

The Nett Group Real Estate Advisors

SELLER REPORT



2212 Sonora Dr | Arnold

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	13
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Client Possibilities	5
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Client Favorites	3
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Zillow Views	35
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Zillow Saves	2
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Showings	15
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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	19021645	A	03/29/2019	RESI	2208 Sonora	Unincorporated	Arnold	390	60	\$169,900 3	2 (2 0)	1,040		0.1500	21	EXER01
0.0 mi	19035513	A	05/15/2019	RESI	2212 Sonora Dr	Arnold	Arnold	391	13	\$168,000 3	2 (2 0)	1,032		0.1500	20	KWRC01
0.1 mi	19036946	P	05/20/2019	RESI	2167 San Simeon	Arnold	Arnold	390	1	\$189,900 3	3 (2 1)	1,036		0.1600	26	RMBC03
0.2 mi	18084155	S	12/10/2018	RESI	2207 San Simeon	Unincorporated	Arnold	390	16	\$151,000 3	2 (2 0)	960		0.2300	22	REMV01
0.2 mi	18061212	S	10/31/2018	RESI	1860 Cottonwood Dr	Unincorporated	Imperial	390	66	\$154,000 3	3 (2 1)	1,125		0.3447		EXRP01
0.2 mi	18083879	S	12/03/2018	RESI	2023 San Angelo Dr	Arnold	Arnold	390	10	\$155,000 4	3 (2 1)	2,853		0.2500	37	DCKI01
0.1 mi	18070575	S	10/17/2018	RESI	2115 Casa Blanca	Unincorporated	Arnold	390	2	\$165,000 3	3 (2 1)	1,462		0.2070	34	CJJO01
0.1 mi	18055352	S	10/26/2018	RESI	2122 Sante Fe	Arnold	Arnold	390	92	\$167,000 3	3 (3 0)	1,074			23	RMXR04
0.2 mi	19004730	S	03/08/2019	RESI	2125 South Barrington Ct	Unincorporated	Arnold	390	6	\$169,900 3	3 (2 1)	936		0.1600	28	XPRS01
0.2 mi	18084948	S	01/14/2019	RESI	2027 San Angelo Dr	Unincorporated	Arnold	390	10	\$170,000 3	3 (2 1)	1,358		0.2182	35	CBPR01
0.2 mi	18029195	S	05/31/2018	RESI	1832 Hilltop Village Lane	Unincorporated	Imperial	390	4	\$179,900 3	3 (2 1)	1,460		0.1400	27	BHAL05
0.2 mi	18042221	S	09/20/2018	RESI	2031 San Pedro	Unincorporated	Arnold	390	69	\$190,000 4	2 (2 0)	1,767		0.2410	36	RMXG01
0.2 mi	18087588	S	12/17/2018	RESI	3919 Del Rio	Unincorporated	Arnold	390	7	\$195,000 3	3 (3 0)	1,400		0.2380	35	BHSP07
0.2 mi	19004101	S	02/27/2019	RESI	3915 Del Rio	Unincorporated	Arnold	390	7	\$198,000 3	2 (2 0)	1,526		0.2230	36	RMBC03
0.1 mi	18017959	S	06/01/2018	RESI	2183 San Simeon Dr	Unincorporated	Arnold	390	17	\$200,000 3	3 (2 1)	1,442		0.1700	20	RMBC03
0.2 mi	18059571	S	10/15/2018	RESI	2125 South Barrington	Unincorporated	Arnold	391	32	\$100,000 3	2 (1 1)	936		0.1600	27	REOX01
0.1 mi	18053691	S	10/19/2018	RESI	2125 Del Rio Dr	Unincorporated	Arnold	391	43	\$150,000 3	2 (2 0)	1,125		0.2500	34	BHSP07
0.1 mi	18049936	S	08/08/2018	RESI	2191 San Simeon	Unincorporated	Arnold	391	14	\$150,000 3	2 (2 0)	980		0.1700		EXSL01
0.1 mi	19016913	S	04/25/2019	RESI	2268 Sonora Dr	Unincorporated	Arnold	391	1	\$155,000 3	2 (2 0)	960		0.1700	21	KWRC03
0.1 mi	18042803	S	10/12/2018	RESI	2122 Casa Blanca Dr	Arnold	Arnold	391	108	\$162,000 3	2 (2 0)	960		0.2220	34	BHAL06
0.2 mi	18057841	S	09/07/2018	RESI	2301 Crystal Wood Dr	Arnold	Arnold	391	11	\$163,000 3	3 (1 2)	1,140		0.2480	40	EXER01
0.2 mi	19008411	S	04/24/2019	RESI	2120 South Barrington Ct	Arnold	Arnold	391	40	\$165,000 3	3 (2 1)	960		0.2200	28	BKSN01
0.2 mi	18041271	S	07/23/2018	RESI	2109 South Barrington Ct	Unincorporated	Arnold	391	1	\$166,500 3	2 (2 0)	1,120		0.1700	27	PMIR01
0.2 mi	19009943	S	04/22/2019	RESI	2031 San Angelo Dr	Unincorporated	Arnold	391	22	\$180,000 3	3 (2 1)	1,684		0.2620	38	CBG 25
0.2 mi	18072822	S	11/21/2018	RESI	34 Phillip Dr	Unincorporated	Arnold	391	54	\$180,000 4	3 (3 0)	1,885		0.2860	40	BHAL12

