

The Nett Group Real Estate Advisors

SELLER REPORT



8705 Ione Lane | St. Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	53
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Client Possibilities	5
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Client Favorites	4
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Zillow Views	56
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Zillow Saves	0
--------------	---

Showings	8
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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
18093026	RESI	ACT	12/06/18	8705 Ione Lane	St Louis	286	53	\$139,900	725	639	5	4	720	125	60	32	676

Cross Property Condensed

8705 Ione Lane, St Louis 63123-6419



MLS #:	18093026	Status:	A	Stat Dt:	12/06/18	List Pr:	\$139,900
Area:	286	Bd:	3	Sq Ft:	864	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$161.92	CDOM:	109
GA/CR:	1/0	Bth:	2 (2 0)			Age:	62
Style/Desc:	1 Story/Ranch					Acre:	.167
SubD:	St George Hills						
Schl District:	Bayless						

Search Criteria

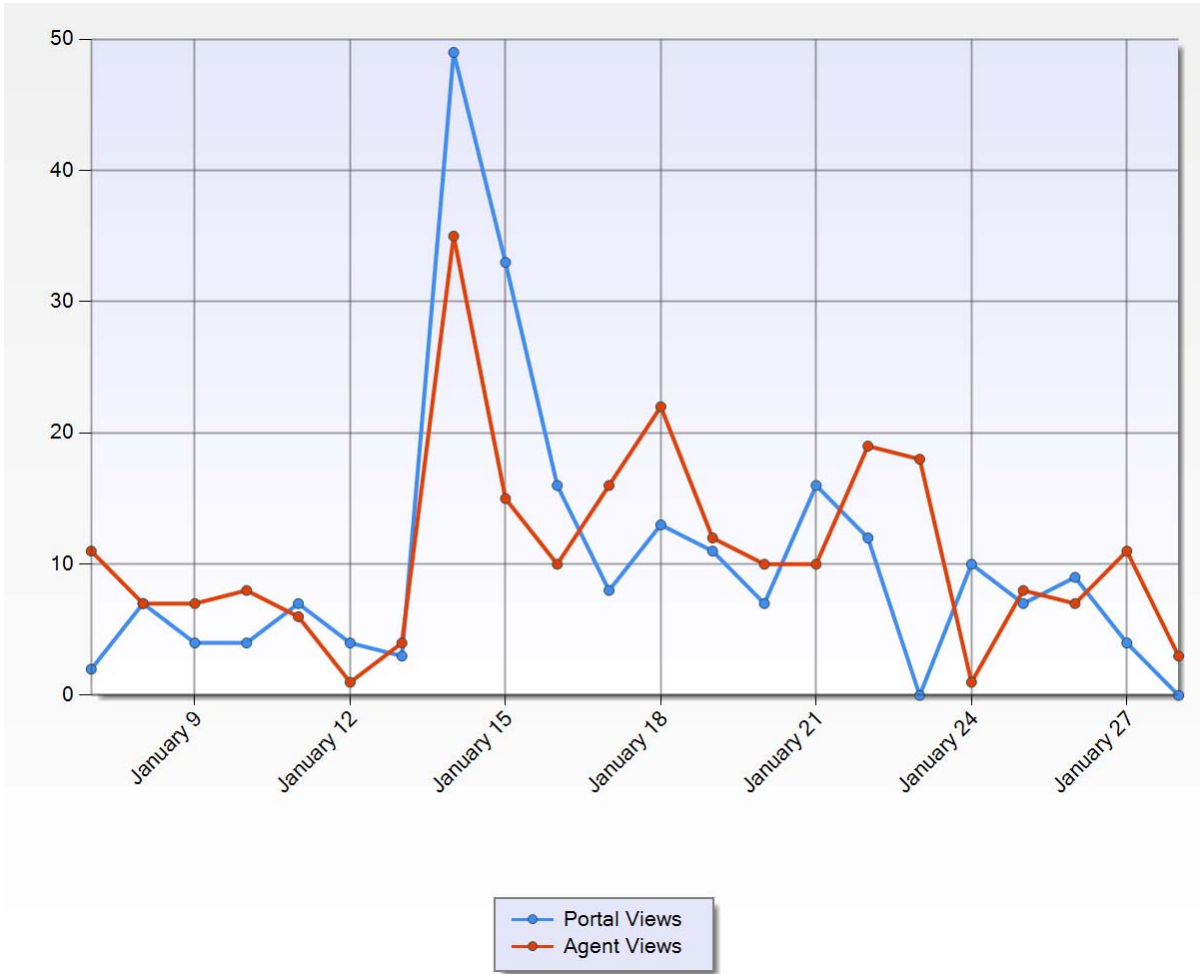
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 39 results.

