



Kelly Hayden
 RE/MAX METRO
 (727) 641-1162
 kelly@propertytrackinc.com

Listing Activity Report

906 Myakka COURT NE, ST PETERSBURG, FL 33702

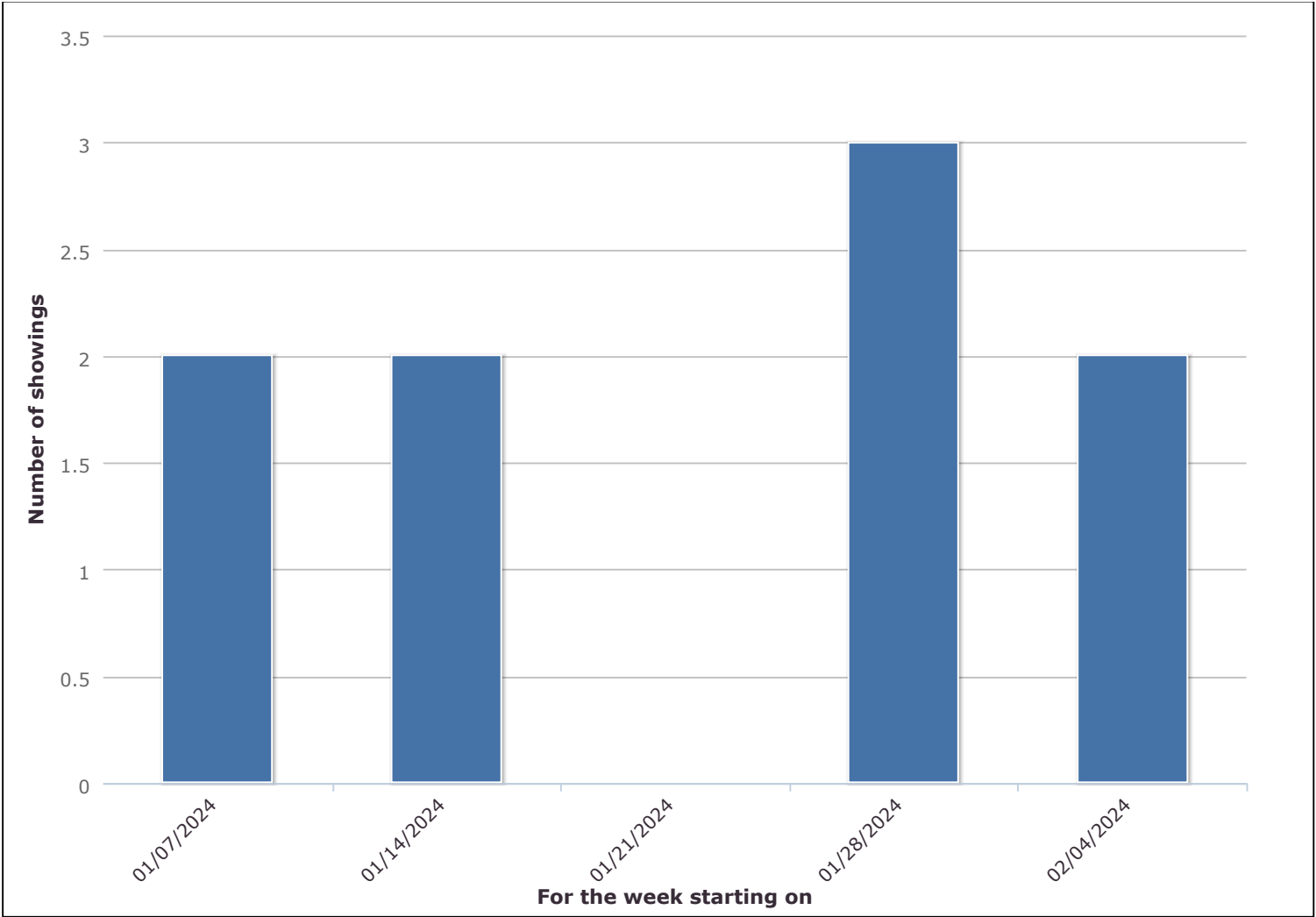
Snapshot for Jan 04, 2024 - Feb 08, 2024



