

The Nett Group Real Estate Advisors

SELLER REPORT



328 Bramtonn Place | Arnold

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

DAYS ON MARKET	5
CLIENT POSSIBILITIES	3
CLIENT FAVORITES	2
ZILLOW VIEWS	1035
ZILLOW SAVES	37
SHOWINGS	4

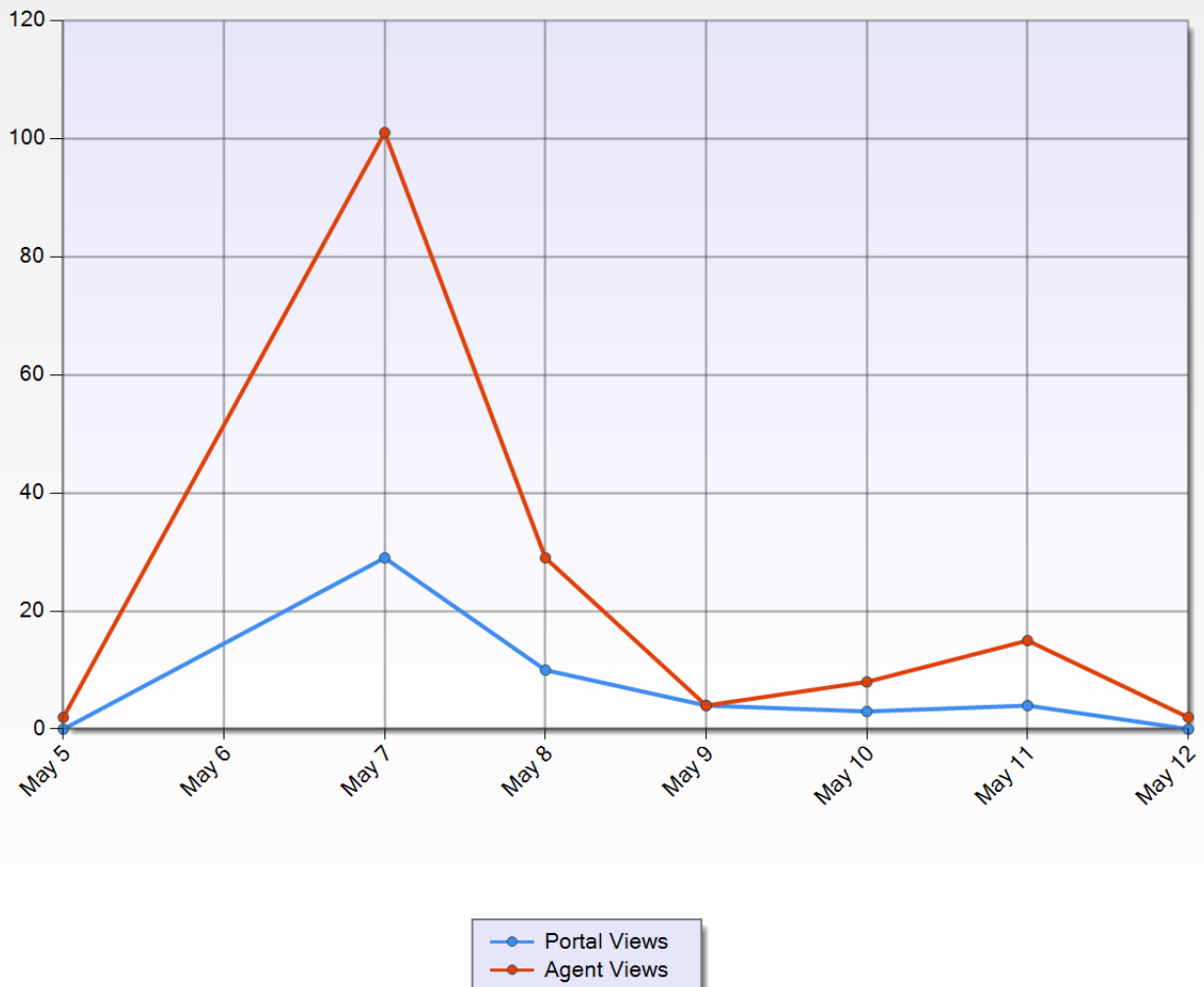
Good activity is an average of 3-4 showings weekly.
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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	20029557	A	05/07/2020	RESI	328 Bramtonn Place	Arnold	Arnold	391	62	\$299,900	4	3 (2 1)	2,244	0.2400	5	KWRC05
0.1 mi	20017715	A	03/18/2020	RESI	1888 Fox Pointe Dr	Arnold	Arnold	391	49	\$300,000	4	4 (2 2)	1,918	0.1800	26	KWRC03
0.2 mi	19041819	S	09/13/2019	RESI	2828 Fox Run Ridge	Arnold	Arnold	391	62	\$205,000	3	3 (2 1)	1,500	0.2000	23	BZ00
0.2 mi	20002004	S	03/02/2020	RESI	1853 Fox Pointe	Arnold	Arnold	391	39	\$210,000	3	3 (2 1)	1,727	0.3000	23	CBG 41
0.2 mi	20000175	S	02/05/2020	RESI	2867 Fox Meadow	Arnold	Arnold	391	33	\$229,000	3	3 (3 0)	1,302	0.2100	23	ASGR01
0.1 mi	19059595	S	09/12/2019	RESI	1916 Fox Pointe	Arnold	Arnold	391	41	\$230,000	3	3 (2 1)	1,544	0.1900		STRA01
0.2 mi	19070095	S	11/06/2019	RESI	2816 Fox Meadow Lane	Arnold	Arnold	391	5	\$240,900	4	3 (2 1)	1,448	0.2000	23	RMBC03
0.2 mi	19033542	S	08/02/2019	RESI	2845 Fox Run Ridge	Arnold	Arnold	391	60	\$260,000	4	3 (2 1)	1,880	0.2100	25	ULTM01
0.0 mi	19072784	S	11/08/2019	RESI	336 Bramtonn Place	Arnold	Arnold	391	48	\$274,900	4	3 (2 1)	2,466	0.2300	4	CBG 41
0.1 mi	20012745	S	04/24/2020	RESI	2872 Fox Meadow Lane	Arnold	Arnold	391	60	\$277,000	4	3 (2 1)	1,872	0.2300	24	EXSL01
0.0 mi	19060552	X	02/01/2020	RESI	328 Bramtonn Place	Arnold	Arnold	391	66	\$309,900	4	3 (2 1)	2,244	0.2400	5	KWRC05
0.0 mi	20005212	C	03/24/2020	RESI	328 Bramtonn	Arnold	Arnold	391	57	\$299,500	4	3 (2 1)	2,244	0.2400	5	BKOR01
0.0 mi	19041413	C	06/20/2019	RESI	328 Bramtonn Place	Arnold	Arnold	391	14	\$310,000	4	3 (2 1)	2,244	0.2400	4	MORE01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 5/12/2020 to 5/13/2019
Latitude, Longitude is within 0.25 mi of 19060552
State Or Province is 'Missouri'
Price is 200000 to 400000
Selected 13 of 13 results.

