

The Nett Group Real Estate Advisors

SELLER REPORT



2312 Banon Dr | St Charles

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	26
----------------	----

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

Client Favorites	0
------------------	---

Zillow Views	18
--------------	----

Zillow Saves	1
--------------	---

Showings	0
----------	---

Good Activity is an average of *3-4 showings weekly*.

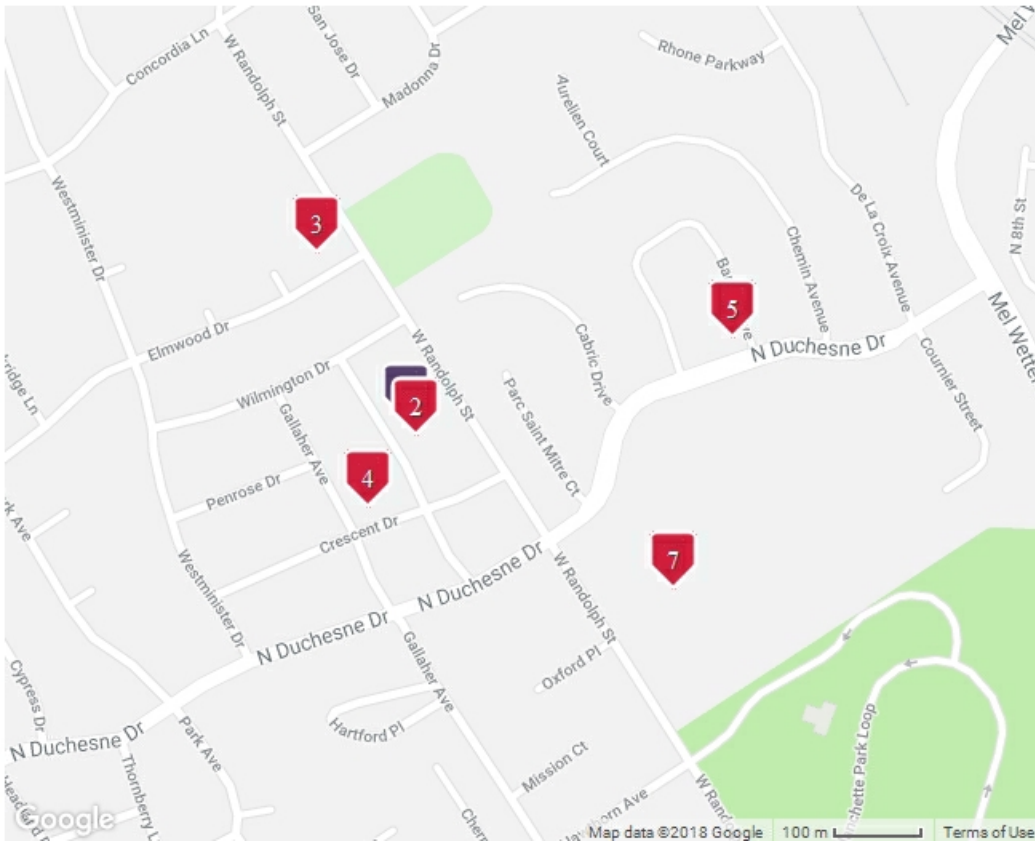
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.2 mi	18082817	P		RESI	2512 WESTPORT Lane	St. Charles	St Charles	403	2	\$219,900	3	3 (2 1)	1,511	0.2287	48 RMST02
0.2 mi	18050266	S	07/31/2018	RESI	2508 Westport Lane	St. Charles	St Charles	403	2	\$204,000	3	2 (2 0)	1,484	0.2400	49 WREN02
0.3 mi	18047373	S	10/11/2018	RESI	1019 Elmwood	St. Charles	St Charles	403	74	\$212,000	3	2 (2 0)	1,518	0.2030	51 STRA01
0.3 mi	17091646	S	04/26/2018	RESI	1005 Crescent	St. Charles	St Charles	403	113	\$222,500	4	3 (2 1)	1,928	0.2400	48 CBG 09
0.0 mi	17087771	S	12/29/2017	RESI	2312 Cabric Dr	St. Charles	St Charles	403	0	\$246,263	2	2 (2 0)	1,302	0.1800	BHSP02
0.0 mi	18067966	S	09/27/2018	RESI	2321 Cabric Dr	St. Charles	St Charles	403	0	\$294,208	3	2 (2 0)	1,615		BHSP02
0.2 mi	17080838	S	12/28/2017	RESI	2345 Banon Dr	St. Charles	St Charles	403	0	\$299,030	3	2 (2 0)	2,339	0.1400	BHSP02

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

Residential Single Line (Map Print)



