

The Nett Group Real Estate Advisors

SELLER REPORT



3522 Oxford Blvd | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	59
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Client Possibilities	3
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Client Favorites	2
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Zillow Views	1237
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Zillow Saves	20
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Showings	6
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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
19071349	RESI	ACT	09/20/19	3522 Oxford Blvd	St Louis	241	58	\$305,000	321	149	2	3	381	10	19	42	473

Cross Property Condensed

3522 Oxford Blvd, St Louis 63143-4209



MLS #:	19071349	Status:	A	Stat Dt:	09/20/19	List Pr:	\$305,000
Area:	241	Bd:	3	Sq Ft:	1,503	Sell Pr:	
Muni/Twp:	Maplewood	Pr/SqFt:	\$202.93	CDOM:	141	Age:	116
GA/CR:	0/0	Bth:	2 (2 0)	Acre:	.171		
Style/Desc:	1.5 Story/Other						
SubD:	Greenwood						
Schl District:	Maplewood-Richmond Heights						

Search Criteria

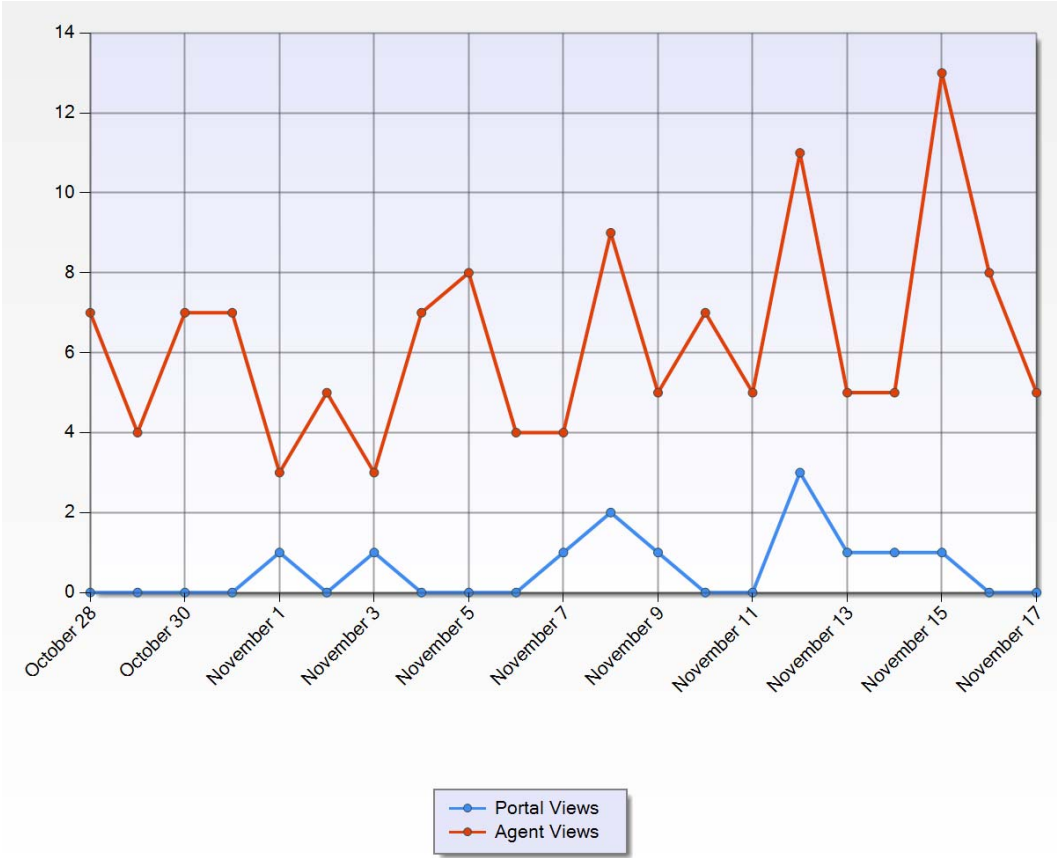
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 Historical Views for 3522 Oxford Blvd



