

The Nett Group Real Estate Advisors

SELLER REPORT



2781 Brandenburg Lane | St Louis

TheNettGroup.com • 636.614.5132

Residential Single Line

Distance	MLS #	St	Status	Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	Sqft	Abv	Lsq	Age	Of ID
0.2 mi	19084580	A		11/17/2019	RESI	5775 Birch Hollow	Unincorporated	St Louis	332	158	\$229,900.4	4 (3 1)	1,926		0.2820	40	RWBC03
0.0 mi	20003933	P		04/23/2020	RESI	2781 Brandenburg Lane	Unincorporated	St Louis	332	419	\$330,000.4	4 (2 2)	2,953		0.5050	45	RWRC05
0.2 mi	20019731	A		04/22/2020	RESI	2689 Blackforest	Unincorporated	St Louis	332	34	\$189,900.3	3 (3 0)	1,537		0.2660	45	RKN01
0.2 mi	20019732	S		04/17/2020	RESI	2783 Royal Country Dr	Unincorporated	St Louis	332	34	\$275,000.4	3 (2 1)	2,445		0.2600	49	KWIS01
0.0 mi	19038562	S		09/17/2019	RESI	2783 Royal Country Dr	Unincorporated	St Louis	332	93	\$275,000.4	4 (2 0)	2,445		0.2600	49	KWIS01
0.0 mi	19008802	X		04/01/2020	RESI	2781 Brandenburg Lane	Unincorporated	St Louis	332	316	\$249,900.4	4 (2 0)	2,953		0.5050	45	RWRS01
0.1 mi	20016310	A		03/17/2020	COND	2797 Blackforest Dr #C	Unincorporated	St Louis	332	49	\$44,900.2	1 (1 0)	834		0.0000	47	MDA01
0.1 mi	20002910	A		02/11/2020	COND	2808 Blackforest Dr #2808 E	Unincorporated	St Louis	332	59	\$45,900.2	1 (1 0)	885		0.1330	48	RLGR01
0.1 mi	20022177	A		04/07/2020	COND	2793 Blackforest Dr #C	Unincorporated	St Louis	332	34	\$58,000.2	1 (1 0)	834		0.1330	47	RLGR01
0.1 mi	20016478	A		03/13/2020	COND	2763 Blackforest Dr	Unincorporated	St Louis	332	34	\$100,000.2	2 (1 1)	1,224		0.1850	51	KWSW01
0.1 mi	19054729	P		04/22/2020	COND	2812 Blackforest #A	Unincorporated	St Louis	332	257	\$62,900.2	1 (1 0)	885		0.1330	48	CBG 07
0.1 mi	19071104	S		07/01/2019	COND	2808 Blackforest #F	Unincorporated	St Louis	331	48	\$26,000.1	1 (1 0)	742		0.1090	47	BKOR01
0.1 mi	19040962	S		04/20/2020	COND	2777 Blackforest #B	Unincorporated	St Louis	331	6	\$28,000.1	1 (1 0)	718		0.1090	46	CBG 07
0.1 mi	19072737	S		11/15/2019	COND	2752 Blackforest #D	Unincorporated	St Louis	331	175	\$69,900.2	2 (2 0)	1,157		0.1770	51	BKOR01
0.1 mi	19074504	S		12/19/2019	COND	2832 Blackforest Dr #B	Unincorporated	St Louis	332	5	\$37,900.1	1 (1 0)	747		0.1000	46	WREN02
0.1 mi	19072775	S		04/03/2020	COND	2789 Blackforest Dr #C	Unincorporated	Unincorporated	332	52	\$57,000.2	1 (1 0)	834		0.1090	46	BHAD02
0.1 mi	20010501	S		04/30/2020	COND	2755 Blackforest Dr	Unincorporated	St Louis	332	8	\$79,500.2	2 (1 1)	1,224		0.1850	51	KWSW01
0.1 mi	20009355	S		04/30/2020	COND	5788 Westphalia Lane	Unincorporated	St Louis	332	73	\$114,900.3	2 (1 1)	1,522			51	ITGT01
0.1 mi	19083094	X		05/04/2020	COND	2793 Blackforest Drive #C	Unincorporated	St Louis	332	151	\$58,500.2	1 (1 0)	834		0.1330	47	EPCR01
0.1 mi	19061588	X		10/31/2019	COND	2751 Blackforest Dr	Unincorporated	St Louis	332	76	\$74,900.3	3 (2 1)	1,840		0.2660	50	CBG 07
0.1 mi	19027683	C		06/26/2019	COND	2752 Blackforest Dr #C	Unincorporated	St Louis	332	62	\$76,900.2	2 (2 0)	1,157		0.1700	50	EXSL01

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 5/5/2020 to 5/6/2019
Latitude, Longitude is within 0.25 mi of 20003933
State Or Province is 'Missouri'
Selected 21 of 21 results.

