

The Nett Group Real Estate Advisors

SELLER REPORT



711 N Elm Ave | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

DAYS ON MARKET 12

CLIENT POSSIBILITIES 19

CLIENT FAVORITES 11

ZILLOW VIEWS 4364

ZILLOW SAVES 286

SHOWINGS 24

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	Lz	Age	Off ID
0.0 mi	20023537	A	04/19/2020	RESI	711	North Elm Ave	Webster Groves	St Louis	256	12	\$137,500	2	1 (1 0)	888	0.1190	70	KWRC05
0.2 mi	20024311	A	04/03/2020	RESI	911	Emmis Ave	Rock Hill	St Louis	256	25	\$289,900	3	1 (1 0)	1,404	0.2400	90	RES001
0.2 mi	20024611	A	04/27/2020	RESI	217	Lithia Ave	Webster Groves	St Louis	256	1	\$200,000	3	1 (1 0)	1,320	0.2410	92	WDA001
0.1 mi	20025916	A	04/28/2020	RESI	720	Connel Ave	Webster Groves	St Louis	256	144	\$240,000	3	1 (1 0)	1,353	0.1360	92	WDA001
0.1 mi	20020443	B	04/08/2020	RESI	139	Ulline Ave	Webster Groves	St Louis	256	7	\$155,000	2	1 (1 0)	870	0.1610	91	CKR001
0.1 mi	20020473	B	04/03/2020	RESI	113	Ulline Ave	Webster Groves	St Louis	256	7	\$155,000	2	1 (1 0)	870	0.1610	91	CKR001
0.2 mi	19061729	B	04/10/2020	RESI	206	Eldredge Ave	Rock Hill	St Louis	256	150	\$159,900	2	1 (1 0)	864	0.1550	65	PRTS01
0.2 mi	20019605	B	04/23/2020	RESI	110	East Thornton Ave	Webster Groves	St Louis	256	27	\$164,900	3	2 (2 0)	864	0.3990	51	RDKY02
0.1 mi	19053734	S	01/21/2020	RESI	104	West Thornton Ave	Webster Groves	St Louis	256	92	\$110,000	3	3 (2 1)	1,019	0.1377	46	FFR001
0.1 mi	19085432	S	12/20/2019	RESI	623	Holland Ave	Webster Groves	St Louis	256	3	\$133,500	2	1 (1 0)	736	0.1370	66	BKAR01
0.1 mi	19033499	S	06/27/2019	RESI	626	North Elm Ave	Webster Groves	St Louis	256	2	\$148,000	3	1 (1 0)	978	0.1560	66	ITGT01
0.2 mi	19068351	S	11/07/2019	RESI	922	North Elm Avenue	Webster Groves	Webster Groves	256	8	\$158,500	3	2 (2 0)	1,019	0.1722	47	PHPA01
0.1 mi	19043894	S	08/15/2019	RESI	821	North Elm Ave	Webster Groves	Webster Groves	256	15	\$160,000	3	2 (1 1)	936	0.1440	27	CSG001
0.1 mi	19088172	X	03/12/2020	RESI	7	West Ravine Ave	Webster Groves	St Louis	256	28	\$109,500	3	1 (1 0)	1,036	0.1890	59	CBG 32
0.1 mi	19078654	C	12/10/2019	RESI	900	North Elm Ave	Webster Groves	St Louis	256	49	\$127,500	3	1 (1 0)	828	0.0880	94	MOGL01

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'
Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
Search Contractual Date is 4/28/2020 to 4/29/2019
Latitude, Longitude is within 0.25 mi of 20023557
State Or Province is 'Missouri'
Price is 100000 to 200000
Selected 15 of 15 results.

