

The Nett Group Real Estate Advisors

SELLER REPORT



2419 Forest Shadows Dr | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	68
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Client Possibilities	5
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Client Favorites	7
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Zillow Views	36
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Zillow Saves	3
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Showings	3
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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	19011350	A	02/26/2019	COND	11131 Whispering Oaks Dr	Unincorporated	St Louis	46	41	\$66,500 2	1 (1 0)	900	0.0500	48	CBG 06
0.2 mi	18083765	A	10/20/2018	COND	11124 Whispering Oaks	Unincorporated	St Louis	46	170	\$75,000 2	2 (1 1)	1,458		46	STLB01
0.0 mi	19014133	A	03/05/2019	COND	2419 Forest Shadows Dr	Unincorporated	St Louis	46	34	\$78,900 4	2 (2 0)	1,082	0.0500	46	KWRC01
0.1 mi	19011384	AC	03/12/2019	COND	11183 Whispering Oaks	Unincorporated	St Louis	46	41	\$79,900 3	3 (1 2)	1,082	0.0500	47	ALEK01
0.1 mi	18020311	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	18014340	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	18066128	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	18024750	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	18016904	S	06/25/2018	COND	11147 Towering Pines	Florissant	Florissant	46	30	\$76,500 3	3 (2 1)			47	STLB01
0.2 mi	18086915	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	17093428	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	18063174	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 4/8/2019 to 4/8/2018

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 4/8/2019 to 4/8/2018 **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	41	\$66,500	\$66,500
18083765	11124 Whispering Oaks	Hazelwood East	Sugar Tree	2 2 (1 1)	1,458			46	10/20/18	\$51.44	170	\$75,000	\$75,000
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	34	\$79,900	\$78,900

Active Totals

Listing Count :	3	Averages:	1,147	1,161	0.050					\$66.08	82	\$73,800	\$73,467		
		Price :						High		\$78,900	Low	\$66,500	Median	\$75,000	

Active Under Contract Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19011384	11183 Whispering Oaks	Hazelwood East	Sugartree 8	3 3 (1 2)	1,082	1,402	0.050	47	03/13/19	\$73.84	41	\$79,900	\$79,900

Active Under Contract Totals

Listing Count :	1	Averages:	1,082	1,402	0.050					\$73.84	41	\$79,900	\$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
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		
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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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CMA 1 Line (Landscape)

Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Price :	High	\$84,500	Low	\$55,000	Median	\$69,750
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Grand Totals

Count :	12	Averages:	\$/SqFt: \$63.43	CDOM: 74	OP: \$70,650	LP: \$70,117	SP: \$63,663
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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
19014133	COND	ACT	03/05/19	2419 Forest Shadows Dr	St Louis	46	34	\$78,900	161	156	4	4	183	18	12	10	281

Cross Property Condensed

2419 Forest Shadows Dr, St Louis 63136-5805



MLS #:	19014133	Status:	A	Stat Dt:	03/05/19	List Pr:	\$78,900
Area:	46	Bd:	4	Sq Ft:	1,082	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$72.92	CDOM:	34
GA/CR:	0/0	Bth:	2 (2 0)	Condo Fee:	\$167	Age:	46
Style/Desc:	2 Story/Townhouse					Acre:	.050
SubD:	Sugartree 11						
Schl District:	Hazelwood						

Search Criteria

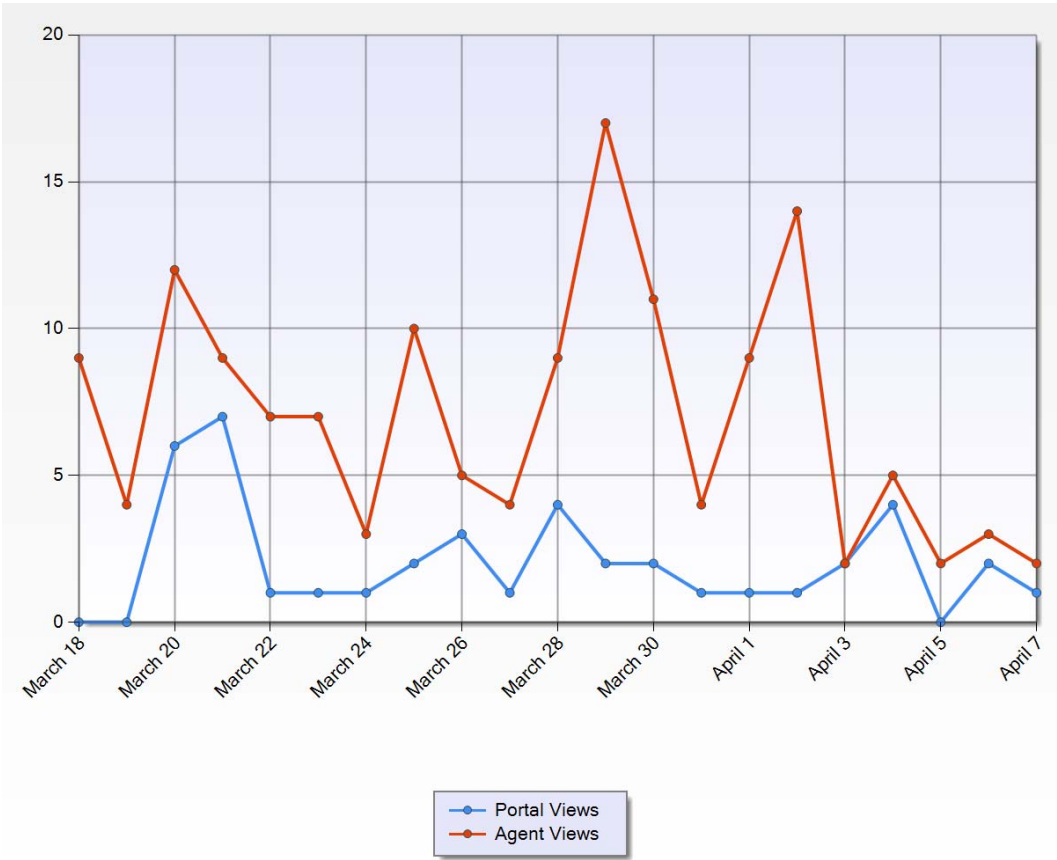
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 34 results.

