

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 | 55 |
|----------------|----|

|                      |   |
|----------------------|---|
| Client Possibilities | 5 |
|----------------------|---|

|                  |    |
|------------------|----|
| Client Favorites | 11 |
|------------------|----|

|              |    |
|--------------|----|
| Zillow Views | 30 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 2 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 6 |
|----------|---|

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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 |
|----------|--------------------------|----|-------------|--------|--------------------------|----------------|----------------|------|------|------------|---------|----------|--------|-----|--------|
| 0.2 mi   | <a href="#">19011350</a> | A  | 02/26/2019  | COND   | 11131 Whispering Oaks Dr | Unincorporated | St Louis       | 46   | 62   | \$66,500 2 | 1 (1 0) | 900      | 0.0500 | 48  | CBG 06 |
| 0.0 mi   | <a href="#">19014133</a> | A  | 03/05/2019  | COND   | 2419 Forest Shadows Dr   | Unincorporated | St Louis       | 46   | 55   | \$78,900 4 | 2 (2 0) | 1,082    | 0.0500 | 46  | KWRC01 |
| 0.2 mi   | <a href="#">18083765</a> | P  | 04/23/2019  | COND   | 11124 Whispering Oaks    | Unincorporated | St Louis       | 46   | 185  | \$75,000 2 | 2 (1 1) | 1,458    |        | 47  | STLB01 |
| 0.1 mi   | <a href="#">19011384</a> | P  | 04/17/2019  | COND   | 11183 Whispering Oaks    | Unincorporated | St Louis       | 46   | 51   | \$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 4/29/2019 to 4/29/2018

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 4/29/2019 to 4/29/2018 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 | 62   | \$66,500   | \$66,500   |
| 19014133  | 2419 Forest Shadows Dr   | Hazelwood East | Sugartree 11 | 4 2 (2 0) | 1,082 | 1,482  | 0.050  | 46  | 03/05/19 | \$72.92 | 55   | \$79,900   | \$78,900   |

## Active Totals

|                 |   |           |     |       |       |  |  |  |      |          |     |          |          |          |  |
|-----------------|---|-----------|-----|-------|-------|--|--|--|------|----------|-----|----------|----------|----------|--|
| Listing Count : | 2 | Averages: | 991 | 1,161 | 0.050 |  |  |  |      | \$73.40  | 59  | \$73,200 | \$72,700 |          |  |
|                 |   | Price :   |     |       |       |  |  |  | High | \$78,900 | Low | \$66,500 | Median   | \$72,700 |  |

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

## Pending Properties

| Listing # | Address               | Area           | Community   | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|-----------------------|----------------|-------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 18083765  | 11124 Whispering Oaks | Hazelwood East | Sugar Tree  | 2 2 (1 1) | 1,458 |        |        | 47  | 04/23/19 | \$51.44 | 185  | \$75,000   | \$75,000   |
| 19011384  | 11183 Whispering Oaks | Hazelwood East | Sugartree 8 | 3 3 (1 2) | 1,082 | 1,402  | 0.050  | 47  | 04/18/19 | \$73.84 | 51   | \$79,900   | \$79,900   |

## Pending Totals

|                 |   |           |       |       |       |  |  |  |  |         |     |          |          |  |  |
|-----------------|---|-----------|-------|-------|-------|--|--|--|--|---------|-----|----------|----------|--|--|
| Listing Count : | 2 | Averages: | 1,270 | 1,402 | 0.050 |  |  |  |  | \$62.64 | 118 | \$77,450 | \$77,450 |  |  |
|-----------------|---|-----------|-------|-------|-------|--|--|--|--|---------|-----|----------|----------|--|--|

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 | \$79,900 | Low | \$75,000 | Median | \$77,450 |
|---------|------|----------|-----|----------|--------|----------|

Grand Totals

|         |    |           |                  |          |              |              |              |
|---------|----|-----------|------------------|----------|--------------|--------------|--------------|
| Count : | 12 | Averages: | \$/SqFt: \$63.43 | CDOM: 80 | OP: \$70,650 | LP: \$70,117 | SP: \$63,663 |
|---------|----|-----------|------------------|----------|--------------|--------------|--------------|

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   | 55  | \$78,900 | 191            | 214          | 6                | 4                    | 210         | 20                | 13              | 11             | 410         |

