

The Nett Group Real Estate Advisors

# SELLER REPORT



320 North Fountain | Cape Girardeau

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |     |
|----------------|-----|
| Days on Market | 103 |
|----------------|-----|

|                      |   |
|----------------------|---|
| Client Possibilities | 0 |
|----------------------|---|

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

|              |    |
|--------------|----|
| Zillow Views | 19 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 1 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 4 |
|----------|---|

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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   | <a href="#">18094748</a> | A  | 12/19/2018  | RESI   | 320 North Fountain | Cape Girardeau | Cape Girardeau | 685  | 102  | \$79,900 | 3   | 1    | (1 0) | 1,296 | 0.2300 | 136 KWRC01 |
| 0.1 mi   | <a href="#">19006052</a> | S  | 03/15/2019  | RESI   | 345 North Fountain |                | Cape Girardeau |      | 3    | \$80,400 | 4   | 2    | (2 0) | 1,216 | 0.2386 | 8 RECC01   |

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'  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 4/1/2019 to 4/1/2018  
Property Type is 'Residential'  
Latitude, Longitude is within 0.25 mi of 18094748  
State Or Province is 'Missouri'  
Price is 50000 to 100000  
Selected 2 of 2 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is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search  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 4/1/2019 to 4/1/2018 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 | \$61.65 | 102  | \$84,900   | \$79,900   |

Active Totals

|                 |   |           |       |       |       |  |  |  |      |  |          |     |          |          |          |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|----------|-----|----------|----------|----------|
| Listing Count : | 1 | Averages: | 1,296 | 1,296 | 0.230 |  |  |  |      |  | \$61.65  | 102 | \$84,900 | \$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  |
|-----------|--------------------|------|-----------|----|---------|-------|--------|--------|-----|----------|---------|------|------------|------------|------------|--------|
| 19006052  | 345 North Fountain |      | NA        | 4  | 2 (2 0) | 1,216 | 1,216  | 0.239  | 8   | 03/15/19 | \$66.12 | 3    | \$79,900   | \$79,900   | \$80,400   | 100.63 |

Closed Totals

|                 |   |           |       |       |       |  |  |  |      |  |          |     |          |          |          |        |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|----------|-----|----------|----------|----------|--------|
| Listing Count : | 1 | Averages: | 1,216 | 1,216 | 0.239 |  |  |  |      |  | \$66.12  | 3   | \$79,900 | \$79,900 | \$80,400 | 100.63 |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$80,400 | Low | \$80,400 | Median   | \$80,400 |        |

Grand Totals

|         |   |           |  |  |  |                  |  |          |  |              |  |              |  |              |
|---------|---|-----------|--|--|--|------------------|--|----------|--|--------------|--|--------------|--|--------------|
| Count : | 2 | Averages: |  |  |  | \$/SqFt: \$63.88 |  | CDOM: 53 |  | OP: \$82,400 |  | LP: \$79,900 |  | SP: \$80,400 |
|---------|---|-----------|--|--|--|------------------|--|----------|--|--------------|--|--------------|--|--------------|

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="#">18094748</a> | RESI | ACT  | 12/19/18  | 320 North Fountain | Cape Girardeau | 685  | 103 | \$79,900 | 67             | 86           | 0                | 0                    | 67          | 4                 | 13              | 6              | 503         |

## Cross Property Condensed

**320 North Fountain, Cape Girardeau 63701-7237**



|                |                                   |         |                |          |                 |          |                 |
|----------------|-----------------------------------|---------|----------------|----------|-----------------|----------|-----------------|
| MLS #:         | <a href="#">18094748</a>          | Status: | <b>A</b>       | Stat Dt: | <b>12/19/18</b> | List Pr: | <b>\$79,900</b> |
| Area:          | <b>685</b>                        | Bd:     | <b>3</b>       | Sq Ft:   | <b>1,296</b>    | Sell Pr: |                 |
| Muni/Twp:      | <b>Cape Girardeau</b>             |         |                | Pr/SqFt: | <b>\$61.65</b>  | CDOM:    | <b>103</b>      |
| GA/CR:         | <b>2/0</b>                        | Bth:    | <b>1 (1 0)</b> |          |                 | Age:     | <b>136</b>      |
| Style/Desc:    | <b>1 Story/Bungalow / Cottage</b> |         |                |          |                 | Acre:    | <b>.230</b>     |
| SubD:          | <b>Range 'f'</b>                  |         |                |          |                 |          |                 |
| Schl District: | <b>Cape Girardeau 63</b>          |         |                |          |                 |          |                 |