 **Historical Views for 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 VIDEO



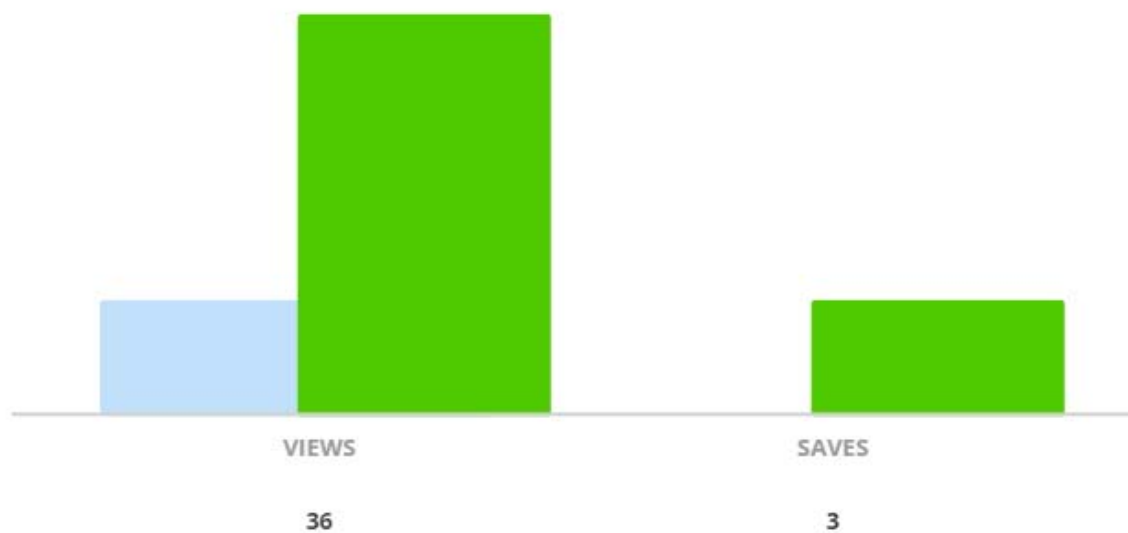
MORE ▾

Latest Activity

Your listing is doing GREAT!