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	19071349	A	09/20/2019	RESI	3522 Oxford Blvd	Maplewood	St Louis	241	141	\$305,000 3	2 (2 0)	1,503	0.1710 116	KWRC05	
0.1 mi	19034789	S	07/18/2019	RESI	3435 Commonwealth Ave	Maplewood	St Louis	241	2	\$250,000 3	2 (2 0)	1,864	0.1250 115	CBG 11	
0.2 mi	19033402	S	06/26/2019	RESI	3421 Commonwealth Ave	Maplewood	Maplewood	241	18	\$275,000 3	2 (1 1)	1,445		129 EXRT01	
0.2 mi	18088454	S	12/21/2018	RESI	3405 Cambridge Ave	Maplewood	St Louis	241	13	\$294,000 3	3 (2 1)	1,920	0.0700 10	MANN01	
0.1 mi	19013020	S	04/16/2019	RESI	3461 Cambridge Ave	Maplewood	St Louis	241	0	\$300,000 3	3 (2 1)	1,948	0.0900 14	RDKY02	
0.1 mi	19000978	S	02/28/2019	RESI	3607 Cambridge Ave	Maplewood	St Louis	241	35	\$300,000 3	3 (2 1)	1,782	0.1860 113	ALEK01	
0.2 mi	18071841	S	12/10/2018	RESI	3433 Cambridge Ave	Maplewood	St Louis	241	5	\$305,000 3	3 (2 1)	1,952	0.0900 12	KWSW01	
0.2 mi	18065785	X	12/31/2018	RESI	3433 Cambridge Ave	Maplewood	St Louis	241	2	\$295,000 3	3 (2 1)	1,952	0.0900 13	KWSW01	
0.2 mi	18065770	X	12/31/2018	RESI	3433 Cambridge Ave	Maplewood	St Louis	241	0	\$295,000 3	3 (2 1)	1,952	0.0900 13	KWSW01	
0.0 mi	18071888	X	03/31/2019	RESI	3522 Oxford	Maplewood	St Louis	241	118	\$317,900 3	2 (2 0)	1,503	0.1710 116	KWSW01	
0.0 mi	19042408	X	09/01/2019	RESI	3522 Oxford Blvd	Maplewood	St Louis	241	83	\$319,900 3	2 (2 0)	1,503	0.1705 116	WCLK01	

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 11/18/2019 to 11/18/2018
Latitude, Longitude is within 0.25 mi of 19071349
State Or Province is 'Missouri'
Price is 250000 to 350000
Selected 11 of 11 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 11/18/2019 to 11/18/2018 Latitude, Longitude is within 0.25 mi of 19071349 State Or Province is 'Missouri' Price is 250000 to 350000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19071349	3522 Oxford Blvd	Maplewood-Rchr	Greenwood	3	2 (2 0)	1,503	1,503	0.171	116	09/20/19	\$202.93	141	\$305,000	\$305,000

Active Totals

Listing Count :	1	Averages:	1,503	1,503	0.171							\$202.93	141	\$305,000	\$305,000	
		Price :							High			\$305,000	Low	\$305,000	Median	\$305,000

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
19034789	3435 Commonwealth Ave	Maplewood-Rchr	Greenwood	3	2 (2 0)	1,864		0.125	115	07/18/19	\$134.12	2	\$250,000	\$250,000	\$250,000	100.00
19033402	3421 Commonwealth Ave	Maplewood-Rchr	Greenwood	3	2 (1 1)	1,445			129	06/26/19	\$190.31	18	\$289,900	\$279,900	\$275,000	94.86
18088454	3405 Cambridge Ave	Maplewood-Rchr	Cambridge Townho	3	3 (2 1)	1,920		0.070	10	12/21/18	\$153.13	13	\$299,000	\$299,000	\$294,000	98.33
19013020	3461 Cambridge Ave	Maplewood-Rchr	Cambridge Townho	3	3 (2 1)	1,948	1,948	0.090	14	04/16/19	\$154.00	0	\$300,000	\$300,000	\$300,000	100.00
19000978	3607 Cambridge Ave	Maplewood-Rchr	Greenwood	3	3 (2 1)	1,782		0.186	113	02/28/19	\$168.35	35	\$304,900	\$304,900	\$300,000	98.39
18071841	3433 Cambridge Ave	Maplewood-Rchr	Cambridge Townho	3	3 (2 1)	1,952	1,952	0.090	12	12/10/18	\$156.25	5	\$295,000	\$295,000	\$305,000	103.39