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 5/28/2019 to 5/28/2018

Latitude, Longitude is within 0.25 mi of 19035513

State Or Province is 'Missouri'

Price is 100000 to 275000

Selected 25 of 32 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 5/28/2019 to 5/28/2018 **Latitude, Longitude** is within 0.25 mi of 19035513 **State Or Province** is 'Missouri' **Price** is 100000 to 275000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19035513	2212 Sonora Dr	Fox C-6	Sierra Vista 02	3	2 (2 0)	1,032	1,032	0.150	20	05/15/19	\$162.79	13	\$175,000	\$168,000
19021645	2208 Sonora	Seckman	Sierra Vista 02	3	2 (2 0)	1,040		0.150	21	03/29/19	\$163.37	60	\$179,900	\$169,900

Active Totals

Listing Count :	2	Averages:	1,036	1,032	0.150							\$163.08	37	\$177,450	\$168,950		
		Price :										High	\$169,900	Low	\$168,000	Median	\$168,950

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
18059571	2125 South Barrington	Fox C-6	Barrington Place	3	2 (1 1)	936		0.160	27	10/15/18	\$106.84	32	\$115,000	\$109,900	\$100,000	86.96
18053691	2125 Del Rio Dr	Fox C-6	High Sierra	3	2 (2 0)	1,125	1,450	0.250	34	10/19/18	\$133.33	43	\$165,000	\$147,700	\$150,000	90.91
18049936	2191 San Simeon	Fox C-6	Sierra Vista 02	3	2 (2 0)	980		0.170		08/08/18	\$153.06	14	\$159,900	\$159,900	\$150,000	93.81
18084155	2207 San Simeon	Seckman	Sierra Vista 02	3	2 (2 0)	960	1,380	0.230	22	12/10/18	\$157.29	16	\$160,000	\$154,900	\$151,000	94.38
18061212	1860 Cottonwood Dr	Seckman	Oak View Estates	3	3 (2 1)	1,125		0.345		10/31/18	\$136.89	66	\$159,900	\$156,900	\$154,000	96.31
18083879	2023 San Angelo Dr	Seckman	Sierra Madra 02	4	3 (2 1)	2,853		0.250	37	12/03/18	\$54.33	10	\$134,000	\$134,000	\$155,000	115.67
19016913	2268 Sonora Dr	Fox C-6	Sierra Vista	3	2 (2 0)	960		0.170	21	04/25/19	\$161.46	1	\$155,000	\$155,000	\$155,000	100.00
18042803	2122 Casa Blanca Dr	Fox C-6	High Sierra	3	2 (2 0)	960	1,500	0.222	34	10/12/18	\$168.75	108	\$179,900	\$169,900	\$162,000	90.05
18057841	2301 Crystal Wood Dr	Fox C-6	Crystal Woods Wes	3	3 (1 2)	1,140	1,140	0.248	40	09/07/18	\$142.98	11	\$160,000	\$160,000	\$163,000	101.88
18070575	2115 Casa Blanca	Seckman	High Sierra	3	3 (2 1)	1,462	1,462	0.207	34	10/17/18	\$112.86	2	\$165,000	\$165,000	\$165,000	100.00