1	18082817	Pending	Residential-1 Story	2512 WESTPORT Lane	St Charles	1,511 3	3(2 1)	\$219,900	2
2	18050266	Sold	Residential-1 Story	2508 Westport Lane	St Charles	1,484 3	2(2 0)	\$204,000	2
3	18047373	Sold	Residential-1 Story	1019 Elmwood	St Charles	1,518 3	2(2 0)	\$212,000	74
4	17091646	Sold	Residential-2 Story	1005 Crescent	St Charles	1,928 4	3(2 1)	\$222,500	113
5	17087771	Sold	Residential-1 Story	2312 Cabric Dr	St Charles	1,302 2	2(2 0)	\$246,263	0
6	18067966	Sold	Residential-1 Story	2321 Cabric Dr	St Charles	1,615 3	2(2 0)	\$294,208	0
7	17080838	Sold	Residential-1 Story	2345 Banon Dr	St Charles	2,339 3	2(2 0)	\$299,030	0

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 Mkt', 'Pending'

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

Search Contractual Date is 11/26/2018 to 11/26/2017

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 200000 to 300000

Latitude, Longitude is within 0.31 mi of 18084747

23 Listings have been discarded.

Selected 7 of 7 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 11/26/2018 to 11/26/2017 Property Type is 'Residential' State Or Province is 'Missouri' Price is 200000 to 300000 Latitude, Longitude is within 0.31 mi of 18084747 23 Listings have been discarded.

Residential

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18082817	2512 WESTPORT Lane	St. Charles	ELMWOOD MANO	3	3 (2 1)	1,511		0.229	48	10/29/18	\$145.53	2	\$219,900	\$219,900

Pending Totals

Listing Count :	1	Averages:	1,511	0.229		\$145.53	2	\$219,900	\$219,900
		Price :		High	\$219,900	Low	\$219,900	Median	\$219,900

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
18050266	2508 Westport Lane	St. Charles	Elmwood Manor	3	2 (2 0)	1,484		0.240	49	07/31/18	\$137.47	2	\$199,900	\$199,900	\$204,000	102.05
18047373	1019 Elmwood	St. Charles	Elmwood Manor #8	3	2 (2 0)	1,518	1,518	0.203	51	10/11/18	\$139.66	74	\$239,900	\$219,900	\$212,000	88.37
17091646	1005 Crescent	St. Charles	Elmwood Manor #1	4	3 (2 1)	1,928		0.240	48	04/26/18	\$115.40	113	\$230,000	\$223,900	\$222,500	96.74
17087771	2312 Cabric Dr	St. Charles	The Villages of Pro	2	2 (2 0)	1,302	1,302	0.180		12/29/17	\$189.14	0	\$249,783	\$249,783	\$246,263	98.59
18067966	2321 Cabric Dr	St. Charles	The Villages of Pro	3	2 (2 0)	1,615	1,615			09/27/18	\$182.17	0	\$294,208	\$294,208	\$294,208	100.00
17080838	2345 Banon Dr	St. Charles	the Villages of Prov	3	2 (2 0)	2,339	2,339	0.140		12/28/17	\$127.85	0	\$299,030	\$299,030	\$299,030	100.00

Sold Totals

Listing Count :	6	Averages:	1,698	1,694	0.201	\$148.61	32	\$252,137	\$247,787	\$246,334	97.63
		Price :		High	\$299,030	Low	\$204,000	Median	\$234,382		

Grand Totals

Count :	7	Averages:	\$/SqFt: \$148.17	CDOM: 27	OP: \$247,532	LP: \$243,803	SP: \$246,334
---------	---	-----------	-------------------	----------	---------------	---------------	---------------

Area Market Survey

Listings as of 11/26/2018 at 2:57 PM

Page 1 of 1

St. Charles

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	2
		1	2
Summary Price Information			
Minimum	\$219,900	Maximum	\$219,900
Average	\$219,900	Median	\$219,900

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		4	47
\$250,000 thru \$299,999		2	0
		6	32
Summary Price Information			
Minimum	\$204,000	Maximum	\$299,030
Average	\$246,334	Median	\$234,382

Summary

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	2
		1	2
Summary Price Information			
Minimum	\$219,900	Maximum	\$219,900
Average	\$219,900	Median	\$219,900

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		4	47
\$250,000 thru \$299,999		2	0
		6	32
Summary Price Information			
Minimum	\$204,000	Maximum	\$299,030
Average	\$246,334	Median	\$234,382

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.

Copyright © 2018 MARIS. All rights reserved.

