

The Nett Group Real Estate Advisors

SELLER REPORT



320 North Fountain | Cape Girardeau

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	307
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Client Possibilities	2
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Client Favorites	2
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Zillow Views	200
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Zillow Saves	9
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Showings	16
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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	19055427	A	07/23/2019	RESI	414 Washington Ave	Cape Girardeau	Cape Girardeau	89		\$89,900 3	2 (2 0)	1,194	0.1600	99	RECC01
0.1 mi	19037244	A	05/20/2019	RESI	302 North Middle St	Cape Girardeau	Cape Girardeau	685	153	\$69,999 2	2 (2 0)	1,200	0.0400	89	ABERNATHY
0.0 mi	18094748	A	12/19/2018	RESI	320 North Fountain	Cape Girardeau	Cape Girardeau	685	305	\$70,000 3	1 (1 0)	1,296	0.2300	136	KWRC05
0.1 mi	19037604	S	07/12/2019	RESI	333 North Middle St	Cape Girardeau	Cape Girardeau	9		\$68,100 2	1 (1 0)	967	0.2600	129	RECC01
0.1 mi	19006052	S	03/15/2019	RESI	345 North Fountain		Cape Girardeau	3		\$80,400 4	2 (2 0)	1,216	0.2386	8	RECC01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 10/21/2019 to 10/21/2018

Property Type is 'Residential'

Latitude, Longitude is within 0.25 mi of 18094748

State Or Province is 'Missouri'

Price is 50000 to 100000

Selected 5 of 5 results.

CMA 1 Line (Landscape)

Property Type: Residential

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is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 10/21/2019 to 10/21/2018 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18094748 State Or Province is 'Missouri' Price is 50000 to 100000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19037244	302 North Middle St	Southeast Misso	Unknown	2	2 (2 0)	1,200	1,200	0.040	89	05/20/19	\$58.33	153	\$75,000	\$69,999
18094748	320 North Fountain	Southeast Misso	Range 'f'	3	1 (1 0)	1,296	1,296	0.230	136	12/19/18	\$54.01	305	\$84,900	\$70,000
19055427	414 Washington Ave		Popp & Springer	3	2 (2 0)	1,194	1,194	0.160	99	07/23/19	\$75.29	89	\$89,900	\$89,900

Active Totals

Listing Count :	3	Averages:	1,230	1,230	0.143							\$62.55	182	\$83,267	\$76,633	
		Price :								High	\$89,900	Low		\$69,999	Median	\$70,000

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
19037604	333 North Middle St		NA	2	1 (1 0)	967	967	0.260	129	07/12/19	\$70.42	9	\$67,500	\$67,500	\$68,100	100.89
19006052	345 North Fountain		NA	4	2 (2 0)	1,216	1,216	0.239	8	03/15/19	\$66.12	3	\$79,900	\$79,900	\$80,400	100.63

Closed Totals

Listing Count :	2	Averages:	1,092	1,092	0.249							\$68.27	6	\$73,700	\$73,700	\$74,250	100.76
		Price :								High	\$80,400	Low	\$68,100	Median		\$74,250	

