

The Nett Group Real Estate Advisors

SELLER REPORT



507 North 13th St #710| St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	37
----------------	----

Client Possibilities	2
----------------------	---

Client Favorites	1
------------------	---

Zillow Views	1122
--------------	------

Zillow Saves	27
--------------	----

Showings	10
----------	----

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.

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	19077686	A	10/17/2019	RESI	Route 3 Box 9677		Doniphan		52	\$98,900	5	2 (2 0)	2,560	2.3700	18	PBFR01
0.2 mi	18074929	X	06/30/2019	RESI	1501 Locust #309	St. Louis City	St Louis	1	286	\$149,900	2	2 (2 0)	1,642		102	GLBY01
0.0 mi	19007550	C	08/14/2019	RESI	507 North 13th St #702	St. Louis City	St Louis	1	187	\$69,900	1	1 (1 0)	823	0.0000	82	CBG 15
0.0 mi	19081729	A	11/01/2019	COND	507 North 13th St #710	St. Louis City	St Louis	1	37	\$95,000	1	1 (1 0)	703	0.0000	112	KWRC05
0.0 mi	18090394	A	11/15/2018	COND	507 North 13th #606	St. Louis City	St Louis	1	387	\$100,000	1	1 (1 0)	972			MCTR01
0.2 mi	19070455	A	09/19/2019	COND	1501 Locust St #501	St. Louis City	St Louis	1	75	\$103,900	1	1 (1 0)	1,002		102	DIEL01
0.2 mi	19047418	A	06/27/2019	COND	1511 Locust #305	St. Louis City	St Louis	1	164	\$124,900	2	2 (2 0)	1,306		100	DIEL01
0.2 mi	19076787	A	10/16/2019	COND	1520 Washington Ave #611	St. Louis City	St Louis	1	53	\$128,500	2	1 (1 0)	1,186		113	MADA01
0.2 mi	19046997	A	06/26/2019	COND	1520 Washington Ave #607	St. Louis City	St Louis	1	165	\$129,000	2	2 (2 0)	1,340		113	MADA01
0.1 mi	19070416	A	09/18/2019	COND	1136 Washington Ave #408	St. Louis City	St Louis	1	81	\$129,900	1	1 (1 0)	967		121	HMBD01
0.1 mi	19086090	A	11/27/2019	COND	1136 Washington Ave #209	St. Louis City	St Louis	1	11	\$130,000	1	1 (1 0)	974		91	WCLK01
0.2 mi	19049738	A	07/10/2019	COND	1511 Locust St #107	St. Louis City	St Louis	1	133	\$130,000	2	1 (1 0)	1,226		100	MADA01
0.2 mi	19084008	A	11/14/2019	COND	1520 Washington Ave #317	St. Louis City	St Louis	1	24	\$134,900	2	1 (1 0)	1,057		112	HAMI01
0.1 mi	18090454	A	11/27/2018	COND	1136 Washington Ave #212	St. Louis City	St Louis	1	375	\$135,000	2	2 (2 0)	1,133			HSGR01
0.2 mi	19082699	A	11/15/2019	COND	1511 Locust St #104	St. Louis City	St Louis	1	23	\$139,000	1	1 (1 0)	1,032		100	REGO05
0.2 mi	19072584	A	09/26/2019	COND	1511 Locust St #603	St. Louis City	St Louis	1	73	\$140,000	2	1 (1 0)	1,216	0.0100	0	CBG 05
0.1 mi	19048307	A	06/28/2019	COND	1136 Washington Ave #710	St. Louis City	St Louis	1	162	\$142,500	2	2 (2 0)	1,243			HSGR01
0.1 mi	19071943	A	09/24/2019	COND	1136 Washington Ave #300	St. Louis City	St Louis	1	75	\$144,900	2	2 (2 0)	1,075		121	HSGR01
0.2 mi	19054660	A	07/22/2019	COND	1520 Washington Ave #316	St. Louis City	St Louis	1	139	\$145,000	2	2 (2 0)	1,340	0.0000	113	CBPR01
0.1 mi	19067768	A	09/06/2019	COND	1136 Washington Ave #210	St. Louis City	St Louis	1	93	\$148,900	2	2 (2 0)	1,243		121	MCFE01
0.2 mi	19059402	AC	10/24/2019	COND	1520 Washington Ave #711	St. Louis City	St Louis	1	96	\$109,000	2	1 (1 0)	1,114			HSGR01
0.1 mi	19076849	P	11/07/2019	COND	1136 Washington Ave #311	St. Louis City	St Louis	1	7	\$79,900	1	1 (1 0)	781		121	PTRH01
0.2 mi	19049989	P	11/27/2019	COND	1520 Washington Ave #310	St. Louis City	St Louis	1	145	\$129,900	2	1 (1 0)	1,092		114	PREX01
0.2 mi	19052701	P	10/22/2019	COND	1501 Locust St #1202	St. Louis City	St Louis	1	99	\$149,000	1	1 (1 0)	1,314	0.0000	14	CBPR01
0.0 mi	19061253	S	10/24/2019	COND	507 North 13th #702	St. Louis City	St Louis	1	8	\$71,000	1	1 (1 0)	823		82	CBG 15

