

The Nett Group Real Estate Advisors

SELLER REPORT



3833 Kingsland Ct | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	46
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Client Possibilities	3
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Client Favorites	4
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Zillow Views	1505
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Zillow Saves	53
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Showings	11
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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
0.0 mi	19077566	AC	11/26/2019	RESI	3833 Kingsland Ct	St. Louis City	St Louis	3	46	\$160,000	4	2 (2 0)	1,800	0.1020 78	KWRC05
0.2 mi	19036156	S	08/02/2019	RESI	4311 Dewey Ave	St. Louis City	St Louis	3	6	\$110,000	3	2 (2 0)	1,352	0.0990 97	REGO01
0.1 mi	19005430	S	02/21/2019	RESI	3845 Bingham Ave	St. Louis City	St Louis	3	1	\$110,000	2	2 (2 0)	1,050	0.1030 91	RMXR01
0.2 mi	19003900	S	03/04/2019	RESI	3649 Alberta	St. Louis City	St Louis	3	3	\$111,900	2	1 (1 0)	990	0.0850 107	PAKR01
0.2 mi	19013720	S	04/12/2019	RESI	4308 South 37th	St. Louis City	St Louis	3	40	\$118,000	3	2 (1 1)	1,614	0.1110 97	REGO05
0.2 mi	19065947	S	10/22/2019	RESI	4309 South 37th	St. Louis City	St Louis	3	56	\$128,000	4	2 (2 0)	1,550	0.1000 97	REGO05
0.2 mi	19043284	S	08/29/2019	RESI	4317 South 37th	St. Louis City	St Louis	3	1	\$128,000	3	2 (2 0)	1,746	0.1010 97	CICP01
0.2 mi	18090021	S	12/14/2018	RESI	3853 Alberta	St. Louis City	St Louis	3	2	\$137,750	3	3 (2 1)	1,776	0.1060 63	GRCA01
0.2 mi	19032061	S	07/29/2019	RESI	3914 Meramec St	St. Louis City	St Louis	3	37	\$165,000	4	3 (3 0)	1,903	0.1088 90	EXTM01
0.2 mi	18052418	X	12/31/2018	RESI	3649 Meramec	St. Louis City	St Louis	3	63	\$150,000	4	2 (1 1)	1,760	0.1060 96	GRCA01
0.0 mi	19048856	X	09/30/2019	RESI	3833 Kingsland Ct	St. Louis City	St Louis	3	42	\$175,000	4	2 (2 0)	1,800	0.1020 78	EXRT01
0.2 mi	19056919	W	09/19/2019	RESI	3714 Meramec St	St. Louis City	St Louis	3	50	\$172,500	3	3 (2 1)	1,664	0.0860 108	KWSW01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 19077566

State Or Province is 'Missouri'

Price is 110000 to 210000

Selected 12 of 12 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 19077566 State Or Province is 'Missouri' Price is 110000 to 210000

Residential**Active Under Contract Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19077566	3833 Kingsland Ct	South City	Meramec Home Pl	4	2 (2 0)	1,800	2,400	0.102	78	11/26/19	\$88.89	46	\$160,000	\$160,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,800	2,400	0.102						\$88.89	46	\$160,000	\$160,000		
		Price :							High		\$160,000	Low	\$160,000	Median	\$160,000	

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
19036156	4311 Dewey Ave	South City	Cleveland Add	3	2 (2 0)	1,352	1,852	0.099	97	08/02/19	\$81.36	6	\$110,000	\$110,000	\$110,000	100.00
19005430	3845 Bingham Ave	South City	Binghams Estate	2	2 (2 0)	1,050	1,542	0.103	91	02/21/19	\$104.76	1	\$95,000	\$95,000	\$110,000	115.79
19003900	3649 Alberta	South City	Binghams Estate A	2	1 (1 0)	990		0.085	107	03/04/19	\$113.03	3	\$114,900	\$114,900	\$111,900	97.39
19013720	4308 South 37th	South City	Cleveland Add	3	2 (1 1)	1,614	1,614	0.111	97	04/12/19	\$73.11	40	\$129,000	\$129,000	\$118,000	91.47
19065947	4309 South 37th	South City	Cleveland Add	4	2 (2 0)	1,550	1,550	0.100	97	10/22/19	\$82.58	56	\$132,900	\$132,900	\$128,000	96.31
19043284	4317 South 37th	South City	Cleveland Add	3	2 (2 0)	1,746		0.101	97	08/29/19	\$73.31	1	\$119,900	\$119,900	\$128,000	106.76
18090021	3853 Alberta	South City	Brinkops Grand Blv	3	3 (2 1)	1,776		0.106	63	12/14/18	\$77.56	2	\$135,000	\$135,000	\$137,750	102.04
19032061	3914 Meramec St	South City	Meramec Home Pl	4	3 (3 0)	1,903	1,903	0.109	90	07/29/19	\$86.71	37	\$179,000	\$179,000	\$165,000	92.18