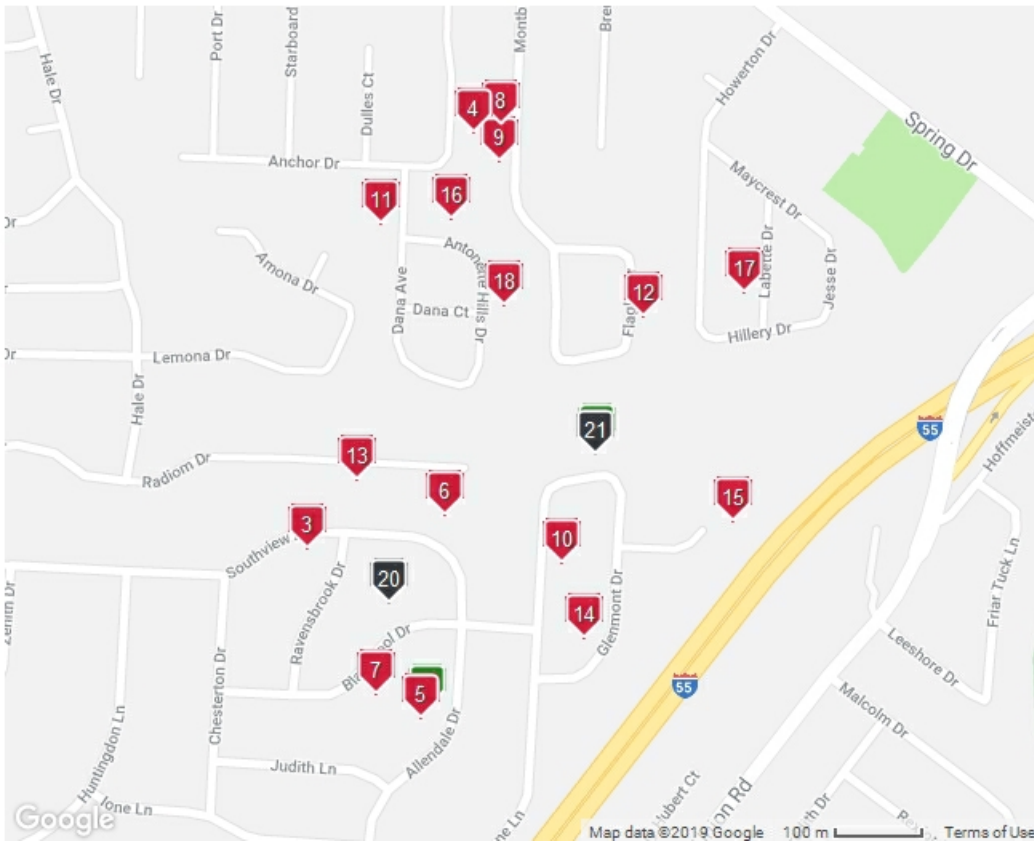
 Historical Views for 8705 Ione Lane



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	19001834	A	01/25/2019	RESI	9845 Allendale Dr	Unincorporated	St Louis	271	3	\$155,000	2	1 (1 0)	1,120	0.2190	65 CBG 31
0.0 mi	18093026	A	12/06/2018	RESI	8705 Ione Lane	Unincorporated	St Louis	286	109	\$139,900	3	2 (2 0)	864	0.1670	62 KWRC01
0.2 mi	17055208	S	02/02/2018	RESI	9008 Southview Lane	Unincorporated	St Louis	271	129	\$130,900	3	1 (1 0)	872	0.1300	68 WBRS01
0.2 mi	17072068	S	12/12/2018	RESI	9556 Dana Ave	Unincorporated	St Louis	271	98	\$139,000	3	2 (1 1)	1,200	65	CLST01
0.2 mi	18021763	S	06/15/2018	RESI	9849 Allendale Dr	Unincorporated	St Louis	271	28	\$150,000	2	1 (1 0)	900	0.2190	64 EXTM01
0.1 mi	18024712	S	05/17/2018	RESI	8909 Southview Lane	Unincorporated	St Louis	271	3	\$156,000	2	1 (1 0)	864	0.2115	65 EXSL01
0.2 mi	18071879	S	10/25/2018	RESI	8944 Blackpool Dr	Unincorporated	St Louis	271	8	\$179,900	3	2 (2 0)	1,344	0.2077	64 MADA01
0.2 mi	18040815	S	06/28/2018	RESI	9557 Montbrook	Unincorporated	St Louis	286	2	\$123,900	3	2 (1 1)	960	0.1380	63 EXSL01
0.2 mi	18089607	S	12/20/2018	RESI	9601 Montbrook Dr	Unincorporated	St Louis	286	2	\$131,000	2	1 (1 0)	960	0.1382	62 REMV01
0.1 mi	18055970	S	09/06/2018	RESI	9822 Ione Lane	Unincorporated	St Louis	286	5	\$135,500	3	2 (1 1)	1,040	0.1520	62 WBRS01
0.2 mi	16070586	S	03/02/2018	RESI	9577 Dana	Unincorporated	Affton	286	59	\$145,000	3	2 (1 1)	1,008	0.1400	43 BHAD01
0.1 mi	18084490	S	11/29/2018	RESI	9616 Flagler	Unincorporated	St Louis	286	0	\$152,000	2	1 (1 0)	1,248	0.1740	63 REMV01
0.2 mi	18032334	S	07/26/2018	RESI	9026 Radiom Dr	Unincorporated	Affton	286	60	\$160,000	3	2 (1 1)	1,056	0.1400	DWEB01
0.1 mi	18034594	S	06/11/2018	RESI	9849 Glenmont Dr	Unincorporated	St Louis	286	9	\$162,000	3	2 (1 1)	1,040	0.1400	62 CBG 32
0.1 mi	18067647	S	11/01/2018	RESI	8608 Glenmont	Unincorporated	St Louis	286	27	\$168,000	3	3 (3 0)	1,007	0.1100	33 WCLK01
0.2 mi	18048174	S	07/31/2018	RESI	8983 Antonette Hills	Unincorporated	St Louis	286	2	\$170,000	3	3 (2 1)	1,145	0.1480	42 REMV01
0.2 mi	18003318	S	03/08/2018	RESI	9631 Labette Dr	Unincorporated	St Louis	286	2	\$175,000	3	2 (2 0)	1,328	0.1580	63 MORE01
0.1 mi	18042912	S	09/24/2018	RESI	9628 Antonette Hills	Unincorporated	St Louis	286	33	\$181,900	3	2 (2 0)	1,560	0.1520	43 KWSW01
0.2 mi	18065869	C	09/24/2018	RESI	8927 Blackpool	Unincorporated	St Louis	271	207	\$127,000	2	1 (1 0)	864	0.2005	64 WCLK01
0.2 mi	18006788	C	08/09/2018	RESI	8927 Blackpool Dr	Unincorporated	St Louis	271	169	\$127,000	2	1 (1 0)	864	0.2010	64 BHSP01
0.0 mi	18081096	C	12/04/2018	RESI	8705 Ione Lane	Unincorporated	St Louis	286	56	\$145,000	3	2 (2 0)	864	0.1670	62 LAUP01

Residential Single Line (Map Print)



