

The Nett Group Real Estate Advisors

SELLER REPORT



627 Thorntree | Eureka

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market 33

Client Possibilities 0

Client Favorites 1

Zillow Views 19

Zillow Saves 0

Showings 1

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

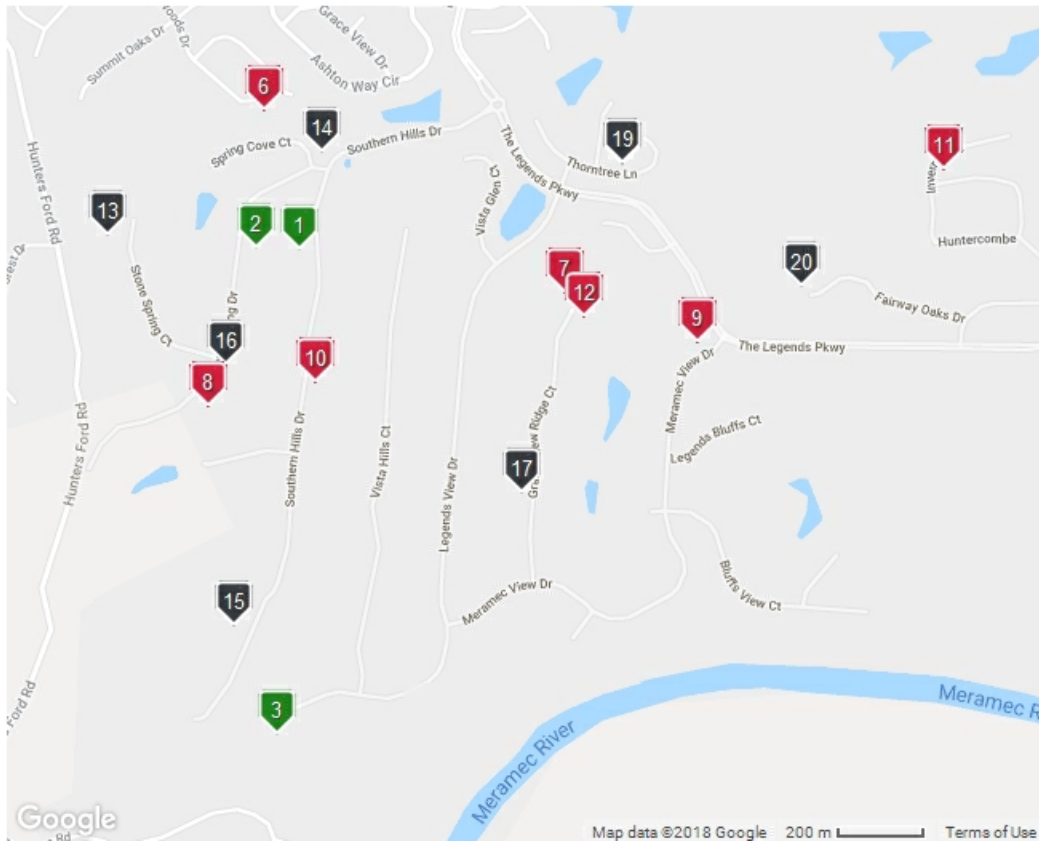
Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

