

The Nett Group Real Estate Advisors

SELLER REPORT



2212 Sonora Dr | Arnold

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	19
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Client Possibilities	6
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Client Favorites	5
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Zillow Views	31
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Zillow Saves	1
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Showings	18
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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	19040298	A	05/31/2019	RESI	3914 Del Rio	Arnold	Arnold	390	3	\$219,900	3	2 (2 0)	1,496	0.2010	39 PREM01
0.0 mi	19035513	A	05/15/2019	RESI	2212 Sonora Dr	Arnold	Arnold	391	19	\$168,000	3	2 (2 0)	1,032	0.1500	20 KWRC01
0.0 mi	19021645	AC	05/25/2019	RESI	2208 Sonora	Unincorporated	Arnold	390	66	\$169,900	3	2 (2 0)	1,040	0.1500	21 EXER01
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	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
0.2 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 BKSNO1
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
0.2 mi	18037853	S	07/24/2018	RESI	2032 San Angelo Dr	Unincorporated	Arnold	391	7	\$204,500	3	2 (2 0)	1,580	0.2270	33 MADA01

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 6/4/2019 to 6/4/2018

Latitude, Longitude is within 0.25 mi of 19035513

State Or Province is 'Missouri'

Price is 100000 to 275000

Selected 25 of 31 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 6/4/2019 to 6/4/2018 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	19	\$175,000	\$168,000
19040298	3914 Del Rio	Seckman	Sierra Madra Estat	3	2 (2 0)	1,496	2,000	0.201	39	05/31/19	\$146.99	3	\$219,900	\$219,900

Active Totals

Listing Count :	2	Averages:	1,264	1,516	0.176						\$154.89	11	\$197,450	\$193,950
		Price :							High		\$219,900	Low	\$168,000	Median \$193,950

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19021645	2208 Sonora	Seckman	Sierra Vista 02	3	2 (2 0)	1,040		0.150	21	05/29/19	\$163.37	66	\$179,900	\$169,900

Active Under Contract Totals

Listing Count :	1	Averages:	1,040		0.150						\$163.37	66	\$179,900	\$169,900
		Price :							High		\$169,900	Low	\$169,900	Median \$169,900

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
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
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 0	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 Estat	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

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

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
18087588	3919 Del Rio	Seckman	Sierra Madra Estat	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 Estat	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
18037853	2032 San Angelo Dr	Fox C-6	Sierra Madra Estat	3	2 (2 0)	1,580	2,200	0.227	33	07/24/18	\$129.43	7	\$194,900	\$194,900	\$204,500	104.93

Closed Totals

Listing Count :	21	Averages:	1,323	1,644	0.225						\$134.23	29	\$164,047	\$167,929	\$166,233	4279.78
		Price :								High	\$204,500	Low	\$100,000	Median		\$165,000

Pending Properties

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

Pending Totals

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

Grand Totals

Count :	25	Averages:	\$/SqFt: \$139.01	CDOM: 28	OP: \$168,388	LP: \$170,968	SP: \$166,233
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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
19035513	RESI	ACT	05/15/19	2212 Sonora Dr	Arnold	391	19	\$168,000	508	351	5	6	550	80	21	21	384

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:	19
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						

