

The Nett Group Real Estate Advisors

SELLER REPORT



4733 Old State Route 21 | Imperial

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	61
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Client Possibilities	7
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Client Favorites	10
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Zillow Views	18
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Zillow Saves	1
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Showings	10
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Good Activity is an average of *3-4 showings weekly*.

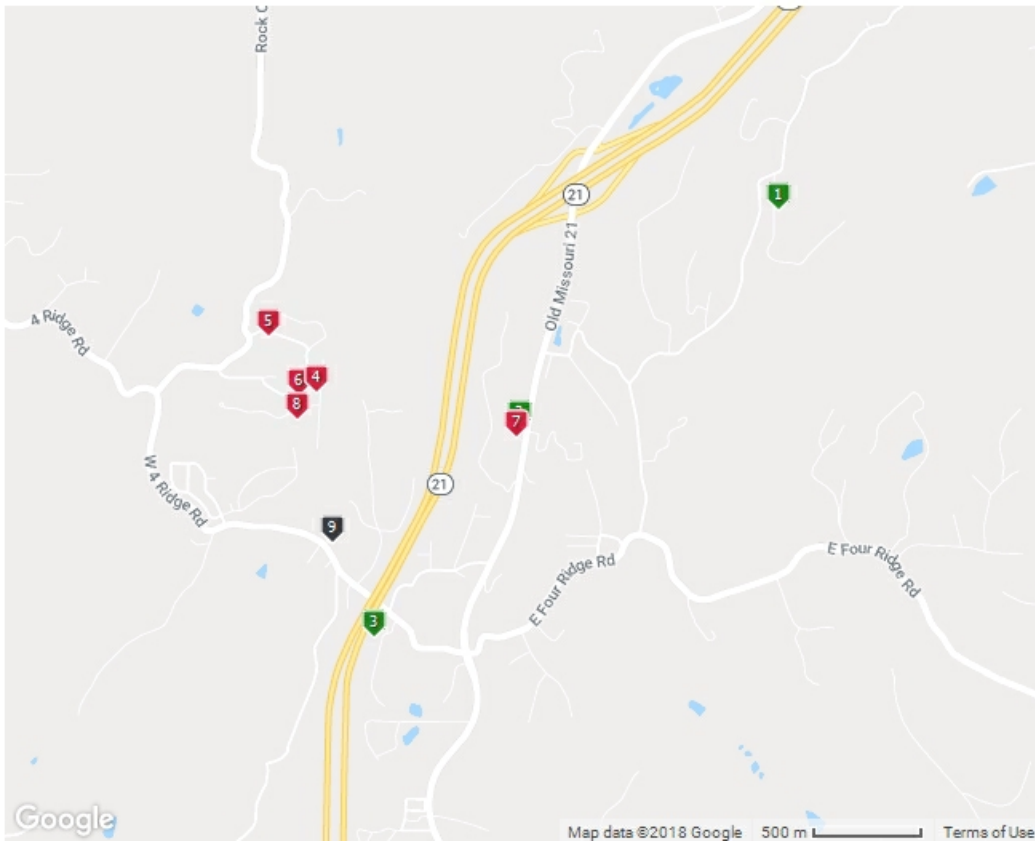
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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
1.0 mi	18079875	A	10/04/2018	RESI	4622 Kirchoff Lane	Unincorporated	Imperial	390	53	\$115,000	3	1 (1 0)	868	0.3000	61 PMIR02
0.0 mi	18077329	A	09/27/2018	RESI	4733 Old State Route 21	Unincorporated	Imperial	390	60	\$125,000	2	1 (1 0)	1,616	1.0900	55 KWRC01
0.7 mi	18072189	A	09/06/2018	RESI	5019 Forest Lane	Unincorporated	House Springs	391	81	\$139,900	3	1 (1 0)	1,498	1.0800	76 RLGR02
0.6 mi	17077738	S	03/05/2018	RESI	4713 Land Rush Dr	Unincorporated	House Springs	390	94	\$138,950	5	4 (3 1)	1,828	0.1900	17 EXSL02
0.8 mi	18067401	S	11/02/2018	RESI	5532 Wagon Train Dr	Unincorporated	House Springs	390	71	\$148,000	3	2 (2 0)	1,317	0.2100	14 KWRW01
0.6 mi	18000139	S	02/28/2018	RESI	5522 Trail Of Tears	Unincorporated	House Springs	391	19	\$128,100	3	2 (2 0)	1,316	0.2200	15 DCKI01
0.0 mi	18052483	S	09/14/2018	RESI	4803 Old State Route 21	Unincorporated	Imperial	391	14	\$133,500	3	1 (1 0)	1,360	3.0500	80 KWSW01
0.6 mi	17077534	S	03/26/2018	RESI	518 Conestoga Dr	Unincorporated	House Springs	391	153	\$142,900	3	2 (2 0)		0.1900	8 CBG 14
0.6 mi	18045069	C	09/11/2018	RESI	4954 West Four Ridge Rd	Unincorporated	House Springs	390	99	\$139,000	3	1 (1 0)	1,680	1.2700	42 CBPR02

