

The Nett Group Real Estate Advisors

SELLER REPORT



127 Lindenwood Ave | St Charles

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market 6

Client Possibilities 2

Client Favorites 0

Zillow Views 151

Zillow Saves 5

Showings 5

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

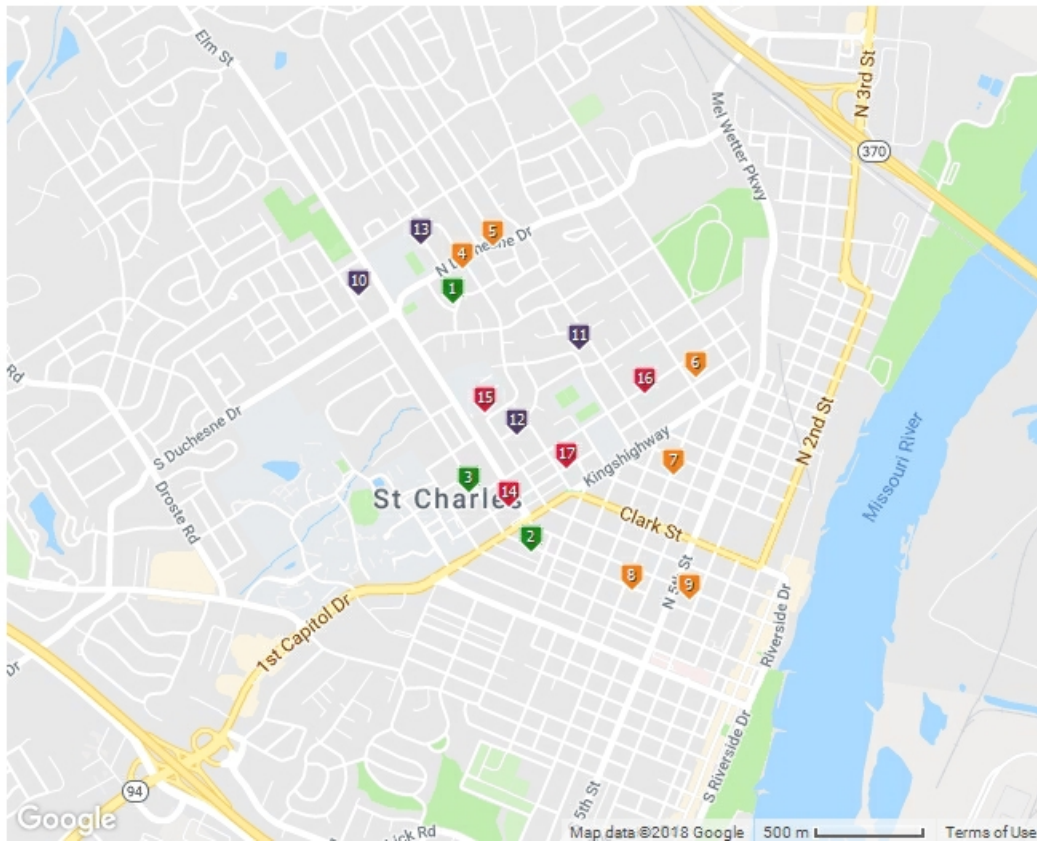
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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
0.5 mi	18083991	A	10/20/2018	RESI	2302 Saint George Dr	St. Charles	St Charles	403	38	\$149,900	3	2 (1 1)	1,092	0.2310	54 MAGN01
0.2 mi	18064483	A	08/09/2018	RESI	1023 Washington St	St. Charles	St Charles	403	93	\$152,000	2	2 (2 0)	1,035	0.1900	118 CBG 09
0.0 mi	18091052	A	11/21/2018	RESI	127 Lindenwood Ave	St. Charles	St Charles	403	6	\$170,000	2	1 (1 0)	1,184	0.1690	88 KWRC01
0.7 mi	18084721	CN	10/31/2018	RESI	2321 West Adams St	St. Charles	St Charles	403	7	\$153,000	3	2 (1 1)	1,118	0.1970	59 KWRP01
0.7 mi	18084262	CN	10/27/2018	RESI	704 North Duchesne Dr	St. Charles	St Charles	403	1	\$169,900	3	3 (2 1)	1,242	0.1980	51 RMON01
0.7 mi	18082712	CN	10/29/2018	RESI	1013 Vine	St. Charles	St Charles	403	3	\$177,900	3	2 (2 0)	1,582	0.1230	98 KWRW01
0.6 mi	18082316	CN	10/19/2018	RESI	700 North 6th	St. Charles	St Charles	403	3	\$198,000	3	3 (2 1)	1,697	0.1350	117 ZMRT01
0.6 mi	18087925	CN	11/25/2018	RESI	557 Washington St	St. Charles	St Charles	403	18	\$200,000	3	2 (2 0)	1,427	0.1862	151 CICIP01
0.7 mi	18076287	O	11/15/2018	RESI	215 North 4th St	St. Charles	St Charles	403	43	\$196,000	4	2 (2 0)	1,474	0.1640	123 CBG 31
0.7 mi	18075103	T	09/18/2018	RESI	2582 Sibley Street	St. Charles	St Charles	403	31	\$140,000	3	1 (1 0)	1,161	58	CBXR01
0.5 mi	18079574	P	11/14/2018	RESI	815 Boschert Dr	St. Charles	St Charles	403	22	\$140,000	3	1 (1 0)	984	0.1900	63 KWRP01
0.2 mi	18089294	P	11/14/2018	RESI	420 Rose	St. Charles	St Charles	403	6	\$154,900	3	2 (1 1)	1,120	0.1720	63 GHCK01
0.7 mi	18086417	P	10/31/2018	RESI	2429 Saint Robert	St. Charles	St Charles	403	5	\$169,900	3	2 (1 1)	1,118	0.2310	58 TREP01
0.1 mi	18075235	S	10/30/2018	RESI	226 Houston St	St. Charles	St Charles	403	4	\$155,000	3	1 (1 0)	1,152	0.1640	88 BLDN01
0.2 mi	18077313	S	11/12/2018	RESI	1965 West Adams St	St. Charles	St Charles	403	0	\$158,000	3	2 (1 1)	1,120	0.1990	65 BHSP13
0.6 mi	18080708	S	11/16/2018	RESI	920 Lindenwood Ave	St. Charles	St Charles	403	12	\$160,000	2	1 (1 0)	1,020	0.1720	66 SNSH01
0.3 mi	18075486	S	11/20/2018	RESI	512 Houston St	St. Charles	St Charles	403	16	\$165,000	4	2 (2 0)	1,780	0.1150	78 KWRC01

