

The Nett Group Real Estate Advisors

# SELLER REPORT



723 Timber Ridge Acre | High Ridge

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |     |
|----------------|-----|
| Days on Market | 108 |
|----------------|-----|

|                      |   |
|----------------------|---|
| Client Possibilities | 1 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 1 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 34 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 0 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 5 |
|----------|---|

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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.

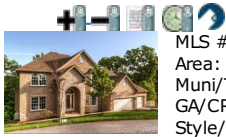
Cross Property On Market Counters

| 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 |
|--------------------------|------|------|-----------|-----------------------|------------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">18064837</a> | RESI | ACT  | 08/17/18  | 723 Timber Ridge Acre | High Ridge | 349  | 108 | \$600,000 | 124            | 114          | 1                | 1                    | 125         | 2                 | 7               | 10             | 498         |

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

## Cross Property Condensed

### 723 Timber Ridge Acre, High Ridge 63049-1144



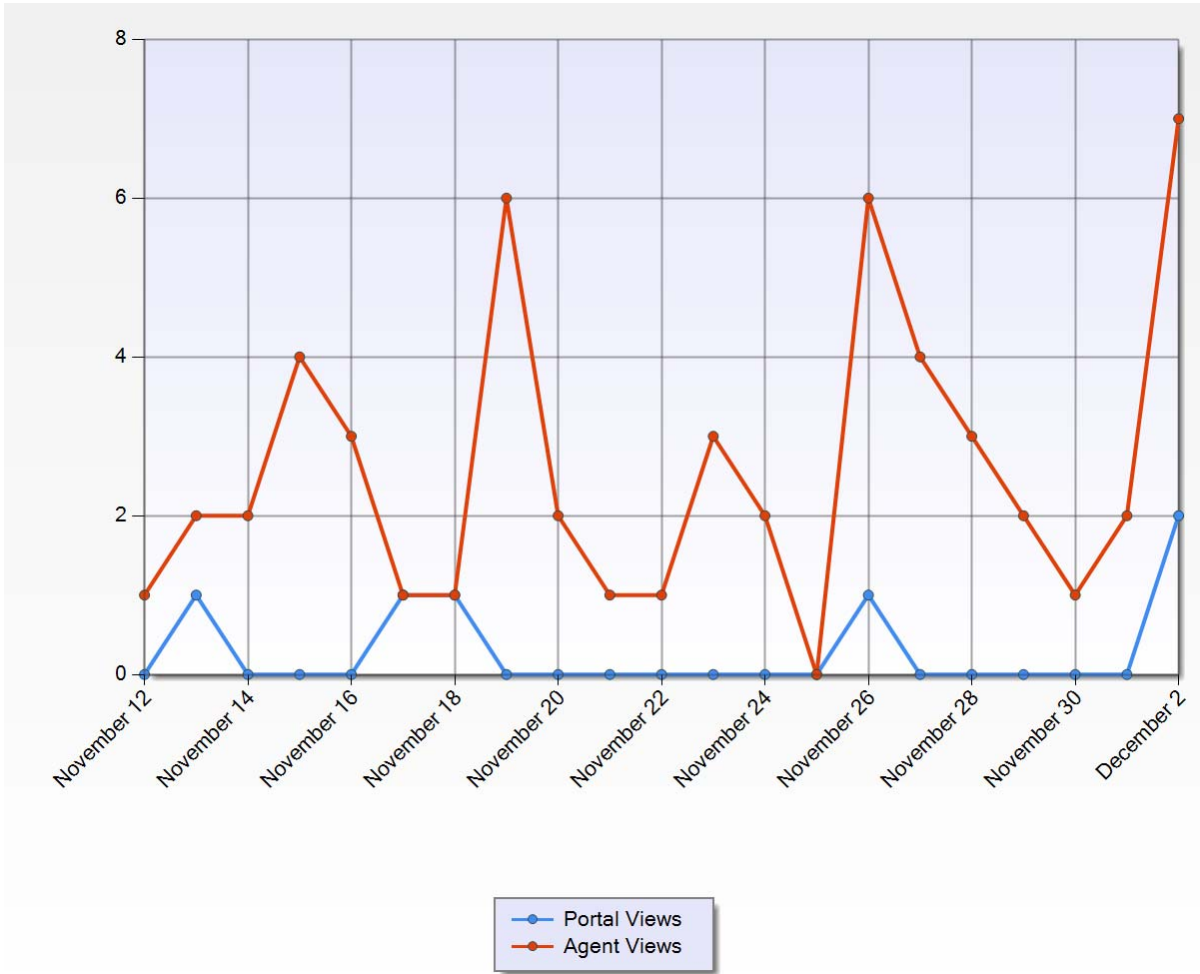
|                |                          |         |                |          |                 |          |                  |
|----------------|--------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18064837</a> | Status: | <b>A</b>       | Stat Dt: | <b>08/17/18</b> | List Pr: | <b>\$600,000</b> |
| Area:          | <b>349</b>               | Bd:     | <b>5</b>       | Sq Ft:   | <b>3,365</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Unincorporated</b>    |         |                | Pr/SqFt: | <b>\$178.31</b> | CDOM:    | <b>108</b>       |
| GA/CR:         | <b>3/0</b>               | Bth:    | <b>6 (4 2)</b> |          | <b>\$650</b>    | Age:     | <b>11</b>        |
| Style/Desc:    | <b>1.5 Story/Other</b>   |         |                |          |                 | Acre:    | <b>3.240</b>     |
| SubD:          | <b>Paradise Valley</b>   |         |                |          |                 |          |                  |
| Schl District: | <b>Rockwood R-VI</b>     |         |                |          |                 |          |                  |