Listings as of 04/28/2020 at 3:09 AM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Status' is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending', 'Status' is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search

Contractual Date is 4/28/2020 to 4/29/2019 Latitude, Longitude is within 0.25 mi of 20023557 State Or Province is 'Missouri' Price is 100000 to 200000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20023557	711 North Elm Ave	Webster Groves	Brentwood	2 1 (1 0)	888	888	0.119	70	04/16/20	\$154.84	12	\$145,000	\$137,500
20021511	911 Erniss Ave	Webster Groves	Kinder	3 1 (1 0)	1,404	1,404	0.240	90	04/03/20	\$135.26	25	\$195,000	\$189,900
20024611	217 Lithia Ave	Webster Groves	Mentor Place	3 1 (1 0)	1,320	1,620	0.241	57	04/27/20	\$151.52	1	\$200,000	\$200,000

Active Totals

Listings Count :	3	Averages:	1,204	1,304	0.200	\$147.20	13	\$180,000	\$175,800
		Price :			High	\$200,000	Low	\$137,500	Median
									\$189,900

Active Under Contract Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19085416	704 Cornell Ave	Webster Groves	Allen Sub	4 1 (1 0)	1,353		0.158	95	04/24/20	\$113.01	144	\$179,000	\$152,900

Active Under Contract Totals

Listings Count :	1	Averages:	1,353	0.158	\$113.01	144	\$179,000	\$152,900
		Price :		High	\$152,900	Low	\$152,900	Median
								\$152,900

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20006942	139 Lithia Ave	Webster Groves	Mentor Place	3 1 (1 0)	1,400		0.241	17	04/08/20	\$102.86	7	\$144,000	\$144,000
20020443	111 Madison Ave	Webster Groves	Webster Heights	2 1 (1 0)	870		0.161	91	04/03/20	\$178.16	2	\$155,000	\$155,000
19061729	206 Eldridge Ave	Webster Groves	Webster Heights	2 1 (1 0)	864		0.155	65	01/13/20	\$185.07	150	\$159,900	\$159,900
20019605	110 East Thornton Ave	Webster Groves	Lorraine Davis Estz	3 2 (2 0)	864	1,500	0.399	51	04/23/20	\$190.86	27	\$164,900	\$164,900

Pending Totals

Listings Count :	4	Averages:	1,000	1,500	0.239	\$164.24	47	\$155,950	\$155,950
		Price :			High	\$164,900	Low	\$144,000	Median
									\$157,450

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
19053734	104 West Thornton Ave	Webster Groves	Mentor Place	3 3 (2 1)	1,019		0.138	46	01/21/20	\$107.95	92	\$165,000	\$120,000	\$110,000	66.67
19085432	623 Holland Ave	Webster Groves	Brentwood	2 1 (1 0)	736		0.137	66	12/20/19	\$181.39	3	\$129,999	\$129,999	\$133,500	102.89
19033499	626 North Elm Ave	Webster Groves	Brentwood	3 1 (1 0)	978	1,794	0.156	66	06/27/19	\$151.33	2	\$144,900	\$144,900	\$148,000	102.14
19068351	922 North Elm Avenue	Webster Groves	Brentwood	3 2 (2 0)	1,019	1,400	0.172	47	11/07/19	\$155.54	8	\$152,000	\$152,000	\$158,500	104.28
19043894	821 North Elm Ave	Webster Groves	Brentwood	3 2 (1 1)	936	1,560	0.144	27	08/15/19	\$170.94	15	\$169,900	\$159,900	\$160,000	94.17

Closed Totals

Presented By: Mike Nettemeyer Phone: 636-614-5732
Featured properties may not be listed by the office/agent presenting the brochure.
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Listings as of 04/28/2020 at 3:09 AM

CMA 1 Line (Landscape)

Property Type: Residential

Residential
Listing Count : 5

Averages: 938 1,585 0.149 \$153.43 24 \$152,360 \$141,360 \$142,000 93.99
Price : \$160,000 Low \$110,000 Median \$148,000

Expired Properties

Listing # Address
19088172 7 West Ravine Ave

Area Community
Webster Groves Brentwood

Bd Bth SqFt Liv Ar Lot Sz Age Date
3 1 (1 0) 1,036 1,500 0.189 59 03/13/20

CDOM \$/SqFt Orig Price List Price
28 \$105.69 \$109,500 \$109,500

Expired Totals

Listing Count : 1

Averages: 1,036 1,500 0.189 \$105.69 28 \$109,500 \$109,500

Price :

