

The Nett Group Real Estate Advisors

SELLER REPORT



325 Huntleigh Manor | St Charles

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	14
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Client Possibilities	4
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Client Favorites	1
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Zillow Views	65
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Zillow Saves	1
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Showings	6
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Good Activity is an average of *3-4 showings weekly*.

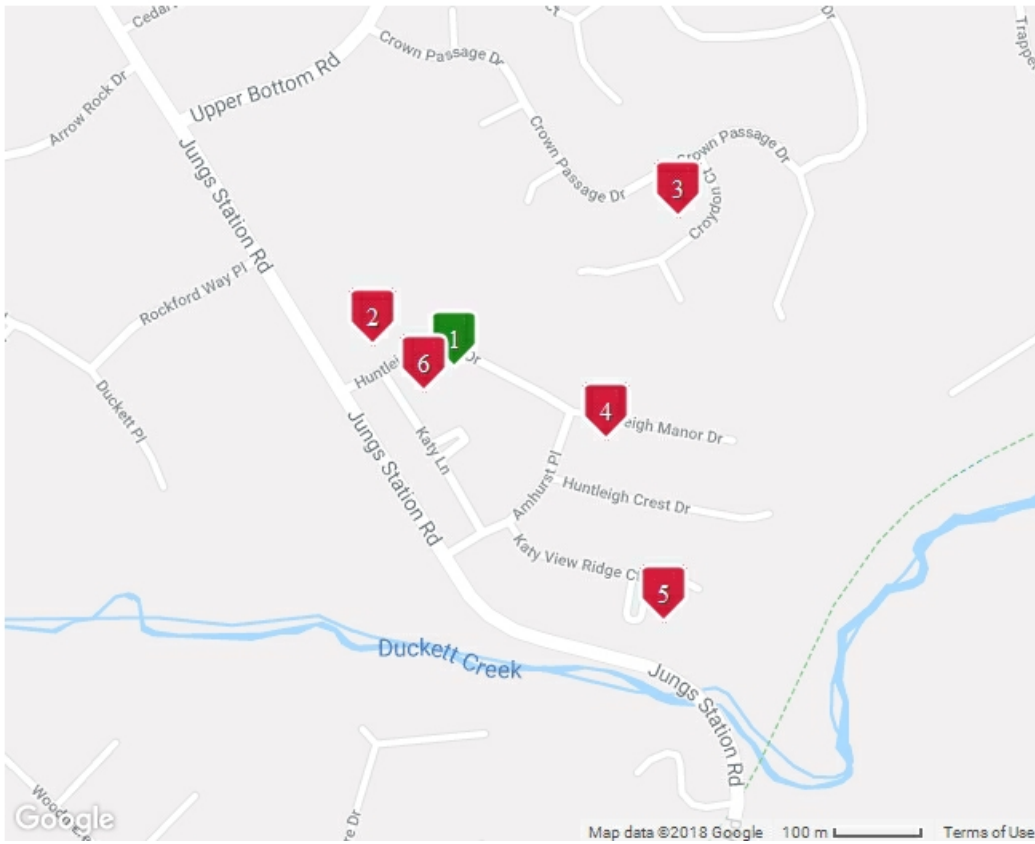
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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
0.0 mi	18089585	A	11/13/2018	RESI	325 Huntleigh Manor	Unincorporated	St Charles	411	13	\$260,000	3	3	(2 1)	2,313	0.2400	23 KWRC01
0.1 mi	17088634	S	12/27/2017	RESI	304 Huntleigh Manor Dr	Unincorporated	St Charles	411	23	\$270,000	3	3	(3 0)	1,680	0.2200	23 KWRW01
0.2 mi	17091652	S	02/07/2018	RESI	3125 Croydon Ct	Unincorporated	St Charles	411	23	\$275,000	4	4	(2 2)	2,197	0.1900	21 BLDN01
0.1 mi	17082476	S	01/24/2018	RESI	357 Huntleigh Manor	Unincorporated	St Charles	411	68	\$278,500	4	3	(3 0)	1,702	0.2100	23 KWRP01
0.2 mi	18007285	S	04/05/2018	RESI	127 Katy Crest	Unincorporated	St Charles	411	24	\$287,000	4	4	(3 1)	2,287	0.3100	23 CJJO01
0.0 mi	18065611	S	10/16/2018	RESI	404 Katy Lane	Unincorporated	St Charles	411	20	\$353,000	4	4	(3 1)	2,589	0.2300	23 KWSW01

