

The Nett Group Real Estate Advisors

SELLER REPORT



8010 Fox Hollow | Barnhart

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	18
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Client Possibilities	0
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Client Favorites	1
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Zillow Views	650
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Zillow Saves	32
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Showings	3
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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	19079696	A	12/02/2019	RESI	8159 Pheasant Dr	Pevely	Bamhart	398	6	\$198,500	3	2 (2 0)	1,422	0.2800	6 REGO01
0.1 mi	19069873	A	09/16/2019	RESI	8035 Fox Hollow	Pevely	Bamhart	398	83	\$235,000	3	2 (2 0)	1,700	0.2800	7 EXSL01
0.0 mi	19079910	A	11/20/2019	RESI	8010 Fox Hollow	Pevely	Bamhart	398	18	\$260,000	3	3 (2 1)	1,672	0.2500	13 KWRC05
0.2 mi	19069212	A	09/12/2019	RESI	8058 Fox Hollow	Pevely	Bamhart	398	87	\$279,900	4	3 (2 1)	3,046	0.3100	16 EXSL01
0.2 mi	18031255	S	12/17/2018	RESI	1845 Eagle Crest	Unincorporated	Bamhart	398	0	\$226,815	4	3 (2 1)	1,993		BHAL12
0.2 mi	19074168	S	12/05/2019	RESI	1834 Eagle Crest	Pevely	Bamhart	398	8	\$249,900	3	2 (2 0)	1,525	0.2600	4 MADA01
0.2 mi	18040569	S	12/21/2018	RESI	8108 Pheasant Dr	Pevely	Bamhart	398	160	\$272,900	4	4 (3 1)	3,400	0.3400	15 BHSP05
0.1 mi	19001711	X	04/07/2019	RESI	8042 Fox Hollow	Pevely	Bamhart	398	42	\$294,900	6	4 (3 1)	3,216	0.3800	14 RLGR01
0.2 mi	17073278	W	09/09/2019	RESI	TBB Hunters Glen-Marylyn	Unincorporated	Bamhart	398	726	\$214,900	4	3 (2 1)	2,410		EXSL01
0.2 mi	17073282	W	09/09/2019	RESI	TBB Hunters Glen-Kelsey	Unincorporated	Bamhart	398	726	\$254,900	4	3 (2 1)	3,035		EXSL01
0.2 mi	17073531	W	09/09/2019	RESI	TBB Hunters Glen-Alexander	Unincorporated	Bamhart	398	726	\$259,900	4	3 (2 1)	2,804		EXSL01

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 12/9/2019 to 12/9/2018

Latitude, Longitude is within 0.25 mi of 19079910

State Or Province is 'Missouri'

Price is 160000 to 360000

Selected 11 of 11 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 12/9/2019 to 12/9/2018 Latitude, Longitude is within 0.25 mi of 19079910 State Or Province is 'Missouri' Price is 160000 to 360000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19079696	8159 Pheasant Dr	Herculaneum	Hunters Glen 02	3 2 (2 0)	1,422	1,422	0.280	6	12/02/19	\$139.59	6	\$198,500	\$198,500
19069873	8035 Fox Hollow	Herculaneum	Hunters Glen	3 2 (2 0)	1,700		0.280	7	09/16/19	\$138.24	83	\$249,900	\$235,000
19079910	8010 Fox Hollow	Herculaneum	Hunters Glen 01	3 3 (2 1)	1,672		0.250	13	11/20/19	\$155.50	18	\$260,000	\$260,000
19069212	8058 Fox Hollow	Herculaneum	Hunters Glen	4 3 (2 1)	3,046	3,046	0.310	16	09/12/19	\$91.89	87	\$294,900	\$279,900

Active Totals

Listing Count :	4	Averages:	1,960	2,234	0.280					\$131.31	49	\$250,825	\$243,350		
		Price :							High	\$279,900	Low	\$198,500	Median	\$247,500	

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
18031255	1845 Eagle Crest	Herculaneum	Hunters Glen	4 3 (2 1)	1,993				12/17/18	\$113.81	0	\$226,815	\$226,815	\$226,815	100.00
19074168	1834 Eagle Crest	Herculaneum	Hunters Glen 01	3 2 (2 0)	1,525		0.260	4	12/05/19	\$163.87	8	\$249,900	\$249,900	\$249,900	100.00
18040569	8108 Pheasant Dr	Herculaneum	Hunters Glen	4 4 (3 1)	3,400	3,400	0.340	15	12/21/18	\$80.26	160	\$300,000	\$277,900	\$272,900	90.97

Closed Totals

Listing Count :	3	Averages:	2,306	3,400	0.300					\$119.31	56	\$258,905	\$251,538	\$249,872	96.99
		Price :							High	\$272,900	Low	\$226,815	Median	\$249,900	

