

The Nett Group Real Estate Advisors

SELLER REPORT



814 Sanders Place | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	10
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Client Possibilities	7
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Client Favorites	17
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Zillow Views	253
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Zillow Saves	9
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Showings	14
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Good Activity is an average of *3-4 showings weekly*.

Price Drops should be considered after two weeks and little to no activity or 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
18084564	RESI	ACT	11/09/18	814 Sanders Place	St Louis	316	10	\$179,900	768	521	17	7	879	239	60	42	400

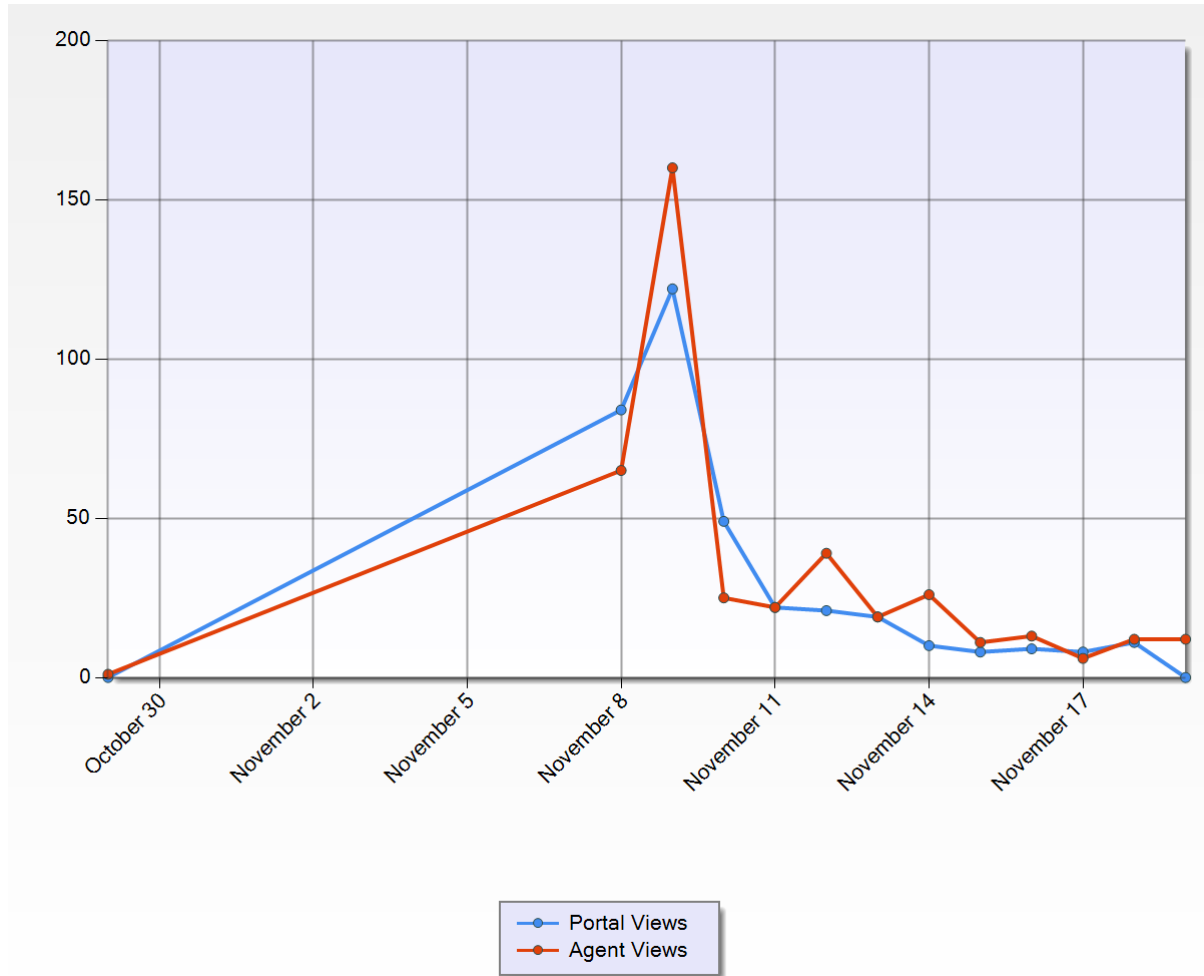
Search Criteria

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 34 results.

