

The Nett Group Real Estate Advisors

SELLER REPORT



320 North Fountain | Cape Girardeau

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	54
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Client Possibilities	0
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Client Favorites	0
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Zillow Views	15
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Zillow Saves	0
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Showings	2
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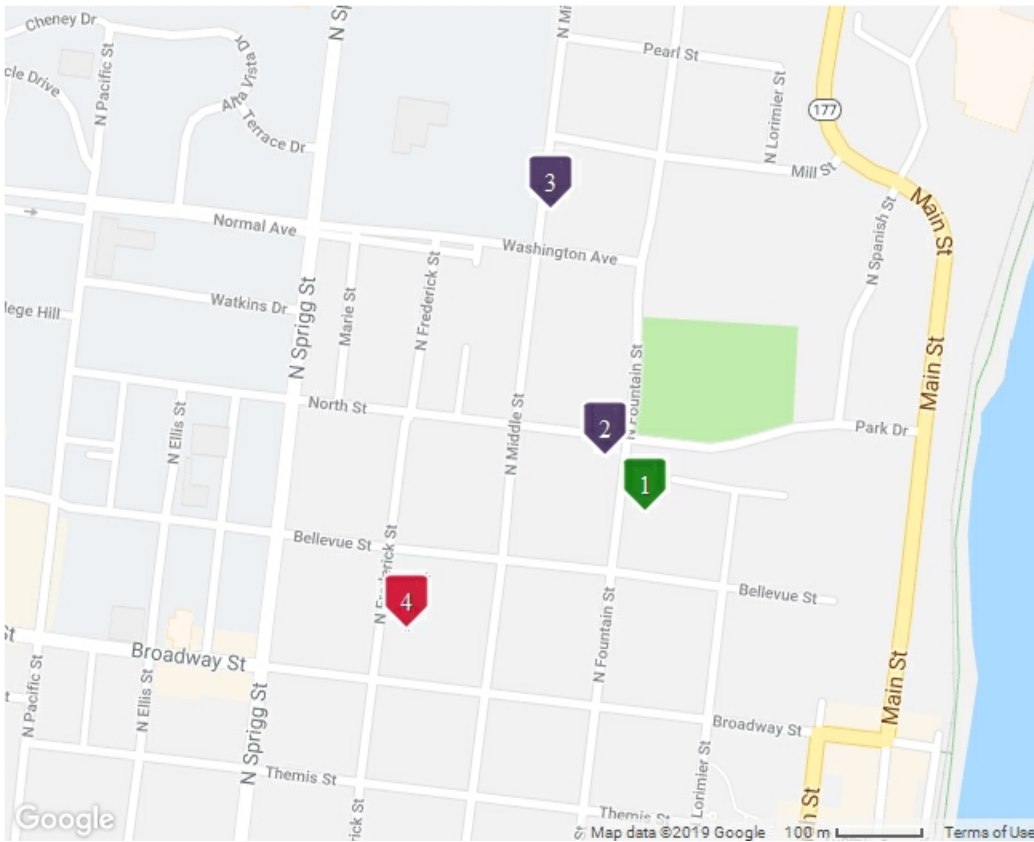
Good Activity is an average of *3-4 showings weekly*.

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

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
0.0 mi	18094748	A	12/19/2018	RESI	320 North Fountain	Cape Girardeau	Cape Girardeau	685	54	\$84,900	3	1	(1 0)	1,296	0.2300	136 KWRC01
0.1 mi	19006052	P	02/02/2019	RESI	345 North Fountain		Cape Girardeau		3	\$79,900	4	2	(2 0)	1,216	0.2386	8 RECC01
0.2 mi	18087499	P	01/17/2019	RESI	522 South Middle St	Cape Girardeau	Cape Girardeau	685	82	\$55,250	2	1	(1 0)	900	0.2700	99 ABERNATHY
0.2 mi	17074110	S	03/13/2018	RESI	210 North Frederick St	Cape Girardeau	Cape Girardeau	685	114	\$99,500	3	2	(1 1)	2,437	0.2000	118 REOX01

Residential Single Line (Map Print)



1	18094748	Active	Residential-1 Story	320 North Fountain	Cape Girardeau	1,296	3	1(1 0)	\$84,900	54
2	19006052	Pending	Residential-1 Story	345 North Fountain	Cape Girardeau	1,216	4	2(2 0)	\$79,900	3
3	18087499	Pending	Residential-1 Story	522 South Middle St	Cape Girardeau	900	2	1(1 0)	\$55,250	82
4	17074110	Closed	Residential-2 Story	210 North Frederick St	Cape Girardeau	2,437	3	2(1 1)	\$99,500	114

