

The Nett Group Real Estate Advisors

SELLER REPORT



329 Autumn Forest | O'Fallon

TheNettGroup.com • 636.614.5132

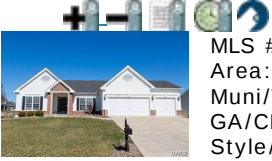
Cross Property On Market Counters

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
18010189	RESI	ACT	03/07/18	329 Autumn Forest	O'Fallon	408	184	\$257,000	395	988	16	16	386	76	30	18	1605

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Cross Property Condensed

329 Autumn Forest, O'Fallon 63366-1089



MLS #:	18010189	Status:	A	Stat Dt:	03/07/18	List Pr:	\$257,000
Area:	408	Bd:	3	Sq Ft:	2,268	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$113.32	CDOM:	249		
GA/CR:	3/0	Bth:	3 (3 0)	Age:	15		
Style/Desc:	1 Story/Ranch	Acre:	.280				
SubD:	Ests At Dames Park #2						
Schl District:	Ft. Zumwalt R-II						
Recent:	09/07/2018	Price Change :	\$259,900->\$257,000				

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

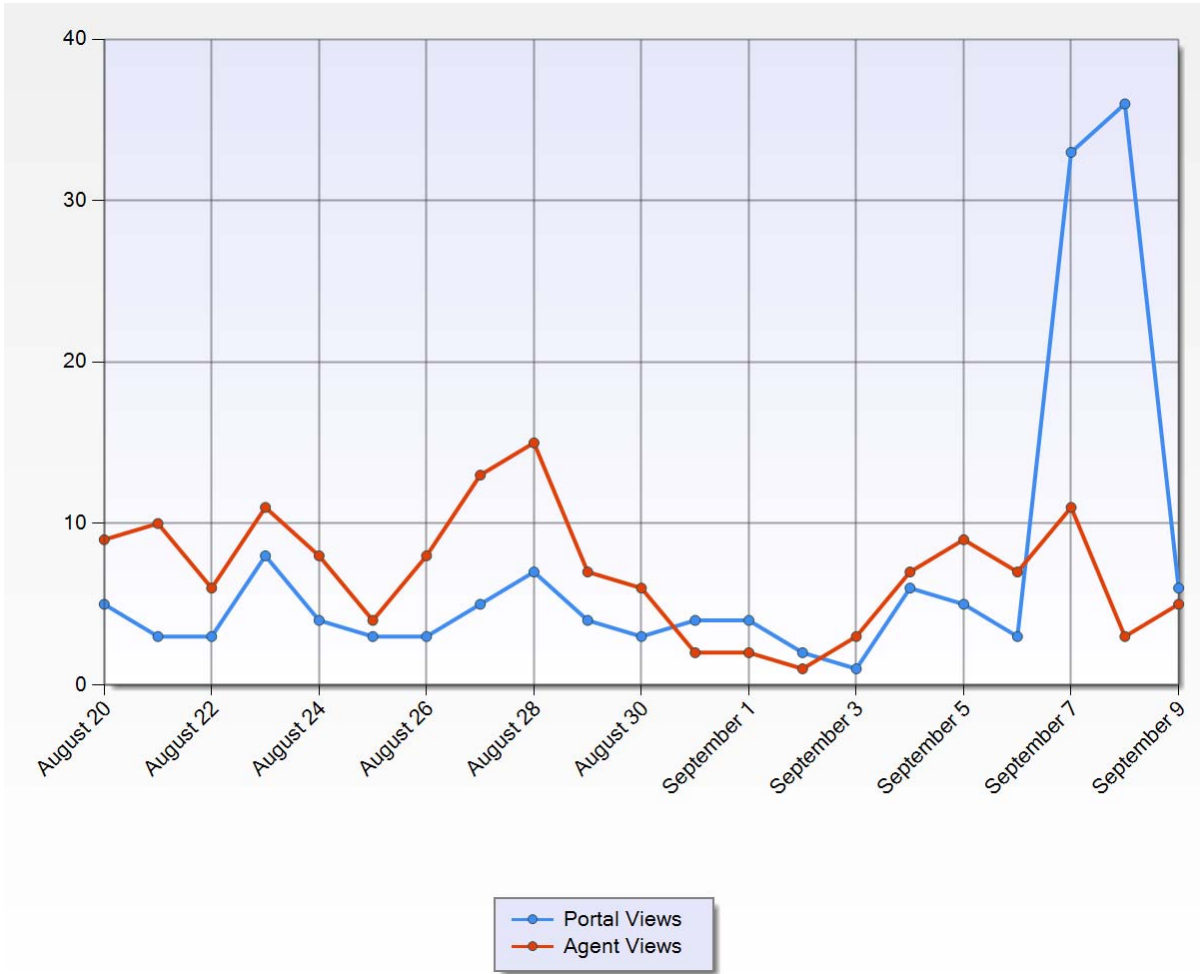
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 18 results.