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19001711	8042 Fox Hollow	Herculaneum	Hunters Glen 01	6 4 (3 1)	3,216	5,929	0.380	14	04/08/19	\$91.70	42	\$294,900	\$294,900

Expired Totals

Listing Count :	1	Averages:	3,216	5,929	0.380					\$91.70	42	\$294,900	\$294,900		
		Price :							High	\$294,900	Low	\$294,900	Median	\$294,900	

Withdrawn Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17073278	TBB Hunters Glen-Marylyn	Herculaneum	Hunters Glen	4 3 (2 1)	2,410				09/09/19	\$89.17	726	\$214,900	\$214,900
17073282	TBB Hunters Glen-Kelsey	Herculaneum	Hunters Glen	4 3 (2 1)	3,035				09/09/19	\$83.99	726	\$254,900	\$254,900
17073531	TBB Hunters Glen-Alexander	Herculaneum	Hunters Glen	4 3 (2 1)	2,804				09/09/19	\$92.69	726	\$259,900	\$259,900

Withdrawn Totals

Listing Count :	3	Averages:	2,750							\$88.62	726	\$243,233	\$243,233		
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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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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Price :	High	\$259,900	Low	\$214,900	Median	\$254,900
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Grand Totals

Count :	11	Averages:	\$/SqFt: \$112.79	CDOM: 235	OP: \$254,965	LP: \$250,238	SP: \$249,872
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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
19079910	RESI	ACT	11/20/19	8010 Fox Hollow	Barnhart	398	18	\$260,000	87	56	1	0	92	4	3	5	197

Cross Property Condensed

8010 Fox Hollow, Barnhart 63012-2724



MLS #:	19079910	Status:	A	Stat Dt:	11/20/19	List Pr:	\$260,000
Area:	398	Bd:	3	Sq Ft:	1,672	Sell Pr:	
Muni/Twp:	Pevely			Pr/SqFt:	\$155.50	CDOM:	18
GA/CR:	3/0	Bth:	3 (2 1)			Age:	13
Style/Desc:	1 Story/Ranch					Acre:	.250
SubD:	Hunters Glen 01						
Schl District:	Dunklin R-V						

Search Criteria

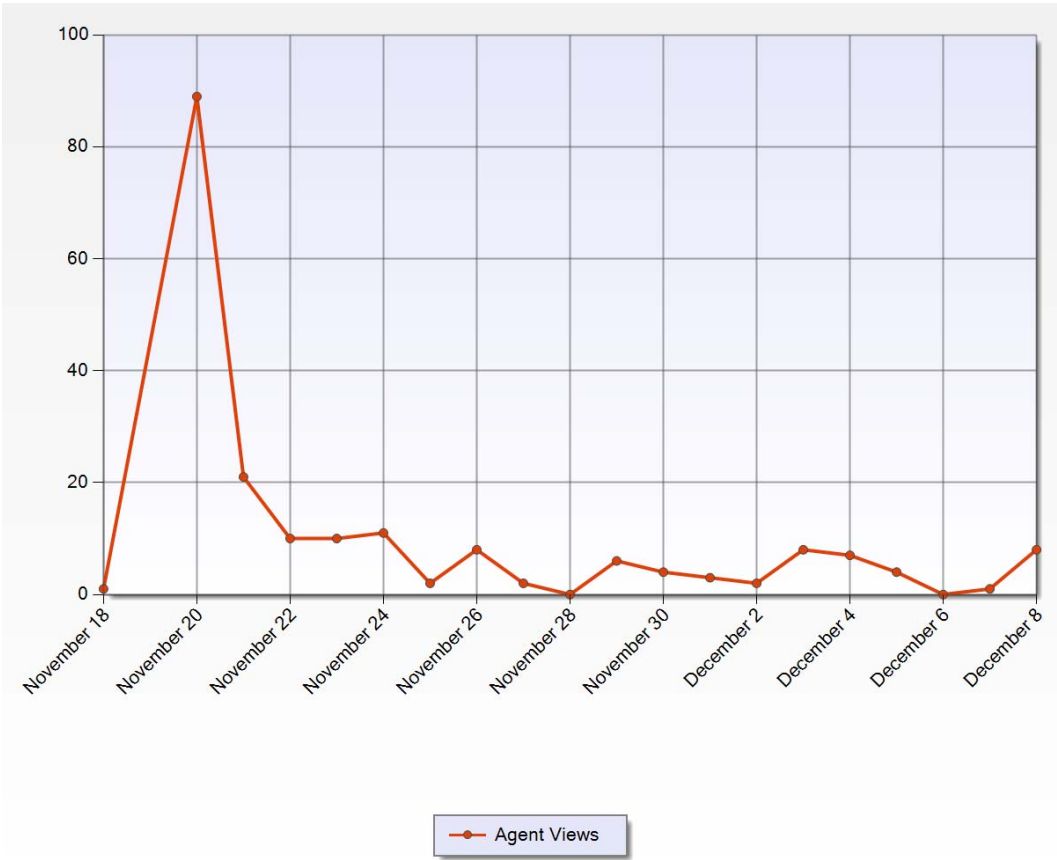
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 Historical Views for 8010 Fox Hollow

