

The Nett Group Real Estate Advisors

SELLER REPORT



300 Bates St | New Haven

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	108
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Client Possibilities	0
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Client Favorites	1
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Zillow Views	23
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Zillow Saves	0
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Showings	13
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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
0.4 mi	19021910	A	03/30/2019	RESI	204 Selma	New Haven	New Haven	365	9	\$39,900	1	2 (1 1)	686	0.4050	119 REGO04
0.0 mi	18091270	A	11/26/2018	RESI	300 Bates St	New Haven	New Haven	365	108	\$44,900	3	1 (1 0)	1,441	0.4940	89 KWRC01
0.3 mi	19016838	A	03/15/2019	RESI	914 Maupin Ave	New Haven	New Haven	365	24	\$45,000	1	2 (1 1)	1,368	0.2000	119 ROUT01
0.4 mi	18093081	A	12/17/2018	RESI	207 Selma	New Haven	New Haven	365	112	\$87,500	3	1 (1 0)	1,322	0.2300	118 CBPR03
0.5 mi	19014735	AC	03/25/2019	RESI	407 Miller St	New Haven	New Haven	365	32	\$35,400	3	2 (2 0)	2,204	1.0300	136 HOTE01
0.5 mi	19010105	AC	02/25/2019	RESI	900 Morgan St	New Haven	New Haven	365	46	\$80,000	3	2 (1 1)	1,040	0.2120	61 TDAY01
0.1 mi	18054127	P	12/17/2018	RESI	200 Orchard	New Haven	New Haven	365	169	\$89,900	3	2 (1 1)	1,766	0.4700	162 DOLN02

Search Criteria

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'

Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 4/8/2019 to 3/9/2019

Property Type is 'Residential'

Latitude, Longitude is within 1.58 mi of 18091270

State Or Province is 'Missouri'

City is 'New Haven'

Price is 0 to 99000

Selected 7 of 7 results.

CMA 1 Line (Landscape)**Property Type: Residential**

Transaction Type is 'Sale' **Status** is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' **Status** is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' **Search Contractual Date** is 4/8/2019 to 3/9/2019 **Property Type** is 'Residential' **Latitude, Longitude** is within 1.58 mi of 18091270 **State Or Province** is 'Missouri' **City** is 'New Haven' **Price** is 0 to 99000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19021910	204 Selma	New Haven Schc	E B Hammack	1	2 (1 1)	686	686	0.405	119	03/30/19	\$58.16	9	\$39,900	\$39,900
18091270	300 Bates St	New Haven Schc	Robert Bagbys	3	1 (1 0)	1,441	1,441	0.494	89	03/20/19	\$31.16	108	\$59,900	\$44,900
19016838	914 Maupin Ave	New Haven Schc	E B Hammack	1	2 (1 1)	1,368		0.200	119	03/15/19	\$32.89	24	\$45,000	\$45,000
18093081	207 Selma	New Haven Schc	J G Warnken	3	1 (1 0)	1,322		0.230	118	12/17/18	\$66.19	112	\$91,800	\$87,500

Active Totals

Listing Count :	4	Averages:	1,204	1,064	0.332							\$47.10	63	\$59,150	\$54,325	
		Price :							High		\$87,500	Low		\$39,900	Median	\$44,950

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19014735	407 Miller St	New Haven Schc	Tranquility Hill Est	3	2 (2 0)	2,204		1.030	136	03/25/19	\$16.06	32	\$35,400	\$35,400
19010105	900 Morgan St	New Haven Schc	E B Hammack	3	2 (1 1)	1,040	1,640	0.212	61	02/25/19	\$76.92	46	\$80,000	\$80,000

Active Under Contract Totals

Listing Count :	2	Averages:	1,622	1,640	0.621							\$46.49	39	\$57,700	\$57,700
		Price :							High	\$80,000	Low	\$35,400	Median	\$57,700	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18054127	200 Orchard	New Haven Schc	none	3	2 (1 1)	1,766		0.470	162	12/21/18	\$50.91	169	\$89,900	\$89,900

Pending Totals

Listing Count :	1	Averages:	1,766	0.470	\$50.91	169	\$89,900	\$89,900	
		Price :		High	\$89,900	Low	\$89,900	Median	\$89,900