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 12/9/2019 to 12/9/2018

Latitude, Longitude is within 0.25 mi of 19081729

State Or Province is 'Missouri'

Price is 50000 to 150000

Selected 25 of 84 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 12/9/2019 to 12/9/2018 Latitude, Longitude is within 0.25 mi of 19081729 State Or Province is 'Missouri' Price is 50000 to 150000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19077686	Route 3 Box 9677		NON SUBDIVISION	5	2 (2 0)	2,560	2,560	2.370	18	10/17/19	\$38.63	52	\$98,900	\$98,900

Active Totals

Listing Count :	1	Averages:				2,560	2,560	2.370			\$38.63	52	\$98,900	\$98,900
		Price :							High		\$98,900	Low	\$98,900	Median \$98,900

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18074929	1501 Locust #309	Downtown	Terra Cotta Lofts Cr	2	2 (2 0)	1,642	1,642		102	07/01/19	\$91.29	286	\$174,900	\$149,900

Expired Totals

Listing Count :	1	Averages:				1,642	1,642				\$91.29	286	\$174,900	\$149,900
		Price :							High		\$149,900	Low	\$149,900	Median \$149,900

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19007550	507 North 13th St #702	Downtown	Knickerbocker Lofts	1	1 (1 0)	823	823		82	08/14/19	\$84.93	187	\$79,900	\$69,900

Cancelled Totals

Listing Count :	1	Averages:				823	823				\$84.93	187	\$79,900	\$69,900
		Price :							High		\$69,900	Low	\$69,900	Median \$69,900

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19081729	507 North 13th St #710	Downtown	Knickerbocker Esta	1	1 (1 0)	703	703		112	11/01/19	\$135.14	37	\$97,500	\$95,000
18090394	507 North 13th #606	Downtown	Knickerbocker Lofts	1	1 (1 0)	972	972			11/17/19	\$102.88	387	\$110,000	\$100,000
19070455	1501 Locust St #501	Downtown	Terra Cotta Lofts	1	1 (1 0)	1,002			102	10/30/19	\$103.69	75	\$103,900	\$103,900
19047418	1511 Locust #305	Downtown	Annex Lofts Condo	2	2 (2 0)	1,306			100	06/27/19	\$95.64	164	\$144,900	\$124,900
19076787	1520 Washington Ave #611	Downtown	Ely Walker Condos	2	1 (1 0)	1,186	1,186		113	10/16/19	\$108.35	53	\$128,500	\$128,500
19046997	1520 Washington Ave #607	Downtown	Ely Walker Condos	2	2 (2 0)	1,340			113	06/26/19	\$96.27	165	\$139,000	\$129,000
19070416	1136 Washington Ave #408	Downtown	Meridian Amd	1	1 (1 0)	967	967		121	09/18/19	\$134.33	81	\$133,900	\$129,900
19086090	1136 Washington Ave #209	Downtown	Meridan Lofts	1	1 (1 0)	974			91	11/27/19	\$133.47	11	\$130,000	\$130,000
19049738	1511 Locust St #107	Downtown	Annex Lofts Condo	2	1 (1 0)	1,226			100	08/23/19	\$106.04	133	\$137,500	\$130,000
19084008	1520 Washington Ave #317	Downtown	Ely Walker Condos	2	1 (1 0)	1,057			112	11/14/19	\$127.63	24	\$134,900	\$134,900

