

The Nett Group Real Estate Advisors SELLER REPORT



2323 Locust #407 | St Louis

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LISTING SCORECARD

Days on Market	23
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Client Possibilities	2
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Client Favorites	1
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Zillow Views	667
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Zillow Saves	21
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Showings	0
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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
0.2 mi	20000577	A	01/03/2020	COND	2020 Washington Ave #603	St. Louis City	St Louis	1	31	\$114,900	1	1 (1 0)	975	0.0000	100 AGNC01
0.2 mi	19056033	A	07/25/2019	COND	2020 Washington Ave #510	St. Louis City	St Louis	1	193	\$129,500	1	1 (1 0)	1,003	99	BYAR01
0.2 mi	20000097	A	01/02/2020	COND	2020 Washington Ave #611	St. Louis City	St Louis	1	32	\$134,900	1	1 (1 0)	1,206	100	MADA01
0.2 mi	19042468	A	06/07/2019	COND	2020 Washington Ave #305	St. Louis City	St Louis	1	241	\$136,000	1	1 (1 0)	1,050	12	HSGR01
0.0 mi	20001978	A	01/11/2020	COND	2323 Locust #407	St. Louis City	St Louis	1	23	\$144,000	1	1 (1 0)	1,037	9	KWRC05
0.2 mi	19017213	P	01/24/2020	COND	2020 Washington Ave #407	St. Louis City	St Louis	1	308	\$154,000	2	2 (2 0)	1,198	16	HSGR01
0.1 mi	19034161	S	05/03/2019	COND	2201 Locust #304	St. Louis City	St Louis	1	0	\$75,000	1	1 (1 0)	765	105	MADA01
0.1 mi	19011436	S	04/04/2019	COND	2201 Locust St #204	St. Louis City	St Louis	1	5	\$78,000	1	1 (1 0)	765	105	MADA01
0.1 mi	19044587	S	06/20/2019	COND	2201 Locust St #411	St. Louis City	St Louis	1	0	\$88,500	1	1 (1 0)	900	105	MADA01
0.1 mi	19003635	S	09/05/2019	COND	2207 Washington Ave #412	St. Louis City	St Louis	1	218	\$92,000	2	1 (1 0)	1,004	119	BHAL14
0.1 mi	19032529	S	04/19/2019	COND	2201 Locust St #412	St. Louis City	St Louis	1	0	\$95,000	1	1 (1 0)	985	105	MADA01
0.1 mi	18056471	S	11/06/2019	COND	2207 Washington Ave #302	St. Louis City	St Louis	1	458	\$110,000	2	2 (2 0)	1,358		HSGR01
0.1 mi	19038781	S	06/28/2019	COND	2201 Locust St #307	St. Louis City	St Louis	1	0	\$113,500	2	2 (2 0)	1,160	105	MADA01
0.2 mi	18061145	S	08/15/2019	COND	2020 Washington Ave #302	St. Louis City	St Louis	1	388	\$113,500	1	1 (1 0)	1,023	99	BYAR01
0.1 mi	19005682	S	04/26/2019	COND	2201 Locust St #308	St. Louis City	St Louis	1	85	\$114,500	2	2 (2 0)	1,140	105	MADA01
0.2 mi	19001740	S	04/15/2019	COND	2020 Washington Ave #710	St. Louis City	St Louis	1	57	\$115,000	1	1 (1 0)	937	99	DPEV01
0.1 mi	19044187	S	06/18/2019	COND	2201 Locust St #407	St. Louis City	St Louis	1	0	\$116,000	2	2 (2 0)	1,160	105	MADA01
0.1 mi	19024965	S	06/07/2019	COND	2201 Locust St #207	St. Louis City	St Louis	1	36	\$116,000	2	2 (2 0)	1,160	105	MADA01
0.1 mi	18094590	S	02/20/2019	COND	2201 Locust St #205	St. Louis City	St Louis	1	23	\$118,000	2	2 (2 0)	1,230	105	MADA01
0.2 mi	18067805	S	07/11/2019	COND	2020 Washington Ave #610	St. Louis City	St Louis	1	291	\$118,000	1	1 (1 0)	1,003	99	WBRS01
0.2 mi	19032204	S	12/31/2019	COND	2020 Washington Ave #503	St. Louis City	St Louis	1	218	\$119,000	1	1 (1 0)	907	99	MADA01
0.1 mi	19039500	S	06/07/2019	COND	2201 Locust St #202	St. Louis City	St Louis	1	0	\$121,000	2	1 (1 0)	1,220	105	MADA01
0.2 mi	18090917	S	02/22/2019	COND	2020 Washington Ave #411	St. Louis City	St Louis	1	73	\$123,000	1	1 (1 0)	1,095	99	RHEA01
0.2 mi	19066225	S	09/16/2019	COND	2020 Washington Ave #509	St. Louis City	St Louis	1	0	\$126,000	1	1 (1 0)	1,077	99	CBG 18
0.0 mi	19005589	S	05/17/2019	COND	2323 Locust Ave #406	St. Louis City	St Louis	1	91	\$140,000	1	1 (1 0)	1,348		HSGR01