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Residential Single Line (Map Print)



1	18079875	Active	Residential-1.5 Story	4622 Kirchoff Lane	Imperial	868	3	1(1 0)	\$115,000	53
2	18077329	Active	Residential-1 Story	4733 Old State Route 21	Imperial	1,616	2	1(1 0)	\$125,000	60
3	18072189	Active	Residential-1 Story	5019 Forest Lane	House Springs	1,498	3	1(1 0)	\$139,900	81
4	17077738	Sold	Residential-2 Story	4713 Land Rush Dr	House Springs	1,828	5	4(3 1)	\$138,950	94
5	18067401	Sold	Residential-1 Story	5532 Wagon Train Dr	House Springs	1,317	3	2(2 0)	\$148,000	71
6	18000139	Sold	Residential-1 Story	5522 Trail Of Tears	House Springs	1,316	3	2(2 0)	\$128,100	19
7	18052483	Sold	Residential-1 Story	4803 Old State Route 21	Imperial	1,360	3	1(1 0)	\$133,500	14
8	17077534	Sold	Residential-Multi-Level	518 Conestoga Dr	House Springs	3		2(2 0)	\$142,900	153
9	18045069	Cancelled	Residential-1 Story	4954 West Four Ridge Rd	House Springs	1,680	3	1(1 0)	\$139,000	99

Search Criteria

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending'

Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 11/26/2018 to 11/26/2017

Property Type is 'Residential'

Latitude, Longitude is within 1.00 mi of 18077329

State Or Province is 'Missouri'

Price is 100000 to 150000

1 Listing has been discarded.

Selected 9 of 9 results.

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CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 11/26/2018 to 11/26/2017 Property Type is 'Residential' Latitude, Longitude is within 1.00 mi of 18077329 State Or Province is 'Missouri' Price is 100000 to 150000 1 Listing has been discarded.

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18079875	4622 Kirchoff Lane	Seckman	Pleasant Ridge	3	1 (1 0)	868	868	0.300	61	10/04/18	\$132.49	53	\$115,000	\$115,000
18077329	4733 Old State Route 21	Seckman	none	2	1 (1 0)	1,616		1.090	55	09/27/18	\$77.35	60	\$135,000	\$125,000
18072189	5019 Forest Lane	Fox C-6	Oak Forest	3	1 (1 0)	1,498	1,948	1.080	76	09/06/18	\$93.39	81	\$154,900	\$139,900

Active Totals

Listing Count :	3	Averages:	1,327	1,408	0.823		\$101.08	65	\$134,967	\$126,633	
		Price :				High	\$139,900	Low	\$115,000	Median	\$125,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18045069	4954 West Four Ridge Rd	Seckman	S & R 02	3	1 (1 0)	1,680		1.270	42	09/11/18	\$82.74	99	\$150,000	\$139,000

