

The Nett Group Real Estate Advisors

SELLER REPORT



2336 Dartmouth Bend Dr | Wildwood

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	67
----------------	----

Client Possibilities	6
----------------------	---

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

Zillow Views	45
--------------	----

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

Showings	12
----------	----

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	19004595	A	01/24/2019	RESI	2336 Dartmouth Bend Dr	Wildwood	Wildwood	347	66	\$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

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 3/31/2019 to 3/31/2018

Latitude, Longitude is within 0.25 mi of 19004595

State Or Province is 'Missouri'

Price is 350000 to 450000

Selected 8 of 8 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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 3/31/2019 to 3/31/2018 Latitude, Longitude is within 0.25 mi of 19004595 State Or Province is 'Missouri' Price is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
19004595	2336 Dartmouth Bend Dr	Lafayette	Dartmouth One	4	3 (2 1)	3,148		0.270	18	01/24/19	\$127.03	66	\$399,900	\$399,900

Active Totals

Listing Count :	1	Averages:	3,148	0.270	\$127.03	66	\$399,900	\$399,900						
		Price :		High	\$399,900	Low	\$399,900	Median	\$399,900					

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
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

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 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 :	8	Averages:	\$/SqFt: \$142.18	CDOM: 86	OP: \$419,324	LP: \$404,948	SP: \$397,475		
---------	---	-----------	-------------------	----------	---------------	---------------	---------------	--	--

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	67	\$399,900	355	253	3	6	378	17	20	22	670

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:	67
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

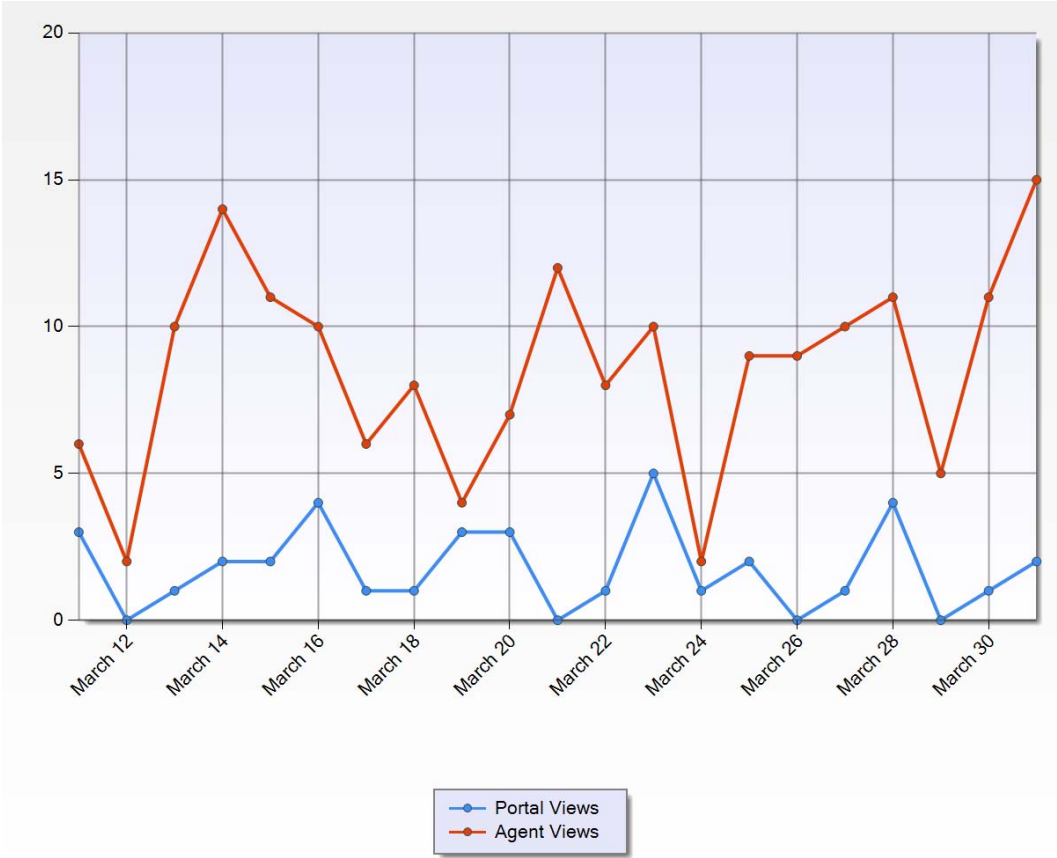
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 Historical Views for 2336 Dartmouth Bend Dr



