

The Nett Group Real Estate Advisors

SELLER REPORT



1250 Bluebird Dr| Florissant

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	25
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Client Possibilities	3
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Client Favorites	5
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Zillow Views	614
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Zillow Saves	20
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Showings	8
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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	20004010	A	01/21/2020	RESI	1827 Don Donna Dr	Florissant	Florissant	48	6	\$109,900 3	1 (1 0)	912	0.1870	50	EDGE01
0.0 mi	20000256	A	01/02/2020	RESI	1250 Bluebird Dr	Florissant	Florissant	48	81	\$110,000 3	2 (2 0)	1,320	0.1730	56	KWRC05
0.2 mi	19061556	A	08/15/2019	RESI	1495 Loveland	Florissant	Florissant	48	149	\$140,870 3	2 (1 1)	1,025	0.1740	54	KRGR01
0.2 mi	19088563	AC	01/19/2020	RESI	1100 Aspen	Florissant	Florissant	48	47	\$119,900 3	1 (1 0)	960	0.1940	64	EXSL01
0.2 mi	19078933	S	11/26/2019	RESI	1355 Boulder	Florissant	Florissant	47	19	\$72,440 3	2 (2 0)	912	0.1940	59	CBG 06
0.2 mi	18049981	S	02/08/2019	RESI	930 Lilac Dr	Florissant	Florissant	47	184	\$85,600 3	2 (1 1)	962	0.1862	58	DPEV01
0.2 mi	19066671	S	11/12/2019	RESI	1725 Fernbrook	Florissant	Florissant	47	20	\$105,000 3	1 (1 0)	925	0.1720	64	WBRS01
0.2 mi	19041644	S	07/15/2019	RESI	1655 Fernbrook Dr	Florissant	Florissant	47	5	\$131,000 3	2 (2 0)	925	0.1830	64	USRL01
0.2 mi	19085099	S	12/11/2019	RESI	1838 Fernbrook Lane	Florissant	Florissant	48	0	\$76,000 3	1 (1 0)	912	0.1710	48	BHSP02
0.2 mi	18096465	S	02/11/2019	RESI	1495 Loveland Dr	Florissant	Florissant	48	14	\$89,000 3	2 (1 1)	1,025	0.1740	54	BHSP13
0.2 mi	19043656	S	09/20/2019	RESI	1720 Fernbrook Lane	Florissant	Florissant	48	42	\$101,500 3	1 (1 0)	925	0.1720	64	MAGN01
0.1 mi	19001155	S	05/22/2019	RESI	1175 Verlene Dr	Florissant	Florissant	48	85	\$103,000 3	2 (2 0)	980	0.1960	57	BHSP09
0.2 mi	18093849	S	02/21/2019	RESI	1080 Mullanphy	Florissant	Florissant	48	47	\$104,000 3	2 (2 0)	982	0.1790	63	SHMR01
0.1 mi	19001812	S	08/21/2019	RESI	1370 Bluebird	Florissant	Florissant	48	183	\$110,000 3	2 (1 1)	1,008	0.1730	56	VNCL01
0.1 mi	19032290	S	07/16/2019	RESI	1375 Loveland Dr	Florissant	Florissant	48	41	\$114,900 3	2 (2 0)	1,272	0.1977	57	PALR01
0.1 mi	19039968	S	08/23/2019	RESI	1750 Aspen Dr	Florissant	Florissant	48	59	\$115,000 3	2 (2 0)	1,008	0.1720	55	CBPR01
0.2 mi	19069198	S	11/01/2019	RESI	1445 Bluebird Dr	Florissant	Florissant	48	39	\$116,500 3	2 (2 0)	1,935	0.1730	57	BHSP13
0.2 mi	19044720	S	08/16/2019	RESI	1300 Mullanphy Rd	Florissant	Florissant	48	29	\$120,000 3	2 (1 1)	1,352	0.1790	63	BHSP13
0.1 mi	19074145	S	12/06/2019	RESI	1270 Verlene Dr	Florissant	Florissant	48	19	\$124,500 3	2 (2 0)	1,092	0.1620	54	JSRE01
0.1 mi	19087869	S	01/21/2020	RESI	1315 Flamingo Dr	Florissant	Florissant	48	9	\$132,500 3	3 (2 1)	1,040	0.1720	55	KWRP01
0.1 mi	19078250	S	11/22/2019	RESI	1175 Bluebird Dr	Florissant	Florissant	48	9	\$134,000 3	2 (2 0)	1,008	0.2660	54	BHSP02
0.1 mi	19059186	S	09/12/2019	RESI	1375 Swallow Lane	Florissant	Florissant	48	6	\$136,000 3	2 (2 0)	1,344	0.1730	57	CBG 06
0.1 mi	19083762	S	01/17/2020	RESI	1230 Flamingo Dr	Florissant	Florissant	48	19	\$145,000 3	2 (2 0)	1,352	0.1970	55	BHSP13
0.1 mi	19055393	S	09/19/2019	RESI	1210 Flamingo Dr	Florissant	Florissant	48	45	\$148,500 3	2 (2 0)	1,488	0.2000	54	SNRE
0.2 mi	19027758	C	05/02/2019	RESI	1480 Bluebird	Florissant	Florissant	48	12	\$79,000 3	2 (1 1)	1,272	0.1730	58	SSMT01

