

The Nett Group Real Estate Advisors

SELLER REPORT



9329 Latrobe Ave | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	109
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Client Possibilities	2
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Client Favorites	2
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Zillow Views	243
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Zillow Saves	30
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Showings	8
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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	19075047	A	10/10/2019	RESI	9329 Latrobe Ave	Breckenridge Hills	St Louis	91	247	\$89,500	2	1	(1 0)	878	0.1140	81 KWRC05
0.1 mi	19012903	S	03/20/2019	RESI	9260 East Breckenridge	Breckenridge Hills	St Louis	91	5	\$50,000	2	1	(1 0)	1,076	0.2000	64 FLSP01
0.2 mi	19069178	S	10/15/2019	RESI	10 Jonell Ct	St. John	St Louis	91	4	\$70,000	2	1	(1 0)	864	0.1440	76 KWRW01
0.0 mi	19010037	S	08/28/2019	RESI	9317 Latrobe Ct	Breckenridge Hills	St Louis	91	70	\$75,000	2	1	(1 0)	959	0.1570	70 BHAL05
0.1 mi	18084982	X	02/28/2019	RESI	9283 East Breckenridge	Breckenridge Hills	St Louis	91	104	\$62,900	2	1	(1 0)	780	0.1950	89 CRTN01
0.0 mi	19031690	X	09/30/2019	RESI	9329 Latrobe Ave	Breckenridge Hills	St Louis	91	138	\$98,000	2	1	(1 0)	878	0.1140	81 RMXN01
0.1 mi	19015009	C	08/25/2019	RESI	9283 East Breckenridge	Breckenridge Hills	St Louis	91	235	\$50,900	2	1	(1 0)	780	0.1950	89 VYLL01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 1/27/2020 to 1/27/2019
Latitude, Longitude is within 0.25 mi of 19075047
State Or Province is 'Missouri'
Price is 50000 to 150000
Selected 7 of 7 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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 1/27/2020 to 1/27/2019 Latitude, Longitude is within 0.25 mi of 19075047 State Or Province is 'Missouri' Price is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
19075047	9329 Latrobe Ave	Ritenour	Brownlea	2	1 (1 0)	878	878	0.114	81	10/10/19	\$101.94	247	\$95,000	\$89,500

Active Totals

Listing Count :	1	Averages:	878	878	0.114						\$101.94	247	\$95,000	\$89,500	
		Price :							High		\$89,500	Low	\$89,500	Median	\$89,500

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
19012903	9260 East Breckenridge	Ritenour	Woodland Park	2	1 (1 0)	1,076	1,076	0.200	64	03/20/19	\$46.47	5	\$52,000	\$52,000	\$50,000	96.15
19069178	10 Jonell Ct	Ritenour	Jonell Court	2	1 (1 0)	864	864	0.144	76	10/15/19	\$81.02	4	\$70,000	\$70,000	\$70,000	100.00
19010037	9317 Latrobe Ct	Ritenour	Woodland Park	2	1 (1 0)	959		0.157	70	08/28/19	\$78.21	70	\$89,900	\$79,900	\$75,000	83.43

Closed Totals

Listing Count :	3	Averages:	966	970	0.167							\$68.56	26	\$70,633	\$67,300	\$65,000	93.19
		Price :							High		\$75,000	Low		\$50,000	Median		\$70,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18084982	9283 East Breckenridge	Ritenour	Woodland Park	2	1 (1 0)	780		0.195	89	03/01/19	\$80.64	104	\$79,900	\$62,900
19031690	9329 Latrobe Ave	Ritenour	Brownlea	2	1 (1 0)	878	878	0.114	81	10/01/19	\$111.62	138	\$110,000	\$98,000

Expired Totals

Listing Count :	2	Averages:	829	878	0.155						\$96.13	121	\$94,950	\$80,450	
		Price :							High		\$98,000	Low	\$62,900	Median	\$80,450

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19015009	9283 East Breckenridge	Ritenour	Woodland Park	2	1 (1 0)	780		0.195	89	08/25/19	\$65.26	235	\$59,900	\$50,900

Cancelled Totals

Listing Count :	1	Averages:	780	0.195	\$65.26	235	\$59,900	\$50,900	
		Price :		High	\$50,900	Low	\$50,900	Median	\$50,900

Grand Totals

Count :	7	Averages:	\$/SqFt:	\$80.73	CDOM:	115	OP:	\$79,529	LP:	\$71,886	SP:	\$65,000
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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
19075047	RESI	ACT	10/10/19	9329 Latrobe Ave	St Louis	91	109	\$89,500	253	97	2	2	264	12	17	16	390