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
 Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'
 Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 2/11/2019 to 2/11/2018
 Property Type is 'Residential'
 Latitude, Longitude is within 0.25 mi of 18094748
 State Or Province is 'Missouri'
 Price is 50000 to 100000
 Selected 4 of 4 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 2/11/2019 to 2/11/2018 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18094748 State Or Province is 'Missouri' Price is 50000 to 100000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18094748	320 North Fountain	Southeast Misso	Range 'f'	3	1 (1 0)	1,296	1,296	0.230	136	12/19/18	\$65.51	54	\$84,900	\$84,900

Active Totals

Listing Count :	1	Averages:	1,296	1,296	0.230	\$65.51	54	\$84,900	\$84,900
		Price :			High	\$84,900	Low	\$84,900	Median \$84,900

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
17074110	210 North Frederick St	Southeast Misso	Range E	3	2 (1 1)	2,437		0.200	118	03/13/18	\$40.83	114	\$155,000	\$124,000	\$99,500	64.19

Closed Totals

Listing Count :	1	Averages:	2,437	0.200	\$40.83	114	\$155,000	\$124,000	\$99,500	64.19
		Price :		High	\$99,500	Low	\$99,500	Median	\$99,500	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18087499	522 South Middle St	Southeast Misso	Unknown	2	1 (1 0)	900	900	0.270	99	01/23/19	\$61.39	82	\$55,250	\$55,250
19006052	345 North Fountain		NA	4	2 (2 0)	1,216	1,216	0.239	8	02/04/19	\$65.71	3	\$79,900	\$79,900

Pending Totals

Listing Count :	2	Averages:	1,058	1,058	0.254	\$63.55	43	\$67,575	\$67,575
		Price :			High	\$79,900	Low	\$55,250	Median \$67,575

Grand Totals

Count :	4	Averages:	\$/SqFt: \$58.36	CDOM: 63	OP: \$93,763	LP: \$86,013	SP: \$99,500
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Area Market Survey

Listings as of 02/11/2019 at 7:47 PM

Page 1 of 2

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$70,000 thru \$79,999		1	3
		1	3
Summary Price Information			
Minimum	\$79,900	Maximum	\$79,900
Average	\$79,900	Median	\$79,900

Southeast Missouri

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999		1	54
		1	54
Summary Price Information			
Minimum	\$84,900	Maximum	\$84,900
Average	\$84,900	Median	\$84,900

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999		1	82
		1	82
Summary Price Information			
Minimum	\$55,250	Maximum	\$55,250
Average	\$55,250	Median	\$55,250

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$90,000 thru \$99,999		1	114
		1	114
Summary Price Information			
Minimum	\$99,500	Maximum	\$99,500
Average	\$99,500	Median	\$99,500

Presented By: Mike Nettekmeier 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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Area Market Survey

Listings as of 02/11/2019 at 7:47 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$80,000 thru \$89,999	1	54
	1	54
Summary Price Information		
Minimum	\$84,900	Maximum \$84,900
Average	\$84,900	Median \$84,900

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$50,000 thru \$59,999	1	82
\$70,000 thru \$79,999	1	3
	2	43
Summary Price Information		
Minimum	\$55,250	Maximum \$79,900
Average	\$67,575	Median \$67,575

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$90,000 thru \$99,999	1	114
	1	114
Summary Price Information		
Minimum	\$99,500	Maximum \$99,500
Average	\$99,500	Median \$99,500

Presented By: Mike Nettekeyer 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
18094748	RESI	ACT	12/19/18	320 North Fountain	Cape Girardeau	685	54	\$84,900	55	48	0	0	60	5	13	7	302

Cross Property Condensed

320 North Fountain, Cape Girardeau 63701-7237



MLS #:	18094748	Status:	A	Stat Dt:	12/19/18	List Pr:	\$84,900
Area:	685	Bd:	3	Sq Ft:	1,296	Sell Pr:	
Muni/Twp:	Cape Girardeau			Pr/SqFt:	\$65.51	CDOM:	54
GA/CR:	2/0	Bth:	1 (1 0)			Age:	136
Style/Desc:	1 Story/Bungalow / Cottage					Acre:	.230
SubD:	Range 'f'						
Schl District:	Cape Girardeau 63						