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 Historical Views for 329 Autumn Forest



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
2.1 mi	18071857	A	09/07/2018	RESI	528 Wycombe	O'Fallon	O'Fallon	408	3	\$265,000	3	4 (3 1)	1,972	0.140 0	5		MRCO01
1.3 mi	18072632	A	09/07/2018	RESI	834 Elaine Dr	O'Fallon	O'Fallon	408	3	\$269,999	3	3 (2 1)	2,517	0.167 0	4		CBG 09
2.8 mi	18072015	A	09/05/2018	RESI	895 Highway Y	St. Paul	O'Fallon	408	5	\$300,000	3	3 (2 1)	2,523	3.120 0	34		RMXR04
0.0 mi	18010189	A	03/07/2018	RESI	329 Autumn Forest	O'Fallon	O'Fallon	408	249	\$257,000	3	3 (3 0)	2,268	0.280 0	15		KWRC01
0.3 mi	18062114	A	07/31/2018	RESI	227 Park Ridge Dr	O'Fallon	O'Fallon	408	41	\$259,900	3	3 (3 0)	1,643	0.087 0	16		CBG 05
0.1 mi	18055994	A	07/12/2018	RESI	43 Logan Crossing Cir	O'Fallon	O'Fallon	408	60	\$265,900	3	3 (2 1)	2,572	0.230 0	13		CRTN01
2.4 mi	18052504	P	09/08/2018	RESI	647 Zumwalt Crossing	O'Fallon	O'Fallon	408	45	\$294,900	4	3 (2 1)	3,235	0.270 0	18		KWRW01

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Residential Condensed

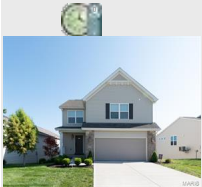
528 Wycombe, O'Fallon 63366-2662



MLS #: 18071857 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 1.5 Story/Other
 SubD: Wabash Woods #4
 Recent: 09/07/2018 : New

Stat Dt: 09/07/18 List Pr: \$265,000
 Sqft Above: 1,972 Sell Pr:
 Pr/SqFt: \$134.38 CDOM: 3
 Age: 5 Schl Dst: Ft. Zumwalt R-
 \$275 Acres: .140

834 Elaine Dr, O'Fallon 63366-2348



MLS #: 18072632 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Villa
 SubD: Vlgs Of Walden Pond
 Recent: 09/07/2018 : New

Stat Dt: 09/07/18 List Pr: \$269,999
 Sqft Above: 2,517 Sell Pr:
 Pr/SqFt: \$107.27 CDOM: 3
 Age: 4 Schl Dst: Ft. Zumwalt R-
 \$150 Acres: .167

895 Highway Y, O'Fallon 63366-5204



MLS #: 18072015 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: St. Paul
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: None
 Recent: 09/05/2018 : New

Stat Dt: 09/05/18 List Pr: \$300,000
 Sqft Above: 2,523 Sell Pr:
 Pr/SqFt: \$118.91 CDOM: 5
 Age: 34 Schl Dst: Ft. Zumwalt R-
 Acres: 3.120

329 Autumn Forest, O'Fallon 63366-1089



MLS #: 18010189 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Ests At Dames Park #2
 Recent: 09/07/2018 : Price Change : \$259,900->\$257,000

Stat Dt: 03/07/18 List Pr: \$257,000
 Sqft Above: 2,268 Sell Pr:
 Pr/SqFt: \$113.32 CDOM: 249
 Age: 15 Schl Dst: Ft. Zumwalt R-
 Acres: .280

227 Park Ridge Dr, O'Fallon 63366-1086



MLS #: 18062114 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Villa
 SubD: Villas At Dames Park #2
 Recent: 09/07/2018 : Price Change : \$264,900->\$259,900

Stat Dt: 07/31/18 List Pr: \$259,900
 Sqft Above: 1,643 Sell Pr:
 Pr/SqFt: \$158.19 CDOM: 41
 Age: 16 Schl Dst: Ft. Zumwalt R-
 \$196 Acres: .087

43 Logan Crossing Cir, O'Fallon 63366-1497



MLS #: 18055994 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Hyland Green #3
 Recent: 09/06/2018 : Price Change : \$272,900->\$265,900

