

The Nett Group Real Estate Advisors

# SELLER REPORT



204 Fair | Washington

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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DAYS ON MARKET 25

CLIENT POSSIBILITIES 1

CLIENT FAVORITES 1

ZILLOW VIEWS 964

ZILLOW SAVES 29

SHOWINGS 21

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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 | Lz    | Age    | Off ID |
|----------|----------|----|------------|------|-------------|------------|------------|------------|------|------|----------|-----|----------|-------|--------|--------|
| 0.0 mi   | 20012492 | A  | 02/27/2020 | RESI | 204 Fair    | Washington | Washington | Washington | 366  | 25   | \$75,000 | 1   | 1 (10)   | 748   | 0.1390 | KWRC05 |
| 0.1 mi   | 19045743 | S  | 06/05/2019 | RESI | 304 High St | Washington | Washington | Washington | 366  | 0    | \$69,500 | 2   | 1 (1)    | 1,305 | 0.1520 | CBPR03 |

## Residential Condensed





MLS # :

[20012492](#)

Status:

A

Area:

366

Bd:

1

Muni/Twp:

Washington

GA/CR:

1/0

Bth:

1 (1 0)

Style/Desc:

1 Story/Ranch

SubD:

Brinkers

Stat Dt:

02/27/20

List Pr:

\$75,000

Sqft Above:

748

Sell Pr:

Pr/SqFt:

\$100.27

CDOM:

25

Age:

80

Schl Dst:

Washington

Acre:

.139





MLS # :

[19048743](#)

Status:

S

Area:

366

Bd:

2

Muni/Twp:

Washington

GA/CR:

1/0

Bth:

2 (1 1)

Style/Desc:

1.5 Story/Bungalow / Cottage

SubD:

McLeans

Stat Dt:

08/05/19

List Pr:

\$89,500

Sqft Above:

1,305

Sell Pr:

\$89,500

Pr/SqFt:

\$68.58

CDOM:

Age:

Unknown

Schl Dst:

Washington

Acre:

.152

### 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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'  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 3/31/2020 to 4/1/2019  
Latitude, Longitude is within 0.25 mi of 20012492  
State Or Province is 'Missouri'  
Price is 50000 to 100000  
Selected 2 of 2 results.

Cross Property On Market Counters

| MLS #                    | Type | Stat | Stat Date | Address  | City       | Area | DOM | Price    | Client Portals | Client Views | Client Favorites | Client Possibilities | Auto Enrolls | Prev 14 Day Views | Agent Published | Agent Rejected | Agent Views |
|--------------------------|------|------|-----------|----------|------------|------|-----|----------|----------------|--------------|------------------|----------------------|--------------|-------------------|-----------------|----------------|-------------|
| <a href="#">20012492</a> | RESI | ACT  | 02/27/20  | 204 Fair | Washington | 366  | 25  | \$75,000 | 128            | 69           | 1                | 1                    | 179          | 4                 | 15              | 24             | 418         |

