

The Nett Group Real Estate Advisors

SELLER REPORT



4733 Old State Route 21 | Imperial

TheNettGroup.com • 636.614.5132

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
18077329	RESI	ACT	09/27/18	4733 Old State Route 21	Imperial	390	39	\$125,000	451	401	10	5	482	52	14	18	449

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

Cross Property Condensed

4733 Old State Route 21, Imperial 63052-1233



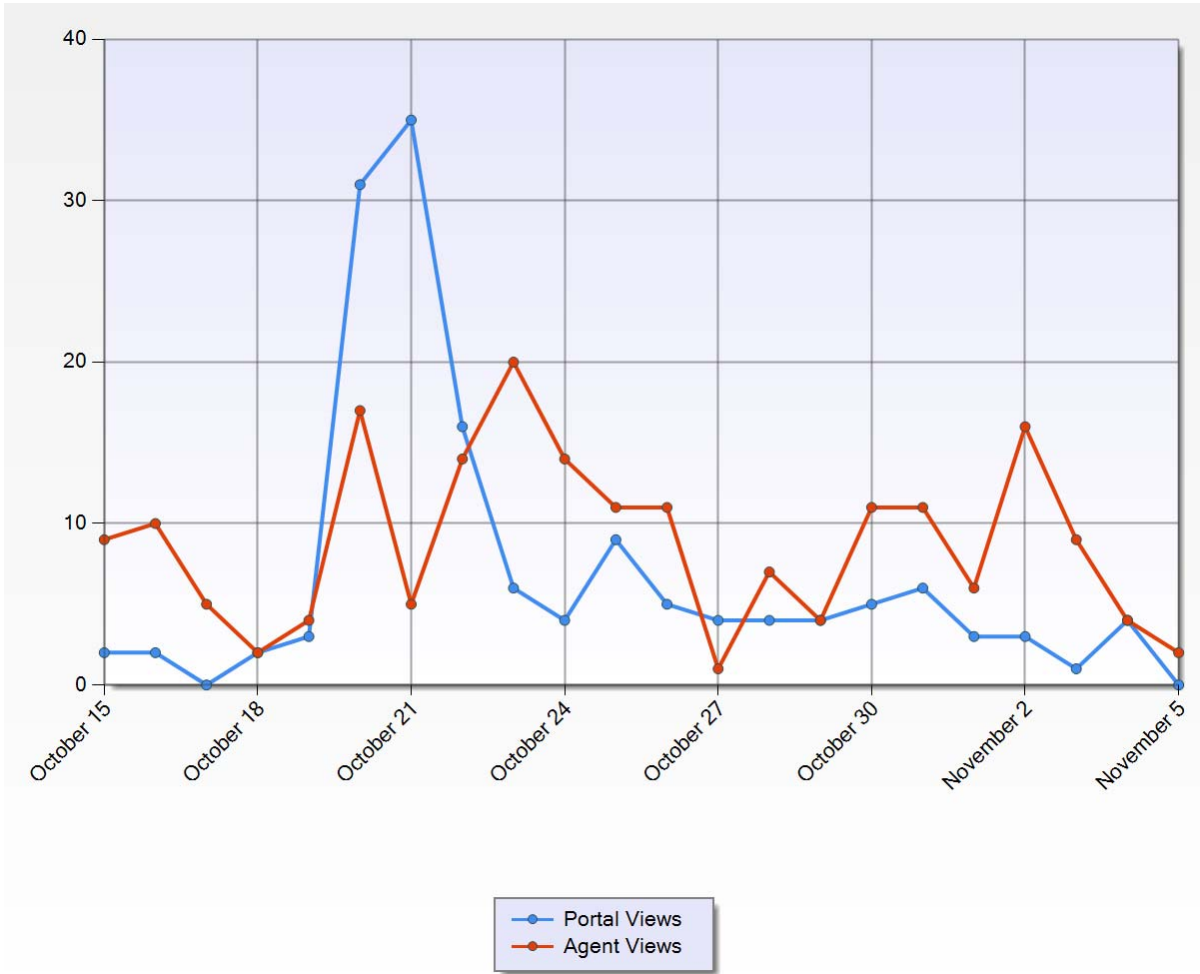
MLS #:	18077329	Status:	A	Stat Dt:	09/27/18	List Pr:	\$125,000
Area:	390	Bd:	2	Sq Ft:	1,616	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$77.35	CDOM:	39
GA/CR:	2/0	Bth:	1 (1 0)			Age:	55
Style/Desc:	1 Story/Other					Acre:	1.090
SubD:	none						
Schl District:	Fox C-6						