High \$109,500 Low \$109,500 Median \$109,500

Cancelled Properties

Listing # Address
19078654 900 North Elm Ave

Area Community
Webster Groves Brentwood

Bd Bth SqFt Liv Ar Lot Sz Age Date
3 1 (1 0) 828 828 0.088 94 12/10/19

CDOM \$/SqFt Orig Price List Price
49 \$153.99 \$129,900 \$127,500

Cancelled Totals

Listing Count : 1

Averages: 828 0.088 \$153.99 49 \$129,900 \$127,500

Price :

High \$127,500 Low \$127,500 Median \$127,500

Grand Totals

Count : 15

Averages: \$/SqFt: \$149.23 CDOM: 38 OP: \$156,267 LP: \$149,860 SP: \$142,000

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
20023557	RESI	ACT	04/16/20	711 North Elm Ave	St Louis	256	12	\$137,500	639	598	11	19	728	225	42	43	629

Cross Property Condensed

711 North Elm Ave, St Louis 63119-1718

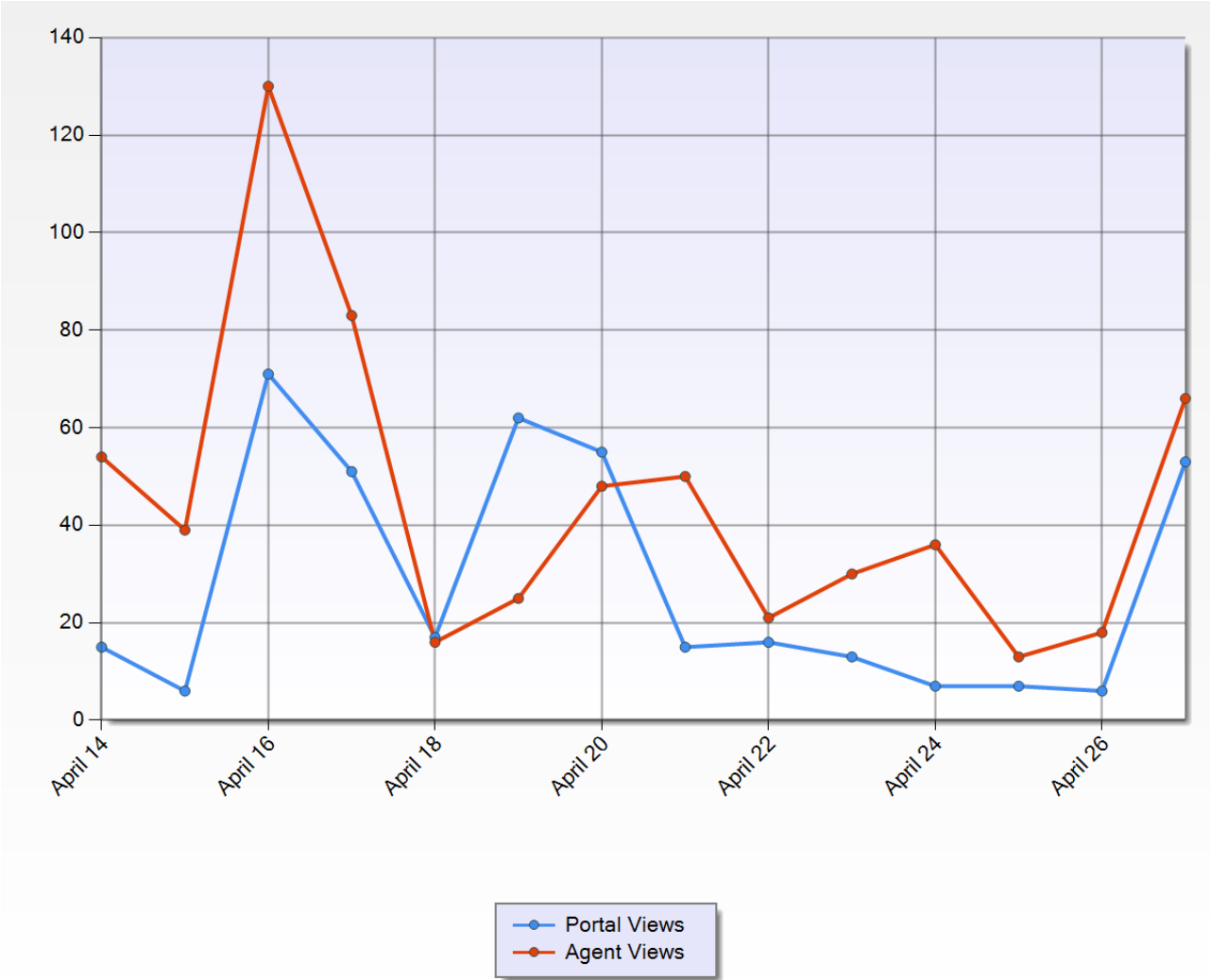


MLS #:	20023557	Status:	A	Stat Dt:	04/16/20	List Pr:	\$137,500
Area:	256	Bd:	2	Sq Ft:	888	Sell Pr:	
Muni/Twp:	Webster Groves	Pr/SqFt:	\$154.84	CDOM:	12	Age:	70
GA/CR:	0/0	Bth:	1 (1 0)	Acre:	.119		
Style/Desc:	1 Story/Ranch						
SubD:	Brentwood						
Schl District:	Webster Groves						
Recent:	04/27/2020 : Price Change : \$140,000->\$137,500						

Search Criteria

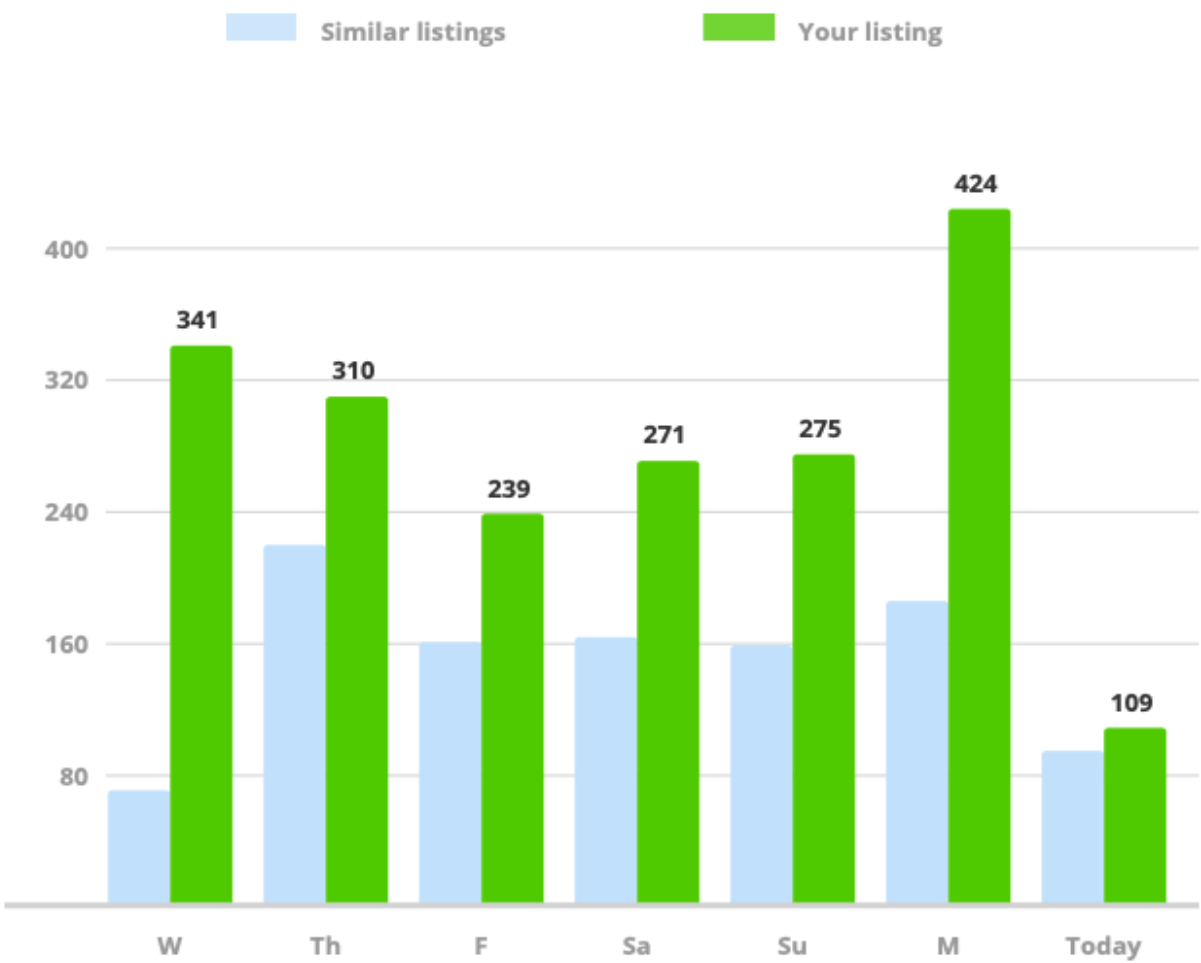
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 22 results.