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	18089585	Active	Residential-1.5 Story	325 Huntleigh Manor	St Charles	2,313	3	3(2 1)	\$260,000	13
2	17088634	Sold	Residential-1 Story	304 Huntleigh Manor Dr	St Charles	1,680	3	3(3 0)	\$270,000	23
3	17091652	Sold	Residential-2 Story	3125 Croydon Ct	St Charles	2,197	4	4(2 2)	\$275,000	23
4	17082476	Sold	Residential-1 Story	357 Huntleigh Manor	St Charles	1,702	4	3(3 0)	\$278,500	68
5	18007285	Sold	Residential-2 Story	127 Katy Crest	St Charles	2,287	4	4(3 1)	\$287,000	24
6	18065611	Sold	Residential-2 Story	404 Katy Lane	St Charles	2,589	4	4(3 1)	\$353,000	20

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'

Latitude, Longitude is within 0.25 mi of 18089585, is not around 38.73, -90.55

Selected 6 of 6 results.

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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' Latitude, Longitude is within 0.25 mi of 18089585, is not around 38.73, -90.55

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18089585	325 Huntleigh Manor	Francis Howell N	Huntleigh Meadows	3	3 (2 1)	2,313	2,313	0.240	23	11/13/18	\$112.41	13	\$260,000	\$260,000

Active Totals

Listing Count :	1	Averages:	2,313	2,313	0.240						\$112.41	13	\$260,000	\$260,000
		Price :							High		\$260,000	Low	\$260,000	Median \$260,000

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
17088634	304 Huntleigh Manor Dr	Francis Howell N	Huntleigh Meadows	3	3 (3 0)	1,680	2,980	0.220	23	12/27/17	\$160.71	23	\$275,000	\$275,000	\$270,000	98.18
17091652	3125 Croydon Ct	Francis Howell N	Huntleigh Meadows	4	4 (2 2)	2,197	3,300	0.190	21	02/07/18	\$125.17	23	\$289,000	\$285,000	\$275,000	95.16
17082476	357 Huntleigh Manor	Francis Howell N	Huntleigh Meadows	4	3 (3 0)	1,702	2,902	0.210	23	01/24/18	\$163.63	68	\$299,500	\$284,900	\$278,500	92.99
18007285	127 Katy Crest	Francis Howell N	Huntleigh Meadows	4	4 (3 1)	2,287	3,318	0.310	23	04/05/18	\$125.49	24	\$315,000	\$300,000	\$287,000	91.11
18065611	404 Katy Lane	Francis Howell N	Huntleigh Meadows	4	4 (3 1)	2,589	3,600	0.230	23	10/16/18	\$136.35	20	\$374,900	\$374,900	\$353,000	94.16

Sold Totals

Listing Count :	5	Averages:	2,091	3,220	0.232							\$142.27	32	\$310,680	\$303,960	\$292,700	94.32
		Price :							High		\$353,000	Low		\$270,000	Median		\$278,500

Grand Totals

Count :	6	Averages:	\$/SqFt: \$137.29	CDOM: 29	OP: \$302,233	LP: \$296,633	SP: \$292,700
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Area Market Survey

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

Page 1 of 1

Francis Howell North

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	13
		1	13
Summary Price Information			
Minimum	\$260,000	Maximum	\$260,000
Average	\$260,000	Median	\$260,000

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		4	35
\$350,000 thru \$399,999		1	20
		5	32
Summary Price Information			
Minimum	\$270,000	Maximum	\$353,000
Average	\$292,700	Median	\$278,500

Summary

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	13
		1	13
Summary Price Information			
Minimum	\$260,000	Maximum	\$260,000
Average	\$260,000	Median	\$260,000

