

The Nett Group Real Estate Advisors

SELLER REPORT



5343 Driftwood | Imperial

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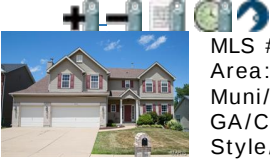
Cross Property On Market Counters

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
18049053	RESI	ACT	06/25/18	5343 Driftwood	Imperial	391	63	\$300,000	141	162	2	2	146	22	5	7	386

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Cross Property Condensed

5343 Driftwood, Imperial 63052-4309



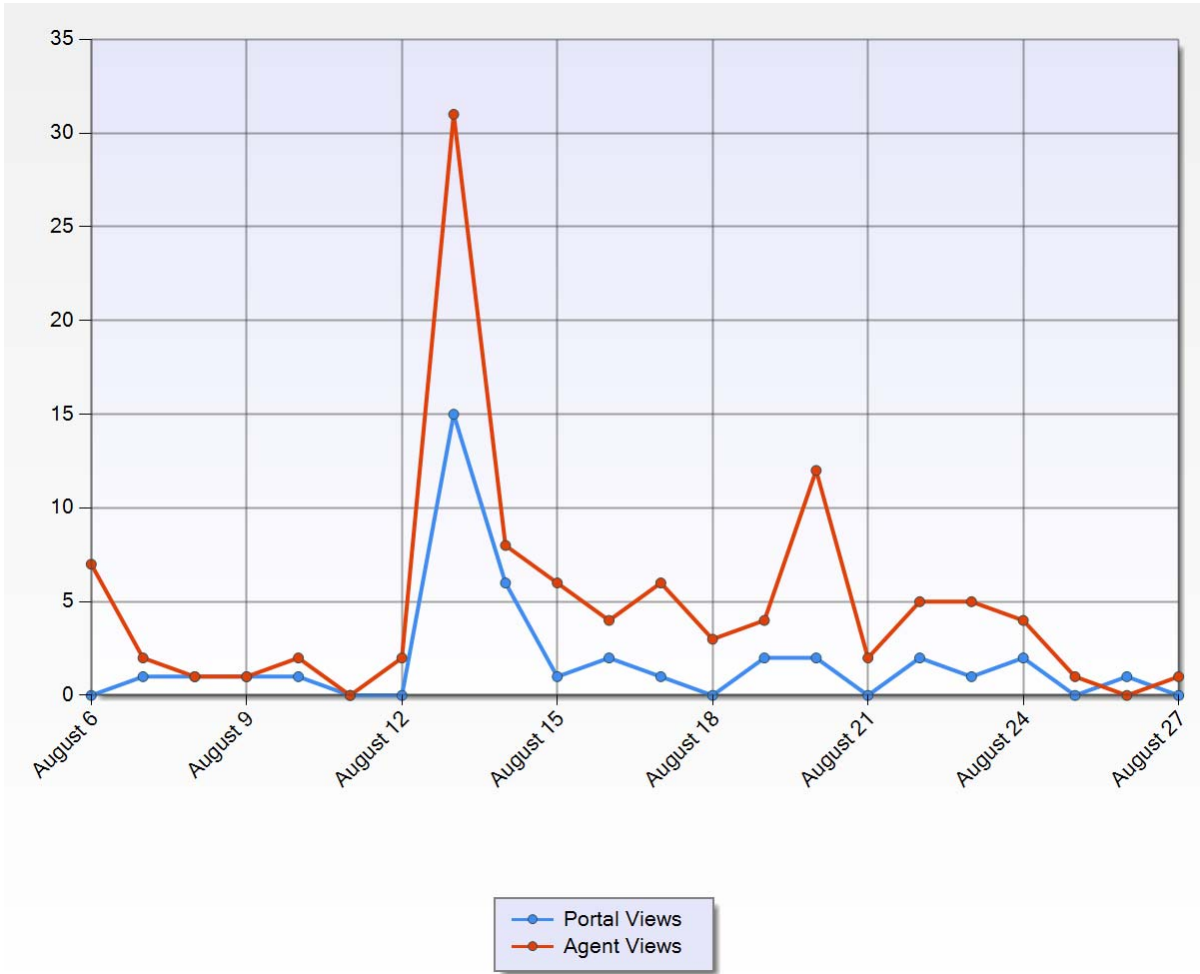
MLS #:	18049053	Status:	A	Stat Dt:	06/25/18	List Pr:	\$300,000
Area:	391	Bd:	4	Sq Ft:	3,604	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$83.24	CDOM:	63
GA/CR:	3/0	Bth:	4 (3 1)			Age:	13
Style/Desc:	2 Story/Other					Acre:	.190
SubD:	Seckman Lake Estates 05						
Schl District:	Fox C-6						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 18 results.

