,216	0.332 0	26	CBG 11
2.7 mi	18054698	A	07/08/2018	RESI	2701 Summit Ave	Unincorporated	St Louis	91	1	\$140,000	3	3 (2 1)	2,200	0.340 0	35	REOX01
1.2 mi	18053556	A	07/03/2018	RESI	2356 Brown	Overland	St Louis	91	6	\$149,000	3	2 (1 1)	1,040	0.234 0	61	CBG 18
1.8 mi	18053121	A	07/05/2018	RESI	3056 Delavan Dr	Bel-Nor	St Louis	106	4	\$125,000	3	2 (2 0)	1,728	0.172 0	90	RDRE01
2.6 mi	18051986	A	07/03/2018	RESI	7420 Lynn Ave	University City	St Louis	136	6	\$139,000	2	3 (3 0)	1,365	0.184 0	90	MNRB01
0.5 mi	18040039	A	05/19/2018	RESI	8763 Burton Ave	Charlack	St Louis	91	51	\$140,000	4	2 (2 0)	1,605	0.184 0	100	CBG 12
2.8 mi	18027531	A	04/10/2018	RESI	7722 Wooddale Lane	Normandy	Normandy	106	137	\$119,000	3	2 (2 0)	1,409		62	JMRE01
3.0 mi	18053610	CO		RESI	1400 Faris Ave	University City	St Louis	136		\$142,000	3	2 (1 1)	1,290	0.193 0	63	BLKY01
2.1 mi	18028112	CN	07/07/2018	RESI	9448 Romaine Ave	Overland	St Louis	91	16	\$129,900	3	2 (2 0)	864	0.144 0	63	INVE01
2.1 mi	18041314	P	07/06/2018	RESI	10252 Saint Katherine Lane	St. Ann	St Ann	91	4	\$124,900	3	2 (1 1)	784	0.251 0	75	RXGT01
0.7 mi	18044535	P		RESI	3536 Gordon Ave	St. John	St Louis	91	16	\$128,000	3	2 (2 0)	1,926	0.316 0	93	BHAL05
2.4 mi	18042682	P		RESI	8015 Milan Ave	University City	University City	136	6	\$129,900	3	2 (1 1)	1,120	0.146 0	64	BHSP16
1.2 mi	18041592	S	07/02/2018	RESI	9416 Tennyson Ave	Overland	Overland	91	6	\$117,000	2	1 (1 0)	1,176	0.207 0	93	JNAH01
1.0 mi	18053238	S	07/02/2018	RESI	3630 Calvert Ave	St. John	St John	91	0	\$129,500	3	2 (2 0)	1,195	0.170 0		JFMR01
2.3 mi	18034582	S	07/02/2018	RESI	7510 Liberty Ave	University City	St Louis	136	4	\$132,000	3	2 (2 0)	1,040	0.238 0	62	MANN01

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Residential Condensed

3651 Hilleman Ave, St Louis 63114-4104



MLS #: 18054528 Status: **A**
 Area: 91 Bd: 4
 Muni/Twp: St. John
 GA/CR: 0/0 Bth: 2 (2 0)
 Style/Desc 2 Story/Other
 SubD: Reas Brow Sec 4 Lt Pt 4 Sub Of
 Recent: 07/06/2018 : New

Stat Dt: 07/06/18 List Pr: \$119,900
 Sqft Above: 1,367 Sell Pr:
 Pr/SqFt: \$87.71 CDOM: 3
 Age: 64 Schl Dst: Ritenour
 Acres: .162

2513 Sims Ave, St Louis 63114-3203



MLS #: 18045337 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Overland
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Midland Valley Estates 1

Stat Dt: 07/02/18 List Pr: \$130,000
 Sqft Above: 1,120 Sell Pr:
 Pr/SqFt: \$116.07 CDOM: 7
 Age: 59 Schl Dst: Ritenour
 Acres: .264

10564 Litz Ave, St Ann 63074-3430



MLS #: 18052366 Status: **A**
 Area: 91 Bd: 2
 Muni/Twp: St. Ann
 GA/CR: 0/1 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Acreton
 Recent: 07/06/2018 : New

Stat Dt: 07/06/18 List Pr: \$135,000
 Sqft Above: 1,216 Sell Pr:
 Pr/SqFt: \$111.02 CDOM: 3
 Age: 26 Schl Dst: Ritenour
 Acres: .332

2701 Summit Ave, St Louis 63114-1209



MLS #: 18054698 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: West Ashby Lts 9 & 10 Bdy
 Adj
 Recent: 07/08/2018 : New