1	19001834	Active	Residential-1 Story	9845 Allendale Dr	St Louis	1,120	2	1(1 0)	\$155,000	3
2	18093026	Active	Residential-1 Story	8705 Ione Lane	St Louis	864	3	2(2 0)	\$139,900	109
3	17055208	Sold	Residential-1 Story	9008 Southview Lane	St Louis	872	3	1(1 0)	\$130,900	129
4	17072068	Sold	Residential-1 Story	9556 Dana Ave	St Louis	1,200	3	2(1 1)	\$139,000	98
5	18021763	Sold	Residential-1 Story	9849 Allendale Dr	St Louis	900	2	1(1 0)	\$150,000	28
6	18024712	Sold	Residential-1 Story	8909 Southview Lane	St Louis	864	2	1(1 0)	\$156,000	3
7	18071879	Sold	Residential-1.5 Story	8944 Blackpool Dr	St Louis	1,344	3	2(2 0)	\$179,900	8
8	18040815	Sold	Residential-1 Story	9557 Montbrook	St Louis	960	3	2(1 1)	\$123,900	2
9	18089607	Sold	Residential-1 Story	9601 Montbrook Dr	St Louis	960	2	1(1 0)	\$131,000	2
10	18055970	Sold	Residential-1 Story	9822 Ione Lane	St Louis	1,040	3	2(1 1)	\$135,500	5
11	16070586	Sold	Residential-1 Story	9577 Dana	Affton	1,008	3	2(1 1)	\$145,000	59
12	18084490	Sold	Residential-1 Story	9616 Flagler	St Louis	1,248	2	1(1 0)	\$152,000	0
13	18032334	Sold	Residential-1 Story	9026 Radiom Dr	Affton	1,056	3	2(1 1)	\$160,000	60
14	18034594	Sold	Residential-1 Story	9849 Glenmont Dr	St Louis	1,040	3	2(1 1)	\$162,000	9
15	18067647	Sold	Residential-1 Story	8608 Glenmont	St Louis	1,007	3	3(3 0)	\$168,000	27
16	18048174	Sold	Residential-1 Story	8983 Antonette Hills	St Louis	1,145	3	3(2 1)	\$170,000	2
17	18003318	Sold	Residential-1 Story	9631 Labette Dr	St Louis	1,328	3	2(2 0)	\$175,000	2
18	18042912	Sold	Residential-2 Story	9628 Antonette Hills	St Louis	1,560	3	2(2 0)	\$181,900	33
19	18065869	Cancelled	Residential-1 Story	8927 Blackpool	St Louis	864	2	1(1 0)	\$127,000	207
20	18006788	Cancelled	Residential-1 Story	8927 Blackpool Dr	St Louis	864	2	1(1 0)	\$127,000	169
21	18081096	Cancelled	Residential-1 Story	8705 Ione Lane	St Louis	864	3	2(2 0)	\$145,000	56

Search Criteria

Transaction Type is one of 'Sale', 'Auction'

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

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

Search Contractual Date is 1/28/2019 to 1/28/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18093026

State Or Province is 'Missouri'

Price is 100000 to 200000

Selected 21 of 21 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' **Status** is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mrkt' **Status** is one of 'Pending', 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' **Search Contractual Date** is 1/28/2019 to 1/28/2018 **Property Type** is 'Residential' **Latitude, Longitude** is within 0.25 mi of 18093026 **State** Or Province is 'Missouri' **Price** is 100000 to 200000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093026	8705 Ione Lane	Bayless	St George Hills	3	2 (2 0)	864		0.167	62	12/06/18	\$161.92	109	\$145,000	\$139,900
19001834	9845 Allendale Dr	Affton	St George Add 4	2	1 (1 0)	1,120	1,120	0.219	65	01/25/19	\$138.39	3	\$155,000	\$155,000

Active Totals

Listing Count :	2	Averages:	992	1,120	0.193							\$150.16	56	\$150,000	\$147,450		
		Price :										High	\$155,000	Low	\$139,900	Median	\$147,450

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18065869	8927 Blackpool	Affton	St George Add 3	2	1 (1 0)	864		0.201	64	09/24/18	\$146.99	207	\$127,000	\$127,000
18006788	8927 Blackpool Dr	Affton	St George Add 3	2	1 (1 0)	864		0.201	64	08/09/18	\$146.99	169	\$139,000	\$127,000
18081096	8705 Ione Lane	Bayless	St George Hills	3	2 (2 0)	864	1,652	0.167	62	12/04/18	\$167.82	56	\$149,900	\$145,000

Cancelled Totals

Listing Count :	3	Averages:	864	1,652	0.190							\$153.94	144	\$138,633	\$133,000
		Price :								High	\$145,000	Low	\$127,000	Median	\$127,000

