

The Nett Group Real Estate Advisors

SELLER REPORT



2336 Dartmouth Bend Dr | Wildwood

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	18
----------------	----

Client Possibilities	2
----------------------	---

Client Favorites	0
------------------	---

Zillow Views	37
--------------	----

Zillow Saves	0
--------------	---

Showings	2
----------	---

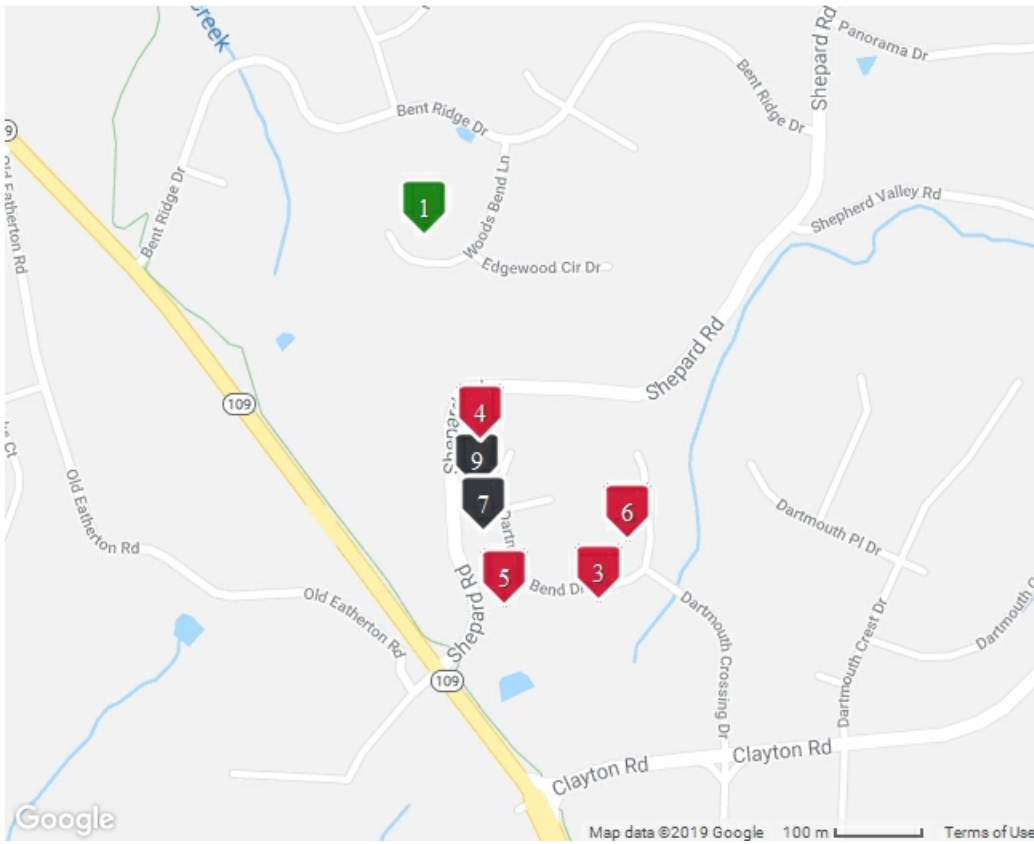
Good Activity is an average of *3-4 showings weekly*.