Closed Totals

Listing Count :	8	Averages:	1,498	1,692	0.102						\$86.55	18	\$126,963	\$126,963	\$126,081	100.24
		Price :							High		\$165,000	Low	\$110,000	Median	\$123,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18052418	3649 Meramec	South City	Dutchtown	4	2 (1 1)	1,760		0.106	96	01/01/19	\$85.23	63	\$155,000	\$150,000
19048856	3833 Kingsland Ct	South City	Meramec Home Pl	4	2 (2 0)	1,800	2,400	0.102	78	10/01/19	\$97.22	42	\$175,000	\$175,000

Expired Totals

Listing Count :	2	Averages:	1,780	2,400	0.104						\$91.22	53	\$165,000	\$162,500		
		Price :							High		\$175,000	Low	\$150,000	Median	\$162,500	

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19056919	3714 Meramec St	South City	Wolf Mcdermotts Ar	3	3 (2 1)	1,664		0.086	108	09/19/19	\$103.67	50	\$189,900	\$172,500

Withdrawn Totals

Listing Count :	1	Averages:	1,664		0.086						\$103.67	50	\$189,900	\$172,500		
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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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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Price :	High	\$172,500	Low	\$172,500	Median	\$172,500
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Grand Totals

Count :	12	Averages:	\$/SqFt: \$88.95	CDOM: 29	OP: \$141,300	LP: \$139,433	SP: \$126,081
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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
19077566	RESI	AC	11/26/19	3833 Kingsland Ct	St Louis	3	46	\$160,000	385	138	4	3	455	8	33	31	443

Cross Property Condensed

3833 Kingsland Ct, St Louis 63116-4429



MLS #:	19077566	Status:	AC	Stat Dt:	11/26/19	List Pr:	\$160,000
Area:	3	Bd:	4	Sq Ft:	1,800	Sell Pr:	
Muni/Twp:	St. Louis City	Pr/SqFt:	\$88.89	CDOM:	46	Age:	78
GA/CR:	1/0	Bth:	2 (2 0)	Acre:	.102		
Style/Desc:	2 Story/Other						
SubD:	Meramec Home Place Add						
Schl District:	St. Louis City						

Search Criteria

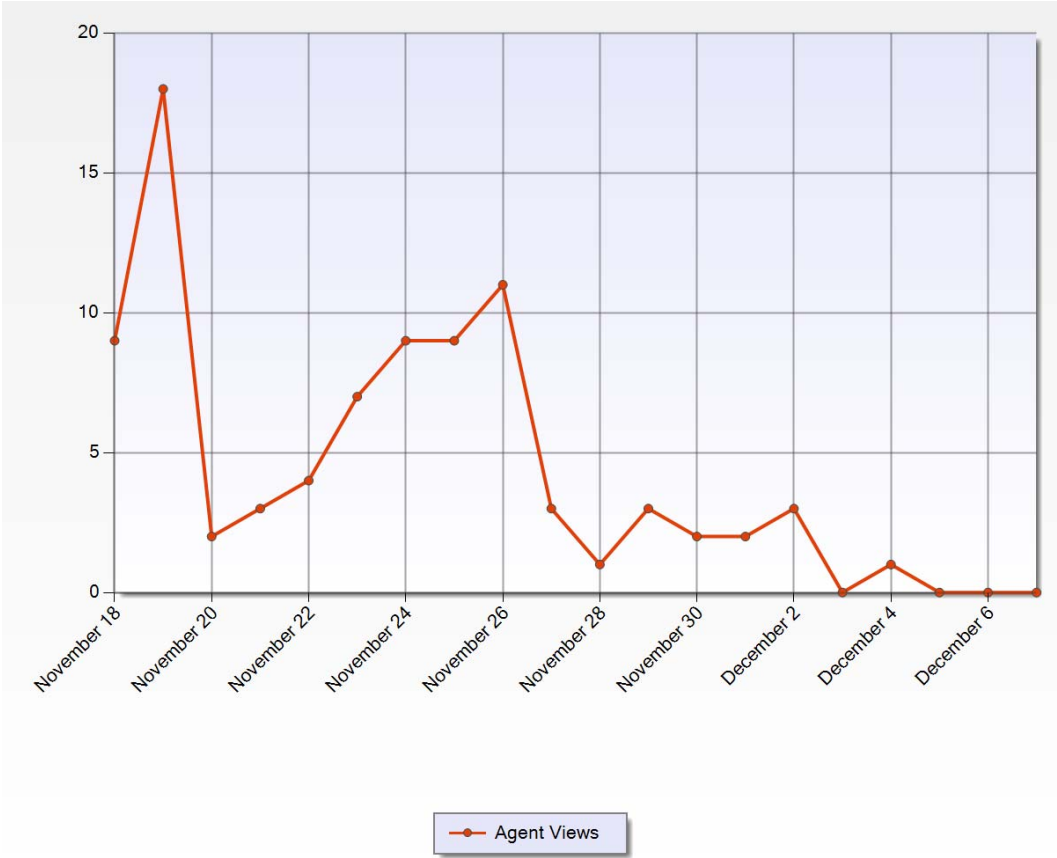
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 Historical Views for 3833 Kingsland Ct