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
18040815	9557 Montbrook	Bayless	Southland Hills	3	2 (1 1)	960	1,520	0.138	63	06/28/18	\$129.06	2	\$119,900	\$119,900	\$123,900	103.34
17055208	9008 Southview Lane	Affton	St George Add 2	3	1 (1 0)	872		0.130	68	02/02/18	\$150.11	129	\$139,900	\$131,900	\$130,900	93.57
18089607	9601 Montbrook Dr	Bayless	Southland Hills	2	1 (1 0)	960	960	0.138	62	12/20/18	\$136.46	2	\$127,000	\$127,000	\$131,000	103.15
18055970	9822 Ione Lane	Bayless	St George Hills	3	2 (1 1)	1,040		0.152	62	09/06/18	\$130.29	5	\$139,999	\$139,999	\$135,500	96.79
17072068	9556 Dana Ave	Affton	MEADOW HILLS	3	2 (1 1)	1,200			65	12/12/18	\$115.83	98	\$146,900	\$139,000	\$139,000	94.62
16070586	9577 Dana	Bayless	Antonette Hills	3	2 (1 1)	1,008	1,372	0.140	43	03/02/18	\$143.85	59	\$145,000	\$145,000	\$145,000	100.00
18021763	9849 Allendale Dr	Affton	St George Add 4	2	1 (1 0)	900		0.219	64	06/15/18	\$166.67	28	\$149,900	\$149,500	\$150,000	100.07
18084490	9616 Flagler	Bayless	Southland Hills	2	1 (1 0)	1,248	2,100	0.174	63	11/29/18	\$121.79	0	\$150,000	\$150,000	\$152,000	101.33
18024712	8909 Southview Lane	Affton	St George Add 3	2	1 (1 0)	864		0.212	65	05/17/18	\$180.56	3	\$149,000	\$149,000	\$156,000	104.70
18032334	9026 Radiom Dr	Bayless	Antontte Hills	3	2 (1 1)	1,056		0.140		07/26/18	\$151.52	60	\$174,900	\$164,900	\$160,000	91.48
18034594	9849 Glenmont Dr	Bayless	St George Hills	3	2 (1 1)	1,040	1,616	0.140	62	06/11/18	\$155.77	9	\$162,000	\$162,000	\$162,000	100.00
18067647	8608 Glenmont	Bayless	Glenmont Court	3	3 (3 0)	1,007	1,800	0.110	33	11/01/18	\$166.83	27	\$169,900	\$174,900	\$168,000	98.88
18048174	8983 Antonette Hills	Bayless	Antonette Hills	3	3 (2 1)	1,145	1,700	0.148	42	07/31/18	\$148.47	2	\$175,000	\$175,000	\$170,000	97.14
18003318	9631 Labette Dr	Bayless	Spring Acres 3	3	2 (2 0)	1,328	2,028	0.158	63	03/08/18	\$131.78	2	\$175,000	\$175,000	\$175,000	100.00
18071879	8944 Blackpool Dr	Affton	St George Add 3	3	2 (2 0)	1,344	1,684	0.208	64	10/25/18	\$133.85	8	\$179,900	\$179,900	\$179,900	100.00

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: Residential

Residential

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
18042912	9628 Antonette Hills	Bayless	Antonette Hills	3 2 (2 0)	1,560		0.152	43	09/24/18	\$116.60	33	\$189,900	\$184,900	\$181,900	95.79

Sold Totals

Listing Count :	16	Averages:	1,096	1,642	0.157					\$142.47	29	\$155,887	\$154,244	\$153,756	98.80
		Price :						High		\$181,900	Low	\$123,900	Median		\$154,000

Grand Totals

Count :	21	Averages:	\$/SqFt: \$144.84	CDOM: 48	OP: \$152,862	LP: \$150,562	SP: \$153,756
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Area Market Survey

Listings as of 01/28/2019 at 9:37 AM

Page 1 of 2

Affton

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	3
	1	3

Summary Price Information

Minimum	\$155,000	Maximum	\$155,000
Average	\$155,000	Median	\$155,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	114
\$140,000 thru \$159,999	2	16
\$160,000 thru \$179,999	1	8
	5	53

Summary Price Information

Minimum	\$130,900	Maximum	\$179,900
Average	\$151,160	Median	\$150,000

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	104
	2	104

Summary Price Information

Minimum	\$127,000	Maximum	\$127,000
Average	\$127,000	Median	\$127,000

Bayless

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	53
	1	53

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	3	3
\$140,000 thru \$159,999	3	30
\$160,000 thru \$179,999	4	10
\$180,000 thru \$199,999	1	33
	11	16

Summary Price Information

Minimum	\$123,900	Maximum	\$181,900
Average	\$154,936	Median	\$160,000

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

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Area Market Survey

Listings as of 01/28/2019 at 9:37 AM

Page 2 of 2

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	56
	1	56
Summary Price Information		
Minimum	\$145,000	Maximum \$145,000
Average	\$145,000	Median \$145,000

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	53
\$140,000 thru \$159,999	1	3
	2	28
Summary Price Information		
Minimum	\$139,900	Maximum \$155,000
Average	\$147,450	Median \$147,450

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	5	47
\$140,000 thru \$159,999	5	24
\$160,000 thru \$179,999	5	10
\$180,000 thru \$199,999	1	33
	16	27
Summary Price Information		
Minimum	\$123,900	Maximum \$181,900
Average	\$153,756	Median \$154,000