#### 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 33 results.

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

 **Historical Views for 723 Timber Ridge Acre**

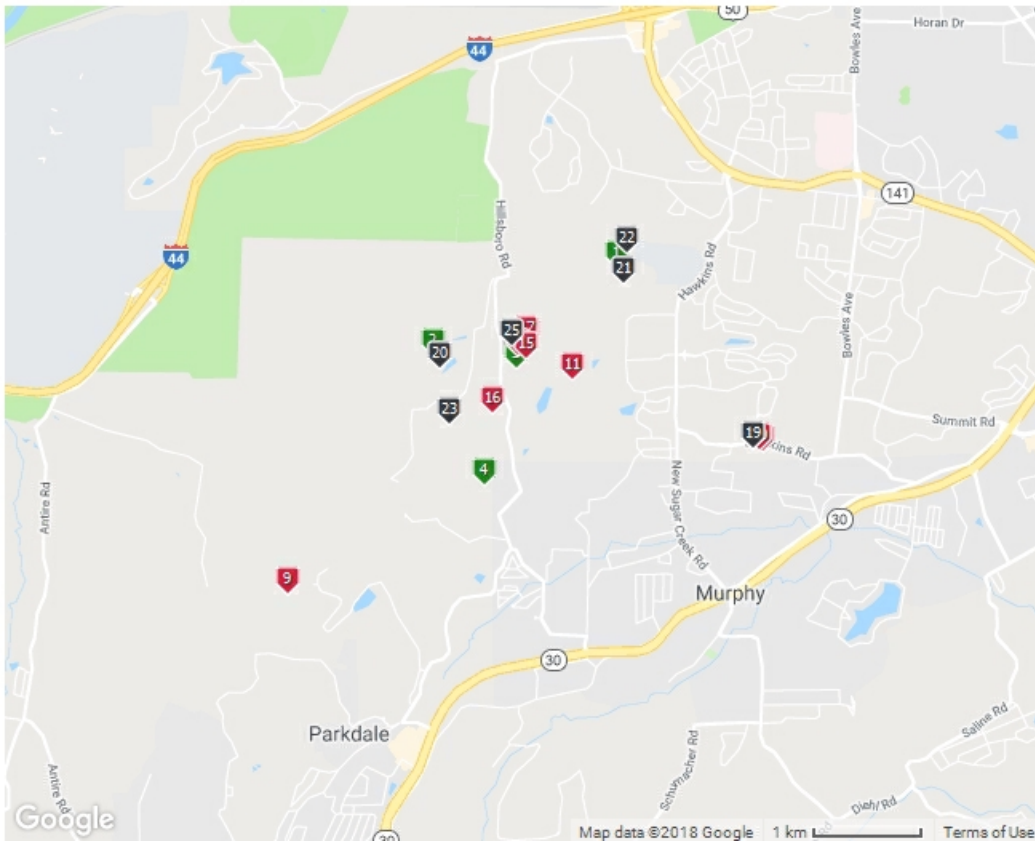


## Residential Single Line

| Distance | MLS #                    | St | Status Date | P Type | Address                        | Muni/Twp       | City           | Area | CDOM | Price Bd  | Bth | SqFt Abv | Lsz   | Age    | Off ID    |
|----------|--------------------------|----|-------------|--------|--------------------------------|----------------|----------------|------|------|-----------|-----|----------|-------|--------|-----------|
| 1.2 mi   | <a href="#">18029841</a> | A  | 04/19/2018  | RESI   | 1260 Green Vale Ct             | Unincorporated | Fenton         | 349  | 228  | \$569,900 | 5   | 5 (4 1)  | 3,486 | 0.2590 | 11 FSTR01 |
| 0.0 mi   | <a href="#">18064837</a> | A  | 08/17/2018  | RESI   | 723 Timber Ridge Acre          | Unincorporated | High Ridge     | 349  | 108  | \$600,000 | 5   | 6 (4 2)  | 3,365 | 3.2400 | 11 KWRC01 |
| 0.5 mi   | <a href="#">18028648</a> | A  | 04/27/2018  | RESI   | 1074 Bridleridge Crossing Spur | Unincorporated | High Ridge     | 349  | 219  | \$649,000 | 4   | 5 (3 2)  | 2,956 | 0.3376 | 11 CBG 24 |
| 0.8 mi   | <a href="#">18073450</a> | A  | 09/13/2018  | RESI   | 1281 Diamond Valley Dr         | Unincorporated | High Ridge     | 392  | 81   | \$619,900 | 3   | 4 (2 2)  | 2,483 | 2.2900 | 6 CBG 49  |
| 1.6 mi   | <a href="#">18069366</a> | CW | 08/24/2018  | RESI   | 913 Old Nickolas Ct            | Unincorporated | Fenton         | 349  | 101  | \$556,753 | 5   | 5 (4 1)  | 2,800 |        | AMRH01    |
| 1.6 mi   | <a href="#">18069356</a> | P  | 08/24/2018  | RESI   | 901 Old Nickolas Ct            | Unincorporated | Fenton         | 349  | 0    | \$556,753 | 5   | 5 (4 1)  | 3,001 |        | AMRH01    |
| 1.6 mi   | <a href="#">18069360</a> | P  | 08/24/2018  | RESI   | 905 905 Old Nicholas Ct        | Unincorporated | Fenton         | 349  | 0    | \$560,390 | 4   | 3 (2 1)  | 3,118 |        | AMRH01    |
| 0.5 mi   | <a href="#">18040853</a> | P  | 11/21/2018  | RESI   | 1078 Bridleridge Crossing Spur | Unincorporated | St Louis       | 349  | 180  | \$613,999 | 5   | 4 (3 1)  | 2,898 | 0.2580 | 10 LAUP01 |
| 1.6 mi   | <a href="#">18042291</a> | S  | 09/07/2018  | RESI   | 917 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 1    | \$513,380 | 4   | 3 (2 1)  | 3,003 | 0.3470 | AMRH01    |
| 2.0 mi   | <a href="#">18027614</a> | S  | 06/05/2018  | RESI   | 929 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 0    | \$519,903 | 3   | 3 (2 1)  | 2,616 | 0.4790 | AMRH01    |
| 0.8 mi   | <a href="#">18000716</a> | S  | 02/23/2018  | RESI   | 1129 Spring Lilly              | Unincorporated | High Ridge     | 349  | 10   | \$530,000 | 4   | 5 (4 1)  | 3,548 | 0.2300 | 11 KWSW01 |