Stat Dt: 07/08/18 List Pr: \$140,000
 Sqft Above: 2,200 Sell Pr:
 Pr/SqFt: \$63.64 CDOM: 1
 Age: 35 Schl Dst: Ritenour
 Acres: .340

2356 Brown, St Louis 63114-5443



MLS #: 18053556 Status: **A**
 Area: 91 Bd: 3
 Muni/Twp: Overland
 GA/CR: 1/0 Bth: 2 (1 1)
 Style/Desc 1 Story/Ranch
 SubD: Lake View Hills
 Recent: 07/03/2018 : New

Stat Dt: 07/03/18 List Pr: \$149,000
 Sqft Above: 1,040 Sell Pr:
 Pr/SqFt: \$143.27 CDOM: 6
 Age: 61 Schl Dst: Ritenour
 Acres: .234

3056 Delavan Dr, St Louis 63121-4612



MLS #: 18053121 Status: **A**
 Area: 106 Bd: 3
 Muni/Twp: Bel-Nor
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1.5 Story/Other
 SubD: Country Club Add To
 Normandy Park
 Recent: 07/05/2018 : New

Stat Dt: 07/05/18 List Pr: \$125,000
 Sqft Above: 1,728 Sell Pr:
 Pr/SqFt: \$72.34 CDOM: 4
 Age: 90 Schl Dst: Normandy
 Acres: .172

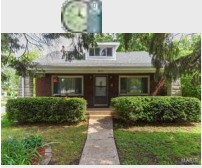
7420 Lynn Ave, St Louis 63130-1329



MLS #: 18051986 Status: **A**
 Area: 136 Bd: 2
 Muni/Twp: University City
 GA/CR: 0/0 Bth: 3 (3 0)
 Style/Desc 1.5 Story/Other
 SubD: Meridian
 Recent: 07/03/2018 : New

Stat Dt: 07/03/18 List Pr: \$139,000
 Sqft Above: 1,365 Sell Pr:
 Pr/SqFt: \$101.83 CDOM: 6
 Age: 90 Schl Dst: University City
 Acres: .184

8763 Burton Ave, St Louis 63114-4915



MLS #: 18040039 Status: **A**
 Area: 91 Bd: 4
 Muni/Twp: Charlack
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1.5 Story/Other
 SubD: Charlack
 Recent: 07/06/2018 : Price Change : \$144,900->\$140,000

Stat Dt: 05/19/18 List Pr: \$140,000
 Sqft Above: 1,605 Sell Pr:
 Pr/SqFt: \$87.23 CDOM: 51
 Age: 100 Schl Dst: Ritenour
 Acres: .184

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
 Recent: 07/06/2018 : Price Change : \$129,000->\$119,000

Stat Dt: 04/10/18 List Pr: \$119,000
 Sqft Above: 1,409 Sell Pr:
 Pr/SqFt: \$84.46 CDOM: 137
 Age: 62 Schl Dst: Normandy
 Acres: 0

1400 Faris Ave, St Louis 63130-1803



MLS #: 18053610 Status: **CO**
 Area: 136 Bd: 3
 Muni/Twp: University City
 GA/CR: 1/0 Bth: 2 (1 1)
 Style/Desc 1 Story/Ranch
 SubD: University Forest
 Recent: 07/03/2018 : Coming Soon : ->CO

Stat Dt: List Pr: \$142,000
 Sqft Above: 1,290 Sell Pr:
 Pr/SqFt: \$110.08 CDOM:
 Age: 63 Schl Dst: University City
 Acres: .193

9448 Romaine Ave, St Louis 63114-3924



MLS #: 18028112 Status: **CN**
 Area: 91 Bd: 3
 Muni/Twp: Overland
 GA/CR: 0/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Bungalow / Cottage
 SubD: Pagewood
 Recent: 07/07/2018 : Contingent Sale : A->CN

Stat Dt: 07/07/18 List Pr: \$129,900
 Sqft Above: 864 Sell Pr:
 Pr/SqFt: \$150.35 CDOM: 16
 Age: 63 Schl Dst: Ritenour
 Acres: .144

10252 Saint Katherine Lane, St Ann 63074-292



MLS #: 18041314 Status: **P**
 Area: 91 Bd: 3
 Muni/Twp: St. Ann
 GA/CR: 2/0 Bth: 2 (1 1)
 Style/Desc 1.5 Story/Other
 SubD: Village Of St Ann
 Recent: 07/06/2018 : Pending : CN->P

Stat Dt: 07/06/18 List Pr: \$124,900
 Sqft Above: 784 Sell Pr:
 Pr/SqFt: \$159.31 CDOM: 4
 Age: 75 Schl Dst: Ritenour
 Acres: .251