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	18060836	A	08/31/2018	RESI	623 Southern Hills Dr	Eureka	Eureka	346	87	\$414,000	4	4 (3 1)	3,960	0.5200	21 CBPR01
0.5 mi	18059568	A	08/01/2018	RESI	938 Stone Spring Dr	Eureka	Eureka	346	117	\$415,000	5	4 (3 1)	2,752	0.5200	18 BHAL05
1.0 mi	18049945	A	06/30/2018	RESI	954 Legends View Dr	Eureka	Eureka	346	149	\$424,000	4	3 (3 0)	2,671	0.2600	19 CBG 32
0.0 mi	18084235	A	10/25/2018	RESI	627 Thorntree	Eureka	Eureka	346	163	\$425,000	4	4 (3 1)	3,931	0.3900	21 KWRC01
0.9 mi	18010799	A	02/28/2018	RESI	761 Southern Hills Dr	Eureka	Eureka	346	271	\$435,000	5	4 (3 1)	3,146	0.5200	16 RMXS01
0.5 mi	18013905	S	06/01/2018	RESI	1704 Wellington Woods	Eureka	Eureka	346	33	\$400,000	4	3 (2 1)	3,208	0.2500	8 RMON02
0.2 mi	18010096	S	05/10/2018	RESI	607 Grand View Ridge Ct	Eureka	Eureka	346	35	\$410,000	5	5 (4 1)	3,286	0.3100	18 BHAL02
0.7 mi	17069931	S	08/09/2018	RESI	986 Stone Spring Dr	Eureka	Eureka	346	270	\$419,900	4	4 (3 1)	2,623	0.4000	19 RMON01
0.3 mi	18037454	S	10/12/2018	RESI	407 Meramec View	Eureka	Eureka	346	128	\$428,000	4	4 (3 1)	3,223	0.2200	19 ROTM01
0.6 mi	17070854	S	03/30/2018	RESI	660 Southern Hills Dr	Eureka	Eureka	346	163	\$430,400	4	5 (3 2)	3,524	0.5200	17 MADA01
0.5 mi	17073318	S	03/28/2018	RESI	400 Cerromar	Eureka	Eureka	346	151	\$434,000	4	4 (4 0)	2,613	0.6500	18 DOLN01
0.2 mi	17080259	S	02/08/2018	RESI	614 Grand View Ridge Ct	Eureka	Eureka	346	89	\$435,000	5	4 (4 0)	3,624	0.2630	17 CBG 11
0.8 mi	17057118	X	03/13/2018	RESI	1041 Stone Spring	Eureka	Eureka	346	237	\$415,000	4	4 (3 1)	3,765	0.7900	16 KWSW01
0.4 mi	17053478	X	01/01/2018	RESI	555 Southern Hills	Eureka	Eureka	346	81	\$424,900	4	5 (4 1)	3,708	0.5800	15 SLVN
0.9 mi	17052171	X	12/27/2017	RESI	761 Southern Hills Dr	Eureka	Eureka	346	177	\$447,900	5	4 (3 1)	3,146	0.5200	16 RMXS01
0.6 mi	18081774	W	10/20/2018	RESI	974 Stone Spring Dr	Eureka	Eureka	346	11	\$449,900	4	3 (3 0)	2,792	0.5500	16 KWSW01
0.5 mi	18026621	C	07/31/2018	RESI	715 Grand View Ridge Ct	Eureka	Eureka	346	116	\$415,000	4	4 (3 1)	3,234	0.2500	16 KWRC01
0.0 mi	18066219	C	10/21/2018	RESI	627 Thorntree	Eureka	Eureka	346	131	\$425,000	4	4 (3 1)	3,931	0.3900	21 CBPR01
0.0 mi	18032714	C	08/08/2018	RESI	627 Thorntree Lane	Eureka	Eureka	346	79	\$425,000	4	4 (3 1)	3,031	0.3900	21 SLRE02
0.3 mi	18056983	C	09/26/2018	RESI	577 Fairway Oaks Dr	Eureka	Eureka	346	30	\$449,000	4	4 (3 1)	3,537	0.2600	23 RMON02