Closed Totals

Listing Count :	6	Averages:	1,819	1,950	0.112							\$159.36	12	\$289,800	\$288,133	\$287,333	99.16
		Price :							High		\$305,000	Low		\$250,000	Median		\$297,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18065785	3433 Cambridge Ave	Maplewood-Rchr	Cambridge Townho	3	3 (2 1)	1,952	1,952	0.090	13	01/01/19	\$151.13	2	\$295,000	\$295,000
18065770	3433 Cambridge Ave	Maplewood-Rchr	Cambridge Townho	3	3 (2 1)	1,952	1,952	0.090	13	01/01/19	\$151.13	0	\$295,000	\$295,000
18071888	3522 Oxford	Maplewood-Rchr	Greenwood	3	2 (2 0)	1,503	2,103	0.171	116	04/01/19	\$211.51	118	\$317,900	\$317,900
19042408	3522 Oxford Blvd	Maplewood-Rchr	Greenwood	3	2 (2 0)	1,503	1,503	0.171	116	09/01/19	\$212.84	83	\$324,900	\$319,900

Expired Totals

Listing Count :	4	Averages:	1,728	1,878	0.130							\$181.65	51	\$308,200	\$306,950	
		Price :							High		\$319,900	Low		\$295,000	Median	\$306,450

Grand Totals

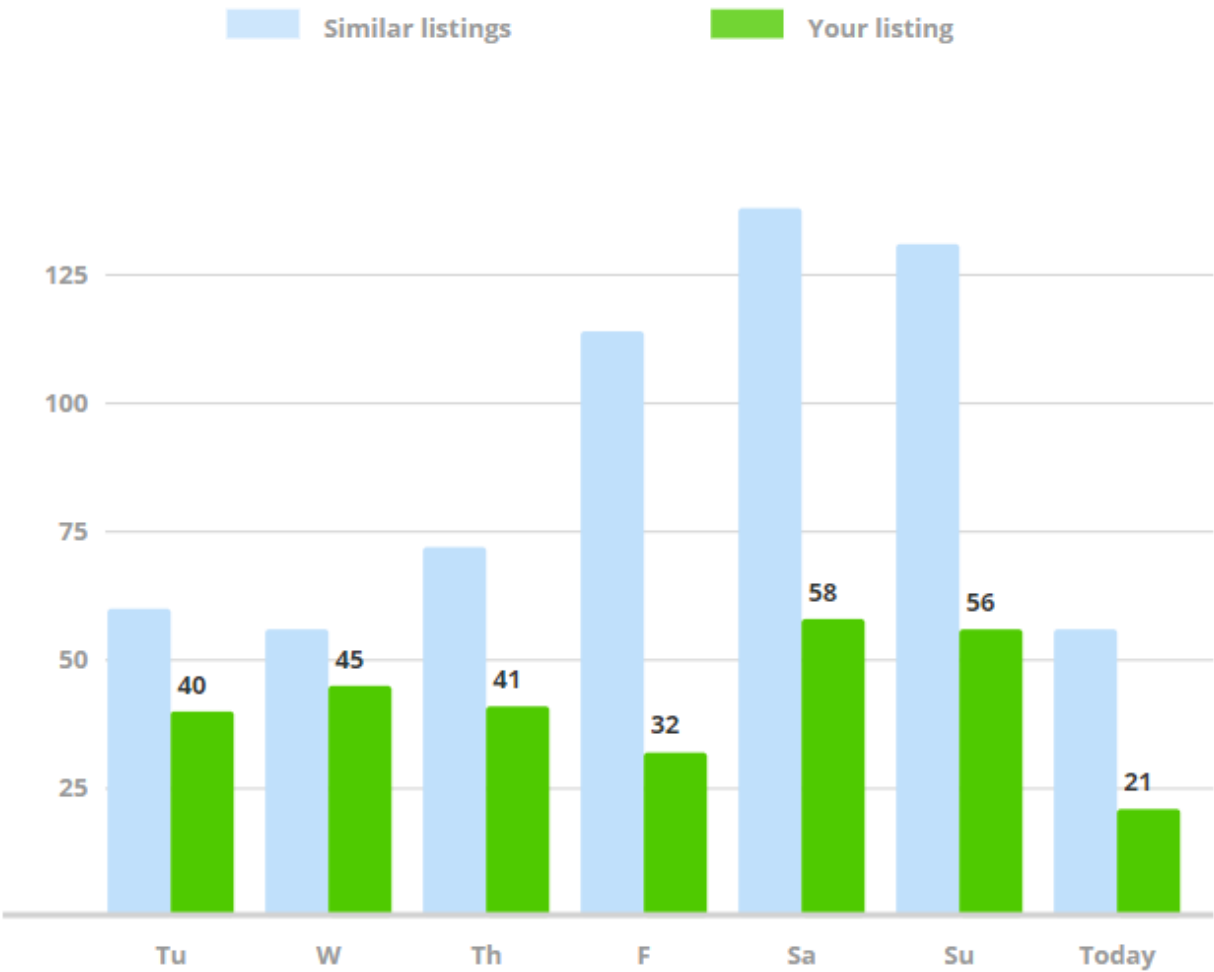
Count :	11	Averages:	\$/SqFt:	\$171.43	CDOM:	38	OP:	\$297,873	LP:	\$296,509	SP:	\$287,333
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Time on Zillow
160 days

