

The Nett Group Real Estate Advisors

SELLER REPORT



132 Foxtree Dr| Hazelwood

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	38
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Client Possibilities	8
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Client Favorites	13
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Zillow Views	735
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Zillow Saves	41
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Showings	19
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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
0.1 mi	20002974	A	01/15/2020	RESI	149 Foxtree Dr	Hazelwood	Hazelwood	48	26	\$70,000 3	2 (2 0)	1,138		55	CLRG01
0.0 mi	20000258	A	01/03/2020	RESI	132 Foxtree Dr	Hazelwood	Hazelwood	48	109	\$112,000 3	2 (1 1)	1,087	0.1830	55	KWRC05
0.2 mi	19044367	S	08/27/2019	RESI	204 Elmgrove Ave	Hazelwood	Hazelwood	48	18	\$56,500 3	2 (1 1)	1,070	0.2040	59	TABR01
0.2 mi	19010435	S	11/26/2019	RESI	258 Palm Dr	Hillsdale	Hazelwood	48	262	\$71,000 3	2 (2 0)	1,480	0.2100	60	CKBR01
0.2 mi	19060224	S	09/16/2019	RESI	241 Alma	Hazelwood	Hazelwood	48	3	\$75,500 3	2 (2 0)	1,160	0.2170	59	SNRE
0.2 mi	19038206	S	09/12/2019	RESI	234 Palm Dr	Hazelwood	Hazelwood	48	14	\$100,500 3	2 (2 0)	1,160	0.2170	60	GANE01
0.2 mi	19081445	S	12/11/2019	RESI	7469 Sunset Dr	Hazelwood	Hazelwood	48	6	\$114,500 3	3 (2 1)	936	0.2420	51	CBG 06
0.1 mi	19022481	S	05/01/2019	RESI	117 Foxtree Dr	Hazelwood	Hazelwood	48	18	\$124,000 3	2 (2 0)	1,183	0.2490	54	MLRA01
0.2 mi	19055880	S	09/05/2019	RESI	248 Alma Dr	Hazelwood	Hazelwood	48	95	\$133,000 3	3 (2 1)	1,394	0.2170	50	CBG 05
0.2 mi	19003625	S	06/03/2019	RESI	101 Sunset Dr	Hazelwood	Hazelwood	48	66	\$146,900 4	2 (2 0)	1,428	0.2860	63	CBG 12
0.1 mi	19045810	X	08/19/2019	RESI	149 Foxtree Dr	Hazelwood	Hazelwood	48	61	\$93,600 3	3 (2 1)	1,138	0.1820	54	CBG 06
0.0 mi	19055926	X	11/30/2019	RESI	132 Foxtree Dr	Hazelwood	Hazelwood	48	71	\$113,900 4	2 (1 1)	1,087	0.1830	54	KWRW01
0.2 mi	19025002	C	07/16/2019	RESI	248 Alma Dr	Hazelwood	Hazelwood	48	90	\$129,900 3	3 (2 1)	1,394	0.2169	50	PRAG01

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 2/11/2020 to 2/11/2019

Latitude, Longitude is within 0.25 mi of 20000258

State Or Province is 'Missouri'

Price is 50000 to 160000

Selected 13 of 13 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 2/11/2020 to 2/11/2019 Latitude, Longitude is within 0.25 mi of 20000258 State Or Province is 'Missouri' Price is 50000 to 160000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20002974	149 Foxtree Dr	Hazelwood West	Fox Croft	3 2 (2 0)	1,138			55	01/15/20	\$61.51	26	\$70,000	\$70,000
20000258	132 Foxtree Dr	Hazelwood West	Fox Croft	3 2 (1 1)	1,087	1,087	0.183	55	01/03/20	\$103.04	109	\$112,000	\$112,000

Active Totals

Listing Count :	2	Averages:	1,113	1,087	0.183					\$82.27	68	\$91,000	\$91,000		
		Price :						High		\$112,000	Low	\$70,000	Median	\$91,000	

