

The Nett Group Real Estate Advisors

SELLER REPORT



320 North Fountain | Cape Girardeau

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	237
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Client Possibilities	2
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Client Favorites	1
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Zillow Views	5
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Zillow Saves	0
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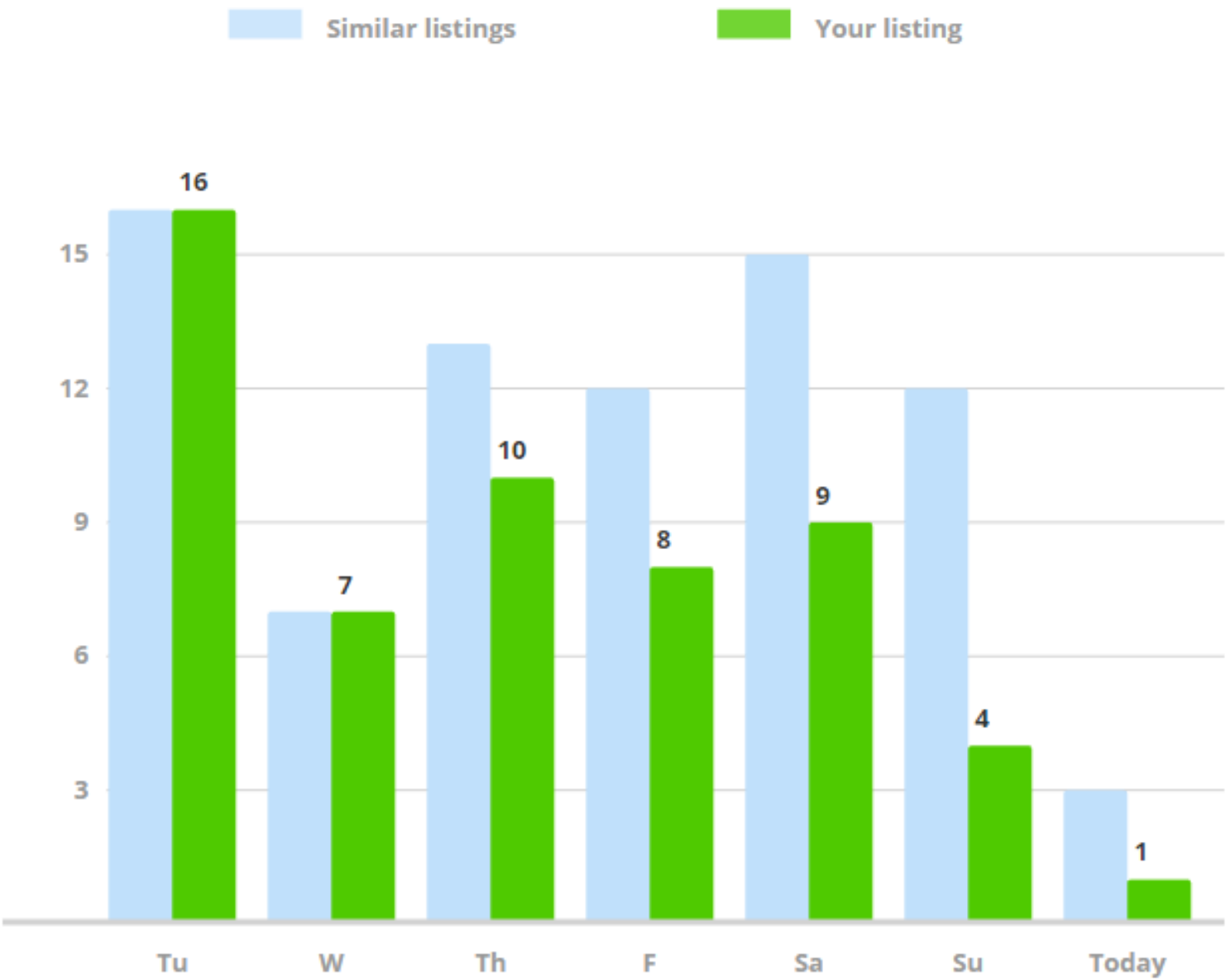
Showings	12
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Good Activity is an average of *3-4 showings weekly*.

Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

This Week

Last 30 Days



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
18094748	RESI	ACT	12/19/18	320 North Fountain	Cape Girardeau	685	236	\$70,000	86	126	1	2	89	9	11	8	1014

Cross Property Condensed

320 North Fountain, Cape Girardeau 63701-7237



MLS #:	18094748	Status:	A	Stat Dt:	12/19/18	List Pr:	\$70,000
Area:	685	Bd:	3	Sq Ft:	1,296	Sell Pr:	
Muni/Twp:	Cape Girardeau			Pr/SqFt:	\$54.01	CDOM:	236
GA/CR:	2/0	Bth:	1 (1 0)			Age:	136
Style/Desc:	1 Story/Bungalow / Cottage					Acre:	.230
SubD:	Range 'f'						
Schl District:	Cape Girardeau 63						

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 37 results.

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	19055427	A	07/23/2019	RESI	414 Washington Ave	Cape Girardeau	Cape Girardeau		21	\$89,900 3	2 (2 0)	1,194	0.1600	99	RECC01
0.1 mi	19037244	A	05/20/2019	RESI	302 North Middle St	Cape Girardeau	Cape Girardeau	685	85	\$69,999 2	2 (2 0)	1,200	0.0400	89	ABERNATHY
0.0 mi	18094748	A	12/19/2018	RESI	320 North Fountain	Cape Girardeau	Cape Girardeau	685	237	\$70,000 3	1 (1 0)	1,296	0.2300	136	KWRC01
0.1 mi	19037604	S	07/12/2019	RESI	333 North Middle St	Cape Girardeau	Cape Girardeau		9	\$68,100 2	1 (1 0)	967	0.2600	129	RECC01
0.1 mi	19006052	S	03/15/2019	RESI	345 North Fountain		Cape Girardeau		3	\$80,400 4	2 (2 0)	1,216	0.2386	8	RECC01

Search Criteria

Transaction Type is one of 'Sale', 'Auction'

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

Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 8/13/2019 to 8/13/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18094748

State Or Province is 'Missouri'

Price is 50000 to 100000

Selected 5 of 5 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 8/13/2019 to 8/13/2018 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18094748 State Or Province is 'Missouri' Price is 50000 to 100000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19037244	302 North Middle St	Southeast Misso	Unknown	2	2 (2 0)	1,200	1,200	0.040	89	05/20/19	\$58.33	85	\$75,000	\$69,999
18094748	320 North Fountain	Southeast Misso	Range 'f'	3	1 (1 0)	1,296	1,296	0.230	136	12/19/18	\$54.01	237	\$84,900	\$70,000
19055427	414 Washington Ave		Popp & Springer	3	2 (2 0)	1,194	1,194	0.160	99	07/23/19	\$75.29	21	\$89,900	\$89,900

Active Totals

Listing Count :	3	Averages:	1,230	1,230	0.143						\$62.55	114	\$83,267	\$76,633	
		Price :								High	\$89,900	Low	\$69,999	Median	\$70,000

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
19037604	333 North Middle St		NA	2	1 (1 0)	967	967	0.260	129	07/12/19	\$70.42	9	\$67,500	\$67,500	\$68,100	100.89
19006052	345 North Fountain		NA	4	2 (2 0)	1,216	1,216	0.239	8	03/15/19	\$66.12	3	\$79,900	\$79,900	\$80,400	100.63