358 Historical Views for 328 Bramtonn Place

Listings as of 05/12/2020 at 10:25 AM

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 5/12/2020 to 5/13/2019 Latitude, Longitude is within 0.25 mi of 19060552 State Or Province is 'Missouri' Price is 200000 to 400000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20029557	328 Bramtonn Place	Fox C-6	Stone Crk	4	3 (2 1)	2,244	2,244	0.240	5	05/07/20	\$133.65	62	\$299,900	\$299,900
20017715	1888 Fox Pointe Dr	Fox C-6	Fox Pointe Ph 01	4	4 (2 2)	1,918	2,860	0.180	26	04/30/20	\$156.41	49	\$300,000	\$300,000

Active Totals

Listing Count :	2	Averages:	2,081	2,552	0.210						\$145.03	56	\$299,950	\$299,950	
		Price :								High	\$300,000	Low	\$299,900	Median	\$299,950

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
19041819	2828 Fox Run Ridge	Fox C-6	Fox Pointe Ph 01	3	3 (2 1)	1,500	1,500	0.200	23	09/13/19	\$136.67	62	\$240,000	\$219,500	\$205,000	85.42
20002004	1853 Fox Pointe	Fox C-6	Fox Pointe Ph 02	3	3 (2 1)	1,727	2,127	0.300	23	03/02/20	\$121.60	39	\$217,500	\$217,500	\$210,000	96.55
20000175	2867 Fox Meadow	Fox C-6	Fox Pointe Ph 02	3	3 (3 0)	1,302	2,100	0.210	23	02/05/20	\$175.88	33	\$222,500	\$222,500	\$229,000	102.92
19059595	1916 Fox Pointe	Fox C-6	Fox Pointe Ph 01	3	3 (2 1)	1,544	1,544	0.190		09/12/19	\$148.96	4	\$229,900	\$229,900	\$230,000	100.04
19070095	2816 Fox Meadow Lane	Fox C-6	Fox Pointe Ph 02	4	3 (2 1)	1,448	2,700	0.200	23	11/06/19	\$166.37	5	\$234,900	\$234,900	\$240,900	102.55
19033542	2845 Fox Run Ridge	Fox C-6	Fox Pointe Ph 01	4	3 (2 1)	1,880	2,480	0.210	25	08/02/19	\$138.30	60	\$269,900	\$264,900	\$260,000	96.33
19072784	336 Bramtonn Place	Fox C-6	Hickory Square	4	3 (2 1)	2,466	2,466	0.230	4	11/08/19	\$111.48	48	\$295,000	\$274,900	\$274,900	93.19
20012745	2872 Fox Meadow Lane	Fox C-6	Fox Pointe Ph 02	4	3 (2 1)	1,872	2,320	0.230	24	04/24/20	\$147.97	60	\$290,000	\$280,000	\$277,000	95.52