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	2	104
\$140,000 thru \$159,999	1	56
	3	88
Summary Price Information		
Minimum	\$127,000	Maximum \$145,000
Average	\$133,000	Median \$127,000

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

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● FOR SALE

**8705 Ione Ln,
Saint Louis, MO 63123**

List price: \$139,900

3 Beds · 2 Baths · 864 Sq Ft



EDIT LISTING



ADD VIDEO



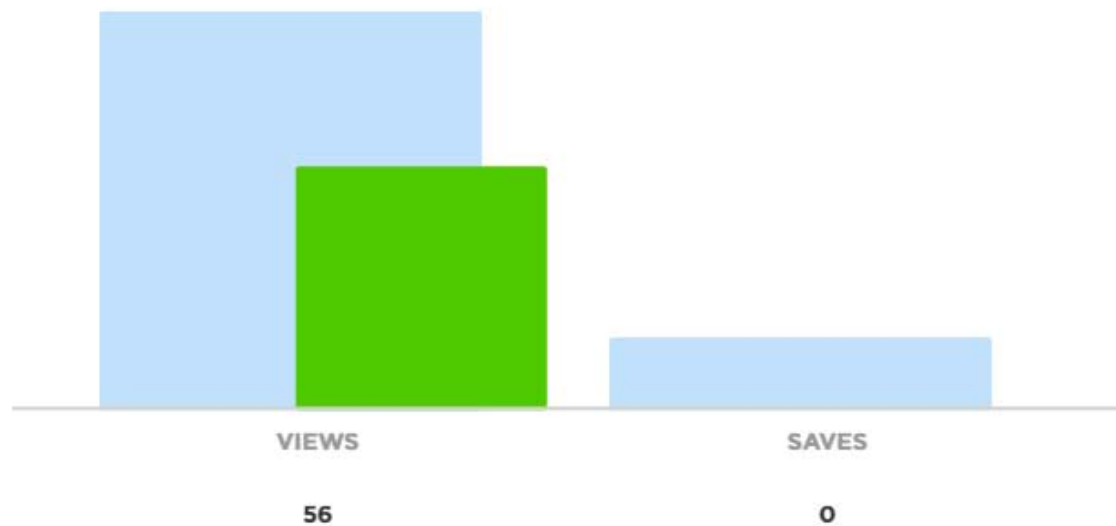
MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

