

The Nett Group Real Estate Advisors

SELLER REPORT



3944 Keokuk | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	26
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Client Possibilities	7
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Client Favorites	3
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Zillow Views	393
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Zillow Saves	28
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Showings	12
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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
0.1 mi	19085399	A	11/20/2019	RESI	3980 Meramec St	St. Louis City	St Louis	3	11	\$59,900	1	1 (1 0)	672	0.1984	97 CBG 15
0.0 mi	19075056	A	10/10/2019	RESI	3944 Keokuk	St. Louis City	St Louis	3	163	\$87,156	2	2 (1 1)	1,038	0.0780	86 KWRC05
0.2 mi	19068397	AC	10/11/2019	RESI	3938 Meramec St	St. Louis City	St Louis	3	81	\$99,900	2	1 (1 0)	1,120	0.1952	92 SEPR01
0.2 mi	18094322	S	01/15/2019	RESI	4078 Meramec	St. Louis City	St Louis	3	7	\$50,000	3	1 (1 0)	979	0.1930	109 GRCA01
0.0 mi	19033841	S	05/28/2019	RESI	3950 Keokuk St	St. Louis City	St Louis	3	3	\$63,000	2	2 (2 0)	1,049	0.0810	85 LURG01
0.0 mi	19037998	X	09/30/2019	RESI	3944 Keokuk	St. Louis City	St Louis	3	131	\$90,000	2	2 (1 1)	1,038	0.0780	86 BHGR01
0.1 mi	18055128	X	03/31/2019	RESI	4221 Gustine Ave	St. Louis City	St Louis	3	139	\$92,000	2	2 (2 0)	900	0.0800	108 RMXR01
0.2 mi	18088955	X	03/07/2019	RESI	4007 Bamberger Ave	St. Louis City	St Louis	3	4	\$100,000	2	1 (1 0)	1,090	0.0990	90 KWSW01
0.1 mi	19004037	X	08/23/2019	RESI	3904 Gustine Ave	St. Louis City	St Louis	3	211	\$135,000	4	2 (2 0)	1,213	0.0880	83 CBG 05

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 12/1/2019 to 12/1/2018
Latitude, Longitude is within 0.25 mi of 19075056
State Or Province is 'Missouri'
Price is 50000 to 150000
Selected 9 of 9 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 12/1/2019 to 12/1/2018 Latitude, Longitude is within 0.25 mi of 19075056 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
19085399	3980 Meramec St	South City	Gravois Meramec	1	1 (1 0)	672	672	0.198	97	11/20/19	\$89.14	11	\$59,900	\$59,900
19075056	3944 Keokuk	South City	Grand Gravois Parl	2	2 (1 1)	1,038	1,038	0.078	86	11/19/19	\$83.97	163	\$87,156	\$87,156

Active Totals

Listing Count :	2	Averages:	855	855	0.138						\$86.55	87	\$73,528	\$73,528	
		Price :							High		\$87,156	Low	\$59,900	Median	\$73,528

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19068397	3938 Meramec St	South City	Gravois-Meramec	1	2 (1 0)	1,120		0.195	92	10/11/19	\$89.20	81	\$99,900	\$99,900

Active Under Contract Totals

Listing Count :	1	Averages:	1,120	0.195	\$89.20	81	\$99,900	\$99,900	
		Price :		High	\$99,900	Low	\$99,900	Median	\$99,900

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
18094322	4078 Meramec	South City	Bevo	3	1 (1 0)	979		0.193	109	01/15/19	\$51.07	7	\$35,000	\$35,000	\$50,000	142.86
19033841	3950 Keokuk St	South City	Grand-Gravois Parl	2	2 (2 0)	1,049		0.081	85	05/28/19	\$60.06	3	\$61,500	\$61,500	\$63,000	102.44

Closed Totals

Listing Count :	2	Averages:	1,014	0.137	\$55.56	5	\$48,250	\$48,250	\$56,500	122.65
		Price :		High	\$63,000	Low	\$50,000	Median	\$56,500	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19037998	3944 Keokuk	South City	Grand Gravois Parl	2	2 (1 1)	1,038		0.078	86	10/01/19	\$86.71	131	\$110,000	\$90,000
18055128	4221 Gustine Ave	South City	Gravois-Meramec	1	2 (2 0)	900		0.080	108	04/01/19	\$102.22	139	\$115,000	\$92,000
18088955	4007 Bamberger Ave	South City	Grand Blvd Park Ac	2	1 (1 0)	1,090	1,090	0.099	90	03/08/19	\$91.74	4	\$100,000	\$100,000
19004037	3904 Gustine Ave	South City	Dutchtown	4	2 (2 0)	1,213		0.088	83	08/24/19	\$111.29	211	\$135,000	\$135,000

