

The Nett Group Real Estate Advisors

SELLER REPORT



252 Village Creek | Ballwin

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	103
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Client Possibilities	23
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Client Favorites	27
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Zillow Views	104
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Zillow Saves	6
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Showings	68
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Good Activity is an average of *3-4 showings weekly*.

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

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
18051183	RESI	ACT	06/27/18	252 Village Creek	Ballwin	348	103	\$219,999	892	939	27	23	938	29	80	47	1878

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

Cross Property Condensed

252 Village Creek, Ballwin 63021-6125



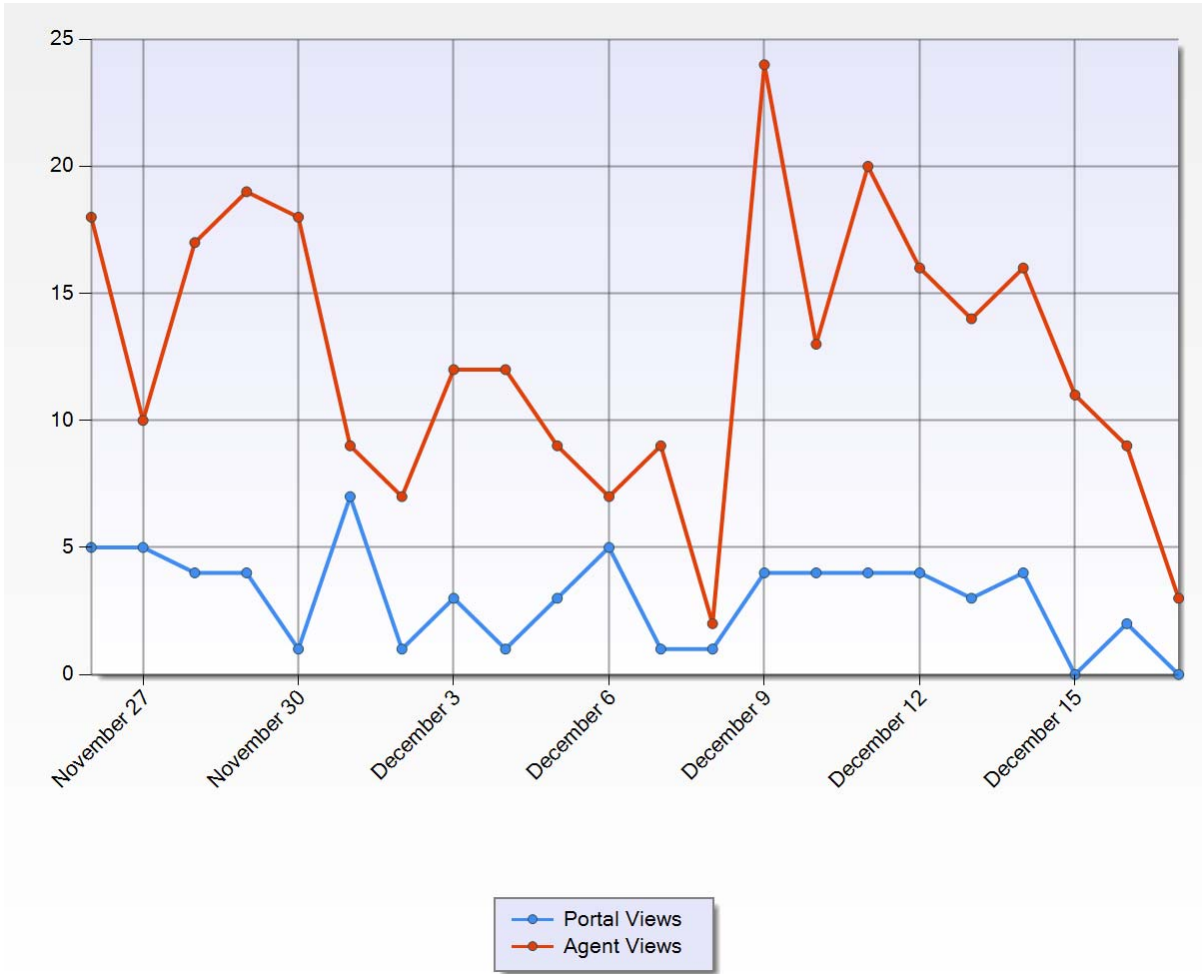
MLS #:	18051183	Status:	A	Stat Dt:	06/27/18	List Pr:	\$219,999
Area:	348	Bd:	3	Sq Ft:	1,196	Sell Pr:	
Muni/Twp:	Ballwin			Pr/SqFt:	\$183.95	CDOM:	103
GA/CR:	2/0	Bth:	3 (2 1)			Age:	44
Style/Desc:	1 Story/Ranch					Acre:	.174
SubD:	Westglen Village						
Schl District:	Rockwood R-VI						

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 35 results.