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 1/27/2020 to 1/27/2019

Latitude, Longitude is within 0.25 mi of 20000256

State Or Province is 'Missouri'

Price is 70000 to 160000

Selected 25 of 30 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 1/27/2020 to 1/27/2019 Latitude, Longitude is within 0.25 mi of 20000256 State Or Province is 'Missouri' Price is 70000 to 160000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20004010	1827 Don Donna Dr	Hazelwood West	Walker Gardens	3	1 (1 0)	912		0.187	50	01/21/20	\$120.50	6	\$109,900	\$109,900
20000256	1250 Bluebird Dr	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,320	1,320	0.173	56	01/02/20	\$83.33	81	\$110,000	\$110,000
19061556	1495 Loveland	Hazelwood West	Flamingo Park	13	3 2 (1 1)	1,025		0.174	54	12/05/19	\$137.43	149	\$140,870	\$140,870

Active Totals

Listing Count :	3	Averages:	1,086	1,320	0.178						\$113.76	79	\$120,257	\$120,257
		Price :								High	\$140,870	Low	\$109,900	Median \$110,000

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19088563	1100 Aspen	Hazelwood West	Brinwood Sub	3	1 (1 0)	960		0.194	64	01/19/20	\$124.90	47	\$125,000	\$119,900

Active Under Contract Totals

Listing Count :	1	Averages:	960		0.194						\$124.90	47	\$125,000	\$119,900
		Price :								High	\$119,900	Low	\$119,900	Median \$119,900