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 2/3/2020 to 2/3/2019

Property Type is 'Condo/Coop/Villa'

Latitude, Longitude is within 0.25 mi of 20001978

State Or Province is 'Missouri'

Selected 25 of 44 results.

CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

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 2/3/2020 to 2/3/2019 Property Type is 'Condo/Coop/Villa' Latitude, Longitude is within 0.25 mi of 20001978 State Or Province is 'Missouri'

Condo/Coop/Villa

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20000577	2020 Washington Ave #603	Downtown	2020 Washington L	1	1 (1 0)	975			100	01/03/20	\$117.85	31	\$114,900	\$114,900
19056033	2020 Washington Ave #510	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,003	1,003		99	07/25/19	\$129.11	193	\$132,900	\$129,500
20000097	2020 Washington Ave #611	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,206	1,206		100	01/02/20	\$111.86	32	\$134,900	\$134,900
19042468	2020 Washington Ave #305	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,050	1,050		12	06/07/19	\$129.52	241	\$141,750	\$136,000
20001978	2323 Locust #407	Downtown	Westgace Condo A	1	1 (1 0)	1,037	1,037		9	01/11/20	\$138.86	23	\$150,000	\$144,000

Active Totals

Listing Count :	5	Averages:	1,054	1,074		\$125.44	104	\$134,890	\$131,860		
		Price :			High	\$144,000	Low	\$114,900	Median	\$134,900	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19017213	2020 Washington Ave #407	Downtown	Lofts/2020 Washing	2	2 (2 0)	1,198	1,198		16	01/25/20	\$128.55	308	\$159,000	\$154,000

Pending Totals

Listing Count :	1	Averages:	1,198	1,198		\$128.55	308	\$159,000	\$154,000		
		Price :			High	\$154,000	Low	\$154,000	Median	\$154,000	