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

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	18090890	A	12/05/2018	RESI	1745 Woods Bend Lane	Wildwood	Wildwood	347	35	\$359,000	5	4 (3 1)	2,624	0.3500	27 RXSB01
0.0 mi	19004595	A	01/24/2019	RESI	2336 Dartmouth Bend Dr	Wildwood	Wildwood	347	18	\$399,900	4	3 (2 1)	3,148	0.2700	18 KWRC01
0.1 mi	18079964	S	12/12/2018	RESI	2308 Dartmouth Bend Dr	Wildwood	Wildwood	347	29	\$364,900	4	3 (2 1)	2,696	0.2400	22 AVER01
0.1 mi	17068833	S	04/24/2018	RESI	2352 Dartmouth Bend Dr	Wildwood	Wildwood	347	169	\$370,000	4	3 (2 1)	2,510	0.3100	19 DGER01
0.1 mi	18055155	S	08/29/2018	RESI	2324 Dartmouth Bend Dr	Wildwood	Wildwood	347	5	\$415,000	4	4 (3 1)	2,638	0.5300	20 RXSB01
0.1 mi	18039489	S	07/26/2018	RESI	611 Dartmouth Crossing Ct	Wildwood	Wildwood	347	3	\$440,000	4	4 (3 1)	2,656	0.3000	23 RXSB01
0.0 mi	18026263	X	07/07/2018	RESI	2336 Dartmouth Bend	Wildwood	Wildwood	347	76	\$399,995	4	3 (2 1)	3,148	0.2700	17 CBG 03
0.0 mi	18056389	W	01/24/2019	RESI	2336 Dartmouth Bend Dr	Wildwood	Wildwood	347	198	\$399,900	4	3 (2 1)	3,148	0.2700	18 KWRC01
0.0 mi	18057495	C	12/10/2018	RESI	2344 Dartmouth Bend	Wildwood	Wildwood	347	145	\$405,000	5	4 (3 1)	2,690	0.2700	16 HRLG01

Residential Single Line (Map Print)



1	18090890	Active	Residential-2 Story	1745 Woods Bend Lane	Wildwood	2,624	5	4(3 1)	\$359,000	35
2	19004595	Active	Residential-2 Story	2336 Dartmouth Bend Dr	Wildwood	3,148	4	3(2 1)	\$399,900	18
3	18079964	Closed	Residential-2 Story	2308 Dartmouth Bend Dr	Wildwood	2,696	4	3(2 1)	\$364,900	29
4	17068833	Closed	Residential-1.5 Story	2352 Dartmouth Bend Dr	Wildwood	2,510	4	3(2 1)	\$370,000	169
5	18055155	Closed	Residential-2 Story	2324 Dartmouth Bend Dr	Wildwood	2,638	4	4(3 1)	\$415,000	5
6	18039489	Closed	Residential-2 Story	611 Dartmouth Crossing Ct	Wildwood	2,656	4	4(3 1)	\$440,000	3
7	18026263	Expired	Residential-2 Story	2336 Dartmouth Bend	Wildwood	3,148	4	3(2 1)	\$399,995	76
8	18056389	Withdrawn	Residential-2 Story	2336 Dartmouth Bend Dr	Wildwood	3,148	4	3(2 1)	\$399,900	198
9	18057495	Cancelled	Residential-1.5 Story	2344 Dartmouth Bend	Wildwood	2,690	5	4(3 1)	\$405,000	145

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 2/11/2019 to 2/11/2018
 Latitude, Longitude is within 0.25 mi of 19004595
 State Or Province is 'Missouri'
 Price is 350000 to 450000
 Selected 9 of 9 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 2/11/2019 to 2/11/2018 Latitude, Longitude is within 0.25 mi of 19004595 State Or Province is 'Missouri' Price is 350000 to 450000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18090890	1745 Woods Bend Lane	Lafayette	Shepherd Estates	2	5 4 (3 1)	2,624	3,785	0.350	27	01/22/19	\$136.81	35	\$369,000	\$359,000
19004595	2336 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	3 (2 1)	3,148		0.270	18	01/24/19	\$127.03	18	\$399,900	\$399,900

Active Totals

Listing Count :	2	Averages:	2,886	3,785	0.310						\$131.92	27	\$384,450	\$379,450
		Price :							High		\$399,900	Low	\$359,000	Median \$379,450

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18057495	2344 Dartmouth Bend	Lafayette	Dartmouth	5	4 (3 1)	2,690	2,690	0.270	16	12/10/18	\$150.56	145	\$430,000	\$405,000

Cancelled Totals

Listing Count :	1	Averages:	2,690	2,690	0.270						\$150.56	145	\$430,000	\$405,000
		Price :							High		\$405,000	Low	\$405,000	Median \$405,000