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



Historical Views for 814 Sanders Place



CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 11/19/2018 to 11/19/2017 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18084564 State Or Province is 'Missouri' Price is 125000 to 210000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18084564	814 Sanders Place	Lindbergh	Sanders Sub Amd	3	2 (1 1)	1,400	1,400	0.204	72	11/09/18	\$128.50	102	\$179,900	\$179,900

Active Totals

Listing Count :	1	Averages:				1,400	1,400	0.204			\$128.50	102	\$179,900	\$179,900
		Price :							High		\$179,900	Low	\$179,900	Median \$179,900

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18049057	872 Liggett Dr	Lindbergh	Crestwood First	3	2 (2 0)	1,248	1,248	0.217	70	11/06/18	\$103.37	80	\$208,000	\$129,000

Contingent NK Totals

Listing Count :	1	Averages:				1,248	1,248	0.217			\$103.37	80	\$208,000	\$129,000
		Price :							High		\$129,000	Low	\$129,000	Median \$129,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18039008	822 Hawkins Ct	Webster Groves	C M Hawkins Court	3	1 (1 0)	925		0.222	66	11/01/18	\$172.97	40	\$165,000	\$159,999
18050129	814 Sanders Place	Lindbergh	Sanders Sub Amd	3	2 (1 1)	1,400	1,400	0.204	72	09/23/18	\$131.43	92	\$194,500	\$184,000
17078119	1160 South Berry Rd	Webster Groves	Glendale Heights	3	1 (1 0)	1,464	1,464	0.352	66	01/23/18	\$129.10	116	\$194,000	\$189,000

Expired Totals

Listing Count :	3	Averages:				1,263	1,432	0.259			\$144.50	83	\$184,500	\$177,666
		Price :							High		\$189,000	Low	\$159,999	Median \$184,000

Option Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18076179	942 Sanders Dr	Lindbergh	Westbrook Park	3	1 (1 0)	960		0.158	70	10/26/18	\$151.04	33	\$130,000	\$145,000

Option Totals

Listing Count :	1	Averages:				960		0.158			\$151.04	33	\$130,000	\$145,000
		Price :							High		\$145,000	Low	\$145,000	Median \$145,000

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18066557	848 Hawkins Ct	Webster Groves	Hawken	2	1 (1 0)	724		0.242	70	10/18/18	\$174.03	27	\$135,000	\$130,000	\$126,000	93.33
18079095	846 Hawkins Ct	Webster Groves	Hawken Place	2	1 (1 0)	946		0.237	70	11/09/18	\$142.71	18	\$165,000	\$150,000	\$135,000	81.82

Presented By: Sarah Jackson Phone: 636-534-8100

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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
17095544	1005 Sanders Dr	Lindbergh	Westbrook Park	2	1 (1 0)	1,080		0.142	61	01/31/18	\$134.26	1	\$145,000	\$145,000	\$145,000	100.00
18063282	959 Sanders Dr	Lindbergh	Westbrook Park	2	1 (1 0)	1,026		0.145	72	09/20/18	\$146.10	10	\$149,900	\$149,900	\$149,900	100.00
17087048	816 Hawkins	Webster Groves	C M Hawkens Cour	2	1 (1 0)			0.175		01/12/18	\$0.00	34	\$199,900	\$189,900	\$180,000	90.05
18047064	836 Liggett Ave	Lindbergh	Crestwood First Ad	3	2 (1 1)	936		0.190	72	07/26/18	\$197.65	3	\$179,900	\$179,900	\$185,000	102.83
17096753	831 Diversey Dr	Lindbergh	Crestwood First Ad	4	2 (2 0)	2,152		0.201	65	04/30/18	\$88.99	96	\$224,900	\$189,995	\$191,500	85.15
18063876	950 Sanders Dr	Lindbergh	Westbrook Park	2	2 (2 0)	1,056	1,256	0.140	70	09/27/18	\$187.50	4	\$190,000	\$190,000	\$198,000	104.21