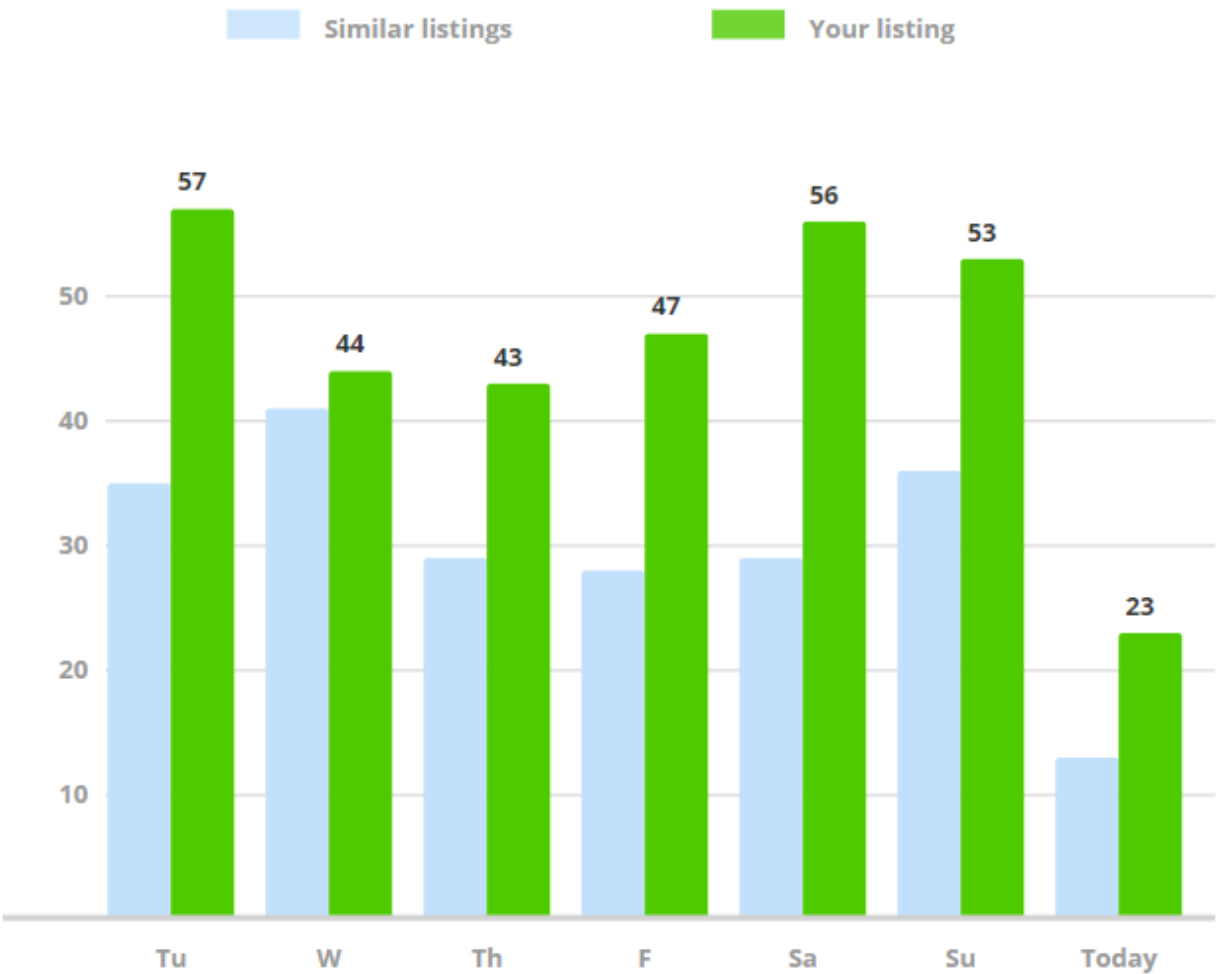
Time on Zillow
46 days

Views
1,505

Saves
53

This Week

Last 30 Days



MARIS



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Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