| 0.5 mi   | <a href="#">18005544</a> | S  | 01/26/2018  | RESI   | 1071 Bridleridge Crossing      | Unincorporated | High Ridge     | 349  | 0    | \$545,000 | 4   | 4 (3 1)  | 2,498 | 0.2580 | 5 CBG 32  |
| 2.0 mi   | <a href="#">18069077</a> | S  | 11/02/2018  | RESI   | 920 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 1    | \$559,414 | 4   | 4 (3 1)  | 2,416 |        | AMRH01    |
| 0.5 mi   | <a href="#">18069015</a> | S  | 10/30/2018  | RESI   | 1022 Bridleridge Crossing Spur | Unincorporated | High Ridge     | 349  | 30   | \$575,000 | 3   | 4 (3 1)  | 3,103 | 0.2500 | 3 PMIR01  |
| 0.5 mi   | <a href="#">17089772</a> | S  | 05/25/2018  | RESI   | 1043 Bridleridge Crossing Spur | Unincorporated | Fenton         | 349  | 185  | \$621,667 | 4   | 4 (3 1)  | 4,016 | 0.2600 | 1 WHLN01  |
| 0.5 mi   | <a href="#">18000326</a> | S  | 07/26/2018  | RESI   | 1217 Diamond Valley Dr         | Unincorporated | High Ridge     | 349  | 98   | \$625,000 | 4   | 5 (3 2)  | 2,628 | 3.0000 | 2 DIEL01  |
| 0.5 mi   | <a href="#">18028427</a> | S  | 08/29/2018  | RESI   | 1018 Bridleridge Crossing Spur | Unincorporated | Unincorporated | 349  | 79   | \$665,000 | 5   | 5 (4 1)  | 3,633 | 0.2580 | 3 ODGR01  |
| 1.9 mi   | <a href="#">18059651</a> | S  | 10/12/2018  | RESI   | 900 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 0    | \$696,724 | 6   | 4 (3 1)  | 3,730 | 0.5200 | AMRH01    |
| 1.9 mi   | <a href="#">17050017</a> | X  | 12/31/2017  | RESI   | TBB Oak Ridge Place - Hemingwa | Unincorporated | Fenton         | 349  | 194  | \$515,000 | 4   | 3 (2 1)  | 3,490 |        | AMRH01    |
| 0.1 mi   | <a href="#">18054237</a> | X  | 11/17/2018  | RESI   | 724 Timber Ridge Acre Dr       | Unincorporated | High Ridge     | 349  | 133  | \$549,900 | 4   | 4 (3 1)  | 4,570 | 3.0200 | 17 BHSP04 |
| 1.2 mi   | <a href="#">18003769</a> | X  | 06/13/2018  | RESI   | 1252 Sand Key Ct               | Unincorporated | Fenton         | 349  | 120  | \$599,900 | 4   | 5 (4 1)  | 3,621 | 0.2300 | 7 AMRH01  |
| 1.3 mi   | <a href="#">17038262</a> | X  | 12/15/2017  | RESI   | 1868 East Branch Rd            | Unincorporated | Fenton         | 349  | 169  | \$600,000 | 4   | 2 (2 0)  | 2,707 | 6.9000 | 60 BHSP04 |
| 0.4 mi   | <a href="#">18014689</a> | X  | 09/30/2018  | RESI   | 800 Wildflower Valley Dr       | Unincorporated | High Ridge     | 349  | 83   | \$675,000 | 5   | 4 (3 1)  | 2,821 | 3.3600 | 16 JMRL01 |
| 1.9 mi   | <a href="#">18000212</a> | C  | 08/26/2018  | RESI   | TBB Oak Ridge Place -Hemingwa  | Unincorporated | Fenton         | 349  | 235  | \$521,000 | 4   | 3 (2 1)  | 3,490 |        | AMRH01    |
| 0.5 mi   | <a href="#">17053818</a> | C  | 08/08/2018  | RESI   | 1087 Bridleridge Crossing Spur | Unincorporated | Unincorporated | 349  | 399  | \$599,900 | 3   | 3 (2 1)  | 2,971 |        | WHLN01    |

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## Residential Single Line (Map Print)