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
19034161	2201 Locust #304	Downtown	Packard Lofts	1	1 (1 0)	765			105	05/03/19	\$98.04	0	\$72,000	\$72,000	\$75,000	104.17
19011436	2201 Locust St #204	Downtown	Packard Lofts	1	1 (1 0)	765			105	04/04/19	\$101.96	5	\$75,000	\$75,000	\$78,000	104.00
19044587	2201 Locust St #411	Downtown	Packard Lofts	1	1 (1 0)	900			105	06/20/19	\$98.33	0	\$86,000	\$86,000	\$88,500	102.91
19003635	2207 Washington Ave #412	Downtown	Motor Lofts	2	1 (1 0)	1,004	1,004		119	09/05/19	\$91.63	218	\$115,000	\$99,900	\$92,000	80.00
19032529	2201 Locust St #412	Downtown	Packard Lofts	1	1 (1 0)	985			105	04/19/19	\$96.45	0	\$95,000	\$95,000	\$95,000	100.00
18056471	2207 Washington Ave #302	Downtown	Motor Lofts	2	2 (2 0)	1,358	1,358			11/06/19	\$81.00	458	\$140,000	\$120,000	\$110,000	78.57
19038781	2201 Locust St #307	Downtown	Packard Lofts	2	2 (2 0)	1,160			105	06/28/19	\$97.84	0	\$116,000	\$116,000	\$113,500	97.84
18061145	2020 Washington Ave #302	Downtown	Downtown/Lofts at	1	1 (1 0)	1,023	1,023		99	08/15/19	\$110.95	388	\$129,000	\$112,900	\$113,500	87.98
19005682	2201 Locust St #308	Downtown	Packard Lofts	2	2 (2 0)	1,140			105	04/26/19	\$100.44	85	\$129,000	\$119,900	\$114,500	88.76
19001740	2020 Washington Ave #710	Downtown	Lofts/2020 Washing	1	1 (1 0)	937			99	04/15/19	\$122.73	57	\$128,000	\$117,500	\$115,000	89.84
19044187	2201 Locust St #407	Downtown	Packard Lofts	2	2 (2 0)	1,160			105	06/18/19	\$100.00	0	\$111,000	\$111,000	\$116,000	104.50
19024965	2201 Locust St #207	Downtown	Packard Lofts	2	2 (2 0)	1,160			105	06/07/19	\$100.00	36	\$116,000	\$116,000	\$116,000	100.00
18094590	2201 Locust St #205	Downtown	Packard Lofts	2	2 (2 0)	1,230			105	02/20/19	\$95.93	23	\$113,000	\$113,000	\$118,000	104.42
18067805	2020 Washington Ave #610	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,003			99	07/11/19	\$117.65	291	\$128,000	\$123,000	\$118,000	92.19
19032204	2020 Washington Ave #503	Downtown	Lofts/2020 Washing	1	1 (1 0)	907	907		99	12/31/19	\$131.20	218	\$126,900	\$124,500	\$119,000	93.77

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: Condo/Coop/Villa

Condo/Coop/Villa

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
19039500	2201 Locust St #202	Downtown	Packard Lofts	2	1 (1 0)	1,220			105	06/07/19	\$99.18	0	\$116,000	\$116,000	\$121,000	104.31
18090917	2020 Washington Ave #411	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,095			99	02/22/19	\$112.33	73	\$145,000	\$145,000	\$123,000	84.83
19066225	2020 Washington Ave #509	Downtown	Lofts/2020 Washing	1	1 (1 0)	1,077			99	09/16/19	\$116.99	0	\$126,000	\$126,000	\$126,000	100.00
19005589	2323 Locust Ave #406	Downtown	Westgate Condo	1	1 (1 0)	1,348	1,348			05/17/19	\$103.86	91	\$143,900	\$143,900	\$140,000	97.29

Closed Totals

Listing Count :	19	Averages:	1,065	1,128							\$104.03	102	\$116,358	\$112,242	\$110,105	95.55
		Price :								High	\$140,000	Low	\$75,000	Median		\$115,000

Grand Totals

Count :	25	Averages:	\$/SqFt:	\$109.29	CDOM:	111	OP:	\$121,770	LP:	\$117,836	SP:	\$110,105
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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
20001978	COND	ACT	01/11/20	2323 Locust #407	St Louis	1	23	\$144,000	78	61	1	2	99	14	8	11	185

Cross Property Condensed

2323 Locust #407, St Louis 63103-1536



MLS #:	20001978	Status:	A	Stat Dt:	01/11/20	List Pr:	\$144,000
Area:	1	Bd:	1	Sq Ft:	1,037	Sell Pr:	
Muni/Twp:	St. Louis City			Pr/SqFt:	\$138.86	CDOM:	23
GA/CR:	1/0	Bth:	1 (1 0)	Condo Fee:	\$232	Age:	9
Style/Desc:	3+ Story/Loft					Acre:	0
SubD:	Westgate Condo Amd 01						
Schl District:	St. Louis City						