Grand Totals

Count :	5	Averages:				\$/SqFt: \$64.84				CDOM: 112			OP: \$79,440		LP: \$75,460		SP: \$74,250
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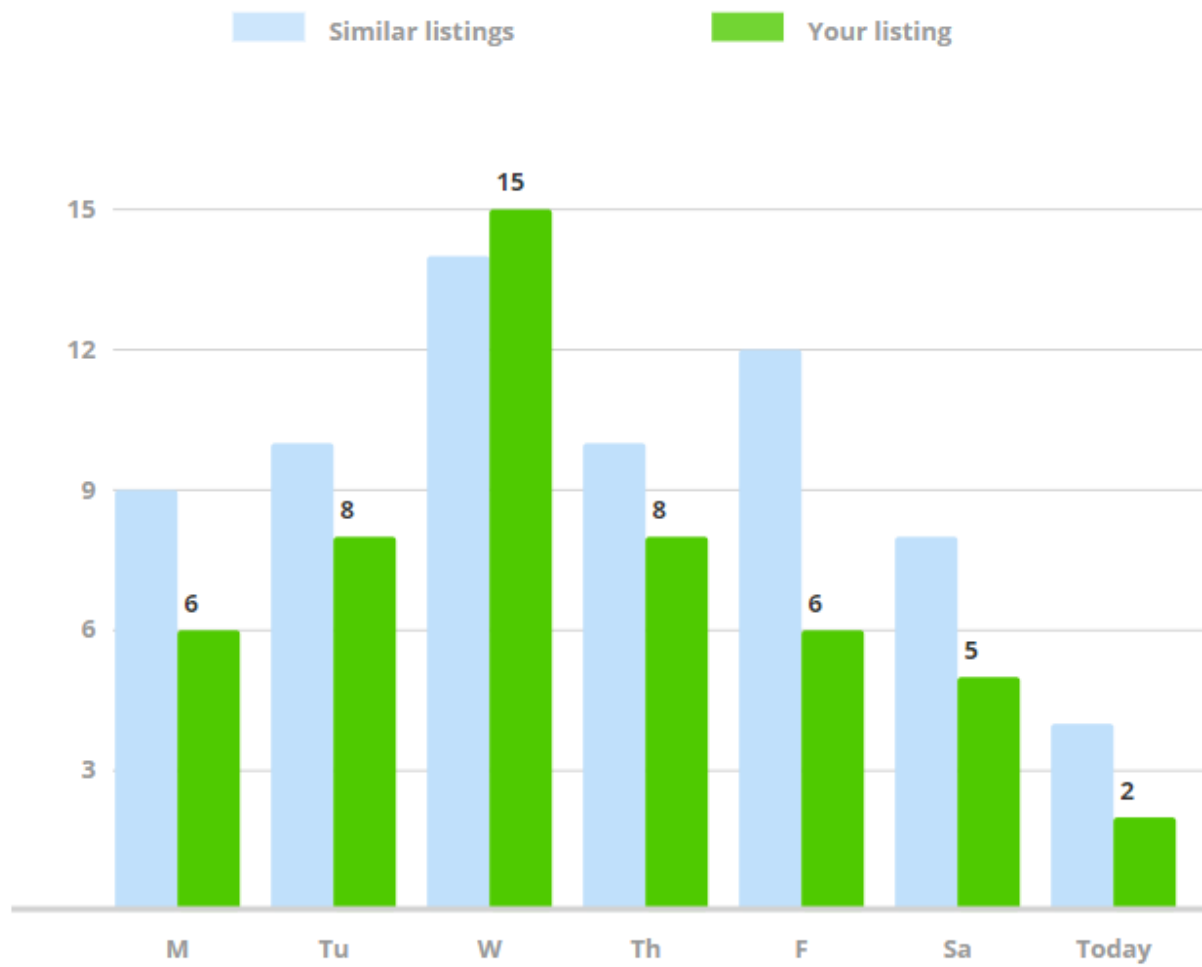
Time on Zillow
305 days

Views
200

Saves
9

This Week

Last 30 Days



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
18094748	RESI	ACT	12/19/18	320 North Fountain	Cape Girardeau	685	305	\$70,000	84	71	2	2	87	1	12	8	1210

Cross Property Condensed

320 North Fountain, Cape Girardeau 63701-7237



MLS #:	18094748	Status:	A	Stat Dt:	12/19/18	List Pr:	\$70,000
Area:	685	Bd:	3	Sq Ft:	1,296	Sell Pr:	
Muni/Twp:	Cape Girardeau			Pr/SqFt:	\$54.01	CDOM:	305
GA/CR:	2/0	Bth:	1 (1 0)			Age:	136
Style/Desc:	1 Story/Bungalow / Cottage					Acre:	.230
SubD:	Range 'f'						
Schl District:	Cape Girardeau 63						