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 Historical Views for 252 Village Creek

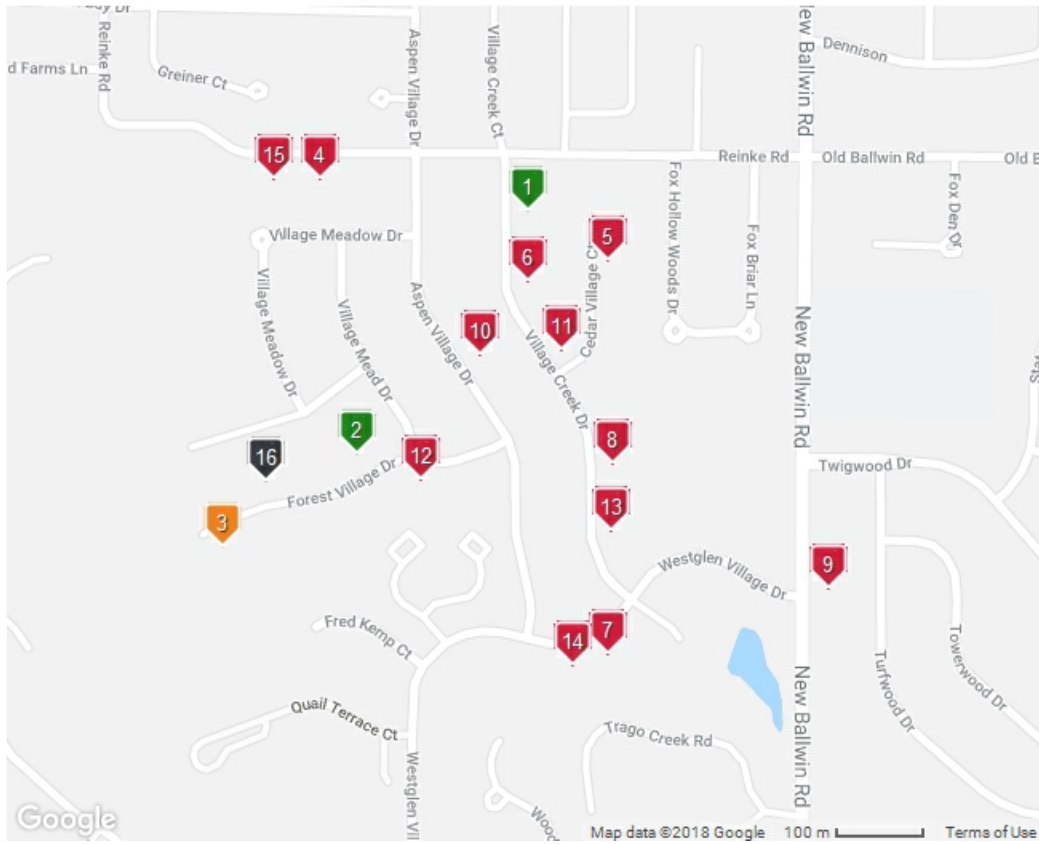


Residential Single Line

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	18051183	A	06/27/2018	RESI	252 Village Creek	Ballwin	Ballwin	348	103	\$219,999 3	3 (2 1)	1,196	0.1740 44		KWRC01
0.2 mi	18094504	A	12/12/2018	RESI	829 Forest Village	Ballwin	Ballwin	348	5	\$235,000 3	3 (2 1)	1,173	0.1840 42		STRA01
0.3 mi	18093885	CN	12/09/2018	RESI	866 Forest Village	Ballwin	Ballwin	348	0	\$239,000 3	3 (3 0)	1,338	0.1920 42		CBPR03
0.2 mi	17094718	S	01/18/2018	RESI	818 Reinke Rd	Ballwin	Ballwin	348	6	\$198,000 3	2 (2 0)	1,196	0.1720 43		RDKY02
0.1 mi	18074388	S	10/22/2018	RESI	254 Cedar Village Ct	Ballwin	Ballwin	348	2	\$220,000 3	3 (2 1)	1,310	0.1870 44		WCLK01
0.1 mi	18060894	S	09/05/2018	RESI	270 Village Creek Dr	Ballwin	Ballwin	348	4	\$220,000 3	2 (2 0)	1,196	0.2190 44		CBG 32
0.3 mi	18025954	S	05/07/2018	RESI	772 Westglen Village Dr	Ballwin	Ballwin	348	4	\$220,000 3	2 (2 0)	1,196	0.2000 44		CBG 11
0.2 mi	18065202	S	10/30/2018	RESI	326 Village Creek Dr	Ballwin	Ballwin	348	29	\$225,000 3	2 (2 0)	1,173	0.1960 44		CBG 03
0.4 mi	18042283	S	07/12/2018	RESI	334 New Ballwin Rd	Ballwin	Ballwin	348	3	\$225,450 3	2 (2 0)	1,369	0.1800 44		PLAT01
0.1 mi	18047886	S	08/03/2018	RESI	280 Aspen Village	Ballwin	Ballwin	348	22	\$228,000 5	3 (2 1)	2,396	0.1870 42		MCL 01
0.1 mi	18022054	S	06/01/2018	RESI	294 Village Creek	Ballwin	Ballwin	348	9	\$229,000 3	3 (2 1)	1,066	0.1640 44		KWRC01
0.2 mi	18063118	S	09/13/2018	RESI	818 Forest Village	Ballwin	Ballwin	348	3	\$234,900 3	2 (2 0)	2,065	0.1900 42		OWAI01
0.2 mi	18009221	S	03/29/2018	RESI	344 Village Creek Dr	Ballwin	Ballwin	348	9	\$235,000 3	3 (2 1)	1,171	0.2170 44		CBPR02