|    |          |            |                       |                                 |                |         |        |           |     |
|----|----------|------------|-----------------------|---------------------------------|----------------|---------|--------|-----------|-----|
| 1  | 18029841 | Active     | Residential-1.5 Story | 1260 Green Vale Ct              | Fenton         | 3,486 5 | 5(4 1) | \$569,900 | 228 |
| 2  | 18064837 | Active     | Residential-1.5 Story | 723 Timber Ridge Acre           | High Ridge     | 3,365 5 | 6(4 2) | \$600,000 | 108 |
| 3  | 18028648 | Active     | Residential-1 Story   | 1074 Bridleridge Crossing Spur  | High Ridge     | 2,956 4 | 5(3 2) | \$649,000 | 219 |
| 4  | 18073450 | Active     | Residential-1 Story   | 1281 Diamond Valley Dr          | High Ridge     | 2,483 3 | 4(2 2) | \$619,900 | 81  |
| 5  | 18069366 | Contingent | Residential-1.5 Story | 913 Old Nickolas Ct             | Fenton         | 2,800 5 | 5(4 1) | \$556,753 | 101 |
| 6  | 18069356 | Pending    | Residential-1.5 Story | 901 Old Nickolas Ct             | Fenton         | 3,001 5 | 5(4 1) | \$556,753 | 0   |
| 7  | 18069360 | Pending    | Residential-1.5 Story | 905 905 Old Nicholas Ct         | Fenton         | 3,118 4 | 3(2 1) | \$560,390 | 0   |
| 8  | 18040853 | Pending    | Residential-1 Story   | 1078 Bridleridge Crossing Spur  | St Louis       | 2,898 5 | 4(3 1) | \$613,999 | 180 |
| 9  | 18042291 | Sold       | Residential-1.5 Story | 917 Old Nicholas Ct             | Fenton         | 3,003 4 | 3(2 1) | \$513,380 | 1   |
| 10 | 18027614 | Sold       | Residential-1 Story   | 929 Old Nicholas Ct             | Fenton         | 2,616 3 | 3(2 1) | \$519,903 | 0   |
| 11 | 18000716 | Sold       | Residential-1.5 Story | 1129 Spring Lilly               | High Ridge     | 3,548 4 | 5(4 1) | \$530,000 | 10  |
| 12 | 18005544 | Sold       | Residential-1 Story   | 1071 Bridleridge Crossing       | High Ridge     | 2,498 4 | 4(3 1) | \$545,000 | 0   |
| 13 | 18069077 | Sold       | Residential-1 Story   | 920 Old Nicholas Ct             | Fenton         | 2,416 4 | 4(3 1) | \$559,414 | 1   |
| 14 | 18069015 | Sold       | Residential-1.5 Story | 1022 Bridleridge Crossing Spur  | High Ridge     | 3,103 3 | 4(3 1) | \$575,000 | 30  |
| 15 | 17089772 | Sold       | Residential-1.5 Story | 1043 Bridleridge Crossing Spur  | Fenton         | 4,016 4 | 4(3 1) | \$621,667 | 185 |
| 16 | 18000326 | Sold       | Residential-1 Story   | 1217 Diamond Valley Dr          | High Ridge     | 2,628 4 | 5(3 2) | \$625,000 | 98  |
| 17 | 18028427 | Sold       | Residential-1.5 Story | 1018 Bridleridge Crossing Spur  | Unincorporated | 3,633 5 | 5(4 1) | \$665,000 | 79  |
| 18 | 18059651 | Sold       | Residential-1.5 Story | 900 Old Nicholas Ct             | Fenton         | 3,730 6 | 4(3 1) | \$696,724 | 0   |
| 19 | 17050017 | Expired    | Residential-1.5 Story | TBB Oak Ridge Place - Hemingway | Fenton         | 3,490 4 | 3(2 1) | \$515,000 | 194 |
| 20 | 18054237 | Expired    | Residential-1 Story   | 724 Timber Ridge Acre Dr        | High Ridge     | 4,570 4 | 4(3 1) | \$549,900 | 133 |
| 21 | 18003769 | Expired    | Residential-1.5 Story | 1252 Sand Key Ct                | Fenton         | 3,621 4 | 5(4 1) | \$599,900 | 120 |
| 22 | 17038262 | Expired    | Residential-1 Story   | 1868 East Branch Rd             | Fenton         | 2,707 4 | 2(2 0) | \$600,000 | 169 |
| 23 | 18014689 | Expired    | Residential-1 Story   | 800 Wildflower Valley Dr        | High Ridge     | 2,821 5 | 4(3 1) | \$675,000 | 83  |
| 24 | 18000212 | Cancelled  | Residential-1.5 Story | TBB Oak Ridge Place - Hemingway | Fenton         | 3,490 4 | 3(2 1) | \$521,000 | 235 |
| 25 | 17053818 | Cancelled  | Residential-1 Story   | 1087 Bridleridge Crossing Spur  | Unincorporated | 2,971 3 | 3(2 1) | \$599,900 | 399 |

**Search Criteria**

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mrkt', 'Pending'

Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 12/3/2018 to 12/3/2017

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 500000 to 700000

Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53

Selected 25 of 26 results.

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



## CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 12/3/2018 to 12/3/2017 Property Type is 'Residential' State Or Province is 'Missouri' Price is 500000 to 700000 Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53

**Residential****Active Properties**

| Listing # | Address                       | Area          | Community           | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------------------|---------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18029841  | 1260 Green Vale Ct            | Rockwood Sumn | Estates At Summer   | 5  | 5 (4 1) | 3,486 | 4,586  | 0.259  | 11  | 04/19/18 | \$163.48 | 228  | \$599,900  | \$569,900  |
| 18064837  | 723 Timber Ridge Acre         | Rockwood Sumn | Paradise Valley     | 5  | 6 (4 2) | 3,365 | 4,865  | 3.240  | 11  | 08/17/18 | \$178.31 | 108  | \$600,000  | \$600,000  |
| 18073450  | 1281 Diamond Valley Dr        | Northwest     | Paradise Valley Ea: | 3  | 4 (2 2) | 2,483 | 4,345  | 2.290  | 6   | 09/13/18 | \$249.66 | 81   | \$644,900  | \$619,900  |
| 18028648  | 1074 Bridleridge Crossing Spl | Rockwood Sumn | Bridlewood 1        | 4  | 5 (3 2) | 2,956 | 5,756  | 0.338  | 11  | 12/02/18 | \$219.55 | 219  | \$649,000  | \$649,000  |

**Active Totals**

|                 |   |           |       |       |       |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|-------|-------|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 4 | Averages: | 3,073 | 4,888 | 1.532 |      | \$202.75  | 159 | \$623,450 | \$609,700 |           |  |
|                 |   | Price :   |       |       |       | High | \$649,000 | Low | \$569,900 | Median    | \$609,950 |  |

**Cancelled Properties**

| Listing # | Address                       | Area          | Community       | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------------------|---------------|-----------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18000212  | TBB Oak Ridge Place -Hemin    | Rockwood Sumn | Oak Ridge Place | 4  | 3 (2 1) | 3,490 |        |        |     | 08/26/18 | \$149.28 | 235  | \$515,000  | \$521,000  |
| 17053818  | 1087 Bridleridge Crossing Spl | Rockwood Sumn | Bridlewood      | 3  | 3 (2 1) | 2,971 | 2,971  |        |     | 08/08/18 | \$201.92 | 399  | \$610,000  | \$599,900  |