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
19044367	204 Elmgrove Ave	Hazelwood West	Mystic Manor Amd	3 2 (1 1)	1,070	1,070	0.204	59	08/27/19	\$52.80	18	\$59,900	\$59,900	\$56,500	94.32
19010435	258 Palm Dr	Hazelwood West	Hazel Woods 3	3 2 (2 0)	1,480	1,480	0.210	60	11/26/19	\$47.97	262	\$112,500	\$72,750	\$71,000	63.11
19060224	241 Alma	Hazelwood West	Hazel-Woods 4	3 2 (2 0)	1,160		0.217	59	09/16/19	\$65.09	3	\$75,500	\$75,500	\$75,500	100.00
19038206	234 Palm Dr	Hazelwood West	Hazel Woods 3	3 2 (2 0)	1,160		0.217	60	09/12/19	\$86.64	14	\$109,900	\$109,900	\$100,500	91.45
19081445	7469 Sunset Dr	Hazelwood West	Sunset Acres	3 3 (2 1)	936	1,550	0.242	51	12/11/19	\$122.33	6	\$109,900	\$109,900	\$114,500	104.19
19022481	117 Foxtree Dr	Hazelwood West	Fox Croft	3 2 (2 0)	1,183		0.249	54	05/01/19	\$104.82	18	\$119,900	\$119,900	\$124,000	103.42
19055880	248 Alma Dr	Hazelwood West	Hazel Woods	3 3 (2 1)	1,394	1,394	0.217	50	09/05/19	\$95.41	95	\$129,000	\$129,000	\$133,000	103.10
19003625	101 Sunset Dr	Hazelwood West	Hazel Woods	4 2 (2 0)	1,428		0.286	63	06/03/19	\$102.87	66	\$139,900	\$139,900	\$146,900	105.00

Closed Totals

Listing Count :	8	Averages:	1,226	1,374	0.230					\$84.74	60	\$107,063	\$102,094	\$102,738	95.57
		Price :						High		\$146,900	Low	\$56,500	Median	\$107,500	

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19045810	149 Foxtree Dr	Hazelwood West	Fox Croft	3 3 (2 1)	1,138		0.182	54	08/20/19	\$82.25	61	\$93,600	\$93,600
19055926	132 Foxtree Dr	Hazelwood West	Fox Croft	4 2 (1 1)	1,087	987	0.183	54	12/01/19	\$104.78	71	\$114,900	\$113,900

Expired Totals

Listing Count :	2	Averages:	1,113	987	0.183					\$93.52	66	\$104,250	\$103,750		
		Price :						High		\$113,900	Low	\$93,600	Median	\$103,750	

Cancelled Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19025002	248 Alma Dr	Hazelwood West	Hazel Woods 4	3 3 (2 1)	1,394		0.217	50	07/16/19	\$93.19	90	\$139,000	\$129,900

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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CMA 1 Line (Landscape)

Property Type: Residential

Residential									
Listing Count :	1	Averages:	1,394	0.217	\$93.19	90	\$139,000	\$129,900	
		Price :		High	\$129,900	Low	\$129,900	Median	\$129,900

Grand Totals									
Count :	13	Averages:	\$/SqFt: \$86.36	CDOM: 65	OP: \$106,615	LP: \$102,781	SP: \$102,738		

Cross Property Condensed

132 Foxtree Dr, Hazelwood 63042-2104



MLS #:
Area:
Muni/Twp:
GA/CR:
Style/Desc:
SubD:
Schl District:

[20000258](#)
48
Hazelwood
0/1
1 Story/Ranch
Fox Croft
Hazelwood

Status: **A**
Bd: **3**
Bth: **2 (1 1)**

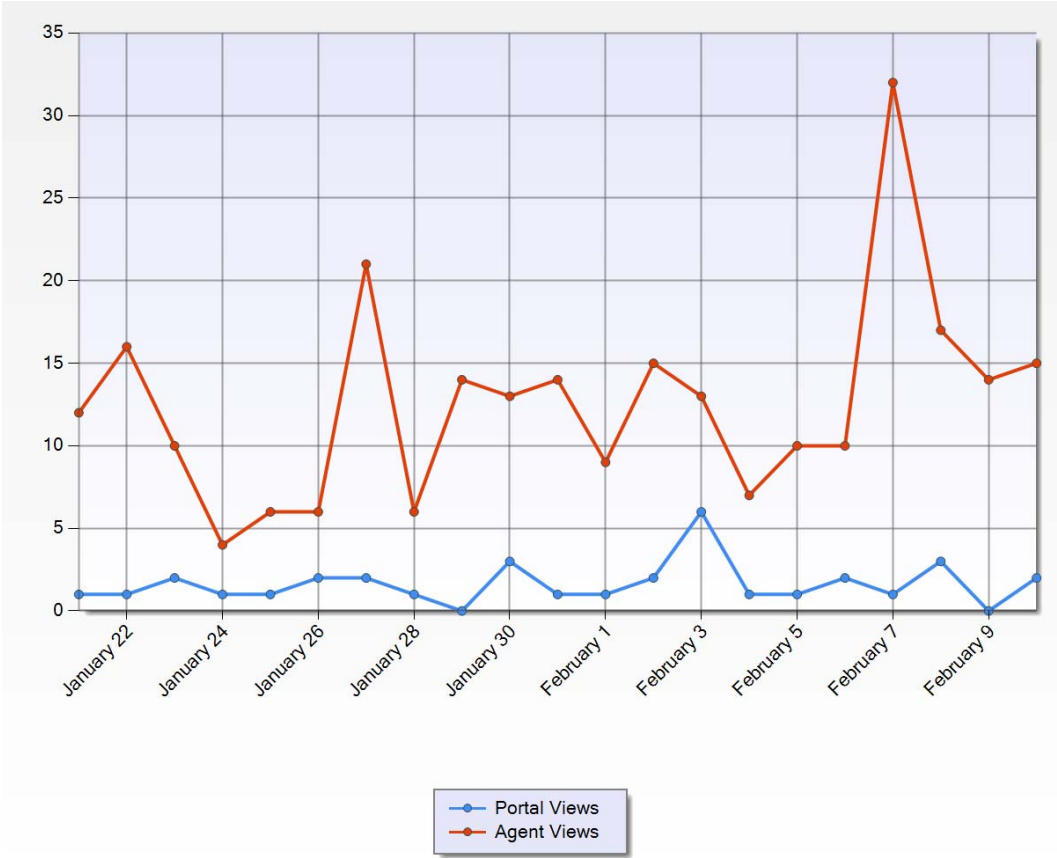
Stat Dt: **01/03/20**
Sq Ft: **1,087**
Pr/SqFt: **\$103.04**

List Pr: **\$112,000**
Sell Pr:
CDOM: **109**
Age: **55**
Acre: **.183**

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
20000258	RESI	ACT	01/03/20	132 Foxtree Dr	Hazelwood	48	38	\$112,000	403	160	13	8	439	19	42	18	499

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 19 results.