0.3 mi	17092011	S	01/08/2018	RESI	782 Westglen Village Dr	Ballwin	Ballwin	348	4	\$235,000 3	2 (2 0)	1,595	0.1750 44		RXSB01
0.2 mi	18013825	S	06/28/2018	RESI	830 Reinke	Ballwin	Ballwin	348	40	\$238,000 3	2 (2 0)	1,196	0.1720 41		EXSL01
0.3 mi	18093508	W	12/08/2018	RESI	853 Forest Village	Ballwin	Ballwin	348		\$236,000 3	3 (2 1)	1,173	0.1730 42		WBRS01

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	18051183	Active	Residential-1 Story	252 Village Creek	Ballwin	1,196 3	3(2 1)	\$219,999	103
2	18094504	Active	Residential-1 Story	829 Forest Village	Ballwin	1,173 3	3(2 1)	\$235,000	5
3	18093885	Contingent	Residential-1 Story	866 Forest Village	Ballwin	1,338 3	3(3 0)	\$239,000	0
4	17094718	Sold	Residential-1 Story	818 Reinke Rd	Ballwin	1,196 3	2(2 0)	\$198,000	6
5	18074388	Sold	Residential-1 Story	254 Cedar Village Ct	Ballwin	1,310 3	3(2 1)	\$220,000	2
6	18060894	Sold	Residential-1 Story	270 Village Creek Dr	Ballwin	1,196 3	2(2 0)	\$220,000	4
7	18025954	Sold	Residential-1 Story	772 Westglen Village Dr	Ballwin	1,196 3	2(2 0)	\$220,000	4
8	18065202	Sold	Residential-1 Story	326 Village Creek Dr	Ballwin	1,173 3	2(2 0)	\$225,000	29
9	18042283	Sold	Residential-1 Story	334 New Ballwin Rd	Ballwin	1,369 3	2(2 0)	\$225,450	3
10	18047886	Sold	Residential-1.5 Story	280 Aspen Village	Ballwin	2,396 5	3(2 1)	\$228,000	22
11	18022054	Sold	Residential-1 Story	294 Village Creek	Ballwin	1,066 3	3(2 1)	\$229,000	9
12	18063118	Sold	Residential-1.5 Story	818 Forest Village	Ballwin	2,065 3	2(2 0)	\$234,900	3
13	18009221	Sold	Residential-1 Story	344 Village Creek Dr	Ballwin	1,171 3	3(2 1)	\$235,000	9
14	17092011	Sold	Residential-1 Story	782 Westglen Village Dr	Ballwin	1,595 3	2(2 0)	\$235,000	4
15	18013825	Sold	Residential-1 Story	830 Reinke	Ballwin	1,196 3	2(2 0)	\$238,000	40
16	18093508	Withdrawn	Residential-1 Story	853 Forest Village	Ballwin	1,173 3	3(2 1)	\$236,000	