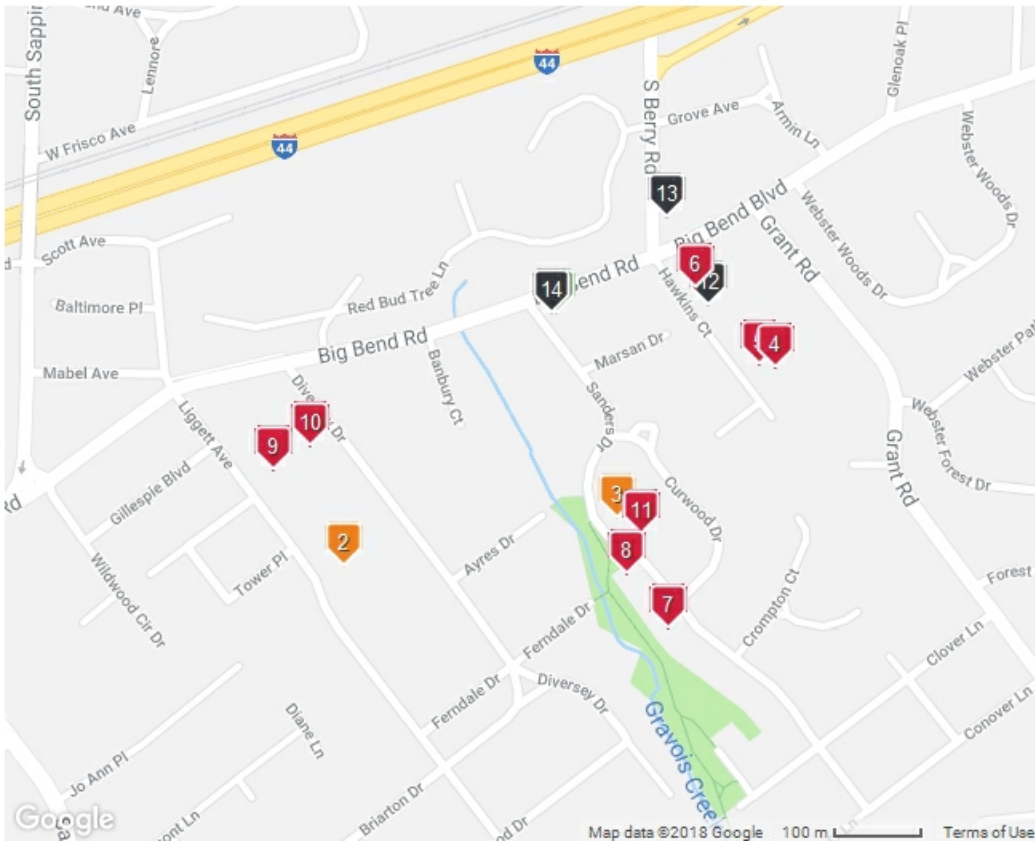
Sold Totals

Listing Count :	8	Averages:	1,131	1,256	0.184						\$153.03	24	\$173,700	\$165,587	\$163,800	94.67
		Price :							High		\$198,000	Low	\$126,000	Median		\$164,950

Grand Totals

Count :	14	Averages:	\$/SqFt:	\$145.20	CDOM:	47	OP:	\$175,786	LP:	\$165,114	SP:	\$163,800
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Residential Single Line (Map Print)



1	18084564	Active	Residential-1.5 Story	814 Sanders Place	St Louis	1,400	3	2(1 1)	\$179,900	102
2	18049057	Contingent	Residential-1 Story	872 Liggett Dr	St Louis	1,248	3	2(2 0)	\$129,000	80
3	18076179	Option	Residential-1 Story	942 Sanders Dr	St Louis	960	3	1(1 0)	\$145,000	33
4	18066557	Sold	Residential-1 Story	848 Hawkins Ct	Webster Groves	724	2	1(1 0)	\$126,000	27
5	18079095	Sold	Residential-1 Story	846 Hawkins Ct	St Louis	946	2	1(1 0)	\$135,000	18
6	17087048	Sold	Residential-1 Story	816 Hawkins	St Louis		2	1(1 0)	\$180,000	34
7	17095544	Sold	Residential-1 Story	1005 Sanders Dr	St Louis	1,080	2	1(1 0)	\$145,000	1
8	18063282	Sold	Residential-1 Story	959 Sanders Dr	St Louis	1,026	2	1(1 0)	\$149,900	10
9	18047064	Sold	Residential-1 Story	836 Liggett Ave	Crestwood	936	3	2(1 1)	\$185,000	3
10	17096753	Sold	Residential-1 Story	831 Diversey Dr	St Louis	2,152	4	2(2 0)	\$191,500	96
11	18063876	Sold	Residential-2 Story	950 Sanders Dr	Crestwood	1,056	2	2(2 0)	\$198,000	4
12	18039008	Expired	Residential-1 Story	822 Hawkins Ct	Webster Groves	925	3	1(1 0)	\$159,999	40
13	17078119	Expired	Residential-1 Story	1160 South Berry Rd	St Louis	1,464	3	1(1 0)	\$189,000	116
14	18050129	Expired	Residential-1.5 Story	814 Sanders Place	St Louis	1,400	3	2(1 1)	\$184,000	92

Search Criteria

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending'

Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 11/19/2018 to 11/19/2017

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18084564

State Or Province is 'Missouri'

Price is 125000 to 210000

Selected 14 of 14 results.