### Search Criteria

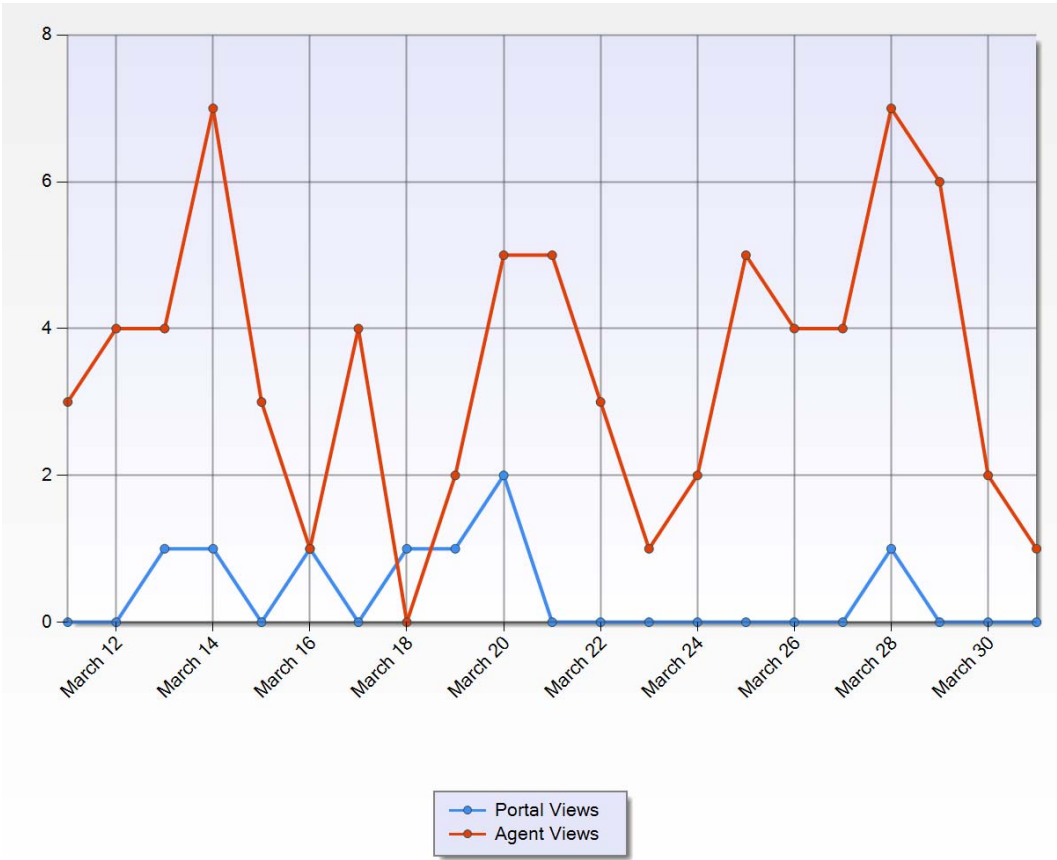
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 **Historical Views for 320 North Fountain**