19008411	2120 South Barrington Ct	Fox C-6	Barrington Place	3	3 (2 1)	960	1,320	0.220	28	04/24/19	\$171.88	40	\$175,000	\$163,500	\$165,000	94.29
18041271	2109 South Barrington Ct	Fox C-6	Barrington Place	3	2 (2 0)	1,120		0.170	27	07/23/18	\$148.66	1	\$161,500	\$161,500	\$166,500	103.10
18055352	2122 Sante Fe	Seckman	Sierra Vista	3	3 (3 0)	1,074	1,073		23	10/26/18	\$155.49	92	\$190	\$174,900	\$167,000	87941.02
19004730	2125 South Barrington Ct	Seckman	Barrington Place	3	3 (2 1)	936		0.160	28	03/08/19	\$181.52	6	\$169,900	\$169,900	\$169,900	100.00
18084948	2027 San Angelo Dr	Seckman	Sierra Madra	3	3 (2 1)	1,358	2,322	0.218	35	01/14/19	\$125.18	10	\$175,000	\$175,000	\$170,000	97.14
18029195	1832 Hilltop Village Lane	Seckman	Hilltop Village	3	3 (2 1)	1,460	1,760	0.140	27	05/31/18	\$123.22	4	\$179,900	\$179,900	\$179,900	100.00
19009943	2031 San Angelo Dr	Fox C-6	Sierra Madra 02	3	3 (2 1)	1,684	1,684	0.262	38	04/22/19	\$106.89	22	\$205,000	\$190,000	\$180,000	87.80
18072822	34 Phillip Dr	Fox C-6	Oakview Estates 02	4	3 (3 0)	1,885		0.286	40	11/21/18	\$95.49	54	\$199,999	\$188,800	\$180,000	90.00
18042221	2031 San Pedro	Seckman	Sierra Madra Estate	4	2 (2 0)	1,767	1,767	0.241	36	09/20/18	\$107.53	69	\$209,900	\$194,900	\$190,000	90.52
18087588	3919 Del Rio	Seckman	Sierra Madra Estate	3	3 (3 0)	1,400		0.238	35	12/17/18	\$139.29	7	\$199,900	\$199,900	\$195,000	97.55
19004101	3915 Del Rio	Seckman	Sierra Madra Estate	3	2 (2 0)	1,526	2,426	0.223	36	02/27/19	\$129.75	7	\$200,000	\$200,000	\$198,000	99.00
18017959	2183 San Simeon Dr	Seckman	Sierra Vista	3	3 (2 1)	1,442		0.170	20	06/01/18	\$138.70	17	\$200,000	\$200,000	\$200,000	100.00

Closed Totals

Listing Count :	22	Averages:	1,323	1,607	0.218						\$134.15	29	\$164,999	\$168,705	\$166,650	4089.56
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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: Residential

Residential

				Price :						High	\$200,000	Low	\$100,000	Median	\$165,750
<u>Pending Properties</u>															
Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	
19036946	2167 San Simeon	Seckman	Sierra Vista	3	3 (2 1)	1,036	1,449	0.160	26	05/20/19	\$183.30	1	\$189,900	\$189,900	
<u>Pending Totals</u>															
Listing Count :		1	Averages:			1,036	1,449	0.160			\$183.30	1	\$189,900	\$189,900	
				Price :						High	\$189,900	Low	\$189,900	Median	\$189,900

