

The Nett Group Real Estate Advisors

SELLER REPORT



9036 Laurel Crest Dr | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	79
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Client Possibilities	5
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Client Favorites	3
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Zillow Views	0
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Zillow Saves	0
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Showings	9
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Good Activity is an average of *3-4 showings weekly*.

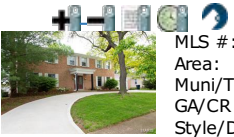
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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
19030752	RESI	ACT	05/03/19	9036 Laurel Crest Dr	St Louis	316	79	\$410,000	325	491	3	5	386	9	27	42	1027

Cross Property Condensed

9036 Laurel Crest Dr, St Louis 63126-2413



MLS #:	19030752	Status:	A	Stat Dt:	05/03/19	List Pr:	\$410,000	
Area:	316	Bd:	4	Sq Ft:	3,180	Sell Pr:		
Muni/Twp:	Crestwood	Pr/SqFt:	\$128.93	CDOM:	79	Age:	51	
GA/CR:	2/0	Bth:	4 (2 2)	Acre:	.301			
Style/Desc:	2 Story/Other							
SubD:	South Crestwood Gardens Add 5							
Schl District:	Lindbergh Schools							

Search Criteria

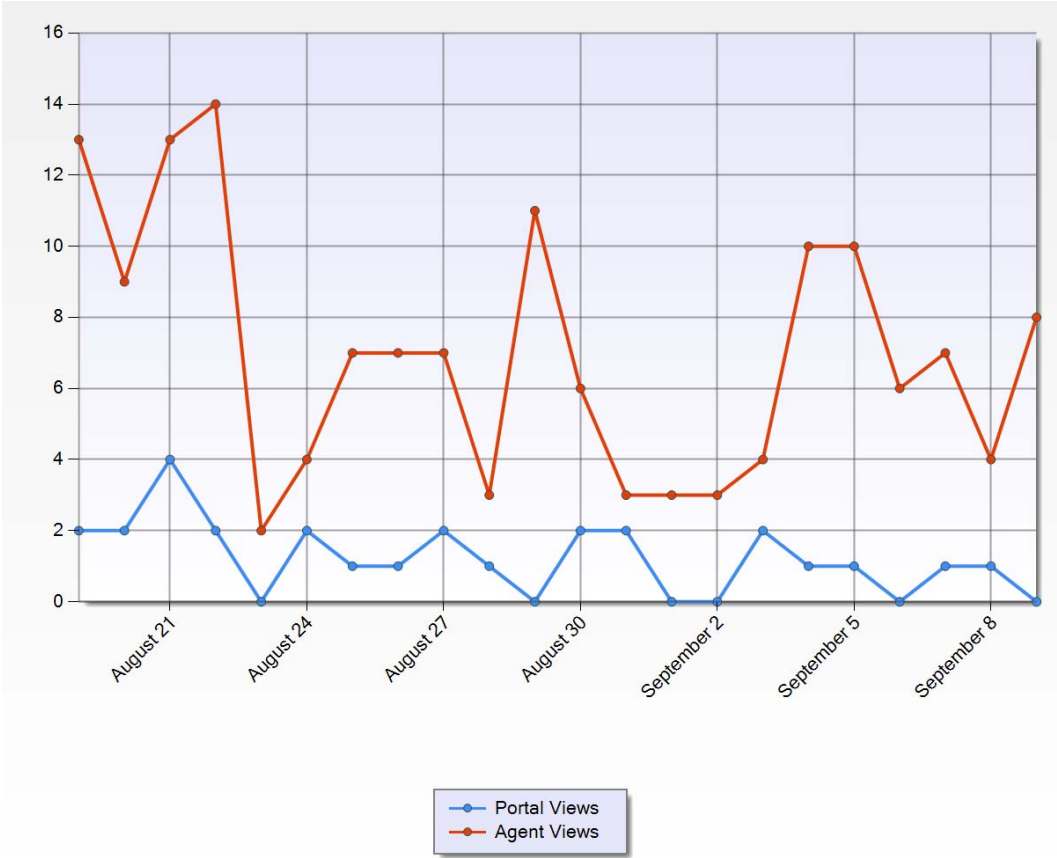
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 34 results.