Cancelled Totals

Listing Count :	1	Averages:	1,680		1.270		\$82.74	99	\$150,000	\$139,000	
		Price :				High	\$139,000	Low	\$139,000	Median	\$139,000

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18000139	5522 Trail Of Tears	Fox C-6	Pine View Acres 02	3	2 (2 0)	1,316		0.220	15	02/28/18	\$97.34	19	\$140,000	\$140,000	\$128,100	91.50
18052483	4803 Old State Route 21	Fox C-6	none	3	1 (1 0)	1,360	1,360	3.050	80	09/14/18	\$98.16	14	\$135,000	\$135,000	\$133,500	98.89
17077738	4713 Land Rush Dr	Seckman	Pineview Acres 02	5	4 (3 1)	1,828		0.190	17	03/05/18	\$76.01	94	\$180,000	\$153,000	\$138,950	77.19
17077534	518 Conestoga Dr	Fox C-6	Pine View Acres Ph	3	2 (2 0)			0.190	8	03/26/18	\$0.00	153	\$154,900	\$147,900	\$142,900	92.25
18067401	5532 Wagon Train Dr	Seckman	Pine View Acres	3	2 (2 0)	1,317	1,317	0.210	14	11/02/18	\$112.38	71	\$164,900	\$159,900	\$148,000	89.75

Sold Totals

Listing Count :	5	Averages:	1,455	1,339	0.772		\$95.97	70	\$154,960	\$147,160	\$138,290	89.92
		Price :				High	\$148,000	Low	\$128,100	Median	\$138,950	

Grand Totals

Count :	9	Averages:	\$/SqFt: \$96.23	CDOM: 72	OP: \$147,744	LP: \$139,411	SP: \$138,290
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Area Market Survey

Listings as of 11/26/2018 at 3:00 PM

Page 1 of 2

Fox C-6

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	81
	1	81

Summary Price Information

Minimum	\$139,900	Maximum	\$139,900
Average	\$139,900	Median	\$139,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	17
\$140,000 thru \$159,999	1	153
	3	62

Summary Price Information

Minimum	\$128,100	Maximum	\$142,900
Average	\$134,833	Median	\$133,500

Seckman

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	53
\$120,000 thru \$139,999	1	60
	2	57

Summary Price Information

Minimum	\$115,000	Maximum	\$125,000
Average	\$120,000	Median	\$120,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	94
\$140,000 thru \$159,999	1	22
	2	58

Summary Price Information

Minimum	\$138,950	Maximum	\$148,000
Average	\$143,475	Median	\$143,475

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	99
	1	99

Summary Price Information

Minimum	\$139,000	Maximum	\$139,000
Average	\$139,000	Median	\$139,000

Presented By: Mike Nettemeyer Phone: 636-614-5132

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All information herein has not been verified and is not guaranteed.

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Area Market Survey

Listings as of 11/26/2018 at 3:00 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$100,000 thru \$119,999	1	53
\$120,000 thru \$139,999	2	71
	3	65

Summary Price Information

Minimum	\$115,000	Maximum	\$139,900
Average	\$126,633	Median	\$125,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	3	42
\$140,000 thru \$159,999	2	88
	5	60

Summary Price Information

Minimum	\$128,100	Maximum	\$148,000
Average	\$138,290	Median	\$138,950

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	99
	1	99

Summary Price Information

Minimum	\$139,000	Maximum	\$139,000
Average	\$139,000	Median	\$139,000

Presented By: Mike Nettemeyer Phone: 636-614-5132

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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
18077329	RESI	ACT	09/27/18	4733 Old State Route 21	Imperial	390	60	\$125,000	487	498	10	6	518	25	15	19	580

