

The Nett Group Real Estate Advisors

SELLER REPORT



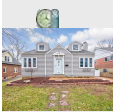
7309 Sutherland Ave | St Louis

TheNettGroup.com • 636.614.5132

Residential Single Line

Distance	MLS #	St	Status	Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	Sqft	Abv	Lsq	Age	Off ID
0.0 mi	20016113	A		03/19/2020	RESI	7309 Sutherland Ave	Shrewsbury	St. Louis	256	12	\$169,900.2	2 (1 1)	1,020		0.1660	62	KWRC05
0.2 mi	20017843	P		03/19/2020	RESI	7336 Devonshire Ave	Shrewsbury	St. Louis	256	13	\$298,000.3	3 (3 0)	1,470		0.1720	83	PLAT01
0.1 mi	20007353	P		03/02/2019	RESI	7308 Lansdowne Ave	Shrewsbury	St. Louis	256	249	\$353,000.2	1 (1 0)	1,140		0.1650	95	DKK001
0.2 mi	19051920	S		12/07/2019	RESI	7308 Devonshire Ave	St. Louis City	St. Louis	256	945	\$172,000.2	2 (1 1)	1,143		0.153	100	DKK001
0.2 mi	19051920	S		12/07/2019	RESI	7308 Devonshire Ave	Shrewsbury	St. Louis	256	945	\$172,000.2	2 (1 1)	1,143		0.153	100	DKK001
0.2 mi	19066554	S		11/03/2019	RESI	7268 Murdoch Ave	Shrewsbury	St. Louis	256	73	\$132,500.2	2 (1 1)	1,155		0.153	105	RMX001
0.2 mi	19033856	S		11/27/2019	RESI	7210 Devonshire Ave	Shrewsbury	Shrewsbury	256	73	\$155,000.2	2 (1 1)	915		0.3800	78	MAD001
0.2 mi	19082830	S		07/31/2019	RESI	7212 Devonshire Ave	Shrewsbury	Shrewsbury	256	78	\$160,000.4	2 (2 0)	1,695		0.1700	111	MAD001
0.2 mi	19028492	S		12/13/2019	RESI	7434 Lansdowne Ave	Shrewsbury	St. Louis	256	8	\$170,000.4	2 (1 1)	825		0.1660	73	RPK003
0.0 mi	19028492	S		06/12/2019	RESI	7310 Sutherland Ave	Shrewsbury	St. Louis	256	14	\$189,500.2	1 (1 0)	1,080		0.1650	109	RMX004
0.2 mi	19066554	S		10/31/2019	RESI	7403 Murdoch Ave	Shrewsbury	St. Louis	256	2	\$225,000.3	2 (2 0)	1,008		0.1720	81	KIAS01
0.2 mi	19050568	S		08/08/2019	RESI	7315 Murdoch Ave	Shrewsbury	St. Louis	256	2	\$257,000.4	2 (2 0)	1,462		0.1890	82	MAD001
0.2 mi	19061252	S		10/30/2019	RESI	7334 Devonshire Ave	Shrewsbury	St. Louis	256	6	\$266,000.3	2 (2 0)	1,378		0.1720	91	HRLG01
0.0 mi	19010341	X		08/20/2019	RESI	7306 Melbourne	Shrewsbury	St. Louis	256	5	\$175,000.2	1 (1 0)	1,088		0.1660	36	EXRT01
0.1 mi	19044893	C		02/05/2020	RESI	7308 Lansdowne Ave	Shrewsbury	St. Louis	256	233	\$145,300.2	1 (1 0)	1,140		0.1650	95	AMRG01