Listings as of 05/05/2020 at 7:14 AM

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 5/5/2020 to 5/6/2019 Latitude, Longitude is within 0.25 mi of 20003933 State Or Province is 'Missouri'

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19084580	5775 Birch Hollow	Oakville	River Oaks 5	3 4 (3 1)	1,926	1,926	0.282	40	03/20/20	\$119.37	158	\$229,900	\$229,900
20003933	2781 Brandenburg Lane	Oakville	Blackforest Estates 4	4 (2 2)	2,953	2,953	0.505	45	01/23/20	\$111.75	419	\$330,000	\$330,000

Active Totals

Listing Count :	2	Averages:	2,440	2,440	0.394					\$115.56	289	\$279,950	\$279,950
		Price :					High			\$330,000	Low	\$229,900	Median

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20019791	2699 Blackforest	Oakville	River Oaks 5	3 3 (3 0)	1,537	1,867	0.268	48	04/30/20	\$123.55	34	\$189,900	\$189,900

Pending Totals

Listing Count :	1	Averages:	1,537	1,867	0.268					\$123.55	34	\$189,900	\$189,900
		Price :					High			\$189,900	Low	\$189,900	Median

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
20004582	5983 Royal Country Dr	Oakville	Royal Point	3 3 (2 1)	2,443	3,033	0.270	27	03/11/20	\$116.66	49	\$300,000	\$300,000	\$285,000	95.00
19038589	2754 Brandenburg	Oakville	Blackforest Estates 4	4 (4 0)	2,949		0.929	46	09/20/19	\$127.16	93	\$419,900	\$399,900	\$375,000	89.31

Closed Totals

Listing Count :	2	Averages:	2,696	3,033	0.600					\$121.91	71	\$359,950	\$349,950	\$330,000	92.15
		Price :					High			\$375,000	Low	\$285,000	Median		

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19009806	2781 Brandenburg Lane	Oakville	Blackforest Estates 4	4 (2 2)	2,953	2,953	0.505	45	01/02/20	\$118.49	316	\$389,900	\$349,900

Expired Totals

Listing Count :	1	Averages:	2,953	2,953	0.505					\$118.49	316	\$389,900	\$349,900
		Price :					High			\$349,900	Low	\$349,900	Median

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
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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.

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Listings as of 05/05/2020 at 7:14 AM

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
20076210	2797 Black Forest #C	Oakville	Blackforest Condo	2 1 (1 0)	834	834		47	03/17/20	\$53.84	49	\$49,900	\$44,900
20007910	2808 Blackforest Dr #2808 E	Oakville	Oakville Commons	2 1 (1 0)	885	885	0.133	48	04/19/20	\$51.86	59	\$59,900	\$45,900
20022177	2793 Blackforest Dr #C	Oakville	Oakville Commons	2 1 (1 0)	834		0.133	47	04/07/20	\$69.54	179	\$58,000	\$58,000
20076478	2763 Blackforest Dr	Oakville	Oakville Commons	2 2 (1 1)	1,224		0.185	51	04/05/20	\$81.70	34	\$105,500	\$100,000

Active Totals

Listing Count :	4	Averages:	944	860	0.150	\$64.24	80	\$68,325	\$62,200	Median	\$51,950
		Price :			High	\$100,000	Low	\$44,900			

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19054729	2812 Blackforest #A	Oakville	Oakville Commons	2 1 (1 0)	885	885	0.133	48	04/24/20	\$71.07	257	\$62,900	\$62,900

Pending Totals

Listing Count :	1	Averages:	885	885	0.133	\$71.07	257	\$62,900	\$62,900	Median	\$62,900
		Price :			High	\$62,900	Low	\$62,900			