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 Historical Views for 5343 Driftwood



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
1.5 mi	18066843	A	08/22/2018	RESI	3216 Regency Woods Place	Unincorporated	Imperial	390	5	\$350,000	5	3 (3 0)	2,100	0.230 0	13	KWSW01
2.6 mi	18066734	A	08/20/2018	RESI	2069 The Woods Cir	Unincorporated	Barnhart	396	7	\$279,900	4	4 (2 2)	2,312	0.600 0	23	CBG 07
1.0 mi	18059602	A	07/25/2018	RESI	5263 Seckman Spring Dr	Unincorporated	Imperial	390	33	\$292,900	4	3 (2 1)	2,753	0.220 0	18	RLGR01
2.4 mi	18063567	A	08/07/2018	RESI	5368 Amber Meadows Dr	Unincorporated	Imperial	390	20	\$309,900	4	4 (3 1)	2,236	0.180 0	4	CBPR02
0.6 mi	18065495	A	08/14/2018	RESI	5315 Wind Rose	Unincorporated	Imperial	396	13	\$289,900	4	3 (2 1)	2,560	0.260 0	16	USRL01
2.2 mi	18061419	P		RESI	1049 Vogel Estates Lane	Arnold	Arnold	390	13	\$280,000	4	3 (2 1)	2,464	0.210 0	18	RMXR02
2.2 mi	18028764	S	08/17/2018	RESI	312 Amber Bluff Lane	Unincorporated	Imperial	390	74	\$307,000	4	4 (3 1)	1,917	0.150 0	3	BHAL12
2.5 mi	18020321	S	08/22/2018	RESI	3331 Amber Heights Lane	Unincorporated	Imperial	390	0	\$310,550	3	2 (2 0)	1,600			BHAL12
0.1 mi	18038829	S	08/17/2018	RESI	5325 Wharfside Dr	Unincorporated	Imperial	391	48	\$292,000	5	3 (3 0)	2,218	0.190 0	17	BHAL12
2.4 mi	18016239	S	08/21/2018	RESI	4784 Cypress Pointe Dr	Unincorporated	Imperial	391	161	\$347,900	4	3 (2 1)	2,941	0.165 2		CBG 50
1.6 mi	18035317	S	08/20/2018	RESI	5052 Annette Dr	Unincorporated	Imperial	396	59	\$278,000	4	4 (3 1)	2,370	0.360 0	16	RESL01
0.6 mi	18055835	S	08/24/2018	RESI	5106 Towerglen	Unincorporated	Imperial	396	122	\$283,000	4	3 (2 1)	2,614	0.270 0	10	XPRS01

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Residential Condensed

3216 Regency Woods Place, Imperial 63052-1



MLS #: 18066843 Status: **A**
 Area: 390 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Atrium
 SubD: Regency Woods
 Recent: 08/22/2018 : New

Stat Dt: 08/22/18 List Pr: \$350,000
 Sqft Above: 2,100 Sell Pr:
 Pr/SqFt: \$166.67 CDOM: 5
 Age: 13 Schl Dst: Fox C-6
 \$400 Acres: .230

2069 The Woods Cir, Barnhart 63012-1297



MLS #: 18066734 Status: **A**
 Area: 396 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Woods

Stat Dt: 08/20/18 List Pr: \$279,900
 Sqft Above: 2,312 Sell Pr:
 Pr/SqFt: \$121.06 CDOM: 7
 Age: 23 Schl Dst: Windsor C-1
 \$470 Acres: .600

5263 Seckman Spring Dr, Imperial 63052-1950



MLS #: 18059602 Status: **A**
 Area: 390 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Seckman Spring Estates
 Recent: 08/23/2018 : Price Change : \$299,900->\$292,900

Stat Dt: 07/25/18 List Pr: \$292,900
 Sqft Above: 2,753 Sell Pr:
 Pr/SqFt: \$106.39 CDOM: 33
 Age: 18 Schl Dst: Fox C-6
 Acres: .220

5368 Amber Meadows Dr, Imperial 63052-313



MLS #: 18063567 Status: **A**
 Area: 390 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Amberleigh Woods 1
 Recent: 08/25/2018 : Price Change : \$319,900->\$309,900

Stat Dt: 08/07/18 List Pr: \$309,900
 Sqft Above: 2,236 Sell Pr:
 Pr/SqFt: \$138.60 CDOM: 20
 Age: 4 Schl Dst: Fox C-6
 \$500 Acres: .180