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	18060836	Active	Residential-2 Story	623 Southern Hills Dr	Eureka	3,960 4	4(3 1)	\$414,000	87
2	18059568	Active	Residential-1 Story	938 Stone Spring Dr	Eureka	2,752 5	4(3 1)	\$415,000	117
3	18049945	Active	Residential-1 Story	954 Legends View Dr	Eureka	2,671 4	3(3 0)	\$424,000	149
4	18084235	Active	Residential-2 Story	627 Thorntree	Eureka	3,931 4	4(3 1)	\$425,000	163
5	18010799	Active	Residential-2 Story	761 Southern Hills Dr	Eureka	3,146 5	4(3 1)	\$435,000	271
6	18013905	Sold	Residential-1.5 Story	1704 Wellington Woods	Eureka	3,208 4	3(2 1)	\$400,000	33
7	18010096	Sold	Residential-1.5 Story	607 Grand View Ridge Ct	Eureka	3,286 5	5(4 1)	\$410,000	35
8	17069931	Sold	Residential-1 Story	986 Stone Spring Dr	Eureka	2,623 4	4(3 1)	\$419,900	270
9	18037454	Sold	Residential-2 Story	407 Meramec View	Eureka	3,223 4	4(3 1)	\$428,000	128
10	17070854	Sold	Residential-2 Story	660 Southern Hills Dr	Eureka	3,524 4	5(3 2)	\$430,400	163
11	17073318	Sold	Residential-1 Story	400 Cerromar	Eureka	2,613 4	4(4 0)	\$434,000	151
12	17080259	Sold	Residential-Multi-Level	614 Grand View Ridge Ct	Eureka	3,624 5	4(4 0)	\$435,000	89
13	17057118	Expired	Residential-2 Story	1041 Stone Spring	Eureka	3,765 4	4(3 1)	\$415,000	237
14	17053478	Expired	Residential-1.5 Story	555 Southern Hills	Eureka	3,708 4	5(4 1)	\$424,900	81
15	17052171	Expired	Residential-2 Story	761 Southern Hills Dr	Eureka	3,146 5	4(3 1)	\$447,900	177
16	18081774	Withdrawn	Residential-1 Story	974 Stone Spring Dr	Eureka	2,792 4	3(3 0)	\$449,900	11
17	18026621	Cancelled	Residential-1.5 Story	715 Grand View Ridge Ct	Eureka	3,234 4	4(3 1)	\$415,000	116
18	18066219	Cancelled	Residential-2 Story	627 Thorntree	Eureka	3,931 4	4(3 1)	\$425,000	131
19	18032714	Cancelled	Residential-2 Story	627 Thorntree Lane	Eureka	3,031 4	4(3 1)	\$425,000	79
20	18056983	Cancelled	Residential-1.5 Story	577 Fairway Oaks Dr	Eureka	3,537 4	4(3 1)	\$449,000	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 400000 to 450000

Latitude, Longitude is within 0.37 mi of 18084235, is around 38.49, -90.66

Selected 20 of 20 results.

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 400000 to 450000 Latitude, Longitude is within 0.37 mi of 18084235, is around 38.49, -90.66

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18060836	623 Southern Hills Dr	Eureka	Southern Hills	4	4 (3 1)	3,960	4,859	0.520	21	08/31/18	\$104.55	87	\$439,000	\$414,000
18059568	938 Stone Spring Dr	Eureka	Southern Hills	5	4 (3 1)	2,752	3,752	0.520	18	08/01/18	\$150.80	117	\$425,000	\$415,000
18049945	954 Legends View Dr	Eureka	Vista Glen Add Ph	4	3 (3 0)	2,671	4,246	0.260	19	06/30/18	\$158.74	149	\$479,000	\$424,000
18084235	627 Thorntree	Eureka	Thorntree Estates /	4	4 (3 1)	3,931		0.390	21	10/25/18	\$108.11	163	\$425,000	\$425,000
18010799	761 Southern Hills Dr	Eureka	Southern Hills /	Le	5 4 (3 1)	3,146	4,466	0.520	16	09/05/18	\$138.27	271	\$450,000	\$435,000

Active Totals

Listing Count :	5	Averages:	3,292	4,331	0.442		\$132.09	157	\$443,600	\$422,600		
		Price :				High	\$435,000	Low	\$414,000	Median	\$424,000	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18026621	715 Grand View Ridge Ct	Eureka	The Legends	4	4 (3 1)	3,234	3,234	0.250	16	07/31/18	\$128.32	116	\$424,900	\$415,000
18066219	627 Thorntree	Eureka	Thorntree Estates /	4	4 (3 1)	3,931	3,931	0.390	21	10/21/18	\$108.11	131	\$425,000	\$425,000
18032714	627 Thorntree Lane	Eureka	Thorntree Estates /	4	4 (3 1)	3,031	3,931	0.390	21	08/09/18	\$140.22	79	\$425,000	\$425,000
18056983	577 Fairway Oaks Dr	Eureka	Fairway Oaks At Th	4	4 (3 1)	3,537	5,209	0.260	23	09/26/18	\$126.94	30	\$449,000	\$449,000

Cancelled Totals

Listing Count :	4	Averages:	3,433	4,076	0.323		\$125.90	89	\$430,975	\$428,500		
		Price :				High	\$449,000	Low	\$415,000	Median	\$425,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
17057118	1041 Stone Spring	Eureka	Southern Hills Ph T	4	4 (3 1)	3,765	3,765	0.790	16	03/14/18	\$110.23	237	\$450,000	\$415,000
17053478	555 Southern Hills	Eureka	Southern Hills One	4	5 (4 1)	3,708	3,708	0.580	15	01/02/18	\$114.59	81	\$445,000	\$424,900
17052171	761 Southern Hills Dr	Eureka	Southern Hills /	Le	5 4 (3 1)	3,146	4,466	0.520	16	12/28/17	\$142.37	177	\$450,000	\$447,900

