

The Nett Group Real Estate Advisors

SELLER REPORT



1042 North Florissant Rd | Ferguson

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

DAYS ON MARKET 61

CLIENT POSSIBILITIES 6

CLIENT FAVORITES 6

ZILLOW VIEWS 1327

ZILLOW SAVES 58

SHOWINGS 8

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	2000652	A	02/13/2020	REST	1042 North Florissant Rd	Ferguson	St Louis	63	61		\$149,000.3	3 (2.1)	2,069	0.4130	71	KWRC05
0.1 mi	20007004	P	03/14/2020	REST	2 Manor Lane	Ferguson	St Louis	63	9		\$169,900.3	3 (2.1)	1,608	0.6110	71	KWSW01
0.2 mi	19059024	S	07/19/2019	REST	19 Lake Pembroke	Ferguson	Perguson	63	7		\$169,000.3	3 (2.1)	1,770	0.5960		KWPO1
0.2 mi	19059024	S	07/19/2019	REST	3 Candigan	Ferguson	St Louis	63	53		\$114,000.3	3 (3.0)	1,771	0.6450	64	KWSP01
0.0 mi	19052723	X	11/30/2019	REST	1042 North Florissant Rd	Ferguson	St Louis	63	99		\$153,000.3	3 (2.1)	2,069	0.4100	70	CBG 09

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 4/28/2020 to 4/29/2019
Latitude, Longitude is within 0.25 mi of 2000652
State Or Province is 'Missouri'
Price is 100000 to 200000
Selected 5 of 5 results.

Listings as of 04/28/2020 at 3:13 AM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Active', 'Active Under Contract', 'Hold', 'Pending', 'Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 4/28/2020 to 4/29/2019 Latitude, Longitude is within 0.25 mi of 20008652 State Or Province is 'Missouri' Price is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
20008652	1042 North Florissant Rd	McCluer	Pembroke 2	3 3 (2 1)	2,069	2,069	0.413	71	03/06/20	\$72.02	61	\$149,000	\$149,000

Active Totals

Listing Count :	1	Averages:	2,069	2,069	0.413					\$72.02	61	\$149,000	\$149,000
		Price :					High			\$149,000	Low	\$149,000	Median
													\$149,000

Pending Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20007004	2 Manor Lane	McCluer	Community Pembroke 2	3 3 (2 1)	1,608	2,343	0.611	71	03/14/20	\$105.66	9	\$169,900	\$169,900

Pending Totals

Listing Count :	1	Averages:	1,608	2,343	0.611					\$105.66	9	\$169,900	\$169,900
		Price :					High			\$169,900	Low	\$169,900	Median
													\$169,900

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	SP%LP
19039052	19 Lake Pembroke	McCluer	Pembroke	3 3 (2 1)	1,770	2,770	0.596		10/18/19	\$93.22	71	\$189,500	\$189,500	87.07
20003454	3 Cardigan	McCluer	Pembroke	3 3 (3 0)	1,271		0.645	64	03/12/20	\$152.64	53	\$194,000	\$194,000	100.00

Closed Totals

Listing Count :	2	Averages:	1,521	2,770	0.621					\$122.93	62	\$191,750	\$191,750	93.54
		Price :					High			\$194,000	Low	\$165,000	Median	\$179,500

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19052793	1042 North Florissant Rd	McCluer	Pembroke 2	3 3 (2 1)	2,069		0.410	70	12/01/19	\$73.95	99	\$188,000	\$153,000

Expired Totals

Listing Count :	1	Averages:	2,069		0.410					\$73.95	99	\$188,000	\$153,000
		Price :					High			\$153,000	Low	\$153,000	Median
													\$153,000

Grand Totals

Count :	5	Averages:	\$/SqFt: \$99.50	CDOM: 59	OP: \$172,080	LP: \$171,080	SP: \$179,500
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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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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
2000652	RESI	ACT	02/13/20	1042 North Florissant Rd	St Louis	63	61	\$149,000	326	159	6	6	362	14	40	29	634