<u>Grand Totals</u>							
Count :	25	Averages:	\$/SqFt: \$138.43	CDOM: 28	OP: \$166,992	LP: \$169,572	SP: \$166,650

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
19035513	RESI	ACT	05/15/19	2212 Sonora Dr	Arnold	391	13	\$168,000	451	221	3	5	501	94	21	21	295

Cross Property Condensed

2212 Sonora Dr, Arnold 63010-5219



MLS #: [19035513](#) Status: **A** Stat Dt: **05/15/19** List Pr: **\$168,000**
Area: **391** Bd: **3** Sq Ft: **1,032** Sell Pr:
Muni/Twp: **Arnold** Pr/SqFt: **\$162.79** CDOM: **13**
GA/CR: **2/0** Bth: **2 (2 0)** Age: **20**
Style/Desc: **Multi-Level/Split Foyer** Acre: **.150**
SubD: **Sierra Vista 02**
Schl District: **Fox C-6**
Recent: **05/28/2019 : Price Change : \$175,000->\$168,000**
Open House:**Public Openhouse: Sun Jun 2, 1:00PM-3:00PM**

Search Criteria

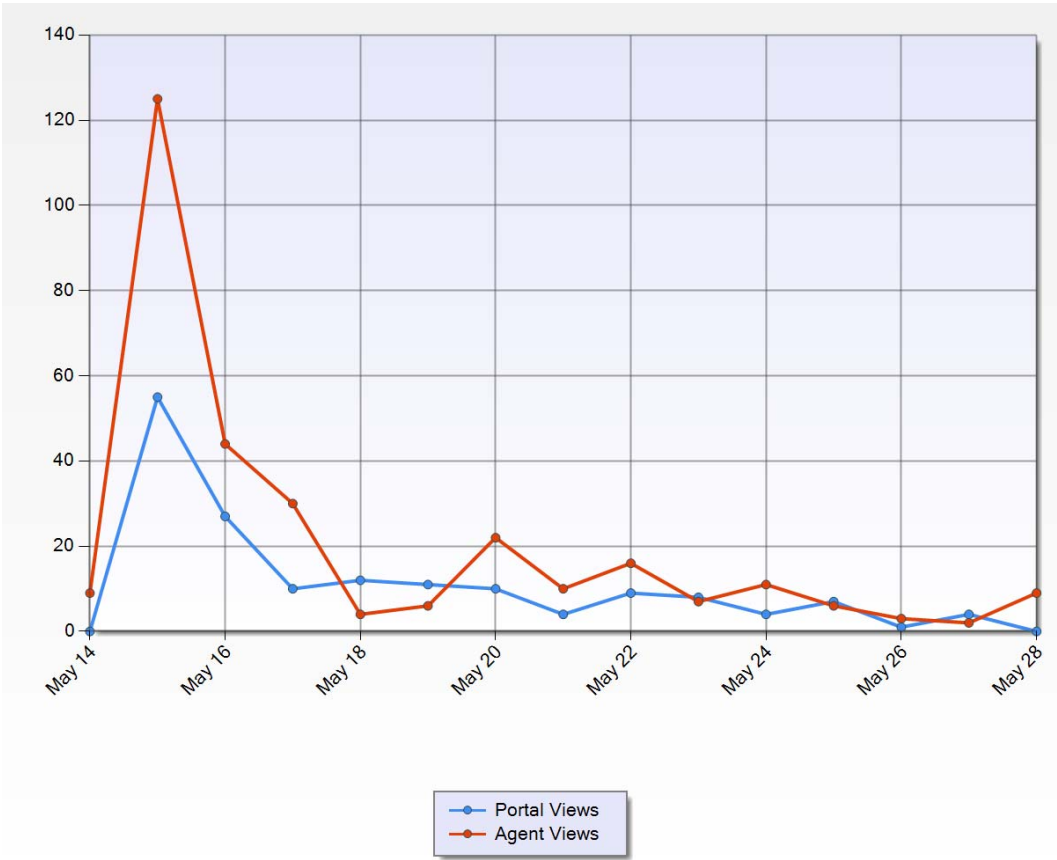
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 35 results.