**Cancelled Totals**

|                 |   |           |       |       |  |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|-------|--|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 2 | Averages: | 3,231 | 2,971 |  |      | \$175.60  | 317 | \$562,500 | \$560,450 |           |  |
|                 |   | Price :   |       |       |  | High | \$599,900 | Low | \$521,000 | Median    | \$560,450 |  |

**Contingent WK Properties**

| Listing # | Address             | Area          | Community       | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|---------------------|---------------|-----------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18069366  | 913 Old Nickolas Ct | Rockwood Sumn | Oak Ridge Place | 5  | 5 (4 1) | 2,800 |        |        |     | 08/24/18 | \$198.84 | 101  | \$556,753  | \$556,753  |

**Contingent WK Totals**

|                 |   |           |       |  |  |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|--|--|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 1 | Averages: | 2,800 |  |  |      | \$198.84  | 101 | \$556,753 | \$556,753 |           |  |
|                 |   | Price :   |       |  |  | High | \$556,753 | Low | \$556,753 | Median    | \$556,753 |  |

**Expired Properties**

| Listing # | Address                     | Area          | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-----------------------------|---------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 17050017  | TBB Oak Ridge Place - Hemir | Rockwood Sumn | Oak Ridge Place   | 4  | 3 (2 1) | 3,490 |        |        |     | 01/01/18 | \$147.56 | 194  | \$515,000  | \$515,000  |
| 18054237  | 724 Timber Ridge Acre Dr    | Rockwood Sumn | Paradise Valley   | 4  | 4 (3 1) | 4,570 |        | 3.020  | 17  | 11/18/18 | \$120.33 | 133  | \$564,900  | \$549,900  |
| 18003769  | 1252 Sand Key Ct            | Rockwood Sumn | Summer Chase Est  | 4  | 5 (4 1) | 3,621 |        | 0.230  | 7   | 06/14/18 | \$165.67 | 120  | \$599,900  | \$599,900  |
| 17038262  | 1868 East Branch Rd         | Rockwood Sumn | Survey 0000 Sec 3 | 4  | 2 (2 0) | 2,707 | 2,707  | 6.900  | 60  | 12/16/17 | \$221.65 | 169  | \$650,000  | \$600,000  |
| 18014689  | 800 Wildflower Valley Dr    | Rockwood Sumn | Paradise Valley   | 5  | 4 (3 1) | 2,821 | 4,521  | 3.360  | 16  | 10/01/18 | \$239.28 | 83   | \$749,900  | \$675,000  |

**Expired 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**

|                        |   |                  |       |       |       |             |           |            |           |               |           |
|------------------------|---|------------------|-------|-------|-------|-------------|-----------|------------|-----------|---------------|-----------|
| <b>Listing Count :</b> | 5 | <b>Averages:</b> | 3,442 | 3,614 | 3.378 |             | \$178.90  | 140        | \$615,940 | \$587,960     |           |
|                        |   | <b>Price :</b>   |       |       |       | <b>High</b> | \$675,000 | <b>Low</b> | \$515,000 | <b>Median</b> | \$599,900 |

**Pending Properties**

| Listing # | Address                       | Area          | Community       | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------------------|---------------|-----------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18069356  | 901 Old Nickolas Ct           | Rockwood Sumn | Oak Ridge Place | 5  | 5 (4 1) | 3,001 |        |        |     | 08/24/18 | \$185.52 | 0    | \$556,753  | \$556,753  |
| 18069360  | 905 905 Old Nicholas Ct       | Rockwood Sumn | Oak Ridge Place | 4  | 3 (2 1) | 3,118 |        |        |     | 08/24/18 | \$179.73 | 0    | \$560,390  | \$560,390  |
| 18040853  | 1078 Bridleridge Crossing Spt | Rockwood Sumn | Bridlewood One  | 5  | 4 (3 1) | 2,898 | 5,000  | 0.258  | 10  | 11/21/18 | \$211.87 | 180  | \$634,000  | \$613,999  |

**Pending Totals**

|                        |   |                  |       |       |       |             |           |            |           |               |           |
|------------------------|---|------------------|-------|-------|-------|-------------|-----------|------------|-----------|---------------|-----------|
| <b>Listing Count :</b> | 3 | <b>Averages:</b> | 3,006 | 5,000 | 0.258 |             | \$192.37  | 60         | \$583,714 | \$577,047     |           |
|                        |   | <b>Price :</b>   |       |       |       | <b>High</b> | \$613,999 | <b>Low</b> | \$556,753 | <b>Median</b> | \$560,390 |