3536 Gordon Ave, St Louis 63114-4212



MLS #: 18044535 Status: **P**
 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: 07/06/2018 : Pending : O->P

Stat Dt:
 Sqft Above: 1,926
 Pr/SqFt: \$66.46
 Age: 93
 List Pr: \$128,000
 Sell Pr:
 CDOM: 16
 Schl Dst: Ritenour
 Acres: .316

8015 Milan Ave, University City 63130-1241



MLS #: 18042682 Status: **P**
 Area: 136 Bd: 3
 Muni/Twp: University City
 GA/CR: 0/1 Bth: 2 (1 1)
 Style/Desc: 1 Story/Ranch
 SubD: Daniel Boone Heights

Stat Dt:
 Sqft Above: 1,120
 Pr/SqFt: \$115.98
 Age: 64
 List Pr: \$129,900
 Sell Pr:
 CDOM: 6
 Schl Dst: University City
 Acres: .146

9416 Tennyson Ave, Overland 63114-3324



MLS #: 18041592 Status: **S**
 Area: 91 Bd: 2
 Muni/Twp: Overland
 GA/CR: 1/0 Bth: 1 (1 0)
 Style/Desc: 1.5 Story/Other
 SubD: South Overland Park
 Recent: 07/03/2018 : Sold : P->S

Stat Dt: 07/02/18
 Sqft Above: 1,176
 Pr/SqFt: \$99.49
 Age: 93
 List Pr: \$117,000
 Sell Pr: \$117,000
 CDOM: 6
 Schl Dst: Ritenour
 Acres: .207

3630 Calvert Ave, St John 63114



MLS #: 18053238 Status: **S**
 Area: 91 Bd: 3
 Muni/Twp: St. John
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Home Heights

Stat Dt: 07/02/18
 Sqft Above: 1,195
 Pr/SqFt: \$108.37
 Age: NC
 List Pr: \$129,500
 Sell Pr: \$129,500
 CDOM:
 Schl Dst: Ritenour
 Acres: .170

7510 Liberty Ave, St Louis 63130-1125



MLS #: 18034582 Status: **S**
 Area: 136 Bd: 3
 Muni/Twp: University City
 GA/CR: 1/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Bungalow / Cottage
 SubD: Meridian
 Recent: 07/03/2018 : Sold : P->S

Stat Dt: 07/02/18
 Sqft Above: 1,040
 Pr/SqFt: \$126.92
 Age: 62
 List Pr: \$127,000
 Sell Pr: \$132,000
 CDOM: 4
 Schl Dst: University City
 Acres: .238

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 7/2/2018+

Selected 17 of 17 results.

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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

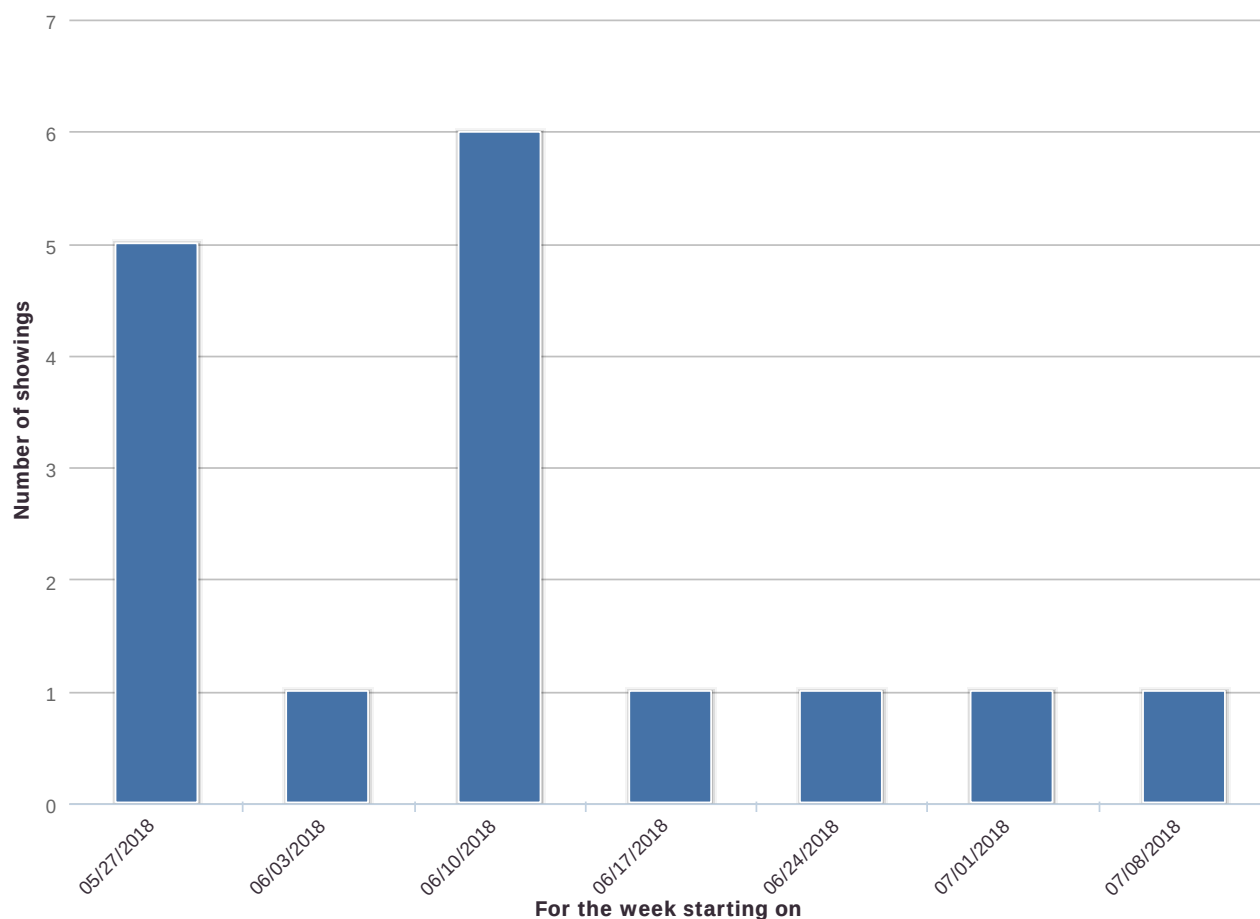
Snapshot for May 29, 2018 - Jul 10, 2018