Search Criteria

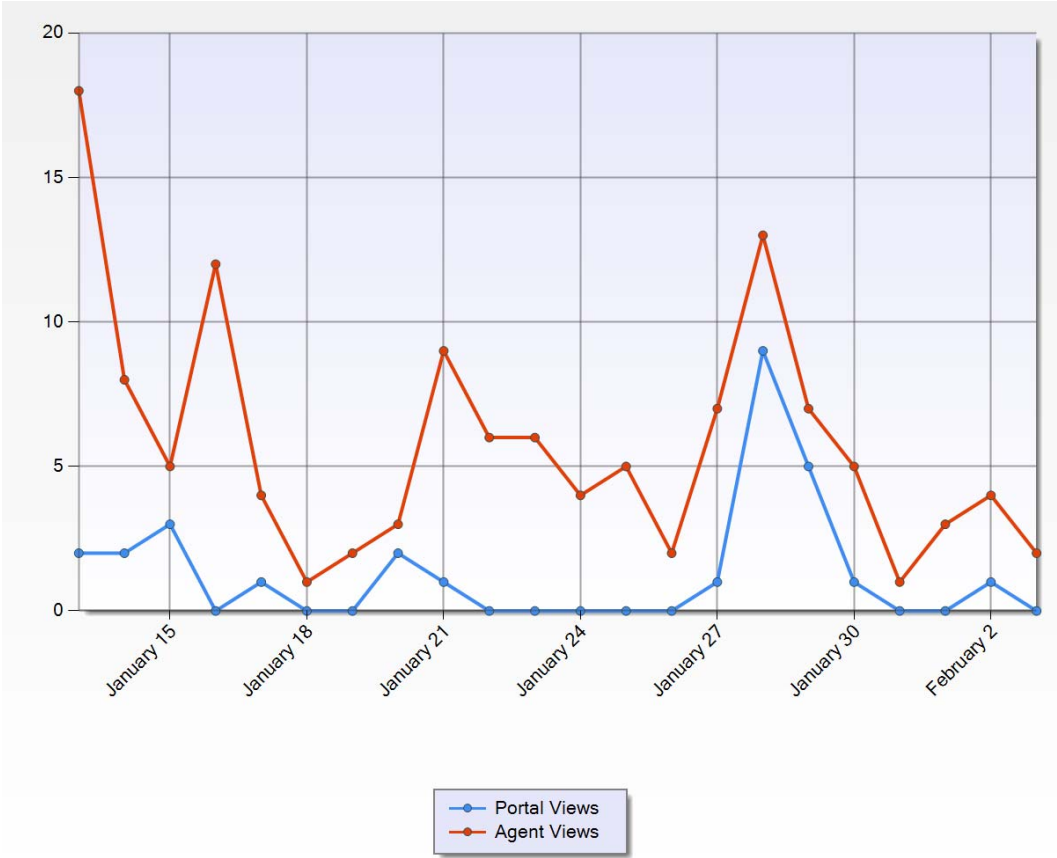
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 21 results.

