

The Nett Group Real Estate Advisors

# SELLER REPORT



2419 Forest Shadows Dr | St Louis

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |    |
|----------------|----|
| Days on Market | 13 |
|----------------|----|

|                      |   |
|----------------------|---|
| Client Possibilities | 1 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 3 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 48 |
|--------------|----|

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

|          |   |
|----------|---|
| Showings | 1 |
|----------|---|

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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 |
|--------------------------|------|------|-----------|------------------------|----------|------|-----|----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">19014133</a> | COND | ACT  | 03/05/19  | 2419 Forest Shadows Dr | St Louis | 46   | 11  | \$79,900 | 128            | 93           | 2                | 1                    | 152         | 27                | 11              | 10             | 124         |

## Cross Property Condensed

**2419 Forest Shadows Dr, St Louis 63136-5805**



|                |                          |         |                |            |                 |          |                 |
|----------------|--------------------------|---------|----------------|------------|-----------------|----------|-----------------|
| MLS #:         | <a href="#">19014133</a> | Status: | <b>A</b>       | Stat Dt:   | <b>03/05/19</b> | List Pr: | <b>\$79,900</b> |
| Area:          | <b>46</b>                | Bd:     | <b>4</b>       | Sq Ft:     | <b>1,082</b>    | Sell Pr: |                 |
| Muni/Twp:      | <b>Unincorporated</b>    |         |                | Pr/SqFt:   | <b>\$73.84</b>  | CDOM:    | <b>11</b>       |
| GA/CR:         | <b>0/0</b>               | Bth:    | <b>2 (2 0)</b> | Condo Fee: | <b>\$183</b>    | Age:     | <b>46</b>       |
| Style/Desc:    | <b>2 Story/Townhouse</b> |         |                |            |                 | Acre:    | <b>.050</b>     |
| SubD:          | <b>Sugartree 11</b>      |         |                |            |                 |          |                 |
| Schl District: | <b>Hazelwood</b>         |         |                |            |                 |          |                 |

### 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 28 results.

## 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   | <a href="#">19011350</a> | A  | 02/26/2019  | COND   | 11131 Whispering Oaks Dr | Unincorporated | St Louis       | 46   | 20   | \$66,500 | 2   | 1 (1 0)  | 900   | 0.0500 | 48 CBG 06 |
| 0.2 mi   | <a href="#">18083765</a> | A  | 10/20/2018  | COND   | 11124 Whispering Oaks    | Unincorporated | St Louis       | 46   | 149  | \$75,000 | 2   | 2 (1 1)  | 1,458 | 46     | STLB01    |
| 0.0 mi   | <a href="#">19014133</a> | A  | 03/05/2019  | COND   | 2419 Forest Shadows Dr   | Unincorporated | St Louis       | 46   | 13   | \$79,900 | 4   | 2 (2 0)  | 1,082 | 0.0500 | 46 KWRC01 |
| 0.1 mi   | <a href="#">19011384</a> | AC | 03/12/2019  | COND   | 11183 Whispering Oaks    | Unincorporated | St Louis       | 46   | 20   | \$79,900 | 3   | 3 (1 2)  | 1,082 | 0.0500 | 47 ALEK01 |
| 0.1 mi   | <a href="#">18020311</a> | S  | 06/22/2018  | COND   | 11152 Towering Pines     | Unincorporated | St Louis       | 46   | 60   | \$50,000 | 2   | 1 (1 0)  | 840   | 0.0500 | 47 MORE01 |
| 0.1 mi   | <a href="#">18014340</a> | S  | 05/16/2018  | COND   | 2404 Forest Shadows      | Unincorporated | St Louis       | 46   | 25   | \$52,500 | 2   | 2 (1 1)  | 1,074 | 0.0500 | 46 RMXR01 |
| 0.2 mi   | <a href="#">18066128</a> | S  | 10/01/2018  | COND   | 11125 Whispering Oaks Dr | Unincorporated | St Louis       | 46   | 5    | \$54,000 | 2   | 2 (1 1)  | 1,004 | 0.0500 | 47 CBG 06 |
| 0.1 mi   | <a href="#">18024750</a> | S  | 06/21/2018  | COND   | 11178 Whispering Oaks    | Unincorporated | St Louis       | 46   | 10   | \$72,000 | 3   | 2 (1 1)  | 1,482 | 0.0500 | 46 CBG 06 |
| 0.1 mi   | <a href="#">18016904</a> | S  | 06/25/2018  | COND   | 11147 Towering Pines     | Florissant     | Florissant     | 46   | 30   | \$76,500 | 3   | 3 (2 1)  |       | 47     | STLB01    |
| 0.2 mi   | <a href="#">18086915</a> | S  | 12/28/2018  | COND   | 11136 Whispering Oaks Dr | Hazelwood      | Unincorporated | 46   | 1    | \$76,976 | 3   | 3 (2 1)  | 1,078 |        | BDRL01    |
| 0.1 mi   | <a href="#">17093428</a> | X  | 01/04/2019  | COND   | 2432 Forest Shadows Dr   | Unincorporated | St Louis       | 46   | 397  | \$55,000 | 2   | 1 (1 0)  | 842   | 0.0500 | 47 CMFT01 |
| 0.0 mi   | <a href="#">18063174</a> | X  | 12/07/2018  | COND   | 2419 Forest Shadows Dr   | Unincorporated | St Louis       | 46   | 77   | \$84,500 | 4   | 2 (2 0)  | 1,082 | 0.0500 | 45 BHSP13 |

