

The Nett Group Real Estate Advisors

SELLER REPORT



1282 Fenton Meadow | Fenton

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LISTING SCORECARD

Days on Market 5

Client Possibilities 3

Client Favorites 1

Zillow Views 80

Zillow Saves 0

Showings 1

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
19026668	RESI	ACT	04/17/19	1282 Fenton Meadow	Fenton	349	5	\$525,000	107	74	1	3	123	34	9	6	185

Cross Property Condensed

1282 Fenton Meadow, Fenton 63026-2309



MLS #:	19026668	Status:	A	Stat Dt:	04/17/19	List Pr:	\$525,000
Area:	349	Bd:	4	Sq Ft:	3,036	Sell Pr:	
Muni/Twp:	Fenton			Pr/SqFt:	\$172.92	CDOM:	5
GA/CR:	3/0	Bth:	5 (4 1)			Age:	16
Style/Desc:	1.5 Story/Other					Acre:	.258
SubD:	Fenton Meadows						
Schl District:	Rockwood R-VI						
Recent:	04/17/2019 : New						

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 34 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
0.0 mi	19026668	A	04/17/2019	RESI	1282 Fenton Meadow	Fenton	Fenton	349	5	\$525,000 4	5 (4 1)	3,036	0.2580 16		KWRC01
0.2 mi	18069027	S	11/01/2018	RESI	1405 Fenway Dr	Unincorporated	Fenton	349	36	\$465,000 4	3 (3 0)	2,288	0.2200 14		B268
0.0 mi	18053891	S	12/13/2018	RESI	1278 Fenton Meadow Ct	Fenton	Fenton	349	134	\$497,000 5	6 (4 2)	3,630	0.2600 16		LAUP01
0.2 mi	18007274	S	07/27/2018	RESI	1316 Legacy Pointe Lane	Unincorporated	Fenton	349	140	\$497,000 4	5 (4 1)	3,914	0.2700 12		CBPR02
0.2 mi	18014628	S	06/07/2018	RESI	1214 Shadow Bend Dr	Fenton	Fenton	349	119	\$584,000 5	5 (4 1)	3,960	0.7100 6		CBPR01
0.2 mi	18051764	X	12/31/2018	RESI	1420 Fenway	Unincorporated	Fenton	349	174	\$499,000 4	4 (3 1)	3,184	0.2200 15		AMRH01
0.2 mi	18086564	W	02/28/2019	RESI	1336 Legacy Pointe Ln	Fenton	Fenton	349	125	\$485,000 4	4 (3 1)	3,080		14	CTYR01

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 4/22/2019 to 4/22/2018
Latitude, Longitude is within 0.25 mi of 19026668
State Or Province is 'Missouri'
Price is 450000 to 650000
Selected 7 of 7 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 4/22/2019 to 4/22/2018 Latitude, Longitude is within 0.25 mi of 19026668 State Or Province is 'Missouri' Price is 450000 to 650000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19026668	1282 Fenton Meadow	Rockwood Sumn	Fenton Meadows	4	5 (4 1)	3,036	4,336	0.258	16	04/17/19	\$172.92	5	\$525,000	\$525,000

Active Totals

Listing Count :	1	Averages:	3,036	4,336	0.258						\$172.92	5	\$525,000	\$525,000	
		Price :							High		\$525,000	Low	\$525,000	Median	\$525,000

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
18069027	1405 Fenway Dr	Rockwood Sumn	Parks At Legacy Pc	4	3 (3 0)	2,288	3,388	0.220	14	11/01/18	\$203.23	36	\$515,000	\$479,000	\$465,000	90.29
18053891	1278 Fenton Meadow Ct	Rockwood Sumn	Fenton Meadows	5	6 (4 2)	3,630		0.260	16	12/13/18	\$136.91	134	\$525,000	\$525,000	\$497,000	94.67
18007274	1316 Legacy Pointe Lane	Rockwood Sumn	Parks At Legacy Pc	4	5 (4 1)	3,914	5,190	0.270	12	07/27/18	\$126.98	140	\$579,900	\$499,900	\$497,000	85.70
18014628	1214 Shadow Bend Dr	Rockwood Sumn	Shadow Creek	5	5 (4 1)	3,960	5,140	0.710	6	06/07/18	\$147.47	119	\$664,000	\$624,900	\$584,000	87.95

Closed Totals

Listing Count :	4	Averages:	3,448	4,573	0.365							\$153.65	107	\$570,975	\$532,200	\$510,750	89.65
		Price :							High		\$584,000	Low		\$465,000	Median		\$497,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18051764	1420 Fenway	Rockwood Sumn	Commons At Legac	4	4 (3 1)	3,184		0.220	15	01/01/19	\$156.72	174	\$525,000	\$499,000