● FOR SALE

2336 Dartmouth Bend Dr, Wildwood, MO 63011

List price: \$399,900

4 Beds · 2.5 Baths · 3,148 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

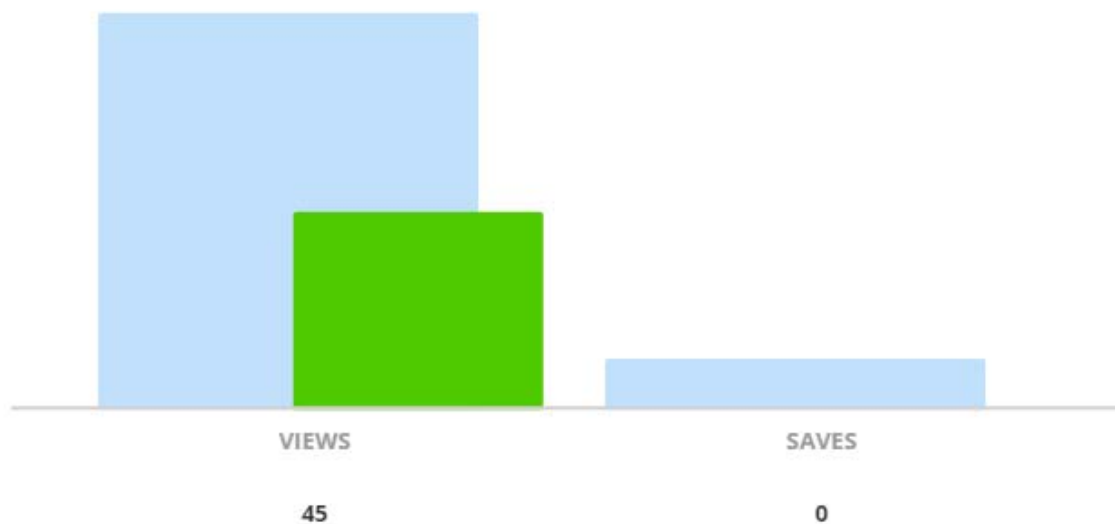
Last two days of activity