Listing ID: U8225578
 Address: 906 Myakka COURT NE, ST PETERSBURG, FL 33702
 Price: \$445,000
 Status: ACTIVE

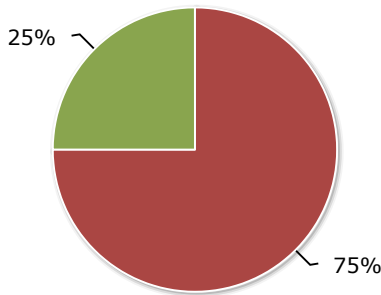
Total number of appointments: 9
 Appointments in the last 30 days: 9
 Appointments in the last 7 days: 5
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

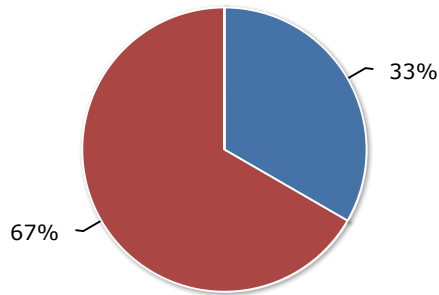
To what extent did the property meet your customers' criteria?



- Completely (0)
- Somewhat (3)
- Not at all (1)

* 4 responses

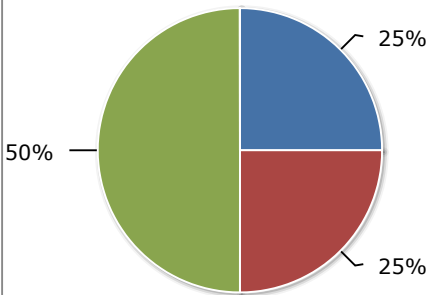
What is your (and your customer's) opinion of the price:



- Just right (1)
- Too high (2)
- Too low (0)

* 3 responses

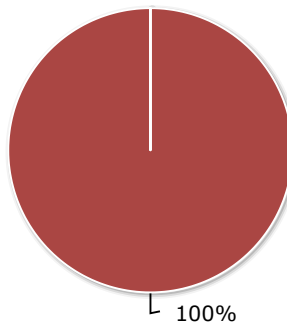
How did this property compare to others you have shown?



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

* 4 responses

What was your customers' opinion of the condition of the property?



- Excellent (0)
- Good (3)
- Fair (0)
- Poor (0)

* 3 responses









Feedback Responses

Activity Details	Showing Agent	Received	Available to Homeowner?
Showing 02/04/2024 11:45 AM - 12:15 PM	Lauren Traviesa LLC SOUTHERN ROOTS REALTY, LLC	02/05/2024 10:54 AM	Yes

Activity Details	Showing Agent	Received	Available to Homeowner?
<p>To what extent did the property meet your customers' criteria? What was your customers' opinion of the condition of the property? What is your (and your customer's) opinion of the price: How did this property compare to others you have shown?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat Good Just right 4</p> <p>Perfect pricing compared to others listed. Buyer prefers water view but that listing needs same level of updates. Shows well as it's squeaky clean!</p>	
Showing 02/02/2024 3:30 PM - 3:45 PM	Janelle Chmura SMITH & ASSOCIATES REAL ESTATE	02/04/2024 02:01 PM	Yes
<p>To what extent did the property meet your customers' criteria? What was your customers' opinion of the condition of the property? How did this property compare to others you have shown?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat Good 3</p> <p>Client prefers a more private backyard. Thank you for getting us in.</p>	
Showing 02/02/2024 12:00 PM - 12:15 PM	Otniel Gil JASON MITCHELL REAL ESTATE FLO	02/02/2024 05:37 PM	Yes
<p>To what extent did the property meet your customers' criteria? What was your customers' opinion of the condition of the property? What is your (and your customer's) opinion of the price: How did this property compare to others you have shown?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Not at all Good Too high 3</p> <p>Unit shows well. Buyer was looking for something more updated with some water view.</p>	
Showing 01/14/2024 1:00 PM - 1:15 PM	Shirley Rigo LUXURY & BEACH REALTY INC	01/14/2024 03:13 PM	Yes
<p>To what extent did the property meet your customers' criteria? What is your (and your customer's) opinion of the price: How did this property compare to others you have shown?</p> <p>COMMENTS/RECOMMENDATIONS:</p>		<p>Somewhat Too high 5(Best)</p> <p>Needs total renovation. Maybe priced accordingly had not priced them out</p>	
Showing 01/09/2024 1:00 PM - 1:15 PM	Kelly Hayden RE/MAX METRO	01/10/2024 01:28 PM	Yes
		COMMENTS/RECOMMENDATIONS:	Showing test by Kelly

