

The Nett Group Real Estate Advisors

# SELLER REPORT



201 Majestic Lane | Moscow Mills

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |    |
|----------------|----|
| Days on Market | 84 |
|----------------|----|

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

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

|              |    |
|--------------|----|
| Zillow Views | 17 |
|--------------|----|

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

|          |   |
|----------|---|
| Showings | 0 |
|----------|---|

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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="#">18089862</a> | A  | 02/04/2019  | RESI   | 201 Majestic Lane      | Moscow Mills   | Moscow Mills | 458  | 84   | \$419,500 | 3   | 2 (2 0)  | 1,488 | 12.030 | 35 KWRC01 |
| 1.0 mi   | <a href="#">18087529</a> | S  | 04/09/2019  | RESI   | 2457 West Outer Hwy 61 | Unincorporated | Moscow Mills | 458  | 410  | \$305,000 | 3   | 3 (3 0)  | 1,833 | 6.0000 | 30 MYRC01 |
| 1.0 mi   | <a href="#">18002260</a> | X  | 10/08/2018  | RESI   | 1271 East Highway U    | Unincorporated | Moscow Mills | 458  | 270  | \$345,000 | 3   | 3 (3 0)  | 1,833 | 6.0000 | 29 MYRC01 |
| 0.0 mi   | <a href="#">17089939</a> | X  | 10/20/2018  | RESI   | 201 Majestic Lane      | Moscow Mills   | Moscow Mills | 458  | 313  | \$429,500 | 3   | 2 (2 0)  | 1,488 | 12.030 | 34 BHSP14 |

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'  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  
Latitude, Longitude is within 1.00 mi of 18089862  
State Or Province is 'Missouri'  
Price is 300000 to 550000  
Selected 4 of 4 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 4/29/2019 to 4/29/2018 Latitude, Longitude is within 1.00 mi of 18089862 State Or Province is 'Missouri' Price is 300000 to 550000

Residential

Active Properties

| Listing # | Address           | Area     | Community | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------|----------|-----------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18089862  | 201 Majestic Lane | Troy R-3 | N/A       | 3  | 2 (2 0) | 1,488 | 1,488  | 12.030 | 35  | 02/04/19 | \$281.92 | 84   | \$429,500  | \$419,500  |

Active Totals

|                 |   |           |       |       |        |           |     |           |           |           |
|-----------------|---|-----------|-------|-------|--------|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 1 | Averages: | 1,488 | 1,488 | 12.030 | \$281.92  | 84  | \$429,500 | \$419,500 |           |
|                 |   | Price :   |       |       | High   | \$419,500 | Low | \$419,500 | Median    | \$419,500 |

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 |
|-----------|------------------------|----------|-----------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|-------|
| 18087529  | 2457 West Outer Hwy 61 | Troy R-3 | None      | 3  | 3 (3 0) | 1,833 | 3,600  | 6.000  | 30  | 04/09/19 | \$166.39 | 410  | \$320,000  | \$320,000  | \$305,000  | 95.31 |

Closed Totals

|                 |   |           |       |       |       |           |     |           |           |           |       |
|-----------------|---|-----------|-------|-------|-------|-----------|-----|-----------|-----------|-----------|-------|
| Listing Count : | 1 | Averages: | 1,833 | 3,600 | 6.000 | \$166.39  | 410 | \$320,000 | \$320,000 | \$305,000 | 95.31 |
|                 |   | Price :   |       |       | High  | \$305,000 | Low | \$305,000 | Median    | \$305,000 |       |

Expired Properties

| Listing # | Address             | Area     | Community | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|---------------------|----------|-----------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18002260  | 1271 East Highway U | Troy R-3 | None      | 3  | 3 (3 0) | 1,833 | 3,600  | 6.000  | 29  | 10/09/18 | \$188.22 | 270  | \$399,995  | \$345,000  |
| 17089939  | 201 Majestic Lane   | Troy R-3 | N/A       | 3  | 2 (2 0) | 1,488 |        | 12.030 | 34  | 10/21/18 | \$288.64 | 313  | \$439,000  | \$429,500  |

Expired Totals

|                 |   |           |       |       |       |           |     |           |           |           |
|-----------------|---|-----------|-------|-------|-------|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 2 | Averages: | 1,661 | 3,600 | 9.015 | \$238.43  | 292 | \$419,498 | \$387,250 |           |
|                 |   | Price :   |       |       | High  | \$429,500 | Low | \$345,000 | Median    | \$387,250 |

Grand Totals

|         |   |           |                   |           |               |               |               |
|---------|---|-----------|-------------------|-----------|---------------|---------------|---------------|
| Count : | 4 | Averages: | \$/SqFt: \$231.29 | CDOM: 269 | OP: \$397,124 | LP: \$378,500 | SP: \$305,000 |
|---------|---|-----------|-------------------|-----------|---------------|---------------|---------------|