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	18083991	Active	Residential-1 Story	2302 Saint George Dr	St Charles	1,092 3	2(1 1)	\$149,900	38
2	18064483	Active	Residential-2 Story	1023 Washington St	St Charles	1,035 2	2(2 0)	\$152,000	93
3	18091052	Active	Residential-2 Story	127 Lindenwood Ave	St Charles	1,184 2	1(1 0)	\$170,000	6
4	18084721	Contingent	Residential-1 Story	2321 West Adams St	St Charles	1,118 3	2(1 1)	\$153,000	7
5	18084262	Contingent	Residential-Multi-Level	704 North Duchesne Dr	St Charles	1,242 3	3(2 1)	\$169,900	1
6	18082712	Contingent	Residential-1.5 Story	1013 Vine	St Charles	1,582 3	2(2 0)	\$177,900	3
7	18082316	Contingent	Residential-1.5 Story	700 North 6th	St Charles	1,697 3	3(2 1)	\$198,000	3
8	18087925	Contingent	Residential-1.5 Story	557 Washington St	St Charles	1,427 3	2(2 0)	\$200,000	18
9	18076287	Option	Residential-1.5 Story	215 North 4th St	St Charles	1,474 4	2(2 0)	\$196,000	43
10	18075103	Temp. Off	Residential-1 Story	2582 Sibley Street	St Charles	1,161 3	1(1 0)	\$140,000	31
11	18079574	Pending	Residential-1 Story	815 Boschert Dr	St Charles	984 3	1(1 0)	\$140,000	22
12	18089294	Pending	Residential-1 Story	420 Rose	St Charles	1,120 3	2(1 1)	\$154,900	6
13	18086417	Pending	Residential-1 Story	2429 Saint Robert	St Charles	1,118 3	2(1 1)	\$169,900	5
14	18075235	Sold	Residential-1.5 Story	226 Houston St	St Charles	1,152 3	1(1 0)	\$155,000	4
15	18077313	Sold	Residential-1 Story	1965 West Adams St	St Charles	1,120 3	2(1 1)	\$158,000	0
16	18080708	Sold	Residential-1 Story	920 Lindenwood Ave	St Charles	1,020 2	1(1 0)	\$160,000	12
17	18075486	Sold	Residential-2 Story	512 Houston St	St Charles	1,780 4	2(2 0)	\$165,000	16