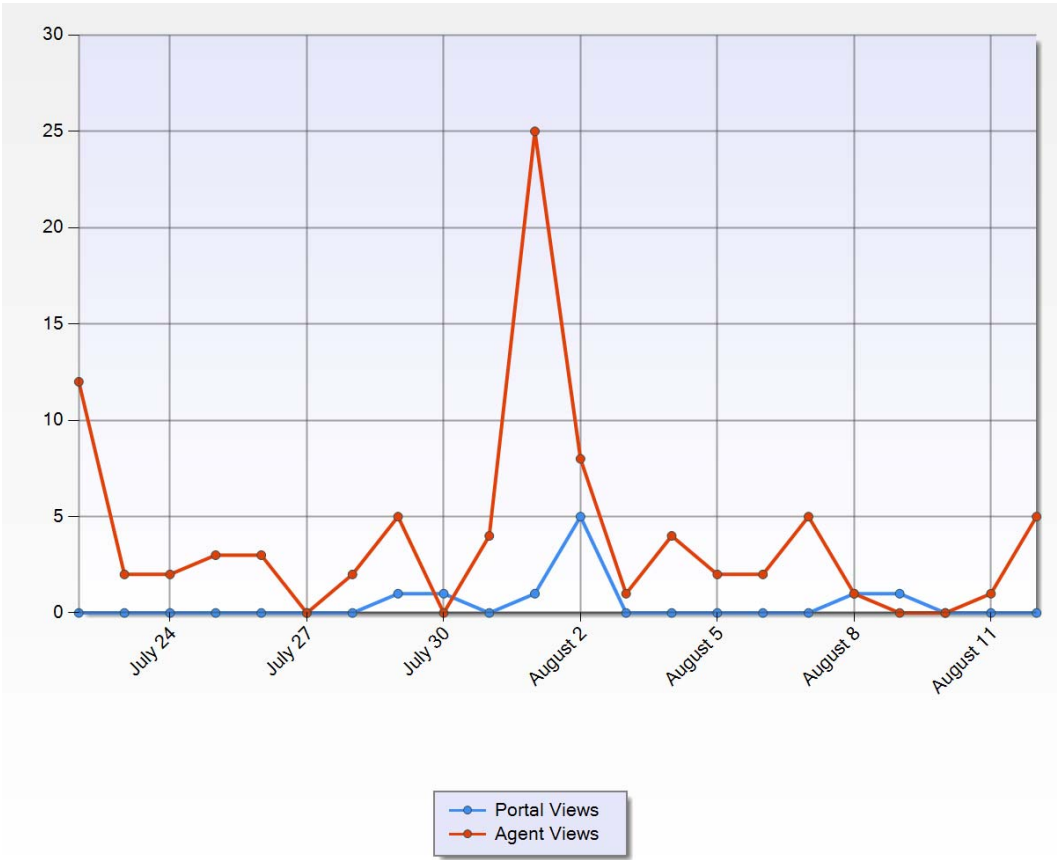
Closed Totals

Listing Count :	2	Averages:	1,092	1,092	0.249							\$68.27	6	\$73,700	\$73,700	\$74,250	100.76
		Price :								High	\$80,400	Low	\$68,100	Median		\$74,250	

Grand Totals

Count :	5	Averages:				\$/SqFt: \$64.84		CDOM: 71		OP: \$79,440		LP: \$75,460		SP: \$74,250
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 Historical Views for 320 North Fountain