3833 Kingsland Court, St Louis, MO 63116

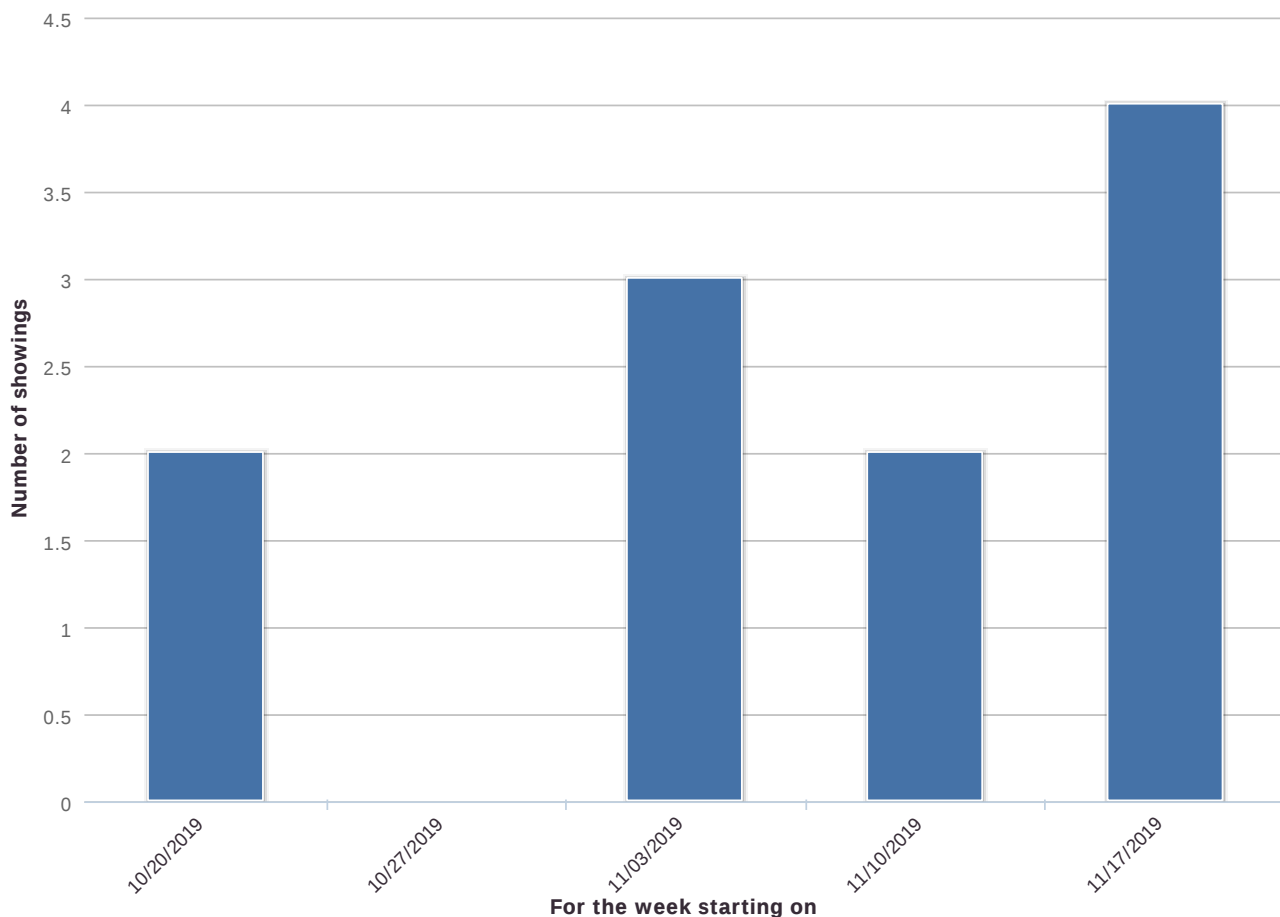
Snapshot for Oct 23, 2019 - Nov 26, 2019



Listing ID: 19077566
Address: 3833 Kingsland Court, St Louis, MO 63116
Price: \$160,000
Status: ACTIVE UNDER CONTRACT

