

The Nett Group Real Estate Advisors

SELLER REPORT



7959 Scotty Dr | Hazelwood

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LISTING SCORECARD

Days on Market	27
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Client Possibilities	6
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Client Favorites	15
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Zillow Views	1620
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Zillow Saves	70
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Showings	22
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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.

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
19079136	RESI	ACT	10/29/19	7959 Scotty Dr	Hazelwood	48	26	\$100,000	534	280	14	5	604	67	48	17	306

Cross Property Condensed

7959 Scotty Dr, Hazelwood 63042-3524



MLS #:	19079136	Status:	A	Stat Dt:	10/29/19	List Pr:	\$100,000
Area:	48	Bd:	3	Sq Ft:	946	Sell Pr:	
Muni/Twp:	Hazelwood	Pr/SqFt:	\$105.71	CDOM:	26	Age:	35
GA/CR:	2/0	Bth:	2 (1 1)	Acre:	.147		
Style/Desc:	1 Story/Ranch						
SubD:	Shamrock Meadows 2						
Schl District:	Hazelwood						
Recent:	11/22/2019 : Price Change : \$105,000->\$100,000						

Search Criteria

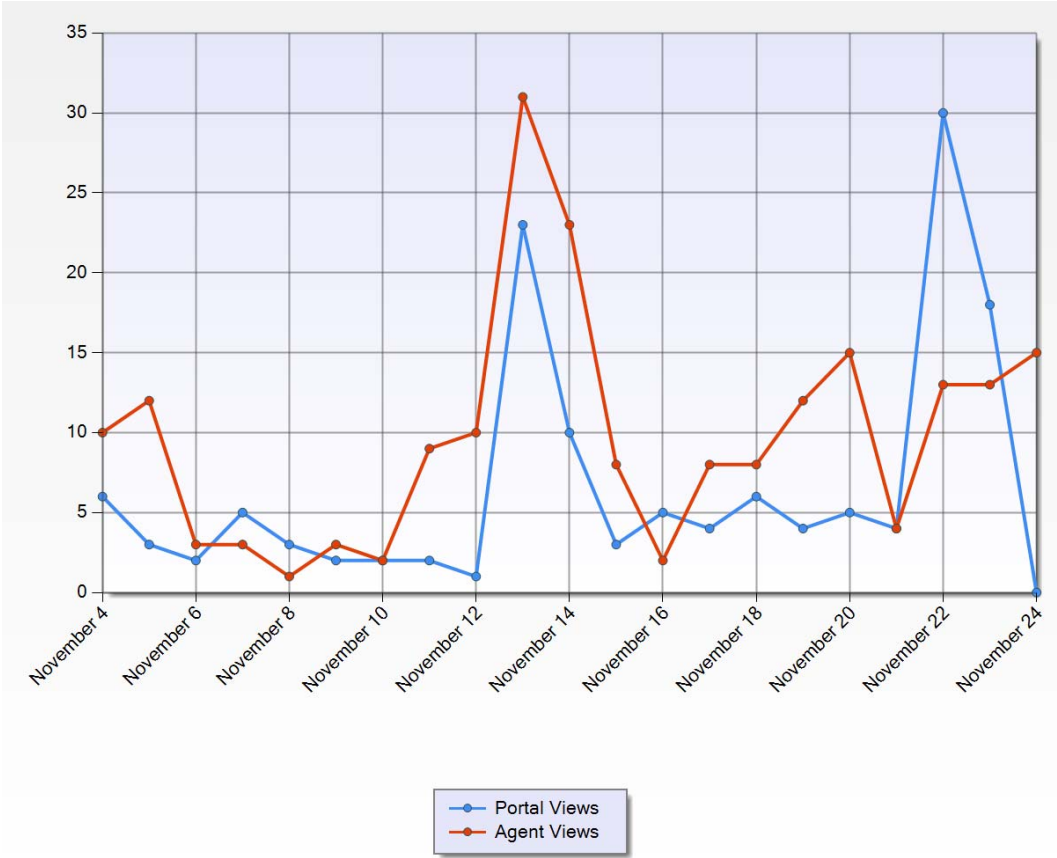
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 42 results.