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

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

All information herein has not been verified and is not guaranteed.

Copyright © 2019 MARIS. All rights reserved.

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18090454	1136 Washington Ave #212	Downtown	Meridian Lofts	2	2 (2 0)	1,133	1,133			12/02/19	\$119.15	375	\$152,500	\$135,000
19082699	1511 Locust St #104	Downtown	Annex Lofts Condo	1	1 (1 0)	1,032	1,032		100	11/15/19	\$134.69	23	\$139,000	\$139,000
19072584	1511 Locust St #603	Downtown	Annex Lofts	2	1 (1 0)	1,216	1,216	0.010	0	09/26/19	\$115.13	73	\$140,000	\$140,000
19048307	1136 Washington Ave #710	Downtown	Meridian Amd 1	2	2 (2 0)	1,243	1,243			08/02/19	\$114.64	162	\$161,900	\$142,500
19071943	1136 Washington Ave #300	Downtown	Meridian	2	2 (2 0)	1,075	1,075		121	09/24/19	\$134.79	75	\$144,900	\$144,900
19054660	1520 Washington Ave #316	Downtown	Ely Walker Condos	2	2 (2 0)	1,340	1,340		113	07/22/19	\$108.21	139	\$150,000	\$145,000
19067768	1136 Washington Ave #210	Downtown	Meridian	2	2 (2 0)	1,243			121	09/06/19	\$119.79	93	\$148,900	\$148,900

Active Totals

Listing Count :	17	Averages:	1,119	1,087	0.010						\$117.05	122	\$135,135	\$129,494	
		Price :							High	\$148,900	Low		\$95,000	Median	\$130,000

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19059402	1520 Washington Ave #711	Downtown	Ely Walker Condos	2	1 (1 0)	1,114	1,114			12/01/19	\$97.85	96	\$130,000	\$109,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,114	1,114								\$97.85	96	\$130,000	\$109,000
		Price :							High	\$109,000	Low	\$109,000		Median	\$109,000

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19076849	1136 Washington Ave #311	Downtown	Meridian	1	1 (1 0)	781	781		121	11/07/19	\$102.30	7	\$79,900	\$79,900
19049989	1520 Washington Ave #310	Downtown	Ely Walker	2	1 (1 0)	1,092	1,092		114	11/27/19	\$118.96	145	\$129,900	\$129,900
19052701	1501 Locust St #1202	Downtown	Terra Cotta Lofts	1	1 (1 0)	1,314	1,314		14	10/22/19	\$113.39	99	\$149,000	\$149,000

Pending Totals

Listing Count :	3	Averages:	1,062	1,062								\$111.55	84	\$119,600	\$119,600
		Price :							High	\$149,000	Low		\$79,900	Median	\$129,900

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
19061253	507 North 13th #702	Downtown	Knickerbocker Lofts	1	1 (1 0)	823	823		82	10/24/19	\$86.27	8	\$69,900	\$69,900	\$71,000	101.57

Closed Totals

Listing Count :	1	Averages:	823	823							\$86.27	8	\$69,900	\$69,900	\$71,000	101.57
		Price :							High		\$71,000	Low	\$71,000	Median		\$71,000

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

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

All information herein has not been verified and is not guaranteed.