Expired Totals

Listing Count :	3	Averages:	3,540	3,980	0.630		\$122.40	165	\$448,333	\$429,267		
		Price :				High	\$447,900	Low	\$415,000	Median	\$424,900	

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
18013905	1704 Wellington Woods	Eureka	Ashton Woods One	4	3 (2 1)	3,208	3,208	0.250	8	06/01/18	\$124.69	33	\$400,000	\$400,000	\$400,000	100.00
18010096	607 Grand View Ridge Ct	Eureka	Grand View Ridge	5	5 (4 1)	3,286	4,586	0.310	18	05/10/18	\$124.77	35	\$420,000	\$420,000	\$410,000	97.62

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

Featured properties may not be listed by the office/agent presenting the brochure.

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CMA 1 Line (Landscape)

Property Type: Residential

Residential

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
17069931	986 Stone Spring Dr	Eureka	Southern Hills at Tr	4	4 (3 1)	2,623	4,548	0.400	19	08/09/18	\$160.08	270	\$485,000	\$419,900	\$419,900	86.58
18037454	407 Meramec View	Eureka	Bluffs One The	4	4 (3 1)	3,223	3,223	0.220	19	10/12/18	\$132.80	128	\$449,000	\$429,000	\$428,000	95.32
17070854	660 Southern Hills Dr	Eureka	Southern Hills Lege	4	5 (3 2)	3,524	4,524	0.520	17	03/30/18	\$122.13	163	\$459,900	\$450,000	\$430,400	93.59
17073318	400 Cerromar	Eureka	Knoll at the Legend	4	4 (4 0)	2,613		0.650	18	03/28/18	\$166.09	151	\$465,000	\$465,000	\$434,000	93.33
17080259	614 Grand View Ridge Ct	Eureka	Grand View Ridge	5	4 (4 0)	3,624	6,024	0.263	17	02/08/18	\$120.03	89	\$460,000	\$450,000	\$435,000	94.57

Sold Totals

Listing Count :	7	Averages:	3,157	4,352	0.373						\$135.80	124	\$448,414	\$433,414	\$422,471	94.43
		Price :								High	\$435,000	Low	\$400,000	Median		\$428,000

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18081774	974 Stone Spring Dr	Eureka	Southern Hills Ph T	4	3 (3 0)	2,792		0.550	16	10/21/18	\$161.14	11	\$449,900	\$449,900

Withdrawn Totals

Listing Count :	1	Averages:	2,792		0.550						\$161.14	11	\$449,900	\$449,900		
		Price :								High	\$449,900	Low	\$449,900	Median		\$449,900

Grand Totals

Count :	20	Averages:				\$/SqFt: \$132.15		CDOM: 126		OP: \$443,785		LP: \$429,930		SP: \$422,471		
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Area Market Survey

Listings as of 11/26/2018 at 3:02 PM

Page 1 of 2

Eureka

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		5	131
		5	131
Summary Price Information			
Minimum	\$414,000	Maximum	\$435,000
Average	\$422,600	Median	\$424,000

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999		1	33
\$400,000 thru \$449,999		6	139
		7	124
Summary Price Information			
Minimum	\$400,000	Maximum	\$435,000
Average	\$422,471	Median	\$428,000

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		3	165
		3	165
Summary Price Information			
Minimum	\$415,000	Maximum	\$447,900
Average	\$429,267	Median	\$424,900

Withdrawn

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		1	11
		1	11
Summary Price Information			
Minimum	\$449,900	Maximum	\$449,900
Average	\$449,900	Median	\$449,900

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		4	69
		4	69
Summary Price Information			
Minimum	\$415,000	Maximum	\$449,000
Average	\$428,500	Median	\$425,000

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

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Area Market Survey

Listings as of 11/26/2018 at 3:02 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	5	131
	5	131

Summary Price Information

Minimum	\$414,000	Maximum	\$435,000
Average	\$422,600	Median	\$424,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$350,000 thru \$399,999	1	33
\$400,000 thru \$449,999	6	139
	7	124