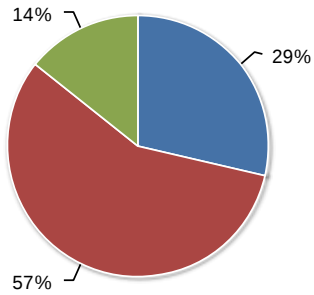
Total number of appointments: 11
Appointments in the last 30 days: 7
Appointments in the last 7 days: 0
Total number of agent previews: 0
Total number of agent inquiries: 1

Appointments Per Week



Feedback at a Glance

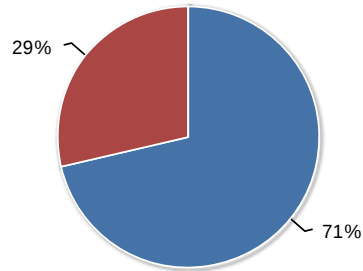
Is your client interested in writing an offer on this listing?



■ Very (2)
■ Maybe (4)
■ Not interested (1)

* 7 responses

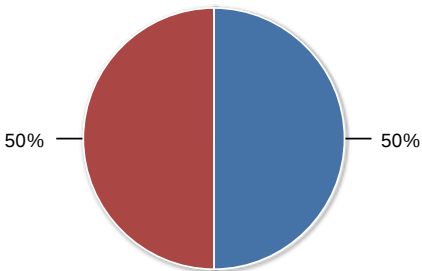
Please rate your overall experience at this showing.



■ Excellent (5)
■ Good (2)
■ Fair (0)
■ Poor (0)

* 7 responses

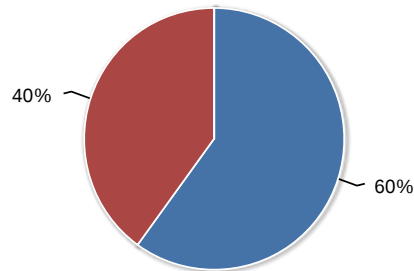
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 5 responses

Feedback Responses

Activity Details		Received
Showing 11/23/2019 4:00 PM - 4:45 PM		11/23/2019 06:09 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:		Very Excellent Please call Ron Gorman
Showing 11/20/2019 2:30 PM - 3:00 PM		11/20/2019 03:27 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 4 This would be a cash buy. My client's house is under a contingent contract. The buyer's home goes on the market early Dec.
Showing 11/19/2019 4:30 PM - 5:00 PM		11/19/2019 07:02 PM

Activity Details		Received
Is your client interested in writing an offer on this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Very 5(Best)
Showing 11/09/2019 12:30 PM - 1:30 PM		11/09/2019 01:51 PM
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 Excellent 5(Best) Loves the house, but is worried about the area.
Showing 11/06/2019 12:00 PM - 1:00 PM		11/06/2019 03:11 PM
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:		Maybe Excellent 5(Best) Awesome back yard!
Showing 11/05/2019 4:00 PM - 5:00 PM		11/05/2019 05:16 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:		Maybe Good Overall they like the layout of the house. A little more south than what they've been looking at but not a deal breaker. The main concern was the strong smoke smell.
Showing 10/25/2019 1:00 PM - 1:40 PM		10/26/2019 01:31 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: COMMENTS/RECOMMENDATIONS:		Maybe Excellent Just right They really liked the house it was just the first one they liked at. House would be perfect for them more of a location thing for them. Shkund sell quick.
Showing 10/23/2019 5:30 PM - 6:00 PM		10/23/2019 06:50 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:		Good Too high 4 Clients have just started their search and are going to view a couple more properties before making a decision

Listing Activity Details		
Activity Type	Activity Date	Comments
 Status Change	11/26/2019 10:01 AM	
 Past Showing	11/23/2019 4:00 PM - 4:45 PM	
 Past Showing	11/20/2019 2:30 PM - 3:00 PM	
 Past Showing	11/19/2019 4:30 PM - 5:00 PM	
 Past Showing	11/18/2019 12:45 PM - 1:45 PM	
 Canceled Showing	11/16/2019 1:30 PM - 2:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	11/16/2019 11:45 AM - 12:45 PM	
 Past Showing	11/14/2019 10:45 AM - 11:45 AM	
 Past Showing	11/09/2019 12:30 PM - 1:30 PM	
 Past Showing	11/06/2019 12:00 PM - 1:00 PM	
 Past Showing	11/05/2019 4:00 PM - 5:00 PM	
 Past Showing	10/25/2019 1:00 PM - 1:40 PM	
 Past Showing	10/23/2019 5:30 PM - 6:00 PM	
 Status Change	10/23/2019 11:51 AM	
 Past Agent Inquiry	10/23/2019 11:50 AM	
 New Listing	10/23/2019	