

The Nett Group Real Estate Advisors

SELLER REPORT



2085 Granada Dr | Florissant

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market 4

Client Possibilities 2

Client Favorites 5

Zillow Views 179

Zillow Saves 6

Showings 6

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	19075680	A	10/10/2019	RESI	2085 Granada Dr	Florissant	Florissant	64	4	\$133,900 4	2 (2 0)	1,640	0.2420	53	KWRC05
0.2 mi	19073714	A	10/01/2019	RESI	3465 Dwyer Lane	Florissant	Florissant	64	13	\$164,900 4	3 (2 1)	1,720	0.2360	58	PRMG01
0.2 mi	19071873	A	09/23/2019	RESI	3565 Dwyer Lane	Florissant	Florissant	675	21	\$132,400 3	2 (2 0)	1,844	0.2510	55	OWNC01
0.0 mi	19062047	P	10/04/2019	RESI	2090 Valencia Dr	Florissant	Florissant	64	6	\$128,900 3	2 (2 0)	1,474	0.2200		VYLL01
0.2 mi	19055825	P	10/01/2019	RESI	3645 Seville Dr	Florissant	Florissant	64	44	\$134,900 3	2 (2 0)	1,645	0.3720	50	BHSP13
0.2 mi	19041835	S	07/10/2019	RESI	2030 Aqueduct Dr	Florissant	St Louis	64	28	\$102,000 4	3 (2 1)	1,430	0.2200	67	CKBR01
0.2 mi	18089980	S	03/21/2019	RESI	2015 Aqueduct Dr	Florissant	Florissant	64	21	\$114,500 3	2 (2 0)	1,356	0.2720	55	CBG 06
0.1 mi	19013380	S	04/18/2019	RESI	2060 Valencia	Florissant	Florissant	64	74	\$119,000 3	2 (2 0)	1,455	0.2200	52	NXHM01
0.2 mi	19009429	S	03/26/2019	RESI	11 Cantabrian Ct	Florissant	Florissant	64	8	\$123,000 3	2 (2 0)	1,593	0.3030	53	RLVN01
0.1 mi	19005333	S	04/05/2019	RESI	3710 Seville Dr	Florissant	Florissant	64	215	\$137,500 3	2 (2 0)	1,249	0.2300	48	CBG 21
0.2 mi	18092197	S	05/21/2019	RESI	1 Cantabrian Ct	Florissant	Florissant	64	60	\$139,900 3	3 (3 0)	1,387	0.2190	51	RXGT01
0.2 mi	19033185	S	07/24/2019	RESI	1930 Cordoba Dr	Florissant	Florissant	64	10	\$145,000 3	2 (2 0)	1,475	0.2460	55	BHSP13
0.2 mi	19003782	S	03/18/2019	RESI	1915 Cordoba	Florissant	Florissant	64	3	\$145,000 3	2 (2 0)	1,478	0.2120	55	KWRC01
0.2 mi	19017527	S	04/30/2019	RESI	3640 Santiago Dr	Florissant	Florissant	64	31	\$150,900 3	2 (2 0)	1,436	0.2090	55	SAPR01
0.1 mi	18072974	S	11/05/2018	RESI	2080 Barcelona Dr	Florissant	Florissant	64	2	\$152,500 4	2 (2 0)	1,788	0.2340	52	BHSP13
0.1 mi	19036929	S	06/21/2019	RESI	3545 Meserta Lane	Florissant	Florissant	64	38	\$157,500 5	2 (2 0)	1,431	0.2430	53	CBG 05
0.2 mi	19023303	S	05/23/2019	RESI	3725 Seville Dr	Florissant	Florissant	64	27	\$160,000 3	2 (2 0)	1,735	0.3720	50	CSGI01
0.2 mi	19018115	S	05/31/2019	RESI	9 Cantabrian Court	Florissant	Florissant	64	27	\$163,500 4	3 (2 1)	2,196	0.2322	54	KWSW01
0.2 mi	19000540	S	06/24/2019	RESI	2255 Barcelona Drive	Florissant	Florissant	64	129	\$165,000 4	3 (3 0)	1,660	0.2340	50	CHAR01
0.2 mi	18092516	S	01/25/2019	RESI	105 Seville Ct	Florissant	Florissant	64	4	\$174,900 6	3 (3 0)	2,132	0.3270	50	BHSP13
0.1 mi	18049670	X	12/17/2018	RESI	3710 Seville	Florissant	Florissant	64	181	\$124,900 3	2 (2 0)	1,569	0.2300	47	BDRL01
0.1 mi	18074398	X	11/30/2018	RESI	2045 Valencia Dr	Florissant	Florissant	64	17	\$134,000 3	2 (2 0)	1,474	0.2200	50	CBG 06
0.2 mi	19053253	C	07/22/2019	RESI	3465 Dwyer	Florissant	Florissant	64	7	\$159,900 4	3 (2 1)	1,705	0.2360	58	ATSR01
0.2 mi	18084036	C	12/20/2018	RESI	2255 Barcelona Drive	Florissant	Florissant	64	32	\$169,800 4	3 (3 0)	1,660	0.2340	49	CHAR01