Grand Totals

Count :	7	Averages:				\$/SqFt:	\$47.47	CDOM:	71	OP:	\$63,129	LP:	\$60,371	SP:	
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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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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
18091270	RESI	ACT	11/26/18	300 Bates St	New Haven	365	108	\$44,900	113	83	1	0	122	7	14	5	642

Cross Property Condensed

300 Bates St, New Haven 63068-1106



MLS #:	18091270	Status:	A	Stat Dt:	11/26/18	List Pr:	\$44,900
Area:	365	Bd:	3	Sq Ft:	1,441	Sell Pr:	
Muni/Twp:	New Haven	Pr/SqFt:	\$31.16	CDOM:	108	Age:	89
GA/CR:	0/0	Bth:	1 (1 0)	Acre:	.494		
Style/Desc:	1.5 Story/Other						
SubD:	Robert Bagbys						
Schl District:	New Haven						

Search Criteria

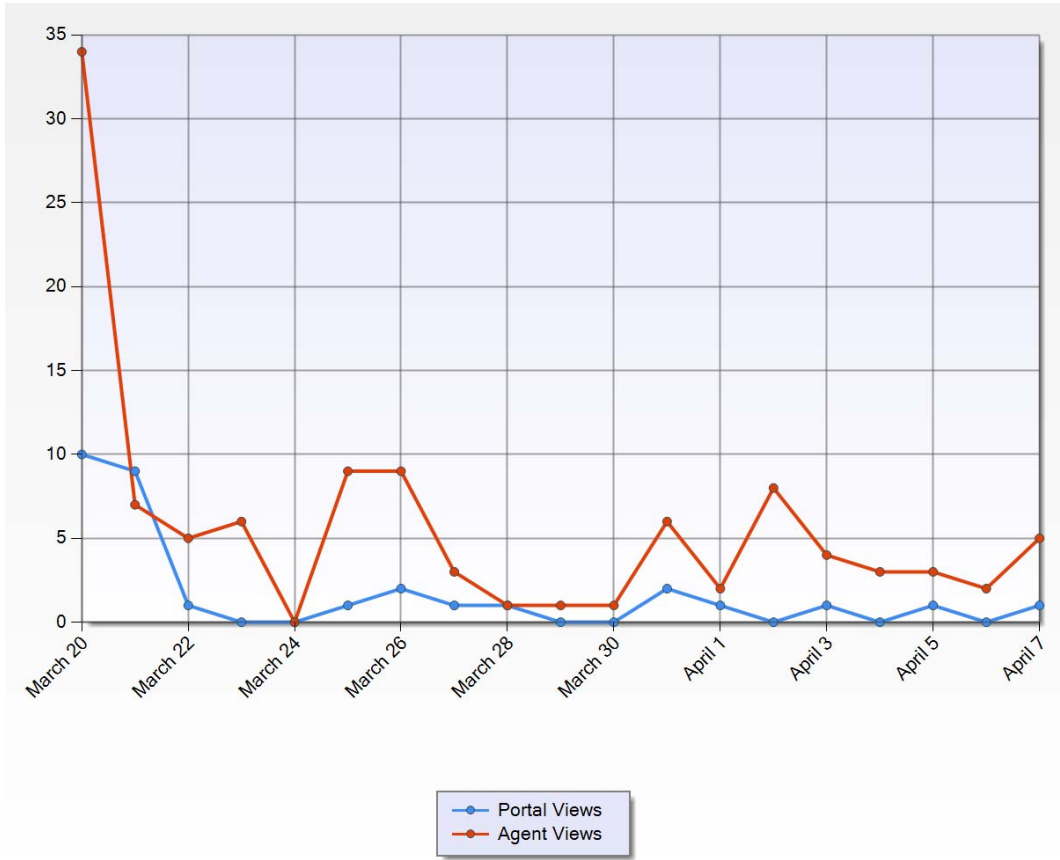
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 34 results.