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
19078933	1355 Boulder	Hazelwood Cent	Brinwood 4th Add	3	2 (2 0)	912	912	0.194	59	11/26/19	\$79.43	19	\$66,500	\$66,500	\$72,440	108.93
19085099	1838 Fernbrook Lane	Hazelwood West	Walker Gardens	3	1 (1 0)	912	912	0.171	48	12/11/19	\$83.33	0	\$85,000	\$85,000	\$76,000	89.41
18049981	930 Lilac Dr	Hazelwood Cent	Florissant Gardens	3	2 (1 1)	962		0.186	58	02/08/19	\$88.98	184	\$104,900	\$89,999	\$85,600	81.60
18096465	1495 Loveland Dr	Hazelwood West	Flamingo Park	13	3 2 (1 1)	1,025	1,985	0.174	54	02/11/19	\$86.83	14	\$109,500	\$109,500	\$89,000	81.28
19043656	1720 Fernbrook Lane	Hazelwood West	Fernbrook	3	1 (1 0)	925		0.172	64	09/20/19	\$109.73	42	\$114,900	\$104,900	\$101,500	88.34
19001155	1175 Verlene Dr	Hazelwood West	Mark Lee Manor	3	2 (2 0)	980	1,480	0.196	57	05/22/19	\$105.10	85	\$110,000	\$105,000	\$103,000	93.64
18093849	1080 Mullanphy	Hazelwood West	Brinwood	3	2 (2 0)	982	1,582	0.179	63	02/21/19	\$105.91	47	\$110,900	\$107,900	\$104,000	93.78
19066671	1725 Fernbrook	Hazelwood Cent	Fernbrook	3	1 (1 0)	925		0.172	64	11/12/19	\$113.51	20	\$110,000	\$104,900	\$105,000	95.45
19001812	1370 Bluebird	Hazelwood West	Mullanphy Gardens	3	2 (1 1)	1,008		0.173	56	08/21/19	\$109.13	183	\$140,000	\$115,000	\$110,000	78.57
19032290	1375 Loveland Dr	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,272		0.198	57	07/16/19	\$90.33	41	\$117,900	\$117,900	\$114,900	97.46
19039968	1750 Aspen Dr	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,008	1,008	0.172	55	08/23/19	\$114.09	59	\$129,900	\$124,900	\$115,000	88.53
19069198	1445 Bluebird Dr	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,935	1,935	0.173	57	11/01/19	\$60.21	39	\$139,900	\$139,900	\$116,500	83.27
19044720	1300 Mullanphy Rd	Hazelwood West	Brinwood Sub 1st A	3	2 (1 1)	1,352	1,770	0.179	63	08/16/19	\$88.76	29	\$119,000	\$119,000	\$120,000	100.84
19074145	1270 Verlene Dr	Hazelwood West	Flamingo Park	13	3 2 (2 0)	1,092		0.162	54	12/06/19	\$114.01	19	\$129,900	\$124,500	\$124,500	95.84
19041644	1655 Fernbrook Dr	Hazelwood Cent	Fernbrook	3	2 (2 0)	925	925	0.183	64	07/15/19	\$141.62	5	\$128,000	\$128,000	\$131,000	102.34
19087869	1315 Flamingo Dr	Hazelwood West	Flamingo Park	13	3 3 (2 1)	1,040	1,640	0.172	55	01/21/20	\$127.40	9	\$134,900	\$134,900	\$132,500	98.22
19078250	1175 Bluebird Dr	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,008	1,168	0.266	54	11/22/19	\$132.94	9	\$134,900	\$134,900	\$134,000	99.33

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

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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
19059186	1375 Swallow Lane	Hazelwood West	Mullanphy Gardens	3	2 (2 0)	1,344		0.173	57	09/12/19	\$101.19	6	\$134,900	\$134,900	\$136,000	100.82
19083762	1230 Flamingo Dr	Hazelwood West	Flamingo Park	13	3 2 (2 0)	1,352	1,534	0.197	55	01/17/20	\$107.25	19	\$144,900	\$144,900	\$145,000	100.07
19055393	1210 Flamingo Dr	Hazelwood West	Flamingo Park	3	2 (2 0)	1,488	2,851	0.200	54	09/19/19	\$99.80	45	\$148,500	\$148,500	\$148,500	100.00

Closed Totals

Listing Count :	20	Averages:		1,122	1,516	0.185					\$102.98	44	\$120,720	\$117,050	\$113,222	93.89
		Price :				High		\$148,500		Low		\$72,440		Median		\$114,950

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19027758	1480 Bluebird	Hazelwood West	Mullanphy Gardens	3	2 (1 1)	1,272		0.173	58	05/02/19	\$62.11	12	\$79,000	\$79,000

Cancelled Totals

Listing Count :	1	Averages:	1,272	0.173	\$62.11	12	\$79,000	\$79,000	
		Price :		High	\$79,000	Low	\$79,000	Median	\$79,000