Search Criteria

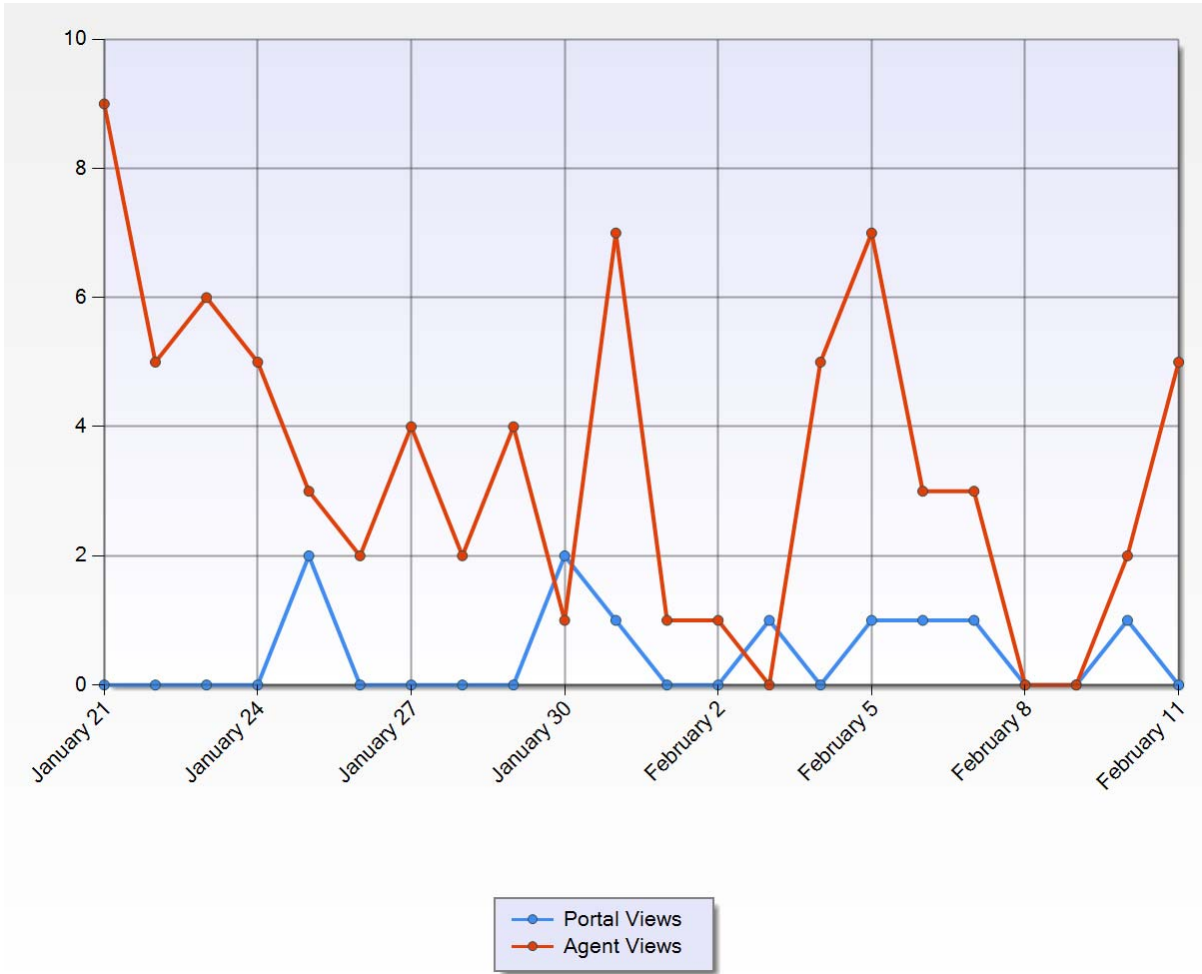
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 25 results.