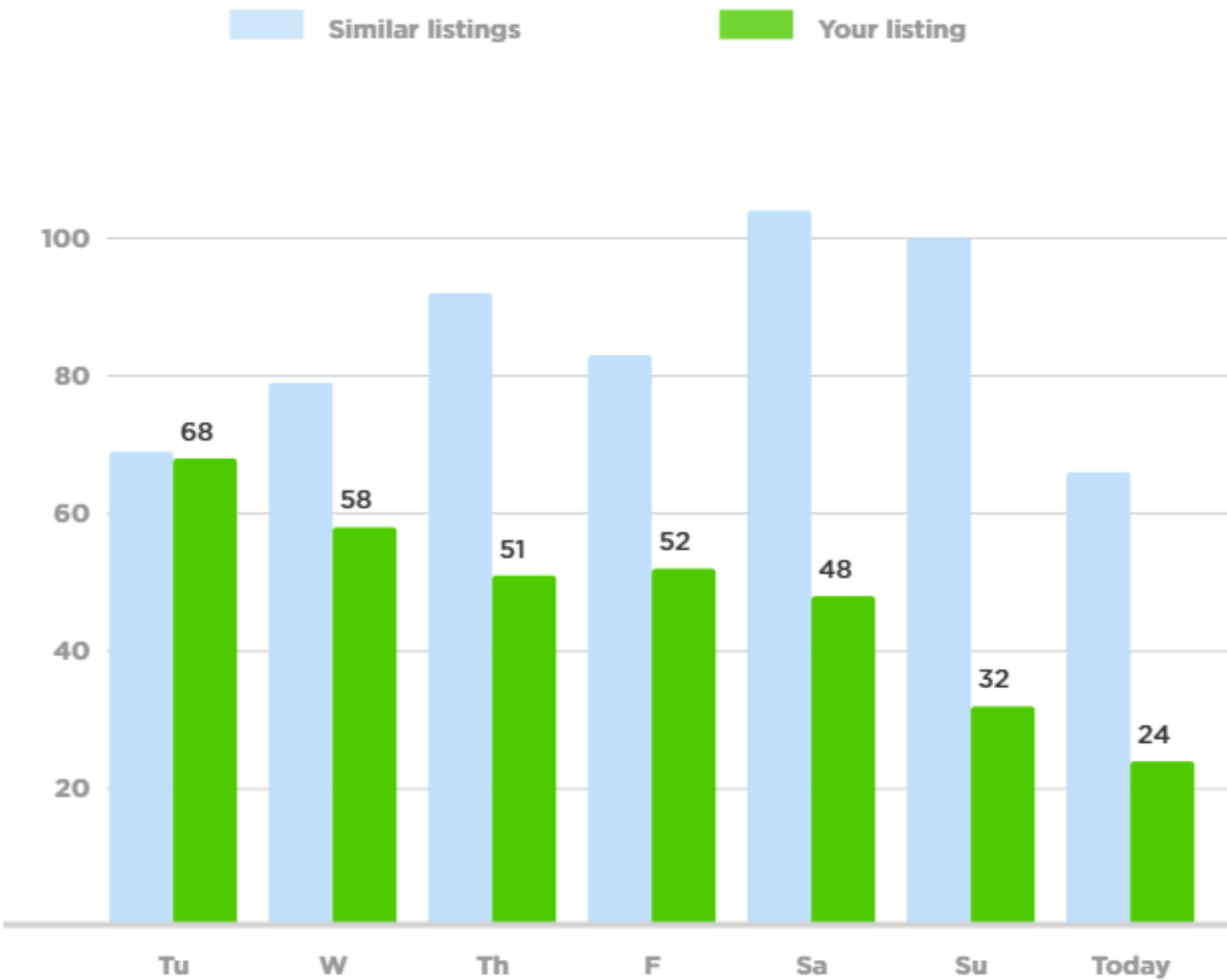
Last two days of activity

Similar listings Your listing



This Week

Last 30 Days





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