Search Criteria

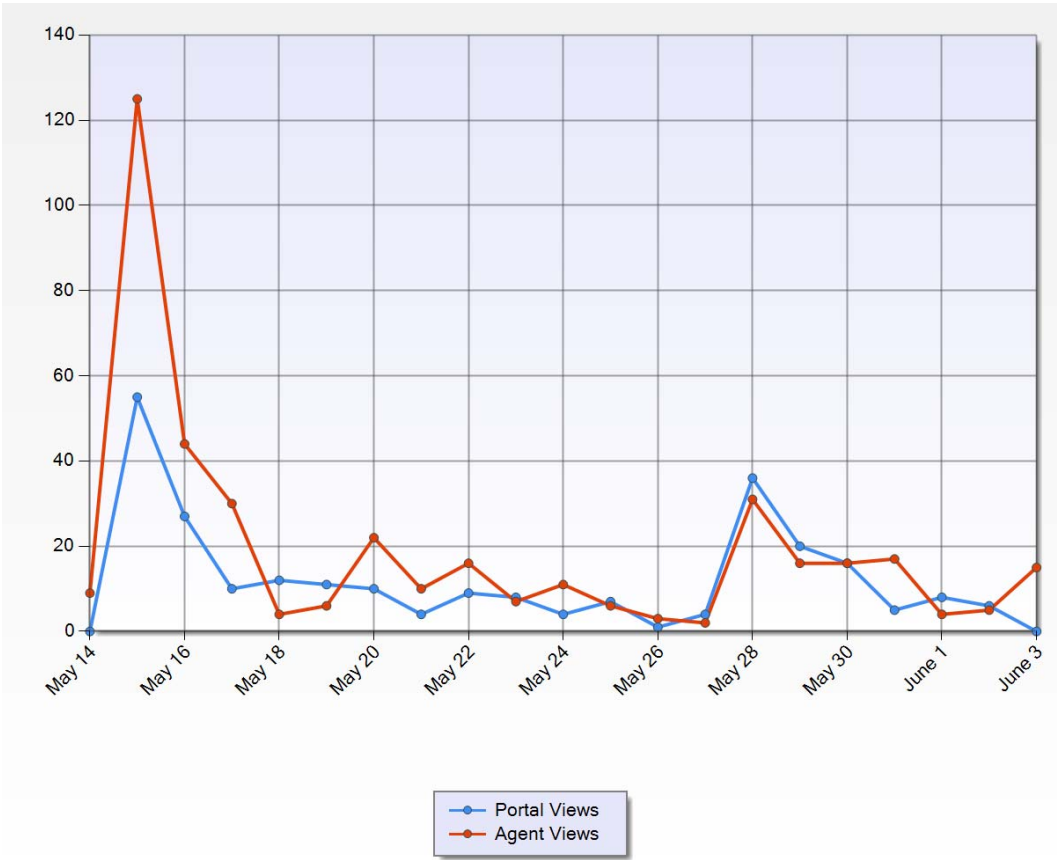
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