Views
1,237

Saves
20

This Week Last 30 Days



MARIS



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Listing Activity Report

3522 Oxford Boulevard, St Louis, MO 63143

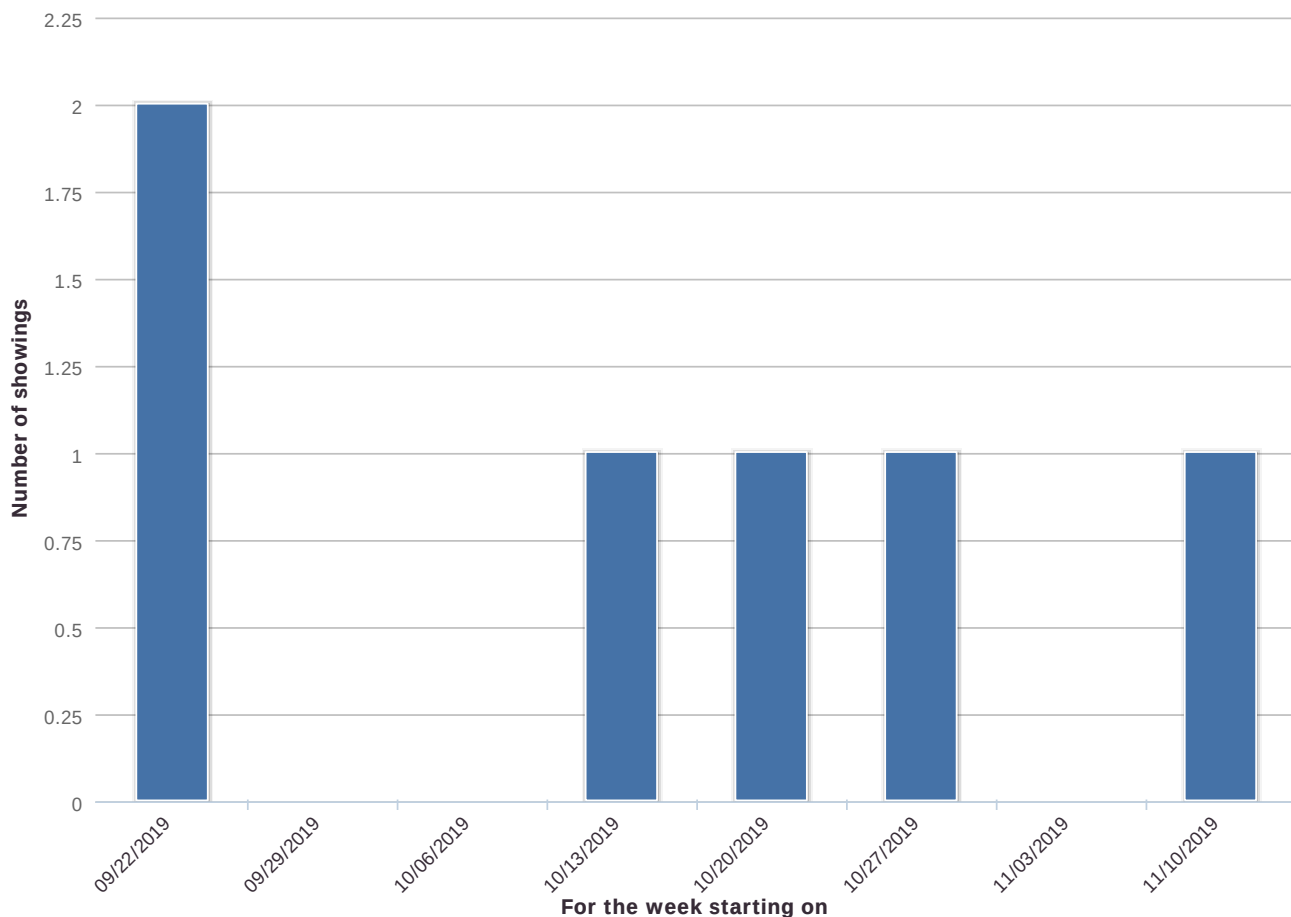
Snapshot for Sep 20, 2019 - Nov 12, 2019