Expired Totals

Listing Count :	4	Averages:	1,060	1,090	0.086						\$97.99	121	\$115,000	\$104,250	
		Price :							High		\$135,000	Low	\$90,000	Median	\$96,000

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.

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CMA 1 Line (Landscape)

Property Type: Residential

Grand Totals

Count : 9 Averages: \$/SqFt: \$85.04 CDOM: 83 OP: \$89,273 LP: \$84,495 SP: \$56,500

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
19075056	RESI	ACT	10/10/19	3944 Keokuk	St Louis	3	32	\$87,156	425	126	4	7	466	41	24	21	331

Cross Property Condensed

3944 Keokuk, St Louis 63116-3536



MLS #:	19075056	Status:	A	Stat Dt:	10/10/19	List Pr:	\$87,156	
Area:	3	Bd:	2	Sq Ft:	1,038	Sell Pr:		
Muni/Twp:	St. Louis City	Pr/SqFt:	\$83.97	CDOM:	163	Age:	86	
GA/CR:	0/0	Bth:	2 (1 1)	Acre:	.078			
Style/Desc:	1 Story/Bungalow / Cottage							
SubD:	Grand Gravois Park Add							
Schl District:	St. Louis City							

Search Criteria

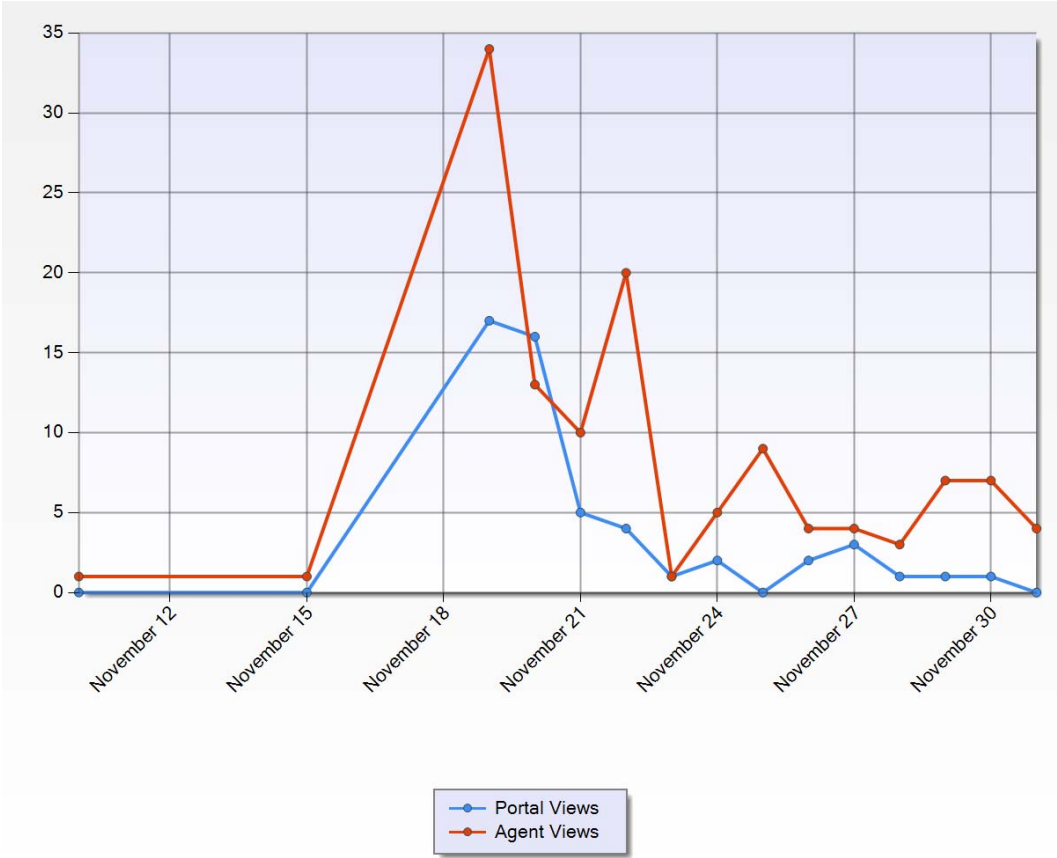
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 40 results.