Listing Activity Details

Activity Type	Activity Date	Showing Agent	Notes	Feedback
 Past Showing	02/08/2024 10:45 AM - 11:30 AM	Susie Miano Collins REALTY ONE GROUP SUNSHINE (727) 501-4843 (727) 894-1600 susiesells727@gmail.com		Not received.
 Past Showing	02/04/2024 11:45 AM - 12:15 PM	Lauren Traviesa LLC SOUTHERN ROOTS REALTY, LLC (727) 422-1856 lauren@southernrootsrealty.com		Received on 02/05/2024 at 10:54 AM
 Past Showing	02/02/2024 3:30 PM - 3:45 PM	Janelle Chmura SMITH & ASSOCIATES REAL ESTATE (813) 380-5465 jchmura@smithandassociates.com		Received on 02/04/2024 at 2:01 PM

Activity Type	Activity Date	Showing Agent	Notes	Feedback
 Past Showing	02/02/2024 12:00 PM - 12:15 PM	Otniel Gil JASON MITCHELL REAL ESTATE FLO (727) 420-5606 gil@gilworks4u.com		Received on 02/02/2024 at 5:37 PM
 Past Showing	02/02/2024 10:45 AM - 11:00 AM	MIKE Marshall Sr. CHARLES RUTENBERG REALTY INC (727) 492-7383 mmarsh1123@gmail.com		Not received.
 Past Showing	01/15/2024 12:00 PM - 12:15 PM	Lisa Ulgenalp CENTURY 21 COASTAL ALLIANCE (727) 643-7760 lisaurealestate@gmail.com		Not received.
 Past Showing	01/14/2024 1:00 PM - 1:15 PM	Shirley Rigo LUXURY & BEACH REALTY INC (727) 894-7446 shirley@shirleyrigo.com		Received on 01/14/2024 at 3:13 PM
 Past Showing	01/11/2024 3:00 PM - 3:15 PM	Kelly Hustedde DALTON WADE INC (727) 776-7906 husteddegroupp@gmail.com		Not received.
 Past Showing	01/09/2024 1:00 PM - 1:15 PM	Kelly Hayden RE/MAX METRO (727) 641-1162 kelly@propertytrackinc.com		Received on 01/10/2024 at 1:28 PM
 Status Change	01/09/2024 12:38 PM		From ACT to ACTIVE	
 New Listing	01/04/2024			

Pricing Benchmark Report presented on Mar 02 2024 by:



Kelly Hayden

kelly@propertytrackinc.com
(727) 641-1162 (Mobile Phone)



906 Myakka NE Ct

St Petersburg, FL, 33702

2 Beds | 2 Baths | 1242 Sqft

Scheduled Showings:

DOM:

2
First week

10
Total

52
Days on market

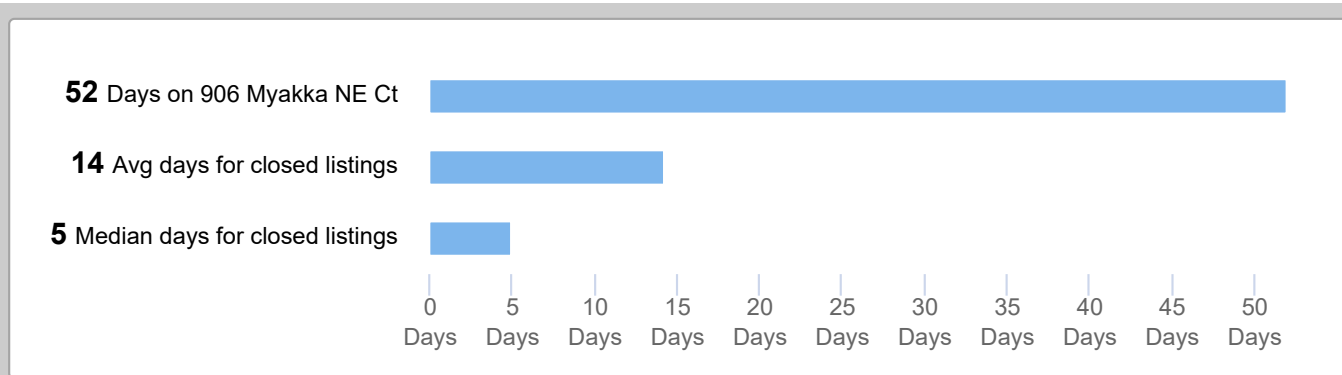
Applied filters:

Zip Code of 33702, 2 Baths, \$348,000 - \$544,999 Price Range, 994 - 1,552 Sqft., Single Family

Scheduled Showing Activity

	906 Myakka NE Ct, St Petersburg	14 Active Listings	9 Pending Listings	30 Closed Listings
As of the first week	2	2 (avg)	3 (avg)	4.9 (avg)
As of day 52	10	6.3 (avg)	7 (avg)	24.4 (avg)
Total Showings	10	13.5 (avg)	11.4 (avg)	18.3 (avg)

Compare Days on Market



The calculations presented in this report exclude your current listing except where noted



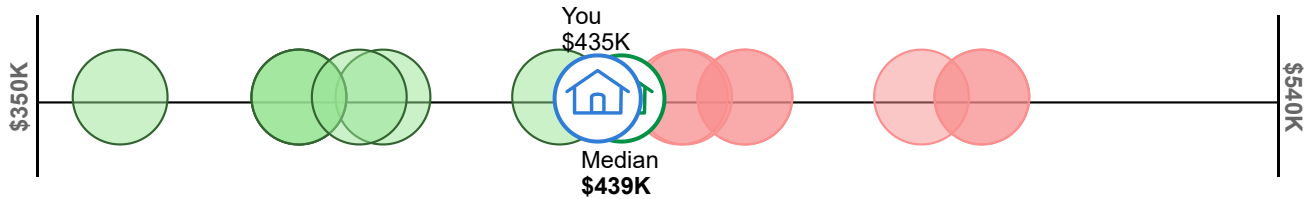
Pricing Comparisons

Evaluating your position in the market helps guide your decisions. Viewing your listing from the same perspective as a potential buyer helps determine how to best make your listing more competitive in the market.

Applied filters:

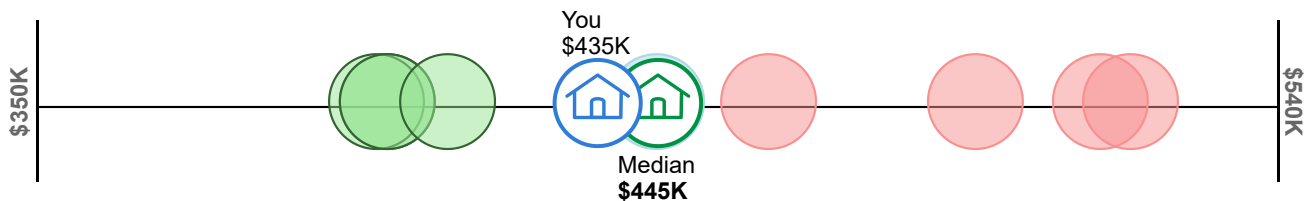
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14 Active Listings