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 31 results.

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 Historical Views for 4733 Old State Route 21



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
2.0 mi	18086461	A	10/31/2018	RESI	3801 Red Bud	Unincorporated	Imperial	391	5	\$150,000	3	2 (1 1)	1,116	0.26	10 40	REMV01
1.6 mi	18056010	A	07/14/2018	RESI	4304 Crest Dr	Unincorporated	Imperial	391	27	\$144,900	3	2 (2 0)	1,488	2.18	00 83	GLDM01
0.9 mi	18084257	O	11/01/2018	RESI	5079 Forest Lane	Unincorporated	House Springs	390	65	\$152,900	3	3 (3 0)	1,512	3.45	00 19	KWRC01
1.2 mi	18061510	O	11/02/2018	RESI	5839 Singing Hills Dr	Unincorporated	Imperial	390	87	\$157,000	3	3 (2 1)	1,242	0.71	00 39	EXER01
0.8 mi	18067401	P	10/30/2018	RESI	5532 Wagon Train Dr	Unincorporated	House Springs	390	71	\$159,900	3	2 (2 0)	1,317	0.21	00 14	KWRW01
1.1 mi	18053100	S	10/30/2018	RESI	4736 Kirchoff Lane	Unincorporated	Imperial	390	57	\$120,000	2	2 (2 0)	1,155	0.71	00 60	KWSW01

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Residential Condensed



MLS #:

18086461

Status:

A

Area:

391

Bd:

3

Muni/Twp:

Unincorporated

GA/CR:

1/0

Bth:

2 (1 1)

Style/Desc:

2 Story/Other

SubD:

Country Club Manor 03

Recent:

10/31/2018 : New

Open House:

Public Openhouse: Sun Nov 11, 1:00PM-3:00PM

Stat Dt:

10/31/18

Sqft Above:

1,116

Pr/SqFt:

\$134.41

Age:

40

List Pr:

\$150,000

Sell Pr:

CDOM:

5

Schl Dst:

Fox C-6

Acres:

.261



MLS #:

18056010

Status:

A

Area:

391

Bd:

3

Muni/Twp:

Unincorporated

GA/CR:

1/0

Bth:

2 (2 0)

Style/Desc:

1 Story/Ranch

SubD:

Hazel Crest Acres

Recent:

11/01/2018 : Price Change : \$149,900->\$144,900

Stat Dt:

07/14/18

Sqft Above:

1,488

Pr/SqFt:

\$97.38

Age:

83

List Pr:

\$144,900

Sell Pr:

CDOM:

27

Schl Dst:

Fox C-6

Acres:

2.180



MLS #:

18084257

Status:

O

Area:

390

Bd:

3

Muni/Twp:

Unincorporated

GA/CR:

0/0

Bth:

3 (3 0)

Style/Desc:

1 Story/Manufactured

SubD:

None

Recent:

11/01/2018 : Option : A->O

Stat Dt:

11/01/18

Sqft Above:

1,512

Pr/SqFt:

\$101.12

Age:

19

List Pr:

\$152,900

Sell Pr:

CDOM:

65

Schl Dst:

Fox C-6

Acres:

3.450



MLS #:

18061510

Status:

O

Area:

390

Bd:

3

Muni/Twp:

Unincorporated

GA/CR:

2/0

Bth:

3 (2 1)

Style/Desc:

1 Story/Raised Ranch

SubD:

Lawson's

Recent:

11/02/2018 : Option : P->O

Stat Dt:

11/02/18

Sqft Above:

1,242

Pr/SqFt:

\$126.41

Age:

39

List Pr:

\$157,000

Sell Pr:

CDOM:

87

Schl Dst:

Fox C-6

Acres:

.710



MLS #:

18067401

Status:

P

Area:

390

Bd:

3

Muni/Twp:

Unincorporated

GA/CR:

2/0

Bth:

2 (2 0)

Style/Desc:

1 Story/Ranch

SubD:

Pine View Acres

Recent:

10/30/2018 : Pending : CN->P

Stat Dt:

10/30/18

Sqft Above:

1,317

Pr/SqFt:

\$121.41

Age:

14

List Pr:

\$159,900

Sell Pr:

CDOM:

71

Schl Dst:

Fox C-6

Acres:

.210



MLS #:

18053100

Status:

S

Area:

390

Bd:

2

Muni/Twp:

Unincorporated

GA/CR:

1/0

Bth:

2 (2 0)

Style/Desc:

1 Story/Ranch

SubD:

N/A

Recent:

11/03/2018 : Sold : P->S

Stat Dt:

10/30/18

Sqft Above:

1,155

Pr/SqFt:

\$103.90

Age:

60

List Pr:

\$120,000

Sell Pr:

\$120,000

CDOM:

57

Schl Dst:

Fox C-6

Acres:

.710

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold'
 Property Type is 'Residential'
 Latitude, Longitude is within 2.00 mi of 18077329
 Price is 85000 to 175000
 CTH Last Modified Date Time is 10/29/2018+
 Selected 6 of 6 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

4733 Old State Route 21, Imperial, MO 63052

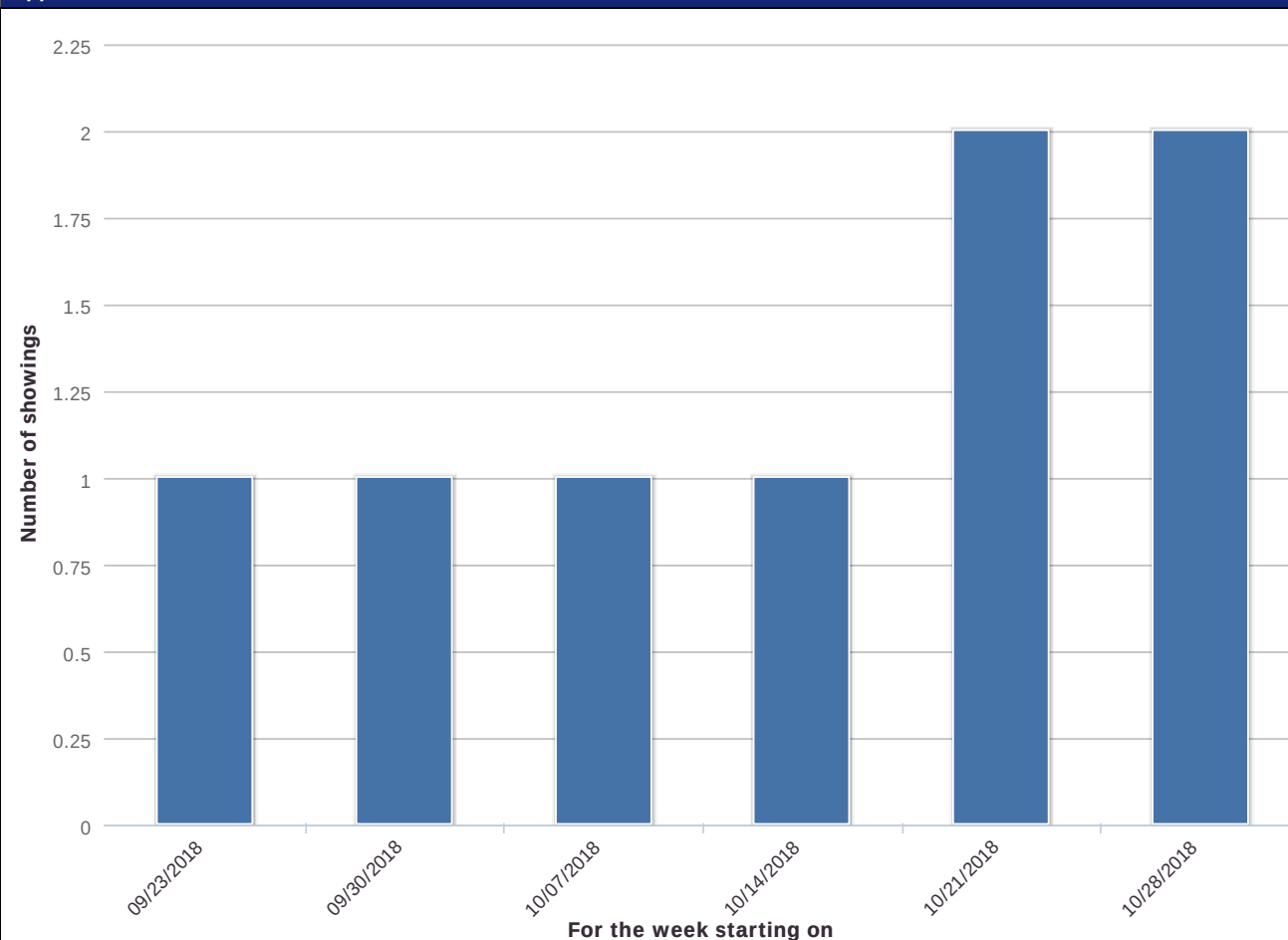
Snapshot for Sep 26, 2018 - Nov 03, 2018