 **Historical Views for 9036 Laurel Crest Dr**



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	19030752	A	05/03/2019	RESI	9036 Laurel Crest Dr	Crestwood	St Louis	316	79	\$410,000	4	4 (2 2)	3,180	0.3010	51 KWRC05
0.1 mi	19053883	S	08/28/2019	RESI	9027 Sky Crest	Crestwood	St Louis	316	34	\$390,000	3	3 (2 1)	1,622	0.2350	55 KWRC01
0.1 mi	19016187	S	05/03/2019	RESI	11707 Eddie And Park Rd	Crestwood	Crestwood	316	25	\$400,000	4	3 (2 1)	2,651	0.5810	55 BHAL05
0.1 mi	19014720	S	05/16/2019	RESI	9068 Laurel Crest	Crestwood	St Louis	316	5	\$405,000	5	3 (3 0)	1,664	0.2340	56 REMV01
0.1 mi	18088643	S	12/20/2018	RESI	9068 Laurel Crest	Crestwood	St Louis	316	1	\$410,000	5	3 (3 0)	1,664	0.2340	55 KWSW01
0.2 mi	19036490	W	06/13/2019	RESI	11740 Eddie And Park Rd	Sunset Hills	St Louis	316	24	\$310,000	3	2 (2 0)	1,696	0.8240	68 MADA01
0.0 mi	18078620	C	12/07/2018	RESI	9036 Laurel Crest Dr	Crestwood	Crestwood	316	64	\$444,500	4	4 (2 2)	3,180	0.3000	50 BHSP01

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 9/9/2019 to 9/9/2018
Latitude, Longitude is within 0.25 mi of 19030752
State Or Province is 'Missouri'
Price is 300000 to 500000
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 9/9/2019 to 9/9/2018 Latitude, Longitude is within 0.25 mi of 19030752 State Or Province is 'Missouri' Price is 300000 to 500000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19030752	9036 Laurel Crest Dr	Lindbergh	South Crestwood C	4	4 (2 2)	3,180	3,180	0.301	51	06/27/19	\$128.93	79	\$435,900	\$410,000

Active Totals

Listing Count :	1	Averages:	3,180	3,180	0.301							\$128.93	79	\$435,900	\$410,000
		Price :							High	\$410,000	Low	\$410,000		Median	\$410,000

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
19053883	9027 Sky Crest	Lindbergh	South Crestwood C	3	3 (2 1)	1,622	2,332	0.235	55	08/28/19	\$240.44	34	\$370,000	\$370,000	\$390,000	105.41
19016187	11707 Eddie And Park Rd	Lindbergh	Francis	4	3 (2 1)	2,651		0.581	55	05/03/19	\$150.89	25	\$385,000	\$385,000	\$400,000	103.90
19014720	9068 Laurel Crest	Lindbergh	South Crestwood C	5	3 (3 0)	1,664	2,478	0.234	56	05/16/19	\$243.39	5	\$410,000	\$410,000	\$405,000	98.78
18088643	9068 Laurel Crest	Lindbergh	South Crestwood C	5	3 (3 0)	1,664	2,464	0.234	55	12/20/18	\$246.39	1	\$410,000	\$410,000	\$410,000	100.00

Closed Totals

Listing Count :	4	Averages:	1,900	2,425	0.321							\$220.28	16	\$393,750	\$393,750	\$401,250	102.02
		Price :							High		\$410,000	Low		\$390,000	Median		\$402,500

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19036490	11740 Eddie And Park Rd	Lindbergh	None	3	2 (2 0)	1,696	1,696	0.824	68	06/13/19	\$182.78	24	\$310,000	\$310,000

Withdrawn Totals

Listing Count :	1	Averages:	1,696	1,696	0.824							\$182.78	24	\$310,000	\$310,000	
		Price :							High			\$310,000	Low	\$310,000	Median	\$310,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18078620	9036 Laurel Crest Dr	Lindbergh	South Crestwood C	4	4 (2 2)	3,180	3,180	0.300	50	12/07/18	\$139.78	64	\$459,500	\$444,500

Cancelled Totals

Listing Count :	1	Averages:	3,180	3,180	0.300							\$139.78	64	\$459,500	\$444,500	
		Price :							High			\$444,500	Low	\$444,500	Median	\$444,500

Grand Totals

Count :	7	Averages:	\$/SqFt: \$190.37	CDOM: 33	OP: \$397,200	LP: \$391,357	SP: \$401,250
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Listing Activity Report