 Historical Views for 3944 Keokuk

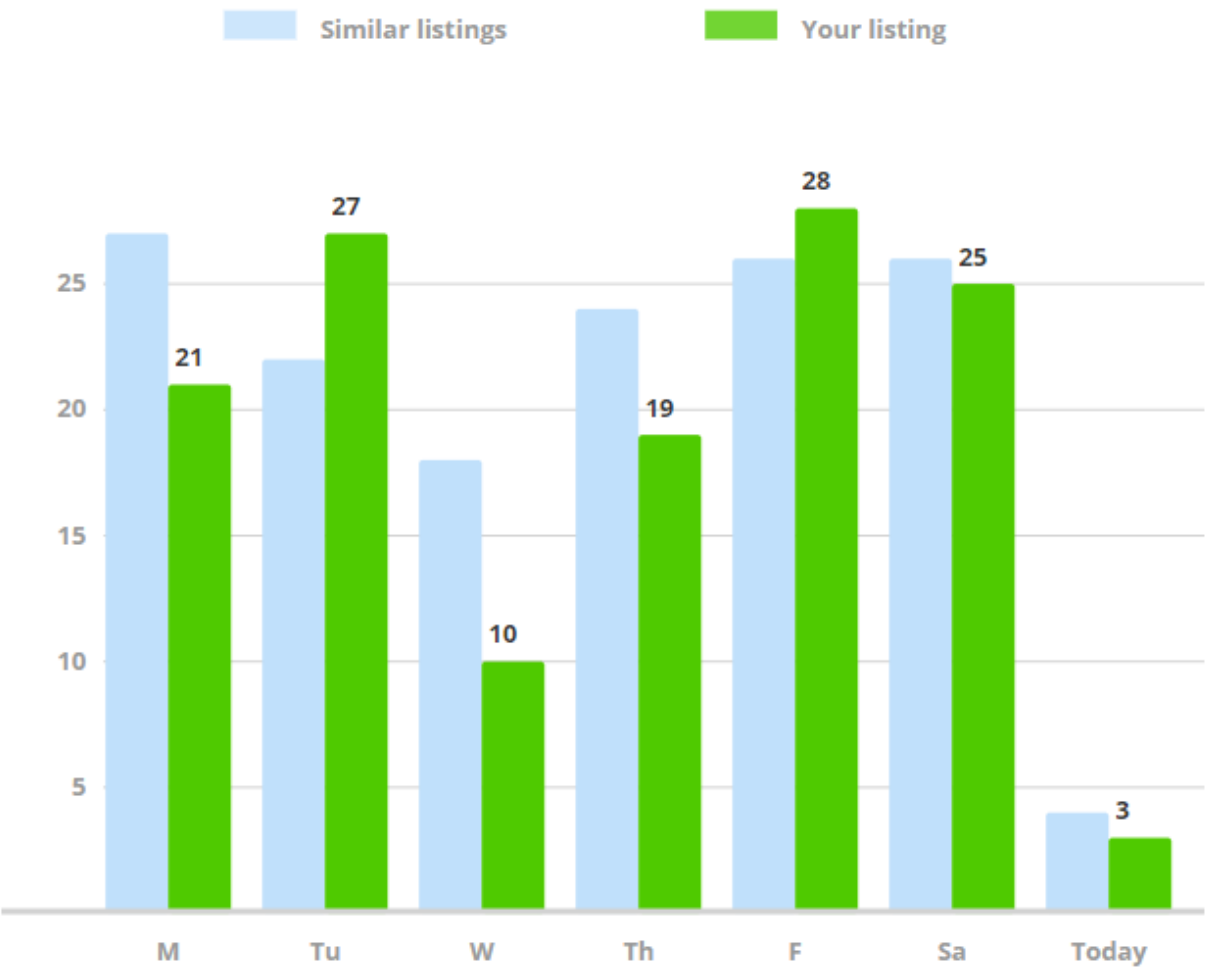


Time on Zillow
193 days

Views
381

Saves
23

This Week Last 30 Days



MARIS



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Keller Williams Realty Chesterfield
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Listing Activity Report