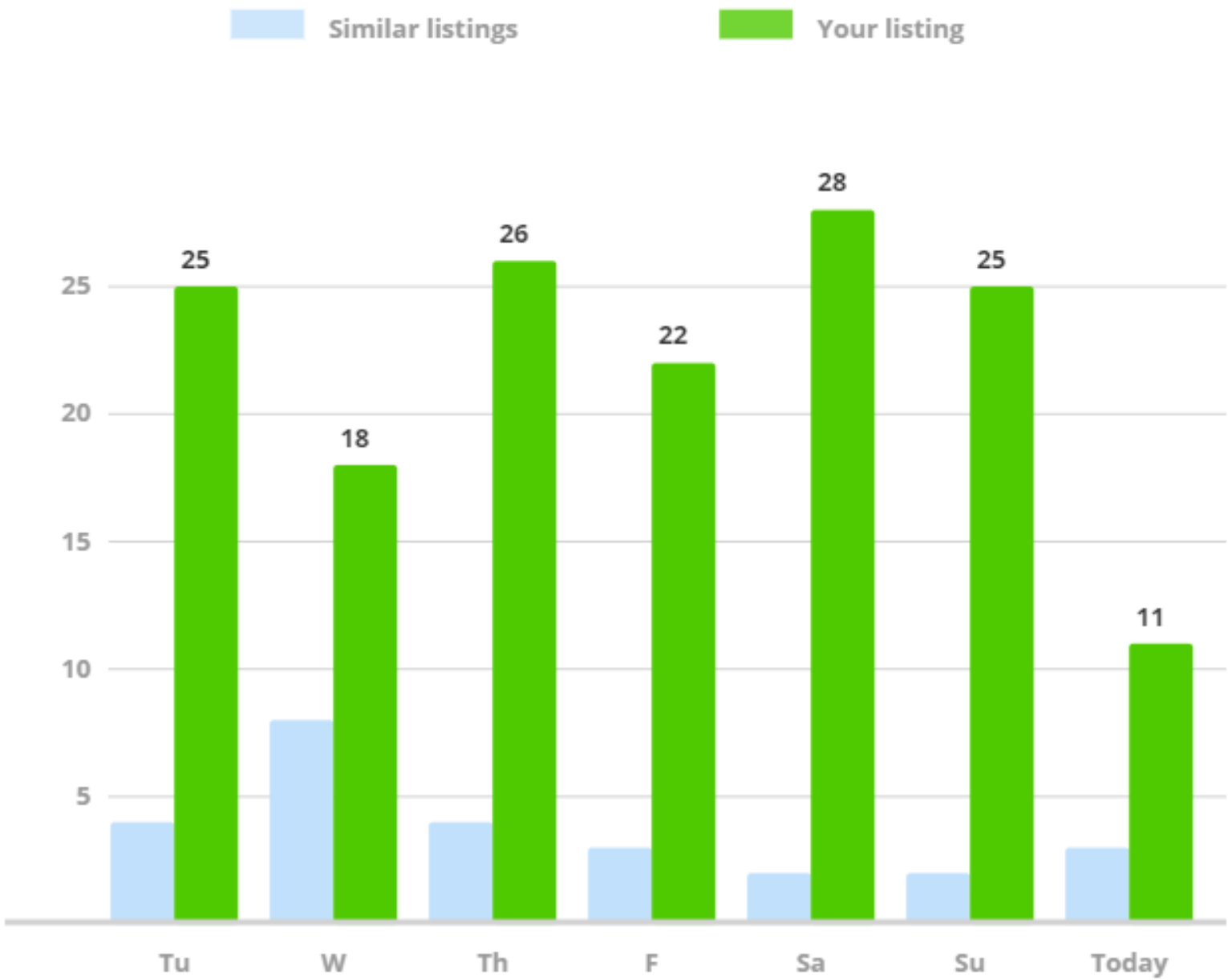
Last two days of activity

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 - Mar 26, 2019

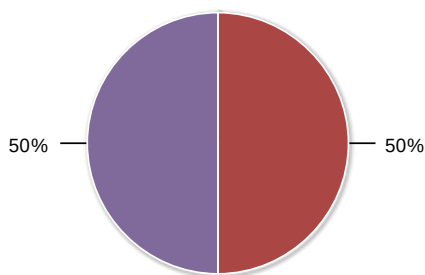


Listing ID: 19014133
Address: 2419 Forest Shadows Drive, St Louis, MO 63136
Price: \$78,900
Status: ACTIVE

Total number of appointments: 3
Appointments in the last 30 days: 2
Appointments in the last 7 days: 0
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback at a Glance

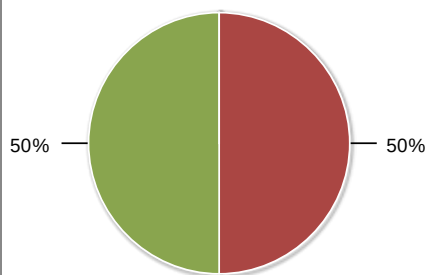
Is your client interested in this listing?



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

* 2 responses

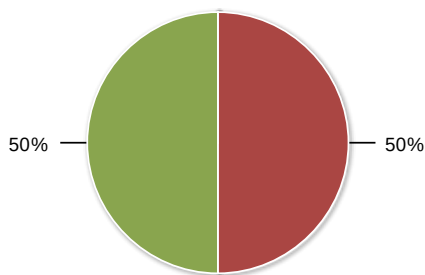
Please rate your overall experience at this showing.



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

* 2 responses

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



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

Feedback Responses

Activity Details	Received
Showing 03/22/2019 2:00 PM - 2:15 PM	03/22/2019 11:11 PM
Is your client interested in this listing? Somewhat Please rate your overall experience at this showing. Good Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: She liked it but found something else to lease.	
Showing 03/18/2019 5:25 PM - 5:40 PM	03/19/2019 10:39 AM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Fair Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: Client felt this home needed to much updating for the price. They decided to offer on a more updated home.	

Listing Activity Details

Activity Type	Activity Date	Comments
 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	