Summary Price Information

Minimum	\$400,000	Maximum	\$435,000
Average	\$422,471	Median	\$428,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	3	165
	3	165

Summary Price Information

Minimum	\$415,000	Maximum	\$447,900
Average	\$429,267	Median	\$424,900

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	1	11
	1	11

Summary Price Information

Minimum	\$449,900	Maximum	\$449,900
Average	\$449,900	Median	\$449,900

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	4	69
	4	69

Summary Price Information

Minimum	\$415,000	Maximum	\$449,000
Average	\$428,500	Median	\$425,000

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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
18084235	RESI	ACT	10/25/18	627 Thorntree	Eureka	346	32	\$425,000	96	50	1	0	101	3	11	3	201

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Cross Property Condensed

627 Thorntree, Eureka 63025-2069



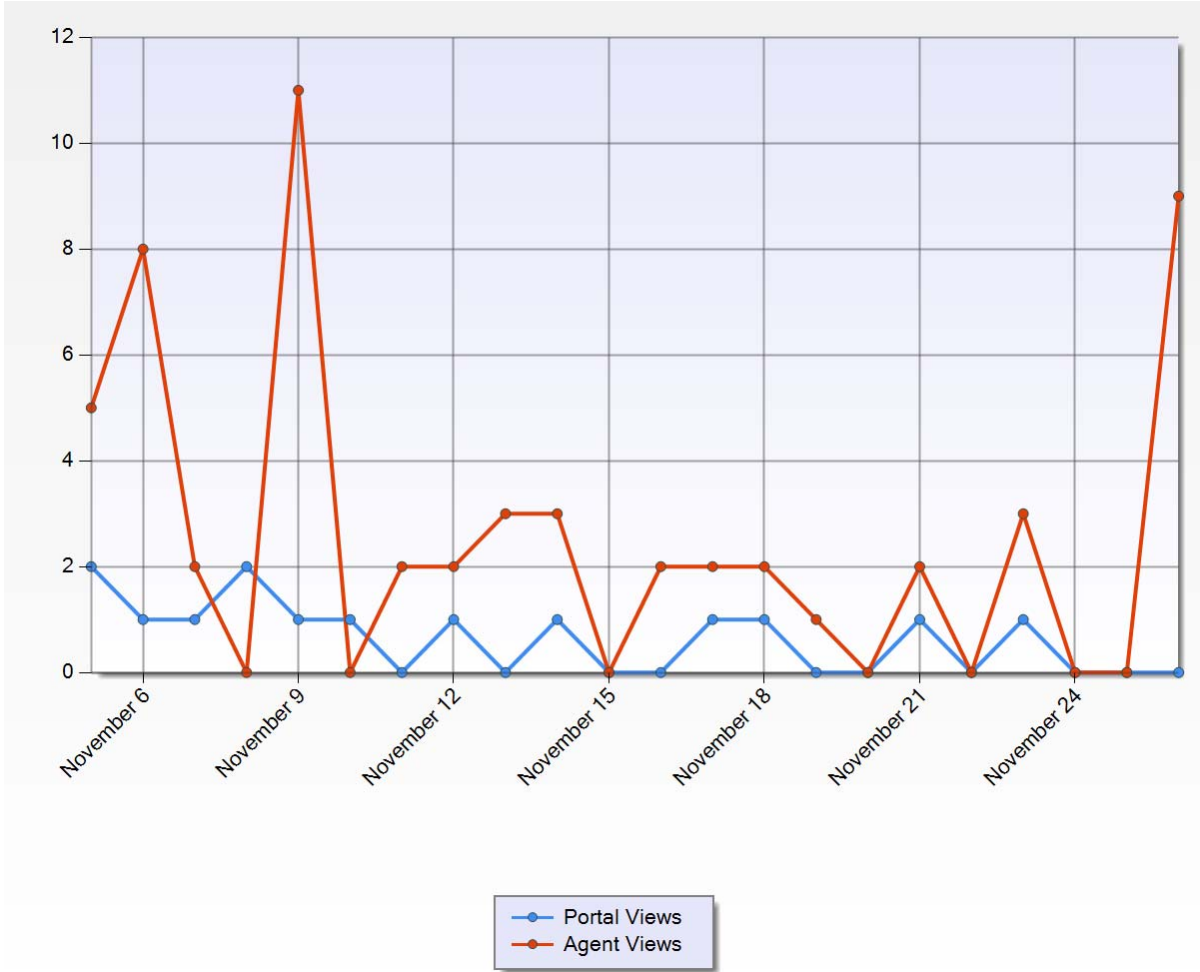
MLS #:	18084235	Status:	A	Stat Dt:	10/25/18	List Pr:	\$425,000	
Area:	346	Bd:	4	Sq Ft:	3,931	Sell Pr:		
Muni/Twp:	Eureka			Pr/SqFt:	\$108.11	CDOM:	163	
GA/CR:	3/0	Bth:	4 (3 1)			Age:	21	
Style/Desc:	2 Story/Other						Acre:	.390
SubD:	Thorntree Estates At The Legends							
Schl District:	Rockwood R-VI							
Open House:	Public Openhouse: Sun Dec 2, 2:00PM-4:00PM							