Cross Property Condensed

9329 Latrobe Ave, St Louis 63114-4712



MLS #:	19075047	Status:	A	Stat Dt:	10/10/19	List Pr:	\$89,500
Area:	91	Bd:	2	Sq Ft:	878	Sell Pr:	
Muni/Twp:	Breckenridge Hills	Pr/SqFt:	\$101.94	CDOM:	247	Age:	81
GA/CR:	0/0	Bth:	1 (1 0)	Acre:	.114		
Style/Desc:	1 Story/Ranch						
SubD:	Brownlea						
Schl District:	Ritenour						

Search Criteria

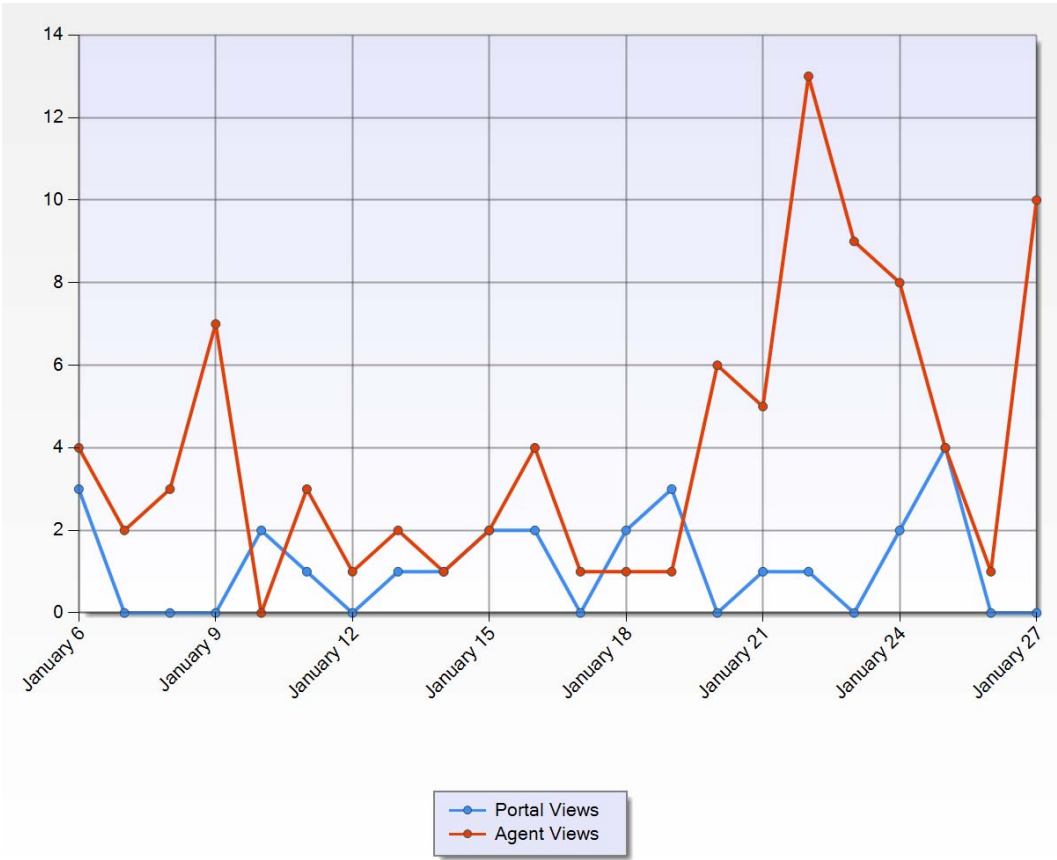
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 23 results.