Grand Totals

Count :	25	Averages:		\$/SqFt:	\$103.51	CDOM:	47	OP:	\$119,167	LP:	\$116,027	SP:	\$113,222
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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
20000256	RESI	ACT	01/02/20	1250 Bluebird Dr	Florissant	48	25	\$110,000	382	100	5	3	435	13	35	19	332

Cross Property Condensed

1250 Bluebird Dr, Florissant 63031-3313



MLS #:	20000256	Status:	A	Stat Dt:	01/02/20	List Pr:	\$110,000
Area:	48	Bd:	3	Sq Ft:	1,320	Sell Pr:	
Muni/Twp:	Florissant	Pr/SqFt:	\$83.33	CDOM:	81	Age:	56
GA/CR:	0/1	Bth:	2 (2 0)	Acre:	.173		
Style/Desc:	1 Story/Ranch						
SubD:	Mullanphy Gardens						
Schl District:	Hazelwood						

Search Criteria

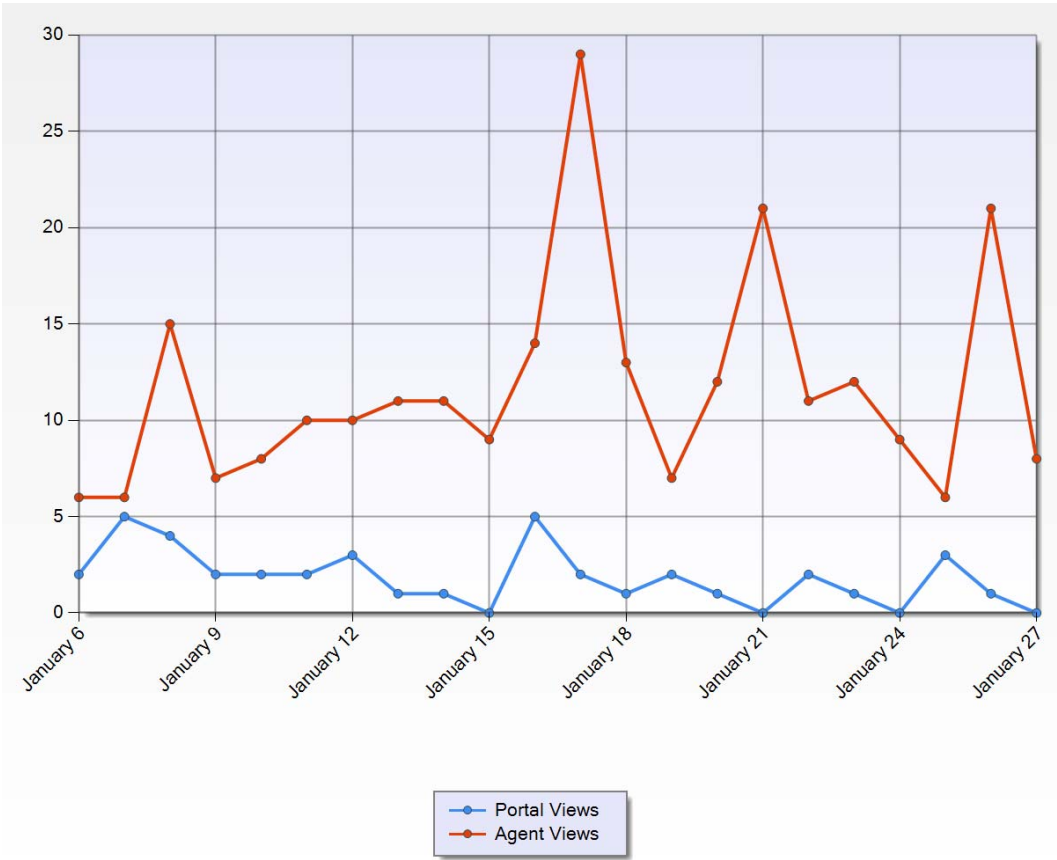
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 23 results.