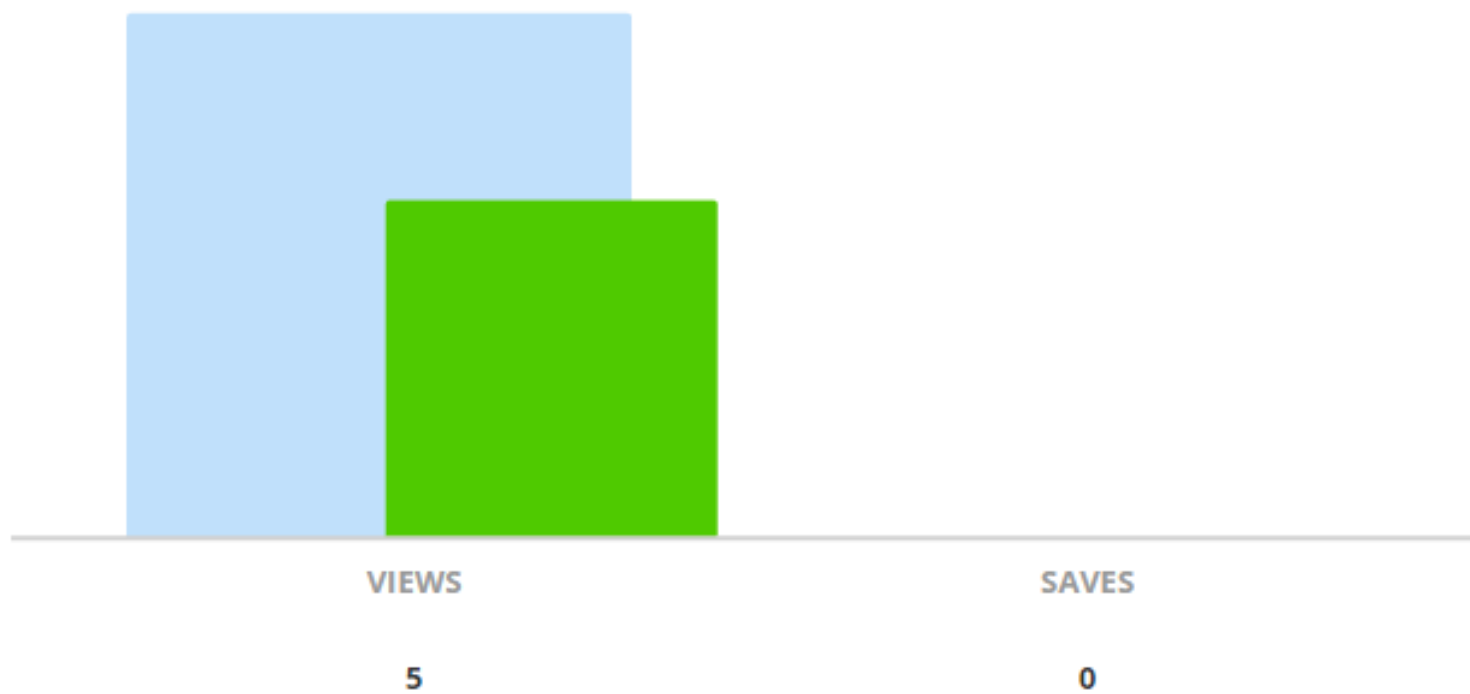
Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity

Similar listings

Your listing





Listing Activity Report

320 North Fountain, Cape Girardeau, MO 63701

The Nett Group Real Estate Advisors

Keller Williams Realty Chesterfield

(636) 614-5132

mike@thenettgroup.com

Snapshot for Dec 19, 2018 - Aug 01, 2019



Listing ID: 18094748

Address: 320 North Fountain, Cape Girardeau, MO 63701

Price: \$70,000

Status: ACTIVE

Total number of appointments: 12

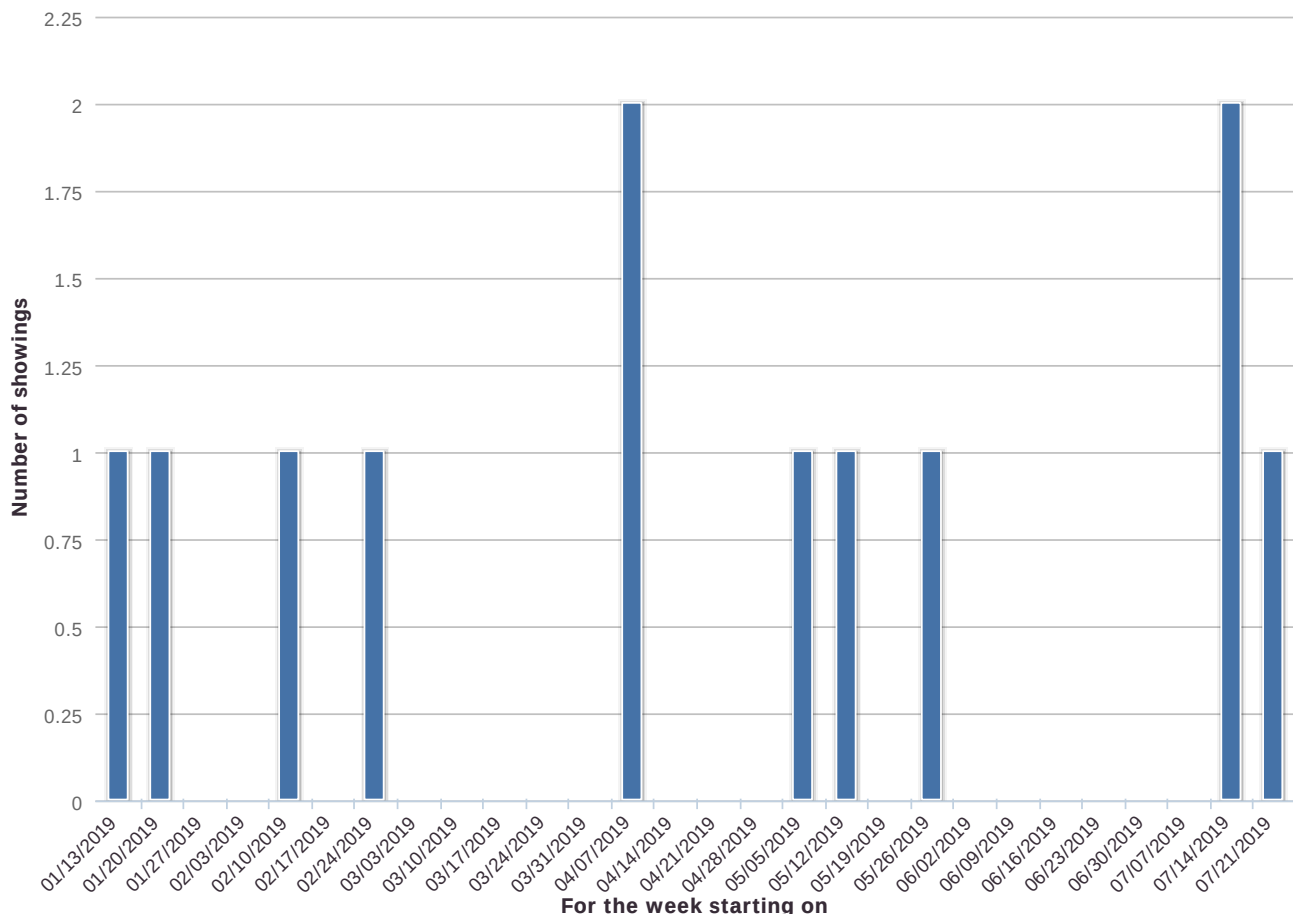
Appointments in the last 30 days: 3

Appointments in the last 7 days: 0

Total number of agent previews: 0

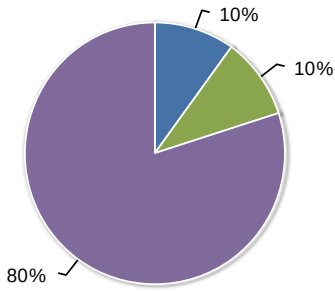
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

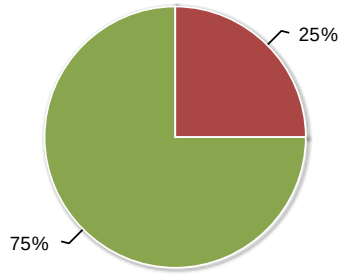
Is your client interested in this listing?