5315 Wind Rose, Imperial 63052-2190



MLS #: 18065495 Status: **A**
 Area: 396 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Windmill Summit
 Recent: 08/25/2018 : Price Change : \$293,500->\$289,900

Stat Dt: 08/14/18 List Pr: \$289,900
 Sqft Above: 2,560 Sell Pr:
 Pr/SqFt: \$113.24 CDOM: 13
 Age: 16 Schl Dst: Windsor C-1
 Acres: .260

1049 Vogel Estates Lane, Arnold 63010-3785



MLS #: 18061419 Status: **P**
 Area: 390 Bd: 4
 Muni/Twp: Arnold
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Vogel Estates
 Recent: 08/25/2018 : Pending : O->P

Stat Dt: List Pr: \$280,000
 Sqft Above: 2,464 Sell Pr:
 Pr/SqFt: \$113.64 CDOM: 13
 Age: 18 Schl Dst: Fox C-6
 \$200 Acres: .210

312 Amber Bluff Lane, Imperial 63052-3138



MLS #: 18028764 Status: **S**
 Area: 390 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc: 1.5 Story/Other
 SubD: Amberleigh Woods 2

Stat Dt: 08/17/18 List Pr: \$309,900
 Sqft Above: 1,917 Sell Pr: \$307,000
 Pr/SqFt: \$160.15 CDOM: 74
 Age: 3 Schl Dst: Fox C-6
 \$500 Acres: .150

3331 Amber Heights Lane, Imperial 63052



MLS #: 18020321 Status: **S**
 Area: 390 Bd: 3
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Amberleigh Woods
 Recent: 08/23/2018 : Sold : P->S

Stat Dt: 08/22/18 List Pr: \$292,413
 Sqft Above: 1,600 Sell Pr: \$310,550
 Pr/SqFt: \$194.09 CDOM:
 Age: NC Schl Dst: Fox C-6
 \$500 Acres: 0

5325 Wharfside Dr, Imperial 63052-4323



MLS #: 18038829 Status: **S**
 Area: 391 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Atrium
 SubD: Seckman Lake Estates 04

Stat Dt: 08/17/18 List Pr: \$294,500
 Sqft Above: 2,218 Sell Pr: \$292,000
 Pr/SqFt: \$131.65 CDOM: 48
 Age: 17 Schl Dst: Fox C-6
 \$500 Acres: .190

4784 Cypress Pointe Dr, Imperial 63052



MLS #: 18016239 Status: **S**
 Area: 391 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: The Estates at Huntington Glen
 Recent: 08/22/2018 : Sold : P->S

Stat Dt: 08/21/18 List Pr: \$349,900
 Sqft Above: 2,941 Sell Pr: \$347,900
 Pr/SqFt: \$118.29 CDOM: 161
 Age: UC Schl Dst: Fox C-6
 \$365 Acres: .165

5052 Annette Dr, Imperial 63052-4022



MLS #: 18035317 Status: **S**
 Area: 396 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Benzel Meadows

Stat Dt: 08/20/18 List Pr: \$274,900
 Sqft Above: 2,370 Sell Pr: \$278,000
 Pr/SqFt: \$117.30 CDOM: 59
 Age: 16 Schl Dst: Windsor C-1
 \$540 Acres: .360

5106 Towerglen, Imperial 63052-4370



MLS #: 18055835 Status: **S**
 Area: 396 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 1.5 Story/Ranch
 SubD: Seckman Glen
 Recent: 08/24/2018 : Sold : P->S

Stat Dt: 08/24/18 List Pr: \$289,900
 Sqft Above: 2,614 Sell Pr: \$283,000
 Pr/SqFt: \$108.26 CDOM: 122
 Age: 10 Schl Dst: Windsor C-1
 \$250 Acres: .270

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Pending', 'Sold'
 Property Type is 'Residential'
 Latitude, Longitude is within 3.00 mi of 18049053
 State Or Province is 'Missouri'
 Price is 275000 to 350000
 CTH Last Modified Date Time is 8/20/2018+
 Selected 12 of 12 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