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
18079964	2308 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	3 (2 1)	2,696	2,696	0.240	22	12/12/18	\$135.35	29	\$399,900	\$364,900	\$364,900	91.25
17068833	2352 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	3 (2 1)	2,510	2,510	0.310	19	04/24/18	\$147.41	169	\$429,989	\$399,989	\$370,000	86.05
18055155	2324 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	4 (3 1)	2,638	3,538	0.530	20	08/29/18	\$157.32	5	\$430,000	\$430,000	\$415,000	96.51
18039489	611 Dartmouth Crossing Ct	Lafayette	Dartmouth One	4	4 (3 1)	2,656	3,914	0.300	23	07/26/18	\$165.66	3	\$439,900	\$439,900	\$440,000	100.02

Closed Totals

Listing Count :	4	Averages:	2,625	3,165	0.345							\$151.43	52	\$424,947	\$408,697	\$397,475	93.46
		Price :							High		\$440,000	Low		\$364,900	Median		\$392,500

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18026263	2336 Dartmouth Bend	Lafayette	Dartmouth	4	3 (2 1)	3,148		0.270	17	07/08/18	\$127.06	76	\$424,999	\$399,995

Expired Totals

Listing Count :	1	Averages:	3,148		0.270						\$127.06	76	\$424,999	\$399,995
		Price :							High		\$399,995	Low	\$399,995	Median \$399,995

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
-----------	---------	------	-----------	----	-----	------	--------	--------	-----	------	---------	------	------------	------------

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.

Copyright © 2019 MARIS. All rights reserved.

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv	Ar	Lot	Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18056389	2336 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	3 (2 1)	3,148			0.270	18	01/24/19		\$127.03	198	\$399,900	\$399,900

Withdrawn Totals

Listing Count :	1	Averages:	3,148	0.270	\$127.03	198	\$399,900	\$399,900	
		Price :		High	\$399,900	Low	\$399,900	Median	\$399,900

Grand Totals

Count :	9	Averages:	\$/SqFt: \$141.58	CDOM: 75	OP: \$413,732	LP: \$399,843	SP: \$397,475
---------	---	-----------	-------------------	----------	---------------	---------------	---------------

Area Market Survey

Listings as of 02/11/2019 at 7:44 PM

Page 1 of 2

Lafayette

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	2	27
	2	27

Summary Price Information

Minimum	\$359,000	Maximum	\$399,900
Average	\$379,450	Median	\$379,450

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	2	99
\$400,000 thru \$449,999	2	4
	4	52

Summary Price Information

Minimum	\$364,900	Maximum	\$440,000
Average	\$397,475	Median	\$392,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	1	76
	1	76

Summary Price Information

Minimum	\$399,995	Maximum	\$399,995
Average	\$399,995	Median	\$399,995

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	1	122
	1	122

Summary Price Information

Minimum	\$399,900	Maximum	\$399,900
Average	\$399,900	Median	\$399,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	1	145
	1	145

Summary Price Information

Minimum	\$405,000	Maximum	\$405,000
Average	\$405,000	Median	\$405,000

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.

Copyright © 2019 MARIS. All rights reserved.

Area Market Survey

Listings as of 02/11/2019 at 7:44 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	2	27
	2	27

Summary Price Information

Minimum	\$359,000	Maximum	\$399,900
Average	\$379,450	Median	\$379,450

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	2	99
\$400,000 thru \$449,999	2	4
	4	52

Summary Price Information

Minimum	\$364,900	Maximum	\$440,000
Average	\$397,475	Median	\$392,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	1	76
	1	76

Summary Price Information

Minimum	\$399,995	Maximum	\$399,995
Average	\$399,995	Median	\$399,995

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	1	122
	1	122

Summary Price Information

Minimum	\$399,900	Maximum	\$399,900
Average	\$399,900	Median	\$399,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	1	145
	1	145

Summary Price Information

Minimum	\$405,000	Maximum	\$405,000
Average	\$405,000	Median	\$405,000

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.

Copyright © 2019 MARIS. All rights reserved.