Listing Activity Report

8705 Lone Lane, St Louis, MO 63123

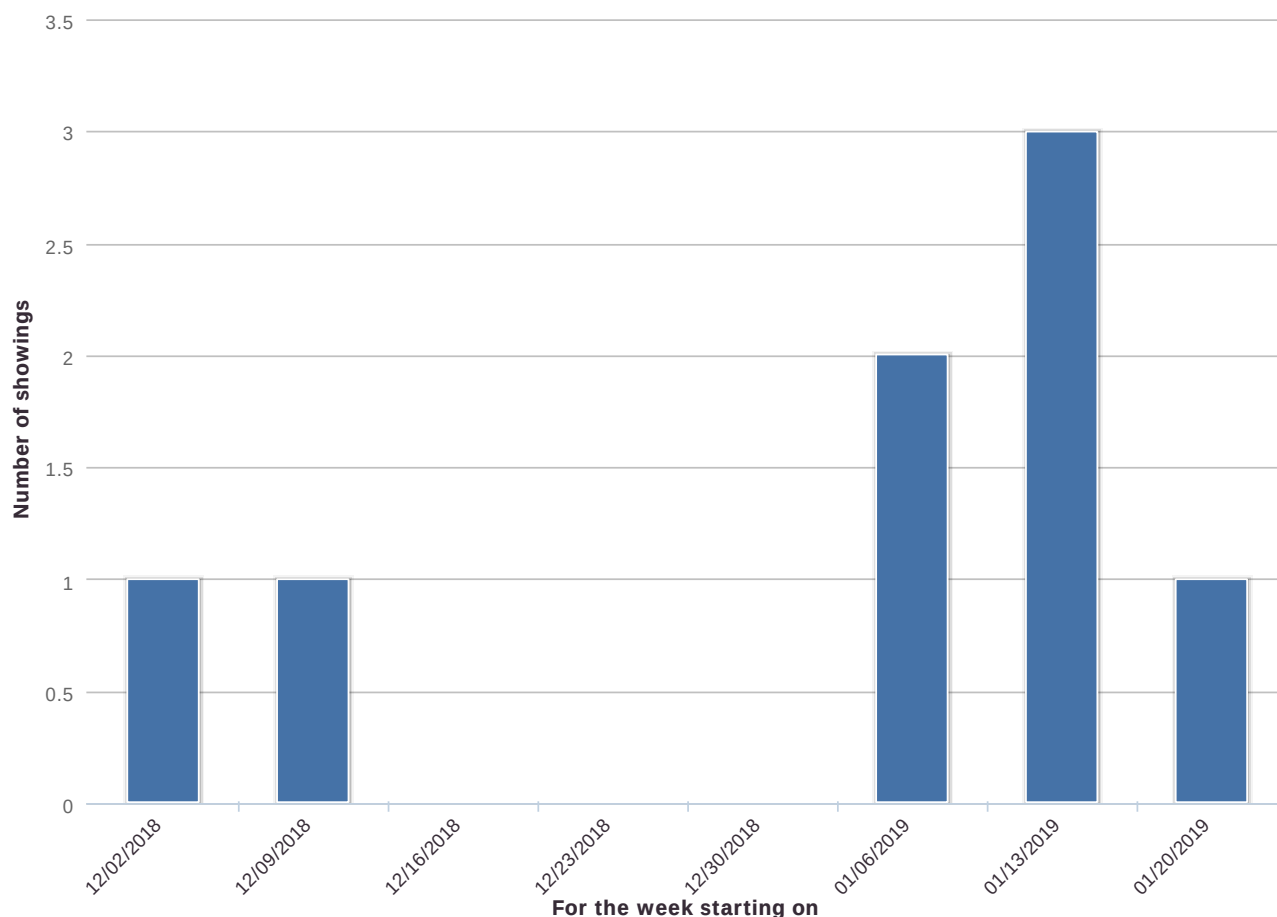
Snapshot for Dec 06, 2018 - Jan 22, 2019