Cross Property Condensed

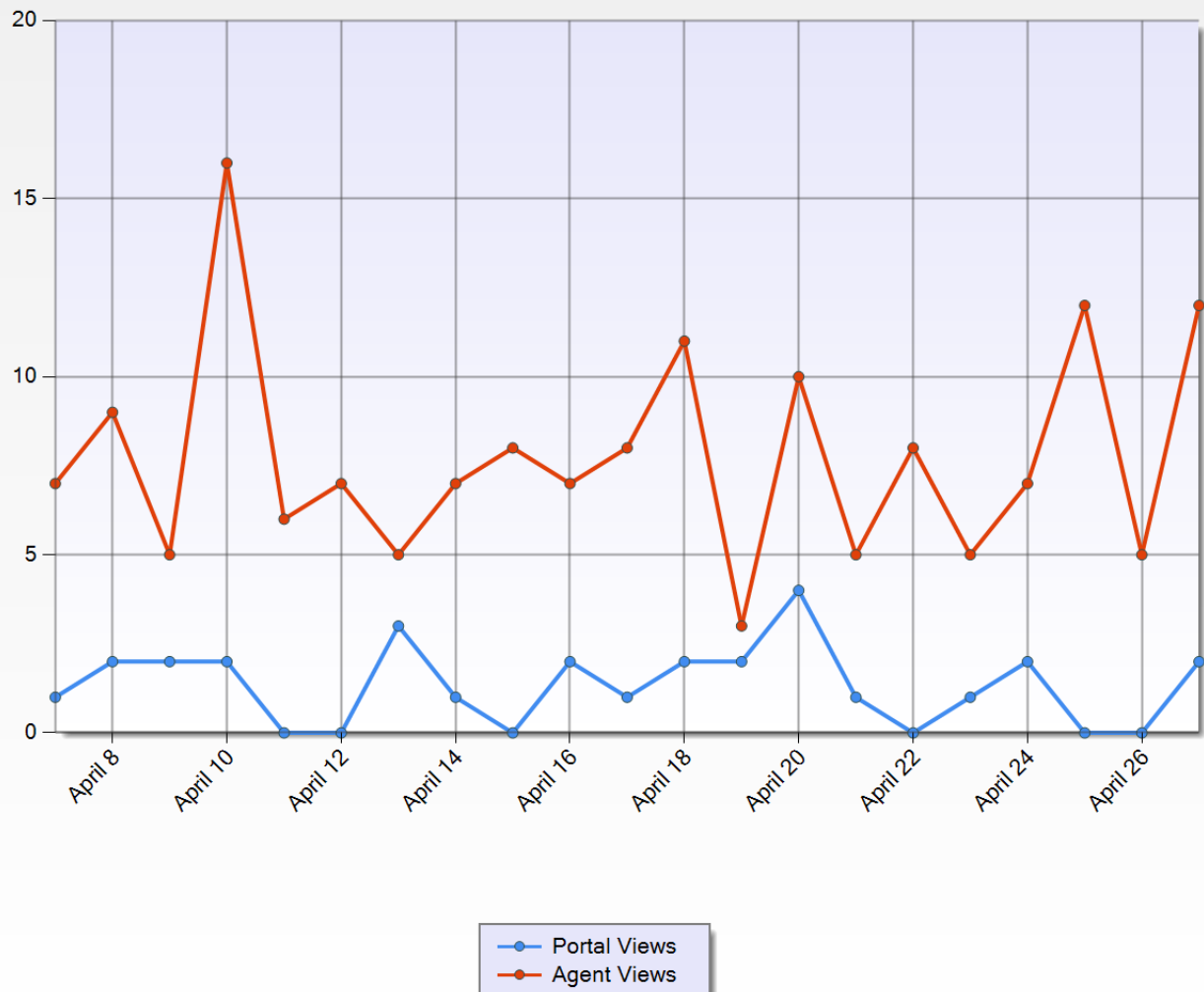
1042 North Florissant Rd, St Louis 63135-1209



MLS #:	20008652	Status:	A	Stat Dt:	02/13/20	List Pr:	\$149,000
Area:	63	Bd:	3	Sq Ft:	2,069	Sell Pr:	
Muni/Twp:	Ferguson			Pr/SqFt:	\$72.02	CDOM:	61
GA/CR:	2/0	Bth:	3 (2 1)			Age:	71
Style/Desc:	1 Story/Ranch					Acre:	.413
SubD:	Pembroke 2						
Schl District:	Ferguson-Florissant R-II						