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
19004595	RESI	ACT	01/24/19	2336 Dartmouth Bend Dr	Wildwood	347	18	\$399,900	262	131	0	2	291	32	17	17	298

Cross Property Condensed

2336 Dartmouth Bend Dr, Wildwood 63011-5426



MLS #:	19004595	Status:	A	Stat Dt:	01/24/19	List Pr:	\$399,900
Area:	347	Bd:	4	Sq Ft:	3,148	Sell Pr:	
Muni/Twp:	Wildwood			Pr/SqFt:	\$127.03	CDOM:	18
GA/CR:	3/0	Bth:	3 (2 1)			Age:	18
Style/Desc:	2 Story/Other					Acre:	.270
SubD:	Dartmouth One						
Schl District:	Rockwood R-VI						

Search Criteria

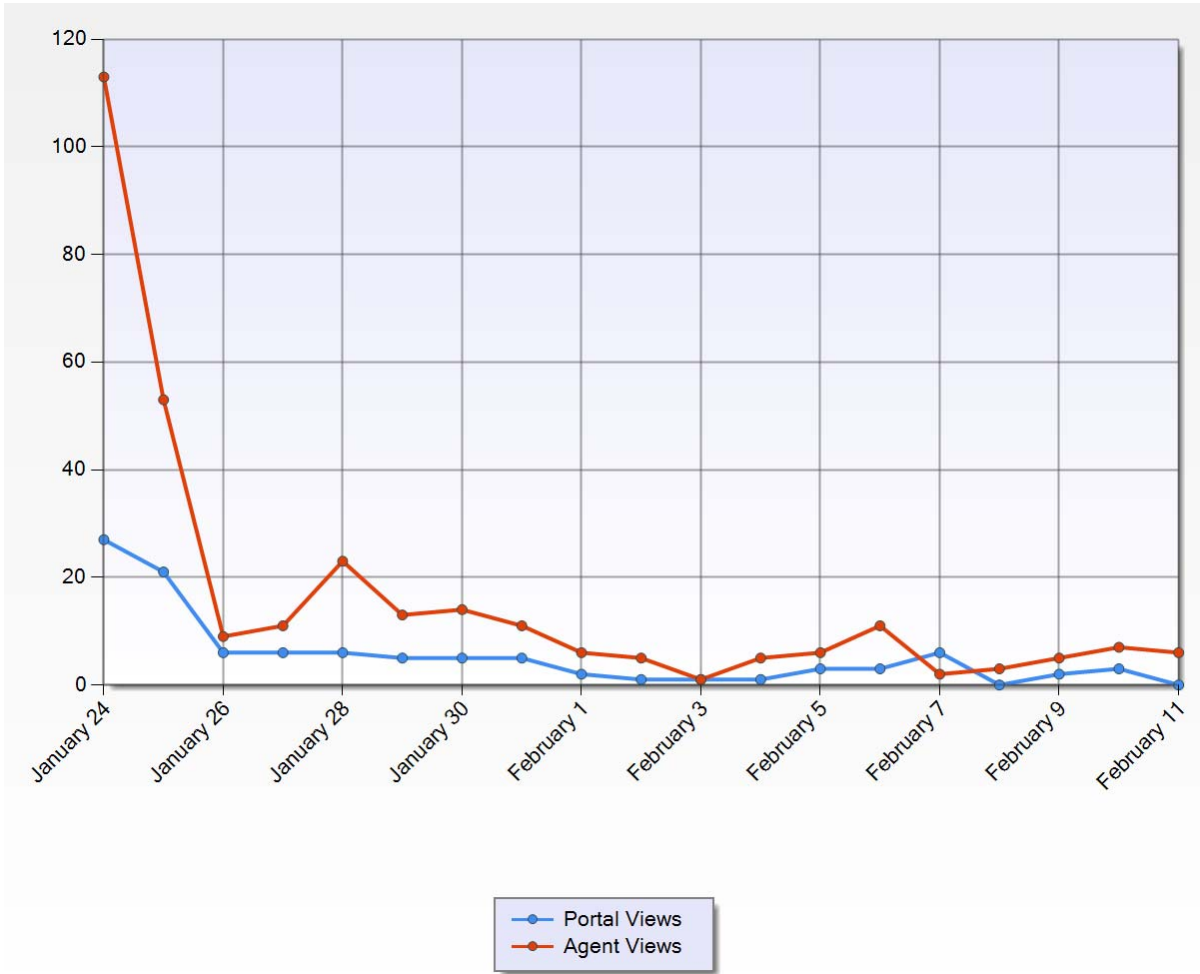
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 25 results.