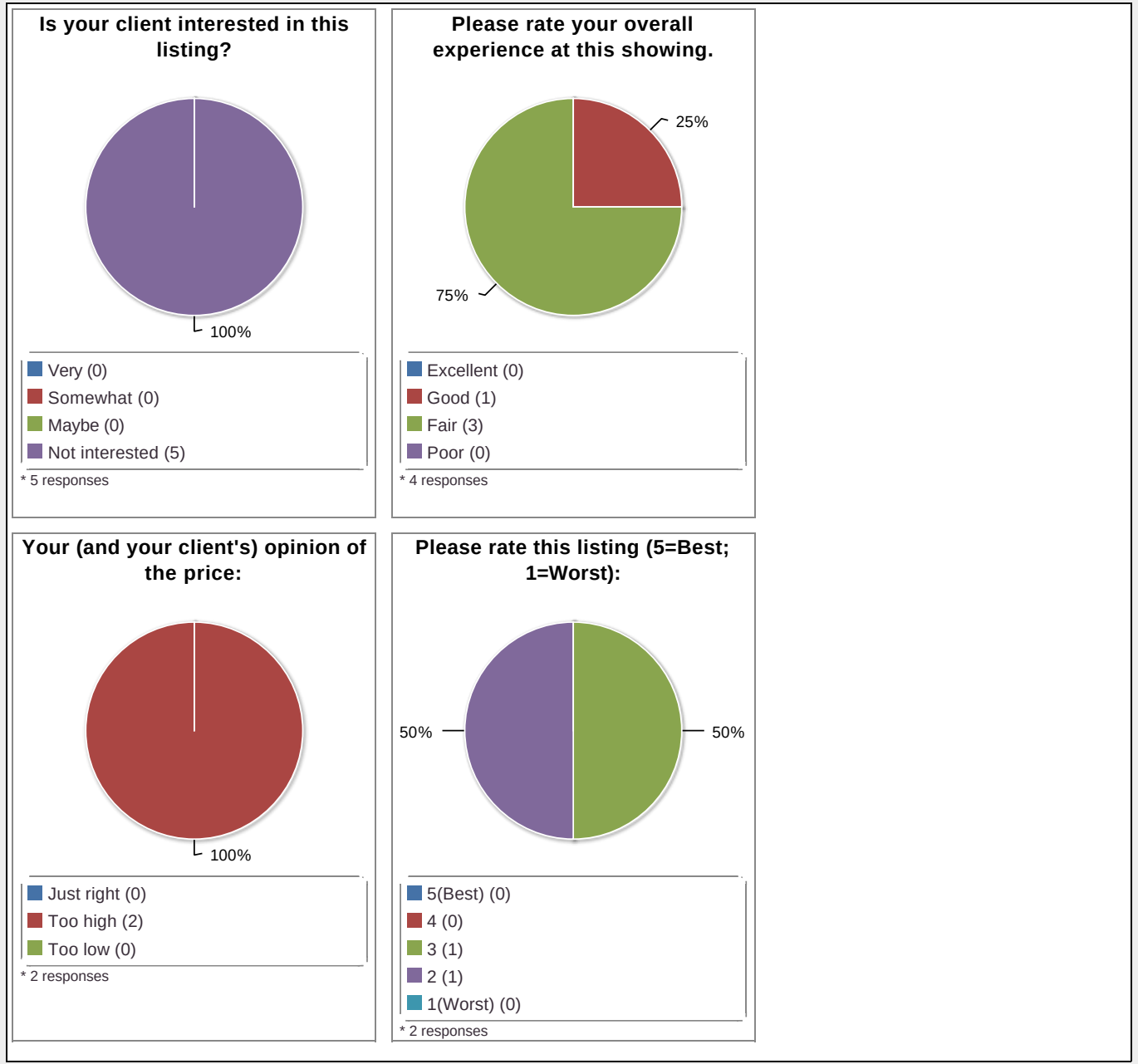
Listing ID: 18077329
 Address: 4733 Old State Route 21, Imperial, MO 63052
 Price: \$125,000
 Status: ACTIVE

