

The Nett Group Real Estate Advisors

SELLER REPORT



1706 Karpos St | Arnold

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	12
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Client Possibilities	1
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Client Favorites	0
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Zillow Views	73
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Zillow Saves	5
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Showings	2
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Good Activity is an average of *3-4 showings weekly*.

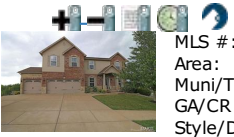
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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
19004084	RESI	ACT	01/23/19	1706 Karpos St	Arnold	391	12	\$374,900	58	26	0	1	64	12	3	2	169

Cross Property Condensed

1706 Karpos St, Arnold 63010-2671



MLS #:	19004084	Status:	A	Stat Dt:	01/23/19	List Pr:	\$374,900
Area:	391	Bd:	4	Sq Ft:	3,052	Sell Pr:	
Muni/Twp:	Arnold			Pr/SqFt:	\$122.84	CDOM:	151
GA/CR:	3/0	Bth:	4 (3 1)			Age:	12
Style/Desc:	2 Story/Other					Acre:	.240
SubD:	Maxville Gardens						
Schl District:	Fox C-6						

Search Criteria

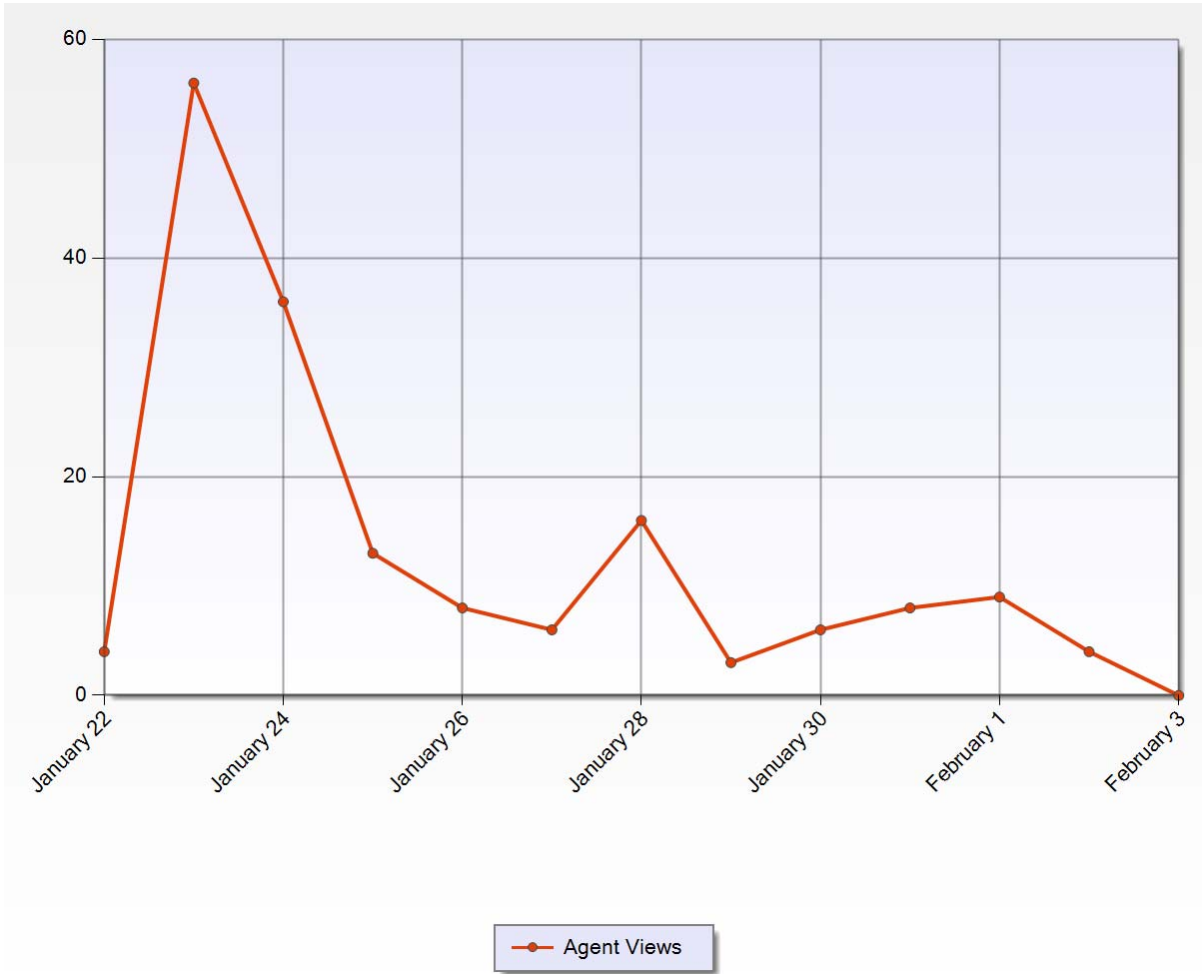
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