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		4	35
\$350,000 thru \$399,999		1	20
		5	32
Summary Price Information			
Minimum	\$270,000	Maximum	\$353,000
Average	\$292,700	Median	\$278,500

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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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
18089585	RESI	ACT	11/13/18	325 Huntleigh Manor	St Charles	411	13	\$260,000	221	103	1	4	261	61	18	18	181

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Cross Property Condensed

325 Huntleigh Manor, St Charles 63303-6271



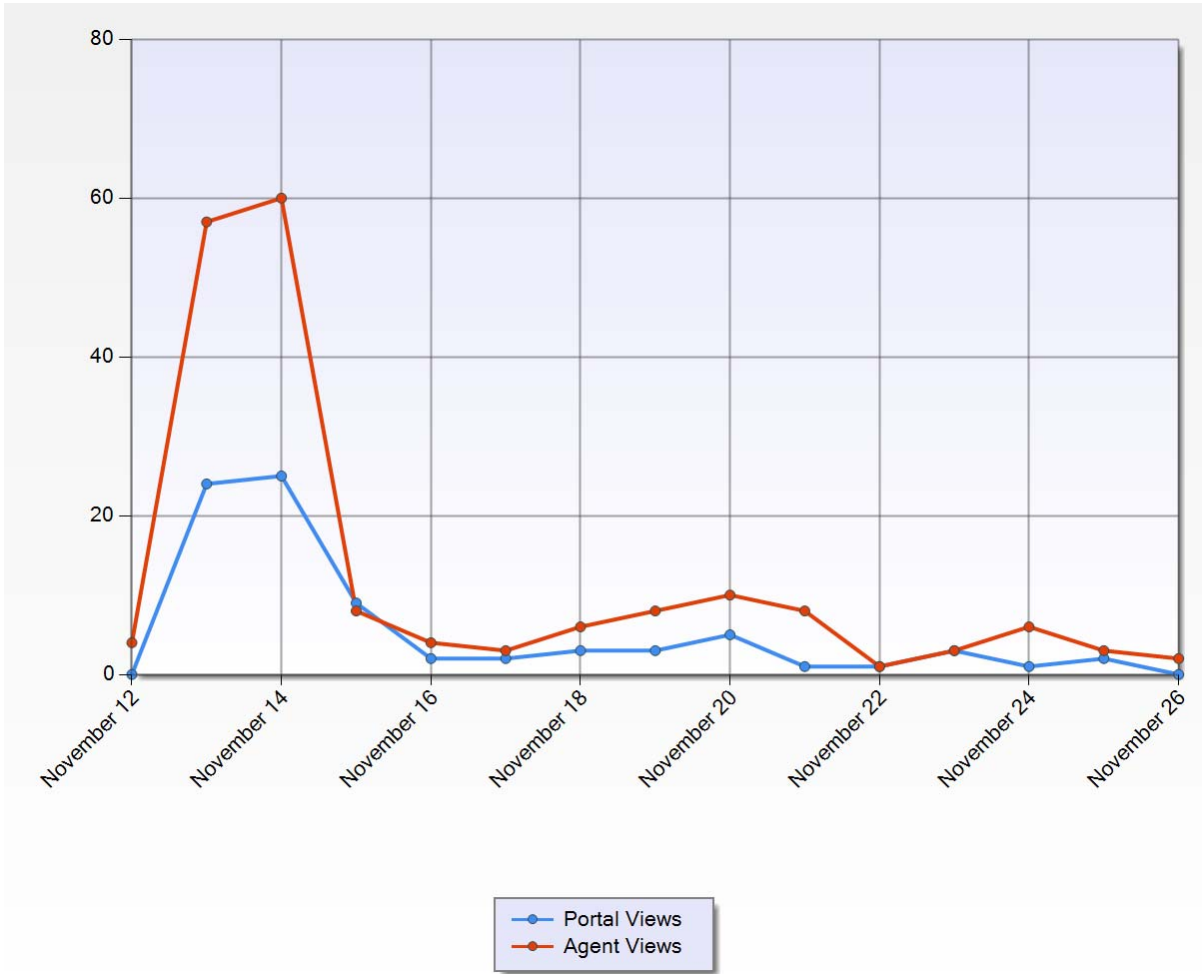
MLS #:	18089585	Status:	A	Stat Dt:	11/13/18	List Pr:	\$260,000
Area:	411	Bd:	3	Sq Ft:	2,313	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$112.41	CDOM:	13
GA/CR:	2/0	Bth:	3 (2 1)			Age:	23
Style/Desc:	1.5 Story/Other					Acre:	.240
SubD:	Huntleigh Meadows #1						
Schl District:	Francis Howell R-III						