### Cross Property Condensed

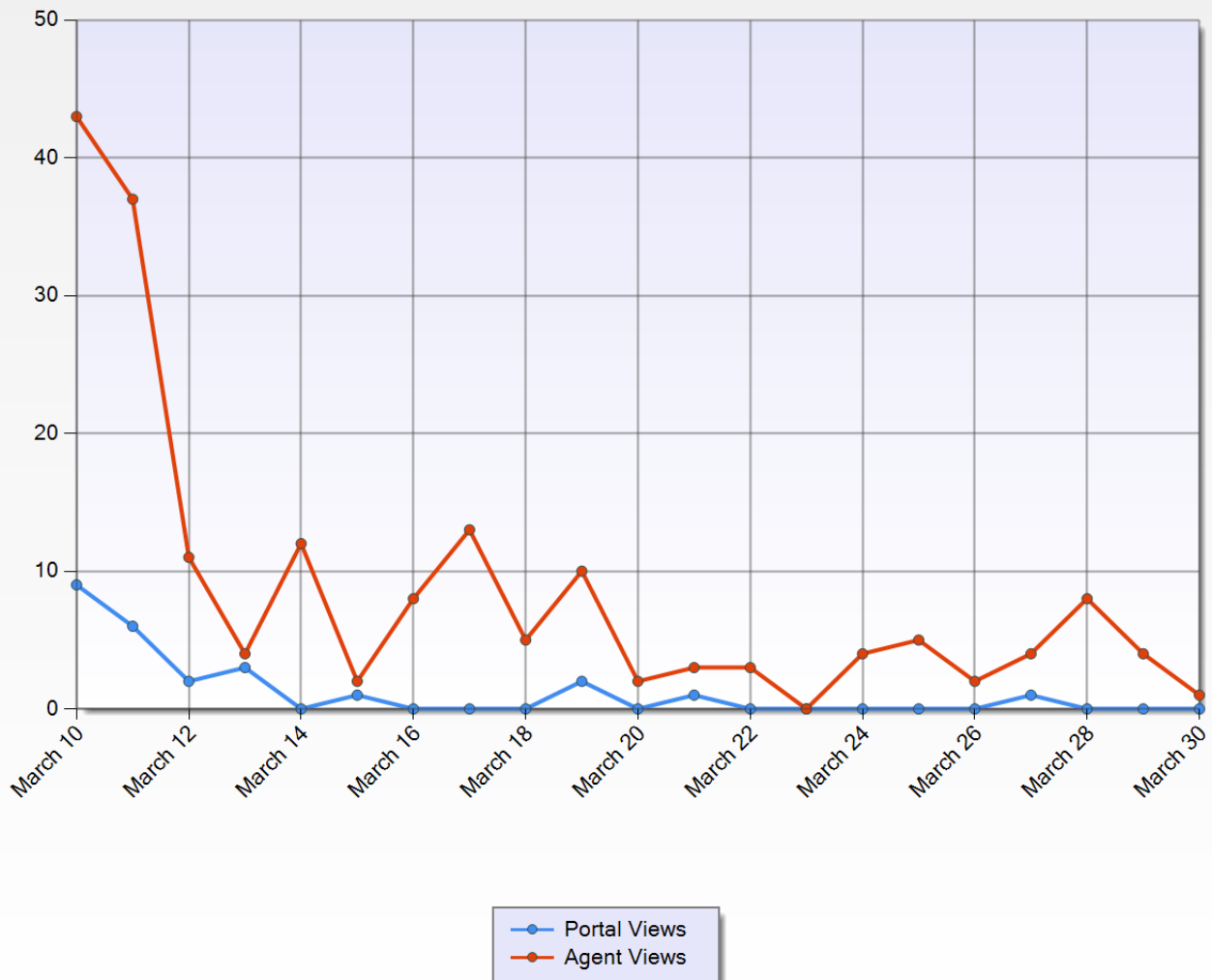
204 Fair, Washington 63090-1509



|                |                          |          |                 |          |                 |          |                 |
|----------------|--------------------------|----------|-----------------|----------|-----------------|----------|-----------------|
| MLS #:         | <a href="#">20012492</a> | Status:  | <b>A</b>        | Stat Dt: | <b>02/27/20</b> | List Pr: | <b>\$75,000</b> |
| Area:          | <b>366</b>               | Bd:      | <b>1</b>        | Sq Ft:   | <b>748</b>      | Sell Pr: |                 |
| Muni/Twp:      | <b>Washington</b>        | Pr/SqFt: | <b>\$100.27</b> | CDOM:    | <b>25</b>       | Age:     | <b>80</b>       |
| GA/CR:         | <b>1/0</b>               | Bth:     | <b>1 (1 0)</b>  | Acre:    | <b>.139</b>     |          |                 |
| Style/Desc:    | <b>1 Story/Ranch</b>     |          |                 |          |                 |          |                 |
| SubD:          | <b>Brinkers</b>          |          |                 |          |                 |          |                 |
| Schl District: | <b>Washington</b>        |          |                 |          |                 |          |                 |

