



**Juliana Martell**

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## Listing Activity Report

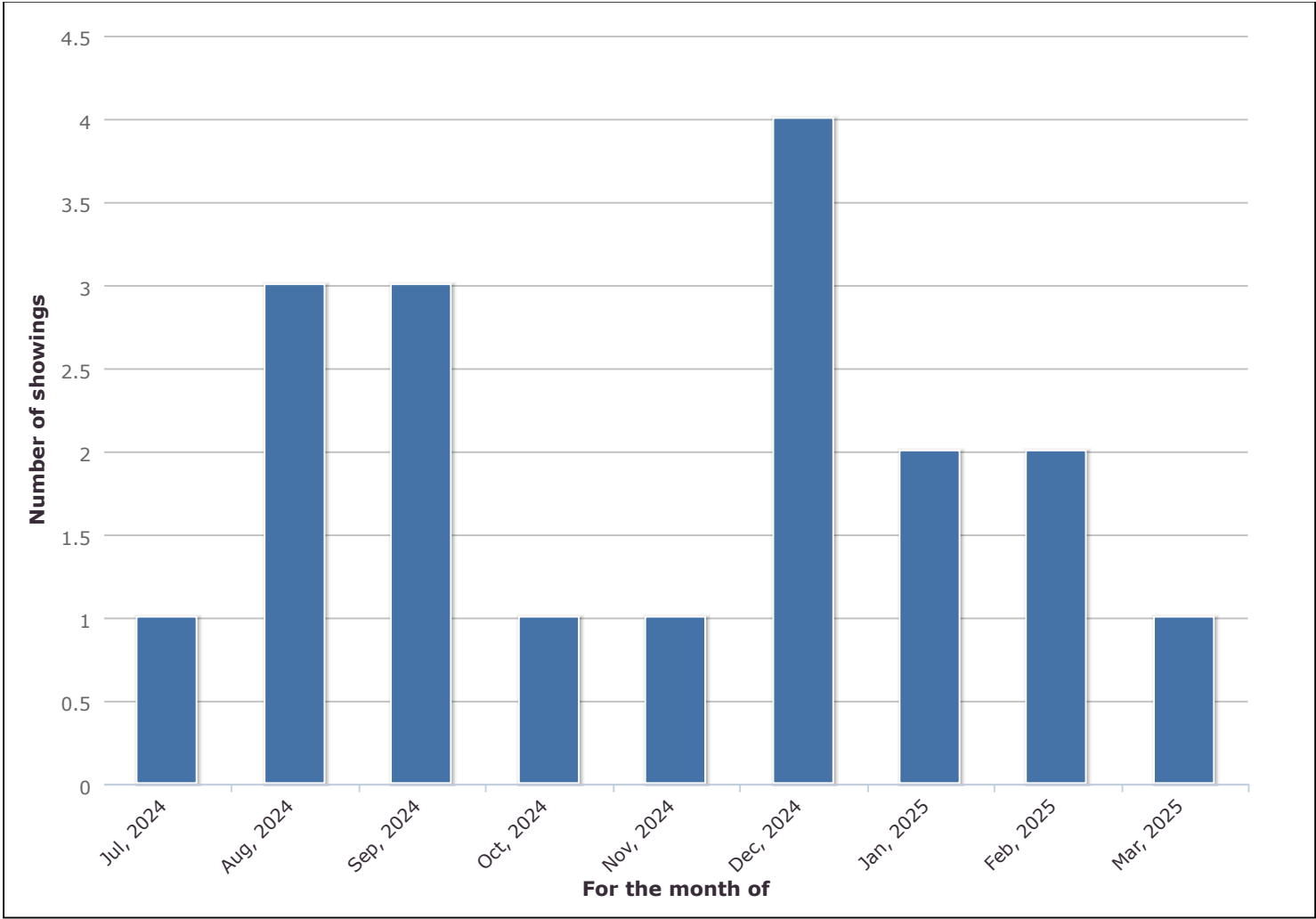
246 N 3RD STREET Unit# 4CD, PHILADELPHIA, PA 19106

Snapshot for Jul 22, 2024 - Mar 01, 2025



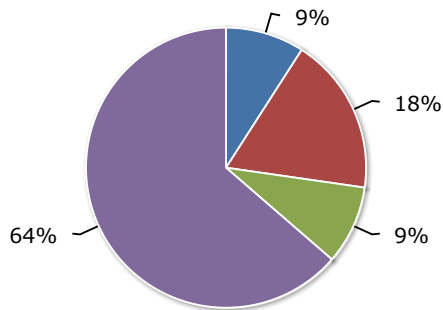
Listing ID:	PAPH2377366
Address:	246 N 3RD STREET Unit# 4CD, PHILADELPHIA, PA 19106
Price:	\$433,000
Status:	ACTIVE
Total number of appointments:	18
Appointments in the last 30 days:	3
Appointments in the last 7 days:	1
Total number of agent previews:	1
Total number of agent inquiries	0

Appointments Per Month



## Feedback at a Glance

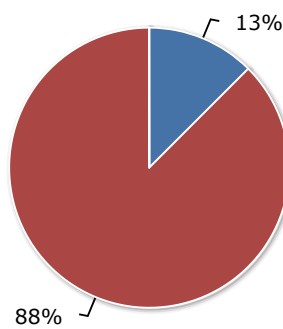
### Is your client interested in this listing?