Copyright © 2019 MARIS. All rights reserved.

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Grand Totals

Count : 25 Averages: \$/SqFt: \$108.94 CDOM: 118 OP: \$128,388 LP: \$122,312 SP: \$71,000

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
19081729	COND	ACT	11/01/19	507 North 13th St #710	St Louis	1	37	\$95,000	74	37	1	2	81	5	5	3	203

Cross Property Condensed

507 North 13th St #710, St Louis 63103-1929



MLS #:	19081729	Status:	A	Stat Dt:	11/01/19	List Pr:	\$95,000
Area:	1	Bd:	1	Sq Ft:	703	Sell Pr:	
Muni/Twp:	St. Louis City			Pr/SqFt:	\$135.14	CDOM:	37
GA/CR:	0/0	Bth:	1 (1 0)	Condo Fee:	\$250	Age:	112
Style/Desc:	Other/Other					Acre:	0
SubD:	Knickerbocker Estate Add						
Schl District:	St. Louis City						

Search Criteria

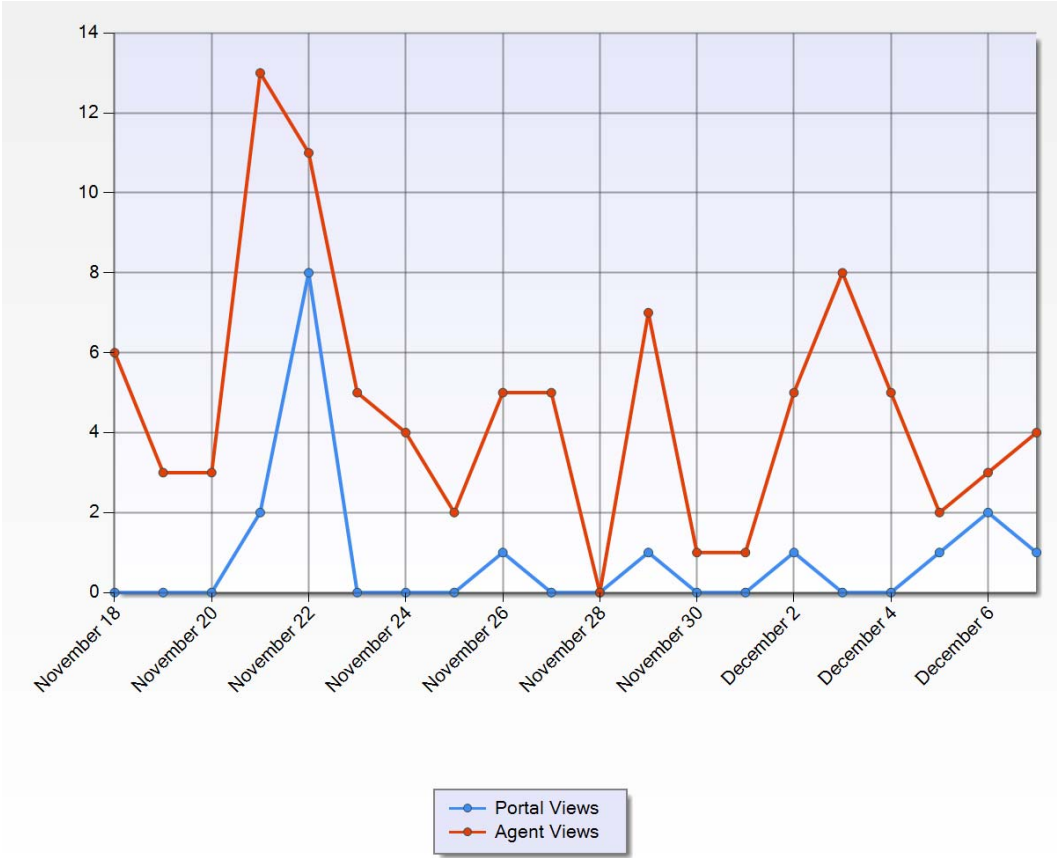
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 Historical Views for 507 North 13th St #710