Search Criteria

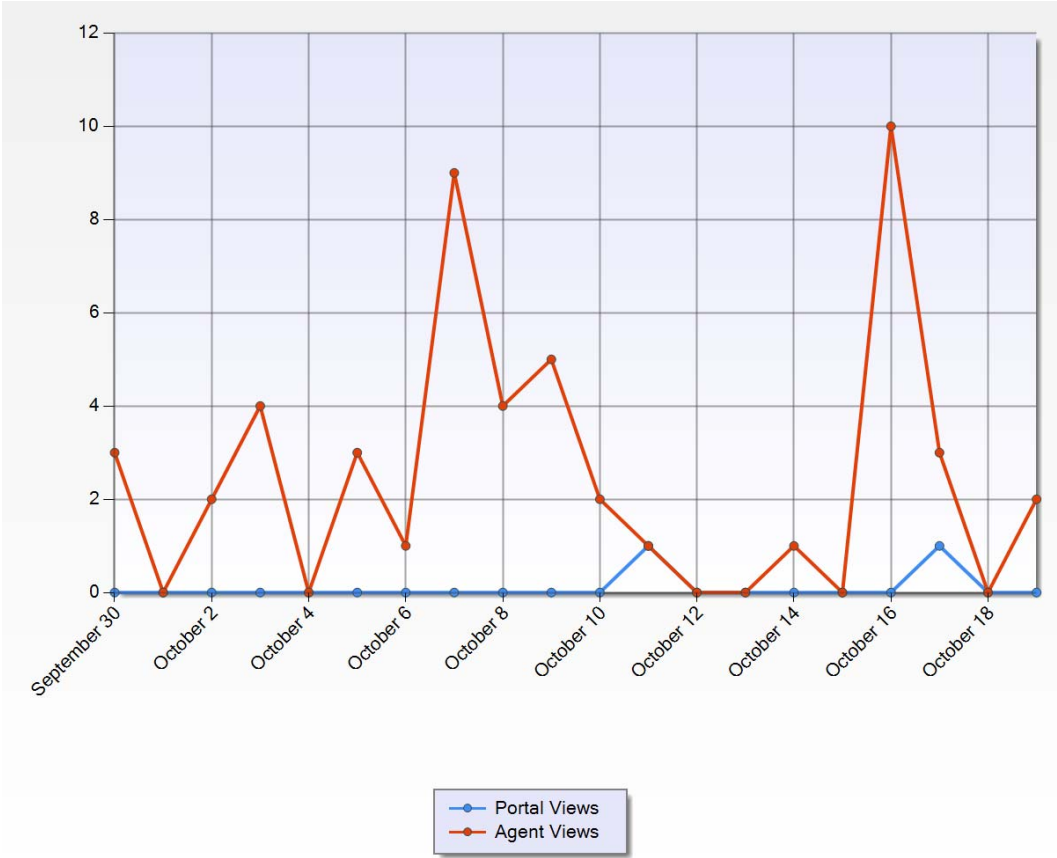
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 31 results.

 Historical Views for 320 North Fountain



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
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Listing Activity Report