 **Historical Views for 300 Bates St**



● FOR SALE

300 Bates St, New Haven, MO 63068

List price: \$44,900

3 Beds · 1 Bath · 1,441 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing could use a little boost

Last two days of activity



Similar listings



Your listing



VIEWS

23

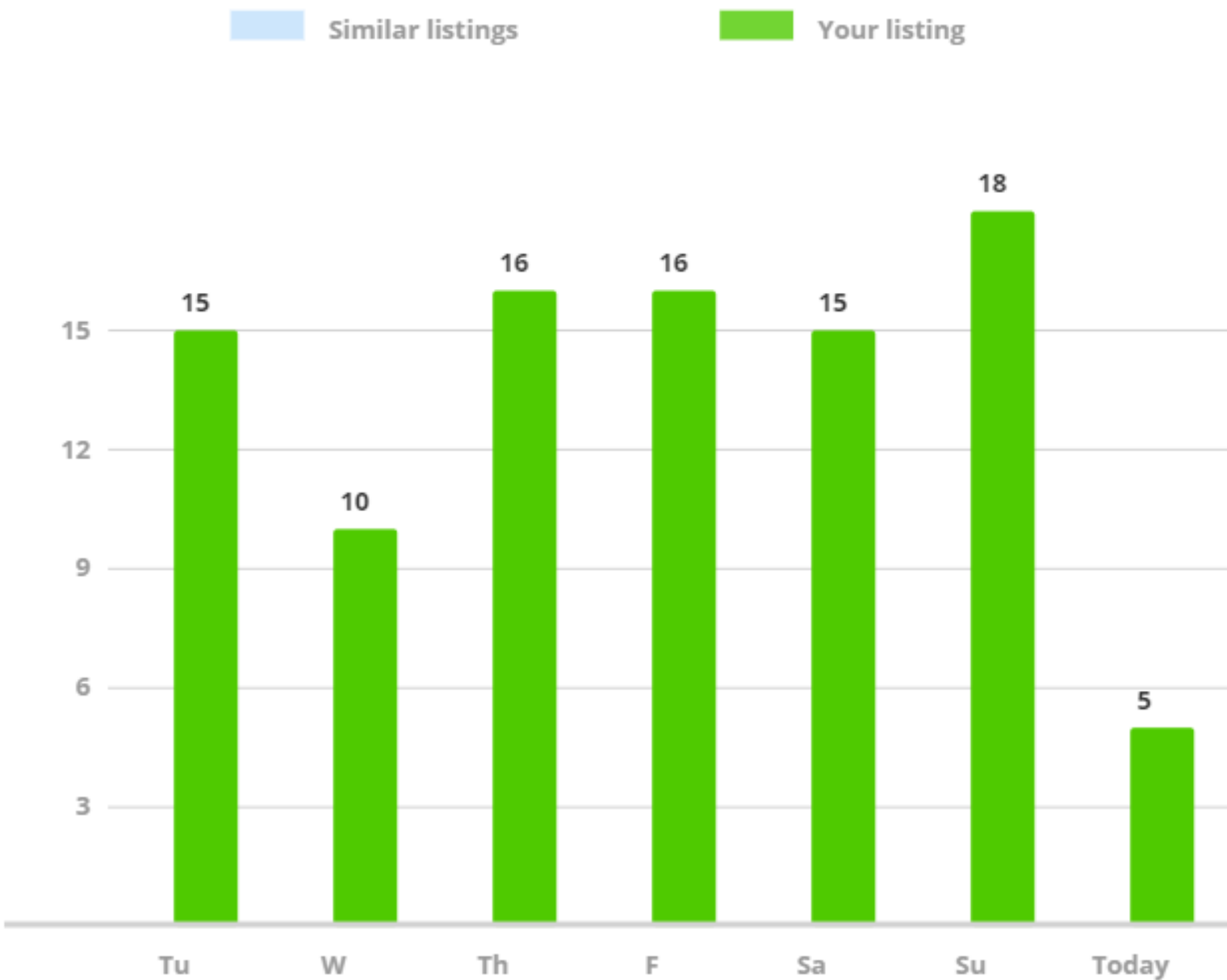


SAVES

0

This Week

Last 30 Days



MARIS



Listing Activity Report

300 Bates Street, New Haven, MO 63068