**Sold Properties**

| Listing # | Address                       | Area          | Community           | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price | Sold Price | SP%LP  |
|-----------|-------------------------------|---------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18042291  | 917 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 4  | 3 (2 1) | 3,003 | 3,043  | 0.347  |     | 09/07/18 | \$170.96 | 1    | \$511,580  | \$511,580  | \$513,380  | 100.35 |
| 18027614  | 929 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 3  | 3 (2 1) | 2,616 |        | 0.479  |     | 06/05/18 | \$198.74 | 0    | \$517,413  | \$517,413  | \$519,903  | 100.48 |
| 18000716  | 1129 Spring Lilly             | Rockwood Sumn | Estates At Williams | 4  | 5 (4 1) | 3,548 |        | 0.230  | 11  | 02/23/18 | \$149.38 | 10   | \$550,000  | \$550,000  | \$530,000  | 96.36  |
| 18005544  | 1071 Bridleridge Crossing     | Rockwood Sumn | Bridlewood One      | 4  | 4 (3 1) | 2,498 | 4,996  | 0.258  | 5   | 01/26/18 | \$218.17 | 0    | \$545,000  | \$545,000  | \$545,000  | 100.00 |
| 18069077  | 920 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 4  | 4 (3 1) | 2,416 | 2,816  |        |     | 11/02/18 | \$231.55 | 1    | \$559,414  | \$559,414  | \$559,414  | 100.00 |
| 18069015  | 1022 Bridleridge Crossing Spt | Rockwood Sumn | Bridlewood One      | 3  | 4 (3 1) | 3,103 |        | 0.250  | 3   | 10/30/18 | \$185.30 | 30   | \$605,000  | \$605,000  | \$575,000  | 95.04  |
| 17089772  | 1043 Bridleridge Crossing Spt | Rockwood Sumn | Bridlewood          | 4  | 4 (3 1) | 4,016 |        | 0.260  | 1   | 05/25/18 | \$154.80 | 185  | \$640,000  | \$640,000  | \$621,667  | 97.14  |
| 18000326  | 1217 Diamond Valley Dr        | Rockwood Sumn | Paradise Valley Ea: | 4  | 5 (3 2) | 2,628 | 3,628  | 3.000  | 2   | 07/26/18 | \$237.82 | 98   | \$695,000  | \$649,900  | \$625,000  | 89.93  |
| 18028427  | 1018 Bridleridge Crossing Spt | Rockwood Sumn | Bridlewood One      | 5  | 5 (4 1) | 3,633 | 4,860  | 0.258  | 3   | 08/29/18 | \$183.04 | 79   | \$692,000  | \$685,000  | \$665,000  | 96.10  |
| 18059651  | 900 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 6  | 4 (3 1) | 3,730 | 5,058  | 0.520  |     | 10/12/18 | \$186.79 | 0    | \$693,534  | \$693,534  | \$696,724  | 100.46 |

**Sold Totals**

|                        |    |                  |       |       |       |             |           |            |           |               |           |       |
|------------------------|----|------------------|-------|-------|-------|-------------|-----------|------------|-----------|---------------|-----------|-------|
| <b>Listing Count :</b> | 10 | <b>Averages:</b> | 3,119 | 4,067 | 0.622 |             | \$191.66  | 40         | \$600,894 | \$595,684     | \$585,109 | 97.59 |
|                        |    | <b>Price :</b>   |       |       |       | <b>High</b> | \$696,724 | <b>Low</b> | \$513,380 | <b>Median</b> | \$567,207 |       |

**Grand Totals**

|                |    |                  |                 |          |              |     |            |           |            |           |            |           |
|----------------|----|------------------|-----------------|----------|--------------|-----|------------|-----------|------------|-----------|------------|-----------|
| <b>Count :</b> | 25 | <b>Averages:</b> | <b>\$/SqFt:</b> | \$189.97 | <b>CDOM:</b> | 106 | <b>OP:</b> | \$600,613 | <b>LP:</b> | \$589,769 | <b>SP:</b> | \$585,109 |
|----------------|----|------------------|-----------------|----------|--------------|-----|------------|-----------|------------|-----------|------------|-----------|

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

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# Area Market Survey

Listings as of 12/03/2018 at 9:20 AM

Page 1 of 4

## Northwest

### Active

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$600,000 thru \$649,999         | 1               | 81                       |
|                                  | 1               | 81                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$619,900       | <b>Maximum</b> \$619,900 |
| <b>Average</b>                   | \$619,900       | <b>Median</b> \$619,900  |

## Rockwood Summit

### Active

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$550,000 thru \$599,999         | 2               | 168                      |
| \$600,000 thru \$649,999         | 1               | 219                      |
|                                  | 3               | 185                      |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$569,900       | <b>Maximum</b> \$649,000 |
| <b>Average</b>                   | \$606,300       | <b>Median</b> \$600,000  |

### Contingent w/Kickout

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$550,000 thru \$599,999         | 1               | 101                      |
|                                  | 1               | 101                      |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$556,753       | <b>Maximum</b> \$556,753 |
| <b>Average</b>                   | \$556,753       | <b>Median</b> \$556,753  |

### Pending

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$550,000 thru \$599,999         | 2               | 0                        |
| \$600,000 thru \$649,999         | 1               | 180                      |
|                                  | 3               | 60                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$556,753       | <b>Maximum</b> \$613,999 |
| <b>Average</b>                   | \$577,047       | <b>Median</b> \$560,390  |

### Sold

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$500,000 thru \$549,999         | 4               | 3                        |
| \$550,000 thru \$599,999         | 2               | 16                       |
| \$600,000 thru \$649,999         | 2               | 142                      |
| \$650,000 thru \$699,999         | 2               | 40                       |
|                                  | 10              | 40                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$513,380       | <b>Maximum</b> \$696,724 |
| <b>Average</b>                   | \$585,109       | <b>Median</b> \$567,207  |

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

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# Area Market Survey

Listings as of 12/03/2018 at 9:20 AM

Page 2 of 4

## Expired

| <u>Price Range</u>              | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------------|-----------------|--------------------|
| <b>\$500,000 thru \$549,999</b> | <b>2</b>        | <b>164</b>         |
| <b>\$550,000 thru \$599,999</b> | <b>2</b>        | <b>145</b>         |
| <b>\$650,000 thru \$699,999</b> | <b>1</b>        | <b>83</b>          |
|                                 | <b>5</b>        | <b>140</b>         |

### Summary Price Information

|                |                  |                |                  |
|----------------|------------------|----------------|------------------|
| <b>Minimum</b> | <b>\$515,000</b> | <b>Maximum</b> | <b>\$675,000</b> |
| <b>Average</b> | <b>\$587,960</b> | <b>Median</b>  | <b>\$599,900</b> |

## Cancelled

| <u>Price Range</u>              | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------------|-----------------|--------------------|
| <b>\$500,000 thru \$549,999</b> | <b>1</b>        | <b>235</b>         |
| <b>\$550,000 thru \$599,999</b> | <b>1</b>        | <b>399</b>         |
|                                 | <b>2</b>        | <b>317</b>         |