 Historical Views for 1250 Bluebird Dr

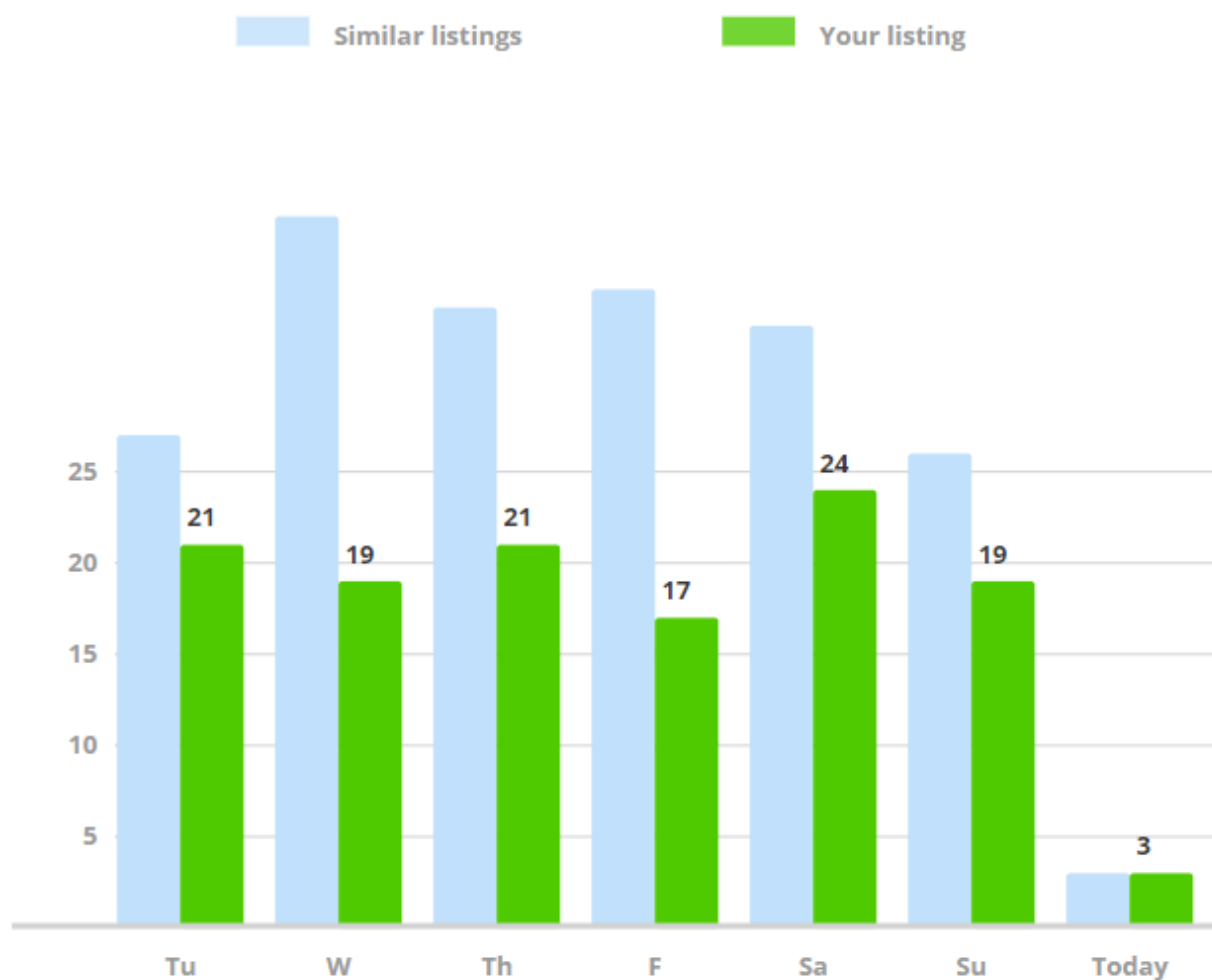


Time on Zillow
108 days

Views
614

Saves
20

[This Week](#) [Last 30 Days](#)