Residential Condensed

	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 20016113 Status: A 256 Bd: 2 Shrewsbury 0/0 Bth: 2 (1 1) 1 Story/Ranch Shrewsbury Park 3rd Sub	Stat Dt: Sqft Above: Pr/SqFt: Age: 03/16/20 1,020 \$166.57 62	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$169,900 12 Webster Groves .166
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 20017843 Status: A 256 Bd: 3 Shrewsbury 0/0 Bth: 3 (3 0) 2 Story/A-Frame Shrewsbury Park 3rd	Stat Dt: Sqft Above: Pr/SqFt: Age: 03/18/20 1,470 \$202.72 83	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$298,000 13 Webster Groves .172
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 20007345 Status: P 256 Bd: 2 Shrewsbury 0/0 Bth: 1 (1 0) 1 Story/Ranch Shrewsbury Park 3rd	Stat Dt: Sqft Above: Pr/SqFt: Age: 03/02/20 1,140 \$72.81 95	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$83,000 249 Webster Groves .165
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19041899 Status: S 3 Bd: 2 St. Louis City 2/0 Bth: 2 (1 1) 2 Story/Other Shrewsbury Park Add	Stat Dt: Sqft Above: Pr/SqFt: Age: 09/27/19 1,173 \$150.90 120	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$184,900 \$177,000 105 St. Louis City .171
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19057160 Status: S 256 Bd: 3 Shrewsbury 2/0 Bth: 2 (1 1) 1.5 Story/Other Weber Resub	Stat Dt: Sqft Above: Pr/SqFt: Age: 12/03/19 1,356 \$97.71 105	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$139,900 \$132,500 94 Webster Groves .155
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19068554 Status: S 256 Bd: 2 Shrewsbury 2/0 Bth: 1 (1 0) 1 Story/Ranch ShrewsburyPark Fourth	Stat Dt: Sqft Above: Pr/SqFt: Age: 11/27/19 916 \$169.21 78	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$167,000 \$155,000 73 Webster Groves .280
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19033886 Status: S 256 Bd: 4 Shrewsbury 0/1 Bth: 2 (2 0) 2 Story/Other Shrewsbury Park Fourth	Stat Dt: Sqft Above: Pr/SqFt: Age: 07/31/19 1,695 \$94.40 111	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$169,900 \$160,000 78 Webster Groves .170
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19082830 Status: S 256 Bd: 4 Shrewsbury 0/0 Bth: 2 (1 1) 1 Story/Ranch Woodard	Stat Dt: Sqft Above: Pr/SqFt: Age: 12/13/19 825 \$206.06 73	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$170,000 \$170,000 8 Webster Groves .166
	MLS #: Area: Muni/Twp: GA/CR: Style/Desc: SubD: 19028492 Status: S 256 Bd: 2 Shrewsbury 1/0 Bth: 1 (1 0) 1 Story/Bungalow / Cottage Shrewsbury Park 3rd	Stat Dt: Sqft Above: Pr/SqFt: Age: 06/12/19 1,080 \$175.46 109	List Pr: Sell Pr: CDOM: Schl Dst: Acres: \$189,500 \$189,500 14 Webster Groves .165