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="#">18089862</a> | RESI | ACT  | 02/04/19  | 201 Majestic Lane | Moscow Mills | 458  | 84  | \$419,500 | 139            | 148          | 0                | 0                    | 156         | 7                 | 10              | 12             | 472         |

## Cross Property Condensed

### 201 Majestic Lane, Moscow Mills 63362-1722



|                |                          |          |                 |          |                 |          |                  |
|----------------|--------------------------|----------|-----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18089862</a> | Status:  | <b>A</b>        | Stat Dt: | <b>02/04/19</b> | List Pr: | <b>\$419,500</b> |
| Area:          | <b>458</b>               | Bd:      | <b>3</b>        | Sq Ft:   | <b>1,488</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Moscow Mills</b>      | Pr/SqFt: | <b>\$281.92</b> | CDOM:    | <b>84</b>       | Age:     | <b>35</b>        |
| GA/CR:         | <b>2/0</b>               | Bth:     | <b>2 (2 0)</b>  | Acre:    | <b>12.030</b>   |          |                  |
| Style/Desc:    | <b>1 Story/Ranch</b>     |          |                 |          |                 |          |                  |
| SubD:          | <b>N/A</b>               |          |                 |          |                 |          |                  |
| Schl District: | <b>Troy R-III</b>        |          |                 |          |                 |          |                  |

#### Search Criteria

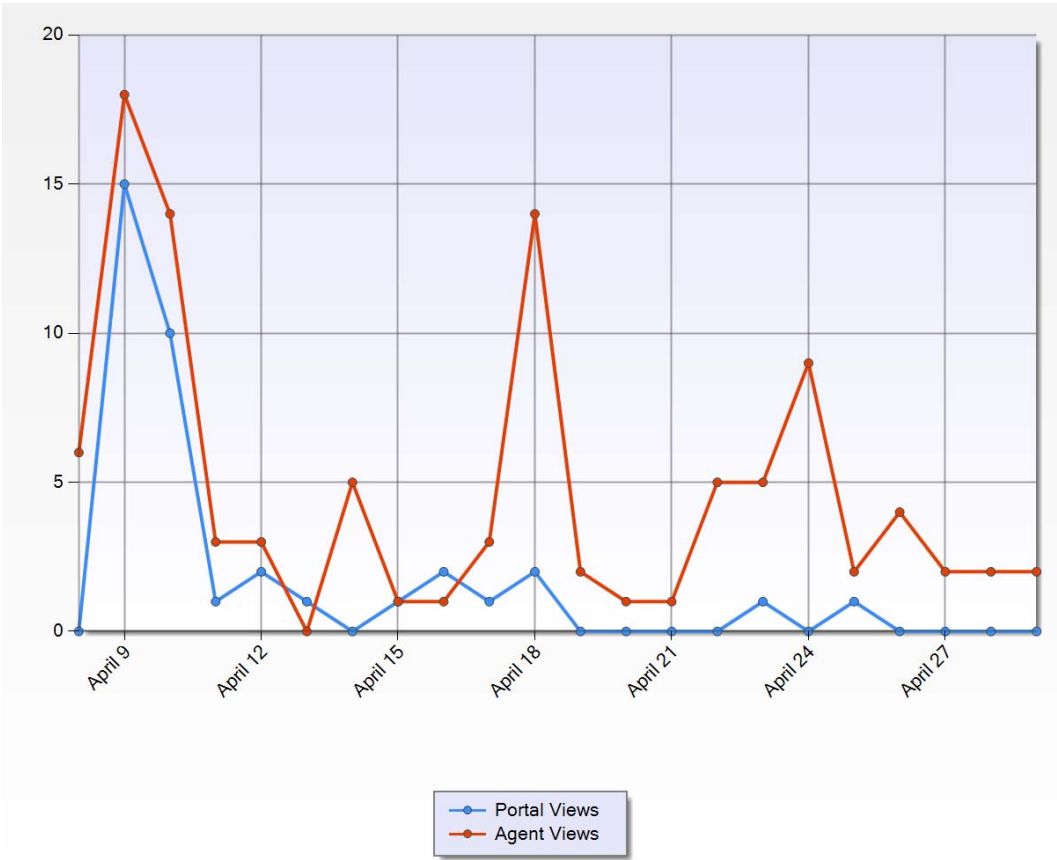
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