Listing ID: 18093026
 Address: 8705 Lone Lane, St Louis, MO 63123
 Price: \$139,900
 Status: ACTIVE

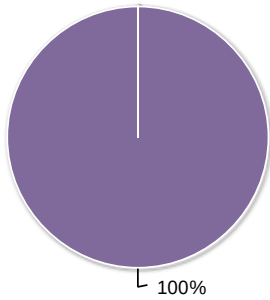
Total number of appointments: 8
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

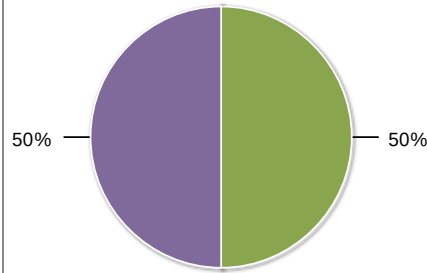
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (0)
Not interested (4)

* 4 responses

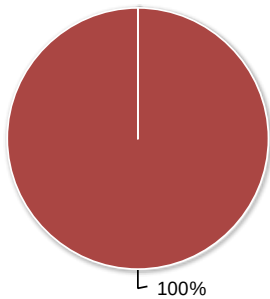
Please rate your overall experience at this showing.



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

* 2 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 01/21/2019 1:15 PM - 2:35 PM	01/22/2019 11:11 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Not interested
Showing 01/19/2019 11:30 AM - 1:00 PM	01/19/2019 02:19 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 Buyers liked location but ultimately the home was too small for them and needed more updates than they were interested in doing.
Showing 12/15/2018 11:00 AM - 12:00 PM	12/15/2018 02:46 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:	Not interested Too high

Activity Details	Received
Showing 12/06/2018 7:00 PM - 8:00 PM	12/07/2018 11:29 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 Poor Too high 1(Worst) Clients felt the home was very overpriced for the condition and updates that are required.	

Listing Activity Details		
Activity Type	Activity Date	Comments
 Canceled Showing	01/22/2019 1:00 PM - 2:00 PM	
 Past Showing	01/21/2019 1:15 PM - 2:35 PM	
 Past Showing	01/19/2019 3:00 PM - 3:15 PM	
 Past Showing	01/19/2019 11:30 AM - 1:00 PM	
 Past Showing	01/18/2019 1:45 PM - 2:00 PM	
 Price Change Notification	01/14/2019 8:39 AM	
 Price Change	01/14/2019 2:19 AM	
 Past Showing	01/09/2019 12:00 PM - 1:00 PM	
 Past Showing	01/06/2019 12:30 PM - 3:00 PM	
 Past Showing	12/15/2018 11:00 AM - 12:00 PM	
 Past Showing	12/06/2018 7:00 PM - 8:00 PM	
 Status Change	12/06/2018 10:29 AM	
 Status Change	12/06/2018 9:52 AM	
 New Listing	12/06/2018	
 Price Change	12/06/2018 3:46 AM	