MARIS



Mike B Nettemeyer Sr
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Listing Activity Report

1250 Bluebird Drive, Florissant, MO 63031

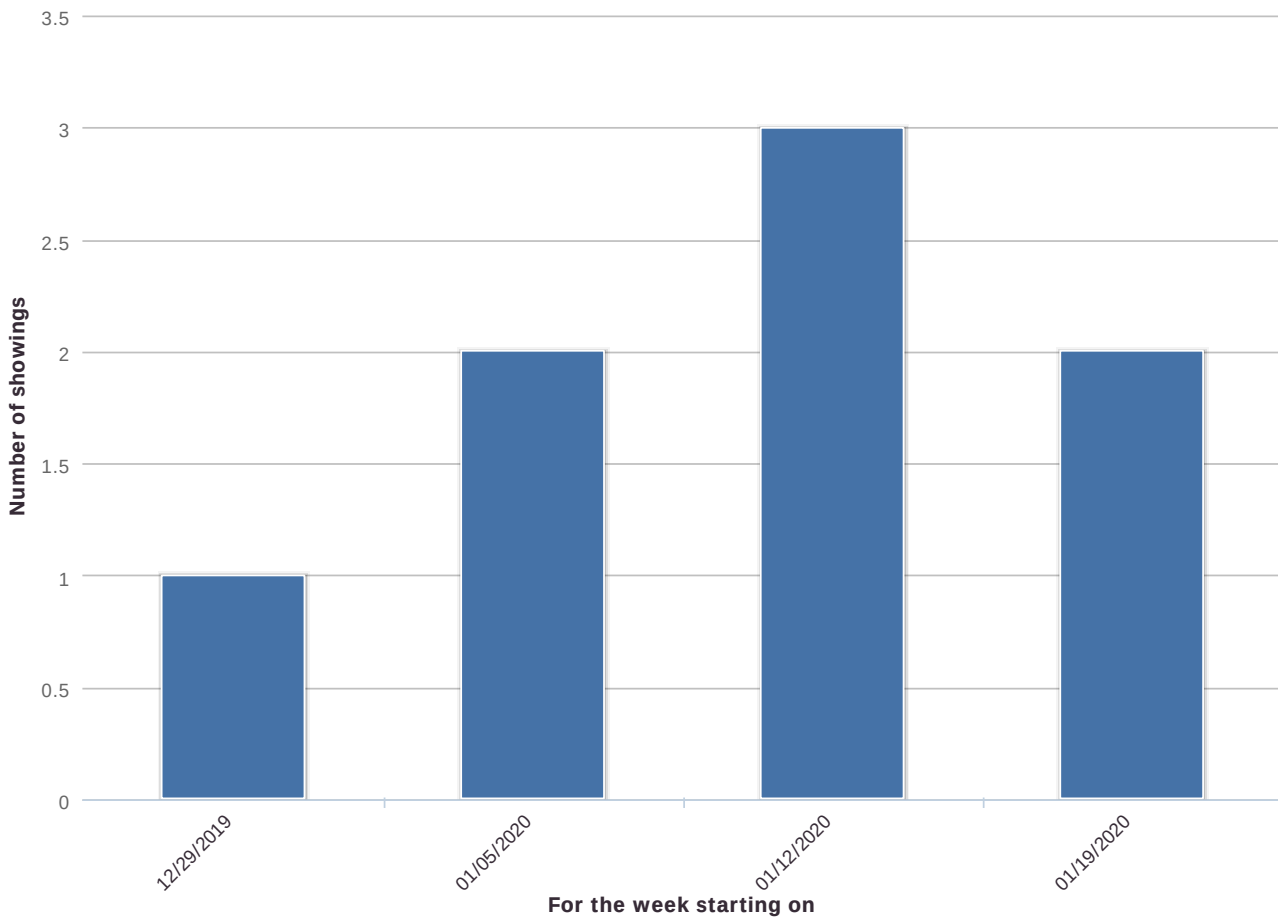
Snapshot for Jan 02, 2020 - Jan 24, 2020