 Historical Views for 2212 Sonora Dr



● FOR SALE

**2212 Sonora Dr,
Arnold, MO 63010**

List price: \$168,000

3 Beds · -- Baths · -- Sq Ft



EDIT LISTING



ADD 3D HOME



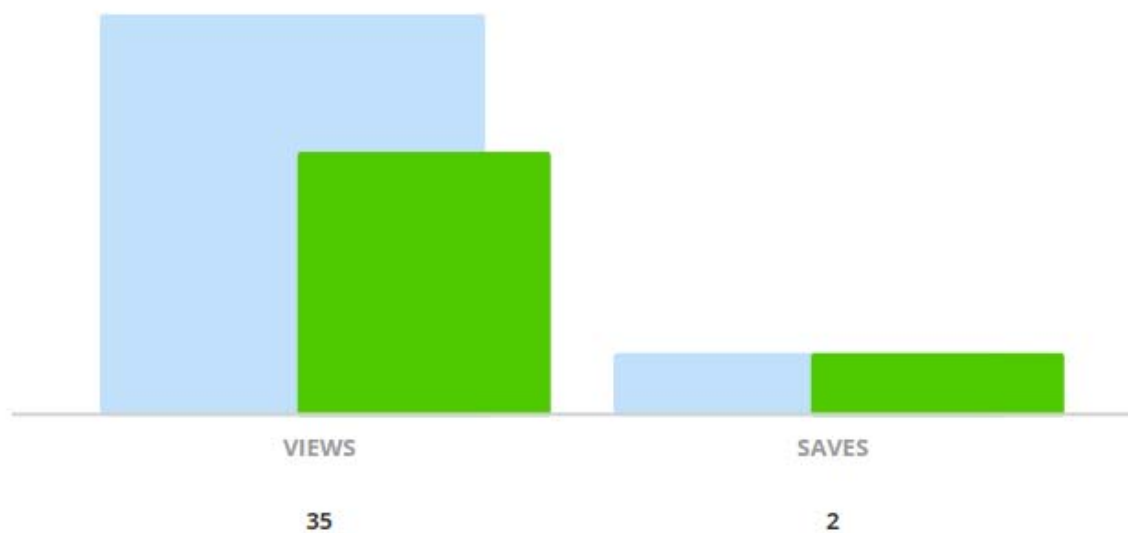
MORE ▾

Latest Activity

Your listing could use a little boost

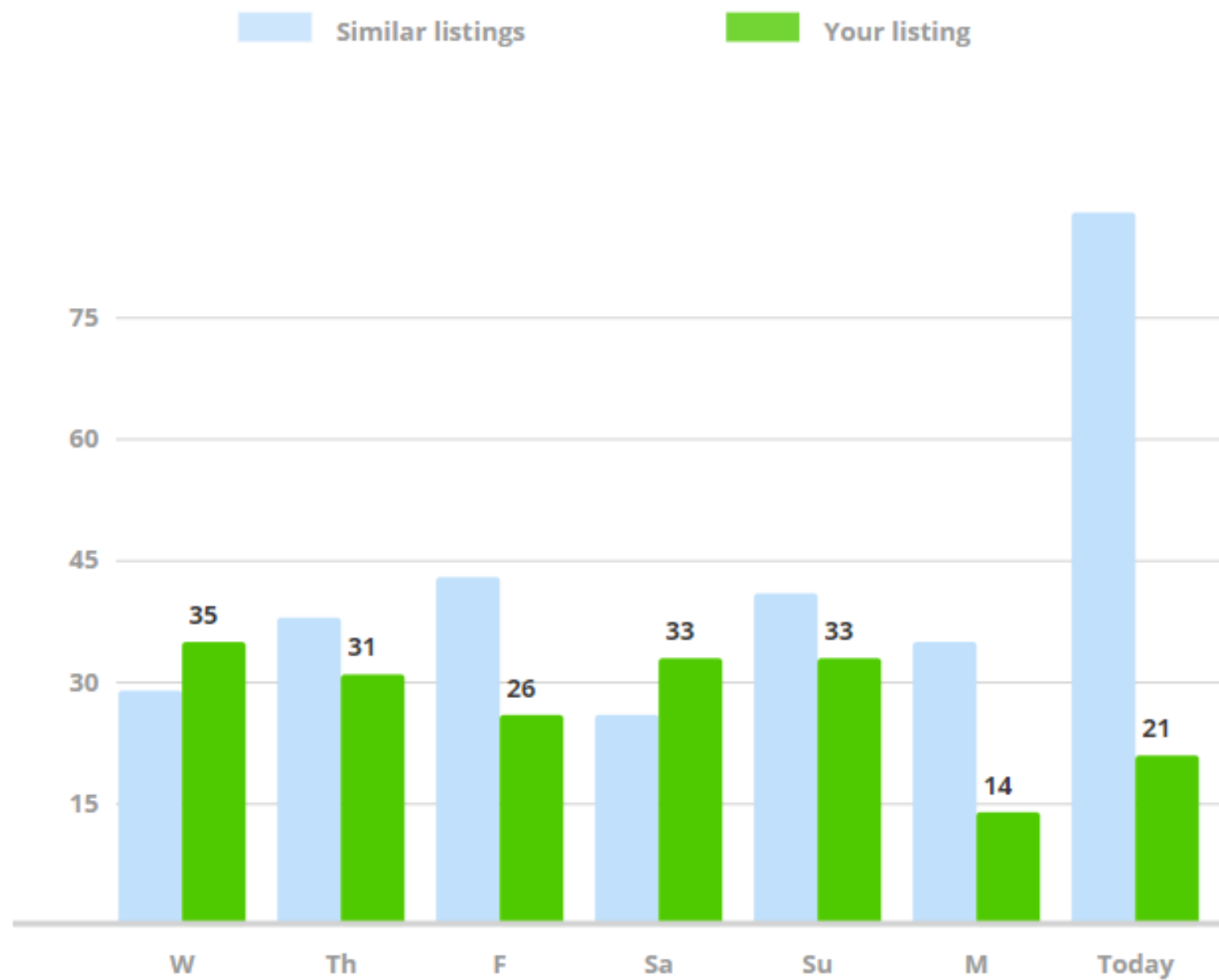
Last two days of activity

Similar listings Your listing



This Week

Last 30 Days



MARIS