### Summary Price Information

|                |                  |                |                  |
|----------------|------------------|----------------|------------------|
| <b>Minimum</b> | <b>\$521,000</b> | <b>Maximum</b> | <b>\$599,900</b> |
| <b>Average</b> | <b>\$560,450</b> | <b>Median</b>  | <b>\$560,450</b> |

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# Area Market Survey

Listings as of 12/03/2018 at 9:20 AM

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## Summary

### Active

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$550,000 thru \$599,999 | 2               | 168                |
| \$600,000 thru \$649,999 | 2               | 150                |
|                          | 4               | 159                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$569,900 | <b>Maximum</b> | \$649,000 |
| <b>Average</b> | \$609,700 | <b>Median</b>  | \$609,950 |

### Contingent w/Kickout

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$550,000 thru \$599,999 | 1               | 101                |
|                          | 1               | 101                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$556,753 | <b>Maximum</b> | \$556,753 |
| <b>Average</b> | \$556,753 | <b>Median</b>  | \$556,753 |

### Pending

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$550,000 thru \$599,999 | 2               | 0                  |
| \$600,000 thru \$649,999 | 1               | 180                |
|                          | 3               | 60                 |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$556,753 | <b>Maximum</b> | \$613,999 |
| <b>Average</b> | \$577,047 | <b>Median</b>  | \$560,390 |

### Sold

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$500,000 thru \$549,999 | 4               | 3                  |
| \$550,000 thru \$599,999 | 2               | 16                 |
| \$600,000 thru \$649,999 | 2               | 142                |
| \$650,000 thru \$699,999 | 2               | 40                 |
|                          | 10              | 40                 |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$513,380 | <b>Maximum</b> | \$696,724 |
| <b>Average</b> | \$585,109 | <b>Median</b>  | \$567,207 |

### Expired

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$500,000 thru \$549,999 | 2               | 164                |
| \$550,000 thru \$599,999 | 2               | 145                |
| \$650,000 thru \$699,999 | 1               | 83                 |
|                          | 5               | 140                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$515,000 | <b>Maximum</b> | \$675,000 |
| <b>Average</b> | \$587,960 | <b>Median</b>  | \$599,900 |

### Cancelled

| <u>Price Range</u> | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------|-----------------|--------------------|
|--------------------|-----------------|--------------------|

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## Area Market Survey

Listings as of 12/03/2018 at 9:20 AM

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|                                 |          |            |
|---------------------------------|----------|------------|
| <b>\$500,000 thru \$549,999</b> | <b>1</b> | <b>235</b> |
| <b>\$550,000 thru \$599,999</b> | <b>1</b> | <b>399</b> |
|                                 | <b>2</b> | <b>317</b> |

### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$521,000 | <b>Maximum</b> | \$599,900 |
| <b>Average</b> | \$560,450 | <b>Median</b>  | \$560,450 |