3944 Keokuk, St Louis, MO 63116

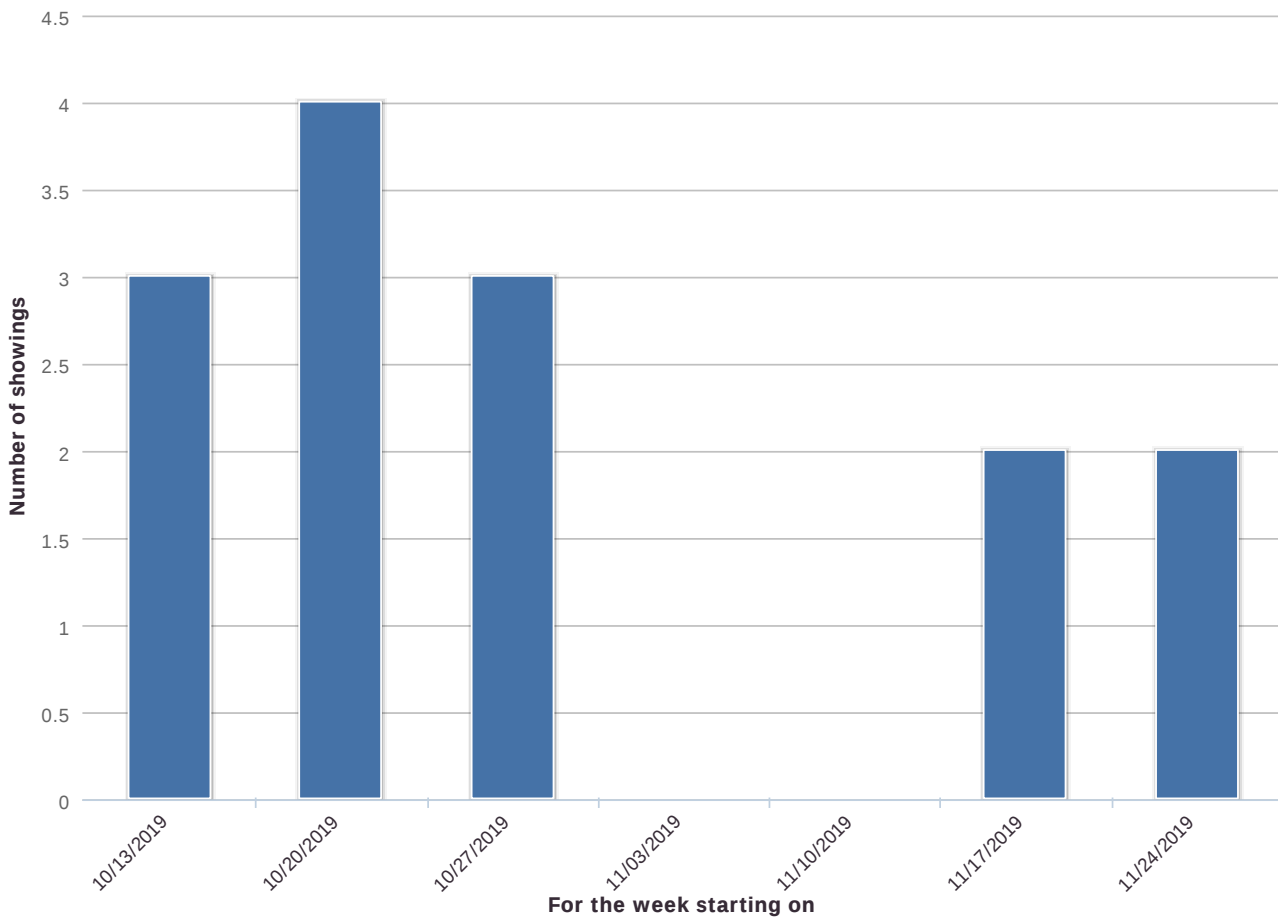
Snapshot for Oct 10, 2019 - Nov 29, 2019