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 10/14/2019 to 10/14/2018

Latitude, Longitude is within 0.25 mi of 19075680

State Or Province is 'Missouri'

Price is 100000 to 200000

Selected 24 of 24 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 10/14/2019 to 10/14/2018 **Latitude, Longitude** is within 0.25 mi of 19075680 **State Or Province** is 'Missouri' **Price** is 100000 to 200000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19071873	3565 Dwyer Lane	Northeast Missou	Paddock Estates 4	3	2 (2 0)	1,844		0.251	55	09/23/19	\$71.80	21	\$132,400	\$132,400
19075680	2085 Granada Dr	McCluer North	Las Lomas 2	4	2 (2 0)	1,640	1,640	0.242	53	10/10/19	\$81.65	4	\$133,900	\$133,900
19073714	3465 Dwyer Lane	McCluer North	Paddock Hills 17	4	3 (2 1)	1,720	2,720	0.236	58	10/01/19	\$95.87	13	\$164,900	\$164,900

Active Totals

Listing Count :	3	Averages:	1,735	2,180	0.243							\$83.11	13	\$143,733	\$143,733
		Price :							High	\$164,900	Low	\$132,400	Median	\$133,900	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19062047	2090 Valencia Dr	McCluer North	Las Lomas 2	3	2 (2 0)	1,474	1,474	0.220		10/05/19	\$87.45	6	\$126,900	\$128,900
19055825	3645 Seville Dr	McCluer North	Parc Chateau 2	3	2 (2 0)	1,645	2,367	0.372	50	10/02/19	\$82.01	44	\$139,900	\$134,900

Pending Totals

Listing Count :	2	Averages:	1,560	1,921	0.296							\$84.73	25	\$133,400	\$131,900	
		Price :							High	\$134,900	Low			\$128,900	Median	\$131,900