Listing Activity Report

2212 Sonora Drive, Arnold, MO 63010

The Nett Group Real Estate Advisors

Keller Williams Realty Chesterfield

(314) 761-4057

michael@thenettgroup.com

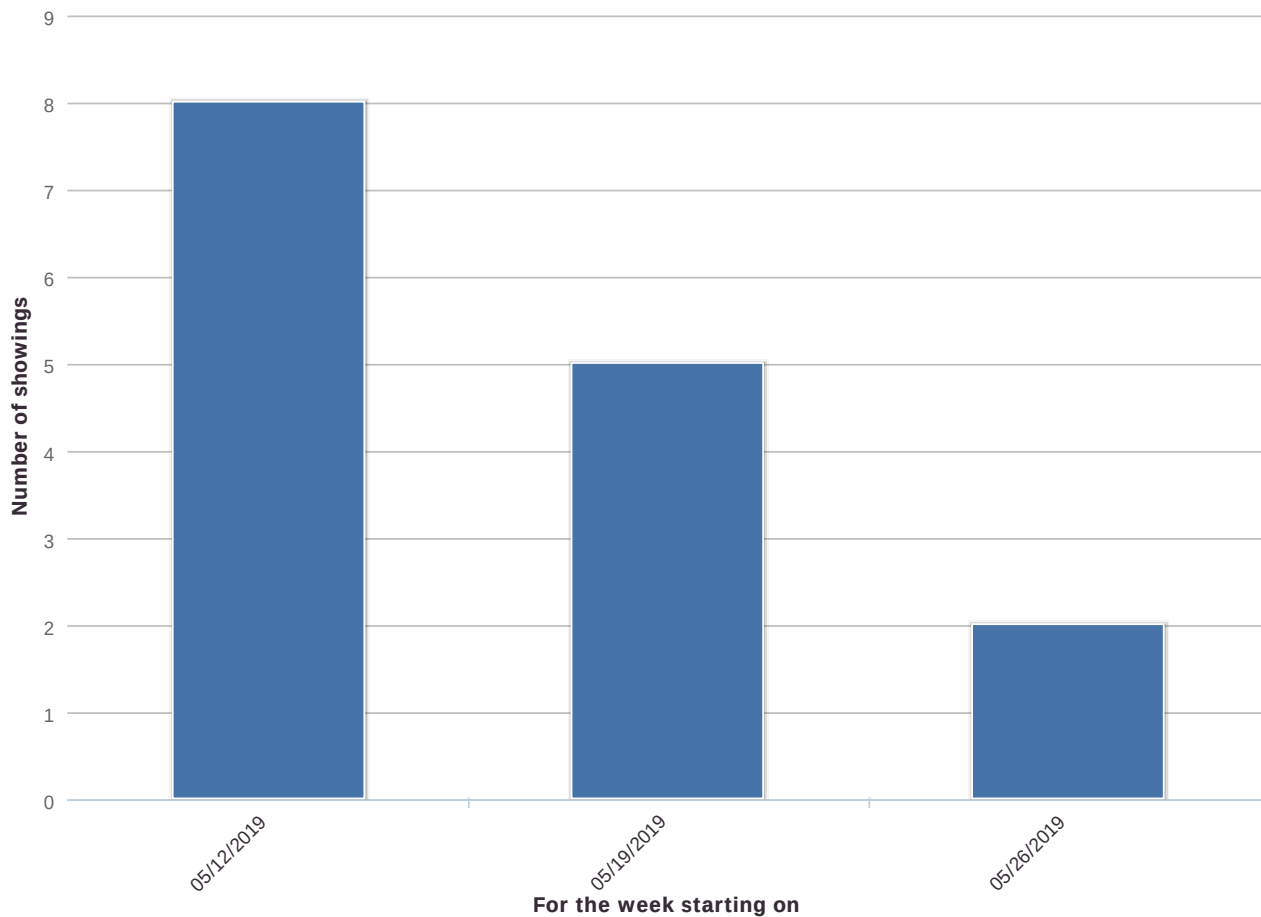
Snapshot for May 15, 2019 - May 31, 2019



Listing ID: 19035513
Address: 2212 Sonora Drive, Arnold, MO 63010
Price: \$168,000
Status: ACTIVE

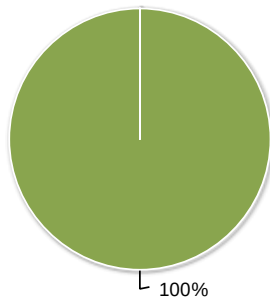
Total number of appointments: 15
Appointments in the last 30 days: 15
Appointments in the last 7 days: 5
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

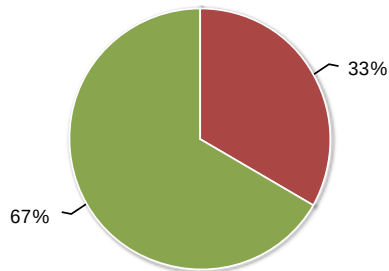
Is your client interested in writing an offer on this listing?



Very (0)
Maybe (0)
Not interested (11)

* 11 responses

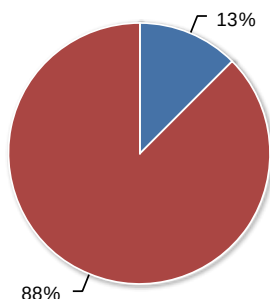
Please rate your overall experience at this showing.