 Historical Views for 9329 Latrobe Ave

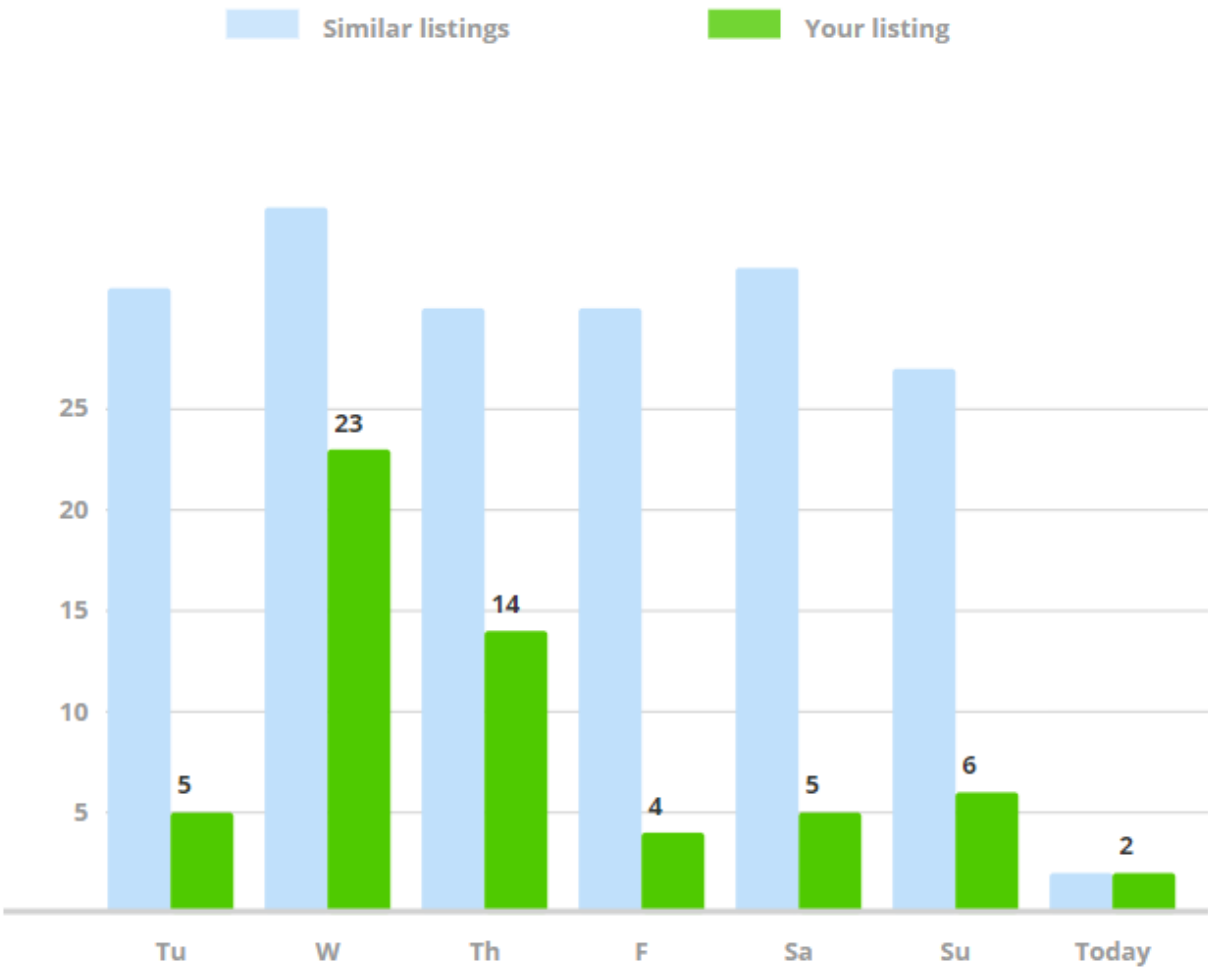


Time on Zillow
257 days

Views
243

Saves
30

[This Week](#) Last 30 Days



MARIS



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Listing Activity Report

9329 Latrobe Avenue, St Louis, MO 63114

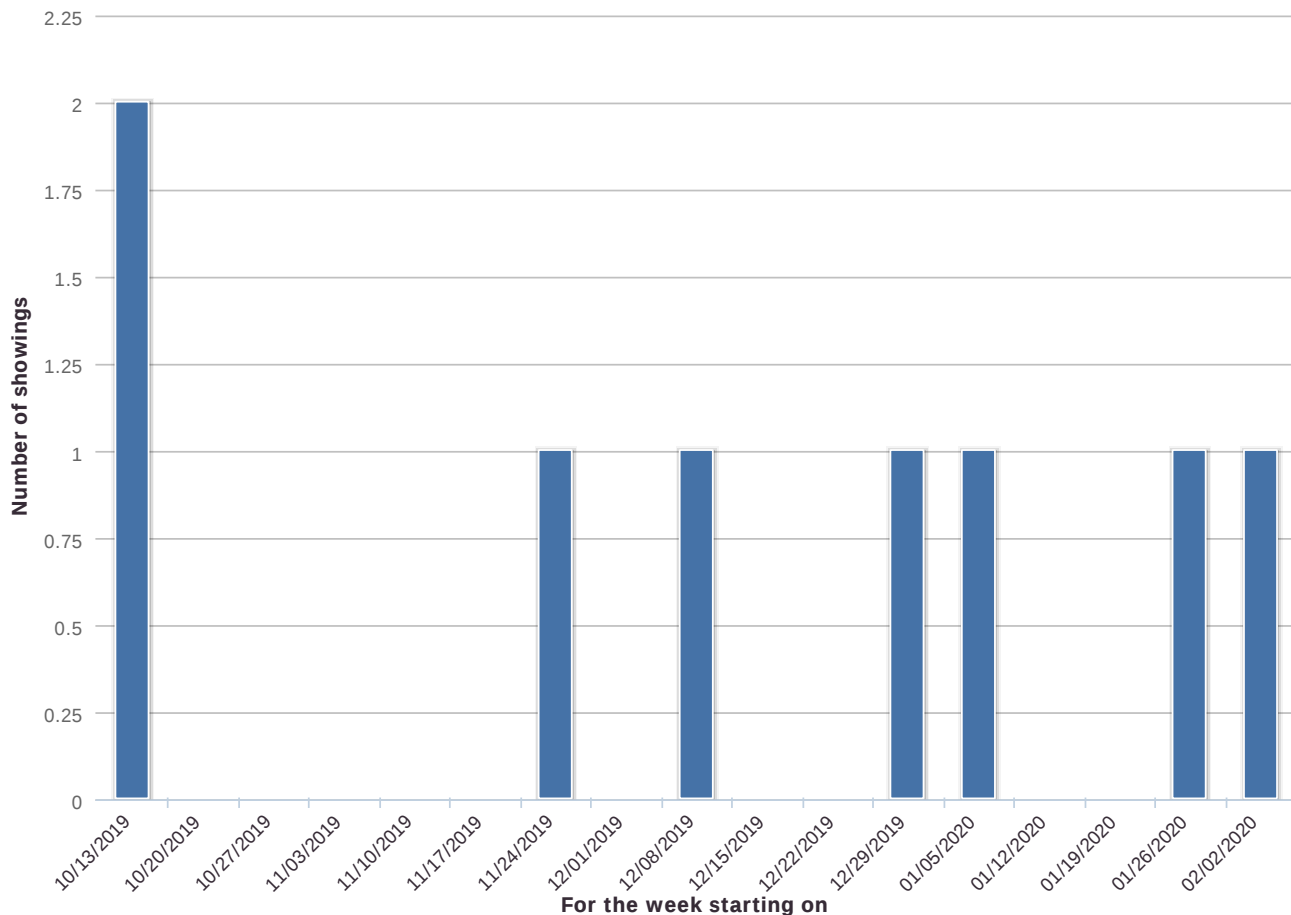
Snapshot for Oct 10, 2019 - Feb 02, 2020



Listing ID: 19075047
Address: 9329 Latrobe Avenue, St Louis, MO 63114
Price: \$89,500
Status: ACTIVE

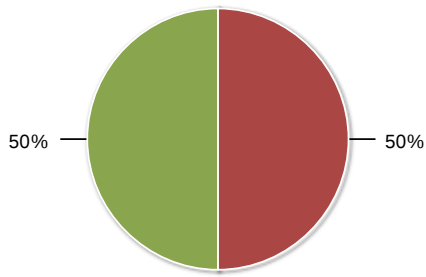
Total number of appointments: 8
Appointments in the last 30 days: 3
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

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



Very (0)
Maybe (2)
Not interested (2)

* 4 responses

Feedback Responses

Activity Details	Received
Showing 01/06/2020 3:00 PM - 3:30 PM	01/06/2020 09:03 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 Layout was not ideal for them. FYI - it looks like someone is sleeping in the house and something seems to be wrong with the furnace. Call me if you have any questions.