 **Historical Views for 201 Majestic Lane**



● FOR SALE

# 201 Majestic Ln, Moscow Mills, MO 63362

List price: \$419,500

3 Beds · 2 Baths · 1,488 Sq Ft



EDIT LISTING



ADD 3D HOME



MORE ▾

## Latest Activity

### Your listing traffic

Last two days of activity



Similar listings



Your listing



VIEWS

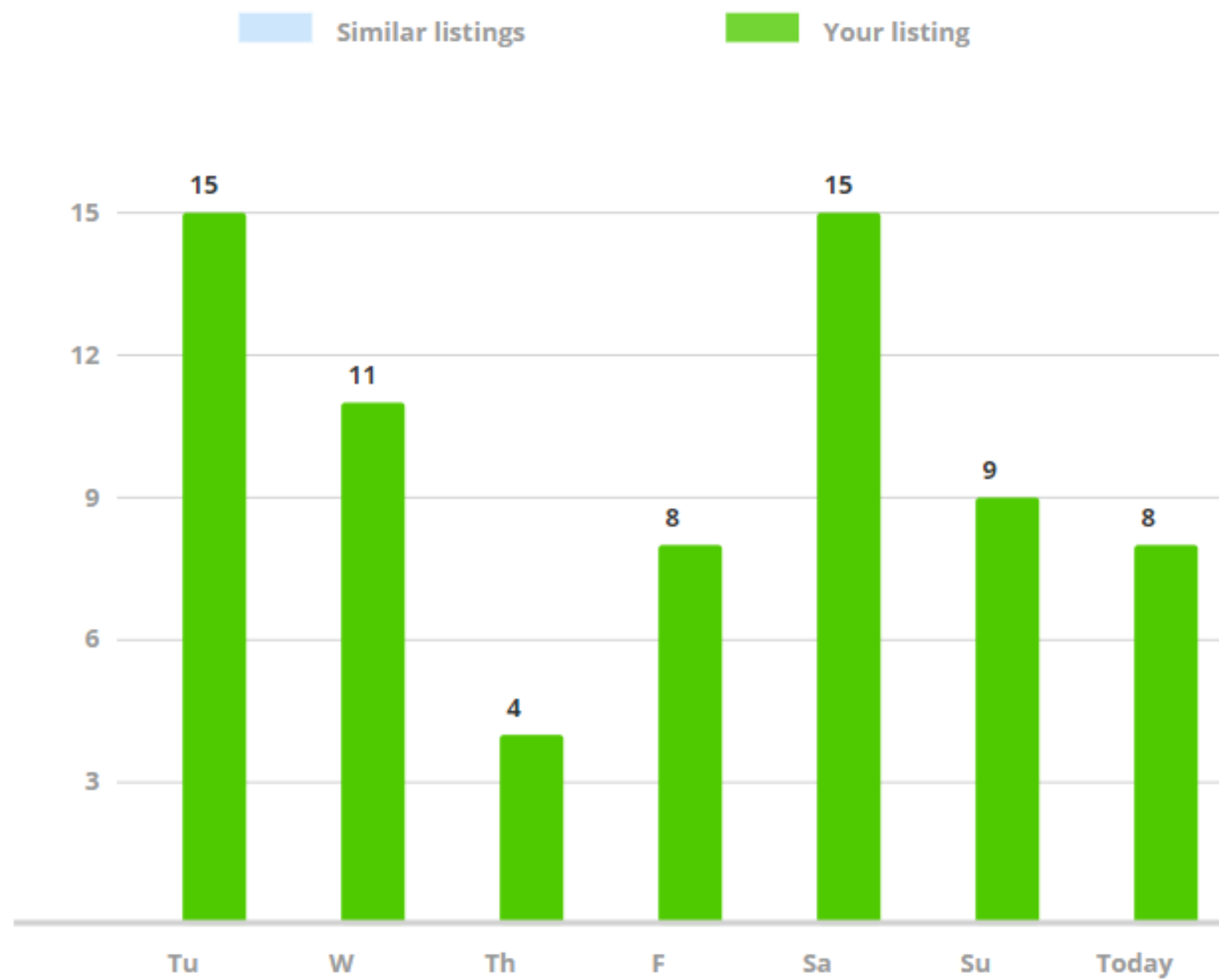
17

SAVES

0

This Week

Last 30 Days



# MARIS



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

## Listing Activity Report

201 Majestic Lane, Moscow Mills, MO 63362

Snapshot for Feb 04, 2019 - Apr 10, 2019



Listing ID: 18089862  
Address: 201 Majestic Lane, Moscow Mills, MO 63362  
Price: \$419,500  
Status: ACTIVE

Total number of appointments: 0  
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 Responses

| Activity Details       | Received |
|------------------------|----------|
| No feedback responses. |          |

### Listing Activity Details

| Activity Type                                                                                                | Activity Date                | Comments |
|--------------------------------------------------------------------------------------------------------------|------------------------------|----------|
|  Price Change Notification | 04/10/2019 9:48 AM           |          |
|  Price Change              | 04/09/2019 9:26 AM           |          |
|  Canceled Agent Preview    | 04/04/2019 2:30 PM - 3:00 PM |          |
|  New Listing               | 02/04/2019                   |          |