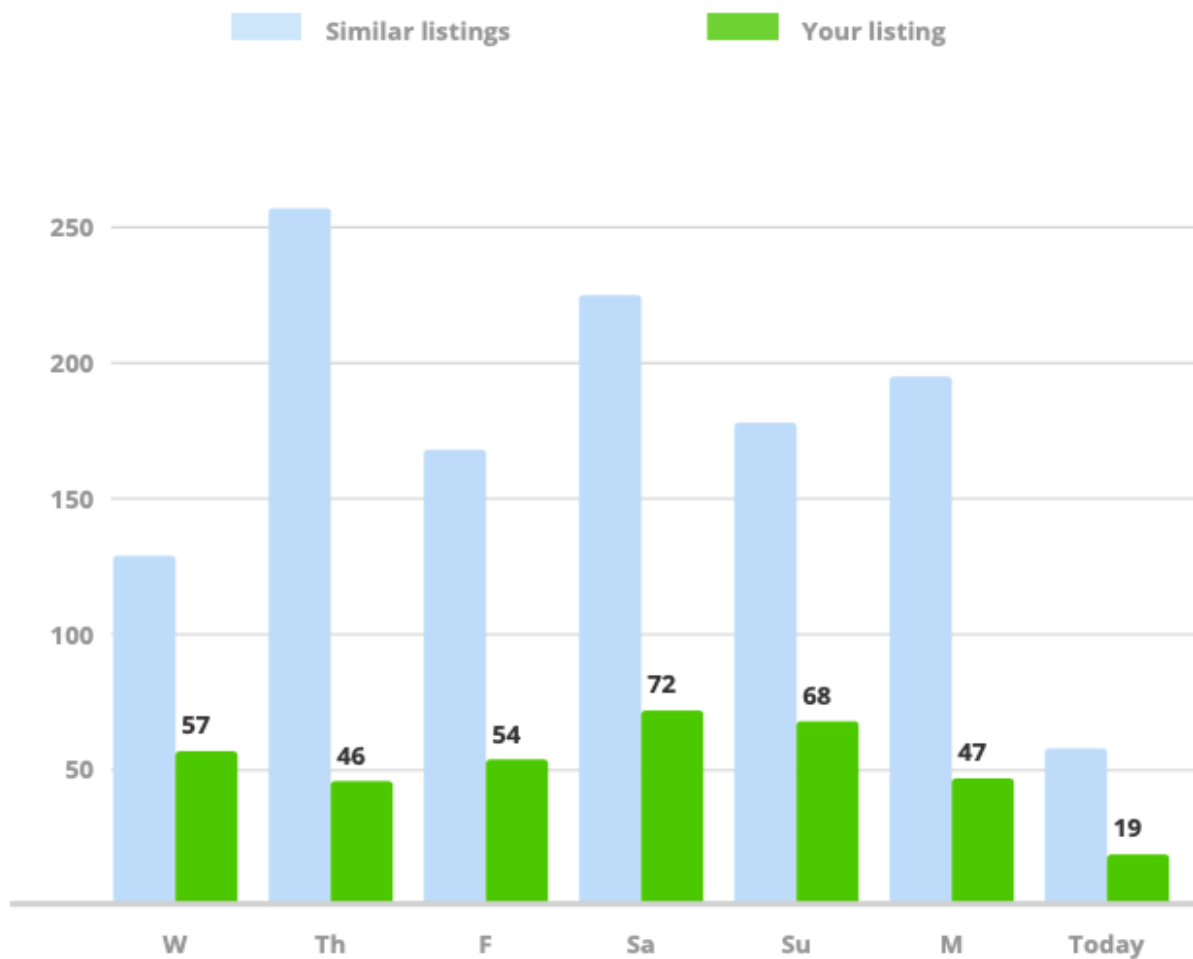
Search Criteria

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.