Closed Totals

Listing Count :	8	Averages:	1,717	2,155	0.221						\$143.40	39	\$249,963	\$243,013	\$240,850	96.57
		Price :								High	\$277,000	Low	\$205,000	Median	\$235,450	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19060552	328 Bramtonn Place	Fox C-6	Stone Crk	4	3 (2 1)	2,244	2,244	0.240	5	02/02/20	\$138.10	66	\$309,900	\$309,900

Expired Totals

Listing Count :	1	Averages:	2,244	2,244	0.240						\$138.10	66	\$309,900	\$309,900	
		Price :								High	\$309,900	Low	\$309,900	Median	\$309,900

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20005212	328 Bramtonn	Fox C-6	Stone Crk	4	3 (2 1)	2,244		0.240	5	03/24/20	\$133.47	57	\$305,900	\$299,500
19041413	328 Bramtonn Place	Fox C-6	Stone Crk	4	3 (2 1)	2,244		0.240	4	06/20/19	\$138.15	14	\$310,000	\$310,000

Cancelled Totals

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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Listings as of 05/12/2020 at 10:25 AM

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Listing Count : 2

Averages:	2,244	0.240	\$135.81	36	\$307,950	\$304,750	
Price :		High	\$310,000	Low	\$299,500	Median	\$304,750

Grand Totals

Count : 13

Averages:	\$/SqFt: \$142.08	CDOM: 43	OP: \$271,185	LP: \$266,415	SP: \$240,850
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Cross Property Condensed

328 Bramtonn Place, Arnold 63010-2777



MLS #:	20029557	Status:	A	Stat Dt:	05/07/20	List Pr:	\$299,900
Area:	391	Bd:	4	Sq Ft:	2,244	Sell Pr:	
Muni/Twp:	Arnold			Pr/SqFt:	\$133.65	CDOM:	62
GA/CR:	3/0	Bth:	3 (2 1)		\$260	Age:	5
Style/Desc:	2 Story/Other					Acre:	.240
SubD:	Stone Crk						
Schl District:	Fox C-6						
Recent:	05/07/2020 : New						

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	Ag Re
20029557	RESI	ACT	05/07/20	328 Bramtonn Place	Arnold	391	5	\$299,900	168	76	2	3	182	43	13	6

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 16 results.

Time on Zillow **4 days**

Views **1,035**

Saves **37**

Your Home Value

Zestimate
\$297,778



ZESTIMATE RANGE
\$283,000 - \$313,000



LAST 30 DAY CHANGE
-\$999 **(-0.3%)**



ONE YEAR FORECAST
\$295,932 **(-0.6%)**

Inside the Zestimate

The Zestimate is Zillow's best estimate of a home's value. It is based on a blend of valuation methods, each of which may produce a different estimate depending on the available data.

ESTIMATE BASED ON

Comparable homes	\$413,781	✓
Local tax assessments	\$380,883	✓
Local sale prices	\$298,025	✓



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Listing Activity Report

328 Bramtonn Place, Arnold, MO 63010

Snapshot for May 07, 2020 - May 11, 2020



Listing ID: 20029557
 Address: 328 Bramtonn Place, Arnold, MO 63010
 Price: \$299,900
 Status: ACTIVE

Total number of appointments: 4
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 4
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Showing Agent	Received	Available to Homeowner?
Showing 05/08/2020 11:00 AM - 12:00 PM	Kimberly M DeLapp Realty Executives of St. Louis	05/08/2020 12:05 PM	Yes
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 Nice layout and showed well. Back yard and noise from Jeffco was the deal breaker. For price he expected a finished LL.	

Listing Activity Details

Activity Type	Activity Date	Showing Agent	Notes	Feedback
✓ Past Showing	05/11/2020 10:00 AM - 10:40 AM	Joe LoPiccolo American Realty Group (314) 416-4288 (314) 422-0125 joe@argrealestate.com		Not received.
✓ Past Showing	05/08/2020 4:00 PM - 4:45 PM	William E Cooper Keller Williams Southwest (314) 486-1857 billcooper1@kw.com		Not received.
✓ Past Showing	05/08/2020 11:00 AM - 12:00 PM	Kimberly M DeLapp Realty Executives of St. Louis (314) 795-2487 kimdelapprealestate@gmail.com		Received on 05/08/2020 at 12:05 PM
✓ Past Showing	05/07/2020 2:30 PM - 3:30 PM	William E Cooper Keller Williams Southwest (314) 486-1857 billcooper1@kw.com		Not received.
↔ Status Change	05/07/2020 10:49 AM		From INCOMING to ACTIVE	
🏠 New Listing	05/07/2020			