Listing ID: 19075056
Address: 3944 Keokuk, St Louis, MO 63116
Price: \$87,156
Status: ACTIVE

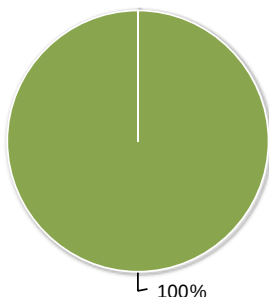
Total number of appointments: 14
Appointments in the last 30 days: 4
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

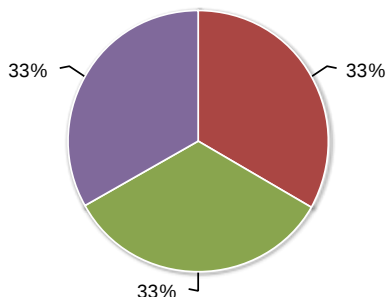
Is your client interested in writing an offer on this listing?



■ Very (0)
■ Maybe (0)
■ Not interested (4)

* 4 responses

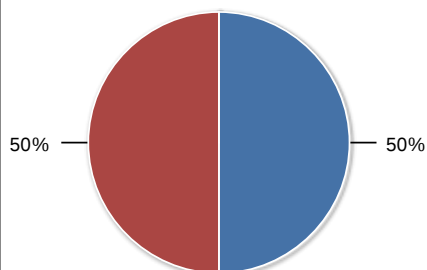
Please rate your overall experience at this showing.



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

* 3 responses

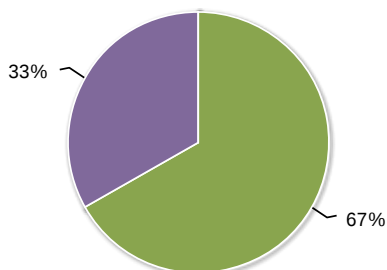
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 10/28/2019 4:45 PM - 5:00 PM	10/29/2019 10:07 AM
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 Just right 2 Leaning stairs, and lean to property, and back screen door open, area questionable to buyer. Good luck.
Showing 10/27/2019 3:00 PM - 3:15 PM	10/28/2019 07:23 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:	Not interested Poor The settling of the home was a concern, but not as much as the non-permitted, unprofessional work in the basement.

Activity Details	Received
Showing 10/25/2019 10:30 AM - 10:45 AM	10/26/2019 09:27 AM
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 3 Thank you for an opportunity to show your client's home. The basement stairs were a bit too steep for her. There wasn't enough green space or parking in the back yard for gardening and entertaining. She prefers more space (larger living/dining area, bedrooms and closet space).
Showing 10/20/2019 9:30 AM - 9:45 AM	10/20/2019 12:18 PM
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:	Not interested Too high 3
Showing 10/13/2019 10:45 AM - 11:00 AM	10/14/2019 09:05 AM
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:	we ran out of time ,buyer had to be at work so we never got by to take a look

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	11/29/2019 4:30 PM - 5:00 PM	
 Past Showing	11/29/2019 3:45 PM - 4:45 PM	
 Past Showing	11/23/2019 9:45 AM - 10:45 AM	
 Past Showing	11/22/2019 9:00 AM - 10:30 AM	
 Status Change	11/19/2019 9:33 AM	
 Status Change	11/04/2019 9:19 AM	
 Status Change	10/30/2019 4:19 PM	
 Past Showing	10/30/2019 10:20 AM - 10:35 AM	
 Past Showing	10/28/2019 4:45 PM - 5:00 PM	
 Past Showing	10/27/2019 3:00 PM - 3:15 PM	
 Past Showing	10/26/2019 1:30 PM - 1:45 PM	
 Past Showing	10/25/2019 10:30 AM - 10:45 AM	
 Past Showing	10/22/2019 10:05 AM - 10:20 AM	

Activity Type	Activity Date	Comments
 Past Showing	10/20/2019 9:30 AM - 9:45 AM	
 Past Showing	10/19/2019 4:15 PM - 4:55 PM	
 Past Showing	10/17/2019 7:20 PM - 7:35 PM	
 Past Showing	10/13/2019 10:45 AM - 11:00 AM	
 Status Change	10/10/2019 11:39 AM	
 Price Change	10/10/2019 11:28 AM	
 New Listing	10/10/2019	