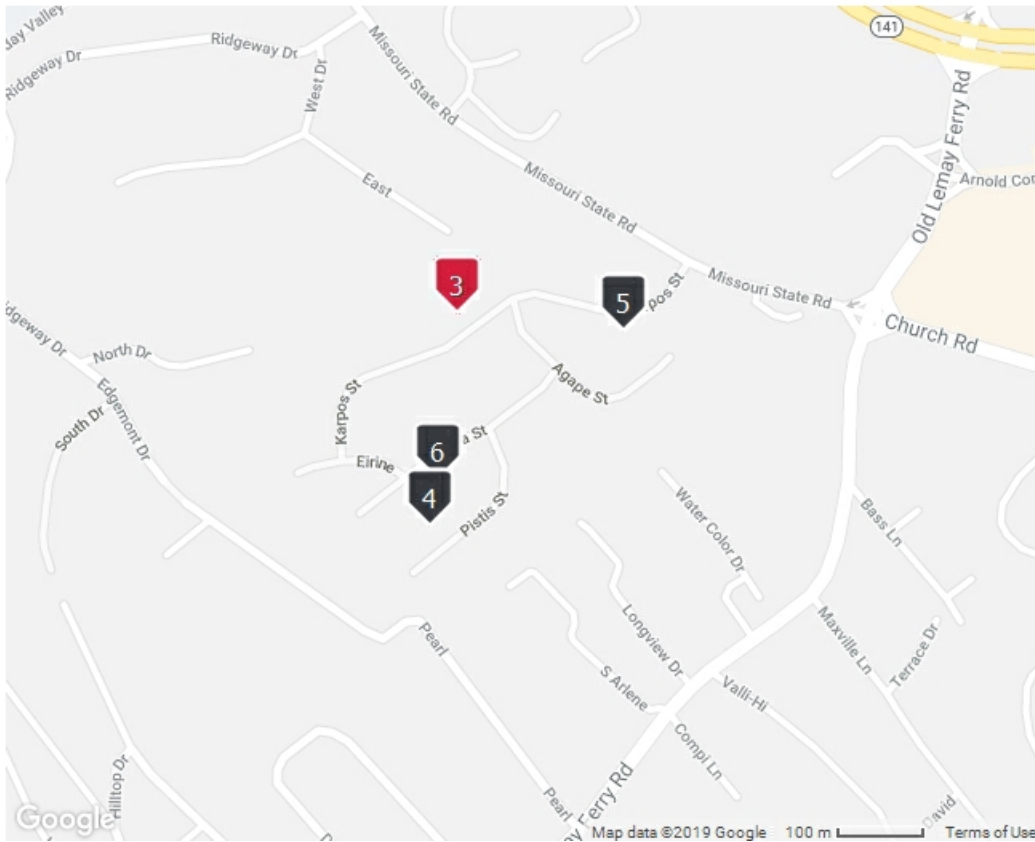
 Historical Views for 1706 Karpos St



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	18084763	A	10/24/2018	RESI	1828 Chara St	Arnold	Arnold	391	146	\$324,999 4	3 (3 0)	2,040	0.2300	8	CBG 12
0.0 mi	19004084	A	01/23/2019	RESI	1706 Karpos St	Arnold	Arnold	391	151	\$374,900 4	4 (3 1)	3,052	0.2400	12	KWRC01
0.1 mi	18065701	S	11/15/2018	RESI	1735 Karpos St	Arnold	Arnold	391	40	\$340,000 3	3 (2 1)	3,120	0.2400	9	BHSP07
0.2 mi	18044231	X	12/31/2018	RESI	129 Pistis	Arnold	Arnold	391	211	\$299,900 4	3 (2 1)	2,688	0.2300	9	EXER01
0.0 mi	18061613	X	12/18/2018	RESI	1706 Karpos	Arnold	Arnold	391	139	\$384,500 4	4 (3 1)	3,052	0.2400	11	WTLR01
0.2 mi	18069272	C	10/18/2018	RESI	1828 Chara St	Arnold	Arnold	391	43	\$339,000 4	3 (3 0)	2,040	0.2300	8	CBG 12

Residential Single Line (Map Print)



1	18084763	Active	Residential-1 Story	1828 Chara St	Arnold	2,040	4	3(3 0)	\$324,999	146
2	19004084	Active	Residential-2 Story	1706 Karpos St	Arnold	3,052	4	4(3 1)	\$374,900	151
3	18065701	Closed	Residential-1.5 Story	1735 Karpos St	Arnold	3,120	3	3(2 1)	\$340,000	40
4	18044231	Expired	Residential-2 Story	129 Pistis	Arnold	2,688	4	3(2 1)	\$299,900	211
5	18061613	Expired	Residential-2 Story	1706 Karpos	Arnold	3,052	4	4(3 1)	\$384,500	139
6	18069272	Cancelled	Residential-1 Story	1828 Chara St	Arnold	2,040	4	3(3 0)	\$339,000	43

