

The Nett Group Real Estate Advisors

SELLER REPORT



3 Congressional Way Ct | O'Fallon

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	43
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Client Possibilities	7
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Client Favorites	2
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Zillow Views	75
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Zillow Saves	5
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Showings	7
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Good Activity is an average of *3-4 showings weekly*.

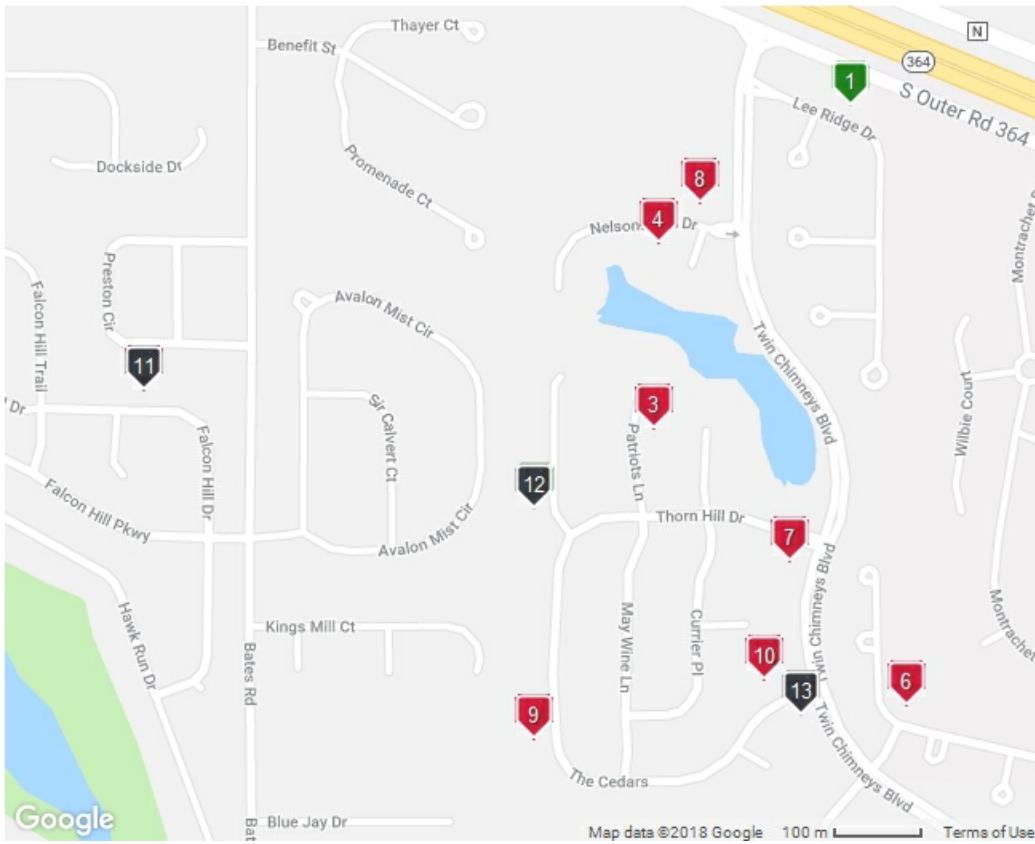
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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
0.4 mi	18082249	A	10/15/2018	RESI	2116 Lee Ridge Dr	O'Fallon	O'Fallon	407	42	\$229,900 4	3 (2 1)	2,304	0.2000	24	KWRC01
0.0 mi	18081540	A	10/10/2018	RESI	3 Congressional Way Ct	O'Fallon	O'Fallon	407	129	\$235,000 4	3 (2 1)	1,930	0.2100	28	KWRC01
0.1 mi	18003955	S	03/07/2018	RESI	8 Patriots Lane	O'Fallon	O'Fallon	407	9	\$215,000 4	4 (2 2)	1,781	0.2100	26	ALXD01
0.2 mi	18060743	S	09/06/2018	RESI	7314 Nelsons Mill Dr	O'Fallon	O'Fallon	407	13	\$224,900 3	3 (2 1)	1,744	0.1800	23	CBG 21
0.3 mi	18072756	S	10/11/2018	RESI	341 Falcon Hill	O'Fallon	O'Fallon	407	46	\$227,500 4	3 (3 0)	1,350	0.1700	19	KWRW01
0.3 mi	18018024	S	04/19/2018	RESI	7301 Watsons Parish	O'Fallon	O'Fallon	407	17	\$233,000 3	3 (2 1)	1,596	0.2300	27	CBG 06
0.2 mi	18070404	S	10/25/2018	RESI	7302 Thorn Hill Dr	O'Fallon	O'Fallon	407	26	\$238,000 4	3 (2 1)	2,026	0.2800	26	SBSF01
0.3 mi	18069207	S	09/27/2018	RESI	7305 Nelsons Mill	O'Fallon	O'Fallon	407	1	\$240,000 4	3 (2 1)	1,866	0.1900	24	CBG 21
0.2 mi	18069971	S	11/01/2018	RESI	7362 The Cedars	O'Fallon	O'Fallon	407	47	\$243,000 5	3 (2 1)	2,108	0.2100	26	BHSP14
0.2 mi	18004185	S	03/26/2018	RESI	7305 The Cedars	O'Fallon	O'Fallon	407	4	\$245,000 4	3 (2 1)	2,131	0.2200	27	BHAL06
0.3 mi	18054915	X	09/07/2018	RESI	341 Falcon Hill Dr	O'Fallon	O'Fallon	407	35	\$230,000 4	3 (3 0)	1,332	0.1700	19	CBG 21
0.0 mi	18052384	X	09/30/2018	RESI	3 Congressional Way Ct	O'Fallon	O'Fallon	407	87	\$237,000 4	3 (2 1)	1,930	0.2100	28	BHAL06
0.2 mi	18063168	C	09/08/2018	RESI	7302 The Cedars Dr	O'Fallon	O'Fallon	407	30	\$240,000 4	3 (2 1)	2,120	0.2200	24	KWRP01