Listing ID: 19071349
 Address: 3522 Oxford Boulevard, St Louis, MO 63143
 Price: \$305,000
 Status: ACTIVE

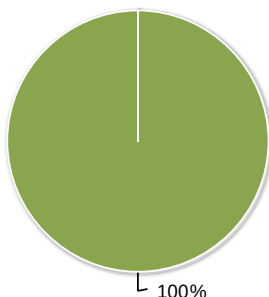
Total number of appointments: 6
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 1
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 10/29/2019 9:20 AM - 10:00 AM	10/31/2019 10:07 AM
Is your client interested in writing an offer on this listing? Not interested COMMENTS/RECOMMENDATIONS: Home needed too much work for price.	
Showing 10/25/2019 5:00 PM - 5:45 PM	10/26/2019 07:56 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: Client selected another house.	
Showing 10/15/2019 3:45 PM - 4:15 PM	10/16/2019 12:51 PM
Is your client interested in writing an offer on this listing? Not interested Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: It needs to be completely updated. Doesn't make sense for me at that price.	
Agent Preview 09/24/2019 12:30 PM - 12:45 PM	09/24/2019 01:15 PM
COMMENTS/RECOMMENDATIONS: Agent Preview. Thanks for allowing me to view the property.	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	11/12/2019 1:30 PM - 2:00 PM	
Declined Showing	11/09/2019 3:00 PM - 4:00 PM	
Past Showing	10/29/2019 9:20 AM - 10:00 AM	
Canceled Showing	10/26/2019 11:15 AM - 12:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	10/25/2019 5:00 PM - 5:45 PM	
 Canceled Agent Preview	10/24/2019 10:30 AM - 12:30 PM	
 Past Showing	10/15/2019 3:45 PM - 4:15 PM	
 Past Showing	09/28/2019 9:45 AM - 11:00 AM	
 Past Agent Preview	09/24/2019 12:30 PM - 12:45 PM	
 Canceled Showing	09/23/2019 11:00 AM - 11:15 AM	
 Status Change	09/20/2019 4:27 PM	
 New Listing	09/20/2019	