Stat Dt: 07/12/18 List Pr: \$265,900
 Sqft Above: 2,572 Sell Pr:
 Pr/SqFt: \$103.38 CDOM: 60
 Age: 13 Schl Dst: Ft. Zumwalt R-
 \$350 Acres: .230



MLS #: 18052504 Status: **P**
Area: 408 Bd: 4
Muni/Twp: O'Fallon
GA/CR: 2 / 0 Bth: 3 (2 1)
Style/Desc: 2 Story / Other
SubD: Crossing Village B
Recent: 09/08/2018 : Pending : A->P

Stat Dt: 09/08/18 List Pr: \$294,900
Sqft Above: 3,235 Sell Pr:
Pr/SqFt: \$91.16 CDOM: 45
Age: 18 Schl Dst: Ft. Zumwalt R-
\$125 Acres: .270

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Pending', 'Sold'

Property Type is 'Residential'

Latitude, Longitude is within 3.00 mi of 18010189

State Or Province is 'Missouri'

Price is 240000 to 300000

CTH Last Modified Date Time is 9/3/2018+

Selected 7 of 7 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

329 Autumn Forest, O'Fallon, MO 63366

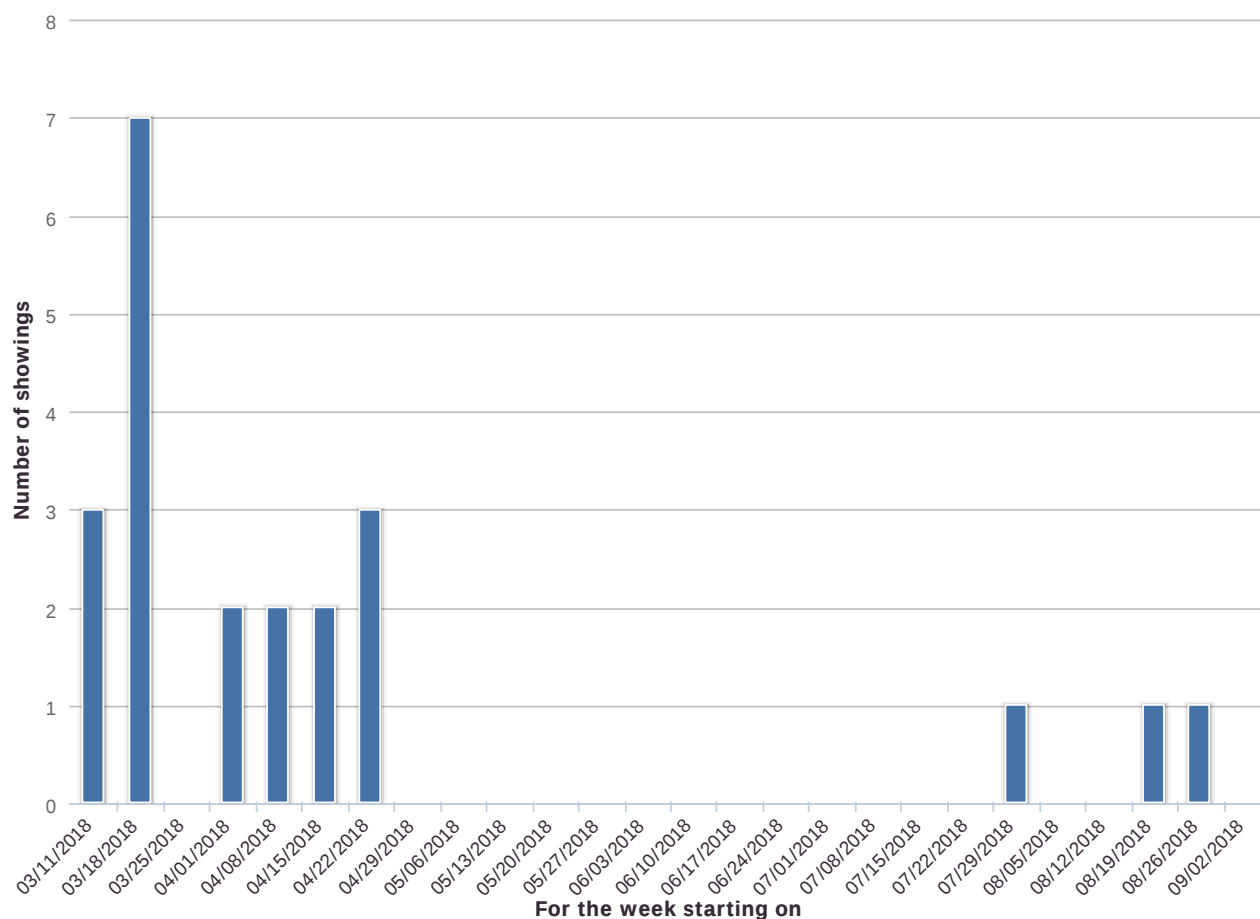
Snapshot for Mar 07, 2018 - Sep 08, 2018