		7403 Murdoch Ave, St Louis 63119-2824			
MLS #:	19066594	Status:	S	Stat Dt:	10/31/19
Area:	256	Bd:	3	Sqft Above:	1,008
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$223.21
GA/CR:	2/0	Bth:	2 (2 0)	Age:	81
Style/Desc:	1 Story/Bungalow / Cottage				
SubD:	Shrewsbury Park 3rd			List Pr:	\$229,000
				Sell Pr:	\$225,000
				CDOM:	2
				Schl Dst:	Webster Groves
				Acres:	.172
		7315 Murdoch Ave, St Louis 63119-2863			
MLS #:	19050568	Status:	S	Stat Dt:	08/08/19
Area:	256	Bd:	4	Sqft Above:	1,462
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$175.79
GA/CR:	1/0	Bth:	2 (2 0)	Age:	82
Style/Desc:	1.5 Story/Other				
SubD:	Shrewsbury Park 3rd			List Pr:	\$254,900
				Sell Pr:	\$257,000
				CDOM:	2
				Schl Dst:	Webster Groves
				Acres:	.189
		7334 Devonshire Ave, St Louis 63119-2829			
MLS #:	19061252	Status:	S	Stat Dt:	10/30/19
Area:	256	Bd:	3	Sqft Above:	1,378
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$193.03
GA/CR:	1/0	Bth:	2 (2 0)	Age:	91
Style/Desc:	2 Story/Other				
SubD:	Shrewsbury Park 3rd			List Pr:	\$265,000
				Sell Pr:	\$266,000
				CDOM:	6
				Schl Dst:	Webster Groves
				Acres:	.172
		7306 Melbourne, St Louis 63119-2842			
MLS #:	19010341	Status:	X	Stat Dt:	08/20/19