Expired Totals

Listing Count :	1	Averages:	3,184	0.220	\$156.72	174	\$525,000	\$499,000
		Price :		High	\$499,000	Low	\$499,000	Median \$499,000

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18086564	1336 Legacy Pointe Ln	Rockwood Sumn	Legacy Pointe	4	4 (3 1)	3,080			14	02/28/19	\$157.47	125	\$499,000	\$485,000

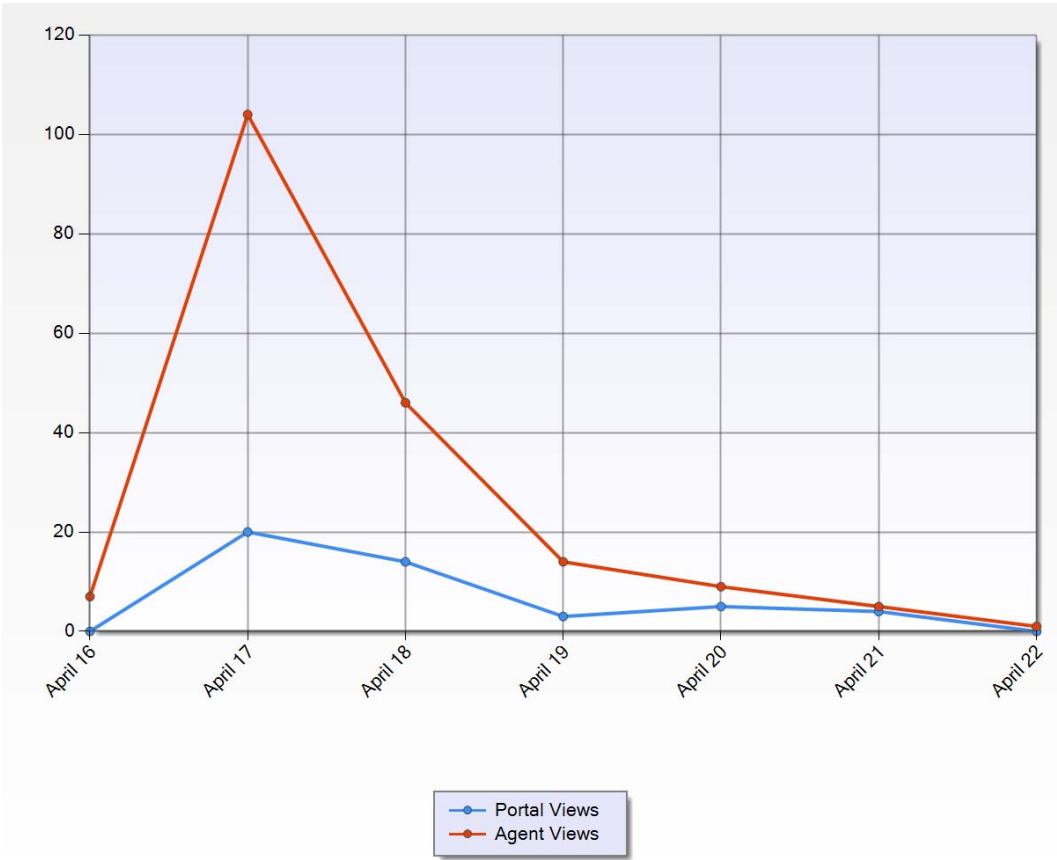
Withdrawn Totals

Listing Count :	1	Averages:	3,080								\$157.47	125	\$499,000	\$485,000	
		Price :							High		\$485,000	Low	\$485,000	Median	\$485,000

Grand Totals

Count :	7	Averages:	\$/SqFt:	\$157.39	CDOM:	105	OP:	\$547,557	LP:	\$519,686	SP:	\$510,750
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 Historical Views for 1282 Fenton Meadow