● FOR SALE

# 320 N Fountain St, Cape Girardeau, MO 63701

List price: \$79,900

3 Beds · 1 Bath · 1,296 Sq Ft



EDIT LISTING



ADD VIDEO



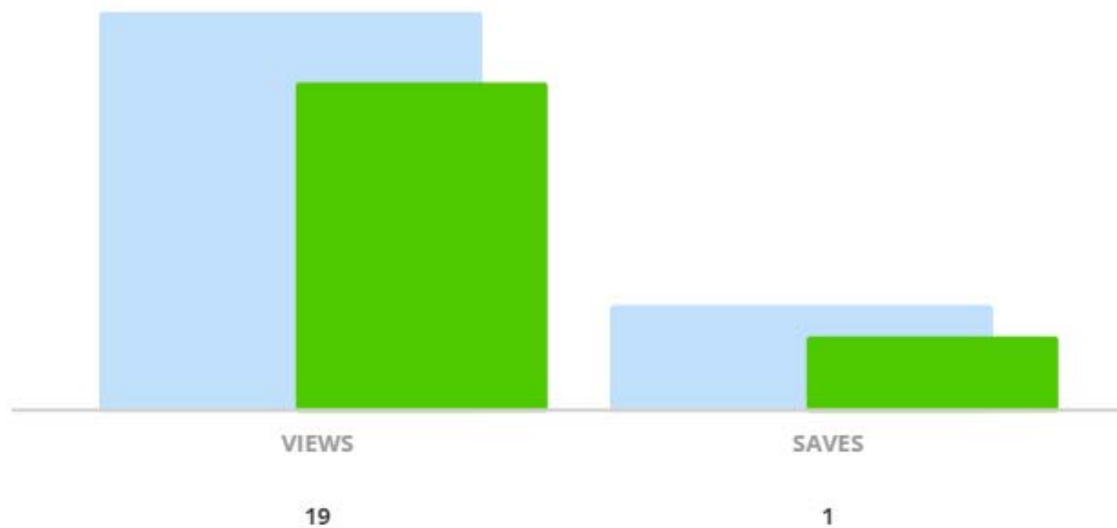
MORE ▾

## Latest Activity

Your listing performance is average

Last two days of activity

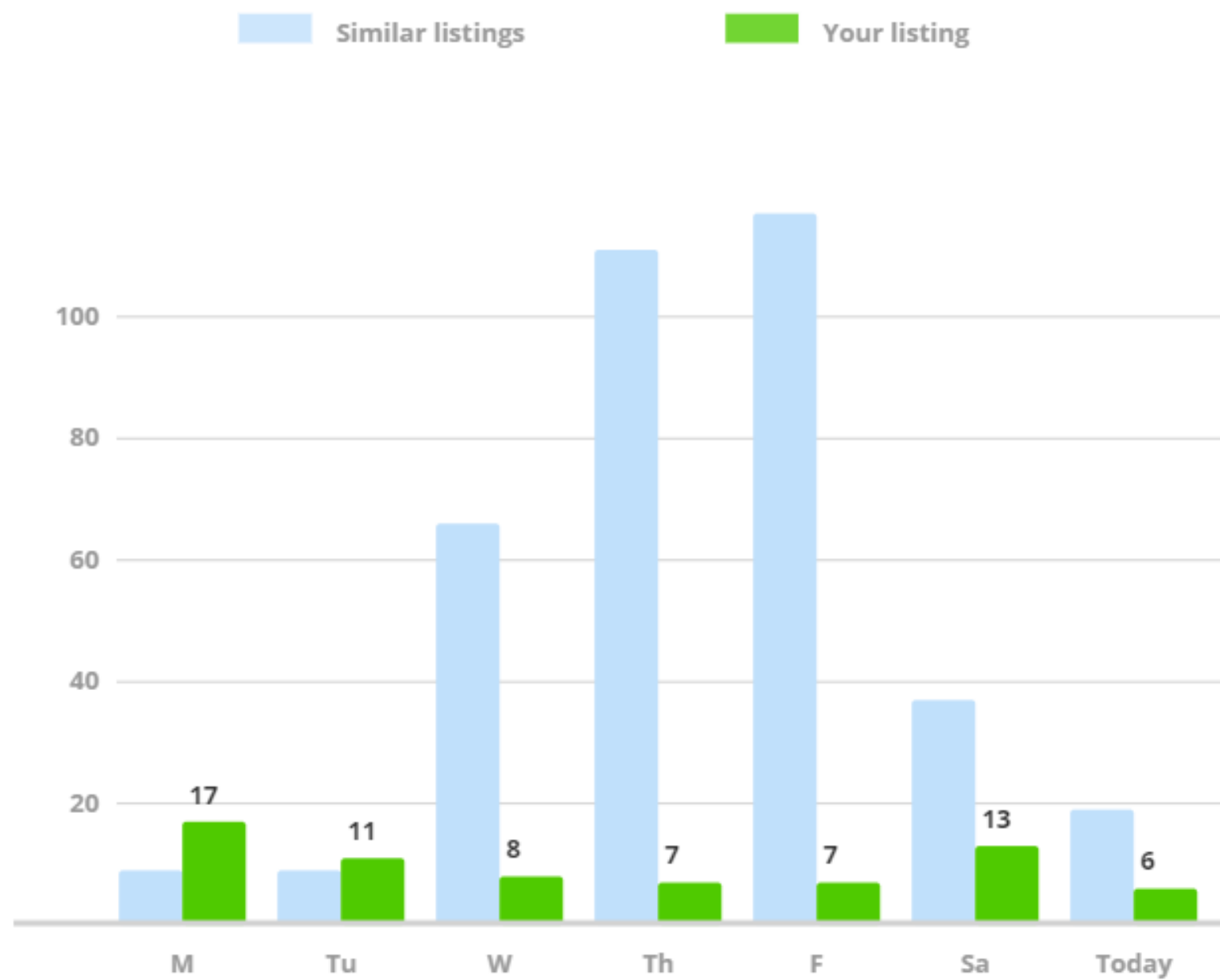
Similar listings Your listing





This Week

Last 30 Days





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

## Listing Activity Report

320 North Fountain, Cape Girardeau, MO 63701

Snapshot for Dec 19, 2018 - Feb 26, 2019

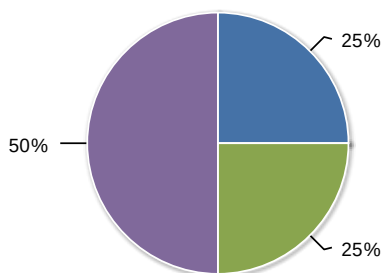


Listing ID: 18094748  
Address: 320 North Fountain, Cape Girardeau, MO 63701  
Price: \$79,900  
Status: ACTIVE

Total number of appointments: 4  
Appointments in the last 30 days: 0  
Appointments in the last 7 days: 0  
Total number of agent previews: 0  
Total number of agent inquiries: 0

### Feedback at a Glance

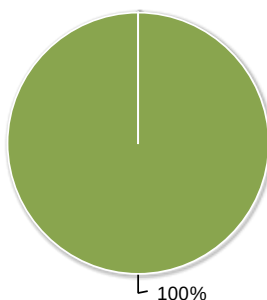
**Is your client interested in this listing?**



Very (1)  
Somewhat (0)  
Maybe (1)  
Not interested (2)

\* 4 responses

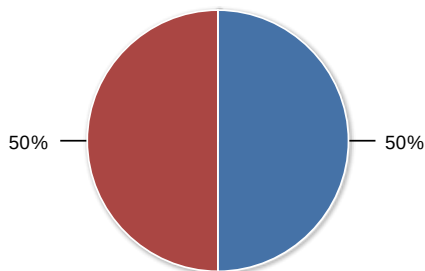
**Please rate your overall experience at this showing.**



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

\* 3 responses

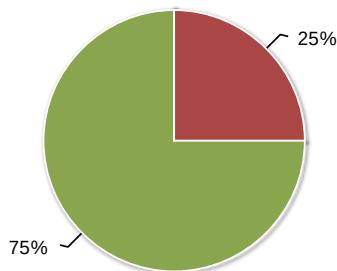
**Your (and your client's) opinion of the price:**



Just right (2)  
Too high (2)  
Too low (0)

\* 4 responses

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



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

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>02/26/2019 3:00 PM - 3:40 PM                                                                                                                                                                                                                 | 03/01/2019 07:13 AM                                                                                                                                                                             |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>3</p>                                                                                                                                      |