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Area Market Survey

Listings as of 11/19/2018 at 4:47 PM

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Lindbergh

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	10
	1	10
Summary Price Information		
Minimum	\$179,900	Maximum \$179,900
Average	\$179,900	Median \$179,900

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	80
	1	80
Summary Price Information		
Minimum	\$129,000	Maximum \$129,000
Average	\$129,000	Median \$129,000

Option

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	33
	1	33
Summary Price Information		
Minimum	\$145,000	Maximum \$145,000
Average	\$145,000	Median \$145,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	2	6
\$180,000 thru \$199,999	3	34
	5	23
Summary Price Information		
Minimum	\$145,000	Maximum \$198,000
Average	\$173,880	Median \$185,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	92
	1	92
Summary Price Information		
Minimum	\$184,000	Maximum \$184,000
Average	\$184,000	Median \$184,000

Webster Groves

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	23
\$160,000 thru \$179,999	1	34

Presented By: Sarah Jackson Phone: 636-534-8100

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Area Market Survey

Listings as of 11/19/2018 at 4:47 PM

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3 26

Summary Price Information

Minimum	\$126,000	Maximum	\$180,000
Average	\$147,000	Median	\$135,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	40
\$180,000 thru \$199,999	1	116
	2	78

Summary Price Information

Minimum	\$159,999	Maximum	\$189,000
Average	\$174,500	Median	\$174,500

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Area Market Survey

Listings as of 11/19/2018 at 4:47 PM

Page 3 of 3

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	10
	1	10

Summary Price Information

Minimum	\$179,900	Maximum	\$179,900
Average	\$179,900	Median	\$179,900

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	80
	1	80

Summary Price Information

Minimum	\$129,000	Maximum	\$129,000
Average	\$129,000	Median	\$129,000

Option

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	33
	1	33

Summary Price Information

Minimum	\$145,000	Maximum	\$145,000
Average	\$145,000	Median	\$145,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	23
\$140,000 thru \$159,999	2	6
\$160,000 thru \$179,999	1	34
\$180,000 thru \$199,999	3	34
	8	24

Summary Price Information

Minimum	\$126,000	Maximum	\$198,000
Average	\$163,800	Median	\$164,950

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	40
\$180,000 thru \$199,999	2	104
	3	83

