

The Nett Group Real Estate Advisors

SELLER REPORT



3340 Amber Heights Lane | Imperial

TheNettGroup.com 636.614.5132

LISTING SCORECARD

DAYS ON MARKET 5

CLIENT POSSIBILITIES 3

CLIENT FAVORITES 3

ZILLOW VIEWS 522

ZILLOW SAVES 35

SHOWINGS 2

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	20027078	A		04/30/2020	RESI	3340 Amber Heights Lane	Unincorporated	Imperial	390	98	\$275,000	3	2 (2 0)	1,596	0.1700	3	KWRC05
0.0 mi	20015266	A		03/11/2020	RESI	3339 Amber Heights Lane	Unincorporated	Imperial	390	52	\$219,900	5	4 (3 1)	1,168	0.1500	2	EXSD01
0.1 mi	1909562	AC		02/13/2019	RESI	3371 Amber Heights Lane	Unincorporated	Imperial	391	825	\$245,000	3	3 (2 1)	2,714	0.1800	3	BFH01
0.1 mi	1909562	S		02/07/2019	RESI	406 Amber Lake Ct.	Unincorporated	Imperial	391	825	\$245,000	3	3 (2 0)	1,454			BFH01
0.1 mi	19082381	S		03/27/2020	RESI	3367 Amber Heights Lane	Unincorporated	Imperial	391	133	\$210,000	2	2 (0)	1,554		3	BFSP04
0.0 mi	19087435	C		03/16/2020	RESI	3340 Amber Heights Lane	Unincorporated	Imperial	390	93	\$289,900	3	2 (2 0)	1,596	0.1700	3	KWRC01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 5/5/2020 to 5/6/2019
Latitude, Longitude is within 0.25 mi of 20027078
State Or Province is 'Missouri'
Price is 200000 to 375000
Selected 6 of 6 results.

Listings as of 05/05/2020 at 1:32 PM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending', 'Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search
Contractual Date is 5/5/2020 to 5/6/2019 Latitude, Longitude is within 0.25 mi of 20027078 State Or Province is Missouri Price is 200000 to 375000

Residential

Active Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20027078	3340 Amber Heights Lane	Seckman	Amberleigh Woods	3 2 (2 0)	1,596	0.170	0.170	3	04/30/20	\$172.31	98	\$275,000	\$275,000
20015286	3339 Amber Heights Lane	Seckman	Amberleigh Woods	5 4 (3 1)	1,168	1,835	0.150	2	03/30/20	\$273.89	52	\$319,900	\$319,900

Active Totals
Listing Count : 2

Averages:	1,382	1,835	0.160		\$223.10	75	\$297,450	\$297,450	
Price :				High	\$319,900	Low	\$275,000	Median	\$297,450

Active Under Contract Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19069667	3371 Amber Heights Lane	Fox C-6	Amberleigh Woods	3 3 (2 1)	2,214	2,214	0.180	3	01/02/20	\$110.66	235	\$273,000	\$245,000

Active Under Contract Totals
Listing Count : 1

Averages:	2,214	2,214	0.180		\$110.66	235	\$273,000	\$245,000	
Price :				High	\$245,000	Low	\$245,000	Median	\$245,000

Closed Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
19027654	420 Amber Lake Ct	Seckman	Amberleigh Woods	3 3 (3 0)	1,424			3	08/02/19	\$184.69	85	\$269,900	\$265,000	\$263,000	97.44
19082381	3367 Amber Heights Lane	Fox C-6	Amberleigh Woods	3 2 (2 0)	1,596			3	03/27/20	\$194.24	133	\$315,000	\$310,000	\$310,000	98.41

Closed Totals
Listing Count : 2

Averages:	1,510				\$189.46	109	\$292,450	\$287,500	\$286,500	97.93
Price :				High	\$310,000	Low	\$263,000	Median	\$286,500	

Cancelled Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19087435	3340 Amber Heights Lane	Seckman	Amberleigh Woods	3 2 (2 0)	1,596	1,596	0.170	3	03/16/20	\$181.64	93	\$294,900	\$289,900

Cancelled Totals
Listing Count : 1

Averages:	1,596	1,596	0.170		\$181.64	93	\$294,900	\$289,900	
Price :				High	\$289,900	Low	\$289,900	Median	\$289,900

Grand Totals
Count : 6

LP: \$284,133 SP: \$286,500

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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Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Enalls	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
20027078	RESI	ACT	04/30/20	3340 Amber Heights Lane	Imperial	390	5	\$275,000	204	83	3	3	218	43	13	8	112