 **Historical Views for 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 isn't getting the attention it deserves

Last two days of activity



Similar listings



Your listing



VIEWS

31

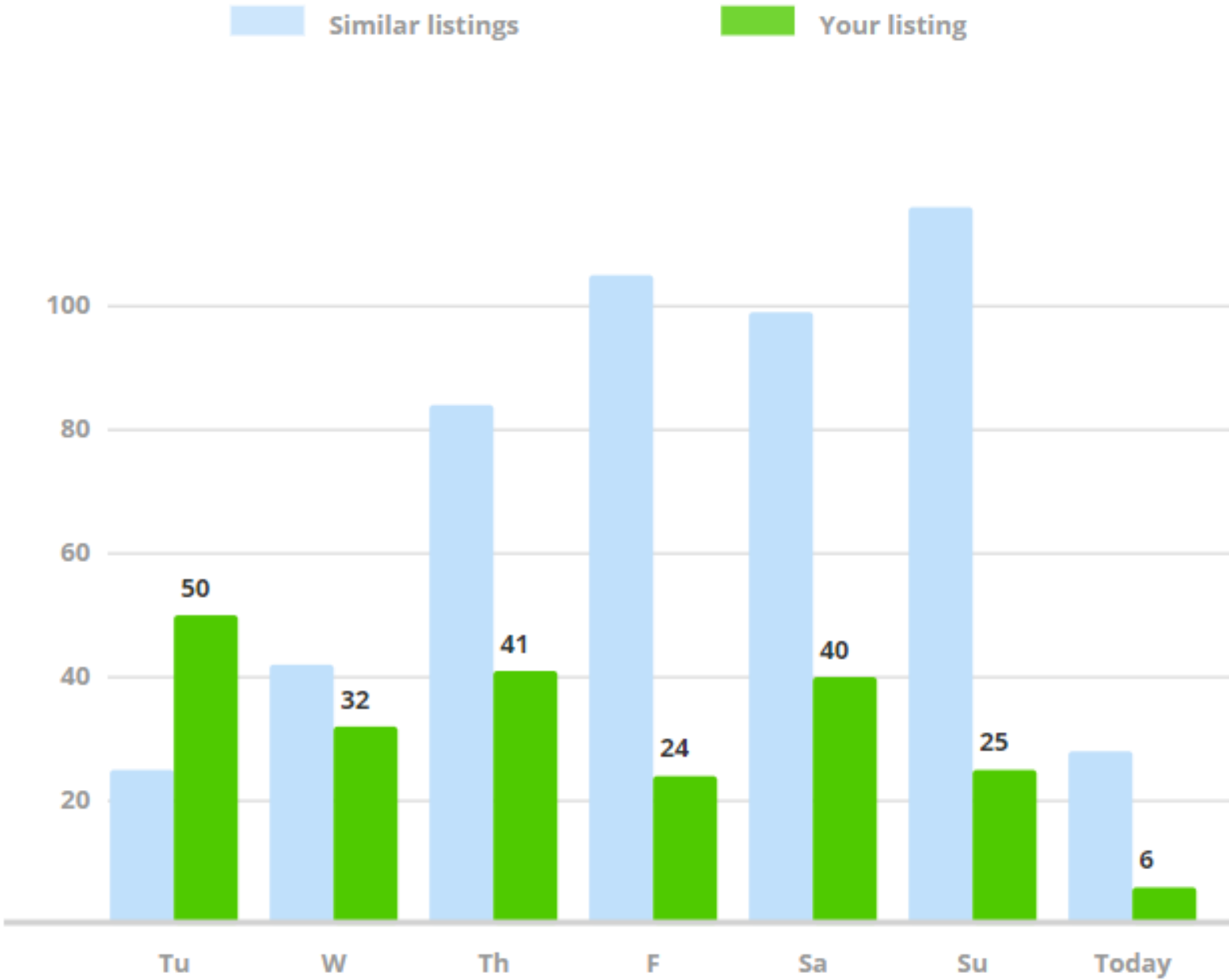


SAVES

1

This Week

Last 30 Days





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

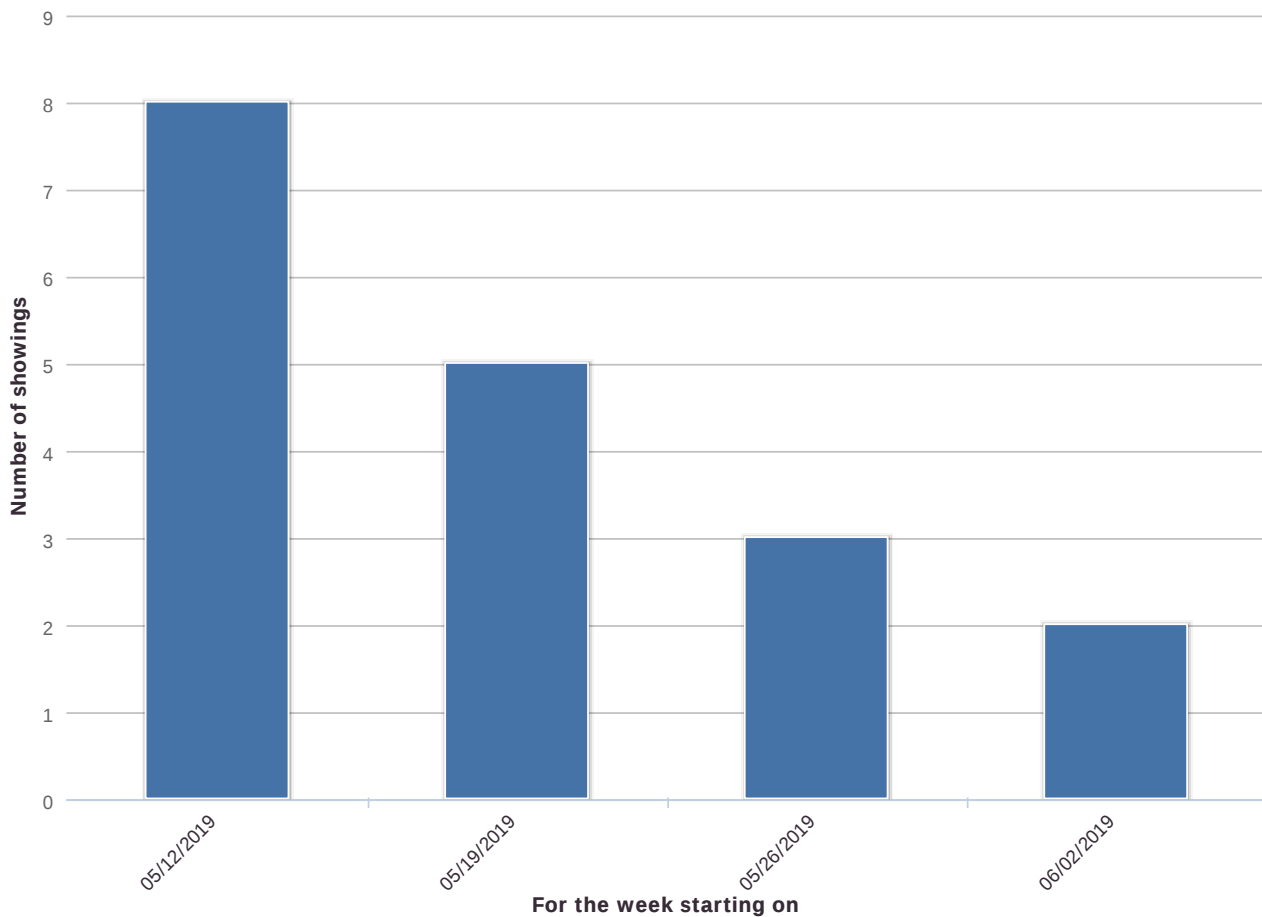
Snapshot for May 15, 2019 - Jun 04, 2019