9036 Laurel Crest Drive, St Louis, MO 63126

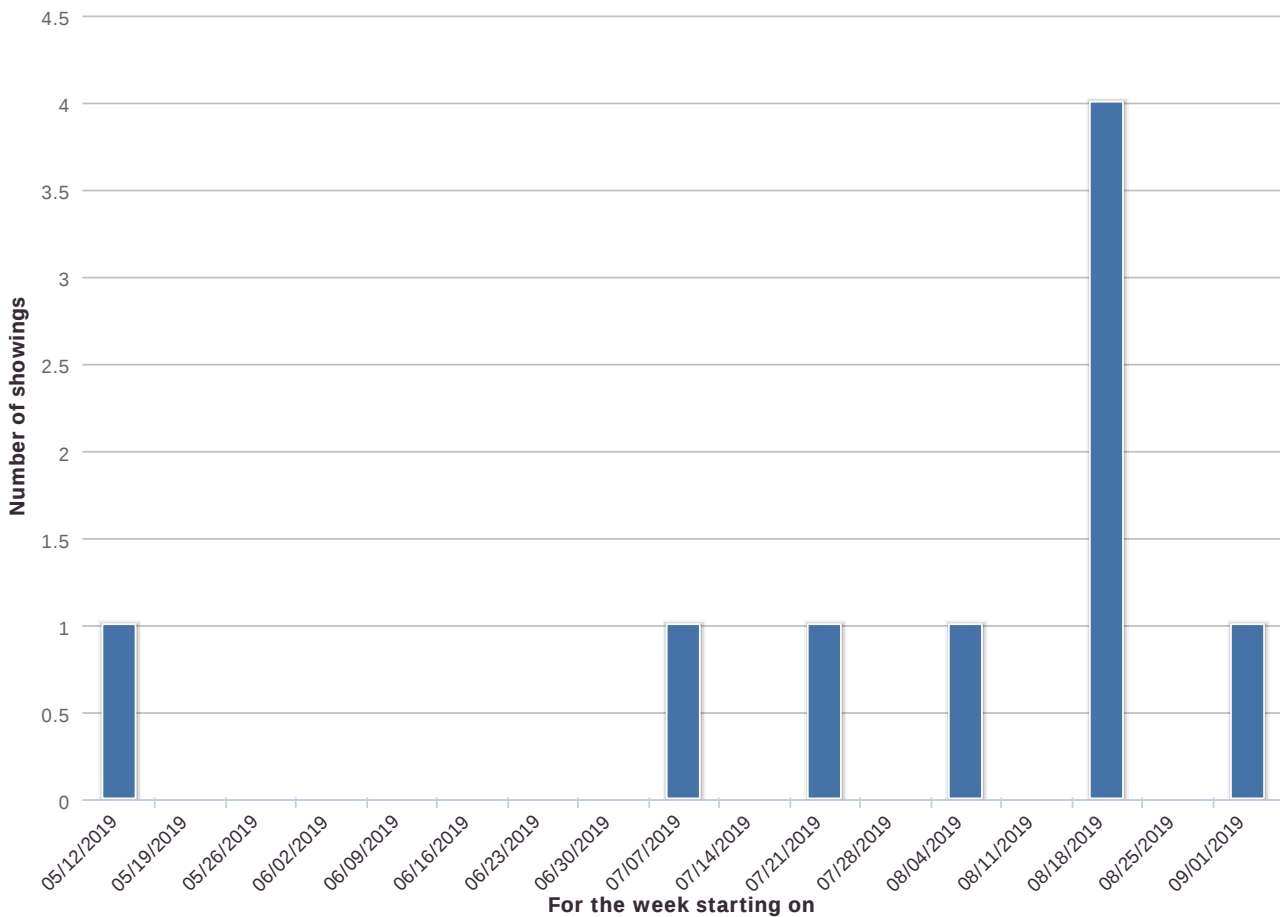
Snapshot for May 03, 2019 - Sep 07, 2019



Listing ID: 19030752
Address: 9036 Laurel Crest Drive, St Louis, MO 63126
Price: \$410,000
Status: ACTIVE

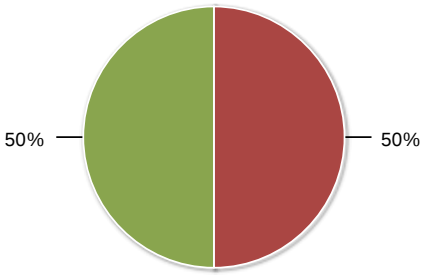
Total number of appointments: 9
Appointments in the last 30 days: 6
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

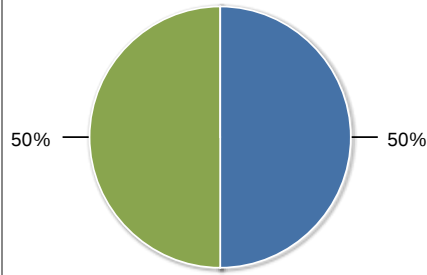
Is your client interested in writing an offer on this listing?