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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 Mrkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 11/27/2018 to 10/28/2018 Property Type is 'Residential' State Or Province is 'Missouri' Price is 140000 to 200000 Latitude, Longitude is within 0.82 mi of 18091052

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18083991	2302 Saint George Dr	St. Charles	Hawthorne Hills	3	2 (1 1)	1,092		0.231	54	10/20/18	\$137.27	38	\$159,900	\$149,900
18064483	1023 Washington St	St. Charles	Orears Sub	2	2 (2 0)	1,035		0.190	118	10/18/18	\$146.86	93	\$159,900	\$152,000
18091052	127 Lindenwood Ave	St. Charles	Lindenwood Height	2	1 (1 0)	1,184	1,184	0.169	88	11/21/18	\$143.58	6	\$170,000	\$170,000

Active Totals

Listing Count :	3	Averages:	1,104	1,184	0.197						\$142.57	46	\$163,267	\$157,300
		Price :								High	\$170,000	Low	\$149,900	Median \$152,000

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18084721	2321 West Adams St	St. Charles	Hawthorne Hills	3	2 (1 1)	1,118		0.197	59	11/01/18	\$136.85	7	\$153,000	\$153,000
18084262	704 North Duchesne Dr	St. Charles	Elmwood Manor #7	3	3 (2 1)	1,242		0.198	51	10/27/18	\$136.80	1	\$169,900	\$169,900
18082712	1013 Vine	St. Charles	Mcelheney's Add	3	2 (2 0)	1,582		0.123	98	10/29/18	\$112.45	3	\$175,000	\$177,900
18082316	700 North 6th	St. Charles	City/St Charles	3	3 (2 1)	1,697		0.135	117	10/19/18	\$116.68	3	\$198,000	\$198,000
18087925	557 Washington St	St. Charles	City/St. Charles	3	2 (2 0)	1,427	1,427	0.186	151	11/26/18	\$140.15	18	\$210,000	\$200,000

Contingent NK Totals

Listing Count :	5	Averages:	1,413	1,427	0.168						\$128.59	6	\$181,180	\$179,760
		Price :								High	\$200,000	Low	\$153,000	Median \$177,900

Option Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18076287	215 North 4th St	St. Charles	City of St Charles	4	2 (2 0)	1,474		0.164	123	11/16/18	\$132.97	43	\$196,000	\$196,000

Option Totals

Listing Count :	1	Averages:	1,474		0.164						\$132.97	43	\$196,000	\$196,000
		Price :								High	\$196,000	Low	\$196,000	Median \$196,000

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18079574	815 Boschert Dr	St. Charles	School Lands Sub	3	1 (1 0)	984	1,303	0.190	63	11/14/18	\$142.28	22	\$140,000	\$140,000
18089294	420 Rose	St. Charles	Boscherts 3rd Sub	3	2 (1 1)	1,120		0.172	63	11/15/18	\$138.30	6	\$154,900	\$154,900
18086417	2429 Saint Robert	St. Charles	Hawthorne Hills	3	2 (1 1)	1,118		0.231	58	10/31/18	\$151.97	5	\$169,900	\$169,900

Pending Totals

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Listing Count :	3	Averages:	1,074	1,303	0.198		\$144.18	11	\$154,933	\$154,933		
		Price :				High	\$169,900	Low	\$140,000	Median	\$154,900	

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18075235	226 Houston St	St. Charles	Glosiers Sub	3	1 (1 0)	1,152		0.164	88	10/30/18	\$134.55	4	\$160,000	\$160,000	\$155,000	96.88
18077313	1965 West Adams St	St. Charles	Boscherts Sub Frec	3	2 (1 1)	1,120		0.199	65	11/12/18	\$141.07	0	\$158,000	\$158,000	\$158,000	100.00
18080708	920 Lindenwood Ave	St. Charles	Ferguson Heights	2	1 (1 0)	1,020		0.172	66	11/16/18	\$156.86	12	\$164,900	\$164,900	\$160,000	97.03
18075486	512 Houston St	St. Charles	Prairie Haute Add	4	2 (2 0)	1,780	1,780	0.115	78	11/20/18	\$92.70	16	\$175,000	\$167,900	\$165,000	94.29