### 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 3/18/2019 to 3/18/2018

Property Type is 'Condo/Coop/Villa'

Latitude, Longitude is within 0.25 mi of 19014133

State Or Province is 'Missouri'

Price is 50000 to 109000

Selected 12 of 12 results.

## CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

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 3/18/2019 to 3/18/2018 Property Type is 'Condo/Coop/Villa' Latitude, Longitude is within 0.25 mi of 19014133 State Or Province is 'Missouri' Price is 50000 to 109000

## Condo/Coop/Villa

## Active Properties

| Listing # | Address                  | Area           | Community    | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|--------------------------|----------------|--------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 19011350  | 11131 Whispering Oaks Dr | Hazelwood East | Sugartree 6  | 2 1 (1 0) | 900   | 840    | 0.050  | 48  | 02/26/19 | \$73.89 | 20   | \$66,500   | \$66,500   |
| 18083765  | 11124 Whispering Oaks    | Hazelwood East | Sugar Tree   | 2 2 (1 1) | 1,458 |        |        | 46  | 10/20/18 | \$51.44 | 149  | \$75,000   | \$75,000   |
| 19014133  | 2419 Forest Shadows Dr   | Hazelwood East | Sugartree 11 | 4 2 (2 0) | 1,082 | 1,482  | 0.050  | 46  | 03/05/19 | \$73.84 | 13   | \$79,900   | \$79,900   |

## Active Totals

|                 |   |           |       |       |       |  |  |      |  |          |     |          |          |          |
|-----------------|---|-----------|-------|-------|-------|--|--|------|--|----------|-----|----------|----------|----------|
| Listing Count : | 3 | Averages: | 1,147 | 1,161 | 0.050 |  |  |      |  | \$66.39  | 61  | \$73,800 | \$73,800 |          |
|                 |   | Price :   |       |       |       |  |  | High |  | \$79,900 | Low | \$66,500 | Median   | \$75,000 |

## Active Under Contract Properties

| Listing # | Address               | Area           | Community   | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|-----------------------|----------------|-------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 19011384  | 11183 Whispering Oaks | Hazelwood East | Sugartree 8 | 3 3 (1 2) | 1,082 | 1,402  | 0.050  | 47  | 03/13/19 | \$73.84 | 20   | \$79,900   | \$79,900   |

## Active Under Contract Totals

|                 |   |           |       |       |       |  |  |      |  |          |     |          |          |          |
|-----------------|---|-----------|-------|-------|-------|--|--|------|--|----------|-----|----------|----------|----------|
| Listing Count : | 1 | Averages: | 1,082 | 1,402 | 0.050 |  |  |      |  | \$73.84  | 20  | \$79,900 | \$79,900 |          |
|                 |   | Price :   |       |       |       |  |  | High |  | \$79,900 | Low | \$79,900 | Median   | \$79,900 |