Listing ID: 18010189
 Address: 329 Autumn Forest, O'Fallon, MO 63366
 Price: \$257,000
 Status: ACTIVE

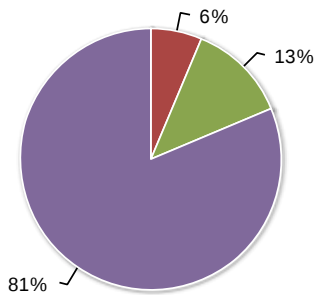
Total number of appointments: 22
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

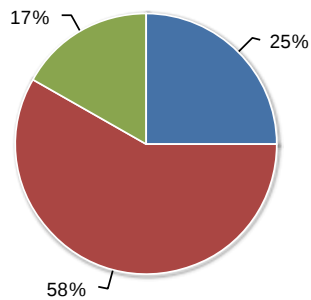
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (13)

* 16 responses

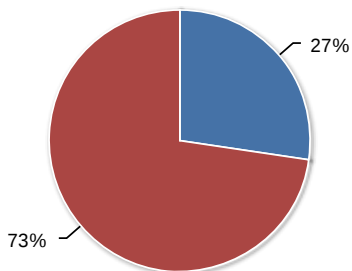
Please rate your overall experience at this showing.



Excellent (3)
Good (7)
Fair (2)
Poor (0)

* 12 responses

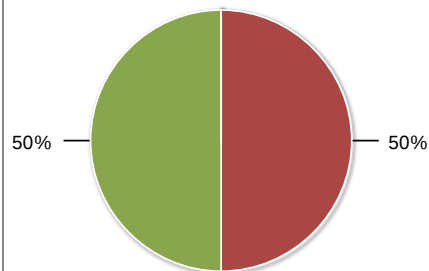
Your (and your client's) opinion of the price:



Just right (3)
Too high (8)
Too low (0)

* 11 responses

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



5(Best) (0)
4 (6)
3 (6)
2 (0)
1(Worst) (0)

* 12 responses

Feedback Responses

Activity Details	Received
Showing 08/29/2018 5:45 PM - 6:30 PM	08/29/2018 06:39 PM
Is your client interested in 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 Too big for my client and still needs too much work for him. Thanks though.
Showing 08/23/2018 1:00 PM - 2:00 PM	08/23/2018 05:08 PM
Is your client interested in 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:	This house is on the short list. Can you send me the utility bill history?

Activity Details	Received
Showing 08/04/2018 1:00 PM - 2:00 PM	08/04/2018 03:27 PM
Is your client interested in 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 honestly, this house just doesn't show very well. it was dirty and needs just more work than this buyer is willing to do.
Showing 04/27/2018 5:30 PM - 6:30 PM	04/29/2018 08:37 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:	Not interested Fair Too high My buyers did not like all the different flooring throughout the home plus the yard was too small for them Thank you for letting us view it
Showing 04/23/2018 7:00 PM - 8:00 PM	04/24/2018 09:17 AM
Is your client interested in 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 really likes the layout and location of this home. It shows well and is nice and clean. She is hesitant due to the flooring. She would need to make it flow better, would the seller consider a flooring credit?
Showing 04/22/2018 5:30 PM - 6:00 PM	04/23/2018 10:27 AM
Is your client interested in 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 Excellent Just right 4 Home showed well. Young daughter loved the cookies :) Yard was not ideal for their needs.
Showing 04/20/2018 9:15 AM - 9:45 AM	04/20/2018 10:44 AM
Is your client interested in 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 4
Showing 04/15/2018 5:00 PM - 5:30 PM	04/15/2018 08:30 PM
Is your client interested in 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:	Somewhat Excellent Too high 4 I think it's just a bit on the high side. Although it has a ton of square footage, the back yard doesn't quite fit their needs. We just started looking and so far they like it but would like to see more homes. Thanks for letting us look at it.
Showing 04/08/2018 12:30 PM - 1:15 PM	04/08/2018 02:13 PM