Sold Totals																
Listing Count :	4	Averages:	1,268	1,780	0.163						\$131.29	8	\$164,475	\$162,700	\$159,500	97.05
		Price :								High	\$165,000	Low	\$155,000	Median	\$159,000	

Temp. Off Mkt Properties																
Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
18075103	2582 Sibley Street	St. Charles	Jordans Terrace	3	1 (1 0)	1,161	1,161		58	10/19/18	\$120.59	31	\$140,000	\$140,000		

Temp. Off Mkt Totals																
Listing Count :	1	Averages:	1,161	1,161							\$120.59	31	\$140,000	\$140,000		
		Price :								High	\$140,000	Low	\$140,000	Median	\$140,000	

Grand Totals																
Count :	17	Averages:		\$/SqFt: \$134.23	CDOM: 18	OP: \$167,906	LP: \$166,018	SP: \$159,500								

Area Market Survey

Listings as of 11/27/2018 at 9:18 AM

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St. Charles

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	2	66
\$160,000 thru \$179,999	1	6
	3	46
Summary Price Information		
Minimum	\$149,900	Maximum \$170,000
Average	\$157,300	Median \$152,000

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	7
\$160,000 thru \$179,999	2	2
\$180,000 thru \$199,999	2	11
	5	6
Summary Price Information		
Minimum	\$153,000	Maximum \$200,000
Average	\$179,760	Median \$177,900

Option

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	43
	1	43
Summary Price Information		
Minimum	\$196,000	Maximum \$196,000
Average	\$196,000	Median \$196,000

Temp. Off Mrkt

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	31
	1	31
Summary Price Information		
Minimum	\$140,000	Maximum \$140,000
Average	\$140,000	Median \$140,000

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	22
\$140,000 thru \$159,999	1	6
\$160,000 thru \$179,999	1	5
	3	11
Summary Price Information		
Minimum	\$140,000	Maximum \$169,900
Average	\$154,933	Median \$154,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	3	5
\$160,000 thru \$179,999	1	16

Presented By: Leonardo Pineda Phone: 314-756-9100

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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Area Market Survey

Listings as of 11/27/2018 at 9:18 AM

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4

8

Summary Price Information

Minimum	\$155,000	Maximum	\$165,000
Average	\$159,500	Median	\$159,000

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Area Market Survey

Listings as of 11/27/2018 at 9:18 AM

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Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	2	66
\$160,000 thru \$179,999	1	6
	3	46

Summary Price Information

Minimum	\$149,900	Maximum	\$170,000
Average	\$157,300	Median	\$152,000

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	7
\$160,000 thru \$179,999	2	2
\$180,000 thru \$199,999	2	11
	5	6

Summary Price Information

Minimum	\$153,000	Maximum	\$200,000
Average	\$179,760	Median	\$177,900

Option

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	43
	1	43

Summary Price Information

Minimum	\$196,000	Maximum	\$196,000
Average	\$196,000	Median	\$196,000

Temp. Off Mrkt

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	31
	1	31

Summary Price Information

Minimum	\$140,000	Maximum	\$140,000
Average	\$140,000	Median	\$140,000

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	22
\$140,000 thru \$159,999	1	6
\$160,000 thru \$179,999	1	5
	3	11

Summary Price Information

Minimum	\$140,000	Maximum	\$169,900
Average	\$154,933	Median	\$154,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	3	5
\$160,000 thru \$179,999	1	16

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Area Market Survey

Listings as of 11/27/2018 at 9:18 AM

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4

8

Summary Price Information

Minimum	\$155,000	Maximum	\$165,000
Average	\$159,500	Median	\$159,000

Presented By: Leonardo Pineda Phone: 314-756-9100

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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
18091052	RESI	ACT	11/21/18	127 Lindenwood Ave	St Charles	403	5	\$170,000	166	78	0	2	195	42	7	12	125