Area:	256	Bd:	2	Sqft Above:	1,088
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$160.85
GA/CR:	1/0	Bth:	1 (1 0)	Age:	36
Style/Desc:	1 Story/Other				
SubD:	Shrewsbury Park 3rd Sub			List Pr:	\$175,000
				Sell Pr:	\$175,000
				CDOM:	5
				Schl Dst:	Webster Groves
				Acres:	.166
		7308 Lansdowne Ave, St Louis 63119-2834			
MLS #:	19044893	Status:	C	Stat Dt:	02/05/20
Area:	256	Bd:	2	Sqft Above:	1,140
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$127.46
GA/CR:	0/0	Bth:	1 (1 0)	Age:	95
Style/Desc:	1.5 Story/Bungalow / Cottage				
SubD:	Shrewsbury Park 3rd			List Pr:	\$145,300
				Sell Pr:	\$145,300
				CDOM:	233
				Schl Dst:	Webster Groves
				Acres:	.165

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 3/31/2020 to 4/1/2019
Latitude, Longitude is within 0.25 mi of 20016113
State Or Province is 'Missouri'
Selected 14 of 14 results.

Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Enrolls	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
20016113	RESI	ACT	03/16/20	7309 Sutherland Ave	St Louis	256	12	\$169,900	764	523	7	8	821	194	41	52	746

Cross Property Condensed

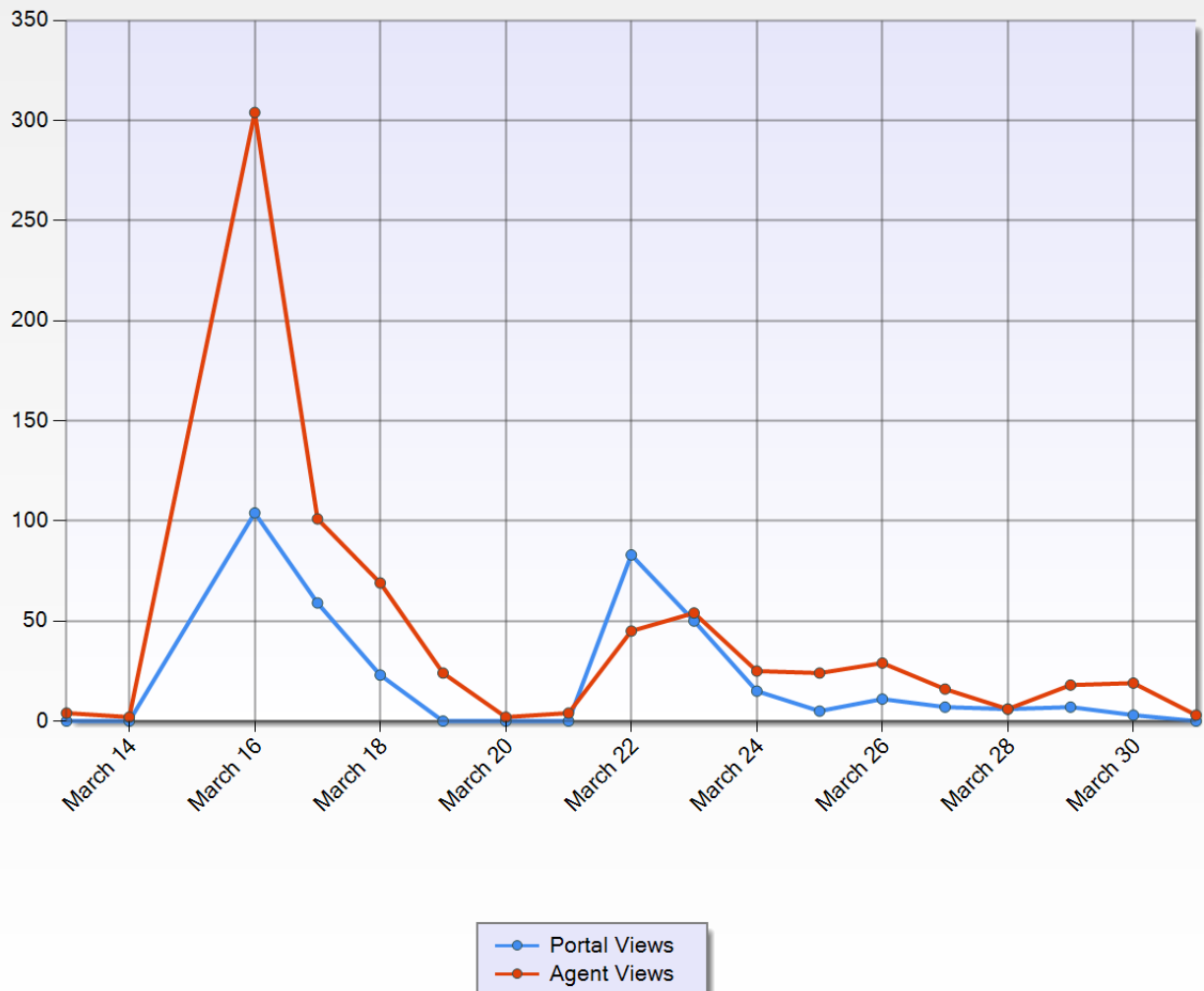
7309 Sutherland Ave, St Louis 63119-2848