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Cross Property Condensed

4733 Old State Route 21, Imperial 63052-1233



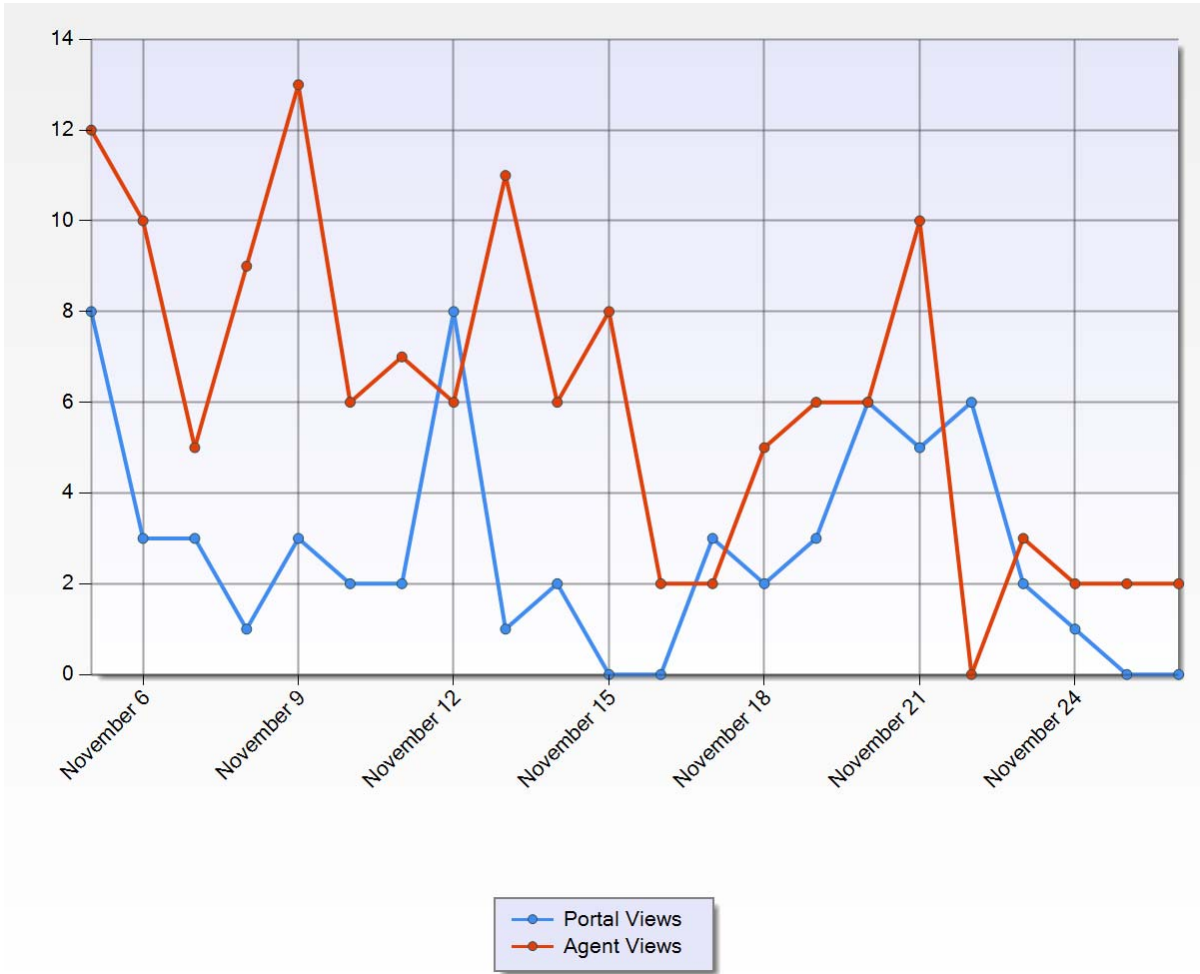
MLS #:	18077329	Status:	A	Stat Dt:	09/27/18	List Pr:	\$125,000
Area:	390	Bd:	2	Sq Ft:	1,616	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$77.35	CDOM:	60
GA/CR:	2/0	Bth:	1 (1 0)			Age:	55
Style/Desc:	1 Story/Other					Acre:	1.090
SubD:	none						
Schl District:	Fox C-6						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 33 results.