| Showing<br>02/16/2019 9:30 AM - 9:45 AM                                                                                                                                                                                                                 | 02/18/2019 09:58 AM                                                                                                                                                                             |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Fair</p> <p>Just right</p> <p>3</p> <p>Looked at other homes same morning.<br/>Leaning towards another home.</p>                                                                |
| Showing<br>01/21/2019 2:30 PM - 2:45 PM                                                                                                                                                                                                                 | 01/22/2019 02:52 PM                                                                                                                                                                             |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Very</p> <p>Just right</p> <p>4</p> <p>Unable to enter due to dead bolt and didn't want to break key, we will go back later this week.</p>                                                   |
| Showing<br>01/19/2019 2:15 PM - 2:45 PM                                                                                                                                                                                                                 | 01/26/2019 08:47 AM                                                                                                                                                                             |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>3</p> <p>Concerns of home foundation not being level due to faulty doors not opening, unlocking or closing throughout the entire home.</p> |

## Listing Activity Details

| Activity Type                                                                                   | Activity Date                | Comments |
|-------------------------------------------------------------------------------------------------|------------------------------|----------|
|  Past Showing | 02/26/2019 3:00 PM - 3:40 PM |          |
|  Price Change | 02/23/2019 4:57 AM           |          |
|  Past Showing | 02/16/2019 9:30 AM - 9:45 AM |          |
|  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                   |          |