 Historical Views for 7959 Scotty Dr



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	19079136	A	10/29/2019	RESI	7959 Scotty Dr	Hazelwood	Hazelwood	48	26	\$100,000 3	2 (1 1)	946	0.1470	35	KWRC05
0.2 mi	19084191	A	11/15/2019	RESI	1120 Berchmans Lane	Florissant	Florissant	48	29	\$127,900 3	2 (1 1)	1,232	0.2130	61	CBG 32
0.2 mi	19070368	A	09/18/2019	RESI	524 Queen Ann Dr	Hazelwood	Hazelwood	48	67	\$147,500 3	3 (3 0)	1,782	0.1930	50	MORE01
0.1 mi	19070439	A	09/18/2019	RESI	1100 Holly River Dr	Hazelwood	Florissant	48	67	\$189,000 3	3 (2 1)	1,861	0.2100	37	BHSP04
0.2 mi	19015347	AC	03/26/2019	RESI	1460 Tahoe	Florissant	Florissant	48	259	\$112,000 3	2 (2 0)	956	0.1710	58	RORG01
0.1 mi	19057653	AC	10/14/2019	RESI	936 Shamrock Dr	Hazelwood	Hazelwood	48	110	\$115,000 3	2 (2 0)	962	0.2330	51	BHSP02
0.1 mi	19061983	AC	11/24/2019	RESI	1105 Kostka Lane	Florissant	Florissant	48	99	\$139,900 3	2 (1 1)	960	0.1750	60	SHMR01
0.1 mi	19032067	S	07/03/2019	RESI	1095 Campion Lane	Florissant	Florissant	48	102	\$90,615 3	3 (1 2)	960	0.1890	59	EXSL01
0.2 mi	19004988	S	11/15/2019	RESI	1035 Kostka	Florissant	Florissant	48	255	\$91,000 3	1 (1 0)	912	0.1760	60	SNRE
0.2 mi	18092571	S	05/31/2019	RESI	1425 Tahoe Dr	Florissant	Florissant	48	147	\$92,000 3	1 (1 0)	1,090	0.1710	58	CBG 05
0.1 mi	18089554	S	12/31/2018	RESI	985 Campion	Florissant	Florissant	48	5	\$99,500 3	2 (1 1)	960	0.1720	60	VNCL01
0.1 mi	19022643	S	05/14/2019	RESI	908 Shamrock Dr	Hazelwood	Hazelwood	48	4	\$107,500 3	2 (1 1)	962	0.1740	48	CBG 12
0.2 mi	19029244	S	06/27/2019	RESI	7510 Foxfield Ct	Hazelwood	Hazelwood	48	40	\$112,000 3	2 (2 0)	1,113	0.2400	52	CBG 12
0.2 mi	19047993	S	08/20/2019	RESI	980 Kostka Lane	Florissant	Florissant	48	13	\$112,350 3	2 (1 1)	1,040	0.2030	59	BHSP13
0.2 mi	19038182	S	07/19/2019	RESI	565 Coachway Lane	Hazelwood	Hazelwood	48	12	\$120,000 3	2 (2 0)	1,083	0.2100	52	MADA01
0.2 mi	19049144	S	08/19/2019	RESI	930 Campion	Florissant	Florissant	48	78	\$125,000 3	2 (1 1)	960	0.1960	60	KWSW01
0.1 mi	18073124	S	11/29/2018	RESI	7945 Campion Lane	Hazelwood	Hazelwood	48	32	\$127,900 3	2 (2 0)	1,212	0.2880	49	BHSP13
0.0 mi	19036720	S	06/26/2019	RESI	1120 Campion Dr	Florissant	Florissant	48	3	\$128,900 3	2 (1 1)	1,092	0.1830	60	CBG 12
0.2 mi	19052851	S	09/16/2019	RESI	531 White Birch Way	Hazelwood	Hazelwood	48	3	\$130,000 3	3 (3 0)	1,394	0.2200	52	CBG 07
0.2 mi	19069105	S	10/11/2019	RESI	1845 Fernwood Trail Ct	Hazelwood	Florissant	48	33	\$138,000 3	2 (2 0)	1,000		39	COPP01
0.2 mi	19039244	S	08/05/2019	RESI	1940 Driftwood Trails Dr	Hazelwood	Florissant	48	4	\$164,900 3	2 (2 0)	1,222	0.2000	39	CBG 03
0.2 mi	19069540	S	10/31/2019	RESI	1039 Holly River Dr	Hazelwood	Florissant	48	11	\$170,000 3	2 (2 0)	1,672	0.2700	40	CBG 07
0.2 mi	19060722	S	11/06/2019	RESI	1920 Driftwood Trails Dr	Hazelwood	Florissant	48	18	\$170,000 3	2 (2 0)	1,283	0.3500	39	PHPA01
0.2 mi	19003953	S	03/18/2019	RESI	1923 Fernwood Trail Drive	Hazelwood	Florissant	48	30	\$180,000 3	3 (2 1)	1,857	0.2400	36	RMRC01
0.1 mi	19013664	S	05/24/2019	RESI	1159 Holly River Dr	Hazelwood	Hazelwood	48	99	\$195,000 3	3 (2 1)	1,891	0.3300	39	RMXR02