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

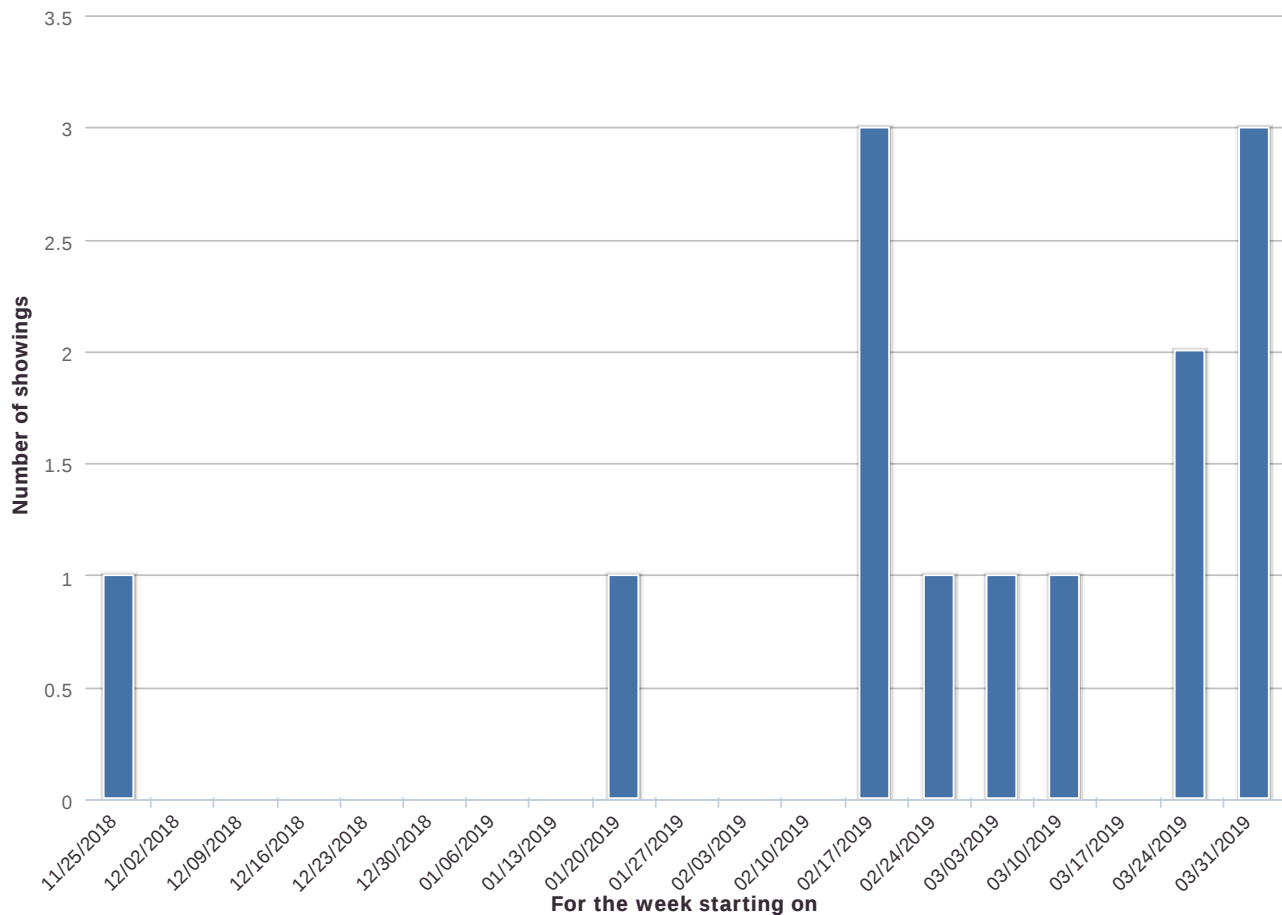
Snapshot for Nov 21, 2018 - Apr 03, 2019



Listing ID: 18091270
Address: 300 Bates Street, New Haven, MO 63068
Price: \$44,900
Status: ACTIVE

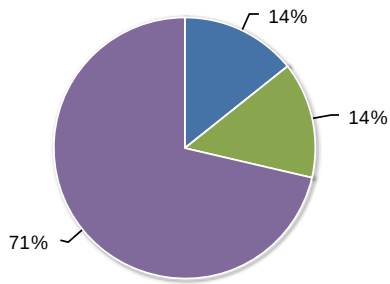
Total number of appointments: 13
Appointments in the last 30 days: 6
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

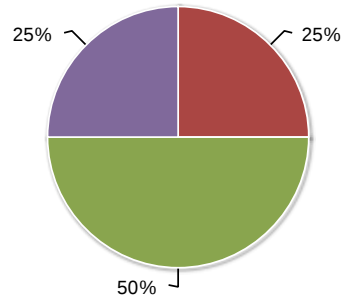
Is your client interested in this listing?