 Historical Views for 711 North Elm Ave



Time on Zillow **11 days** | Views **4,364** | Saves **286**

This Week Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
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mike@thenettgroup.com

Listing Activity Report

711 North Elm Avenue, St Louis, MO 63119

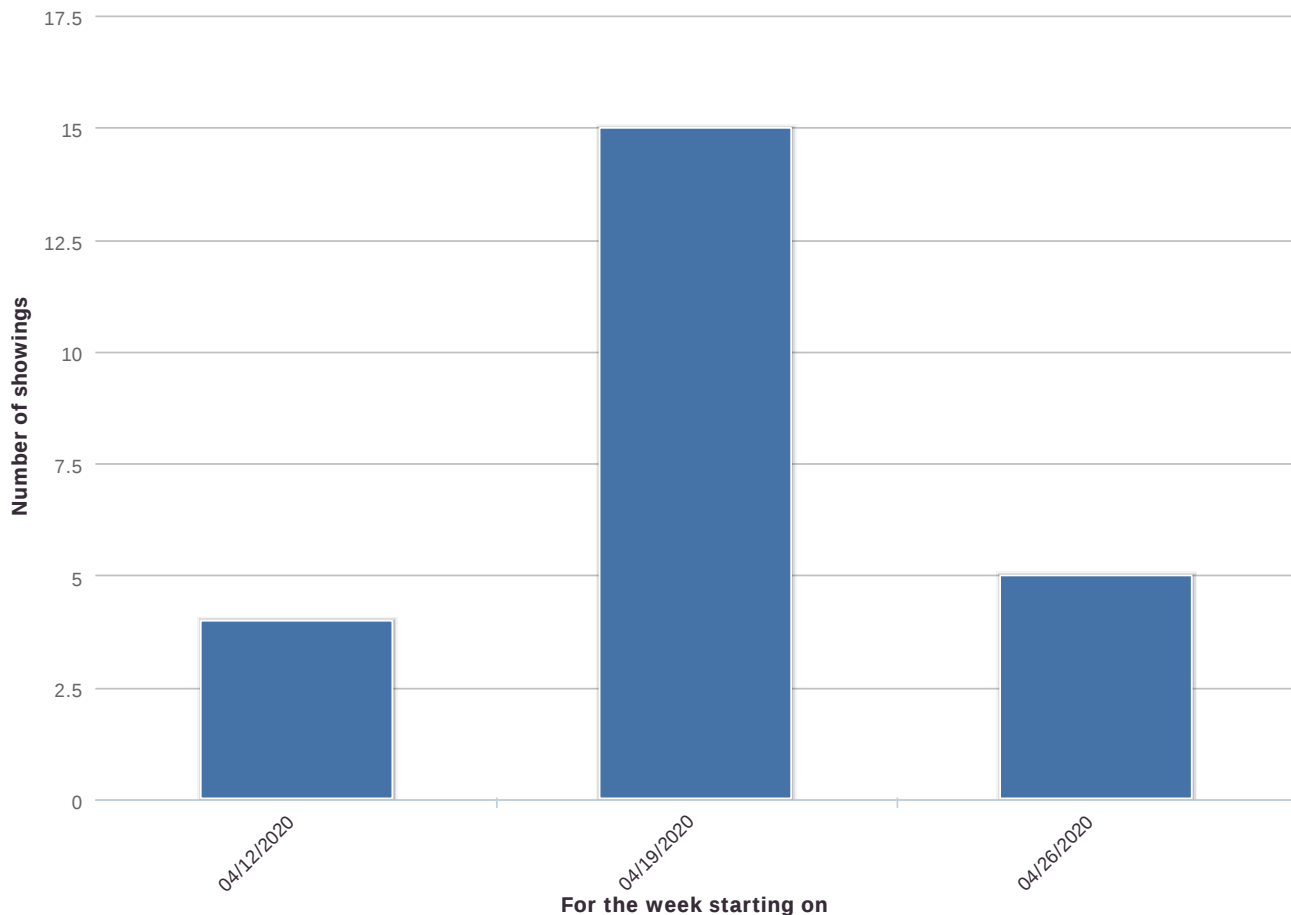
Snapshot for Apr 14, 2020 - Apr 27, 2020