Activity Details		Received
Is your client interested in 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 They will be more updates needed than they originally thought. The back yard was negative for the buyers. They also feel the price is high for what's needed.
Showing 03/23/2018 5:50 PM - 6:05 PM		03/24/2018 07:04 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested We did not get a chance to get in. We were 10 min early. Knocked, no answer. Front door was unlocked and tv on so we did not go in. Buyers decided they wanted more mature trees. Thanks anyway.
Showing 03/22/2018 3:15 PM - 4:15 PM		03/23/2018 07:36 AM
Is your client interested in 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 Two many flooring choices in the home. Good space. They did not care for the lot after previewing the home.
Showing 03/21/2018 11:45 AM - 12:15 PM		03/23/2018 03:35 PM
Is your client interested in 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 3 clients are wanting more of a back yard., property showed fine. thanks for letting us look.
Showing 03/21/2018 11:45 AM - 12:15 PM		03/23/2018 03:35 PM
Is your client interested in 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 3
Showing 03/20/2018 5:40 PM - 6:15 PM		03/28/2018 02:09 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 4 Just not the floor plan they were looking for but home was stage very nicely
Showing 03/20/2018 4:45 PM - 6:00 PM		03/21/2018 12:17 AM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested 3 Backyard is too small & home lacked updates buyer is looking for.
Showing 03/18/2018 9:00 AM - 10:00 AM		03/19/2018 01:04 PM

Activity Details		Received
Is your client interested in 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 3 Buyer didn't like all the different types of floor/location. However they liked the massive floor plan.
Showing 03/13/2018 4:00 PM - 5:00 PM		03/13/2018 07:17 PM
Is your client interested in 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 Excellent Too high 3 Didn't feel the quality/features were up to price. Also didn't like neighbor across street had like 8 cars at house...
Showing 03/12/2018 4:45 PM - 5:15 PM		03/13/2018 01:56 PM
Is your client interested in 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

Listing Activity Details		
Activity Type	Activity Date	Comments
 Canceled Showing	09/08/2018 3:00 PM - 4:00 PM	
 Price Change	09/07/2018 11:08 AM	
 Canceled Showing	08/31/2018 9:00 AM - 9:15 AM	
 Past Showing	08/29/2018 5:45 PM - 6:30 PM	
 Past Showing	08/23/2018 1:00 PM - 2:00 PM	
 Declined Showing	08/18/2018 10:30 AM - 11:30 AM	
 Price Change Notification	08/13/2018 8:38 AM	
 Price Change	08/13/2018 3:24 AM	
 Past Showing	08/04/2018 1:00 PM - 2:00 PM	
 Status Change	08/03/2018 10:55 AM	
 Status Change	05/03/2018 11:33 AM	
 Past Showing	04/27/2018 5:30 PM - 6:30 PM	
 Past Showing	04/23/2018 7:00 PM - 8:00 PM	
 Past Showing	04/22/2018 5:30 PM - 6:00 PM	
 Past Showing	04/20/2018 9:15 AM - 9:45 AM	

Activity Type	Activity Date	Comments
 Price Change Notification	04/18/2018 11:57 AM	
 Price Change	04/18/2018 4:35 AM	
 Past Showing	04/15/2018 5:00 PM - 5:30 PM	
 Canceled Showing	04/11/2018 6:45 PM - 7:15 PM	
 Past Showing	04/09/2018 5:30 PM - 6:00 PM	
 Status Change	04/09/2018 8:26 AM	
 Past Showing	04/08/2018 12:30 PM - 1:15 PM	
 Canceled Showing	04/07/2018 12:00 PM - 12:45 PM	
 Canceled Showing	04/07/2018 11:00 AM - 12:00 PM	
 Canceled Showing	04/06/2018 6:30 PM - 7:00 PM	
 Status Change	04/06/2018 5:01 PM	
 Past Showing	04/05/2018 5:15 PM - 6:15 PM	
 Past Showing	04/04/2018 2:00 PM - 3:00 PM	
 Canceled Showing	03/30/2018 2:45 PM - 3:50 PM	
 Declined Showing	03/30/2018 9:00 AM - 11:00 AM	
 Past Showing	03/23/2018 5:50 PM - 6:05 PM	
 Past Showing	03/22/2018 3:15 PM - 4:15 PM	
 Canceled Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/20/2018 5:40 PM - 6:15 PM	
 Past Showing	03/20/2018 4:45 PM - 6:00 PM	
 Past Showing	03/18/2018 9:00 AM - 10:00 AM	
 Declined Showing	03/18/2018 9:00 AM - 10:00 AM	
 Past Showing Unconfirmed	03/13/2018 4:00 PM - 5:00 PM	
 Past Showing	03/12/2018 4:45 PM - 5:15 PM	
 Past Showing	03/12/2018 4:45 PM - 5:15 PM	
 Declined Showing	03/10/2018 3:00 PM - 4:00 PM	

Activity Type	Activity Date 	Comments
 Status Change	03/07/2018 3:20 PM	
 New Listing	03/07/2018	