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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358 Historical Views for 627 Thorntree



● FOR SALE

627 Thorntree Ln, Eureka, MO 63025

List price: \$425,000

4 Beds · 4 Baths · 3,931 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing isn't getting the attention it deserves

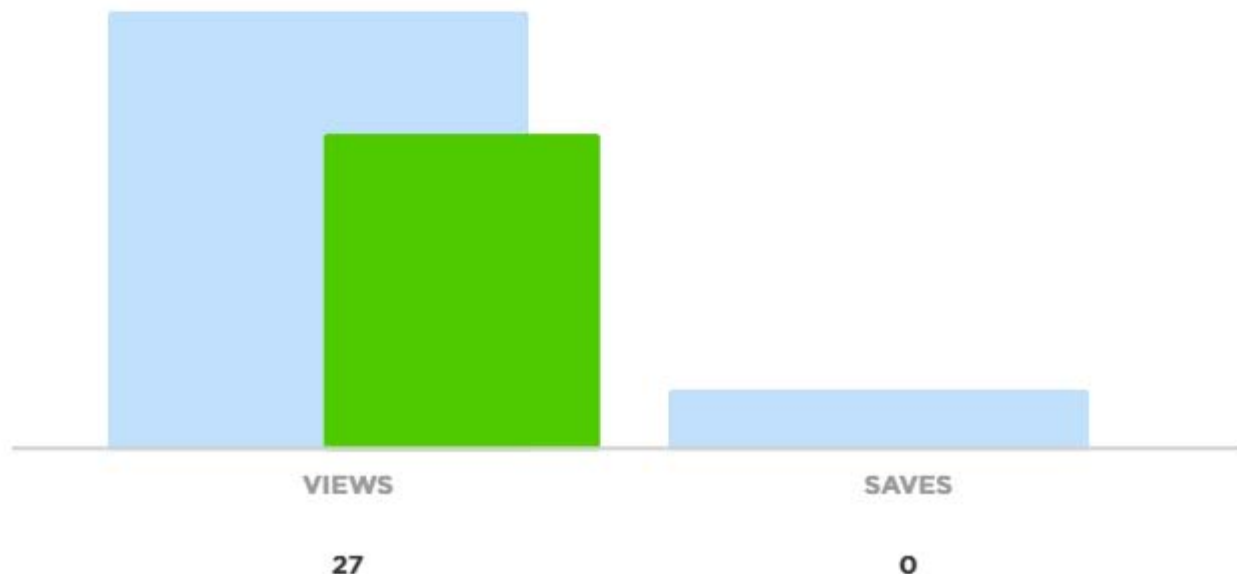
Last two days of activity



Similar listings



Your listing





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

Listing Activity Report

627 Thorntree, Eureka, MO 63025

Snapshot for Oct 25, 2018 - Nov 24, 2018



Listing ID: 18084235
 Address: 627 Thorntree, Eureka, MO 63025
 Price: \$425,000
 Status: ACTIVE
 Total number of appointments: 1
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 11/24/2018 10:30 AM - 11:45 AM	11/24/2018 03:39 PM
Is your client interested in this listing? Not interested COMMENTS/RECOMMENDATIONS:	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	11/24/2018 10:30 AM - 11:45 AM	
Status Change	10/25/2018 5:20 PM	
New Listing	10/25/2018	