 Historical Views for 2336 Dartmouth Bend Dr



● FOR SALE

2336 Dartmouth Bend Dr, Wildwood, MO 63011

List price: \$399,900

4 Beds · 3 Baths · 3,148 Sq Ft



EDIT LISTING



ADD VIDEO



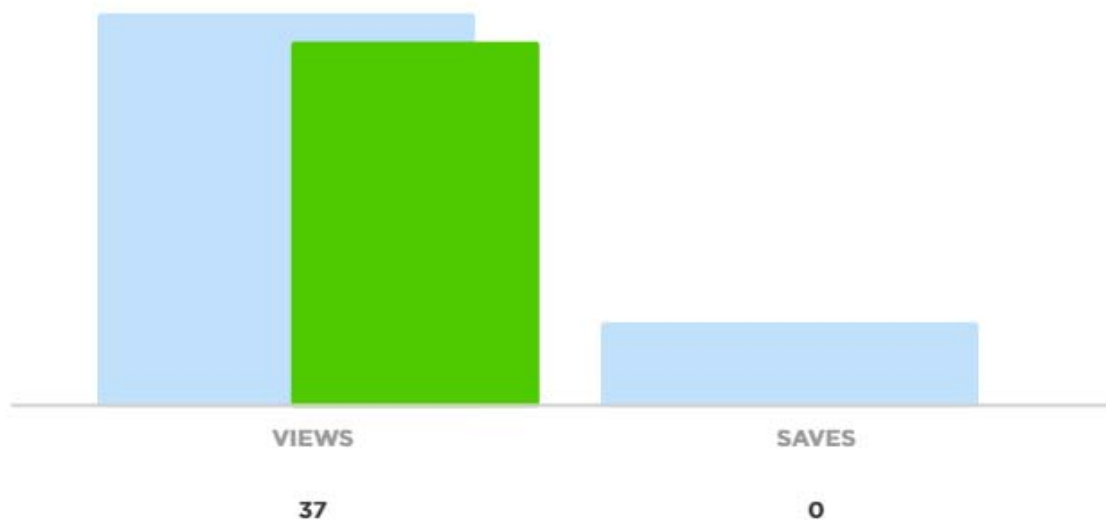
MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