 Historical Views for 132 Foxtree Dr



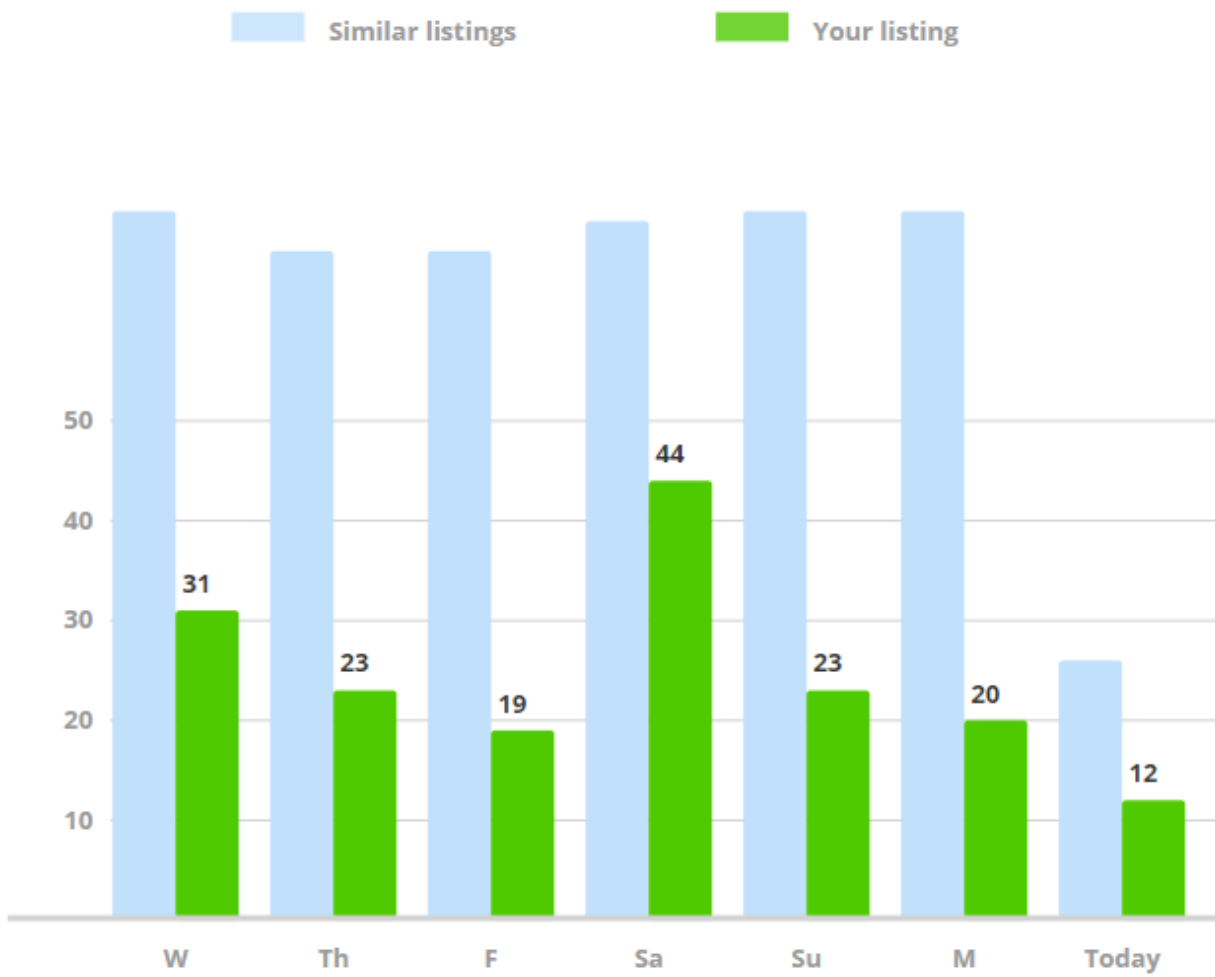
Time on Zillow
143 days

Views
735

Saves
41

This Week

Last 30 Days



MARIS



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Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