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
19041835	2030 Aqueduct Dr	McCluer North	Ramsgate Estate	4	3 (2 1)	1,430	1,430	0.220	67	07/10/19	\$71.33	28	\$99,900	\$99,900	\$102,000	102.10
18089980	2015 Aqueduct Dr	McCluer North	Las Lomas 1	3	2 (2 0)	1,356	1,356	0.272	55	03/21/19	\$84.44	21	\$119,900	\$124,900	\$114,500	95.50
19013380	2060 Valencia	McCluer North	Las Lomas 2	3	2 (2 0)	1,455		0.220	52	04/18/19	\$81.79	74	\$125,000	\$125,000	\$119,000	95.20
19009429	11 Cantabrian Ct	McCluer North	Ramsgate Estates	3	2 (2 0)	1,593		0.303	53	03/26/19	\$77.21	8	\$130,000	\$130,000	\$123,000	94.62
19005333	3710 Seville Dr	McCluer North	Parc Chateau 1	3	2 (2 0)	1,249		0.230	48	04/05/19	\$110.09	215	\$139,000	\$137,500	\$137,500	98.92
18092197	1 Cantabrian Ct	McCluer North	Las Lomas 1 Resul	3	3 (3 0)	1,387		0.219	51	05/21/19	\$100.87	60	\$124,900	\$139,900	\$139,900	112.01
19033185	1930 Cordoba Dr	McCluer North	Las Lomas 1	3	2 (2 0)	1,475		0.246	55	07/24/19	\$98.31	10	\$145,000	\$145,000	\$145,000	100.00
19003782	1915 Cordoba	McCluer North	Las Lomas 1	3	2 (2 0)	1,478	2,956	0.212	55	03/18/19	\$98.11	3	\$149,999	\$149,999	\$145,000	96.67
19017527	3640 Santiago Dr	McCluer North	Las Lomas 1	3	2 (2 0)	1,436	2,336	0.209	55	04/30/19	\$105.08	31	\$149,900	\$149,900	\$150,900	100.67
18072974	2080 Barcelona Dr	McCluer North	Ramsgate Estates	4	2 (2 0)	1,788	1,788	0.234	52	11/05/18	\$85.29	2	\$149,900	\$149,900	\$152,500	101.73
19036929	3545 Meserta Lane	McCluer North	Las Lomas 2	5	2 (2 0)	1,431	2,331	0.243	53	06/21/19	\$110.06	38	\$155,000	\$155,000	\$157,500	101.61
19023303	3725 Seville Dr	McCluer North	Parc Chateau 1	3	2 (2 0)	1,735	2,535	0.372	50	05/23/19	\$92.22	27	\$159,900	\$159,900	\$160,000	100.06
19018115	9 Cantabrian Court	McCluer North	Ramsgate Estates	4	3 (2 1)	2,196	2,196	0.232	54	05/31/19	\$74.45	27	\$175,000	\$165,000	\$163,500	93.43
19000540	2255 Barcelona Drive	McCluer North	Parc Chateau 2	4	3 (3 0)	1,660	1,660	0.234	50	06/24/19	\$99.40	129	\$169,700	\$167,700	\$165,000	97.23
18092516	105 Seville Ct	McCluer North	Parc Chateau 2	6	3 (3 0)	2,132	3,123	0.327	50	01/25/19	\$82.04	4	\$174,900	\$174,900	\$174,900	100.00

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

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CMA 1 Line (Landscape)**Property Type: Residential****Residential****Closed Totals**

Listing Count :	15	Averages:	1,587	2,171	0.252		\$91.38	45	\$144,533	\$144,967	\$143,347	99.32
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Price :		High	\$174,900	Low	\$102,000	Median	\$145,000
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Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18049670	3710 Seville	McCluer North	Parc Chateau 1	3	2 (2 0)	1,569	1,569	0.230	47	12/18/18	\$79.60	181	\$165,000	\$124,900
18074398	2045 Valencia Dr	McCluer North	Las Lomas 2	3	2 (2 0)	1,474	1,474	0.220	50	12/01/18	\$90.91	17	\$133,000	\$134,000

Expired Totals

Listing Count :	2	Averages:	1,522	1,522	0.225		\$85.26	99	\$149,000	\$129,450	
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Price :		High	\$134,000	Low	\$124,900	Median	\$129,450
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Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19053253	3465 Dwyer	McCluer North	Paddock Hills 17	4	3 (2 1)	1,705	1,705	0.236	58	07/22/19	\$93.78	7	\$159,900	\$159,900
18084036	2255 Barcelona Drive	McCluer North	Parc Chateau 2	4	3 (3 0)	1,660	1,660	0.234	49	12/20/18	\$102.29	32	\$169,800	\$169,800

Cancelled Totals

Listing Count :	2	Averages:	1,683	1,683	0.235		\$98.04	20	\$164,850	\$164,850	
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Price :		High	\$169,800	Low	\$159,900	Median	\$164,850
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Grand Totals

Count :	24	Averages:	\$/SqFt: \$89.83	CDOM: 42	OP: \$145,571	LP: \$144,087	SP: \$143,347
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Presented By: Mike Nettemeyer Phone: 636-614-5132

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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
19075680	RESI	ACT	10/10/19	2085 Granada Dr	Florissant	64	3	\$133,900	209	46	3	2	257	28	13	6	97