Total number of appointments: 8
 Appointments in the last 30 days: 6
 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



Feedback Responses

Activity Details	Received
Showing 10/23/2018 4:30 PM - 5:30 PM	10/24/2018 05:32 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 The footprint is not what he is looking for.
Showing 10/16/2018 6:30 PM - 7:15 PM	10/19/2018 11:01 AM

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:		Not interested Fair It's hard to remark on price when there are things sellers can do to improve the sale of their home; remove cars/clutter from driveway for better parking experience, declutter some of the rooms and tidy up crawl space. Animal smell is strong, but odd because sellers are clearly very clean people. Correct or re-enforce peiring and or professional opinion of peiring potential buyers.
Showing 10/13/2018 9:15 AM - 10:45 AM		10/13/2018 12:51 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
Showing 10/01/2018 5:00 PM - 6:00 PM		10/03/2018 09:19 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 2 Inside of the house is fine but the outside was a huge problem
Showing 09/28/2018 4:45 PM - 5:15 PM		09/29/2018 08:34 PM
Is your client interested in this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:		Not interested Good House was very clean, the floor plan will not work for this buyer

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	11/03/2018 12:30 PM - 1:30 PM	
 Past Showing	11/01/2018 4:15 PM - 5:30 PM	
 Past Showing	10/24/2018 5:15 PM - 5:45 PM	
 Past Showing	10/23/2018 4:30 PM - 5:30 PM	
 Declined Showing	10/23/2018 12:00 PM - 1:00 PM	
 Price Change Notification	10/21/2018 4:39 PM	
 Price Change	10/20/2018 8:05 AM	
 Past Showing	10/16/2018 6:30 PM - 7:15 PM	
 Past Showing	10/13/2018 9:15 AM - 10:45 AM	
 Canceled Showing	10/11/2018 4:00 PM - 4:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	10/01/2018 5:00 PM - 6:00 PM	
 Past Showing	09/28/2018 4:45 PM - 5:15 PM	
 Status Change	09/27/2018 9:16 AM	
 New Listing	09/27/2018	
 Status Change	09/26/2018 3:57 PM	
 Price Change	09/26/2018 10:53 AM	