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 Historical Views for 4733 Old State Route 21



● FOR SALE

4733 Old State Route 21, Imperial, MO 63052

List price: \$125,000

2 Beds · 1 Bath · 1,616 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

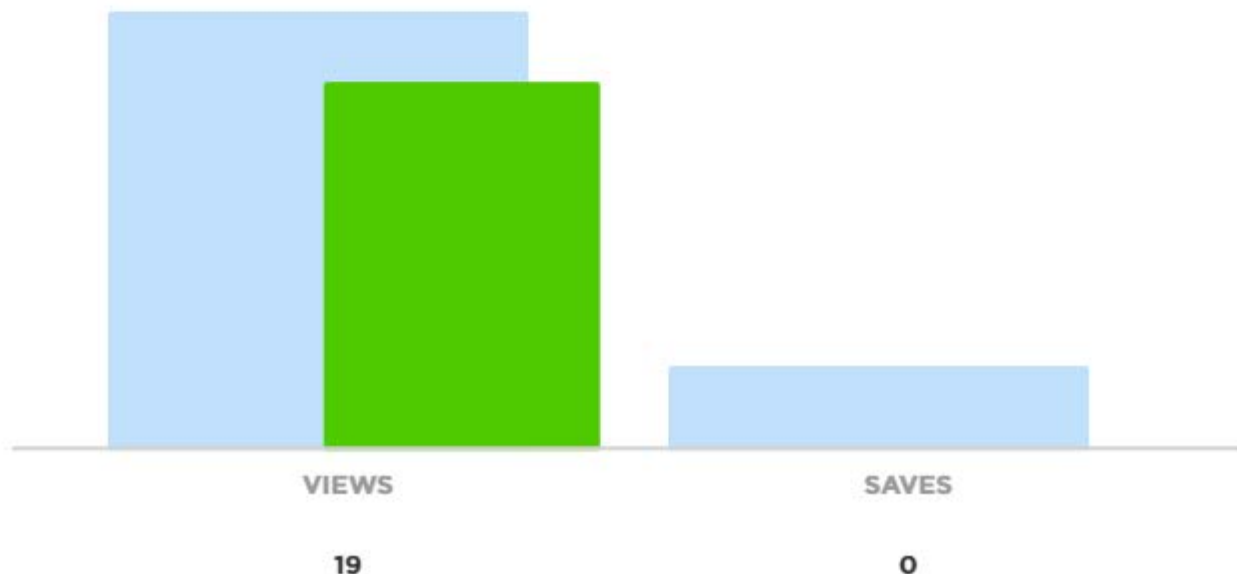
Last two days of activity



Similar listings



Your listing





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