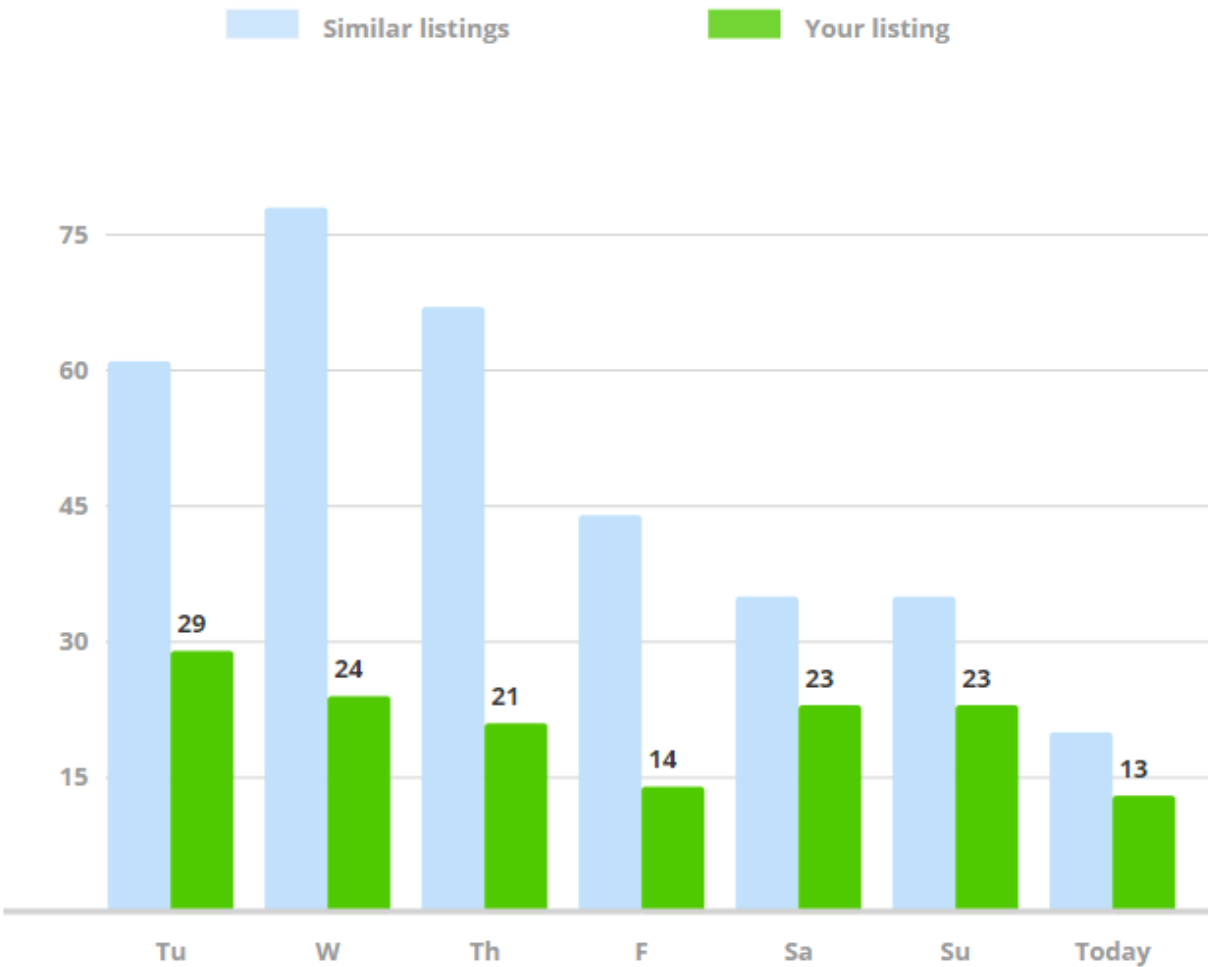


Time on Zillow
18 days

Views
650

Saves
32

[This Week](#) Last 30 Days



MARIS



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Listing Activity Report

8010 Fox Hollow, Barnhart, MO 63012

Snapshot for Nov 20, 2019 - Dec 03, 2019



Listing ID: 19079910
Address: 8010 Fox Hollow, Barnhart, MO 63012
Price: \$260,000
Status: ACTIVE

Total number of appointments: 3
Appointments in the last 30 days: 3
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback Responses

Activity Details

Received

No feedback responses.

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	12/03/2019 2:00 PM - 2:15 PM	
Past Showing	11/24/2019 6:30 PM - 7:20 PM	
Past Showing	11/24/2019 10:00 AM - 11:00 AM	
Status Change	11/20/2019 9:19 AM	
New Listing	11/20/2019	