Cross Property Condensed

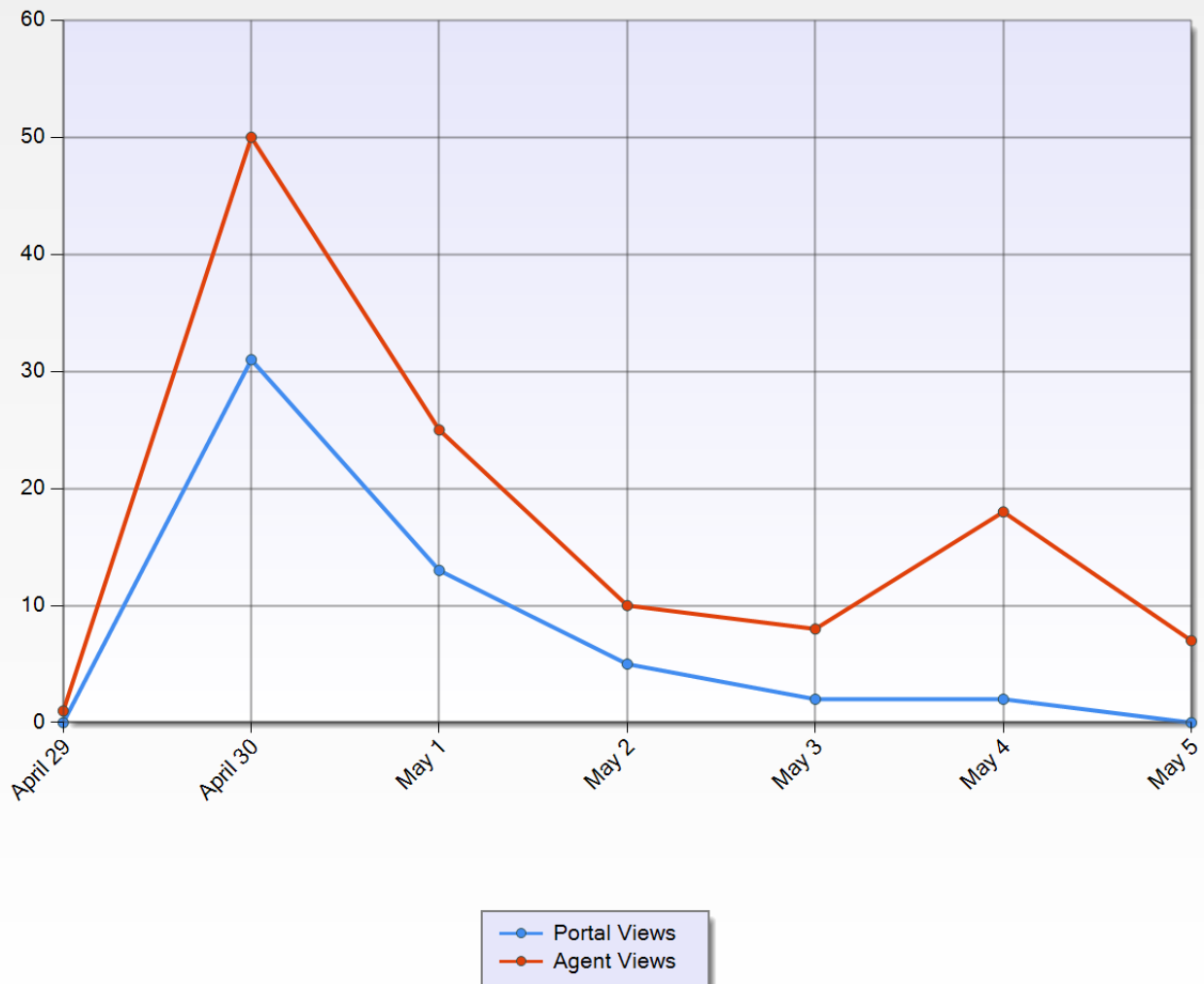
3340 Amber Heights Lane, Imperial 63052-3118



MLS #:	20027078	Status:	A	Stat Dt:	04/30/20	List Pr:	\$275,000
Area:	390	Bd:	3	Sq Ft:	1,596	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$172.31	CDOM:	98
GA/CR:	3/0	Bth:	2 (2 0)		\$500	Age:	3
Style/Desc:	1 Story/Ranch					Acre:	.170
SubD:	Amberliegh Woods						
Schl District:	Fox C-6						
Recent:	04/30/2020 : New						

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 20 results.