## 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  |
|-----------|--------------------------|----------------|----------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|------------|--------|
| 18020311  | 11152 Towering Pines     | Hazelwood East | Sugartree 5    | 2 1 (1 0) | 840   | 840    | 0.050  | 47  | 06/22/18 | \$59.52 | 60   | \$59,900   | \$54,900   | \$50,000   | 83.47  |
| 18014340  | 2404 Forest Shadows      | Hazelwood East | Sugartree Nine | 2 2 (1 1) | 1,074 |        | 0.050  | 46  | 05/16/18 | \$48.88 | 25   | \$64,900   | \$64,900   | \$52,500   | 80.89  |
| 18066128  | 11125 Whispering Oaks Dr | Hazelwood East | Sugartree 6    | 2 2 (1 1) | 1,004 |        | 0.050  | 47  | 10/01/18 | \$53.78 | 5    | \$54,000   | \$54,000   | \$54,000   | 100.00 |
| 18024750  | 11178 Whispering Oaks    | Hazelwood East | Sugartree 7    | 3 2 (1 1) | 1,482 | 1,650  | 0.050  | 46  | 06/21/18 | \$48.58 | 10   | \$72,900   | \$72,900   | \$72,000   | 98.77  |
| 18016904  | 11147 Towering Pines     | Hazelwood East | Sugar Tree     | 3 3 (2 1) |       | 1,082  |        | 47  | 06/25/18 | \$0.00  | 30   | \$79,900   | \$79,900   | \$76,500   | 95.74  |
| 18086915  | 11136 Whispering Oaks Dr | Hazelwood East | Sugartree      | 3 3 (2 1) | 1,078 |        |        |     | 12/28/18 | \$71.41 | 1    | \$75,000   | \$75,000   | \$76,976   | 102.64 |

## Closed Totals

|                 |   |           |       |       |       |  |  |      |  |          |     |          |          |          |          |
|-----------------|---|-----------|-------|-------|-------|--|--|------|--|----------|-----|----------|----------|----------|----------|
| Listing Count : | 6 | Averages: | 1,096 | 1,191 | 0.050 |  |  |      |  | \$56.44  | 22  | \$67,767 | \$66,933 | \$63,663 | 93.59    |
|                 |   | Price :   |       |       |       |  |  | High |  | \$76,976 | Low | \$50,000 | Median   |          | \$63,000 |

## Expired Properties

| Listing # | Address                | Area           | Community      | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|------------------------|----------------|----------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 17093428  | 2432 Forest Shadows Dr | Hazelwood East | Sugartree Nine | 2 1 (1 0) | 842   | 842    | 0.050  | 47  | 01/05/19 | \$65.32 | 397  | \$60,000   | \$55,000   |
| 18063174  | 2419 Forest Shadows Dr | Hazelwood East | Sugartree 11   | 4 2 (2 0) | 1,082 | 1,482  | 0.050  | 45  | 12/08/18 | \$78.10 | 77   | \$79,900   | \$84,500   |

## Expired Totals

|                 |   |           |     |       |       |  |  |  |  |         |     |          |          |
|-----------------|---|-----------|-----|-------|-------|--|--|--|--|---------|-----|----------|----------|
| Listing Count : | 2 | Averages: | 962 | 1,162 | 0.050 |  |  |  |  | \$71.71 | 237 | \$69,950 | \$69,750 |
|-----------------|---|-----------|-----|-------|-------|--|--|--|--|---------|-----|----------|----------|