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

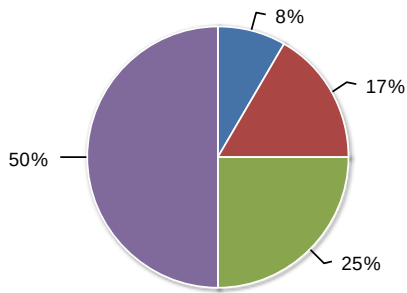
Total number of appointments: 16
 Appointments in the last 30 days: 9
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

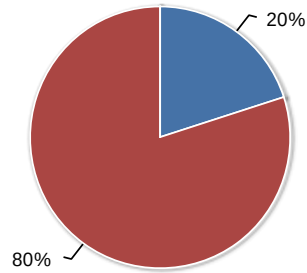
Is your client interested in this listing?



Very (1)
Somewhat (2)
Maybe (3)
Not interested (6)

* 12 responses

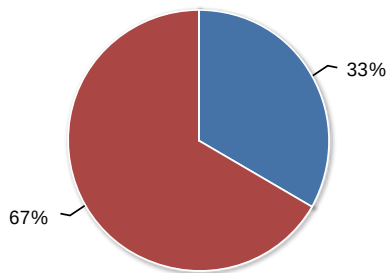
Please rate your overall experience at this showing.



Excellent (2)
Good (8)
Fair (0)
Poor (0)

* 10 responses

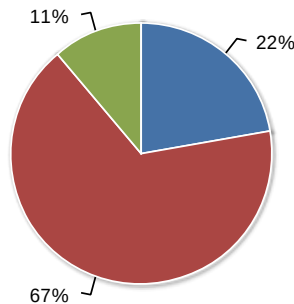
Your (and your client's) opinion of the price:



Just right (2)
Too high (4)
Too low (0)

* 6 responses

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



5(Best) (2)
4 (6)
3 (1)
2 (0)
1(Worst) (0)

* 9 responses

Feedback Responses

Activity Details	Received
2nd Showing 07/01/2018 11:00 AM - 11:15 AM	07/01/2018 02:07 PM
Is your client interested in this listing? Somewhat Please rate your overall experience at this showing. Good Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: They do like the house, they have not made any decisions yet!	
Showing 06/28/2018 5:00 PM - 6:00 PM	06/29/2018 06:39 AM
Is your client interested in this listing? Maybe Please rate your overall experience at this showing. Good Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: The house is well done, shows good. They do like the house but want to go back and see the outside. We were there during the storm last night.	

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
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

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
 Future Inspection	07/10/2018 10:30 AM - 12:30 PM	
 Past 2nd Showing	07/01/2018 11:00 AM - 11:15 AM	
 Past Showing	06/28/2018 5:00 PM - 6:00 PM	
 Past Showing	06/19/2018 2:00 PM - 2:15 PM	
 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	

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