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 11/25/2019 to 11/25/2018

Latitude, Longitude is within 0.25 mi of 19079136

State Or Province is 'Missouri'

Price is 90000 to 220000

Selected 25 of 32 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 11/25/2019 to 11/25/2018 Latitude, Longitude is within 0.25 mi of 19079136 State Or Province is 'Missouri' Price is 90000 to 220000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19079136	7959 Scotty Dr	Hazelwood West	Shamrock Meadow	3	2 (1 1)	946	946	0.147	35	10/29/19	\$105.71	26	\$114,900	\$100,000
19084191	1120 Berchmans Lane	Hazelwood West	De Smet	3	2 (1 1)	1,232	1,232	0.213	61	11/15/19	\$103.81	29	\$127,900	\$127,900
19070368	524 Queen Ann Dr	Hazelwood West	Queen Ann	3	3 (3 0)	1,782	2,956	0.193	50	09/18/19	\$82.77	67	\$155,000	\$147,500
19070439	1100 Holly River Dr	Hazelwood West	Riverwood Trails	3	3 (2 1)	1,861	2,461	0.210	37	09/18/19	\$101.56	67	\$195,000	\$189,000

Active Totals

Listing Count :	4	Averages:	1,455	1,899	0.191							\$98.46	47	\$148,200	\$141,100	
		Price :							High		\$189,000	Low		\$100,000	Median	\$137,700

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19015347	1460 Tahoe	Hazelwood West	Tahoe 3	3	2 (2 0)	956		0.171	58	03/26/19	\$117.15	259	\$112,000	\$112,000
19057653	936 Shamrock Dr	Hazelwood West	Shamrock Meadow	3	2 (2 0)	962	1,924	0.233	51	10/16/19	\$119.54	110	\$124,000	\$115,000
19061983	1105 Kostka Lane	Hazelwood West	De Smet 5	3	2 (1 1)	960		0.175	60	11/24/19	\$145.73	99	\$154,900	\$139,900

Active Under Contract Totals

Listing Count :	3	Averages:	959	1,924	0.193							\$127.48	156	\$130,300	\$122,300	
		Price :							High			\$139,900	Low	\$112,000	Median	\$115,000