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
18084747	RESI	ACT	11/01/18	2312 Banon Dr	St Charles	403	25	\$333,000	80	42	0	1	99	3	8	9	250

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

Cross Property Condensed

2312 Banon Dr, St Charles 63301-5025



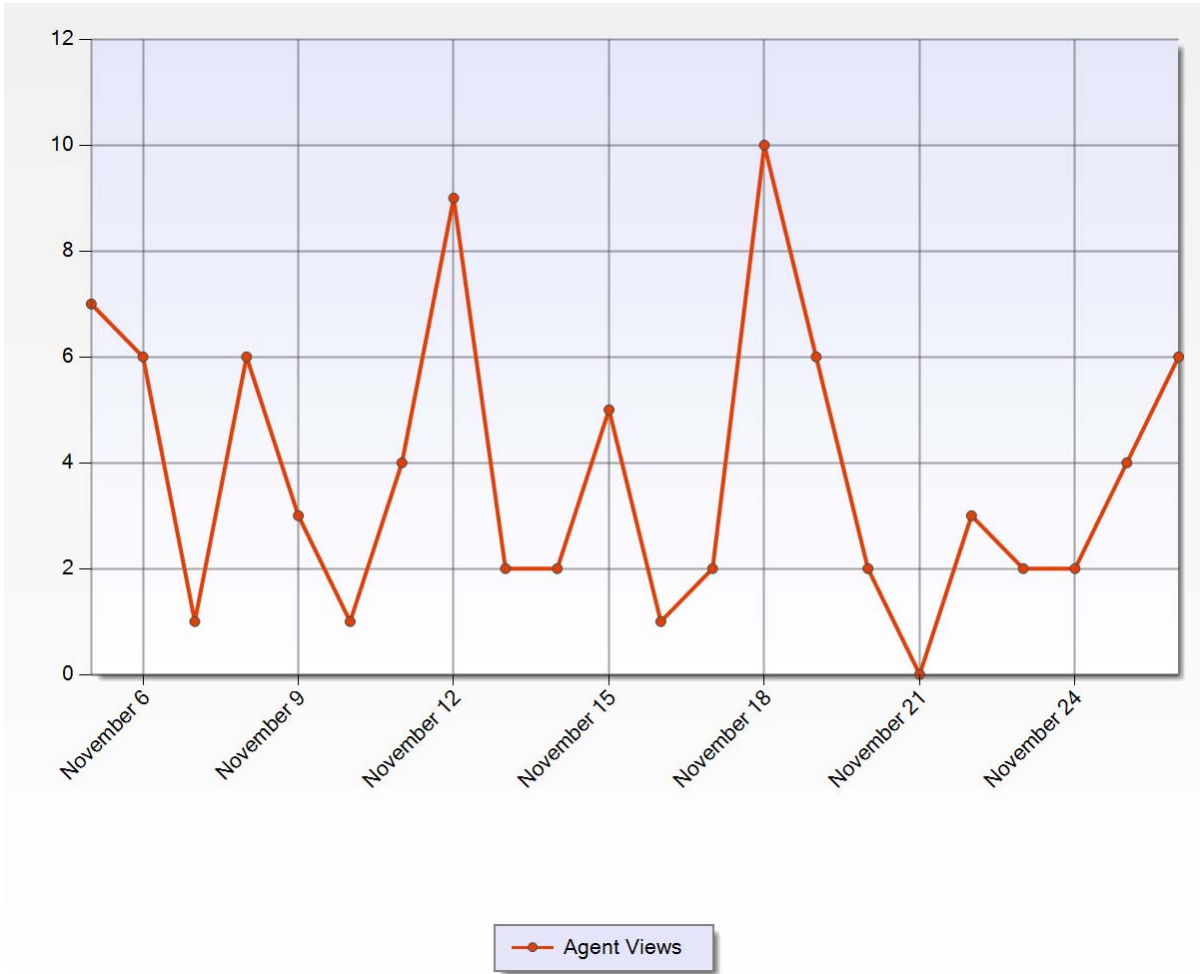
MLS #:	18084747	Status:	A	Stat Dt:	11/01/18	List Pr:	\$333,000
Area:	403	Bd:	3	Sq Ft:	1,786	Sell Pr:	
Muni/Twp:	St. Charles	Pr/SqFt:	\$186.45	CDOM:	25	Age:	1
GA/CR:	2/0	Bth:	2 (2 0)	Acre:	.150		
Style/Desc:	1 Story/Ranch						
SubD:	Vlgs Of Provence #2						
Schl District:	St. Charles R-VI						

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 2312 Banon Dr





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

Listing Activity Report

2312 Banon Drive, St Charles, MO 63301

Snapshot for Oct 31, 2018 - Nov 01, 2018



Listing ID: 18084747
 Address: 2312 Banon Drive, St Charles, MO 63301
 Price: \$333,000
 Status: ACTIVE

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

Feedback Responses

Activity Details	Received
No feedback responses.	

Listing Activity Details

Activity Type	Activity Date	Comments
 Status Change	11/01/2018 10:31 AM	
 New Listing	11/01/2018	
 Status Change	10/31/2018 1:16 PM	
 Price Change	10/31/2018 7:59 AM	