Showing 01/02/2020 4:45 PM - 5:10 PM	01/02/2020 06:00 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Maybe
Showing 11/30/2019 2:25 PM - 3:25 PM	11/30/2019 03:05 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Maybe Could not find the lockbox so I could show it.
Showing 10/19/2019 12:00 PM - 3:00 PM	10/19/2019 08:07 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Not interested

Listing Activity Details

Activity Type	Activity Date	Comments
✓ Future Showing	02/02/2020 11:45 AM - 12:00 PM	
✓ Past Showing	01/27/2020 10:15 AM - 11:00 AM	
✓ Past Showing	01/06/2020 3:00 PM - 3:30 PM	
✓ Past Showing	01/02/2020 4:45 PM - 5:10 PM	
✓ Past Showing	12/14/2019 9:45 AM - 10:45 AM	

Activity Type	Activity Date 	Comments
 Price Change Notification	12/11/2019 8:47 AM	
 Price Change	12/11/2019 2:39 AM	
 Past Showing	11/30/2019 2:25 PM - 3:25 PM	
 Price Change	11/07/2019 2:30 PM	
 Past Showing	10/19/2019 12:00 PM - 3:00 PM	
 Past Showing	10/13/2019 2:00 PM - 2:15 PM	
 Status Change	10/10/2019 11:15 AM	
 New Listing	10/10/2019	