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
19032067	1095 Campion Lane	Hazelwood West	De Smet 5	3	3 (1 2)	960		0.189	59	07/03/19	\$94.39	102	\$104,500	\$97,900	\$90,615	86.71
19004988	1035 Kostka	Hazelwood West	De Smet 5	3	1 (1 0)	912		0.176	60	11/15/19	\$99.78	255	\$119,500	\$94,900	\$91,000	76.15
18092571	1425 Tahoe Dr	Hazelwood West	Tahoe Sub	3	1 (1 0)	1,090		0.171	58	05/31/19	\$84.40	147	\$105,000	\$105,000	\$92,000	87.62
18089554	985 Campion	Hazelwood West	De Smet 5	3	2 (1 1)	960	1,400	0.172	60	12/31/18	\$103.65	5	\$112,500	\$112,500	\$99,500	88.44
19022643	908 Shamrock Dr	Hazelwood West	Shamrock Meadow	3	2 (1 1)	962		0.174	48	05/14/19	\$111.75	4	\$104,900	\$104,900	\$107,500	102.48
19029244	7510 Foxfield Ct	Hazelwood West	Fox Crest Two Amc	3	2 (2 0)	1,113		0.240	52	06/27/19	\$100.63	40	\$126,900	\$114,900	\$112,000	88.26
19047993	980 Kostka Lane	Hazelwood West	De Smet 5	3	2 (1 1)	1,040	1,557	0.203	59	08/20/19	\$108.03	13	\$109,900	\$109,900	\$112,350	102.23
19038182	565 Coachway Lane	Hazelwood West	Fox Crest Two Amc	3	2 (2 0)	1,083	1,963	0.210	52	07/19/19	\$110.80	12	\$139,900	\$139,900	\$120,000	85.78
19049144	930 Campion	Hazelwood West	De Smet 4	3	2 (1 1)	960		0.196	60	08/19/19	\$130.21	78	\$127,900	\$127,900	\$125,000	97.73
18073124	7945 Campion Lane	Hazelwood West	Shamrock Meadow	3	2 (2 0)	1,212	1,212	0.288	49	11/29/18	\$105.53	32	\$129,900	\$125,900	\$127,900	98.46
19036720	1120 Campion Dr	Hazelwood West	De Smet	3	2 (1 1)	1,092		0.183	60	06/26/19	\$118.04	3	\$128,900	\$128,900	\$128,900	100.00
19052851	531 White Birch Way	Hazelwood West	Fox Crest Two Amc	3	3 (3 0)	1,394		0.220	52	09/16/19	\$93.26	3	\$148,900	\$148,900	\$130,000	87.31
19069105	1845 Fernwood Trail Ct	Hazelwood West	Riverwood Trails	6	3 (2 0)	1,000			39	10/11/19	\$138.00	33	\$140,000	\$140,000	\$138,000	98.57
19039244	1940 Driftwood Trails Dr	Hazelwood West	Riverwood Trails	3	2 (2 0)	1,222	1,222	0.200	39	08/05/19	\$134.94	4	\$164,900	\$164,900	\$164,900	100.00

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

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
19069540	1039 Holly River Dr	Hazelwood West	Riverwood Trails 6	3	2 (2 0)	1,672	2,672	0.270	40	10/31/19	\$101.67	11	\$165,000	\$165,000	\$170,000	103.03
19060722	1920 Driftwood Trails Dr	Hazelwood West	Riverwood Trails 2	3	2 (2 0)	1,283	1,283	0.350	39	11/06/19	\$132.50	18	\$165,000	\$163,500	\$170,000	103.03
19003953	1923 Fernwood Trail Drive	Hazelwood West	Riverwood Trails	3	3 (2 1)	1,857	1,857	0.240	36	03/18/19	\$96.93	30	\$189,900	\$182,900	\$180,000	94.79
19013664	1159 Holly River Dr	Hazelwood West	Riverwood Trails 6	3	3 (2 1)	1,891	1,891	0.330	39	05/24/19	\$103.12	99	\$195,000	\$192,500	\$195,000	100.00