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Cross Property Condensed

127 Lindenwood Ave, St Charles 63301-1603



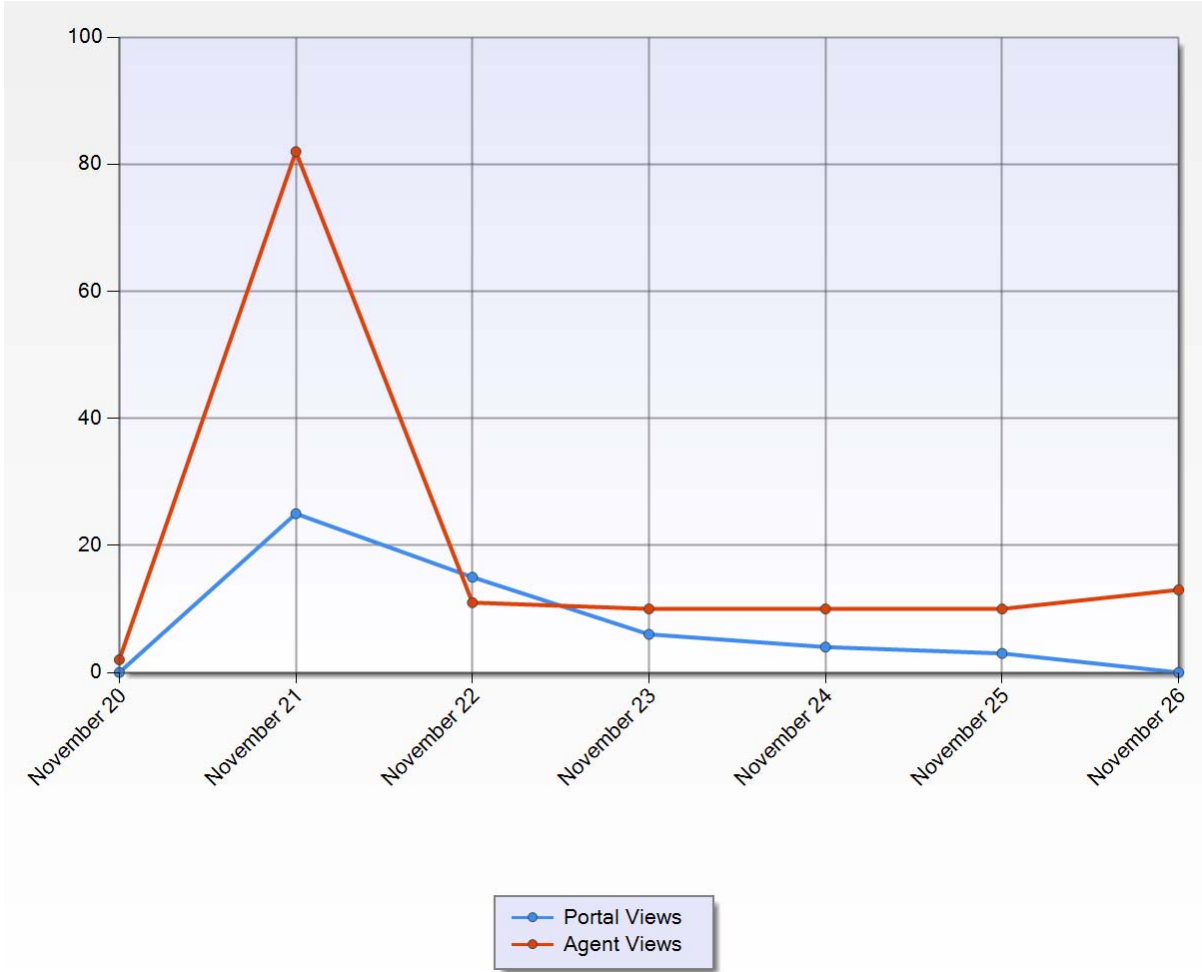
MLS #:	18091052	Status:	A	Stat Dt:	11/21/18	List Pr:	\$170,000
Area:	403	Bd:	2	Sq Ft:	1,184	Sell Pr:	
Muni/Twp:	St. Charles			Pr/SqFt:	\$143.58	CDOM:	5
GA/CR:	0/0	Bth:	1 (1 0)			Age:	88
Style/Desc:	2 Story/Other					Acre:	.169
SubD:	Lindenwood Heights						
Schl District:	St. Charles R-VI						
Recent:	11/21/2018 : New						