358 Historical Views for 1042 North Florissant Rd

Time on Zillow **74 days** | Views **1,327** | Saves **58**

[This Week](#) Last 30 Days



MARIS



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

Listing Activity Report

1042 North Florissant Road, St Louis, MO 63135

Snapshot for Feb 13, 2020 - Apr 24, 2020



Listing ID: 20008652

Address: 1042 North Florissant Road, St Louis, MO 63135

Price: \$149,000

Status: ACTIVE

Total number of appointments: 8

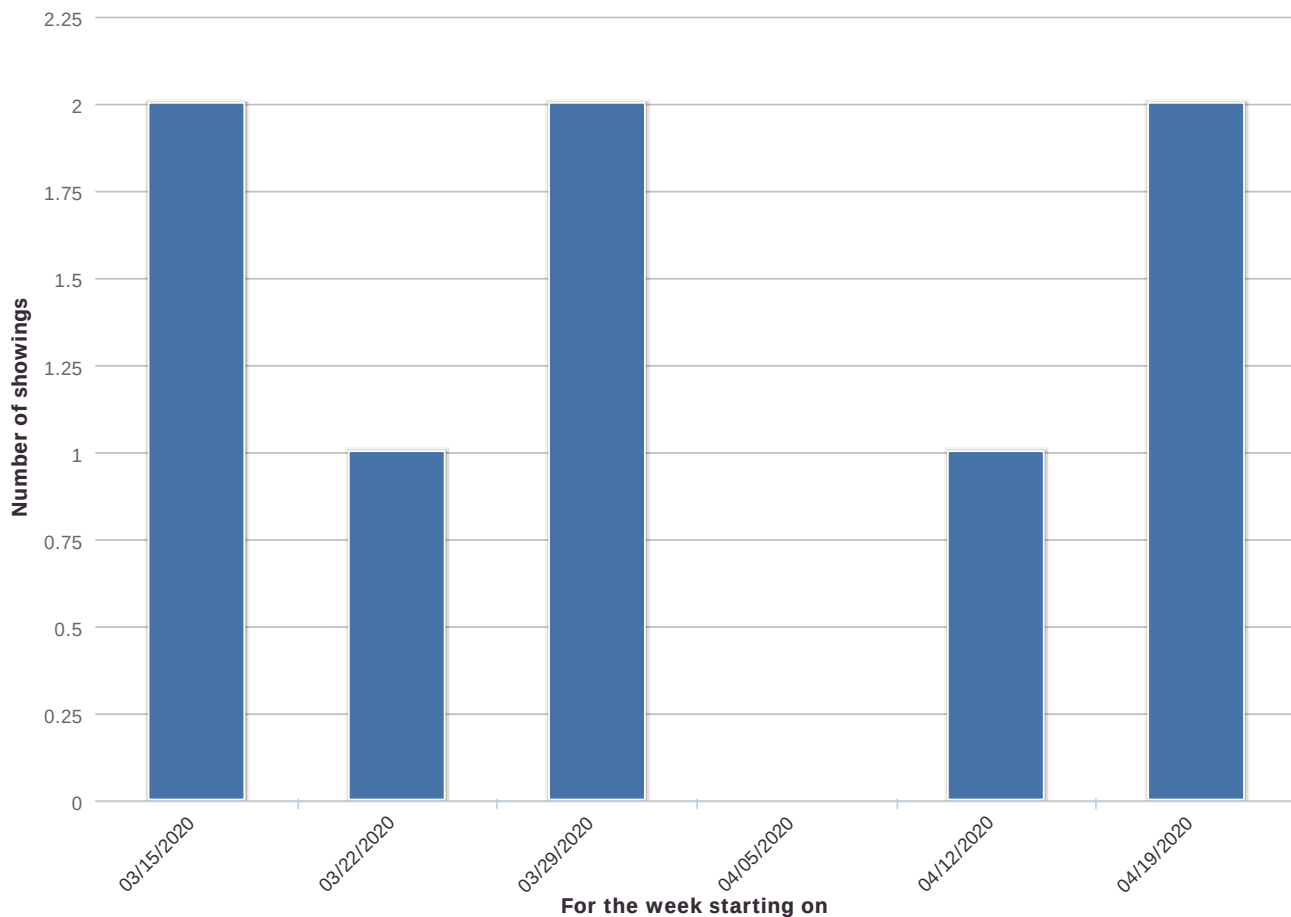
Appointments in the last 30 days: 5

Appointments in the last 7 days: 2

Total number of agent previews: 0

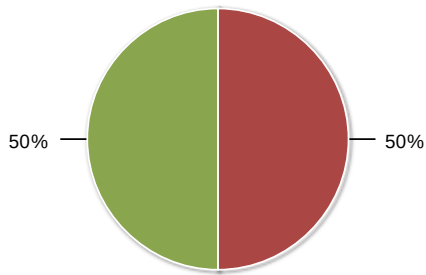
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

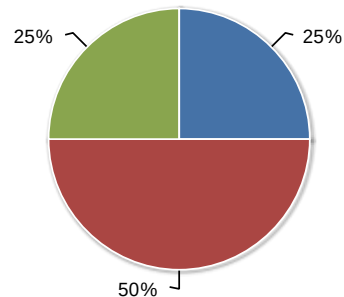
Is your client interested in writing an offer on this listing?



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

* 6 responses

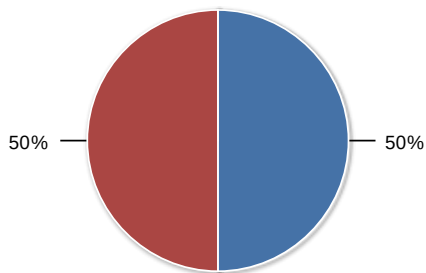
Please rate your overall experience at this showing.



■ Excellent (1)
■ Good (2)
■ Fair (1)
■ Poor (0)

* 4 responses

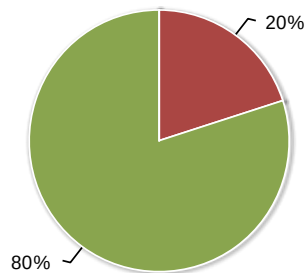
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 04/22/2020 5:45 PM - 6:30 PM	04/22/2020 08:32 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 3 Not the desired backyard but beautiful view and beautiful home.
Showing 04/15/2020 1:00 PM - 2:00 PM	04/15/2020 02:24 PM
Is your client interested in writing an offer on this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe 3 Lmk if you get any activity. Client is a little early with shopping. She'll be ready in about 30 days.

Activity Details		Received