## 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>\$78,900</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>\$72.92</b>  | CDOM:    | <b>55</b>       |
| GA/CR:         | <b>0/0</b>               | Bth:    | <b>2 (2 0)</b> | Condo Fee: | <b>\$167</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

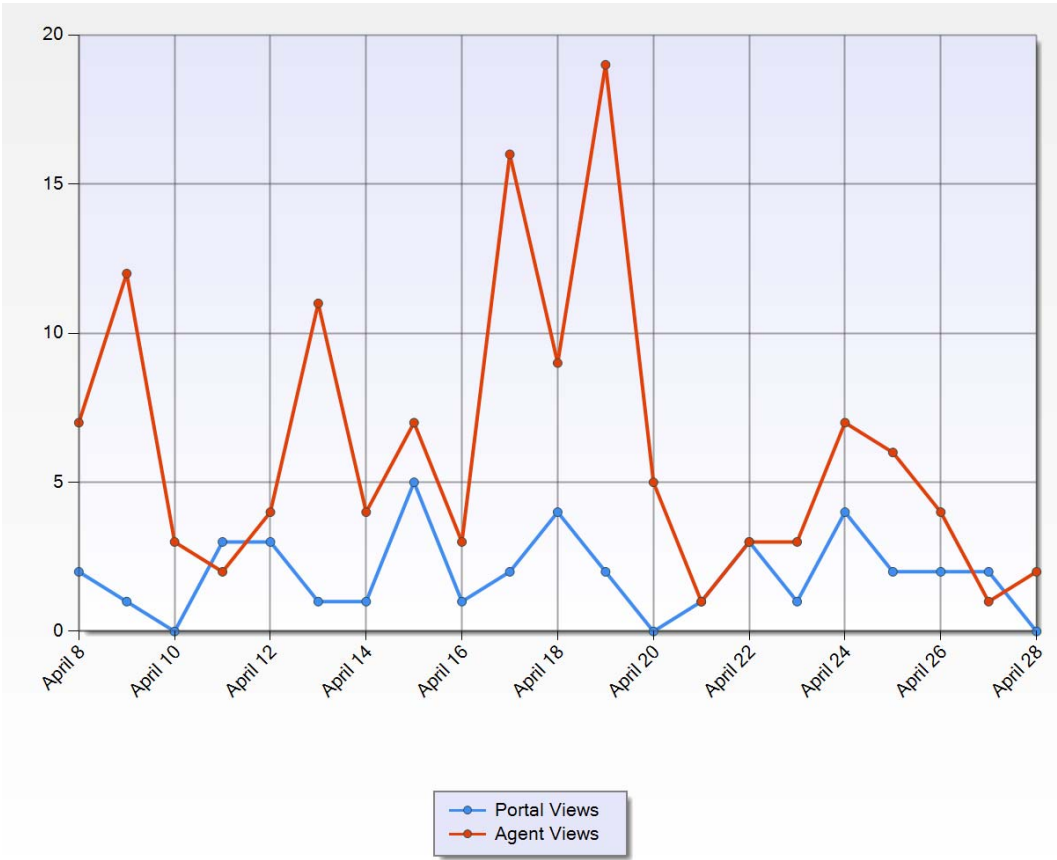
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