 Historical Views for 320 North Fountain



● FOR SALE

320 N Fountain St, Cape Girardeau, MO 63701

List price: \$84,900

3 Beds · 1 Bath · 1,296 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



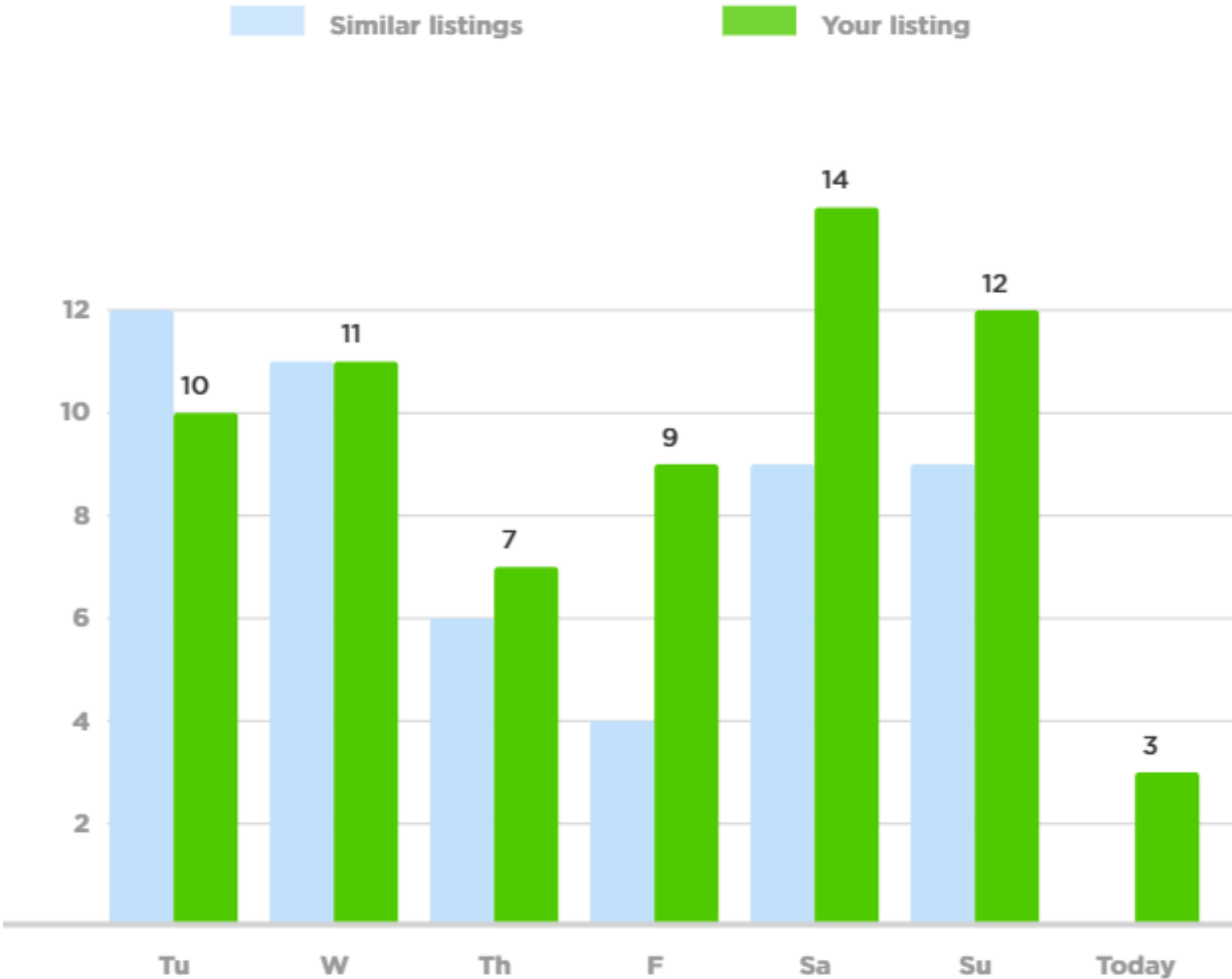
VIEWS

15

SAVES

0

This Week Last 30 Days





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

Listing Activity Report

320 North Fountain, Cape Girardeau, MO 63701

Snapshot for Dec 19, 2018 - Jan 21, 2019

Listing Photo

Listing ID: 18094748

Address: 320 North Fountain, Cape Girardeau, MO 63701

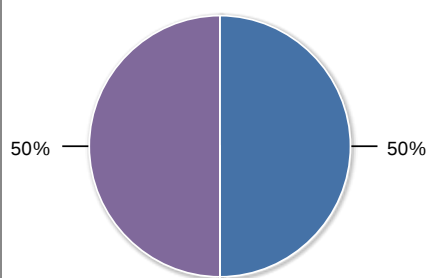
Price: \$84,900

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

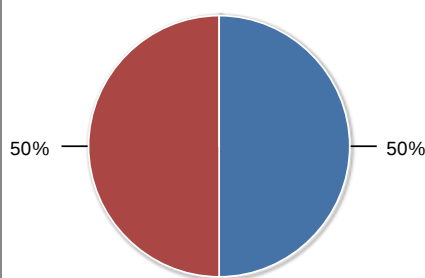
Is your client interested in this listing?



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

* 2 responses

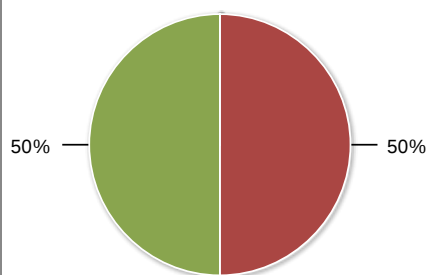
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

Feedback Responses

Activity Details	Received
Showing 01/21/2019 2:30 PM - 2:45 PM	01/22/2019 02:52 PM
Is your client interested in this listing? Very Please rate your overall experience at this showing. Just right Your (and your client's) opinion of the price: 4 Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: Unable to enter due to dead bolt and didn't want to break key, we will go back later this week.	
Showing 01/19/2019 2:15 PM - 2:45 PM	01/26/2019 08:47 AM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Fair Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: Concerns of home foundation not being level due to faulty doors not opening, unlocking or closing throughout the entire home.	

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	01/21/2019 2:30 PM - 2:45 PM	
 Past Showing	01/19/2019 2:15 PM - 2:45 PM	
 New Listing	12/19/2018	