#### 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 25 results.

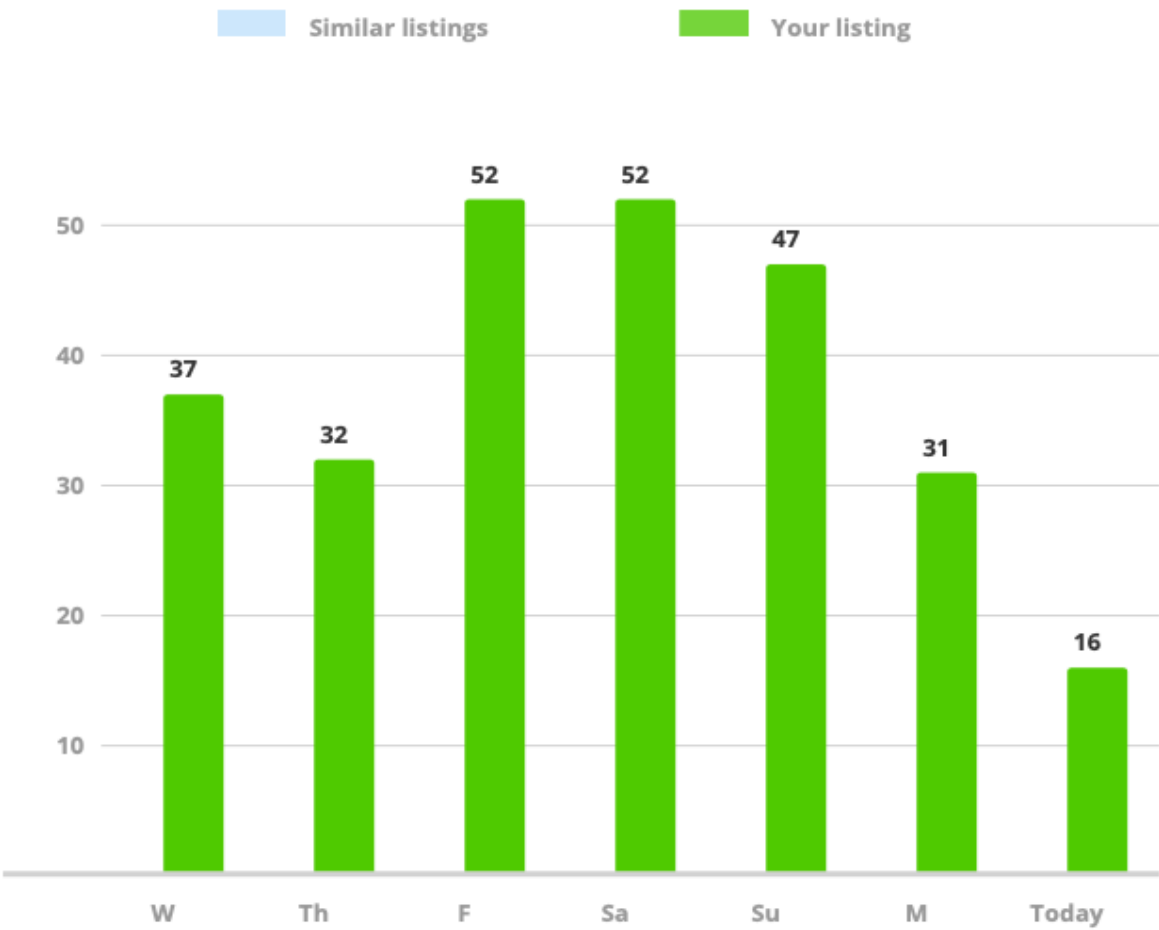
**358 Historical Views for 204 Fair**

Time on Zillow  
**32 days**

Views  
**964**

Saves  
**29**

[This Week](#)   Last 30 Days



# MARIS



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## Listing Activity Report

204 Fair, Washington, MO 63090

Snapshot for Feb 27, 2020 - Mar 29, 2020



Listing ID: 20012492  
Address: 204 Fair, Washington, MO 63090  
Price: \$75,000  
Status: ACTIVE

Total number of appointments: 21  
Appointments in the last 30 days: 12  
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<br>03/29/2020 2:00 PM - 2:15 PM                                                                                                                                                                                                                                     | 03/29/2020 03:27 PM                                                                                                                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                | <p>Very</p> <p>Just right</p> <p>Please let me know if you're offer goes south,thanks</p>                                                                  |
| Showing<br>03/27/2020 6:50 PM - 7:30 PM                                                                                                                                                                                                                                     | 03/28/2020 01:47 PM                                                                                                                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Very</p> <p>Good</p> <p>Too high</p> <p>3</p>                                                                                                           |
| Showing<br>03/17/2020 5:30 PM - 6:00 PM                                                                                                                                                                                                                                     | 03/17/2020 07:08 PM                                                                                                                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>too small</p>                                                                                                                     |
| Showing<br>03/16/2020 5:00 PM - 5:45 PM                                                                                                                                                                                                                                     | 03/20/2020 12:38 AM                                                                                                                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p>                                                                                                          |
| Showing<br>03/11/2020 5:00 PM - 6:00 PM                                                                                                                                                                                                                                     | 03/11/2020 08:26 PM                                                                                                                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Buyers worried about leak in basement and would like more information Concerned about one bedroom</p> |