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 2/4/2019 to 2/4/2018
 Latitude, Longitude is within 0.25 mi of 19004084
 State Or Province is 'Missouri'
 Price is 274000 to 474000
 Selected 6 of 6 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 2/4/2019 to 2/4/2018 Latitude, Longitude is within 0.25 mi of 19004084 State Or Province is 'Missouri' Price is 274000 to 474000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18084763	1828 Chara St	Fox C-6	Maxville Gardens	4	3 (3 0)	2,040	3,723	0.230	8	10/24/18	\$159.31	146	\$339,000	\$324,999
19004084	1706 Karpos St	Fox C-6	Maxville Gardens	4	4 (3 1)	3,052	3,800	0.240	12	01/23/19	\$122.84	151	\$374,900	\$374,900

Active Totals

Listing Count :	2	Averages:	2,546	3,762	0.235						\$141.08	149	\$356,950	\$349,950
		Price :							High		\$374,900	Low	\$324,999	Median \$349,950

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18069272	1828 Chara St	Fox C-6	Maxville Gardens	4	3 (3 0)	2,040	3,723	0.230	8	10/18/18	\$166.18	43	\$349,900	\$339,000

Cancelled Totals

Listing Count :	1	Averages:	2,040	3,723	0.230						\$166.18	43	\$349,900	\$339,000
		Price :							High		\$339,000	Low	\$339,000	Median \$339,000

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
18065701	1735 Karpos St	Fox C-6	Maxville Gardens	3	3 (2 1)	3,120		0.240	9	11/15/18	\$108.97	40	\$360,000	\$349,900	\$340,000	94.44

Closed Totals

Listing Count :	1	Averages:	3,120		0.240						\$108.97	40	\$360,000	\$349,900	\$340,000	94.44
		Price :							High		\$340,000	Low	\$340,000	Median	\$340,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18044231	129 Pistis	Fox C-6	Maxville Gardens	4	3 (2 1)	2,688	2,688	0.230	9	01/01/19	\$111.57	211	\$319,900	\$299,900
18061613	1706 Karpos	Fox C-6	Maxville Gardens	4	4 (3 1)	3,052	3,800	0.240	11	12/19/18	\$125.98	139	\$399,900	\$384,500

Expired Totals

Listing Count :	2	Averages:	2,870	3,244	0.235						\$118.78	175	\$359,900	\$342,200
		Price :							High		\$384,500	Low	\$299,900	Median \$342,200

Grand Totals

Count :	6	Averages:	\$/SqFt: \$132.48	CDOM: 122	OP: \$357,267	LP: \$345,533	SP: \$340,000
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Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

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Area Market Survey

Listings as of 02/04/2019 at 3:12 AM

Page 1 of 2

Fox C-6

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999		1	103
\$350,000 thru \$399,999		1	12
		2	58
Summary Price Information			
Minimum	\$324,999	Maximum	\$374,900
Average	\$349,950	Median	\$349,950

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999		1	40
		1	40
Summary Price Information			
Minimum	\$340,000	Maximum	\$340,000
Average	\$340,000	Median	\$340,000

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	211
\$350,000 thru \$399,999		1	139
		2	175
Summary Price Information			
Minimum	\$299,900	Maximum	\$384,500
Average	\$342,200	Median	\$342,200

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999		1	43
		1	43
Summary Price Information			
Minimum	\$339,000	Maximum	\$339,000
Average	\$339,000	Median	\$339,000

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Area Market Survey

Listings as of 02/04/2019 at 3:12 AM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999	1	103
\$350,000 thru \$399,999	1	12
	2	58

Summary Price Information

Minimum	\$324,999	Maximum	\$374,900
Average	\$349,950	Median	\$349,950

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999	1	40
	1	40

Summary Price Information

Minimum	\$340,000	Maximum	\$340,000
Average	\$340,000	Median	\$340,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	1	211
\$350,000 thru \$399,999	1	139
	2	175