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	18082249	Active	Residential-2 Story	2116 Lee Ridge Dr	O'Fallon	2,304 4	3(2 1)	\$229,900	42
2	18081540	Active	Residential-2 Story	3 Congressional Way Ct	O'Fallon	1,930 4	3(2 1)	\$235,000	129
3	18003955	Sold	Residential-2 Story	8 Patriots Lane	O'Fallon	1,781 4	4(2 2)	\$215,000	9
4	18060743	Sold	Residential-2 Story	7314 Nelsons Mill Dr	O'Fallon	1,744 3	3(2 1)	\$224,900	13
5	18072756	Sold	Residential-1 Story	341 Falcon Hill	O'Fallon	1,350 4	3(3 0)	\$227,500	46
6	18018024	Sold	Residential-1 Story	7301 Watsons Parish	O'Fallon	1,596 3	3(2 1)	\$233,000	17
7	18070404	Sold	Residential-2 Story	7302 Thorn Hill Dr	O'Fallon	2,026 4	3(2 1)	\$238,000	26
8	18069207	Sold	Residential-2 Story	7305 Nelsons Mill	O'Fallon	1,866 4	3(2 1)	\$240,000	1
9	18069971	Sold	Residential-2 Story	7362 The Cedars	O'Fallon	2,108 5	3(2 1)	\$243,000	47
10	18004185	Sold	Residential-2 Story	7305 The Cedars	O'Fallon	2,131 4	3(2 1)	\$245,000	4
11	18054915	Expired	Residential-1 Story	341 Falcon Hill Dr	O'Fallon	1,332 4	3(3 0)	\$230,000	35
12	18052384	Expired	Residential-2 Story	3 Congressional Way Ct	O'Fallon	1,930 4	3(2 1)	\$237,000	87
13	18063168	Cancelled	Residential-2 Story	7302 The Cedars Dr	O'Fallon	2,120 4	3(2 1)	\$240,000	30

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 250000

Latitude, Longitude is within 0.41 mi of 18081540

Selected 13 of 13 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 250000 Latitude, Longitude is within 0.41 mi of 18081540

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18082249	2116 Lee Ridge Dr	Fort Zumwalt We	Twin Chimneys Vill:	4	3 (2 1)	2,304		0.200	24	10/15/18	\$99.78	42	\$255,000	\$229,900
18081540	3 Congressional Way Ct	Fort Zumwalt We	Twin Chimneys Vill:	4	3 (2 1)	1,930		0.210	28	11/06/18	\$121.76	129	\$237,000	\$235,000