Very (1)
 Somewhat (0)
 Maybe (1)
 Not interested (8)

* 10 responses

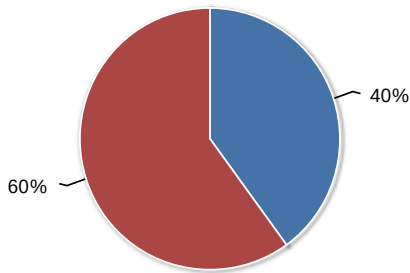
Please rate your overall experience at this showing.



Excellent (0)
 Good (2)
 Fair (6)
 Poor (0)

* 8 responses

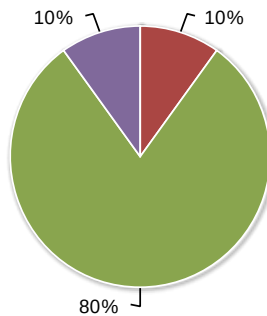
Your (and your client's) opinion of the price:



Just right (4)
 Too high (6)
 Too low (0)

* 10 responses

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



5(Best) (0)
 4 (1)
 3 (8)
 2 (1)
 1(Worst) (0)

* 10 responses

Feedback Responses

Activity Details	Received
Showing 07/26/2019 3:30 PM - 4:30 PM	07/27/2019 06:35 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 The yard needs to be mowed and the lights do not work in the basement
Showing 07/20/2019 11:30 AM - 12:30 PM	07/22/2019 01:01 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 Good Just right 3 My buyer did not like the surrounding area.

Activity Details		Received
Showing 07/14/2019 12:00 PM - 12:30 PM		07/14/2019 03:50 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 Fair Too high 3
Showing 05/28/2019 7:00 PM - 7:15 PM		06/01/2019 03:47 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 Fair Too high 2 already spoke with someone, squatters seem to be addressed. No central air. it borders on a rough area in the town. Asbestos tile roof may need to be addressed. It's going to be a tough sale.
Showing 05/17/2019 11:00 AM - 12:00 PM		05/17/2019 02:20 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:		Not interested Too high 3 It's a nice home but not the neighborhood my client wanted to be in. Sorry
Showing 04/07/2019 12:00 PM - 12:15 PM		04/09/2019 11:57 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 Good Just right 3 Bathroom too small for my buyers liking.
Showing 02/26/2019 3:00 PM - 3:40 PM		03/01/2019 07:13 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
Showing 02/16/2019 9:30 AM - 9:45 AM		02/18/2019 09:58 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:		Maybe Fair Just right 3 Looked at other homes same morning. Leaning towards another home.
Showing 01/21/2019 2:30 PM - 2:45 PM		01/22/2019 02:52 PM

Activity Details	Received
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:	Very Just right 4 Unable to enter due to dead bolt and didn't want to break key, we will go back later this week.
Showing 01/19/2019 2:15 PM - 2:45 PM	01/26/2019 08:47 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 Concerns of home foundation not being level due to faulty doors not opening, unlocking or closing throughout the entire home.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Price Change Notification	08/01/2019 11:24 AM	
 Price Change	08/01/2019 11:24 AM	
 Past Showing	07/26/2019 3:30 PM - 4:30 PM	
 Past Showing	07/20/2019 11:30 AM - 12:30 PM	
 Past Showing	07/14/2019 12:00 PM - 12:30 PM	
 Past Showing	05/28/2019 7:00 PM - 7:15 PM	
 Past Showing	05/17/2019 11:00 AM - 12:00 PM	
 Past Showing	05/09/2019 6:30 PM - 7:30 PM	
 Past Showing	04/09/2019 2:00 PM - 2:15 PM	
 Past Showing	04/07/2019 12:00 PM - 12:15 PM	
 Past Showing	02/26/2019 3:00 PM - 3:40 PM	
 Price Change	02/23/2019 4:57 AM	
 Past Showing	02/16/2019 9:30 AM - 9:45 AM	
 Past Showing	01/21/2019 2:30 PM - 2:45 PM	
 Past Showing	01/19/2019 2:15 PM - 2:45 PM	
 New Listing	12/19/2018	