Summary Price Information

Minimum	\$159,999	Maximum	\$189,000
Average	\$177,666	Median	\$184,000

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● FOR SALE

814 Sanders Pl, Saint Louis, MO 63126

List price: \$179,900

3 Beds · 2 Baths · 1,400 Sq Ft



EDIT LISTING



ADD VIDEO

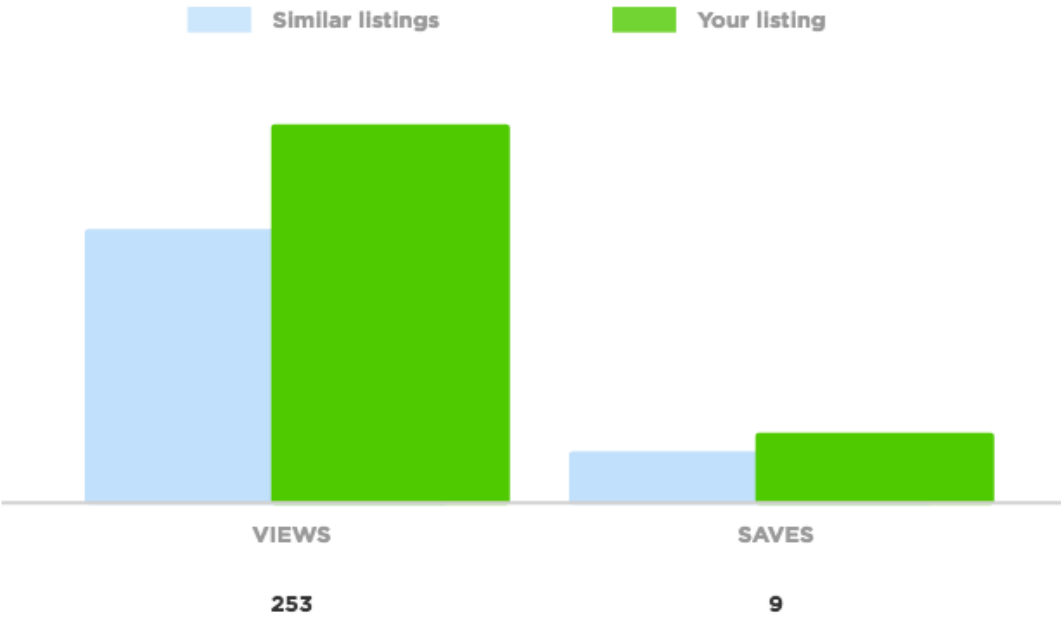


MORE ▾

Latest Activity

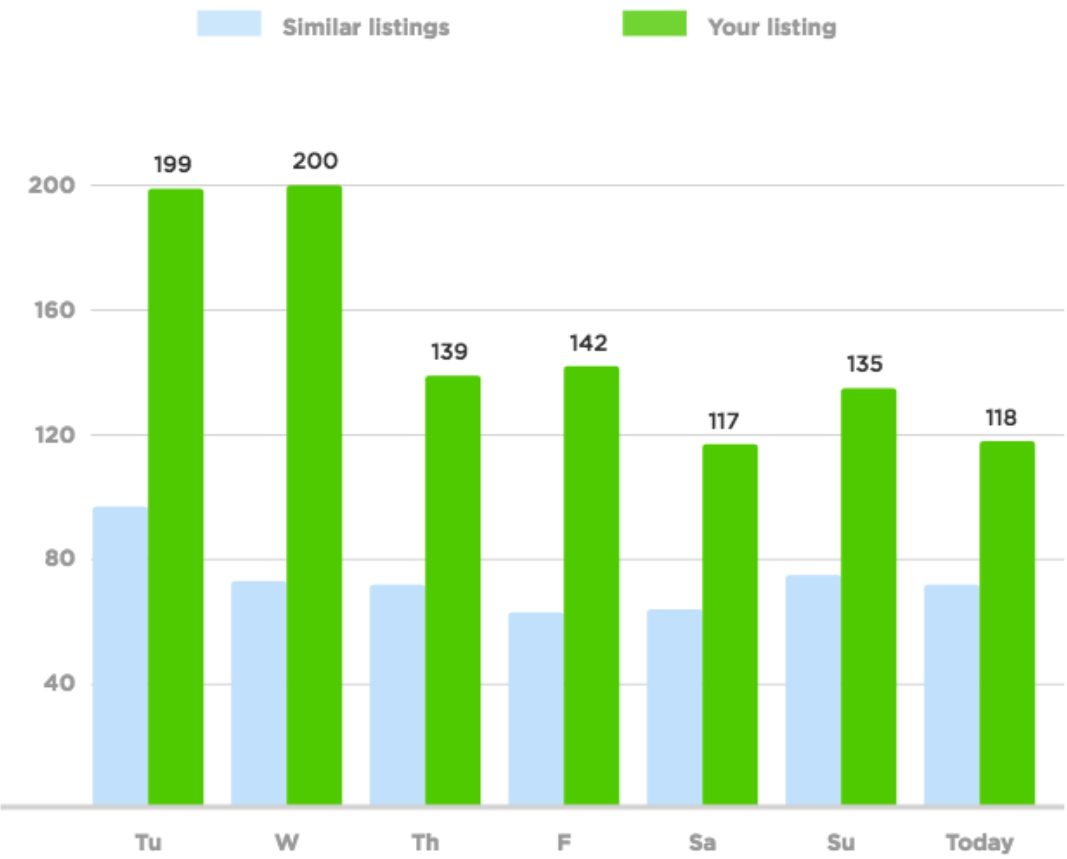
Your listing is doing GREAT!