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

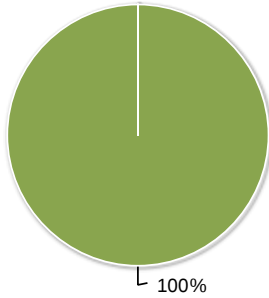
Total number of appointments: 18
 Appointments in the last 30 days: 18
 Appointments in the last 7 days: 5
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

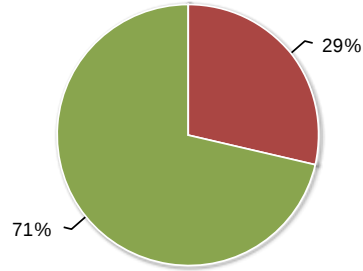
Is your client interested in writing an offer on this listing?



Very (0)
 Maybe (0)
 Not interested (12)

* 12 responses

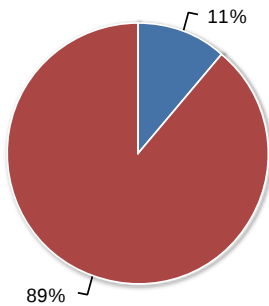
Please rate your overall experience at this showing.



Excellent (0)
 Good (2)
 Fair (5)
 Poor (0)

* 7 responses

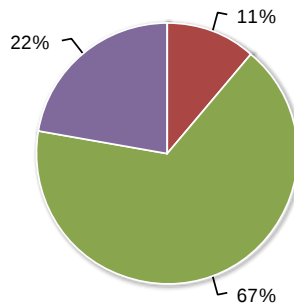
Your (and your client's) opinion of the price:



Just right (1)
 Too high (8)
 Too low (0)

* 9 responses

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



5(Best) (0)
 4 (1)
 3 (6)
 2 (2)
 1(Worst) (0)

* 9 responses

Feedback Responses

Activity Details	Received
Showing 06/03/2019 5:30 PM - 5:45 PM	06/03/2019 06:02 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 a bit of work and age of roof makes my buyer nervous
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

Activity Details		Received
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
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

Activity Details		Received
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
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 recommend 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
 Future Showing	06/04/2019 6:00 PM - 7:00 PM	
 Past Showing	06/03/2019 5:30 PM - 5:45 PM	
 Canceled Showing	05/31/2019 1:30 PM - 2:00 PM	
 Past Showing	05/29/2019 1:00 PM - 1:15 PM	
 Past Showing	05/28/2019 5:30 PM - 6:45 PM	
 Past Showing	05/28/2019 5:30 PM - 6:30 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	

Activity Type	Activity Date 	Comments
 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	