Listing ID: 20023557
Address: 711 North Elm Avenue, St Louis, MO 63119
Price: \$137,500
Status: ACTIVE

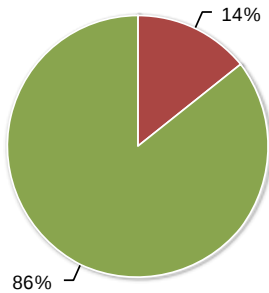
Total number of appointments: 24
Appointments in the last 30 days: 24
Appointments in the last 7 days: 17
Total number of agent previews: 0
Total number of agent inquiries: 1

Appointments Per Week



Feedback at a Glance

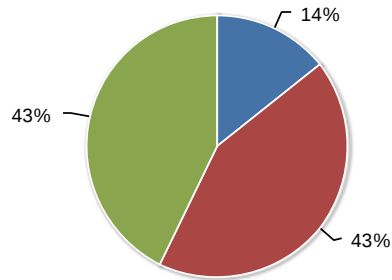
Is your client interested in writing an offer on this listing?



Very (0)
Maybe (1)
Not interested (6)

* 7 responses

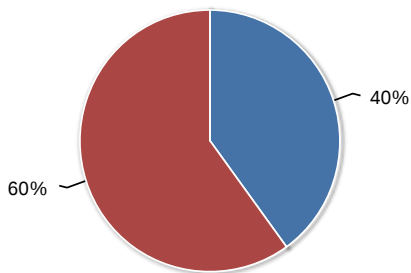
Please rate your overall experience at this showing.



Excellent (1)
Good (3)
Fair (3)
Poor (0)

* 7 responses

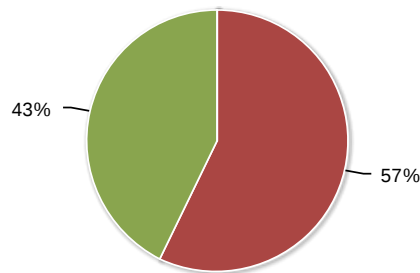
Your (and your client's) opinion of the price:



Just right (2)
Too high (3)
Too low (0)

* 5 responses

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



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

* 7 responses

Feedback Responses

Activity Details	Received
Showing 04/25/2020 2:00 PM - 2:30 PM	04/27/2020 04:01 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 4 house was too small and the updates were not of the quality my client had hoped.
Showing 04/24/2020 6:30 PM - 7:15 PM	04/24/2020 10:00 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 Just right 4 Very cute but just too small and lack of storage. Thanks for letting me show it.