Last two days of activity



This Week

Last 30 Days





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

Listing Activity Report

814 Sanders Place, St Louis, MO 63126

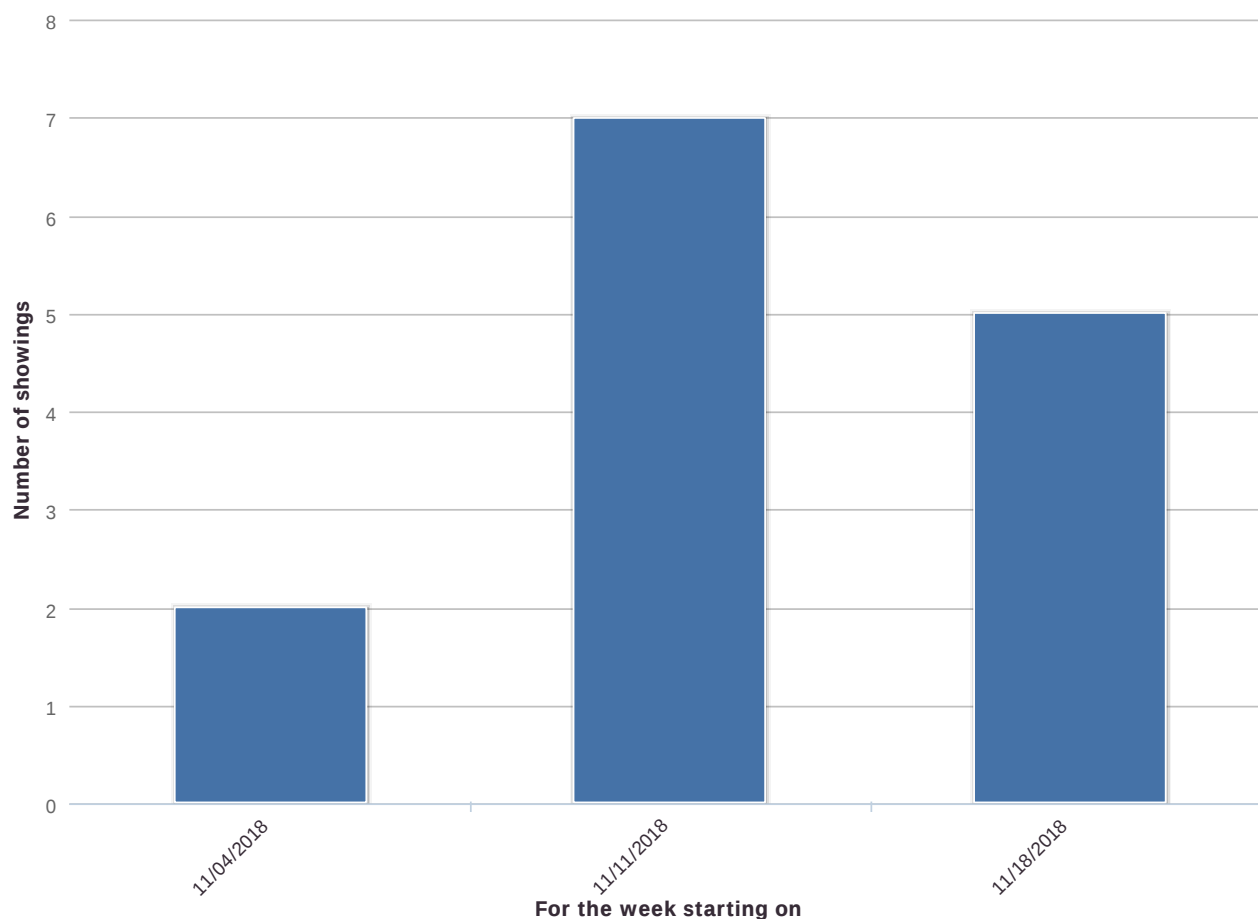
Snapshot for Nov 09, 2018 - Nov 18, 2018



Listing ID: 18084564
 Address: 814 Sanders Place, St Louis, MO 63126
 Price: \$179,900
 Status: ACTIVE

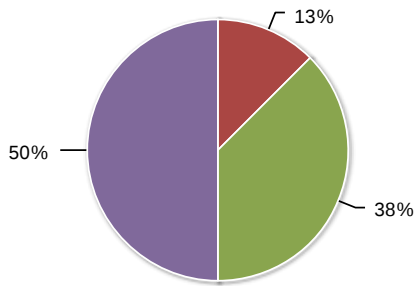
Total number of appointments: 14
 Appointments in the last 30 days: 14
 Appointments in the last 7 days: 11
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