- Very (1)
- Somewhat (0)
- Maybe (1)
- Not interested (5)

* 7 responses

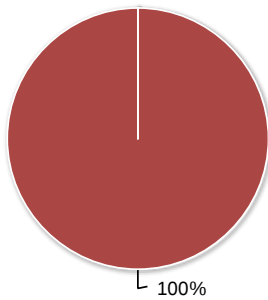
Please rate your overall experience at this showing.



- Excellent (0)
- Good (1)
- Fair (2)
- Poor (1)

* 4 responses

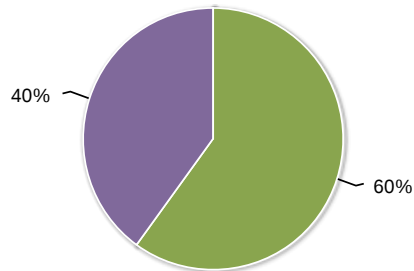
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 04/03/2019 6:30 PM - 7:00 PM	04/03/2019 07:02 PM
Is your client interested in this listing? Not interested COMMENTS/RECOMMENDATIONS:	
Showing 03/31/2019 3:00 PM - 3:15 PM	04/01/2019 10:02 AM
Is your client interested in this listing? Not interested COMMENTS/RECOMMENDATIONS:	
Showing 03/24/2019 1:30 PM - 2:00 PM	03/24/2019 04:19 PM
Is your client interested in this listing? Maybe Please rate your overall experience at this showing. Fair Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: It definitely needs a lot of work. No way will it go fha or va. But my guys are approved conventional. Thanks for letting me show.	

Activity Details		Received
Showing 02/21/2019 5:15 PM - 5:45 PM		02/22/2019 08:12 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:		Not interested Fair Too high 3 Client comments, too much work. Thank you
Showing 02/21/2019 10:00 AM - 10:30 AM		02/21/2019 05:56 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Very Too high 2
Showing 02/18/2019 1:15 PM - 2:15 PM		02/19/2019 04:27 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 Poor Too high 2 The property was in worse condition than expected. It was too much work at this price for my clients to take on. The location was not ideal, though the double lot was nice. I found the door wide open & was careful to make sure the door was latched & locked when exiting. I did not notice any issues/damages due to the open door and there were no footprints in the snow that fell last week, so I do not believe there is a concern of someone accessing the property when they shouldn't be. Thanks for the opportunity to show!
Showing 01/26/2019 4:00 PM - 5:00 PM		01/28/2019 10:44 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:		making offer
Showing 11/28/2018 4:00 PM - 5:00 PM		11/29/2018 08:43 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:		Not interested Good Too high 3 A little bit too much work for them to take on.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	04/03/2019 6:30 PM - 7:00 PM	
 Past Showing	04/03/2019 2:30 PM - 3:30 PM	
 Past Showing	03/31/2019 3:00 PM - 3:15 PM	
 Past Showing	03/26/2019 5:00 PM - 6:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	03/24/2019 1:30 PM - 2:00 PM	
 Status Change	03/20/2019 8:39 AM	
 Past Inspection	03/11/2019 11:00 AM - 3:00 PM	
 Past Inspection	03/05/2019 1:30 PM - 3:00 PM	
 Status Change	03/04/2019 8:49 AM	
 Past 2nd Showing	02/25/2019 4:00 PM - 4:30 PM	
 Past Showing	02/21/2019 5:15 PM - 5:45 PM	
 Past Showing	02/21/2019 10:00 AM - 10:30 AM	
 Past Showing	02/18/2019 1:15 PM - 2:15 PM	
 Price Change Notification	02/11/2019 9:03 AM	
 Price Change	02/08/2019 4:03 AM	
 Status Change	02/07/2019 12:50 PM	
 Status Change	01/29/2019 2:53 PM	
 Past Showing	01/26/2019 4:00 PM - 5:00 PM	
 Price Change	01/02/2019 9:59 AM	
 Canceled Showing	12/02/2018 7:00 PM - 8:30 PM	
 Past Showing	11/28/2018 4:00 PM - 5:00 PM	
 Status Change	11/26/2018 8:43 AM	
 New Listing	11/26/2018	
 Status Change	11/21/2018 2:14 PM	
 Price Change	11/21/2018 8:03 AM	