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: Condo/Coop/Villa

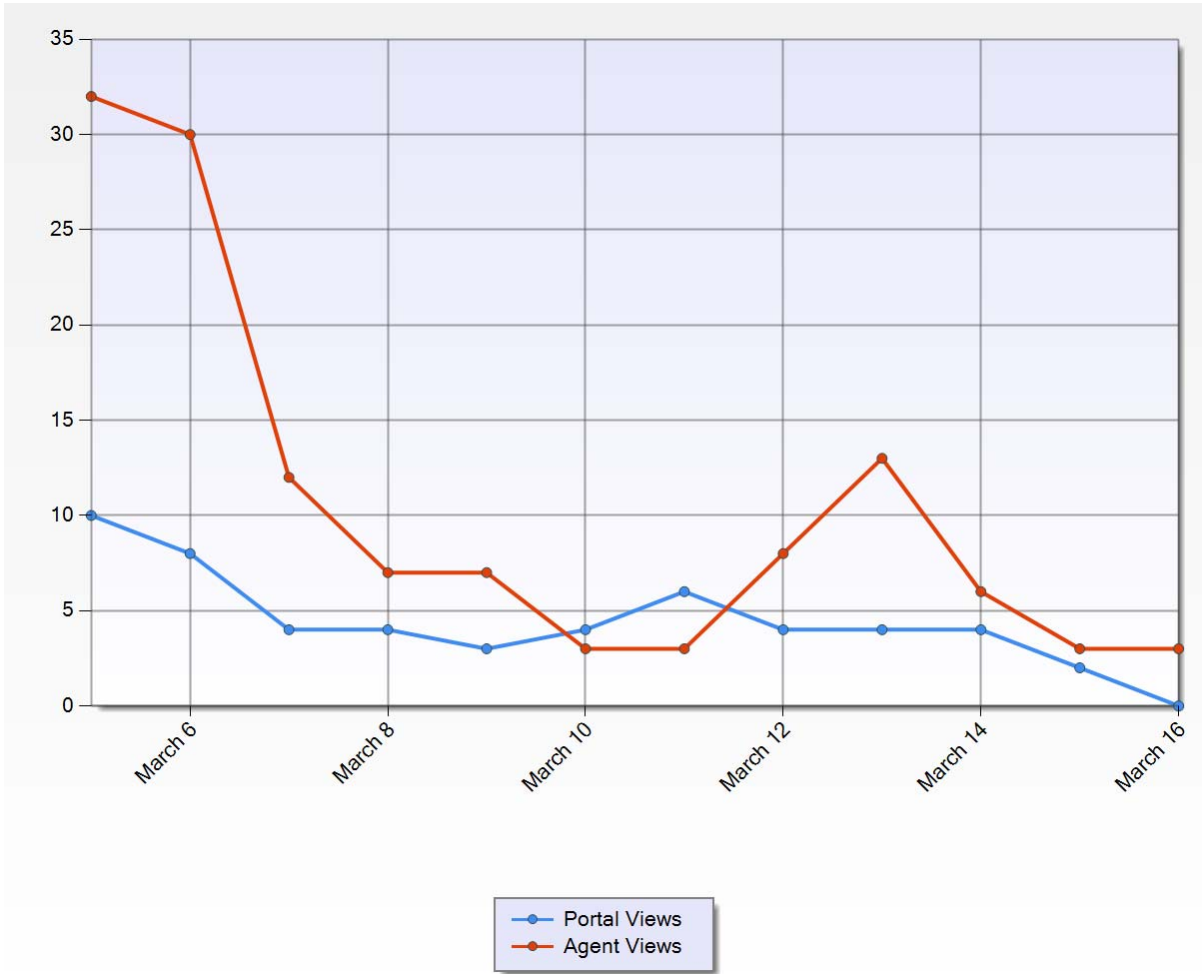
Condo/Coop/Villa

|         |      |          |     |          |        |          |
|---------|------|----------|-----|----------|--------|----------|
| Price : | High | \$84,500 | Low | \$55,000 | Median | \$69,750 |
|---------|------|----------|-----|----------|--------|----------|

Grand Totals

|         |    |           |                  |          |              |              |              |
|---------|----|-----------|------------------|----------|--------------|--------------|--------------|
| Count : | 12 | Averages: | \$/SqFt: \$63.51 | CDOM: 67 | OP: \$70,650 | LP: \$70,200 | SP: \$63,663 |
|---------|----|-----------|------------------|----------|--------------|--------------|--------------|