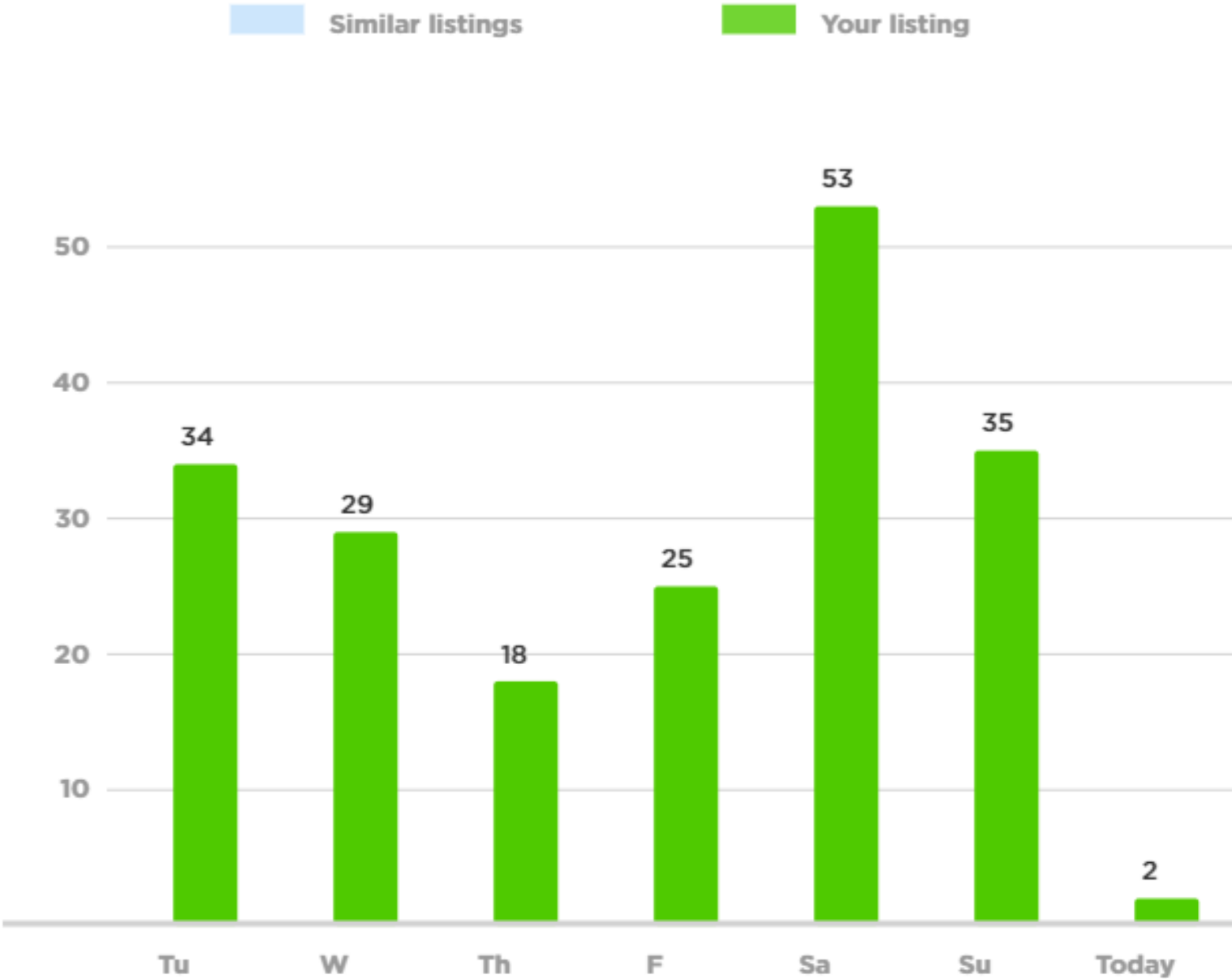
Last two days of activity

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

2336 Dartmouth Bend Drive, Wildwood, MO 63011

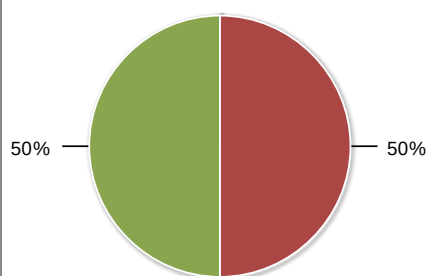
Snapshot for Jan 24, 2019 - Feb 02, 2019

Listing Photo

Listing ID: 19004595
 Address: 2336 Dartmouth Bend Drive, Wildwood, MO 63011
 Price: \$399,900
 Status: ACTIVE
 Total number of appointments: 2
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

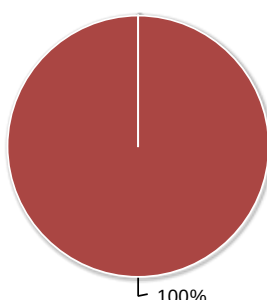
Is your client interested in this listing?



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

* 2 responses

Please rate your overall experience at this showing.



Excellent (0)
 Good (2)
 Fair (0)
 Poor (0)

* 2 responses

Feedback Responses

Activity Details	Received
Showing 02/02/2019 11:45 AM - 12:45 PM	02/04/2019 12:54 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:	Somewhat Good He did like this house, not quite yet ready to offer
Showing 01/26/2019 4:30 PM - 5:30 PM	01/26/2019 05:45 PM

Activity Details	Received
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 3 We like this house some and may ask to return next weekend if it stays for sale.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	02/02/2019 11:45 AM - 12:45 PM	
 Past Showing	01/26/2019 4:30 PM - 5:30 PM	
 New Listing	01/24/2019	