320 North Fountain, Cape Girardeau, MO 63701

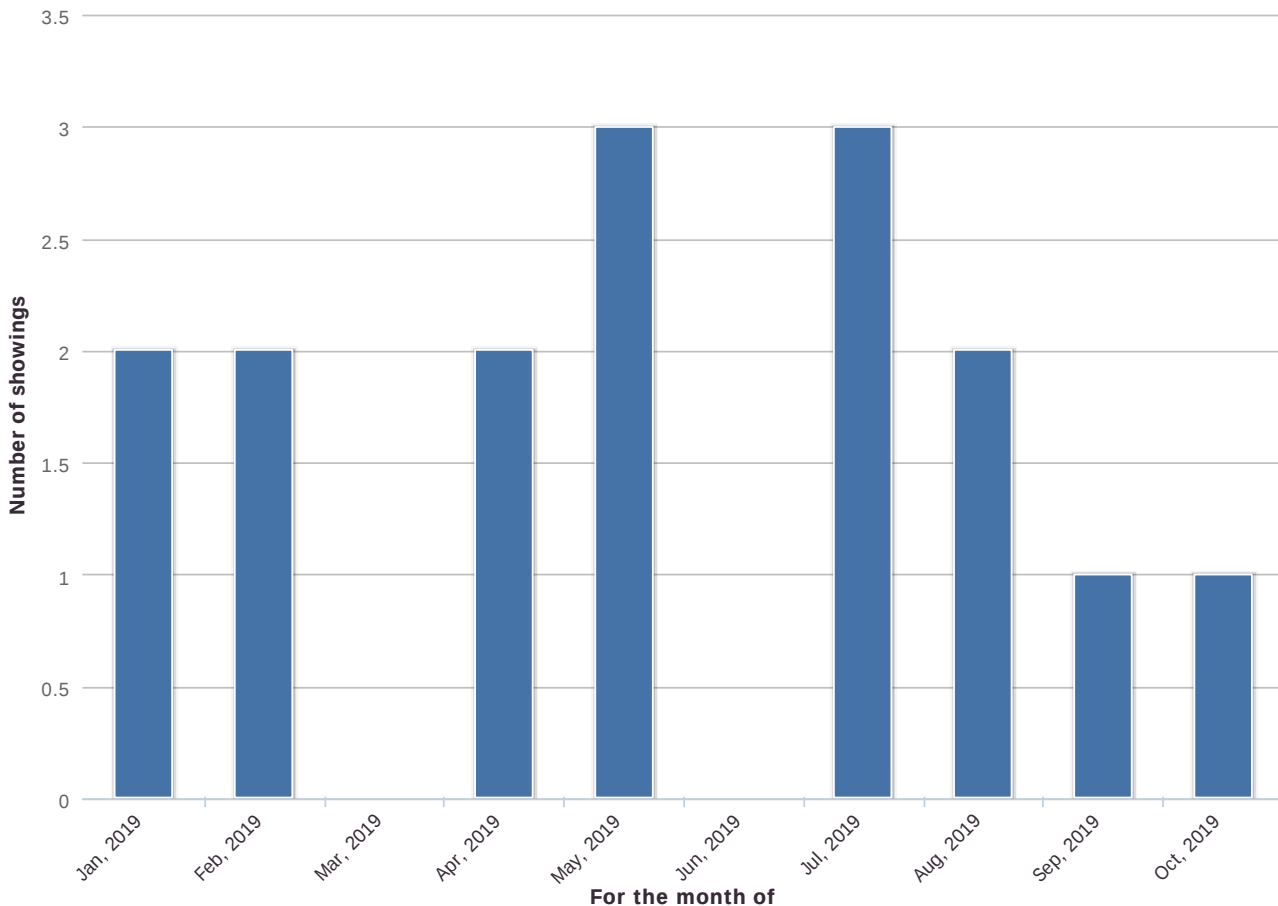
Snapshot for Dec 19, 2018 - Oct 04, 2019



Listing ID: 18094748
Address: 320 North Fountain, Cape Girardeau, MO 63701
Price: \$70,000
Status: ACTIVE

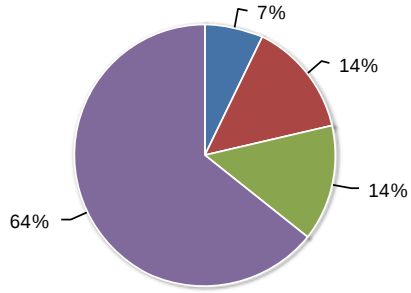
Total number of appointments: 16
Appointments in the last 30 days: 2
Appointments in the last 7 days: 0
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Month



Feedback at a Glance

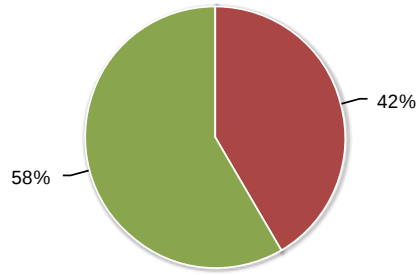
Is your client interested in this listing?



Very (1)
 Somewhat (2)
 Maybe (2)
 Not interested (9)

* 14 responses

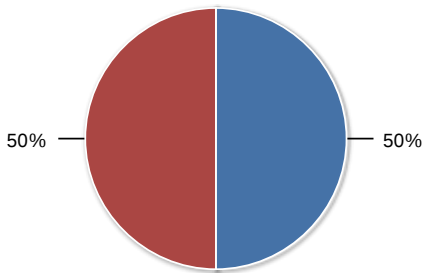
Please rate your overall experience at this showing.