● FOR SALE

1282 Fenton Meadow Ct, Fenton, MO 63026

List price: \$525,000

4 Beds · 5 Baths · 4,336 Sq Ft



EDIT LISTING



ADD 3D HOME



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

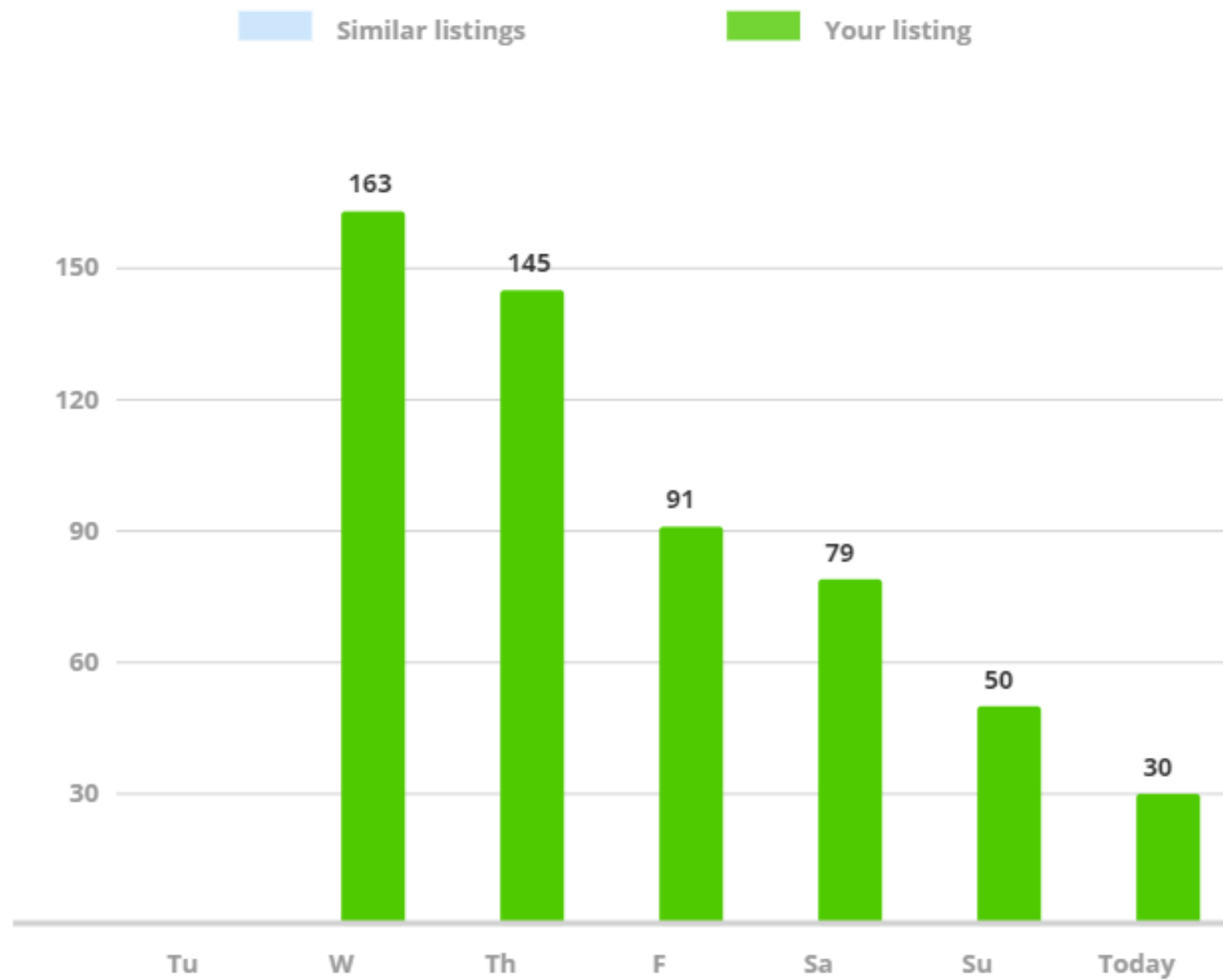
80

SAVES

0

This Week

Last 30 Days



MARIS



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Listing Activity Report

1282 Fenton Meadow, Fenton, MO 63026

Snapshot for Apr 17, 2019 - Apr 17, 2019



Listing ID: 19026668
Address: 1282 Fenton Meadow, Fenton, MO 63026
Price: \$525,000
Status: ACTIVE

Total number of appointments: 1
Appointments in the last 30 days: 1
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 04/17/2019 7:00 PM - 7:15 PM	04/17/2019 09:52 PM
Is your client interested in this listing? Somewhat Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS: We have a number of questions: 1) Does the neighborhood allow fences? Kind & height? 2) Who owns & maintains the landscape wall w/steps on the east side of the home. It appears it might be shared w/the neighbor. If so, is there a recorded maintenance agreement? 3) There is a black drainage pipe which appears to be buried under concrete in the rear yard. Where does it end so that water can escape? 4) Buyer would like to walk the yard again tomorrow morning 10:00 or after. Please confirm on my cell by text if this would be OK. My cell # is 314-504-7586. Thanks so much!	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	04/17/2019 7:00 PM - 7:15 PM	
Status Change	04/17/2019 12:36 PM	
Price Change	04/17/2019 7:34 AM	
New Listing	04/17/2019	