Excellent (0)
Good (2)
Fair (4)
Poor (0)

* 6 responses

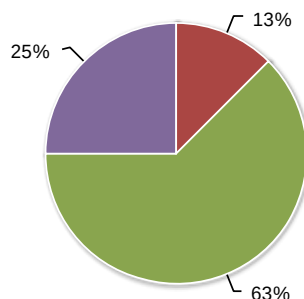
Your (and your client's) opinion of the price:



Just right (1)
Too high (7)
Too low (0)

* 8 responses

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



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

* 8 responses

Feedback Responses

Activity Details		Received
Showing 05/25/2019 11:30 AM - 11:45 AM		05/25/2019 12:39 PM
Is your client interested in writing an offer on 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
Showing 05/25/2019 10:45 AM - 11:15 AM		05/25/2019 11:29 AM
Is your client interested in writing an offer on 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
Showing 05/22/2019 7:30 PM - 8:00 PM		05/22/2019 10:21 PM

Activity Details		Received
Is your client interested in writing an offer on 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 2 The overwhelming smell of urine made it difficult to take it all in
Showing 05/19/2019 4:15 PM - 5:15 PM		05/19/2019 06:37 PM
Is your client interested in writing an offer on 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 needs more work than what the buyer is willing to do.
Showing 05/17/2019 6:00 PM - 6:45 PM		05/18/2019 07:03 PM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high 2 Too much work needed. Pet odor was overwhelming.
Showing 05/17/2019 2:30 PM - 3:30 PM		05/18/2019 09:05 AM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Not interested Too high The backyard is a deal breaker. Condition and comps would put the price closer to \$160k in my opinion.
Showing 05/17/2019 12:30 PM - 1:30 PM		05/17/2019 05:55 PM
Is your client interested in writing an offer on 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 Just right 4 Great home but buyer did not want to deal with the hill in the back yard.
Showing 05/16/2019 6:20 PM - 6:50 PM		05/17/2019 06:27 PM
Is your client interested in writing an offer on 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 I would recommend cleaning the carpets, to eliminate the odors.
Showing 05/15/2019 7:10 PM - 7:25 PM		05/16/2019 10:01 PM
Is your client interested in writing an offer on this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested 3 Too small, about the same as what they just sold!
Showing 05/15/2019 5:30 PM - 6:30 PM		05/17/2019 01:12 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested

Activity Details	Received
Showing 05/15/2019 12:30 PM - 1:00 PM	05/15/2019 01:58 PM
Is your client interested in writing an offer on 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 Thanks for letting us view! A bit of work to be done at current price. My buyers not up for the work at this stage of looking. I would reccomend a good cleaning, replace carpet in bedrooms and paint neutral color throughout. Great neighborhood and nice backyard.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Canceled Showing	05/31/2019 1:30 PM - 2:00 PM	
 Future Showing	05/28/2019 5:30 PM - 6:30 PM	
 Future Showing	05/28/2019 5:30 PM - 6:45 PM	
 Price Change Notification	05/28/2019 11:54 AM	
 Price Change	05/28/2019 6:37 AM	
 Past Showing	05/25/2019 11:30 AM - 11:45 AM	
 Past Showing	05/25/2019 10:45 AM - 11:15 AM	
 Past Showing	05/22/2019 7:30 PM - 8:00 PM	
 Past Showing	05/20/2019 3:15 PM - 4:15 PM	
 Past Showing	05/19/2019 4:15 PM - 5:15 PM	
 Canceled Showing	05/18/2019 3:45 PM - 4:15 PM	
 Past Showing	05/17/2019 6:00 PM - 6:45 PM	
 Past Showing	05/17/2019 2:30 PM - 3:30 PM	
 Past Showing	05/17/2019 12:30 PM - 1:30 PM	
 Past Showing	05/16/2019 6:20 PM - 6:50 PM	
 Past Showing	05/16/2019 12:40 PM - 1:40 PM	
 Past Showing	05/15/2019 7:10 PM - 7:25 PM	
 Past Showing	05/15/2019 5:30 PM - 6:30 PM	
 Past Showing	05/15/2019 12:30 PM - 1:00 PM	
 New Listing	05/15/2019	