Active Totals

Listing Count :	2	Averages:	2,117	0.205		\$110.77	86	\$246,000	\$232,450					
		Price :			High	\$235,000	Low	\$229,900	Median	\$232,450				

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18063168	7302 The Cedars Dr	Fort Zumwalt We	Twin Chimneys Ph	4	3 (2 1)	2,120	2,120	0.220	24	09/08/18	\$113.21	30	\$250,000	\$240,000

Cancelled Totals

Listing Count :	1	Averages:	2,120	2,120	0.220	\$113.21	30	\$250,000	\$240,000					
		Price :			High	\$240,000	Low	\$240,000	Median	\$240,000				

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18054915	341 Falcon Hill Dr	Fort Zumwalt We	Hawk Run Village	4	3 (3 0)	1,332	2,432	0.170	19	09/07/18	\$172.67	35	\$225,000	\$230,000
18052384	3 Congressional Way Ct	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	1,930		0.210	28	10/01/18	\$122.80	87	\$246,850	\$237,000

Expired Totals

Listing Count :	2	Averages:	1,631	2,432	0.190	\$147.74	61	\$235,925	\$233,500					
		Price :			High	\$237,000	Low	\$230,000	Median	\$233,500				

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
18003955	8 Patriots Lane	Fort Zumwalt We	Twin Chimneys Vill:	4	4 (2 2)	1,781	2,471	0.210	26	03/07/18	\$120.72	9	\$239,900	\$227,500	\$215,000	89.62
18060743	7314 Nelsons Mill Dr	Fort Zumwalt We	Twin Chimneys	3	3 (2 1)	1,744	2,128	0.180	23	09/06/18	\$128.96	13	\$235,000	\$224,900	\$224,900	95.70
18072756	341 Falcon Hill	Fort Zumwalt We	Hawk Run Village	4	3 (3 0)	1,350	2,450	0.170	19	10/11/18	\$168.52	46	\$224,900	\$224,900	\$227,500	101.16
18018024	7301 Watsons Parish	Fort Zumwalt We	Twin Chimneys	3	3 (2 1)	1,596	1,596	0.230	27	04/19/18	\$145.99	17	\$239,900	\$239,900	\$233,000	97.12
18070404	7302 Thorn Hill Dr	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,026		0.280	26	10/25/18	\$117.47	26	\$250,000	\$245,000	\$238,000	95.20
18069207	7305 Nelsons Mill	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	1,866	2,300	0.190	24	09/27/18	\$128.62	1	\$239,900	\$239,900	\$240,000	100.04
18069971	7362 The Cedars	Fort Zumwalt We	Twin Chimneys Ph:	5	3 (2 1)	2,108	2,300	0.210	26	11/01/18	\$115.28	47	\$265,000	\$249,900	\$243,000	91.70
18004185	7305 The Cedars	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,131		0.220	27	03/26/18	\$114.97	4	\$247,000	\$247,000	\$245,000	99.19

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

Sold Totals

Listing Count :	8	Averages:	1,825	2,208	0.211		\$130.06	20	\$242,700	\$237,375	\$233,300	96.22
		Price :				High	\$245,000	Low	\$215,000	Median		\$235,500

Grand Totals

Count :	13	Averages:	\$/SqFt: \$128.52	CDOM: 37	OP: \$242,727	LP: \$236,223	SP: \$233,300
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Area Market Survey

Listings as of 11/26/2018 at 2:59 PM

Page 1 of 2

Fort Zumwalt West

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	42
		2	42
Summary Price Information			
Minimum	\$229,900	Maximum	\$235,000
Average	\$232,450	Median	\$232,450

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		8	16
		8	16
Summary Price Information			
Minimum	\$215,000	Maximum	\$245,000
Average	\$233,300	Median	\$235,500

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	61
		2	61
Summary Price Information			
Minimum	\$230,000	Maximum	\$237,000
Average	\$233,500	Median	\$233,500

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	30
		1	30
Summary Price Information			
Minimum	\$240,000	Maximum	\$240,000
Average	\$240,000	Median	\$240,000

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

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Area Market Survey

Listings as of 11/26/2018 at 2:59 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	42
	2	42

Summary Price Information

Minimum	\$229,900	Maximum	\$235,000
Average	\$232,450	Median	\$232,450

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	8	16
	8	16

Summary Price Information

Minimum	\$215,000	Maximum	\$245,000
Average	\$233,300	Median	\$235,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	61
	2	61