Closed Totals

Listing Count :	18	Averages:	1,206	1,673	0.224		\$109.31	49	\$137,694	\$134,461	\$130,815	94.48
		Price :				High	\$195,000	Low	\$90,615	Median	\$126,450	

Grand Totals

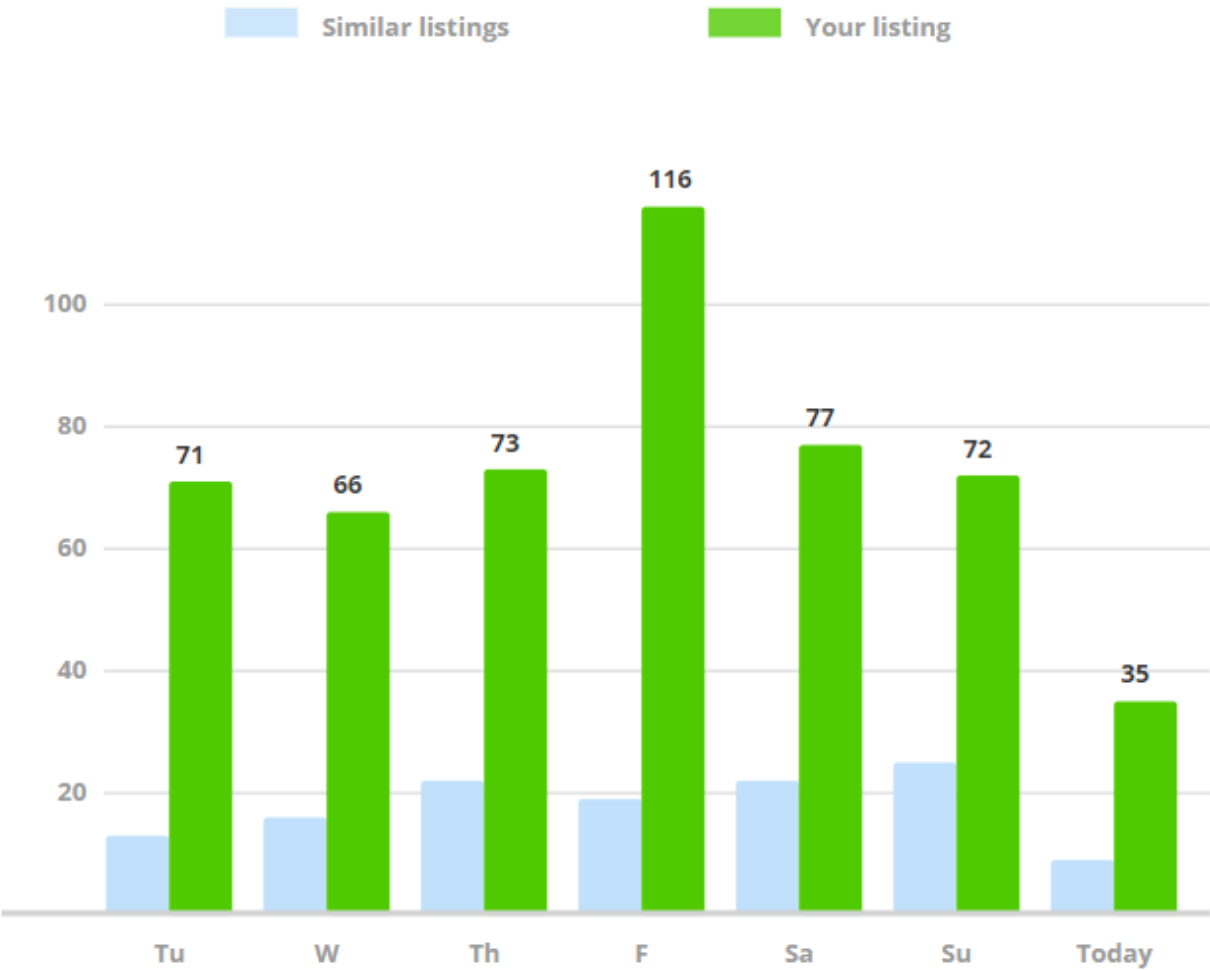
Count :	25	Averages:	\$/SqFt: \$109.76	CDOM: 62	OP: \$138,488	LP: \$134,064	SP: \$130,815
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Time on Zillow
26 days