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	Sold Price	SP%LP
19071104	2808 Blackforest #F	Mehlville	Oakville Commons	1 1 (1 0)	742	742	0.109	47	12/03/19	\$35.04	48	\$32,019	\$28,900	81.20
19040962	2777 Blackforest #B	Mehlville	Oakville Commons	1 1 (1 0)	718	718	0.109	46	07/01/19	\$39.00	6	\$28,000	\$28,000	100.00
19074504	2832 Blackforest Dr #B	Oakville	Oakville Commons	1 1 (1 0)	747		0.100	46	11/15/19	\$50.74	5	\$37,900	\$37,900	100.00
19072775	2789 Blackforest Dr #C	Oakville	Oakville Commons	2 1 (1 0)	834		0.109	46	12/19/19	\$68.35	52	\$59,700	\$59,000	95.48
19072737	2752 Blackforest #D	Mehlville	Oakville Commons	2 2 (2 0)	1,157	1,157	0.177	51	04/20/20	\$60.41	175	\$76,951	\$72,900	90.84
20070501	2755 Blackforest Dr	Oakville	Oakville Commons	2 2 (1 1)	1,224		0.185	51	04/03/20	\$64.95	8	\$81,000	\$81,000	98.15
20009355	5788 Westphalia Lane	Oakville	Oakville Commons	3 2 (1 1)	1,522			51	04/30/20	\$75.49	73	\$114,900	\$114,900	100.00

Closed Totals

Listing Count :	7	Averages:	992	872	0.132	\$56.28	52	\$61,496	\$60,371	\$59,029	95.09
		Price :			High	\$114,900	Low	\$26,000	Median	\$57,000	

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19083094	2793 Blackforest Drive #C	Oakville	Oakville Commons	2 1 (1 0)	834	834	0.133	47	05/05/20	\$70.14	151	\$63,000	\$58,500
19061588	2751 Blackforest Dr	Oakville	Oakville Commons	3 3 (2 1)	1,840		0.266	50	11/01/19	\$40.71	76	\$79,900	\$74,900

Expired Totals

Listing Count :	2	Averages:	1,337	834	0.200	\$55.43	114	\$71,450	\$66,700		
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Presented By: Mike Nettemeyer Phone: 636-614-5132

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Listings as of 05/05/2020 at 7:14 AM

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

[Condo/Coop/Villa](#)

Cancelled Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Median	High	Low	Price :
19027683	2752 Blackforest Dr #C	Oakville	Oakville Commons 2	2 (2 0)	1,157	1,157	0.170	50	06/26/19	\$66.46	62	\$76,900	\$76,900	\$58,500	\$74,900	\$66,700	

Cancelled Totals

Listing Count :	1	Averages:	1,157	1,157	0.170	\$66.46	62	\$76,900	\$76,900								
		Price :				\$76,900	Low	\$76,900	Median								

Grand Totals

Count : 21 Averages: \$/SqFt: \$76.97 CDOM: 110 OP: \$135,527 LP: \$130,676 SP: \$119,244

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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 Enrolls	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
20003923	RESI	ACT	01/23/20	2781 Brandenburg Lane	St Louis	332	103	\$330,000	348	207	3	5	596	11	28	37	1037