Excellent (0)
 Good (5)
 Fair (7)
 Poor (0)

* 12 responses

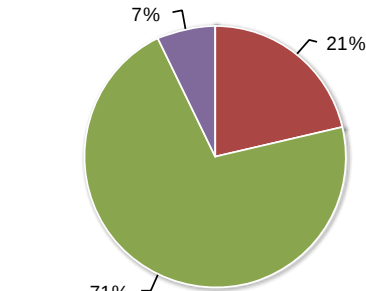
Your (and your client's) opinion of the price:



Just right (6)
 Too high (6)
 Too low (0)

* 12 responses

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



5(Best) (0)
 4 (3)
 3 (10)
 2 (1)
 1(Worst) (0)

* 14 responses

Feedback Responses

Activity Details	Received
Showing 10/04/2019 11:15 AM - 12:15 PM	10/10/2019 12:12 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:	Maybe Good Just right 3 Upstairs looks great, but there was mold along the baseboards in one of the rooms, and lots of mold in the basement
Showing 09/27/2019 11:30 AM - 12:45 PM	10/01/2019 02:03 PM

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:		Somewhat Good 4 It was a great looking house. The basement was the only worry. Will definitely be checking it out again.
Showing 08/28/2019 2:00 PM - 2:45 PM		08/31/2019 04:27 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 4
Showing 08/26/2019 1:30 PM - 1:45 PM		08/27/2019 02:19 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:		Somewhat Fair Just right 3 Concerned about the furnace. Just started looking.
Showing 07/26/2019 3:30 PM - 4:30 PM		07/27/2019 06:35 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 3 The yard needs to be mowed and the lights do not work in the basement
Showing 07/20/2019 11:30 AM - 12:30 PM		07/22/2019 01:01 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 Good Just right 3 My buyer did not like the surrounding area.
Showing 07/14/2019 12:00 PM - 12:30 PM		07/14/2019 03:50 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
Showing 05/28/2019 7:00 PM - 7:15 PM		06/01/2019 03:47 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 2 already spoke with someone, squatters seem to be addressed. No central air. it borders on a rough area in the town. Asbestos tile roof may need to be addressed. It's going to be a tough sale.

Activity Details		Received
Showing 05/17/2019 11:00 AM - 12:00 PM		05/17/2019 02:20 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Too high 3 It's a nice home but not the neighborhood my client wanted to be in. Sorry
Showing 04/07/2019 12:00 PM - 12:15 PM		04/09/2019 11:57 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 Good Just right 3 Bathroom too small for my buyers liking.
Showing 02/26/2019 3:00 PM - 3:40 PM		03/01/2019 07:13 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 3 COMMENTS/RECOMMENDATIONS:
Showing 02/16/2019 9:30 AM - 9:45 AM		02/18/2019 09:58 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:		Maybe Fair Just right 3 Looked at other homes same morning. Leaning towards another home.
Showing 01/21/2019 2:30 PM - 2:45 PM		01/22/2019 02:52 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:		Very Just right 4 Unable to enter due to dead bolt and didn't want to break key, we will go back later this week.
Showing 01/19/2019 2:15 PM - 2:45 PM		01/26/2019 08:47 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 3 Concerns of home foundation not being level due to faulty doors not opening, unlocking or closing throughout the entire home.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	10/04/2019 11:15 AM - 12:15 PM	
 Past Showing	09/27/2019 11:30 AM - 12:45 PM	

Activity Type	Activity Date	Comments
 Past Showing	08/28/2019 2:00 PM - 2:45 PM	
 Past Showing	08/26/2019 1:30 PM - 1:45 PM	
 Canceled Showing	08/24/2019 3:30 PM - 4:00 PM	
 Price Change Notification	08/01/2019 11:24 AM	
 Price Change	08/01/2019 11:24 AM	
 Past Showing	07/26/2019 3:30 PM - 4:30 PM	
 Past Showing	07/20/2019 11:30 AM - 12:30 PM	
 Past Showing	07/14/2019 12:00 PM - 12:30 PM	
 Past Showing	05/28/2019 7:00 PM - 7:15 PM	
 Past Showing	05/17/2019 11:00 AM - 12:00 PM	
 Past Showing	05/09/2019 6:30 PM - 7:30 PM	
 Past Showing	04/09/2019 2:00 PM - 2:15 PM	
 Past Showing	04/07/2019 12:00 PM - 12:15 PM	
 Past Showing	02/26/2019 3:00 PM - 3:40 PM	
 Price Change	02/23/2019 4:57 AM	
 Past Showing	02/16/2019 9:30 AM - 9:45 AM	
 Past Showing	01/21/2019 2:30 PM - 2:45 PM	
 Past Showing	01/19/2019 2:15 PM - 2:45 PM	
 New Listing	12/19/2018	