Summary Price Information

Minimum	\$230,000	Maximum	\$237,000
Average	\$233,500	Median	\$233,500

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	30
	1	30

Summary Price Information

Minimum	\$240,000	Maximum	\$240,000
Average	\$240,000	Median	\$240,000

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

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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
18081540	RESI	ACT	10/10/18	3 Congressional Way Ct	O'Fallon	407	42	\$235,000	340	353	2	7	352	20	21	13	466

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Cross Property Condensed

3 Congressional Way Ct, O'Fallon 63368-8236



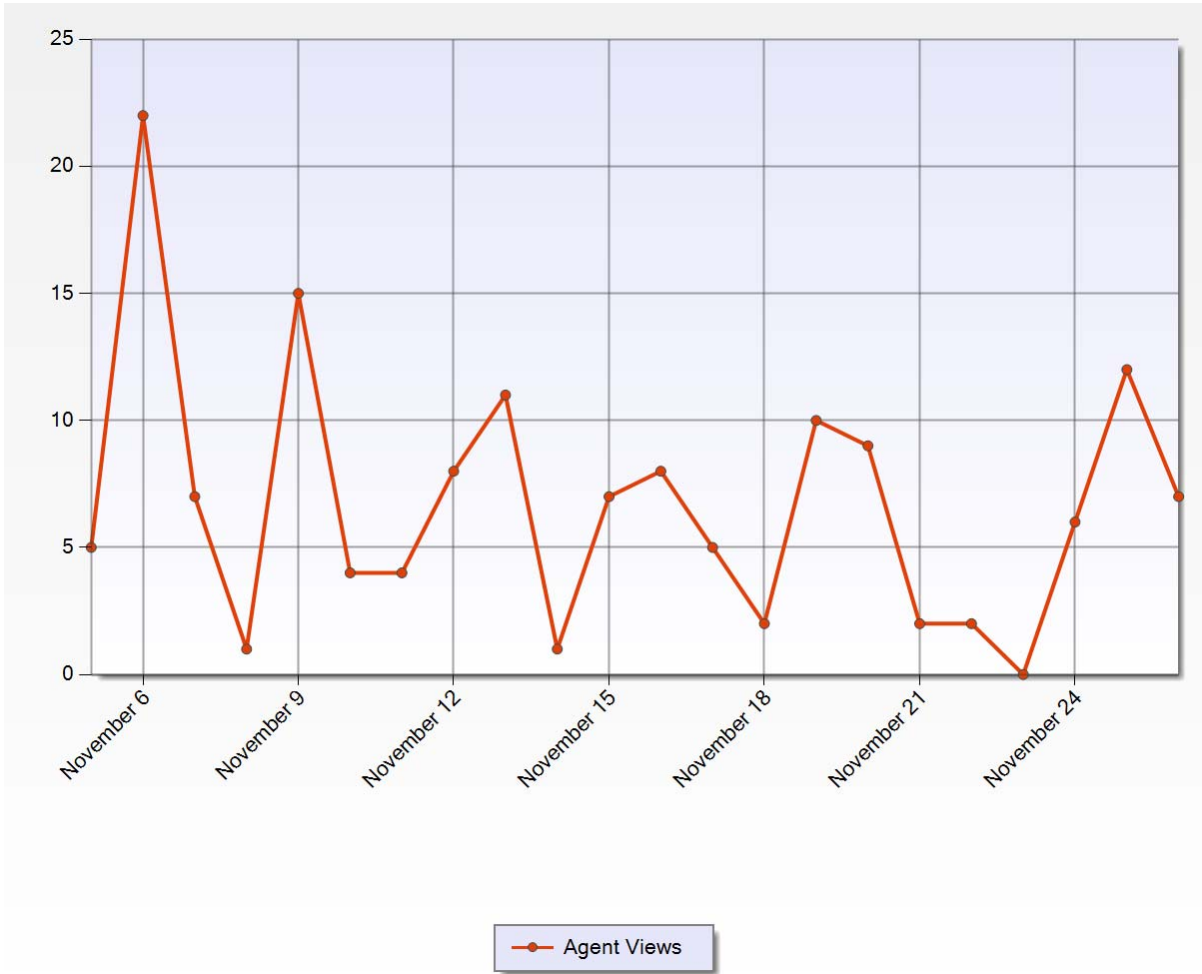
MLS #:	18081540	Status:	A	Stat Dt:	10/10/18	List Pr:	\$235,000	
Area:	407	Bd:	4	Sq Ft:	1,930	Sell Pr:		
Muni/Twp:	O'Fallon			Pr/SqFt:	\$121.76	CDOM:	129	
GA/CR:	2/0	Bth:	3 (2 1)			Age:	28	
Style/Desc:	2 Story/Other						Acre:	.210
SubD:	Twin Chimneys Village I Thorn Hill							
Schl District:	Ft. Zumwalt R-II							