 **Historical Views for 2419 Forest Shadows Dr**



● FOR SALE

# 2419 Forest Shadows Dr, Saint Louis, MO 63136

List price: \$78,900

4 Beds · 2 Baths · 1,482 Sq Ft



EDIT LISTING



ADD 3D HOME



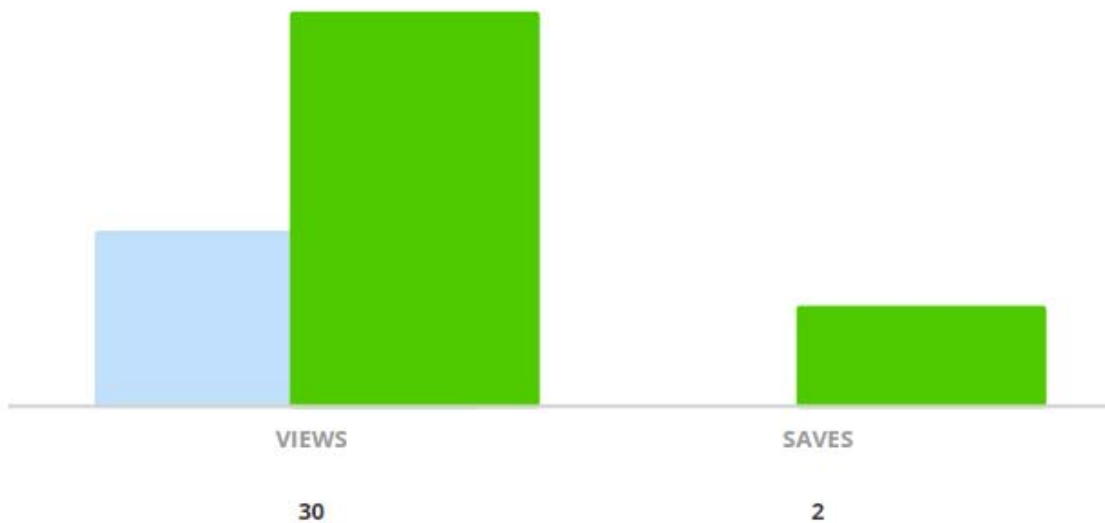
MORE ▾

## Latest Activity

Your listing is doing GREAT!

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

2419 Forest Shadows Drive, St Louis, MO 63136

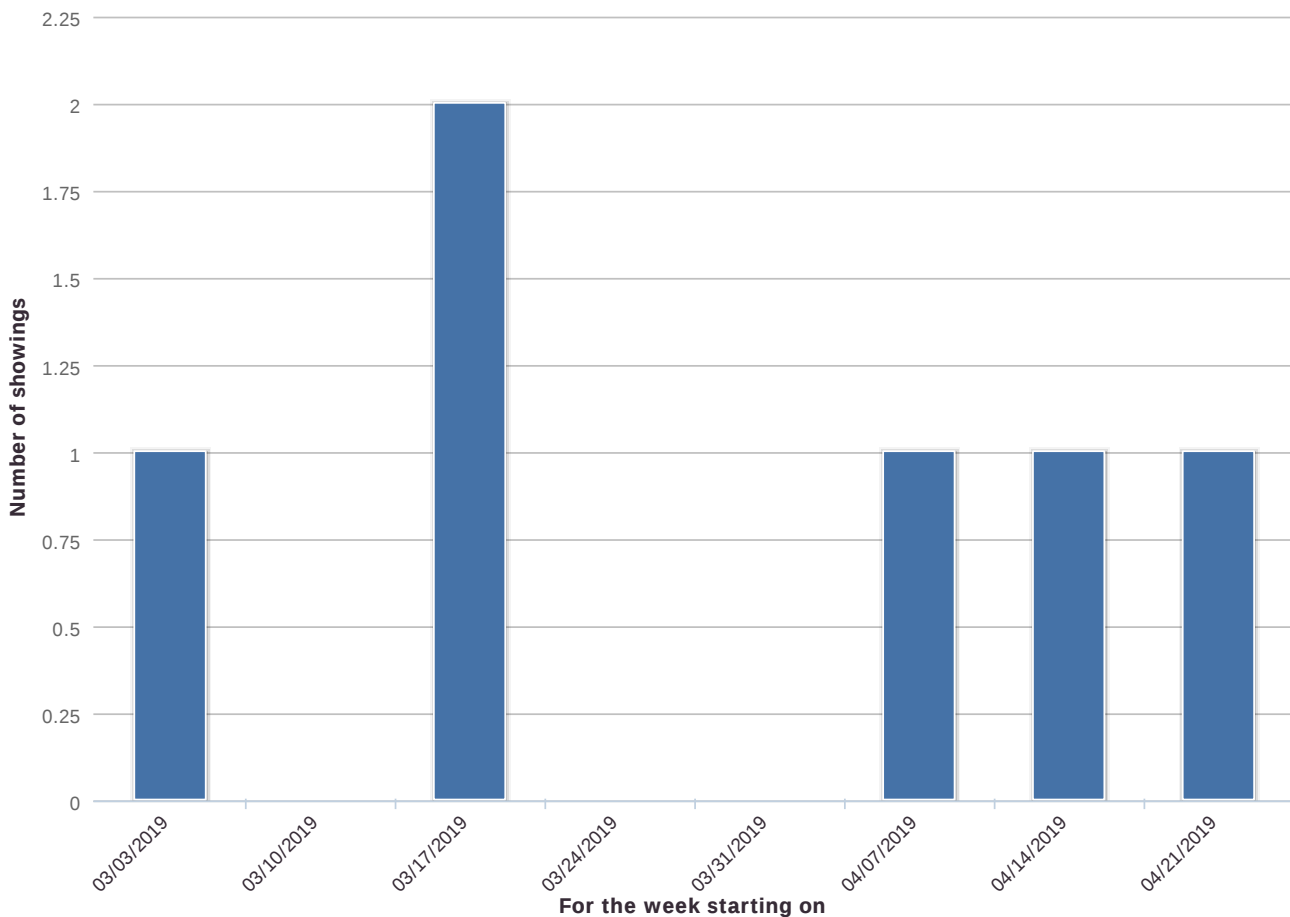
Snapshot for Mar 05, 2019 - Apr 25, 2019