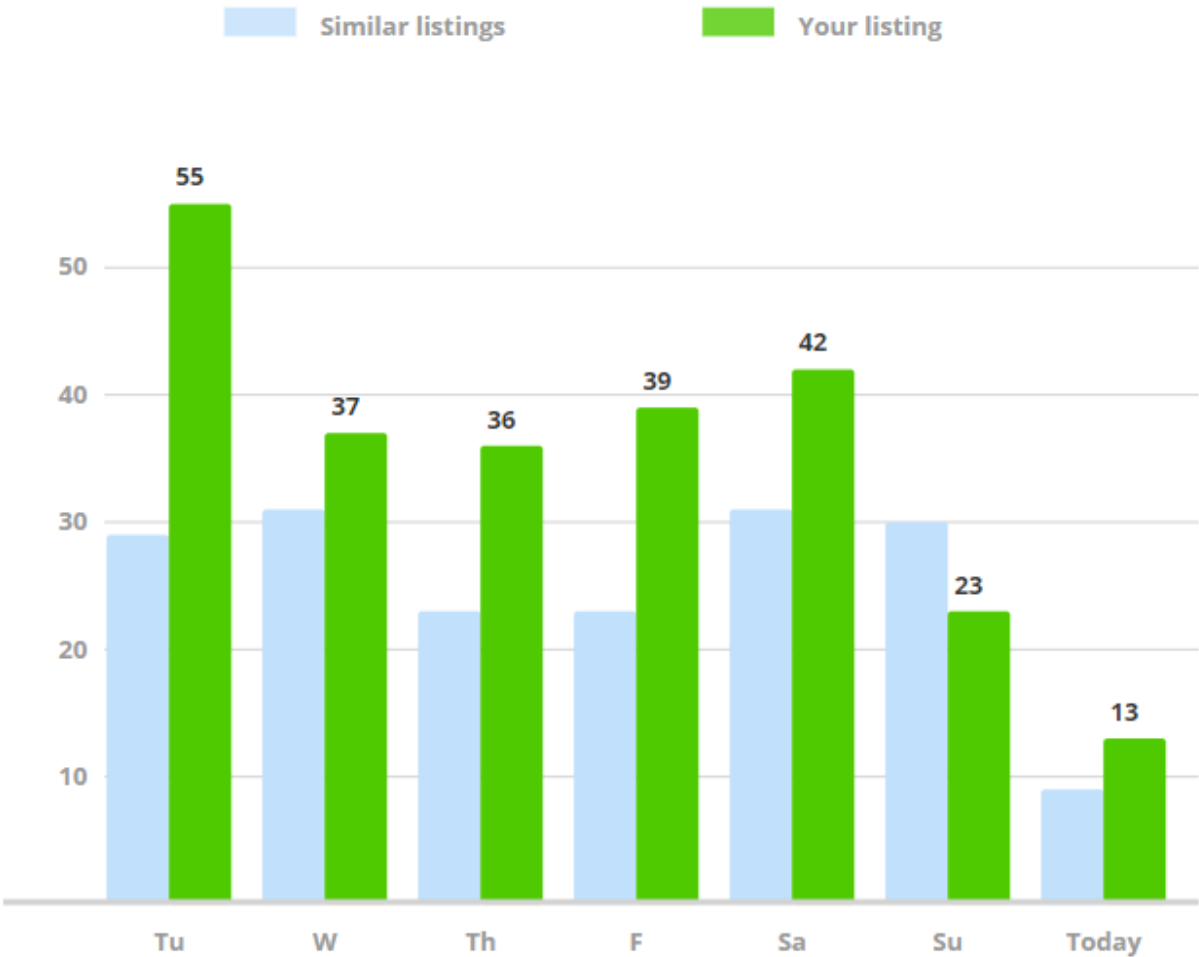
Time on Zillow
37 days

Views
1,122

Saves
27

[This Week](#)

Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

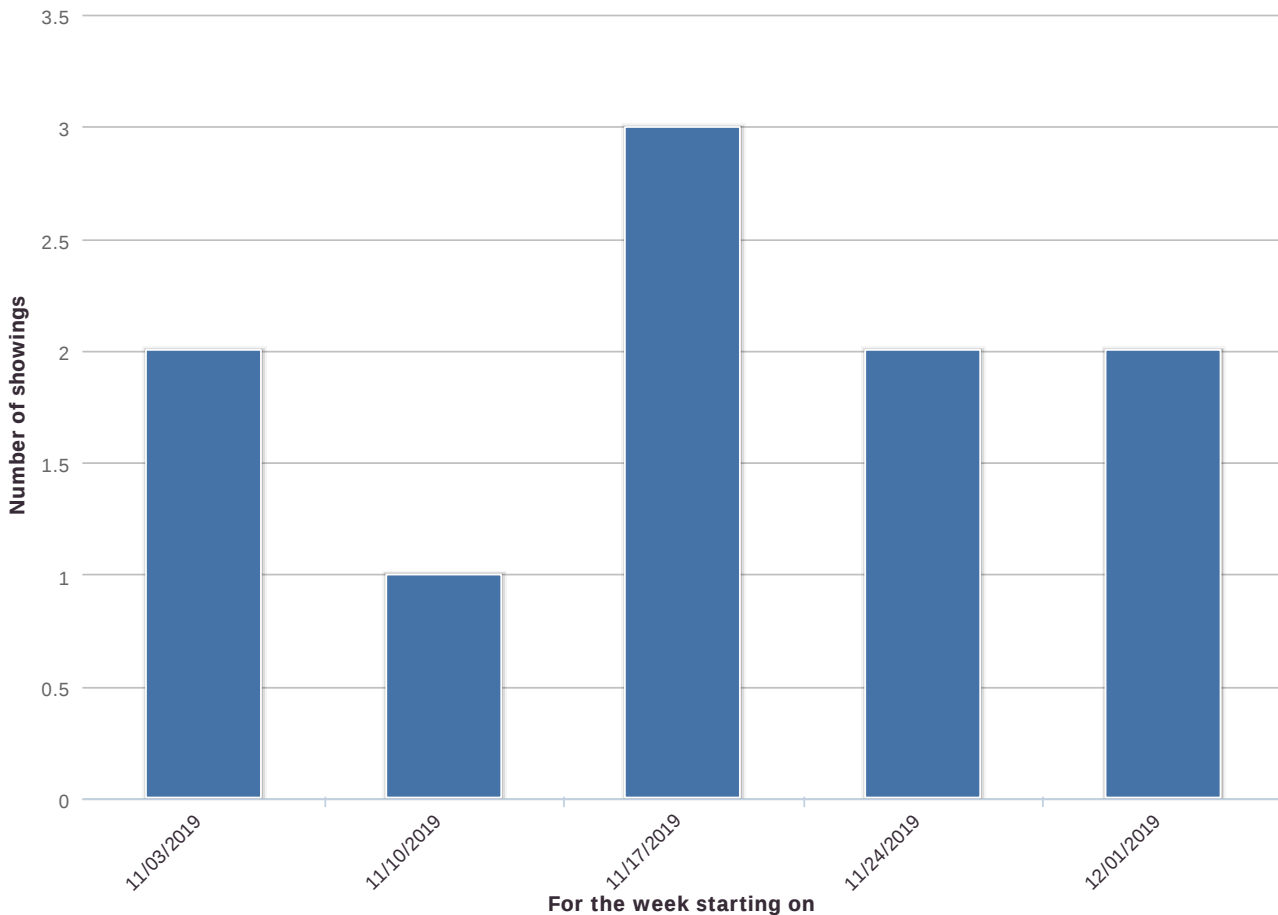
507 North 13th Street Unit# 710, St Louis, MO 63103