Activity Details		Received
Showing 04/21/2020 4:45 PM - 5:30 PM		04/21/2020 07:51 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 Just right 3 Just too small. Needs storage area.
Showing 04/21/2020 4:05 PM - 4:10 PM		04/22/2020 02:51 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 Compared to some other properties we saw in the area; the lack of basement for a 2/1 was a deal breaker.
Showing 04/21/2020 3:00 PM - 3:15 PM		04/21/2020 04:05 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 Excellent 4 Great property, great showing. The lack of storage is just a deal breaker for my client's roommate situation.
Showing 04/20/2020 5:30 PM - 6:30 PM		04/21/2020 07:04 PM
COMMENTS/RECOMMENDATIONS:		Didn't care for the layout
Showing 04/18/2020 3:50 PM - 4:20 PM		04/22/2020 04:22 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 the right one at this time.
Showing 04/18/2020 3:30 PM - 3:50 PM		04/19/2020 08:24 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 3 Liked the home but going to keep looking. The home has been nicely updated the rotten soffit in various places might need to be addressed. Thank you for the opportunity to show.
Showing 04/17/2020 2:45 PM - 3:15 PM		04/17/2020 03:55 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 4 Buyers felt that the updates were not of the best workmanship

Listing Activity Details

Activity Type	Activity Date	Comments
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 Past Showing	04/27/2020 5:30 PM - 6:30 PM	
 Past Showing	04/27/2020 4:30 PM - 5:30 PM	
 Past Showing	04/27/2020 1:30 PM - 2:00 PM	
 Price Change Notification	04/27/2020 10:14 AM	
 Price Change	04/27/2020 4:48 AM	
 Canceled Showing	04/26/2020 3:30 PM - 4:00 PM	
 Past Showing	04/26/2020 1:55 PM - 2:25 PM	
 Past Showing	04/26/2020 1:00 PM - 1:15 PM	
 Canceled Showing	04/25/2020 2:50 PM - 3:50 PM	
 Past Showing	04/25/2020 2:00 PM - 2:30 PM	
 Past Showing	04/25/2020 11:00 AM - 11:45 AM	
 Past Showing	04/25/2020 10:30 AM - 10:45 AM	
 Past Showing	04/24/2020 6:30 PM - 7:15 PM	
 Past Showing	04/24/2020 1:10 PM - 1:40 PM	
 Past Showing	04/23/2020 6:00 PM - 6:45 PM	
 Past Showing	04/22/2020 5:30 PM - 6:00 PM	
 Past Showing	04/22/2020 3:20 PM - 3:35 PM	
 Past Showing	04/21/2020 4:45 PM - 5:30 PM	
 Past Showing	04/21/2020 4:10 PM - 4:45 PM	
 Past Showing	04/21/2020 4:05 PM - 4:10 PM	
 Past Showing	04/21/2020 3:00 PM - 3:15 PM	
 Past Showing	04/20/2020 5:30 PM - 6:30 PM	
 Past Showing	04/20/2020 4:35 PM - 4:50 PM	
 Past Showing	04/20/2020 4:00 PM - 4:30 PM	
 Price Change	04/19/2020 11:57 AM	
 Past Showing	04/18/2020 3:50 PM - 4:20 PM	
 Past Showing	04/18/2020 3:30 PM - 3:50 PM	
 Canceled Showing	04/18/2020 1:00 PM - 1:45 PM	

Activity Type	Activity Date	Comments
 Past Showing	04/18/2020 10:30 AM - 11:30 AM	
 Past Showing	04/17/2020 2:45 PM - 3:15 PM	
 Canceled Showing	04/17/2020 11:00 AM - 11:30 AM	
 Status Change	04/16/2020 2:48 PM	
 New Listing	04/16/2020	
 Past Agent Inquiry	04/14/2020 5:14 PM	