MLS #:	20016113	Status:	A	Stat Dt:	03/16/20	List Pr:	\$169,900
Area:	256	Bd:	2	Sq Ft:	1,020	Sell Pr:	
Muni/Twp:	Shrewsbury			Pr/SqFt:	\$166.57	CDOM:	12
GA/CR:	0/0	Bth:	2 (1 1)			Age:	62
Style/Desc:	1 Story/Ranch					Acre:	.166
SubD:	Shrewsbury Park 3rd Sub						
Schl District:	Webster Groves						

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 25 results.

359 Historical Views for 7309 Sutherland Ave

LISTING SCORECARD

DAYS ON MARKET 12

CLIENT POSSIBILITIES 8

CLIENT FAVORITES 7

ZILLOW VIEWS 3338

ZILLOW SAVES 117

SHOWINGS 26

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.

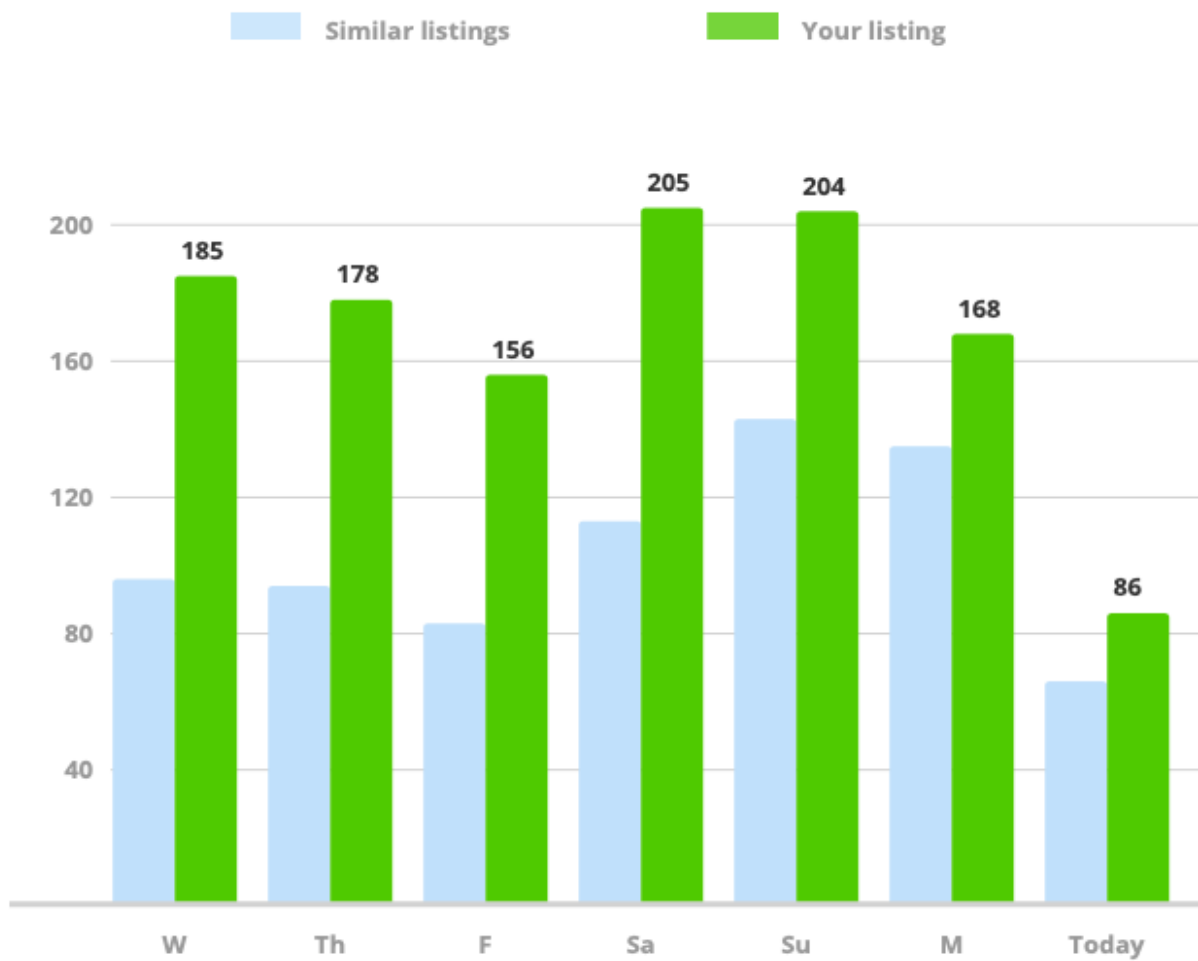
Time on Zillow
14 days

Views
3,338

Saves
117

This Week

Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

7309 Sutherland Avenue, St Louis, MO 63119

Snapshot for Mar 16, 2020 - Mar 30, 2020



Listing ID: 20016113
Address: 7309 Sutherland Avenue, St Louis, MO 63119
Price: \$169,900
Status: ACTIVE

Total number of appointments: 26
Appointments in the last 30 days: 26
Appointments in the last 7 days: 9
Total number of agent previews: 1
Total number of agent inquiries: 0