5343 Driftwood, Imperial, MO 63052

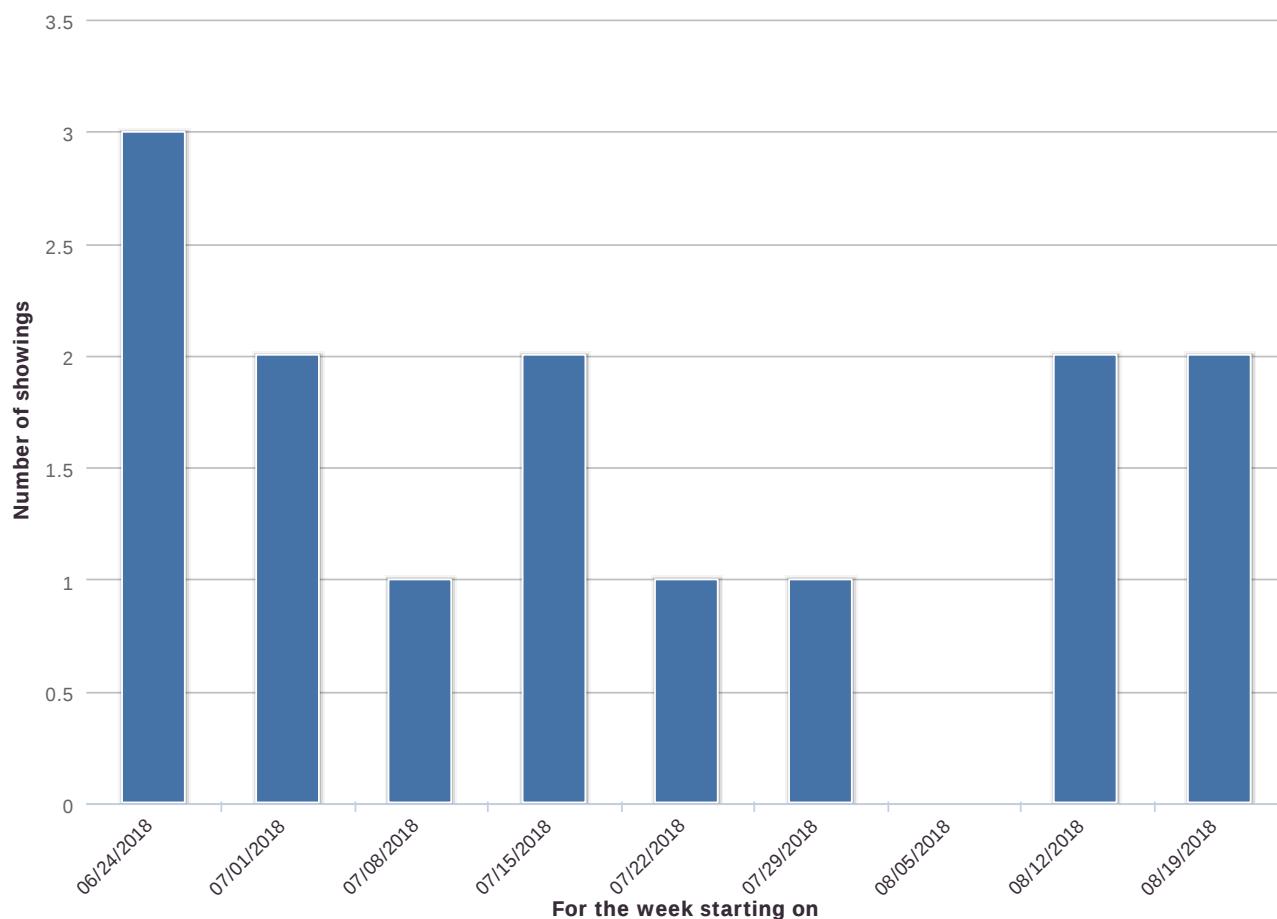
Snapshot for Jun 22, 2018 - Aug 21, 2018



Listing ID: 18049053
 Address: 5343 Driftwood, Imperial, MO 63052
 Price: \$300,000
 Status: ACTIVE

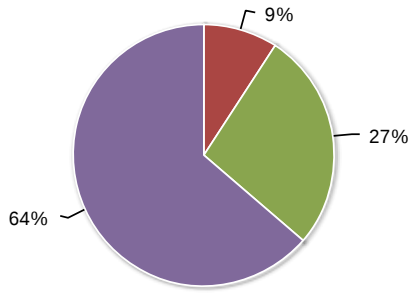
Total number of appointments: 14
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

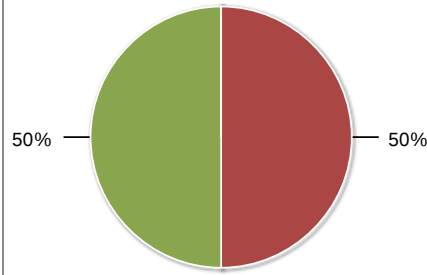
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (3)
Not interested (7)

* 11 responses

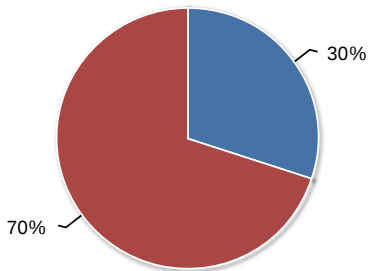
Please rate your overall experience at this showing.