Views
1,620

Saves
70

[This Week](#) Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
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Listing Activity Report

7959 Scotty Drive, Hazelwood, MO 63042

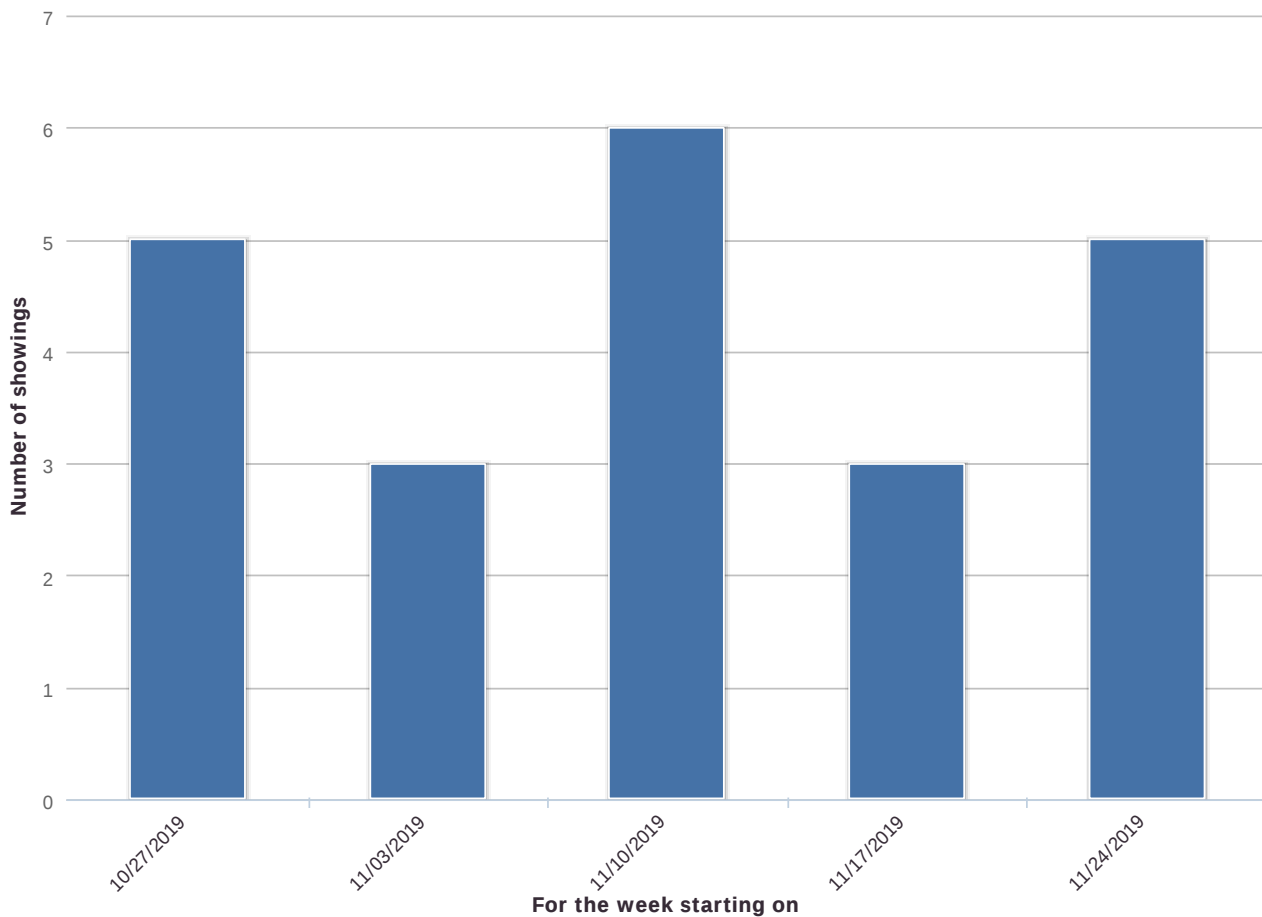
Snapshot for Oct 29, 2019 - Nov 26, 2019