Appointments Per Week

Feedback at a Glance

--

Feedback Responses

Activity Details	Received
Showing 03/30/2020 3:30 PM - 4:00 PM	03/31/2020 07:16 AM
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:	Very Good Just right 4 Cute house with lots of potential. Well kept and really just needs a coat of paint to be move in ready.
Showing 03/28/2020 1:15 PM - 1:30 PM	03/28/2020 02:30 PM
COMMENTS/RECOMMENDATIONS: Investors	
Showing 03/27/2020 4:30 PM - 5:00 PM	03/27/2020 06:01 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 Good Too high 3
Showing 03/27/2020 4:00 PM - 4:15 PM	03/30/2020 04:20 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 Fair Too high 2
Showing 03/23/2020 2:30 PM - 3:30 PM	03/24/2020 06:14 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:		My guy is probably not your kind of buyer. He can pay more and will to get more updates. With the old windows, no garage, drive way and patio cracks, and dated kitchen and baths he would be spending more than he thinks it would be worth.
Showing 03/18/2020 6:30 PM - 6:45 PM		03/19/2020 07:00 PM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high 4
Showing 03/18/2020 11:15 AM - 11:45 AM		03/19/2020 10:02 AM
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:		Very Excellent Just right 4
Showing 03/18/2020 10:00 AM - 10:30 AM		03/18/2020 10:35 AM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested Buyers felt house needed too much updating
Showing 03/17/2020 7:45 PM - 8:15 PM		03/18/2020 08:59 AM
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:		Very Excellent 5(Best)
Showing 03/17/2020 7:20 PM - 7:35 PM		03/17/2020 08:47 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 Prospect thought condition was less than as appeared in internet photo's.
Showing 03/17/2020 6:00 PM - 6:30 PM		03/17/2020 07:28 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 Ideal location - nice backyard. Seems structurally sound. Obviously dated but makes sense for the price. I think it's probably not the one for him. Good luck!
Showing 03/17/2020 3:00 PM - 4:00 PM		03/23/2020 04:47 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:	Not interested
Agent Preview 03/17/2020 10:00 AM - 11:30 AM	03/17/2020 01:49 PM
COMMENTS/RECOMMENDATIONS:	I previewed your listing and I will be showing it this evening.
Showing 03/17/2020 9:00 AM - 9:30 AM	03/17/2020 05:02 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Not interested

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	03/30/2020 3:30 PM - 4:00 PM	
 Past Showing	03/29/2020 4:30 PM - 5:00 PM	
 Past Showing	03/28/2020 1:15 PM - 1:30 PM	
 Past Showing	03/27/2020 4:30 PM - 5:00 PM	
 Past Showing	03/27/2020 4:00 PM - 4:15 PM	
 Past Showing	03/27/2020 2:00 PM - 2:15 PM	
 Past Showing	03/25/2020 4:30 PM - 5:15 PM	
 Past Showing	03/25/2020 12:30 PM - 1:30 PM	
 Past Showing	03/24/2020 11:15 AM - 11:30 AM	
 Past Showing	03/23/2020 5:00 PM - 5:40 PM	
 Past Showing	03/23/2020 2:30 PM - 3:30 PM	
 Past Inspection	03/23/2020 9:00 AM - 11:30 AM	
 Status Change	03/22/2020 12:52 PM	
 Canceled Showing	03/21/2020 10:00 AM - 10:40 AM	
 Past Inspection	03/21/2020 9:00 AM - 9:15 AM	
 Canceled Showing	03/19/2020 5:15 PM - 5:45 PM	
 Canceled Showing	03/19/2020 4:45 PM - 5:45 PM	
 Status Change	03/19/2020 8:28 AM	
 Past Showing	03/18/2020 6:30 PM - 6:45 PM	

Activity Type	Activity Date	Comments
 Past Showing	03/18/2020 11:15 AM - 11:45 AM	
 Past Showing	03/18/2020 10:00 AM - 10:30 AM	
 Past Showing	03/18/2020 9:00 AM - 9:30 AM	
 Past Showing	03/17/2020 7:45 PM - 8:15 PM	
 Canceled Showing	03/17/2020 7:30 PM - 8:00 PM	
 Past Showing	03/17/2020 7:20 PM - 7:35 PM	
 Past Showing	03/17/2020 6:00 PM - 6:30 PM	
 Past Showing	03/17/2020 4:30 PM - 6:00 PM	
 Canceled Showing	03/17/2020 3:30 PM - 4:30 PM	
 Past Showing	03/17/2020 3:00 PM - 4:00 PM	
 Past Showing	03/17/2020 11:45 AM - 1:00 PM	
 Past Showing	03/17/2020 11:00 AM - 12:30 PM	
 Past Agent Preview	03/17/2020 10:00 AM - 11:30 AM	
 Past Showing	03/17/2020 9:00 AM - 9:30 AM	
 Status Change	03/16/2020 10:25 AM	
 New Listing	03/16/2020	