Cross Property Condensed

2781 Brandenburg Lane, St Louis 63129-4009

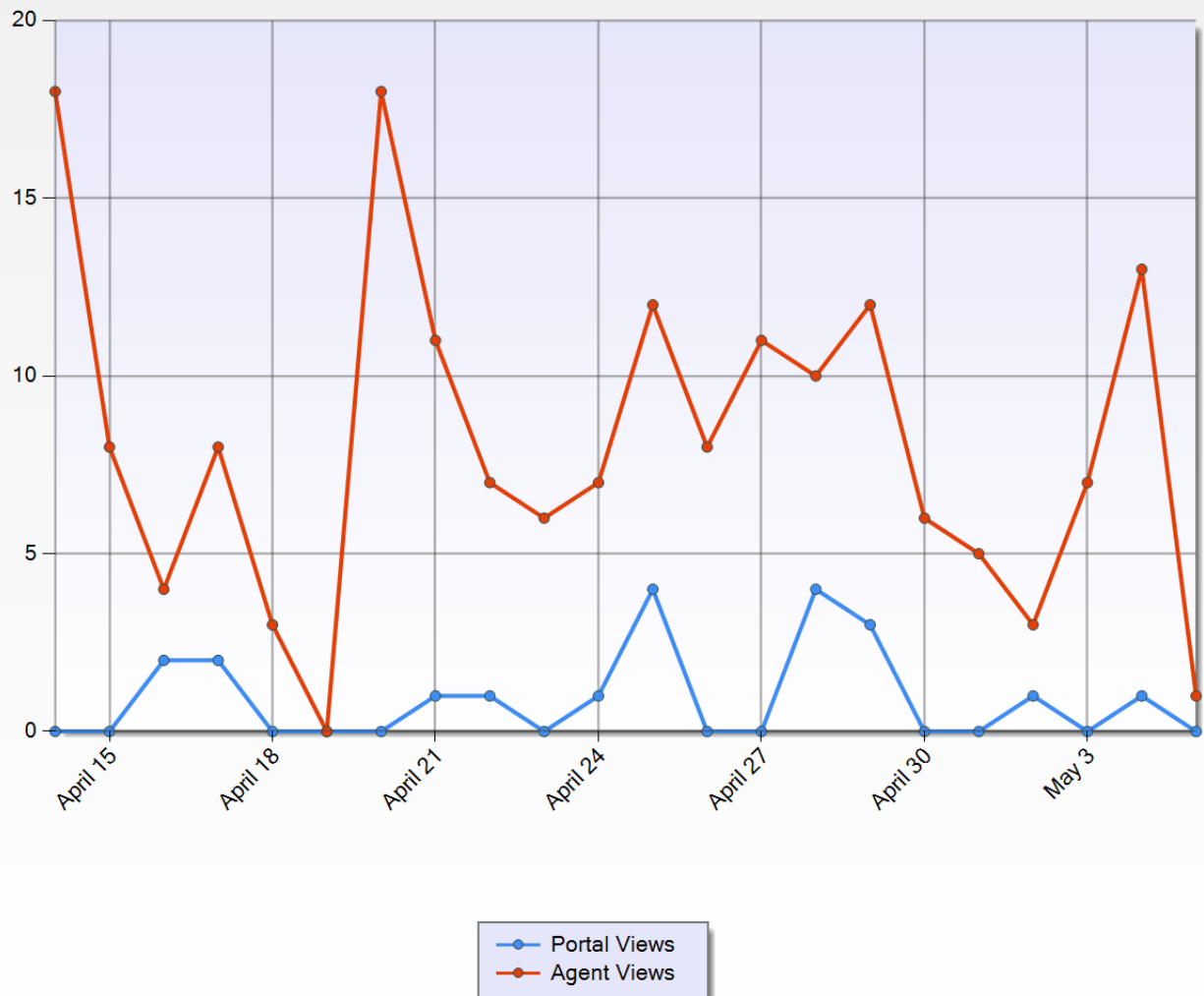


MLS #:	20003933	Status:	A	Stat Dt:	01/23/20	List Pr:	\$330,000
Area:	332	Bd:	4	Sq Ft:	2,953	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$111.75	CDOM:	419	Age:	45
GA/CR:	2/0	Bth:	4 (2 2)	Acre:	.505		
Style/Desc:	2 Story/Other						
SubD:	Blackforest Estates						
Schl District:	Mehlville R-IX						