Listing ID: 19079136
Address: 7959 Scotty Drive, Hazelwood, MO 63042
Price: \$100,000
Status: ACTIVE

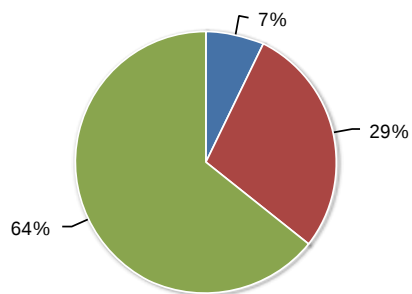
Total number of appointments: 22
Appointments in the last 30 days: 21
Appointments in the last 7 days: 7
Total number of agent previews: 1
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

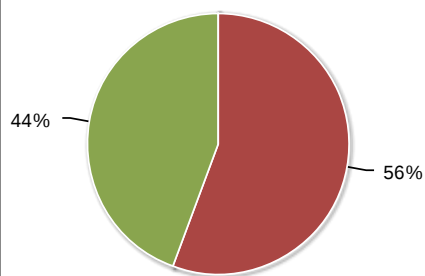
Is your client interested in writing an offer on this listing?



■ Very (1)
■ Maybe (4)
■ Not interested (9)

* 14 responses

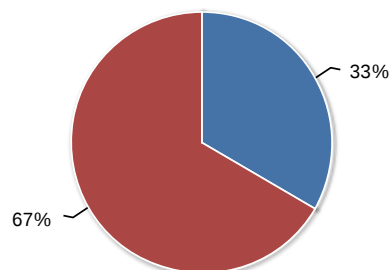
Please rate your overall experience at this showing.



■ Excellent (0)
■ Good (5)
■ Fair (4)
■ Poor (0)

* 9 responses

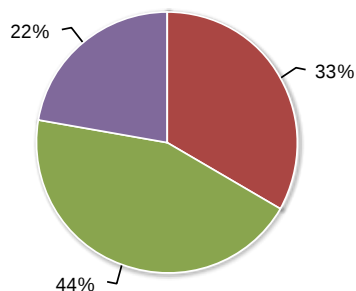
Your (and your client's) opinion of the price:



■ Just right (2)
■ Too high (4)
■ Too low (0)

* 6 responses

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



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

* 9 responses

Feedback Responses

Activity Details		Received
Showing 11/24/2019 1:35 PM - 2:35 PM		11/24/2019 03:14 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Very Bringing extended family by for a second look
Showing 11/23/2019 9:00 AM - 10:00 AM		11/24/2019 10:15 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:		Maybe Good Just right 4
Showing 11/22/2019 2:00 PM - 3:00 PM		11/23/2019 11:07 AM