Similar listings

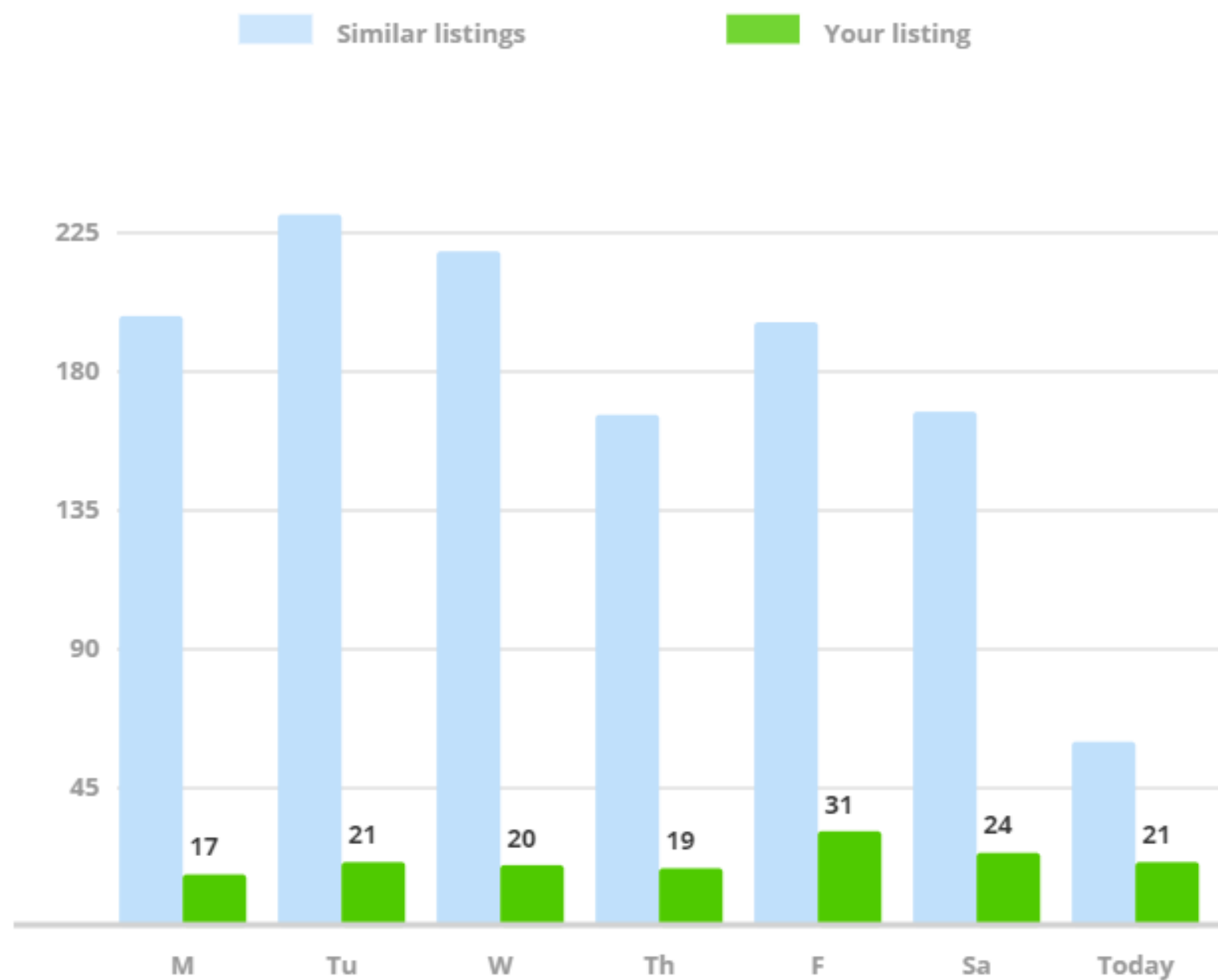


Your listing



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

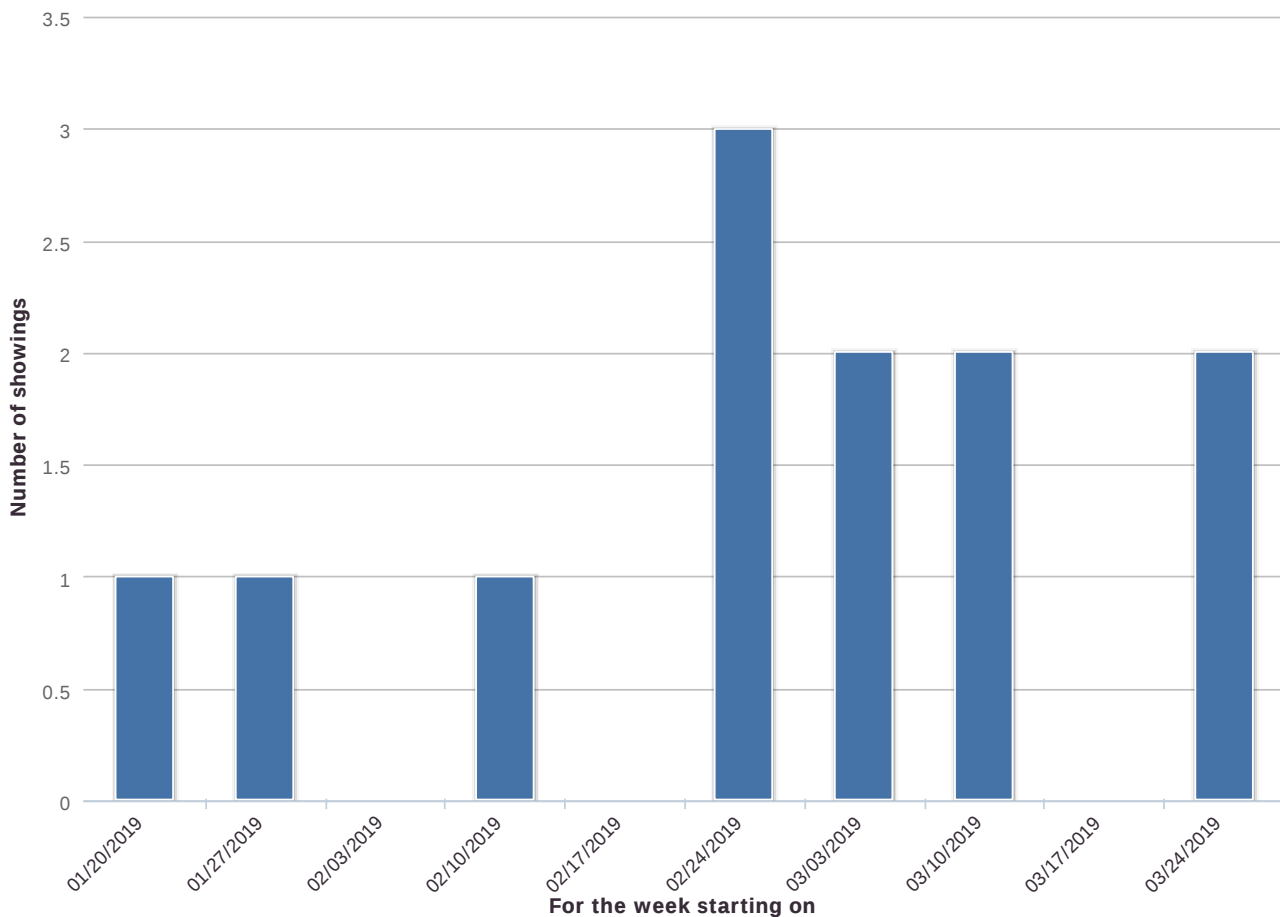
Snapshot for Jan 24, 2019 - Mar 28, 2019