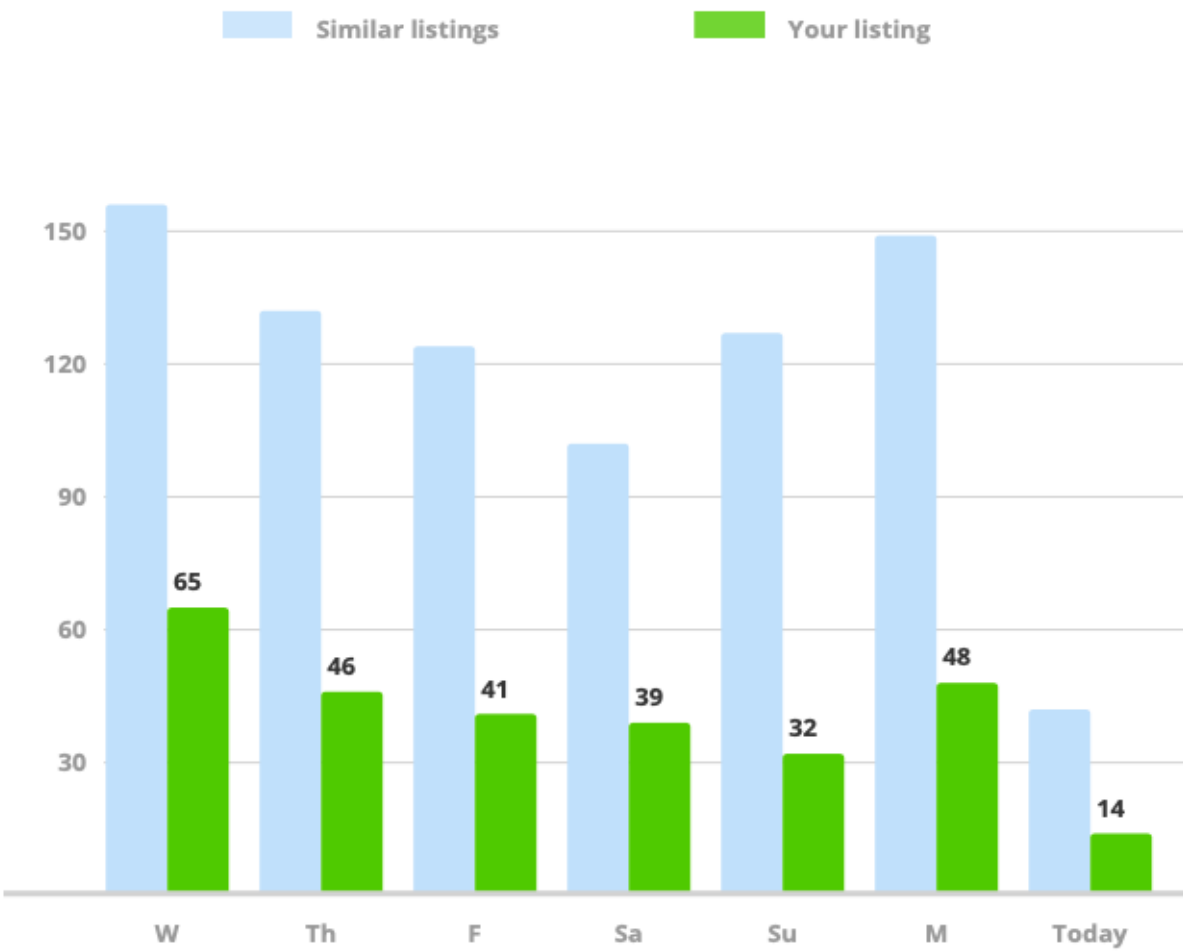
Search Criteria

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 20 results.

358 Historical Views for 2781 Brandenburg Lane



This Week Last 30 Days





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 Keller Williams Realty Chesterfield
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 (314) 761-4057
 mike@thenettgroup.com

Listing Activity Report

2781 Brandenburg Lane, St Louis, MO 63129

Snapshot for Jan 23, 2020 - Apr 07, 2020



Listing ID: 20003933
 Address: 2781 Brandenburg Lane, St Louis, MO 63129
 Price: \$330,000
 Status: ACTIVE
 Total number of appointments: 3
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Showing Agent	Received	Available to Homeowner?
Showing 03/01/2020 10:45 AM - 12:45 PM	Christina R LaRosa RE/MAX Vision	03/01/2020 11:59 AM	Yes
COMMENTS/RECOMMENDATIONS:		My clients were going to drive by and see if they like the outside before going in. So far I have nothing to give feedback on	
Showing 02/13/2020 5:00 PM - 6:00 PM	Almin Draganovic 4U Realty	02/13/2020 07:19 PM	Yes
Is your client interested in writing an offer on this listing?		Not interested	
Please rate your overall experience at this showing.		Fair	
Your (and your client's) opinion of the price:		Too high	
Please rate this listing (5=Best; 1=Worst):		2	
COMMENTS/RECOMMENDATIONS:		House needs too many updates.	

Listing Activity Details

Activity Type	Activity Date	Showing Agent	Notes	Feedback
Past Showing Unconfirmed	04/07/2020 4:00 PM - 4:45 PM	Alaa B Hussain REALTY USA (314) 484-9860 (314) 220-9844 alaarealtyusa@yahoo.com		Not received.
Past Showing	03/01/2020 10:45 AM - 12:45 PM	Christina R LaRosa RE/MAX Vision (618) 975-0546 chrislarosa0816@gmail.com		Received on 03/01/2020 at 11:59 AM
Past Showing	02/13/2020 5:00 PM - 6:00 PM	Almin Draganovic 4U Realty (314) 223-0637 almin.4urealty@gmail.com		Received on 02/13/2020 at 7:19 PM
Declined Showing by Joe Geary (Co-listing Agent) Bad time	02/12/2020 4:00 PM - 5:00 PM	Almin Draganovic 4U Realty (314) 223-0637 almin.4urealty@gmail.com		Feedback not sent on this declined showing.

Activity Type	Activity Date	Showing Agent	Notes	Feedback
 Canceled Showing by Debbie Carter (Showing Agent) Sickness in the family	01/25/2020 3:30 PM - 4:30 PM	Debbie Carter Coldwell Banker Realty - Gundaker (314) 740-4041 (314) 839-6640 debbie.carter@cbgundaker.com		Feedback not sent on this canceled showing.
 Status Change	01/23/2020 12:22 PM		From INCOMING to ACTIVE	
 New Listing	01/23/2020			