4733 Old State Route 21, Imperial, MO 63052

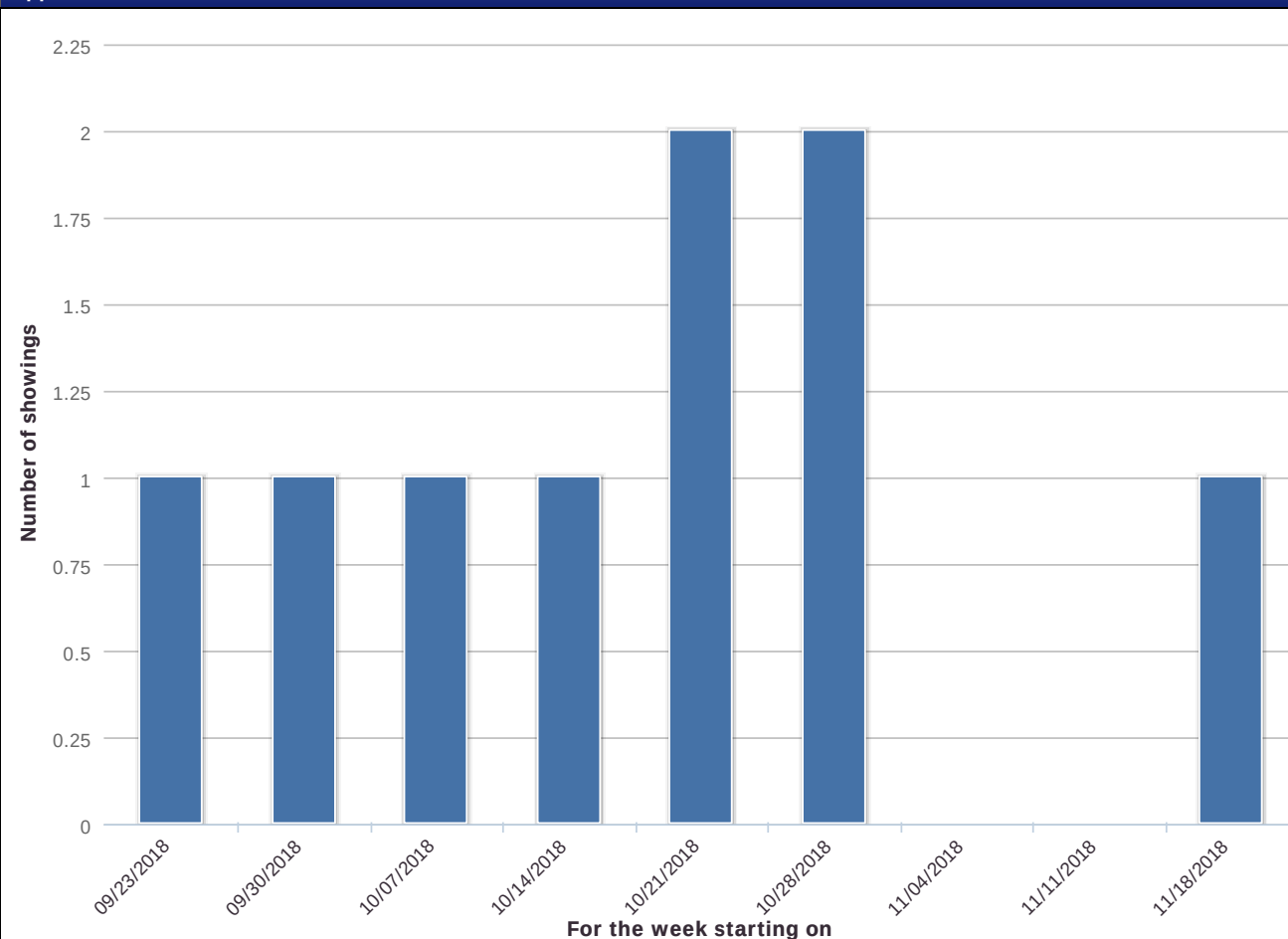
Snapshot for Sep 26, 2018 - Nov 21, 2018



Listing ID: 18077329
 Address: 4733 Old State Route 21, Imperial, MO 63052
 Price: \$125,000
 Status: ACTIVE

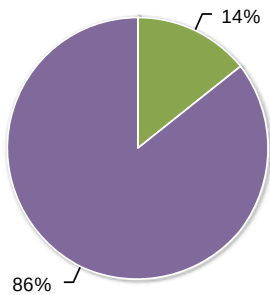
Total number of appointments: 9
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

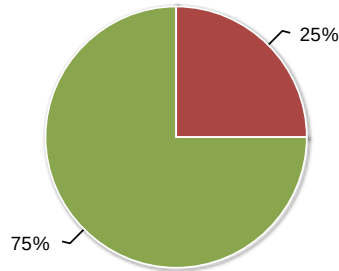
Is your client interested in this listing?