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:		Maybe Fair 3 First house she looked at, but concerned about driveway and streetcreep.
Showing 11/20/2019 10:00 AM - 11:00 AM		11/20/2019 07:19 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 3 Just didn't feel right to buyer. Bedrooms were too small. 1st time homebuyer & just didn't realize how small the rooms would be. Thank tou
Showing 11/16/2019 11:45 AM - 12:45 PM		11/21/2019 12:37 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:		Not interested Good Just right 2 Hi Mike, the biggest complaint from my clients was the oven was too small!! They also said not enough closet space and that the kitchen was dated...they loved that it was on a cul de sac, the fireplace in the huge basement and the 2 car garage but they gv it a 1 not for the worst home just that it was not in their top 3. Sorry for the delay in getting you some feedback and wishing you much continued success. With gratitude, Rhonda
Showing 11/16/2019 10:00 AM - 12:45 PM		11/16/2019 05:06 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 Fair Liked that it had a 2-car garage but felt that all the rooms were really small. Kitchen needs to be updated and this buyer is looking for move in ready with space.
Showing 11/15/2019 12:00 PM - 1:00 PM		11/17/2019 01:03 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested Buyers chose another house.
Showing 11/14/2019 1:15 PM - 1:45 PM		11/17/2019 07:01 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:		Not interested Good Too high 4 the small master bedroom & it's small closet may make it hard for this investor to get a tenant
Agent Preview 11/13/2019 6:30 PM - 6:50 PM		11/14/2019 08:07 AM

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:		Maybe Good Too high 3 Nice house. Concerns: driveway passing City Inspection and soil stacks needing replacing. It may be difficult to rent with no master bedroom closet space. Has it been inspected yet?
Showing 11/05/2019 1:55 PM - 2:10 PM		11/06/2019 07:43 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Fair 2 Didn
Showing 11/03/2019 4:45 PM - 5:50 PM		11/08/2019 05:57 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested
Showing 11/03/2019 1:30 PM - 1:45 PM		11/05/2019 02:45 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 Fair Too high 3 Kitchen is to outdated and not in good condition
Showing 10/31/2019 5:35 PM - 7:00 PM		11/01/2019 06:49 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:		Maybe Too high 4 Their major concern was closet space - going out again today - we may be back
Showing 10/31/2019 2:45 PM - 3:45 PM		10/31/2019 03:55 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested Too small

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	11/26/2019 11:30 AM - 12:00 PM	
 Past Showing	11/24/2019 3:30 PM - 3:45 PM	
 Past Showing	11/24/2019 3:25 PM - 3:40 PM	
 Past 2nd Showing	11/24/2019 3:15 PM - 4:15 PM	
 Past Showing	11/24/2019 1:35 PM - 2:35 PM	
 Past Showing	11/23/2019 9:00 AM - 10:00 AM	
 Past Showing	11/22/2019 2:00 PM - 3:00 PM	

Activity Type	Activity Date	Comments
 Price Change Notification	11/22/2019 9:59 AM	
 Price Change	11/22/2019 3:59 AM	
 Past Showing	11/20/2019 10:00 AM - 11:00 AM	
 Past Showing	11/16/2019 11:45 AM - 12:45 PM	
 Past Showing	11/16/2019 10:00 AM - 12:45 PM	
 Past Showing	11/15/2019 12:00 PM - 1:00 PM	
 Past Showing	11/15/2019 12:00 PM - 12:15 PM	
 Past Showing	11/14/2019 1:15 PM - 1:45 PM	
 Past Agent Preview	11/13/2019 6:30 PM - 6:50 PM	
 Price Change	11/13/2019 5:54 AM	
 Past Showing	11/05/2019 1:55 PM - 2:10 PM	
 Past Showing	11/03/2019 4:45 PM - 5:50 PM	
 Past Showing	11/03/2019 1:30 PM - 1:45 PM	
 Past Showing	10/31/2019 6:00 PM - 7:00 PM	
 Past Showing	10/31/2019 5:35 PM - 7:00 PM	
 Past Showing	10/31/2019 2:45 PM - 3:45 PM	
 Past Showing	10/30/2019 5:30 PM - 5:45 PM	
 Past Showing	10/30/2019 4:00 PM - 4:45 PM	
 Status Change	10/29/2019 1:50 PM	
 New Listing	10/29/2019	