Snapshot for Nov 01, 2019 - Dec 03, 2019



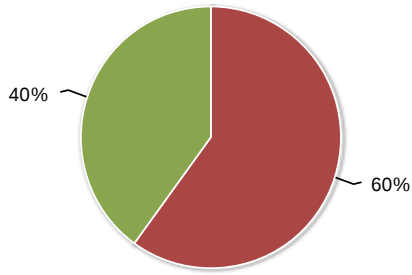
Listing ID: 19081729
Address: 507 North 13th Street Unit# 710, St Louis, MO 63103
Price: \$95,000
Status: ACTIVE
Total number of appointments: 10
Appointments in the last 30 days: 9
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

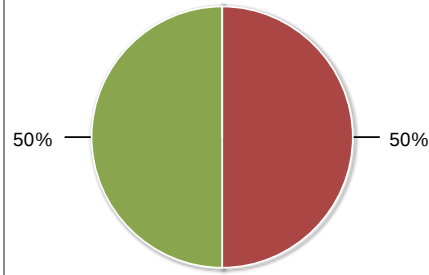
Is your client interested in writing an offer on this listing?



■ Very (0)
■ Maybe (3)
■ Not interested (2)

* 5 responses

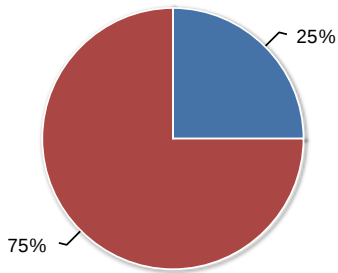
Please rate your overall experience at this showing.



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

* 4 responses

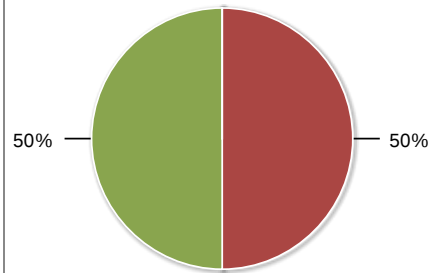
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

* 4 responses

Feedback Responses

Activity Details		Received
Showing 11/29/2019 11:00 AM - 12:00 PM		11/29/2019 01:20 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 4 Client really liked the unit, but had a question. We saw the garage in the basement, does this unit have a spot in the garage? If it doesn't are their other lot options for residents? Thanks!
Showing 11/23/2019 3:15 PM - 3:30 PM		11/23/2019 07:47 PM

Activity Details		Received
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 Fair Too high
Showing 11/22/2019 12:00 PM - 2:00 PM		11/23/2019 08:25 AM
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 Buyer likes it a lot but didn't care for so many levels separating rooms. If step up from kitchen to living space was level was level with kitchen interest would go up. He has not removed from list of favorites
Showing 11/10/2019 11:00 AM - 12:00 PM		11/10/2019 06:58 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 Fair Too high 3 Bedroom ceiling was too low.
Showing 11/09/2019 10:30 AM - 11:30 AM		11/14/2019 12:28 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 3

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	12/03/2019 7:00 PM - 8:00 PM	
 Past Showing	12/02/2019 11:00 AM - 12:00 PM	
 Past Showing	11/29/2019 11:00 AM - 12:00 PM	
 Past Showing	11/27/2019 12:30 PM - 1:15 PM	
 Past Showing	11/23/2019 3:15 PM - 3:30 PM	
 Past Showing	11/22/2019 12:00 PM - 2:00 PM	
 Past Showing	11/21/2019 1:30 PM - 3:00 PM	
 Price Change	11/21/2019 4:37 AM	
 Past Showing	11/10/2019 11:00 AM - 12:00 PM	
 Past Showing	11/09/2019 10:30 AM - 11:30 AM	
 Past Showing	11/04/2019 10:20 AM - 10:40 AM	

Activity Type	Activity Date	Comments
 Status Change	11/01/2019 2:47 PM	
 New Listing	11/01/2019	