132 Foxtree Drive, Hazelwood, MO 63042

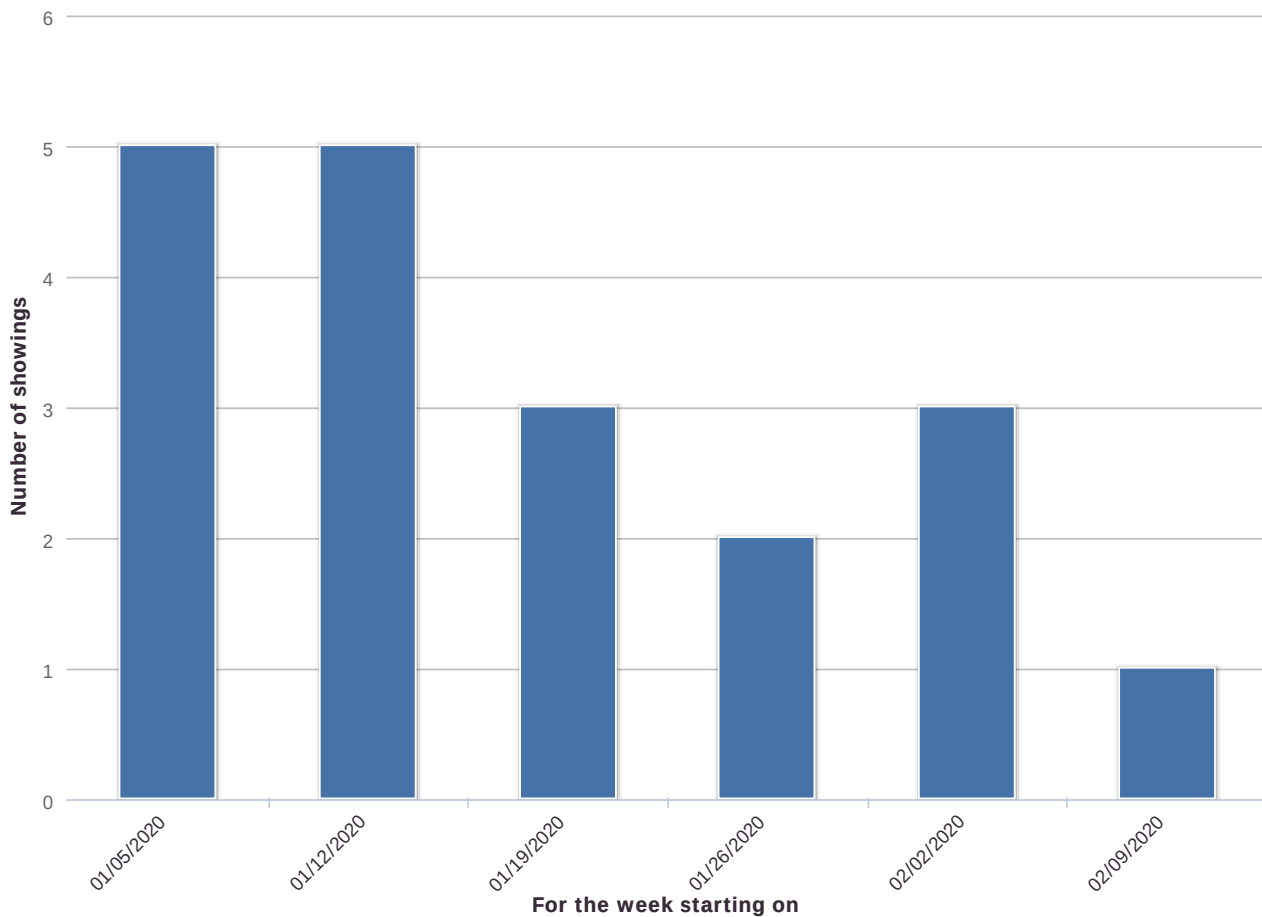
Snapshot for Jan 03, 2020 - Feb 09, 2020



Listing ID: 20000258
Address: 132 Foxtree Drive, Hazelwood, MO 63042
Price: \$112,000
Status: ACTIVE

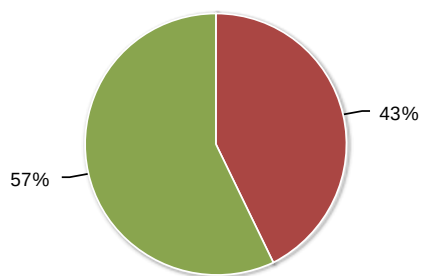
Total number of appointments: 19
Appointments in the last 30 days: 14
Appointments in the last 7 days: 4
Total number of agent previews: 1
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

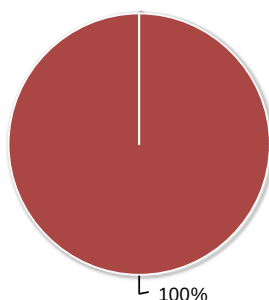
Is your client interested in writing an offer on this listing?



Very (0)
 Maybe (3)
 Not interested (4)

* 7 responses

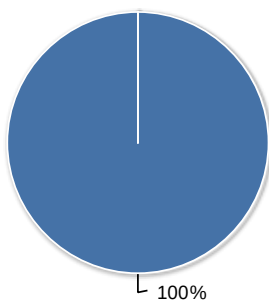
Please rate your overall experience at this showing.