**358 Historical Views for 2419 Forest Shadows Dr**



● FOR SALE

# 2419 Forest Shadows Dr, Saint Louis, MO 63136

List price: \$79,900

4 Beds · 2 Baths · 1,482 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

**Your listing is doing GREAT!**

Last two days of activity



Similar listings



Your listing



VIEWS

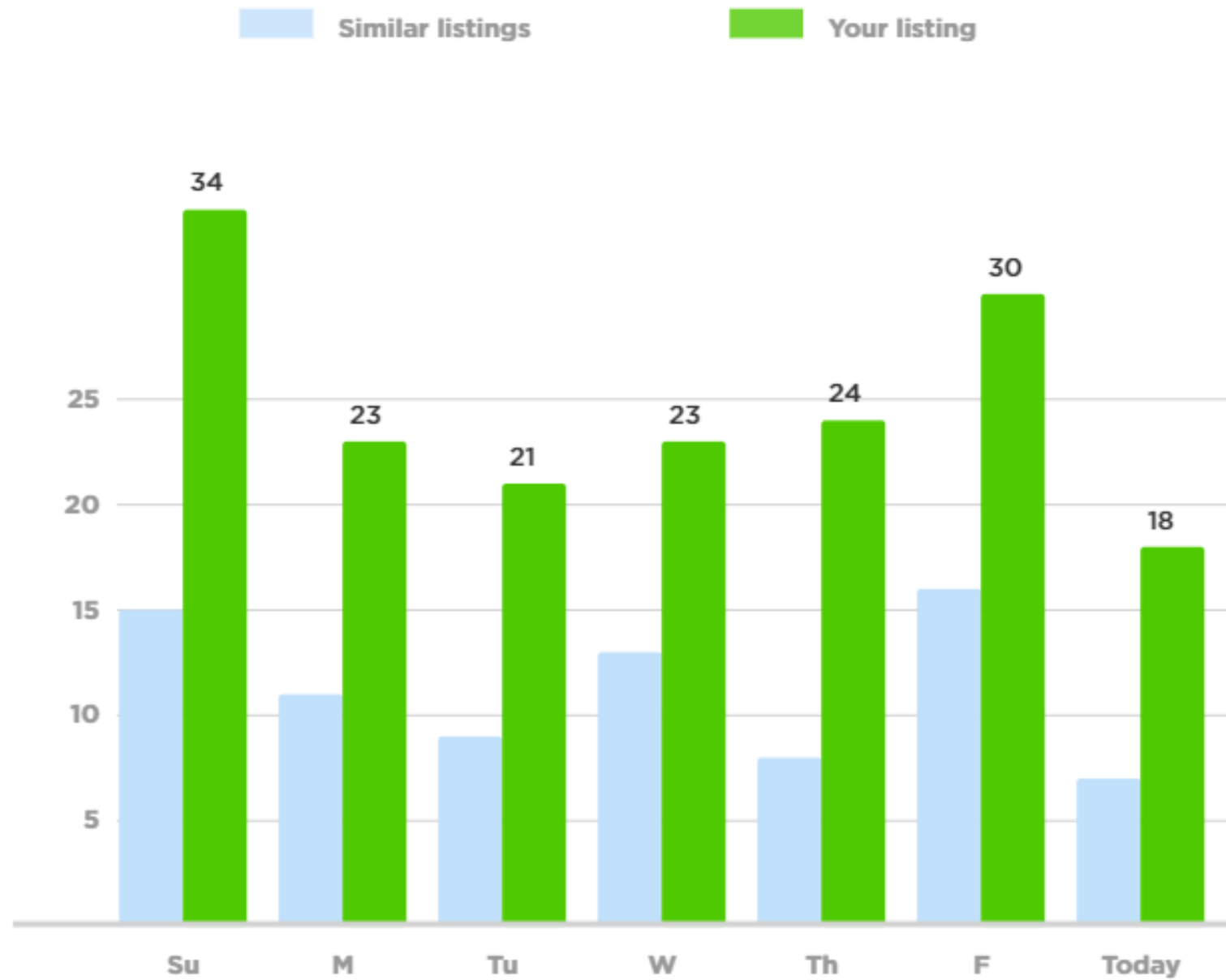
48

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

2419 Forest Shadows Drive, St Louis, MO 63136

Snapshot for Mar 05, 2019 - Mar 06, 2019

Listing Photo

Listing ID: 19014133

Address: 2419 Forest Shadows Drive, St Louis, MO 63136

Price: \$79,900

Status: ACTIVE

Total number of appointments: 1

Appointments in the last 30 days: 1

Appointments in the last 7 days: 0

Total number of agent previews: 0

Total number of agent inquiries: 0

### Feedback Responses

#### Activity Details

#### Received

No feedback responses.

### Listing Activity Details

| Activity Type                                                                                   | Activity Date                | Comments |
|-------------------------------------------------------------------------------------------------|------------------------------|----------|
|  Past Showing | 03/06/2019 5:00 PM - 5:30 PM |          |
|  New Listing  | 03/05/2019                   |          |