 Historical Views for 2323 Locust #407

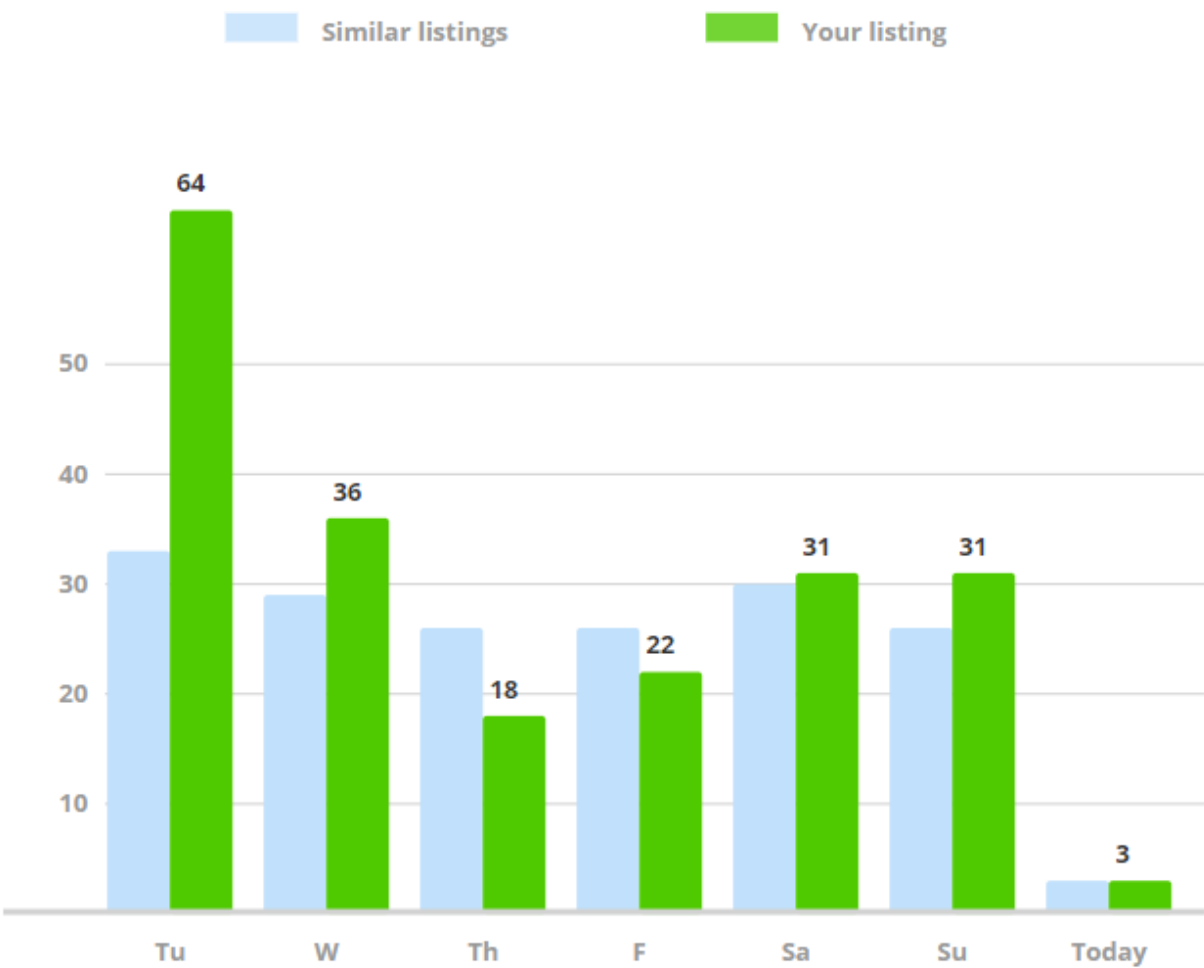


Time on Zillow
133 days

Views
667

Saves
21

This Week Last 30 Days



MARIS



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Listing Activity Report

2323 Locust Unit# 407, St Louis, MO 63103

Snapshot for Jan 11, 2020 - Feb 02, 2020



Listing ID: 20001978
Address: 2323 Locust Unit# 407, St Louis, MO 63103
Price: \$144,000
Status: ACTIVE

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

Feedback Responses

Activity Details

Received

No feedback responses.

Listing Activity Details

Activity Type	Activity Date	Comments
Canceled Showing	02/02/2020 2:25 PM - 2:40 PM	
Price Change Notification	01/28/2020 2:02 PM	
Price Change	01/28/2020 6:34 AM	
Status Change	01/11/2020 12:04 PM	
Price Change	01/11/2020 11:58 AM	
New Listing	01/11/2020	