Summary Price Information

Minimum	\$299,900	Maximum	\$384,500
Average	\$342,200	Median	\$342,200

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999	1	43
	1	43

Summary Price Information

Minimum	\$339,000	Maximum	\$339,000
Average	\$339,000	Median	\$339,000

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● FOR SALE

**1706 Karpos St,
Arnold, MO 63010**

List price: \$374,900

4 Beds · 4 Baths · 3,800 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

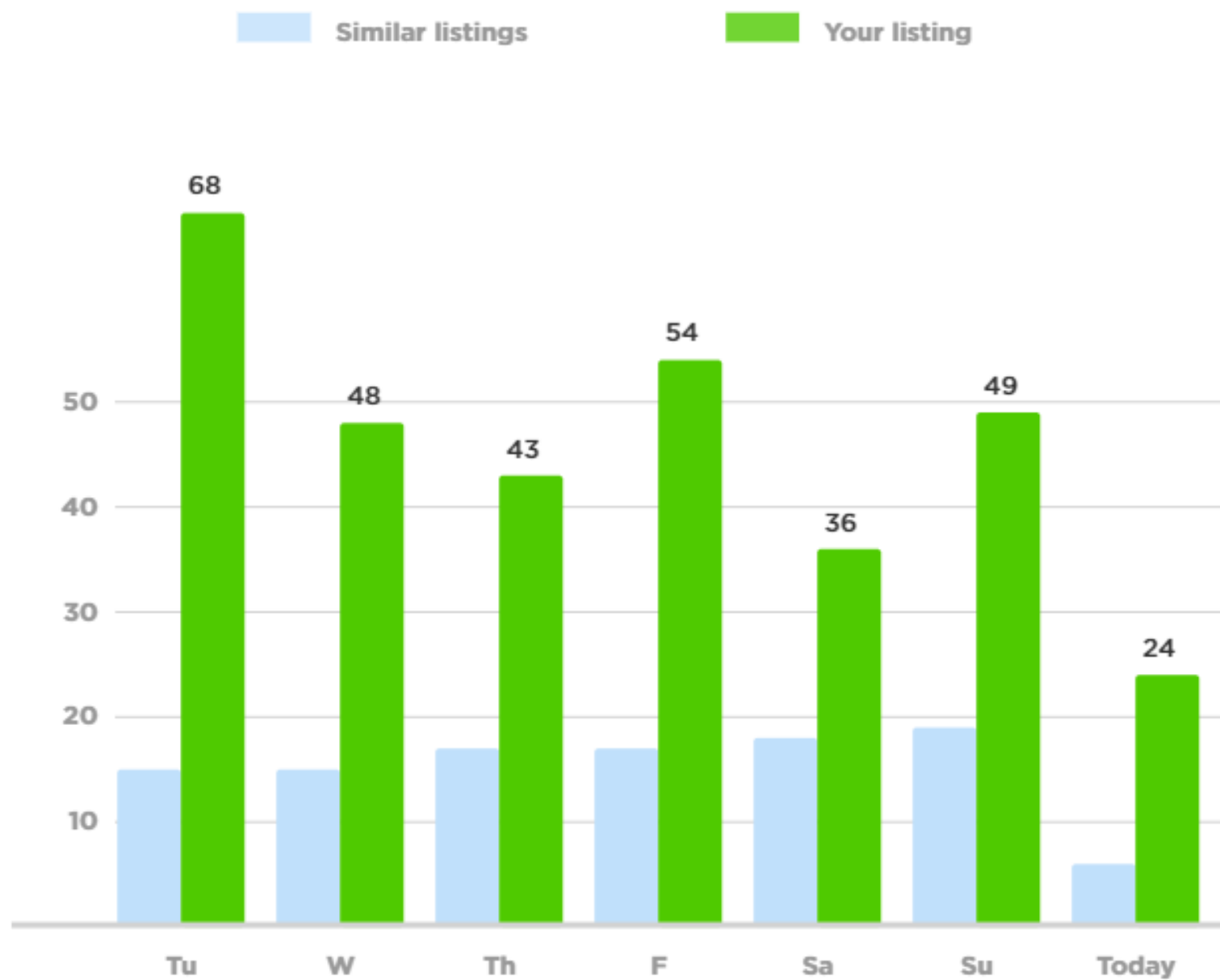
SAVES

73

5

This Week

Last 30 Days





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

Listing Activity Report

1706 Karpos Street, Arnold, MO 63010

Snapshot for Jan 23, 2019 - Feb 02, 2019

Listing Photo

Listing ID: 19004084
Address: 1706 Karpos Street, Arnold, MO 63010
Price: \$374,900
Status: ACTIVE
Total number of appointments: 2
Appointments in the last 30 days: 2
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 1

Feedback Responses

Activity Details	Received
Showing 01/31/2019 2:00 PM - 3:00 PM	01/31/2019 03:11 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:	Very Excellent Just right 4 I'll be in touch

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	02/02/2019 2:00 PM - 3:00 PM	
Past Showing	01/31/2019 2:00 PM - 3:00 PM	
Status Change	01/23/2019 2:28 PM	
Past Agent Inquiry	01/23/2019 2:28 PM	
Price Change	01/23/2019 8:27 AM	
New Listing	01/23/2019	