358 Historical Views for 3340 Amber Heights Lane

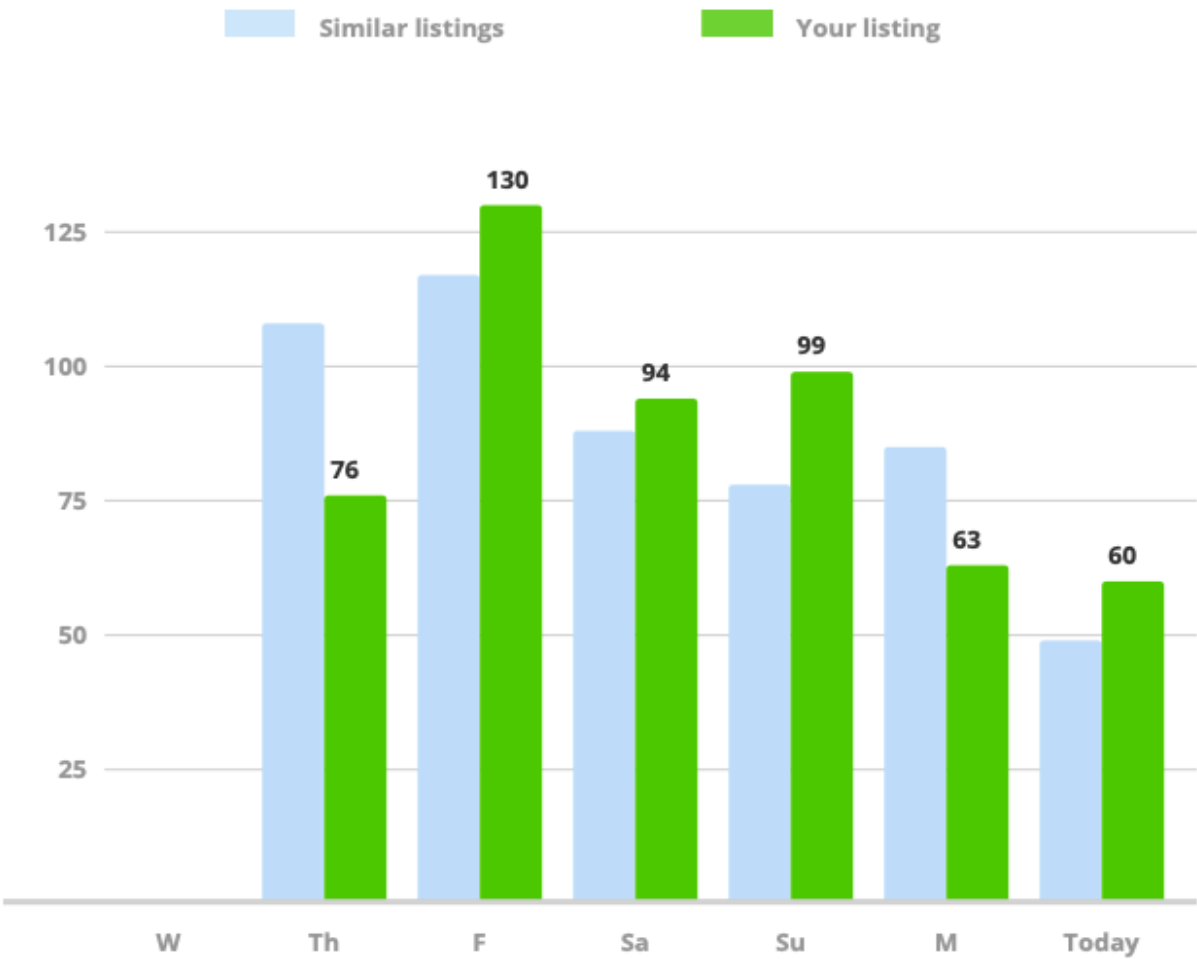
Time on Zillow **4 days**

| Views **522**

| Saves **35**

This Week

Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

3340 Amber Heights Lane, Imperial, MO 63052

Snapshot for Apr 30, 2020 - May 03, 2020



Listing ID: 20027078
Address: 3340 Amber Heights Lane, Imperial, MO 63052
Price: \$275,000
Status: ACTIVE
Total number of appointments: 2
Appointments in the last 30 days: 2
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 05/02/2020 9:45 AM - 10:45 AM	05/04/2020 01:33 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 Too high 4 Looking for bigger garage space for 2 cars, 4 wheelers and lawn equipment. Did not like layout of yard hill. Concerned about basement cracked floor

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	05/03/2020 11:30 AM - 12:30 PM	
Canceled Showing	05/03/2020 11:00 AM - 11:45 AM	
Canceled Showing	05/03/2020 10:30 AM - 11:15 AM	
Canceled Showing	05/03/2020 10:00 AM - 10:30 AM	
Past Showing	05/02/2020 9:45 AM - 10:45 AM	
Status Change	04/30/2020 2:11 PM	
New Listing	04/30/2020	