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

* 4 responses

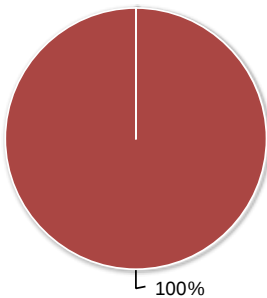
Please rate your overall experience at this showing.



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

* 2 responses

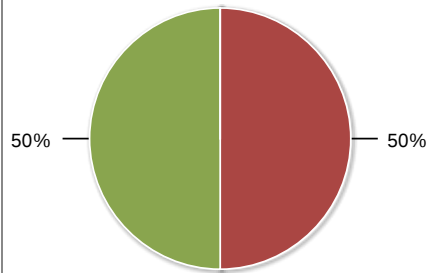
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 08/23/2019 9:15 AM - 10:15 AM	08/24/2019 10:42 AM
COMMENTS/RECOMMENDATIONS: Showing was cancelled due to seller being ill.	
Showing 08/23/2019 9:00 AM - 9:45 AM	08/24/2019 10:43 AM
COMMENTS/RECOMMENDATIONS: Showing was cancelled due to seller being ill. Client is going to open house Sunday.	
Showing 08/19/2019 9:30 AM - 10:30 AM	08/19/2019 12:49 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 Fair Too high 3
Showing 08/10/2019 11:00 AM - 12:00 PM	08/10/2019 11:03 PM

Activity Details	Received
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 The property is nice. It obviously has some needs in order to be considered a premier level property. On the cosmetic side, updates/modernization, leveling of the yard, etc would help. Structurally, the age of the roof is a consideration for buyers...& many will obviously have concerns with the foundation, despite being repaired. I see this as a wonderful option for the buyer who isn't turned off by having minor work/projects to bring the property up to date in some areas...or wants to add their own touches to make a home their own.
Showing 07/25/2019 11:00 AM - 11:45 AM	07/25/2019 12:36 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Not interested Could not get lockbox to open
Showing 07/12/2019 9:00 AM - 10:00 AM	07/13/2019 09:48 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Not interested Needed too much updating for this buyer, and they were concerned with how the pool was filled in Thanks for letting us take a look

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	09/07/2019 11:30 AM - 12:30 PM	
 Declined Showing	09/02/2019 4:30 PM - 5:30 PM	
 Past Showing	08/24/2019 12:45 PM - 1:45 PM	
 Canceled Showing	08/23/2019 10:30 AM - 11:00 AM	
 Canceled Showing	08/23/2019 9:45 AM - 10:00 AM	
 Past Showing	08/23/2019 9:15 AM - 10:15 AM	
 Past Showing	08/23/2019 9:00 AM - 9:45 AM	
 Declined Showing	08/20/2019 9:30 AM - 10:30 AM	
 Declined Showing	08/20/2019 9:00 AM - 9:15 AM	
 Canceled Showing	08/19/2019 2:15 PM - 3:15 PM	
 Past Showing	08/19/2019 9:30 AM - 10:30 AM	
 Price Change Notification	08/14/2019 12:55 PM	
 Price Change	08/14/2019 3:23 AM	
 Past Showing	08/10/2019 11:00 AM - 12:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	07/25/2019 11:00 AM - 11:45 AM	
 Price Change	07/23/2019 2:03 PM	
 Canceled Showing	07/23/2019 1:00 PM - 1:30 PM	
 Past Showing	07/12/2019 9:00 AM - 10:00 AM	
 Declined Showing	07/11/2019 6:00 PM - 7:00 PM	
 Declined Showing	07/11/2019 9:15 AM - 9:30 AM	
 Price Change	07/09/2019 11:27 AM	
 Status Change	06/27/2019 9:11 AM	
 Declined Showing	05/18/2019 2:15 PM - 3:30 PM	
 Status Change	05/17/2019 10:35 PM	
 Status Change	05/16/2019 4:59 PM	
 Past Inspection	05/14/2019 10:30 AM - 1:30 PM	
 Declined Showing	05/08/2019 3:00 PM - 3:30 PM	
 Status Change	05/07/2019 9:56 AM	
 Status Change	05/03/2019 2:35 PM	
 Price Change	05/03/2019 9:19 AM	
 New Listing	05/03/2019	