Listing ID: 19004595
 Address: 2336 Dartmouth Bend Drive, Wildwood, MO 63011
 Price: \$399,900
 Status: ACTIVE

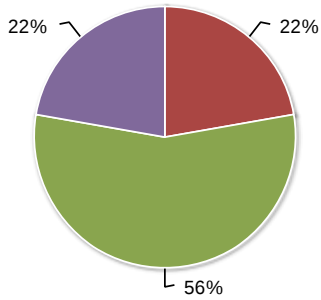
Total number of appointments: 12
 Appointments in the last 30 days: 8
 Appointments in the last 7 days: 2
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

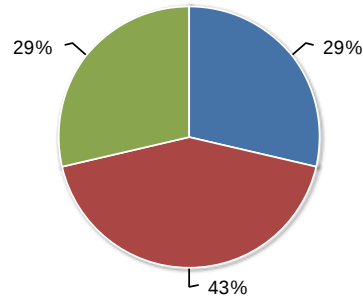
Is your client interested in this listing?



- Very (0)
- Somewhat (2)
- Maybe (5)
- Not interested (2)

* 9 responses

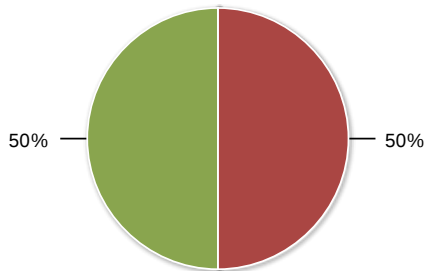
Please rate your overall experience at this showing.



- Excellent (2)
- Good (3)
- Fair (2)
- Poor (0)

* 7 responses

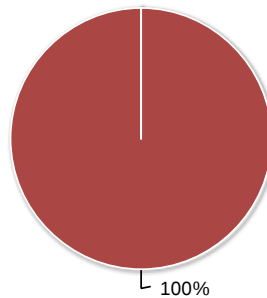
Please rate this listing (5=Best; 1=Worst):



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

* 6 responses

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



- Just right (0)
- Too high (4)
- Too low (0)

* 4 responses

Feedback Responses

Activity Details		Received
Showing 03/28/2019 4:30 PM - 5:15 PM		03/29/2019 07:18 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:		Maybe Excellent Too high 4 Great space...They especially liked the upper level. They are not sure they would want to put money into the backyard (deck or patio) or the basement. Thank you for the showing!
Showing 03/16/2019 2:00 PM - 4:00 PM		03/16/2019 09:03 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe 4 They love the home but have decided to look @ homes lesser in price

Activity Details		Received
Agent Preview 03/14/2019 10:15 AM - 11:45 AM		03/14/2019 08:29 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:		may show buyer - the home is pretty plain - obvious needs deck or patio
Showing 03/09/2019 12:30 PM - 12:45 PM		03/12/2019 01:52 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:		Maybe Fair Too high 3 There is a lot to like about the home, it's large, open and close to Babler/Lafayette. On the other hand it lacks a patio, level yard and privacy. They're weighing their options and it's not off the table but they're also not dying to have it.
Showing 03/04/2019 2:45 PM - 3:45 PM		03/05/2019 04:01 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 This home is on the low end of the price range my clients are looking in, so I wasn't surprised that they didn't care for it. They liked all the space it offers, but it just wasn't "the one." Thanks for letting us take a look and good luck!
Showing 03/02/2019 4:15 PM - 4:30 PM		03/03/2019 03:18 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 Excellent Too high 4 Right now, this property is in contention, but there are several others that buyers have on their list to see. Snow kept us from going out today..
Showing 02/25/2019 1:00 PM - 2:00 PM		02/28/2019 08:17 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Decided to go with a new build
Agent Preview 02/12/2019 6:15 PM - 6:45 PM		02/13/2019 10:59 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:		Maybe Good Too high 3 Agent Only Preview. Home showed well. Client not interested at this time. Thanks
Showing 02/02/2019 11:45 AM - 12:45 PM		02/04/2019 12:54 PM

Activity Details	Received
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
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	03/28/2019 4:30 PM - 5:15 PM	
 Past Showing	03/26/2019 4:30 PM - 6:30 PM	
 Past Showing	03/16/2019 2:00 PM - 4:00 PM	
 Past Agent Preview	03/14/2019 10:15 AM - 11:45 AM	
 Past Showing	03/09/2019 12:30 PM - 12:45 PM	
 Past Showing	03/04/2019 2:45 PM - 3:45 PM	
 Past Showing	03/02/2019 5:15 PM - 6:15 PM	
 Past Showing	03/02/2019 4:15 PM - 4:30 PM	
 Past Showing	02/25/2019 1:00 PM - 2:00 PM	
 Past Agent Preview	02/12/2019 6:15 PM - 6:45 PM	
 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	