Listing ID: 20000256
Address: 1250 Bluebird Drive, Florissant, MO 63031
Price: \$110,000
Status: ACTIVE

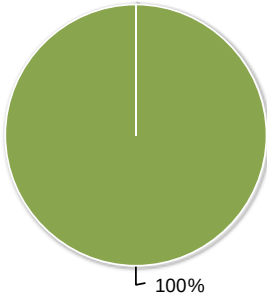
Total number of appointments: 8
Appointments in the last 30 days: 8
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

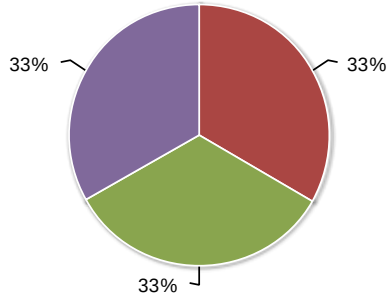
Is your client interested in writing an offer on this listing?



Very (0)
Maybe (0)
Not interested (4)

* 4 responses

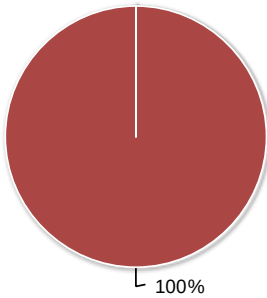
Please rate your overall experience at this showing.



Excellent (0)
Good (1)
Fair (1)
Poor (1)

* 3 responses

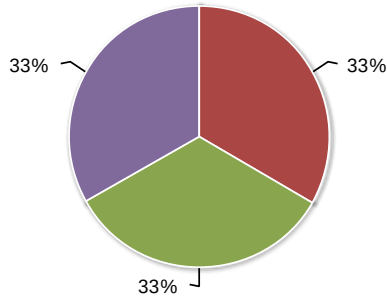
Your (and your client's) opinion of the price:



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

* 3 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 01/24/2020 9:15 AM - 10:15 AM	01/24/2020 10:49 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 Poor Too high 4
Showing 01/18/2020 11:30 AM - 12:00 PM	01/18/2020 05:42 PM

Activity Details	Received
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 My clients didn't find this one to suit their needs, however it was a nice home with tons of potential. Thank you for allowing us to walk through it today! Best of luck, I personally think with a price reduction this one would most likely sell to an investor wanting to add to their rental portfolio.... :)
Showing 01/18/2020 10:00 AM - 10:15 AM	01/20/2020 01:13 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 Owner was there. Stated off the market shouldn't have been in system. Selling as for sale by owner.
Showing 01/03/2020 1:25 PM - 1:45 PM	01/03/2020 01:45 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 House still needs work for this price. Would recommend lightbulbs.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	01/24/2020 9:15 AM - 10:15 AM	
 Past Showing	01/21/2020 9:00 AM - 9:15 AM	
 Past Showing	01/18/2020 3:30 PM - 4:30 PM	
 Past Showing	01/18/2020 11:30 AM - 12:00 PM	
 Past Showing	01/18/2020 10:00 AM - 10:15 AM	
 Canceled Showing	01/11/2020 9:30 AM - 10:45 AM	
 Past Showing	01/06/2020 7:30 PM - 7:45 PM	
 Past Showing	01/05/2020 9:30 AM - 10:30 AM	
 Past Showing	01/03/2020 1:25 PM - 1:45 PM	
 Status Change	01/02/2020 2:51 PM	
 New Listing	01/02/2020	