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.

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 Historical Views for 3 Congressional Way Ct



● FOR SALE

3 Congressional Way Ct, O Fallon, MO 63368

List price: \$235,000

4 Beds · 3 Baths · 1,930 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing performance is average

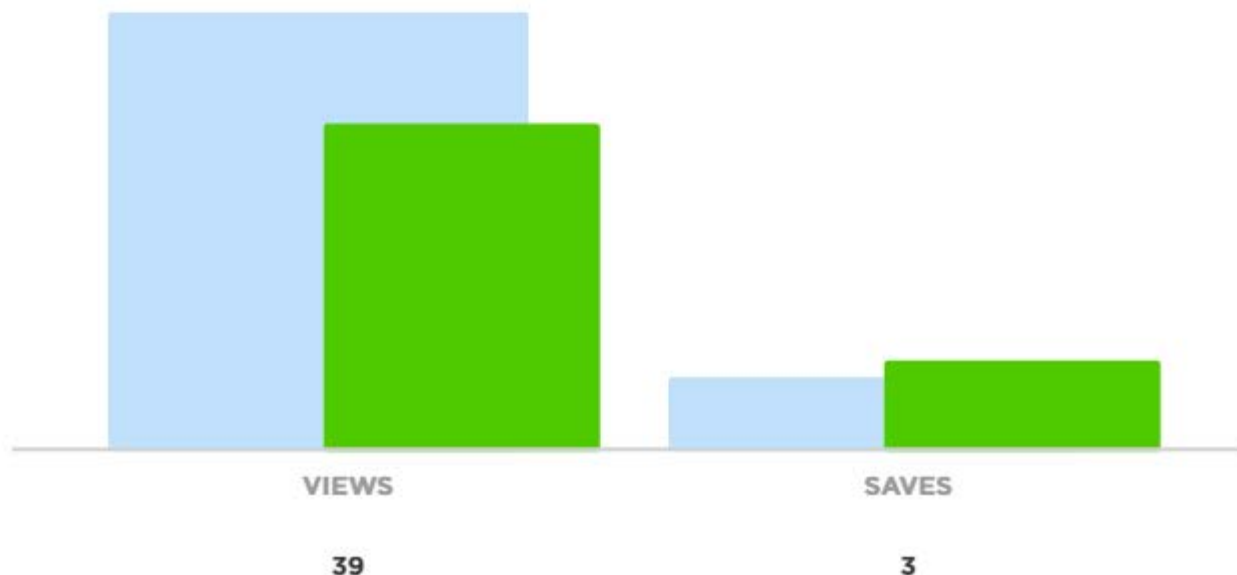
Last two days of activity



Similar listings



Your listing





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

Listing Activity Report

3 Congressional Way Court, O'Fallon, MO 63368

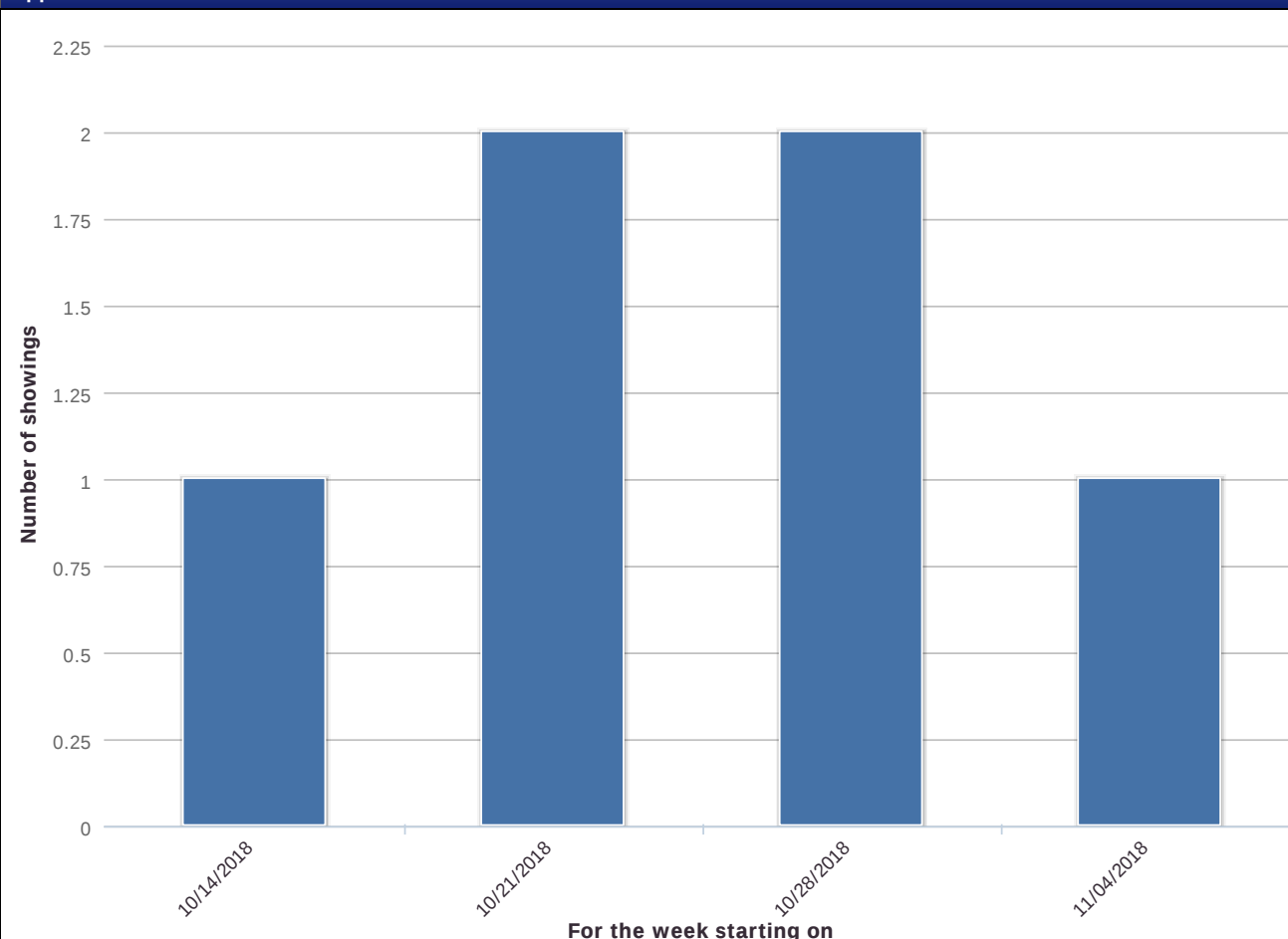
Snapshot for Oct 10, 2018 - Nov 26, 2018