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 325 Huntleigh Manor



● FOR SALE

325 Huntleigh Manor Dr, Saint Charles, MO 63303

List price: \$260,000

3 Beds · 3 Baths · 2,313 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

SAVES

95

6



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

Listing Activity Report

325 Huntleigh Manor, St Charles, MO 63303

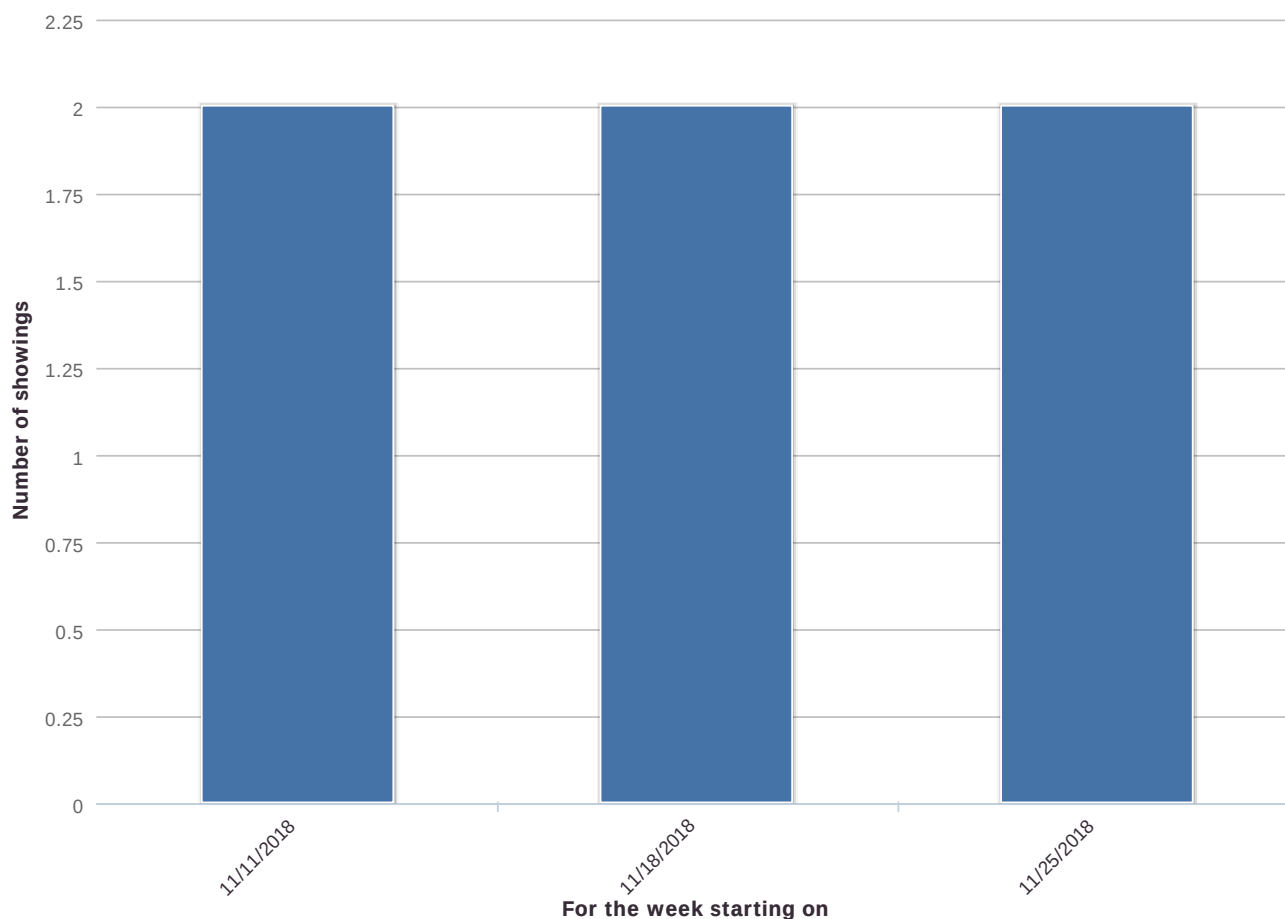
Snapshot for Nov 13, 2018 - Nov 26, 2018