Cross Property Condensed

2085 Granada Dr, Florissant 63033-2810



MLS #:	19075680	Status:	A	Stat Dt:	10/10/19	List Pr:	\$133,900
Area:	64	Bd:	4	Sq Ft:	1,640	Sell Pr:	
Muni/Twp:	Florissant	Pr/SqFt:	\$81.65	CDOM:	3	Age:	53
GA/CR:	1/0	Bth:	2 (2 0)	Acre:	.242		
Style/Desc:	1 Story/Ranch						
SubD:	Las Lomas 2						
Schl District:	Ferguson-Florissant R-II						
Recent:	10/10/2019 : New						
Open House:	Public Openhouse: Sun Oct 13, 1:00PM-3:00PM						

Search Criteria

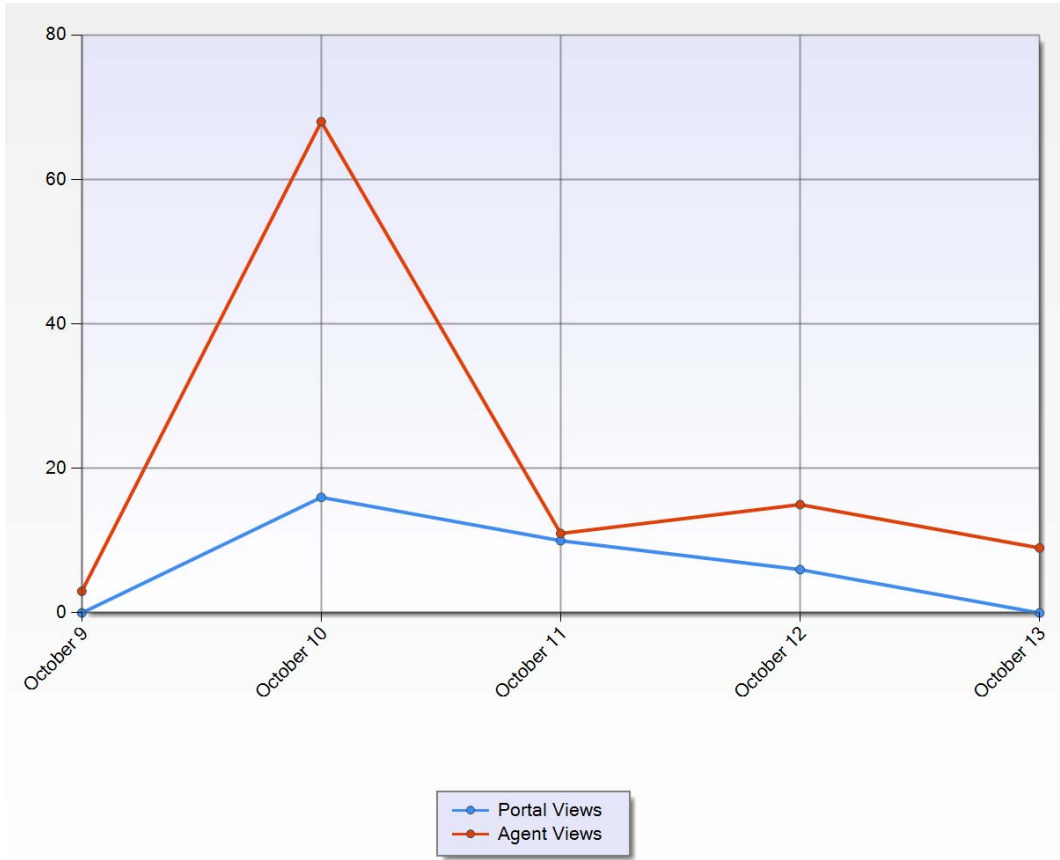
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 32 results.