Listing ID: 19014133  
 Address: 2419 Forest Shadows Drive, St Louis, MO 63136  
 Price: \$78,900  
 Status: ACTIVE

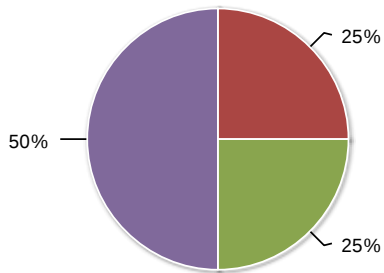
Total number of appointments: 6  
 Appointments in the last 30 days: 3  
 Appointments in the last 7 days: 1  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

### Appointments Per Week



## Feedback at a Glance

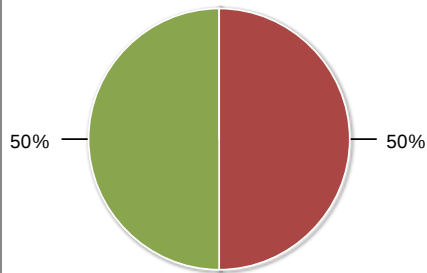
### Is your client interested in this listing?



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

\* 4 responses

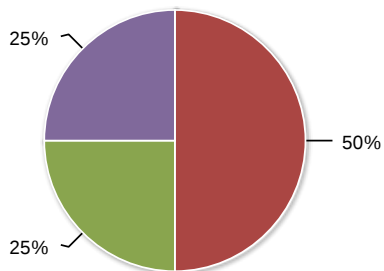
### Please rate your overall experience at this showing.



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

\* 4 responses

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



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

\* 4 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>04/25/2019 3:00 PM - 4:00 PM                                                                                                                                                                                                                 | 04/26/2019 09:21 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>2</p> <p>Lack of a bathroom on the main level was a deal killer as were the small bedrooms.</p> |
| Showing<br>04/20/2019 3:00 PM - 5:00 PM                                                                                                                                                                                                                 | 04/20/2019 08:22 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>Maybe</p> <p>Good</p> <p>4</p> <p>Client may do another showing with his wife on Monday.</p>                                      |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>03/22/2019 2:00 PM - 2:15 PM                                                                                                                                                                                                                 |  | 03/22/2019 11:11 PM                                                                                                                                                          |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                       |  | <p>Somewhat</p> <p>Good</p> <p>4</p> <p>She liked it but found something else to lease.</p>                                                                                  |
| Showing<br>03/18/2019 5:25 PM - 5:40 PM                                                                                                                                                                                                                 |  | 03/19/2019 10:39 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>Client felt this home needed to much updating for the price. They decided to offer on a more updated home.</p> |

| Listing Activity Details                                                                                    |                                |          |
|-------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Activity Type                                                                                               | Activity Date                  | Comments |
|  Past Showing               | 04/25/2019 3:00 PM - 4:00 PM   |          |
|  Past Showing               | 04/20/2019 3:00 PM - 5:00 PM   |          |
|  Past Showing               | 04/10/2019 11:45 AM - 12:00 PM |          |
|  Price Change Notification | 03/26/2019 9:14 AM             |          |
|  Past Showing             | 03/22/2019 2:00 PM - 2:15 PM   |          |
|  Price Change             | 03/20/2019 8:19 AM             |          |
|  Past Showing             | 03/18/2019 5:25 PM - 5:40 PM   |          |
|  Past Showing             | 03/06/2019 5:00 PM - 5:30 PM   |          |
|  New Listing              | 03/05/2019                     |          |