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

* 5 responses

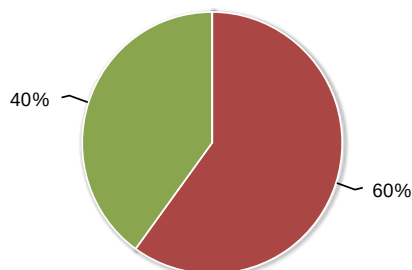
Your (and your client's) opinion of the price:



Just right (5)
 Too high (0)
 Too low (0)

* 5 responses

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



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

* 5 responses

Feedback Responses

Activity Details		Received
Showing 02/09/2020 3:50 PM - 4:05 PM		02/09/2020 05:29 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:		Maybe Good Just right 3
Showing 02/07/2020 4:15 PM - 4:30 PM		02/07/2020 07:57 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 Cute house for \$112k. Not for this client though. Thanks for letting me show.

Activity Details	Received
Showing 01/28/2020 1:30 PM - 1:45 PM	01/28/2020 01:50 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:	My client didn't show up
Showing 01/25/2020 3:35 PM - 3:50 PM	01/27/2020 04:01 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:	Maybe Good Just right 3
Showing 01/19/2020 3:00 PM - 3:30 PM	01/25/2020 04:26 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:	Sorry for delay in getting feedback to you - the basement and the backyard with standing water was a no go for these buyers - thank you
Showing 01/16/2020 5:30 PM - 6:00 PM	01/19/2020 07:21 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 Good Just right 4 Client was a little intimidated with the monthly payment quoted by the lender for the flood insurance - takes them over their budget...sorry and thanks for allowing us to preview the property. Much continued success.
Showing 01/15/2020 3:30 PM - 4:30 PM	01/15/2020 04:52 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:	Maybe Good Just right 4
Agent Preview 01/15/2020 3:00 PM - 3:15 PM	01/15/2020 03:30 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 Good Just right 4 House is cute. Shows well. Back yard won't be suitable for client needs.
Showing 01/09/2020 11:00 AM - 12:00 PM	01/09/2020 07:57 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Not interested
Showing 01/07/2020 12:30 PM - 1:30 PM	01/07/2020 02:45 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:	really liked this one and considering will keep you posted
Showing 01/06/2020 3:00 PM - 4:00 PM	01/08/2020 09:55 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:	Loved this one and would have written an offer until I saw that it is in a flood plain.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	02/09/2020 3:50 PM - 4:05 PM	
 Past Showing	02/08/2020 12:00 PM - 1:00 PM	
 Past Showing	02/08/2020 11:30 AM - 11:45 AM	
 Past Showing	02/07/2020 4:15 PM - 4:30 PM	
 Past Showing	02/01/2020 10:35 AM - 10:50 AM	
 Past Showing	01/28/2020 1:30 PM - 1:45 PM	
 Past Showing	01/25/2020 3:35 PM - 3:50 PM	
 Past Showing	01/24/2020 3:30 PM - 4:00 PM	
 Past Showing	01/19/2020 3:00 PM - 3:30 PM	
 Past Showing	01/16/2020 5:30 PM - 6:00 PM	
 Past Showing	01/16/2020 10:00 AM - 11:00 AM	
 Canceled Showing	01/15/2020 3:30 PM - 4:30 PM	
 Past Showing	01/15/2020 3:30 PM - 4:30 PM	
 Past Agent Preview	01/15/2020 3:00 PM - 3:15 PM	
 Canceled Showing	01/13/2020 5:00 PM - 6:00 PM	
 Past Showing	01/12/2020 1:15 PM - 1:30 PM	
 Past Showing	01/09/2020 11:00 AM - 12:00 PM	
 Past Showing	01/07/2020 12:30 PM - 1:30 PM	
 Past Showing	01/06/2020 7:15 PM - 7:30 PM	

Activity Type	Activity Date 	Comments
 Past Showing	01/06/2020 3:00 PM - 4:00 PM	
 Past Showing	01/05/2020 4:30 PM - 5:30 PM	
 New Listing	01/03/2020	