Showing 04/04/2020 12:30 PM - 1:00 PM		04/04/2020 02:56 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 Excellent Too high 4 He likes the floor plan and flow of the space. Doesn't love the driveway, carpeting or bathrooms. The driveway is what is giving him the most pause before writing an offer. Please forward any indentures and or information you may have, especially in regards to fencing options.
Showing 03/30/2020 2:00 PM - 2:30 PM		03/30/2020 03:59 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 Great views but house needs a bit more updating than buyer would care to do.
Showing 03/28/2020 2:00 PM - 2:30 PM		03/28/2020 03:35 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested I tried calling when we were at the property. The storm door on the front appeared locked from the inside so I couldn't open it to get to the Supra. We never went in.
Showing 03/15/2020 1:30 PM - 2:30 PM		03/15/2020 07:47 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

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	04/24/2020 5:00 PM - 5:30 PM	
 Past Showing	04/22/2020 5:45 PM - 6:30 PM	
 Past Showing	04/15/2020 1:00 PM - 2:00 PM	
 Canceled 2nd Showing	04/10/2020 2:00 PM - 2:30 PM	
 Past Showing	04/04/2020 12:30 PM - 1:00 PM	
 Past Showing	03/30/2020 2:00 PM - 2:30 PM	
 Past Showing	03/28/2020 2:00 PM - 2:30 PM	
 Past Showing	03/16/2020 12:30 PM - 1:30 PM	
 Past Showing	03/15/2020 1:30 PM - 2:30 PM	

Activity Type	Activity Date	Comments
 Status Change	03/06/2020 10:40 AM	
 Status Change	02/21/2020 11:18 AM	
 Canceled Showing	02/15/2020 5:30 PM - 7:00 PM	
 Status Change	02/13/2020 9:40 AM	
 New Listing	02/13/2020	