- Very (0)
- Somewhat (0)
- Maybe (1)
- Not interested (6)

* 7 responses

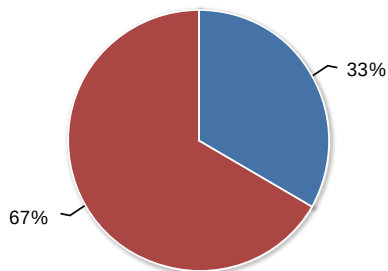
Please rate your overall experience at this showing.



- Excellent (0)
- Good (1)
- Fair (3)
- Poor (0)

* 4 responses

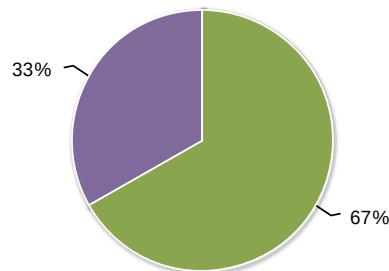
Your (and your client's) opinion of the price:



- Just right (1)
- Too high (2)
- Too low (0)

* 3 responses

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



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

* 3 responses

Feedback Responses

Activity Details		Received
Showing 11/21/2018 1:00 PM - 1:45 PM		11/21/2018 04:47 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Just right 3 Clients were not a fan of the yard, and there was noticeable sloping on the floors in the room outside by the kitchen.
Showing 11/03/2018 12:30 PM - 1:30 PM		11/05/2018 02:08 PM
Is your client interested in 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 No one was there to give us access

Activity Details	Received
Showing 10/23/2018 4:30 PM - 5:30 PM	10/24/2018 05:32 PM
Is your client interested in 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 3 The footprint is not what he is looking for.
Showing 10/16/2018 6:30 PM - 7:15 PM	10/19/2018 11:01 AM
Is your client interested in 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 It's hard to remark on price when there are things sellers can do to improve the sale of their home; remove cars/clutter from driveway for better parking experience, declutter some of the rooms and tidy up crawl space. Animal smell is strong, but odd because sellers are clearly very clean people. Correct or re-enforce peiring and or professional opinion of peiring potential buyers.
Showing 10/13/2018 9:15 AM - 10:45 AM	10/13/2018 12:51 PM
Is your client interested in 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
Showing 10/01/2018 5:00 PM - 6:00 PM	10/03/2018 09:19 AM
Is your client interested in 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 Inside of the house is fine but the outside was a huge problem
Showing 09/28/2018 4:45 PM - 5:15 PM	09/29/2018 08:34 PM
Is your client interested in this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:	Not interested Good House was very clean, the floor plan will not work for this buyer

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	11/21/2018 1:00 PM - 1:45 PM	
 Past Showing	11/03/2018 12:30 PM - 1:30 PM	
 Past Showing	11/01/2018 4:15 PM - 5:30 PM	
 Past Showing	10/24/2018 5:15 PM - 5:45 PM	
 Past Showing	10/23/2018 4:30 PM - 5:30 PM	

Activity Type	Activity Date	Comments
 Declined Showing	10/23/2018 12:00 PM - 1:00 PM	
 Price Change Notification	10/21/2018 4:39 PM	
 Price Change	10/20/2018 8:05 AM	
 Past Showing	10/16/2018 6:30 PM - 7:15 PM	
 Past Showing	10/13/2018 9:15 AM - 10:45 AM	
 Canceled Showing	10/11/2018 4:00 PM - 4:15 PM	
 Past Showing	10/01/2018 5:00 PM - 6:00 PM	
 Past Showing	09/28/2018 4:45 PM - 5:15 PM	
 Status Change	09/27/2018 9:16 AM	
 New Listing	09/27/2018	
 Status Change	09/26/2018 3:57 PM	
 Price Change	09/26/2018 10:53 AM	