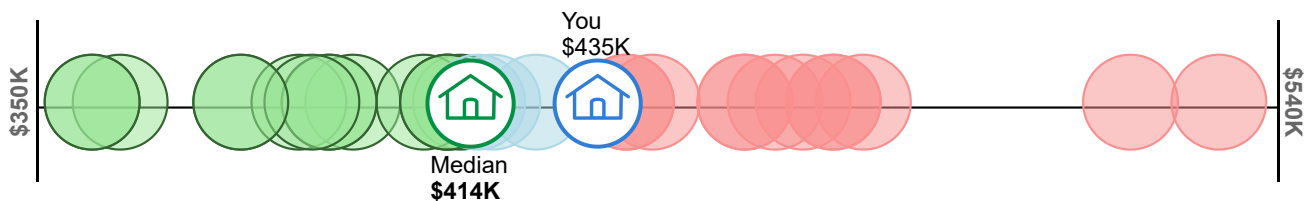
Your relative price position indicates how you compare among a buyer's array of housing options.

9 Pending Listings



Your pricing compared to other listings under contract show the price points where the deals are happening.

30 Closed Listings Last 180 Days



Your present price compared to recently closed listings shows where sales activity is happening.

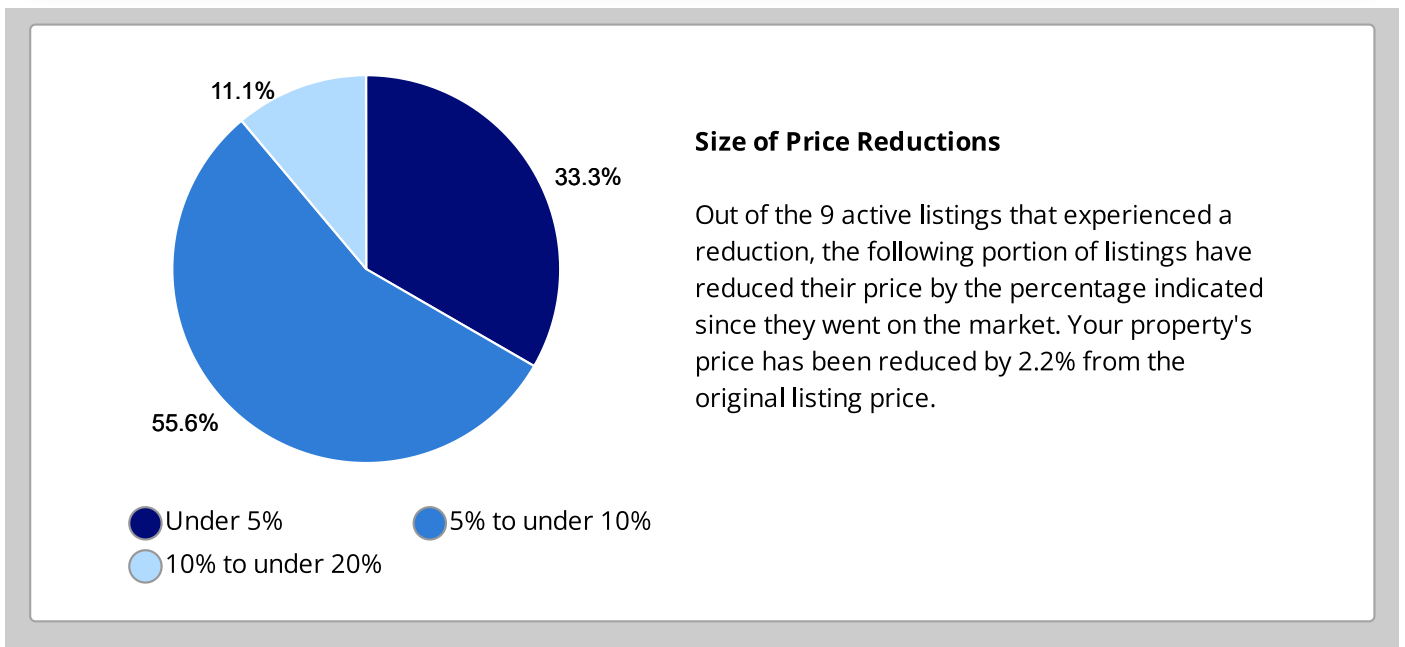


Price Reduction Data

By looking at what other homeowners are doing to adjust to the demands of the market, we can make more targeted and educated decisions on positioning your home's price point.