| Activity Details                                                                                                                                                                                                                                                            |  | Received                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>03/11/2020 2:00 PM - 3:00 PM                                                                                                                                                                                                                                     |  | 03/12/2020 03:57 PM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>please let me know if you get any offers on this property. thanks!</p>                                                                                                                                                                                   |
| Showing<br>03/01/2020 1:20 PM - 2:20 PM                                                                                                                                                                                                                                     |  | 03/01/2020 02:05 PM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>Just right</p> <p>4</p> <p>Great little house for the price. Buyers don't want to deal with the basement leak and found a home with off street parking that they prefer</p>                                            |
| Showing<br>03/01/2020 12:35 PM - 1:20 PM                                                                                                                                                                                                                                    |  | 03/01/2020 01:25 PM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                          |  | <p>Very</p> <p>Good</p> <p>Will need second showing. Concern on water in basement and discoloration and cracks in ceiling. Any extra info on that? Location and layout a plus.</p>                                                                          |
| Showing<br>02/29/2020 2:30 PM - 3:30 PM                                                                                                                                                                                                                                     |  | 02/29/2020 05:55 PM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>Just right</p> <p>3</p>                                                                                                                                                                                                |
| Showing<br>02/29/2020 1:30 PM - 1:45 PM                                                                                                                                                                                                                                     |  | 03/01/2020 12:42 AM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>Just right</p> <p>3</p> <p>Water standing in the basement changed their "Ooh isn't this cute," to "nope". It is a really cute house and smelled good upstairs but the basement made them say no. Sorry, good luck!</p> |
| Showing<br>02/28/2020 6:30 PM - 7:30 PM                                                                                                                                                                                                                                     |  | 02/28/2020 07:16 PM                                                                                                                                                                                                                                         |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Fair</p> <p>Just right</p> <p>3</p>                                                                                                                                                                                                         |
| Showing<br>02/28/2020 5:00 PM - 6:00 PM                                                                                                                                                                                                                                     |  | 03/03/2020 08:56 AM                                                                                                                                                                                                                                         |

| Activity Details                                                                                                                                                                                                                                                            |  | Received                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------|
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Fair</p> <p>Too high</p>          |
| Showing<br>02/28/2020 2:30 PM - 3:00 PM                                                                                                                                                                                                                                     |  | 03/01/2020 08:33 AM                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>3</p> |
| Showing<br>02/28/2020 11:30 AM - 11:45 AM                                                                                                                                                                                                                                   |  | 03/01/2020 04:59 PM                                        |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>too small</p>                                           |

| Listing Activity Details                                                                            |                               |  |          |
|-----------------------------------------------------------------------------------------------------|-------------------------------|--|----------|
| Activity Type                                                                                       | Activity Date                 |  | Comments |
|  Past Showing       | 03/29/2020 2:00 PM - 2:15 PM  |  |          |
|  Past Showing     | 03/27/2020 6:50 PM - 7:30 PM  |  |          |
|  Past Showing     | 03/17/2020 5:30 PM - 6:00 PM  |  |          |
|  Past Showing     | 03/16/2020 5:00 PM - 5:45 PM  |  |          |
|  Past Showing     | 03/16/2020 2:00 PM - 2:15 PM  |  |          |
|  Past Showing     | 03/14/2020 1:30 PM - 2:00 PM  |  |          |
|  Past Showing     | 03/11/2020 5:00 PM - 6:00 PM  |  |          |
|  Past Showing     | 03/11/2020 2:00 PM - 3:00 PM  |  |          |
|  Status Change    | 03/10/2020 12:50 PM           |  |          |
|  Past Inspection  | 03/04/2020 8:30 AM - 10:30 AM |  |          |
|  Canceled Showing | 03/03/2020 5:30 PM - 6:00 PM  |  |          |
|  Canceled Showing | 03/03/2020 4:00 PM - 5:00 PM  |  |          |
|  Status Change    | 03/02/2020 12:00 PM           |  |          |
|  Past Showing     | 03/01/2020 1:20 PM - 2:20 PM  |  |          |
|  Status Change    | 03/01/2020 12:37 PM           |  |          |
|  Past Showing     | 03/01/2020 12:35 PM - 1:20 PM |  |          |

| Activity Type                                                                                     | Activity Date                  | Comments |
|---------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing     | 03/01/2020 11:00 AM - 11:15 AM |          |
|  Past Showing     | 02/29/2020 5:30 PM - 5:45 PM   |          |
|  Past Showing     | 02/29/2020 2:30 PM - 3:30 PM   |          |
|  Past Showing     | 02/29/2020 1:30 PM - 1:45 PM   |          |
|  Past Showing     | 02/29/2020 9:00 AM - 9:30 AM   |          |
|  Past Showing     | 02/28/2020 6:30 PM - 7:30 PM   |          |
|  Past Showing     | 02/28/2020 5:00 PM - 6:00 PM   |          |
|  Canceled Showing | 02/28/2020 4:45 PM - 5:00 PM   |          |
|  Past Showing     | 02/28/2020 2:30 PM - 3:00 PM   |          |
|  Past Showing     | 02/28/2020 11:30 AM - 11:45 AM |          |
|  Past Showing     | 02/28/2020 11:30 AM - 11:45 AM |          |
|  Status Change    | 02/27/2020 12:25 PM            |          |
|  New Listing     | 02/27/2020                     |          |