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● FOR SALE

# 723 Timber Ridge Acre Dr, High Ridge, MO 63049

List price: \$600,000

5 Beds · 6 Baths · 4,865 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

Your listing performance is average

Last two days of activity



Similar listings



Your listing



VIEWS

34



SAVES

0

This Week

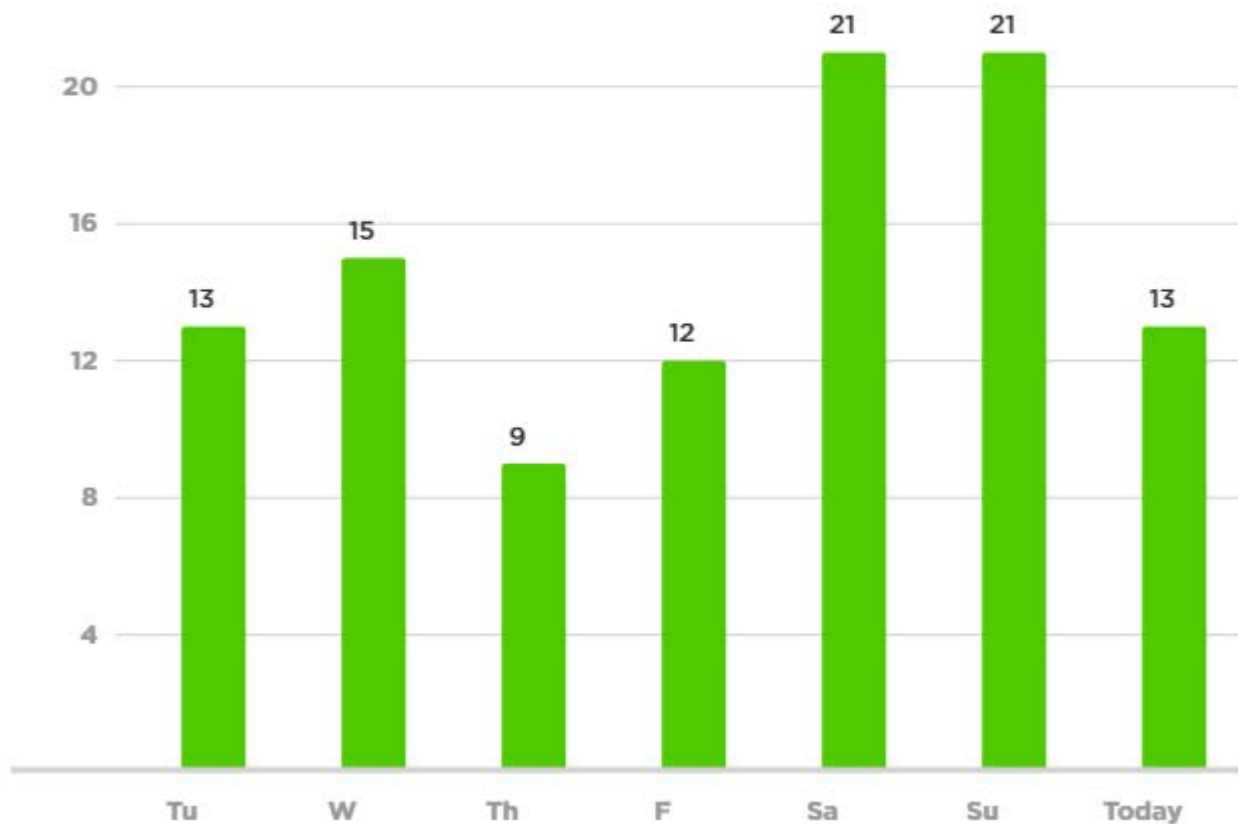
Last 30 Days



Similar listings



Your listing







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

# Listing Activity Report

723 Timber Ridge Acre, High Ridge, MO 63049

Snapshot for Aug 16, 2018 - Nov 10, 2018

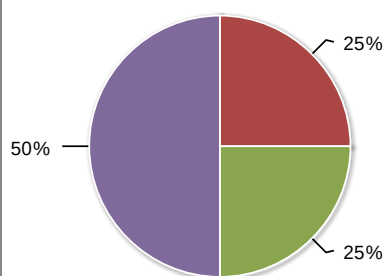


Listing ID: 18064837  
 Address: 723 Timber Ridge Acre, High Ridge, MO 63049  
 Price: \$600,000  
 Status: ACTIVE

Total number of appointments: 5  
 Appointments in the last 30 days: 1  
 Appointments in the last 7 days: 0  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

## Feedback at a Glance

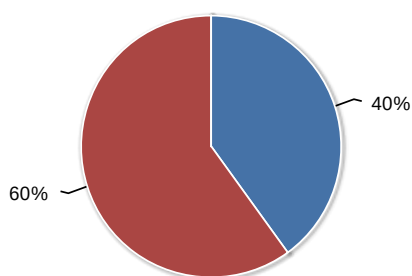
**Is your client interested in this listing?**



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

\* 4 responses

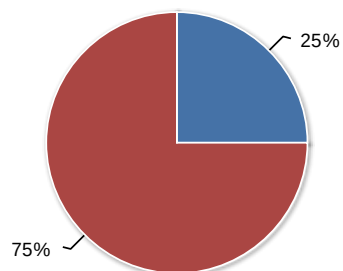
**Please rate your overall experience at this showing.**



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

\* 5 responses

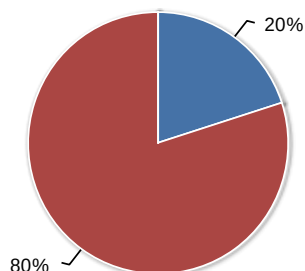
**Your (and your client's) opinion of the price:**



Just right (1)  
 Too high (3)  
 Too low (0)

\* 4 responses

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



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

## Feedback Responses

| Activity Details                                                                                                                                                                                                                 |  | Received                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>11/10/2018 12:00 PM - 12:45 PM                                                                                                                                                                                        |  | 11/11/2018 07:40 AM                                                                                                                                                                                    |
| Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS:                                               |  | Excellent<br>Too high<br>5(Best)<br>It was beautiful but they have a little one and felt like there was not enough back yard and they didn't like the road to it.                                      |
| Showing<br>09/30/2018 12:15 PM - 1:15 PM                                                                                                                                                                                         |  | 10/01/2018 06:29 AM                                                                                                                                                                                    |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS:                                                   |  | Not interested<br>Good<br>4<br>Home was absolutely stunning but the yard did not suit my clients' needs. Good luck!                                                                                    |
| Showing<br>09/08/2018 3:30 PM - 4:30 PM                                                                                                                                                                                          |  | 09/09/2018 06:28 PM                                                                                                                                                                                    |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Somewhat<br>Good<br>Too high<br>4<br>House shows very well. They were hoping to have some flat yard space so that was the biggest negative. Not sure it is something they can overlook at this price.  |
| Showing<br>08/30/2018 11:00 AM - 12:30 PM                                                                                                                                                                                        |  | 08/30/2018 01:14 PM                                                                                                                                                                                    |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Maybe<br>Excellent<br>Too high<br>4<br>My client was previewing the house for his wife. He will be reviewing the information with his wife, and they may be scheduling a second showing in the future. |
| Showing<br>08/20/2018 2:00 PM - 3:00 PM                                                                                                                                                                                          |  | 08/20/2018 03:58 PM                                                                                                                                                                                    |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Not interested<br>Good<br>Just right<br>4<br>Beautiful home, just not a fit, thanks and good luck!                                                                                                     |

## Listing Activity Details

| Activity Type                                                                                   | Activity Date                  | Comments |
|-------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing | 11/10/2018 12:00 PM - 12:45 PM |          |
|  Past Showing | 09/30/2018 12:15 PM - 1:15 PM  |          |

| Activity Type                                                                                       | Activity Date                     | Comments                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Past Showing       | 09/08/2018<br>3:30 PM - 4:30 PM   |                                                                                                                                                                                                                             |
|  Canceled Showing   | 09/05/2018<br>3:00 PM - 4:00 PM   |                                                                                                                                                                                                                             |
|  Past Showing       | 08/30/2018<br>11:00 AM - 12:30 PM |                                                                                                                                                                                                                             |
|  Past Showing       | 08/20/2018<br>2:00 PM - 3:00 PM   |                                                                                                                                                                                                                             |
|  Open House Comment | 08/19/2018<br>2:30 PM - 3:30 PM   | Agent and Buyers came through the open house. They were really looking for a ranch but decided to take a look because they loved the pictures online. After talking, they decided they would be happiest with a Ranch home. |
|  Status Change      | 08/17/2018<br>10:42 AM            |                                                                                                                                                                                                                             |
|  New Listing        | 08/17/2018                        |                                                                                                                                                                                                                             |
|  Status Change      | 08/16/2018<br>9:54 AM             |                                                                                                                                                                                                                             |
|  Price Change       | 08/16/2018<br>4:33 AM             |                                                                                                                                                                                                                             |