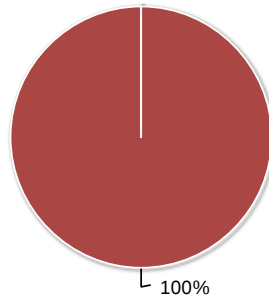
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (3)
Not interested (4)

* 8 responses

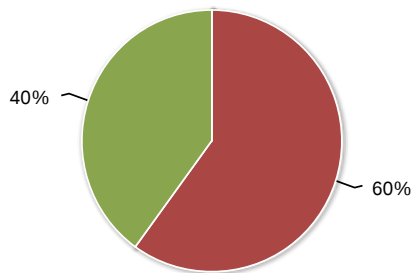
Please rate your overall experience at this showing.



Excellent (0)
Good (4)
Fair (0)
Poor (0)

* 4 responses

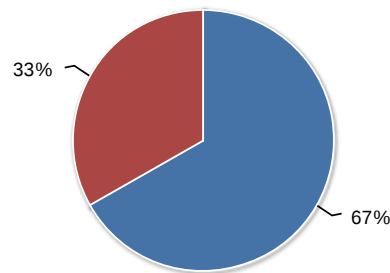
Please rate this listing (5=Best; 1=Worst):



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

* 5 responses

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



Just right (2)
Too high (1)
Too low (0)

* 3 responses

Feedback Responses

Activity Details		Received
Showing 11/18/2018 6:00 PM - 7:30 PM		11/18/2018 10:08 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe Thermostat does not work - backup batteries low
Showing 11/18/2018 4:00 PM - 4:30 PM		11/18/2018 10:45 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:		Somewhat Good Just right 4 Cute house. Kind of an interesting layout that takes some creativity to make work but it's a great location.
Showing 11/18/2018 3:00 PM - 4:00 PM		11/18/2018 05:19 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 Too high 3 Nice home but the buyers did not care for the upstairs.
Showing 11/18/2018 2:30 PM - 3:30 PM		11/18/2018 03:32 PM
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:		Not interested Good 4 Buyer decided on another property. Good luck!
Showing 11/16/2018 12:15 PM - 1:30 PM		11/16/2018 04:15 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe I apologize but we were not able to make it to the home today. Hopefully we will be able to reschedule within the next week. Thank you.
Showing 11/12/2018 2:00 PM - 2:15 PM		11/13/2018 02:16 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:		Buyer is not interested
Showing 11/12/2018 12:30 PM - 1:30 PM		11/13/2018 01:39 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 client didn't care for the location and all the Big Bend traffic.
Showing 11/09/2018 3:30 PM - 4:00 PM		11/11/2018 09:15 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:		Not interested Good 3 Personally I love the character of this home. But the rooms are too small for my client a needs, the stairs might be an issue and the ceiling was too low for them upstairs since they are 6'6" tall. Thanks and I do hope you sell soon!
Showing 11/09/2018 2:30 PM - 2:45 PM		11/09/2018 03:42 PM
Is your client interested in 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 Client liked all the updates but was hoping for a master bath. She is considering writing an offer but has to get preapproved tonight.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	11/18/2018 6:00 PM - 7:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	11/18/2018 4:00 PM - 4:30 PM	
 Past Showing	11/18/2018 3:00 PM - 4:00 PM	
 Past Showing	11/18/2018 3:00 PM - 4:00 PM	
 Past Showing	11/18/2018 2:30 PM - 3:30 PM	
 Canceled Showing	11/17/2018 4:15 PM - 4:45 PM	
 Past Showing	11/16/2018 12:30 PM - 1:30 PM	
 Past Showing	11/16/2018 12:15 PM - 1:30 PM	
 Past Showing	11/14/2018 2:30 PM - 3:00 PM	
 Past Showing	11/14/2018 9:00 AM - 10:00 AM	
 Past Showing	11/12/2018 2:00 PM - 2:15 PM	
 Past Showing	11/12/2018 12:30 PM - 1:30 PM	
 Past Showing	11/11/2018 12:45 PM - 1:00 PM	
 Past Showing	11/09/2018 3:30 PM - 4:00 PM	
 Past Showing	11/09/2018 2:30 PM - 2:45 PM	
 Status Change	11/09/2018 8:59 AM	
 New Listing	11/09/2018	