 Historical Views for 2085 Granada Dr



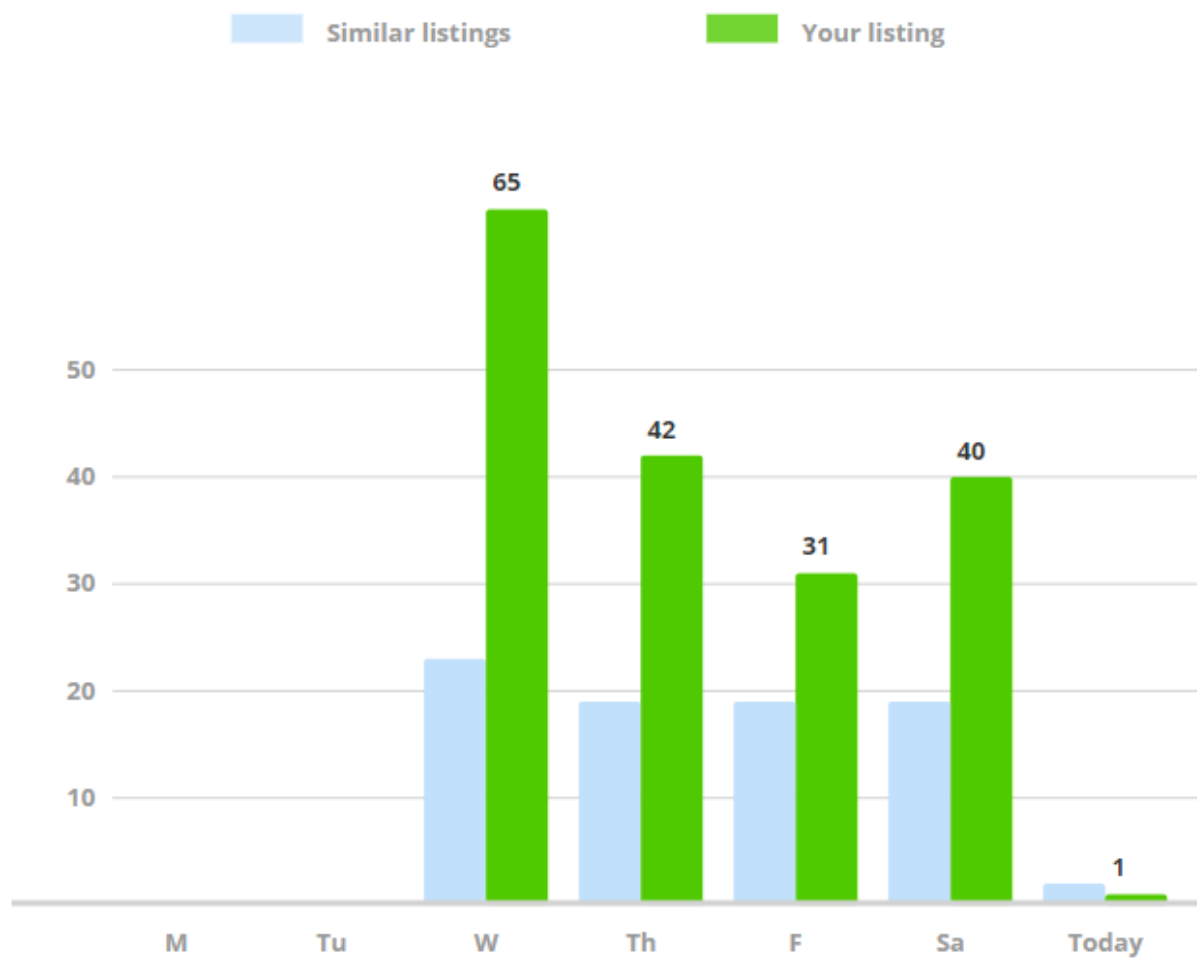
Time on Zillow
3 days

Views
179

Saves
6

This Week

Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

2085 Granada Drive, Florissant, MO 63033

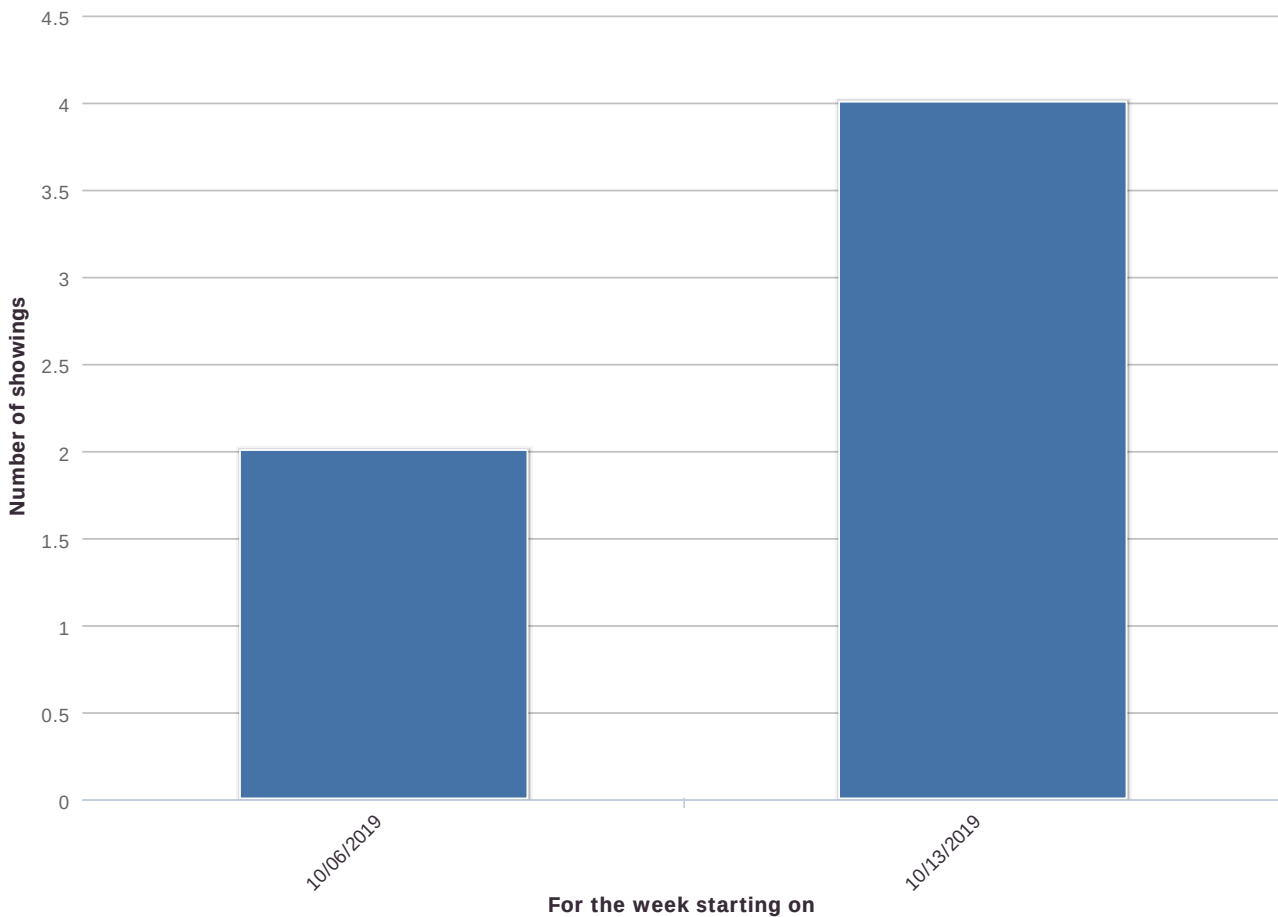
Snapshot for Oct 10, 2019 - Oct 15, 2019



Listing ID: 19075680
Address: 2085 Granada Drive, Florissant, MO 63033
Price: \$133,900
Status: ACTIVE

Total number of appointments: 6
Appointments in the last 30 days: 5
Appointments in the last 7 days: 5
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback Responses

Activity Details	Received
No feedback responses.	

Listing Activity Details

Activity Type	Activity Date	Comments
 Future Showing	10/15/2019 10:30 AM - 11:00 AM	
 Past Showing	10/14/2019 1:00 PM - 2:00 PM	
 Past Showing	10/14/2019 12:45 PM - 1:00 PM	
 Past Showing	10/13/2019 10:15 AM - 10:30 AM	
 Canceled Showing	10/12/2019 5:00 PM - 5:30 PM	
 Past Showing	10/12/2019 4:00 PM - 4:45 PM	
 Past Showing	10/12/2019 1:00 PM - 1:15 PM	
 Status Change	10/10/2019 8:46 AM	
 New Listing	10/10/2019	