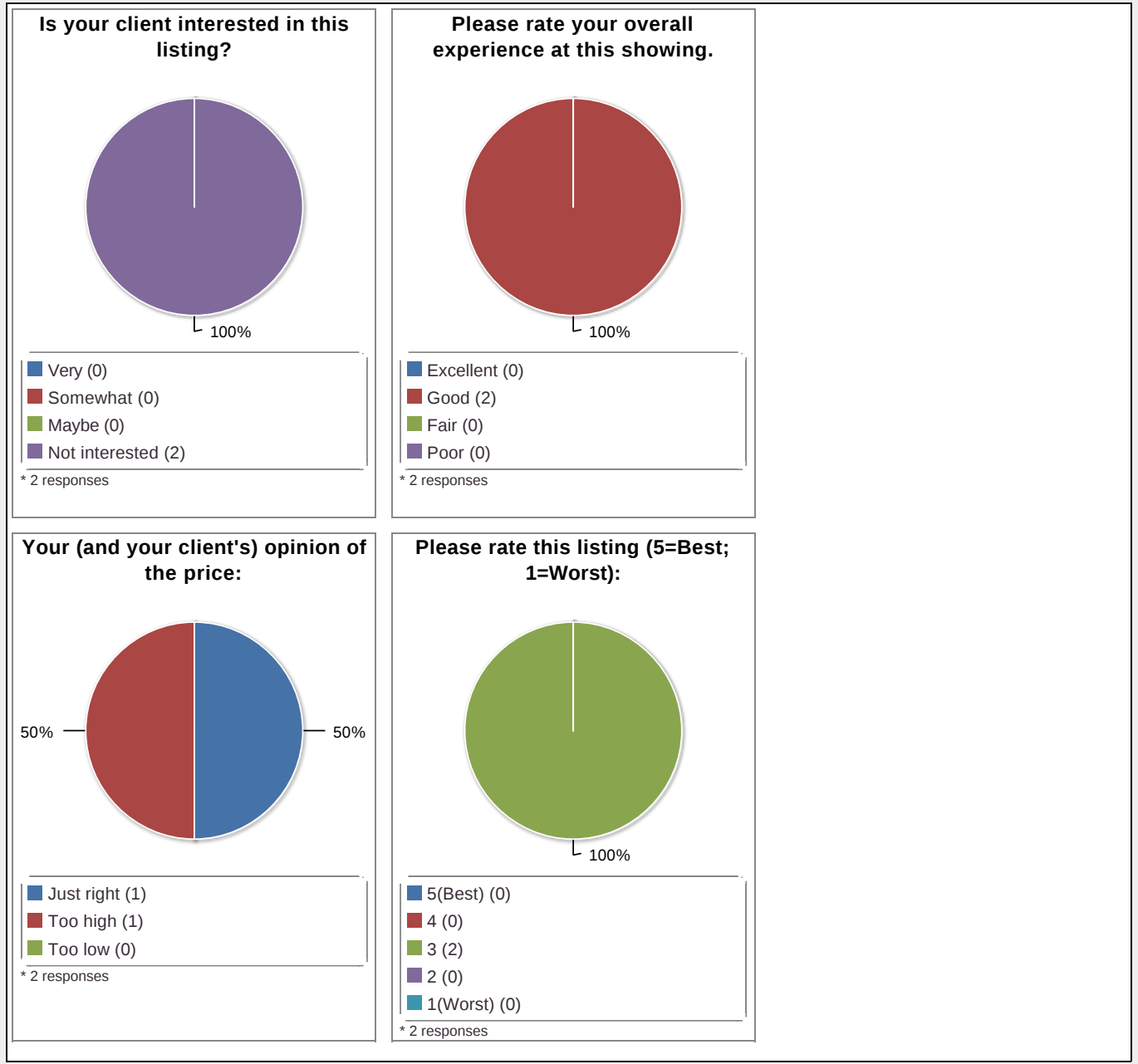
Listing ID: 18081540
 Address: 3 Congressional Way Court, O'Fallon, MO 63368
 Price: \$230,000
 Status: ACTIVE

Total number of appointments: 6
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 0
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Agent Preview 11/07/2018 1:15 PM - 1:45 PM	11/07/2018 03:54 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 3 Will share info on this property with buyers, but foundation/termite problems in the past may take it off their buyers tour.
Showing 10/18/2018 1:15 PM - 1:30 PM	10/18/2018 04:03 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 Yard not large enough for client

Listing Activity Details		
Activity Type	Activity Date	Comments
 Price Change	11/26/2018 9:00 AM	
 Past Agent Preview	11/07/2018 1:15 PM - 1:45 PM	
 Status Change	11/06/2018 11:54 AM	
 Status Change	11/05/2018 1:51 PM	
 Past Showing	11/02/2018 5:00 PM - 6:00 PM	
 Past Showing	11/01/2018 1:00 PM - 1:15 PM	
 Canceled Showing	10/28/2018 2:40 PM - 3:10 PM	
 Past Showing	10/26/2018 3:00 PM - 3:15 PM	
 Status Change	10/25/2018 9:16 AM	
 Past Inspection	10/24/2018 10:00 AM - 12:00 PM	
 Status Change	10/21/2018 5:24 PM	
 Past Showing	10/18/2018 1:15 PM - 1:30 PM	
 Status Change	10/10/2018 9:18 PM	
 Price Change	10/10/2018 4:04 PM	
 New Listing	10/10/2018	