Applied filters:

Zip Code of 33702, 2 Baths, \$348,000 - \$544,999 Price Range, 994 - 1,552 Sqft., Single Family



Supply and Demand

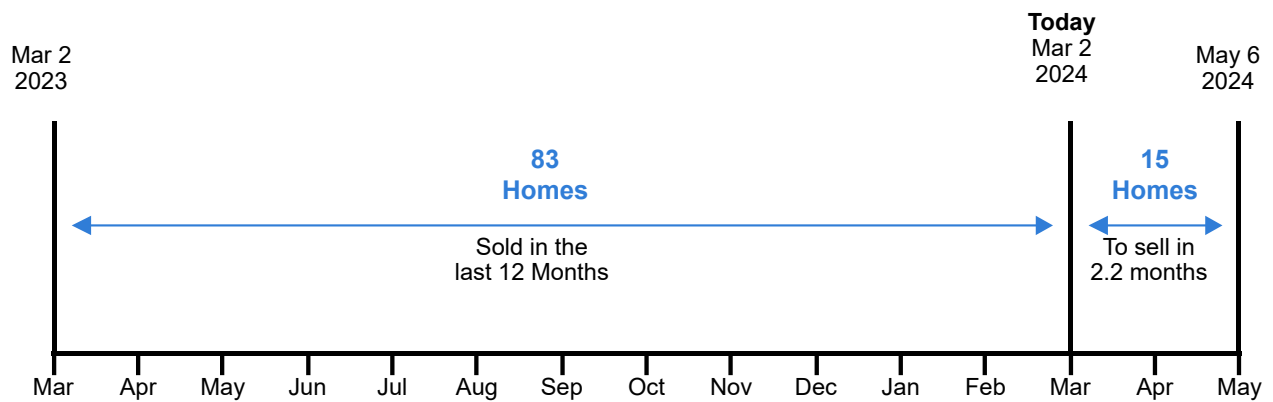
Real estate professionals pay close attention to supply and demand dynamics for the local market by calculating the recent absorption rate and applying that to the amount of inventory currently available. The greater the supply (or competing listings), the less pressure on buyers, especially if recent demand (home sales) isn't keeping pace with listings. Fewer listings and a higher sales pace for similar homes can indicate a seller's market.

Applied filters:

Zip Code of 33702, 2 Baths, \$348,000 - \$544,999 Price Range, 994 - 1,552 Sqft., Single Family

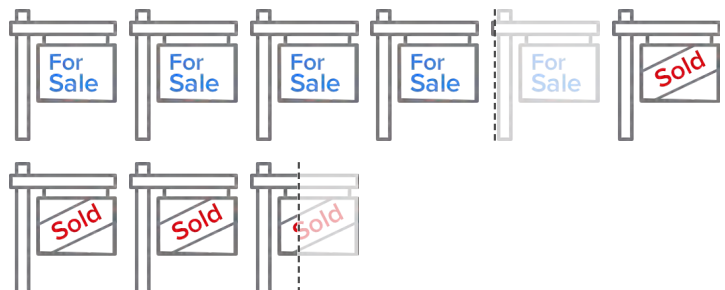
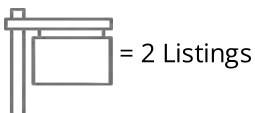
The Results

The monthly absorption rate for properties like this is **46.1%**, meaning it would take **2.2 months** to absorb the **15 active listings** if no new listings entered the market. 2.2 months of supply generally indicates a seller's market, where sellers tend to be in the driver's seat as demand outpaces available supply and buyers have fewer purchase options.



Absorption Result

At the current absorption rate, **6.9** out of **15** homes currently for sale will sell in a one month period.



The calculations on this page include your current listing.