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 127 Lindenwood Ave



● FOR SALE

127 Lindenwood Ave, Saint Charles, MO 63301

List price: \$170,000

2 Beds · 1 Bath · 1,184 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

197



SAVES

4



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

Listing Activity Report

127 Lindenwood Avenue, St Charles, MO 63301

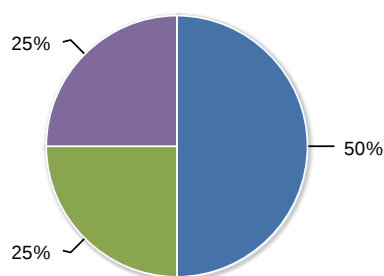
Snapshot for Nov 21, 2018 - Nov 25, 2018



Listing ID: 18091052
 Address: 127 Lindenwood Avenue, St Charles, MO 63301
 Price: \$170,000
 Status: ACTIVE
 Total number of appointments: 4
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 4
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

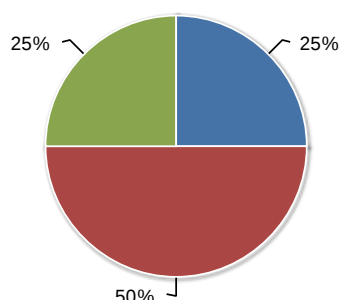
Is your client interested in this listing?



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

* 4 responses

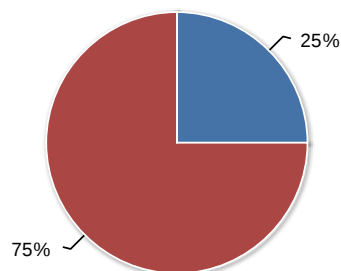
Please rate your overall experience at this showing.



Excellent (1)
 Good (2)
 Fair (1)
 Poor (0)

* 4 responses

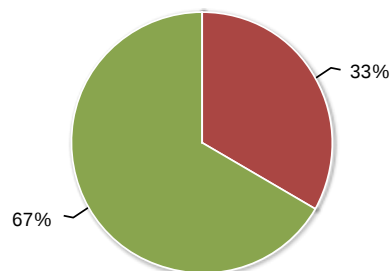
Your (and your client's) opinion of the price:



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

* 4 responses

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



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

Feedback Responses

Activity Details	Received
2nd Showing 11/25/2018 1:30 PM - 2:30 PM	11/25/2018 02:59 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:	Very Good Too high 4 Clients loan officer is on vacation until Tuesday and pre approval is old and needs updated copy. Will be making a as-is offer. Will not be asking sellers vto fix anything found on inspection
Showing 11/23/2018 11:00 AM - 11:30 AM	11/23/2018 05:46 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 Fair Too high 3 For the age of the home this could be a very nice home. The home was very poorly painted with paint droppings all over what could be verdy nice hardwood floors. Trim very poorly painted also. Thank you for letting us show your listing.
Showing 11/22/2018 12:45 PM - 1:00 PM	11/26/2018 10:52 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 3 Client was hoping to be able to squeeze a 3rd bedroom in the home in the future. But, it doesn't look possible. Thank so much for the last minute showing, and so many apologies on interrupting the occupant!
Showing 11/21/2018 5:30 PM - 6:30 PM	11/21/2018 06:45 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: COMMENTS/RECOMMENDATIONS:	Very Good Too high Clients are very interested but price it too high for all the work that is needed. Would seller be willing to sell as is at a lower price instead of working with items found during inspection

Listing Activity Details

Activity Type	Activity Date	Comments
 Past 2nd Showing	11/25/2018 1:30 PM - 2:30 PM	
 Past Showing	11/23/2018 11:00 AM - 11:30 AM	
 Past Showing	11/22/2018 12:45 PM - 1:00 PM	
 Declined Showing	11/21/2018 5:30 PM - 6:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	11/21/2018 5:30 PM - 6:30 PM	
 Status Change	11/21/2018 12:40 PM	
 Status Change	11/21/2018 9:12 AM	
 New Listing	11/21/2018	
 Price Change	11/21/2018 3:08 AM	