- Very (1)
- Somewhat (2)
- Maybe (1)
- Not interested (7)

\* 11 responses

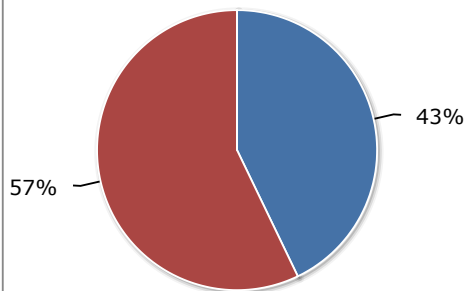
### Please rate your overall experience at this showing.



- Excellent (1)
- Good (7)
- Fair (0)
- Poor (0)

\* 8 responses

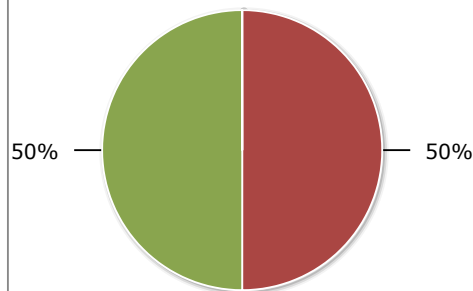
### Your (and your client's) opinion of the price:



- Just right (3)
- Too high (4)
- Too low (0)

\* 7 responses

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



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

\* 6 responses

## Feedback Responses

Activity Details	Received
Showing 02/10/2025 2:45 PM - 3:15 PM	02/10/2025 05:33 PM

Activity Details		Received
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>The unit needed a little more work than these buyers want to take on but they liked the layout and location.</p>
Showing 02/08/2025 5:00 PM - 5:30 PM		02/10/2025 06:20 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Maybe</p> <p>Good</p> <p>Client loves the location + parking, but the unit requires more updating work than they are prepared to undertake at this point in their home search. Could be a cool space once renovated.</p>
Showing 12/14/2024 4:30 PM - 5:00 PM		12/19/2024 05:16 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p>
2nd Showing 12/11/2024 11:30 AM - 12:00 PM		12/11/2024 12:34 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Very</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>He does like the unit a lot. He is trying to figure out something that makes sense for him.</p>
Showing 12/04/2024 2:00 PM - 2:30 PM		12/06/2024 10:31 AM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Just right</p>
Showing 11/09/2024 11:45 AM - 12:15 PM		11/09/2024 01:41 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Likes the unit but is worried about the cost of updating everything. We might go back for a second look soon.</p>
Showing 09/17/2024 7:00 PM - 7:30 PM		09/18/2024 07:26 PM

Activity Details		Received
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Good</p> <p>Just right</p> <p>3</p> <p>Nice property in a great location, just not the right fit for them. They need something with a little bit better layout for them</p>
Showing 09/14/2024 11:00 AM - 11:30 AM		09/14/2024 02:34 PM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>This layout did not appeal to Buyers. And the building itself looks like it needs some maintenance. Sadly, It's not what they are looking for.</p>
Showing 08/20/2024 5:00 PM - 5:30 PM		08/20/2024 06:20 PM
<p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Space has sooo much potential and they loved the size/location- but after seeing it up close, they ultimately felt it was far too big a project to update the space to something more current. 20 years ago it would have been fun, but they no longer have the bandwidth. Thanks and best of luck!</p>
Showing 08/13/2024 6:00 PM - 6:30 PM		08/14/2024 08:24 AM
<p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Excellent</p> <p>Just right</p> <p>4</p> <p>Buyer felt they would have to make more renovations then theyd like</p>
Agent Preview 07/23/2024 2:30 PM - 3:00 PM		07/24/2024 04:44 PM
<p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not interested</p> <p>Not the right layout and needed too much to make it work. Thank you!</p>

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	03/01/2025 1:45 PM - 2:15 PM	
 Past Showing	02/10/2025 2:45 PM - 3:15 PM	
 Past Showing	02/08/2025 5:00 PM - 5:30 PM	
 Past Showing	01/28/2025 5:00 PM - 5:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	01/28/2025 2:10 PM - 2:40 PM	
 Canceled Showing	01/27/2025 2:45 PM - 3:15 PM	
 Canceled Showing	01/19/2025 1:30 PM - 2:00 PM	
 Price Change	01/16/2025 8:45 AM	
 Past Showing	12/15/2024 2:30 PM - 3:00 PM	
 Past Showing	12/14/2024 4:30 PM - 5:00 PM	
 Past 2nd Showing	12/11/2024 11:30 AM - 12:00 PM	
 Price Change	12/05/2024 11:08 AM	
 Past Showing	12/04/2024 2:00 PM - 2:30 PM	
 Past Showing	11/09/2024 11:45 AM - 12:15 PM	
 Price Change	10/17/2024 5:51 AM	
 Past Showing	10/03/2024 11:50 AM - 12:20 PM	
 Past Showing	09/22/2024 1:15 PM - 1:45 PM	
 Canceled Showing	09/20/2024 4:45 PM - 5:15 PM	
 Canceled Showing	09/20/2024 3:15 PM - 3:45 PM	
 Past Showing	09/17/2024 7:00 PM - 7:30 PM	
 Past Showing	09/14/2024 11:00 AM - 11:30 AM	
 Price Change	09/12/2024 6:58 AM	
 Past Showing	08/24/2024 4:00 PM - 4:30 PM	
 Past Showing	08/20/2024 5:00 PM - 5:30 PM	
 Price Change	08/19/2024 9:22 AM	
 Past Showing	08/13/2024 6:00 PM - 6:30 PM	
 Past Agent Preview	07/23/2024 2:30 PM - 3:00 PM	
 New Listing	07/22/2024	