Listing ID: 18089585
 Address: 325 Huntleigh Manor, St Charles, MO 63303
 Price: \$260,000
 Status: ACTIVE

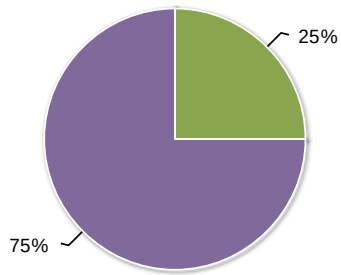
Total number of appointments: 6
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 3
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

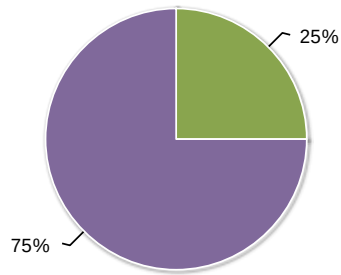
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (1)
Not interested (3)

* 4 responses

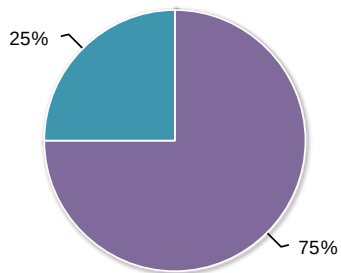
Please rate your overall experience at this showing.



Excellent (0)
Good (0)
Fair (1)
Poor (3)

* 4 responses

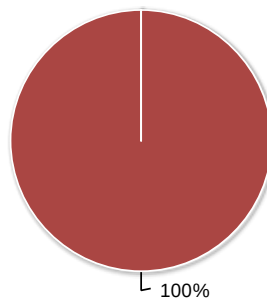
Please rate this listing (5=Best; 1=Worst):



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

* 4 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 11/25/2018 1:15 PM - 2:00 PM	11/25/2018 07:54 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:	
Buyer drove by and decided not to go inside as the home needed more TLC than they were interested in investing.	
Showing 11/19/2018 12:30 PM - 1:00 PM	11/19/2018 01:13 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 Poor 2 Suggest the seller re-carpets and paints.	

Activity Details	Received
Showing 11/18/2018 10:40 AM - 11:10 AM	11/19/2018 08:02 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 Poor Too high 2 For this buyer, the backyard was a issue. I had talked to them about the value with the remodel that needed to be done. They couldn't see past it. I'm going to keep an eye on it for myself as a remodel but the price I would purchase at would be substantially less than \$260,000.00. Would still have the backyard issue.
Showing 11/17/2018 11:15 AM - 11:45 AM	11/17/2018 02:54 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 Poor Too high 1(Worst) I missed the photos online, my fault. Wasted the buyers time. Totally overpriced...good luck!
Showing 11/14/2018 1:30 PM - 2:30 PM	11/16/2018 06:04 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:	Maybe Fair 2

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	11/26/2018 5:25 PM - 5:40 PM	
 Past Showing	11/25/2018 1:15 PM - 2:00 PM	
 Past Showing	11/19/2018 12:30 PM - 1:00 PM	
 Past Showing	11/18/2018 10:40 AM - 11:10 AM	
 Past Showing	11/17/2018 11:15 AM - 11:45 AM	
 Past Showing	11/14/2018 1:30 PM - 2:30 PM	
 Status Change	11/13/2018 3:36 PM	
 Status Change	11/13/2018 3:13 PM	
 Price Change	11/13/2018 9:06 AM	
 New Listing	11/13/2018	