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

* 8 responses

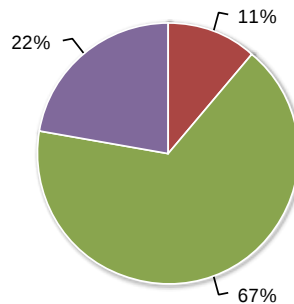
Your (and your client's) opinion of the price:



Just right (3)
Too high (7)
Too low (0)

* 10 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 08/21/2018 6:30 PM - 8:30 PM	08/23/2018 03:38 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested 3
Showing 08/17/2018 6:30 PM - 7:30 PM	08/20/2018 01:28 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:	Maybe Too high Clients like the sq. footage of the home. They didn't like all the different colors of the floors. Sorry we took so long showing the home, elderly couple was with us and very slow moving.

Activity Details	Received
Showing 08/13/2018 6:30 PM - 7:30 PM	08/14/2018 07:26 AM
COMMENTS/RECOMMENDATIONS: They liked it . Very very spacious just not sure about the two stories because they're in their mid-50s and having health problems already so they're thinking about it	
Showing 07/31/2018 12:00 PM - 12:30 PM	07/31/2018 03:01 PM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Just right Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: Too many flooring colors and the deck maintenance turn the buyer away.	
Showing 07/24/2018 1:15 PM - 2:15 PM	07/31/2018 09:26 PM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS:	
Showing 07/18/2018 9:30 AM - 10:30 AM	07/18/2018 04:06 PM
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): 2 COMMENTS/RECOMMENDATIONS:	
Showing 07/16/2018 5:00 PM - 5:30 PM	07/16/2018 05:43 PM
Is your client interested in this listing? Not interested Your (and your client's) opinion of the price: Just right Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS:	
Showing 07/09/2018 5:00 PM - 6:00 PM	07/10/2018 06:16 PM
Is your client interested in this listing? Maybe Please rate your overall experience at this showing. Good Your (and your client's) opinion of the price: Just right Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: Nice home just not right for these buyers	
2nd Showing 07/07/2018 12:00 PM - 1:15 PM	07/09/2018 10:15 PM
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):	
Showing 07/06/2018 5:00 PM - 6:00 PM	07/06/2018 07:16 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:		Somewhat Fair Too high 3 Clients are possibly interested. We will be chatting later this evening.
Showing 06/30/2018 7:00 PM - 7:45 PM		06/30/2018 11:06 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:		Maybe Good Too high 3
Showing 06/27/2018 1:30 PM - 2:30 PM		06/27/2018 02:36 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 Buyers thought the home needed a ton of work and updates (damaged siding, water damage where siding is missing, dented duct work, outdated kitchen and flooring and decking in rough shape). They would be interested if the price was closer to \$250's for current condition.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	08/21/2018 6:30 PM - 8:30 PM	
 Past Showing	08/20/2018 3:15 PM - 4:30 PM	
 Past Showing	08/17/2018 6:30 PM - 7:30 PM	
 Canceled Showing	08/17/2018 6:00 PM - 6:45 PM	
 Past Showing	08/13/2018 6:30 PM - 7:30 PM	
 Price Change Notification	08/13/2018 9:34 AM	
 Price Change	08/13/2018 4:14 AM	
 Past Showing	07/31/2018 12:00 PM - 12:30 PM	
 Past Showing	07/24/2018 1:15 PM - 2:15 PM	
 Past Showing	07/18/2018 9:30 AM - 10:30 AM	
 Past Showing	07/16/2018 5:00 PM - 5:30 PM	
 Past Showing	07/09/2018 5:00 PM - 6:00 PM	
 Past 2nd Showing	07/07/2018 12:00 PM - 1:15 PM	
 Past Showing	07/06/2018 5:00 PM - 6:00 PM	

Activity Type	Activity Date	Comments
 Past Showing	06/30/2018 7:00 PM - 7:45 PM	
 Canceled Showing	06/30/2018 2:00 PM - 3:00 PM	
 Past Showing	06/27/2018 1:30 PM - 2:30 PM	
 Past Showing	06/25/2018 5:30 PM - 6:30 PM	
 Status Change	06/25/2018 9:59 AM	
 New Listing	06/25/2018	
 Status Change	06/22/2018 4:12 PM	
 Price Change	06/22/2018 11:09 AM	