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 12/17/2018 to 12/17/2017

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 180000 to 250000

Latitude, Longitude is within 0.36 mi of 18051183

1 Listing has been discarded.

Selected 16 of 16 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 12/17/2018 to 12/17/2017 Property Type is 'Residential' State Or Province is 'Missouri' Price is 180000 to 250000 Latitude, Longitude is within 0.36 mi of 18051183 1 Listing has been discarded.

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18051183	252 Village Creek	Marquette	Westglen Village	3	3 (2 1)	1,196	1,913	0.174	44	09/13/18	\$183.95	103	\$235,000	\$219,999
18094504	829 Forest Village	Marquette	Westglen Village 4	3	3 (2 1)	1,173		0.184	42	12/12/18	\$200.34	5	\$235,000	\$235,000

Active Totals

Listing Count :	2	Averages:	1,185	1,913	0.179						\$192.14	54	\$235,000	\$227,500
		Price :								High	\$235,000	Low	\$219,999	Median \$227,500

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093885	866 Forest Village	Marquette	Westglen Village 4	3	3 (3 0)	1,338		0.192	42	12/09/18	\$178.62	0	\$239,000	\$239,000

Contingent NK Totals

Listing Count :	1	Averages:	1,338		0.192						\$178.62	0	\$239,000	\$239,000
		Price :								High	\$239,000	Low	\$239,000	Median \$239,000

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
17094718	818 Reinke Rd	Marquette	Westglen Village 4	3	2 (2 0)	1,196		0.172	43	01/18/18	\$165.55	6	\$199,900	\$199,900	\$198,000	99.05
18074388	254 Cedar Village Ct	Marquette	Westglen Village 1	3	3 (2 1)	1,310	2,010	0.187	44	10/22/18	\$167.94	2	\$225,900	\$225,900	\$220,000	97.39
18060894	270 Village Creek Dr	Marquette	Westglen Village 1	3	2 (2 0)	1,196	1,496	0.219	44	09/05/18	\$183.95	4	\$220,000	\$220,000	\$220,000	100.00
18025954	772 Westglen Village Dr	Marquette	Westglen Village	3	2 (2 0)	1,196	1,496	0.200	44	05/07/18	\$183.95	4	\$209,900	\$209,900	\$220,000	104.81
18065202	326 Village Creek Dr	Marquette	Westglen Village	3	2 (2 0)	1,173		0.196	44	10/30/18	\$191.82	29	\$225,000	\$225,000	\$225,000	100.00
18042283	334 New Ballwin Rd	Marquette	Westglen Woods 5	3	2 (2 0)	1,369	1,756	0.180	44	07/12/18	\$164.68	3	\$223,000	\$223,000	\$225,450	101.10
18047886	280 Aspen Village	Marquette	Westglen Village 2	5	3 (2 1)	2,396	3,185	0.187	42	08/03/18	\$95.16	22	\$249,900	\$235,000	\$228,000	91.24
18022054	294 Village Creek	Marquette	Westglen Village 1	3	3 (2 1)	1,066	1,920	0.164	44	06/01/18	\$214.82	9	\$231,000	\$231,000	\$229,000	99.13
18063118	818 Forest Village	Marquette	Westglen Village 2	3	2 (2 0)	2,065	2,065	0.190	42	09/13/18	\$113.75	3	\$234,900	\$234,900	\$234,900	100.00
18009221	344 Village Creek Dr	Marquette	Westglen Village	3	3 (2 1)	1,171	1,488	0.217	44	03/29/18	\$200.68	9	\$231,900	\$231,900	\$235,000	101.34
17092011	782 Westglen Village Dr	Marquette	Westglen Village 1	3	2 (2 0)	1,595	1,595	0.175	44	01/08/18	\$147.34	4	\$235,000	\$235,000	\$235,000	100.00
18013825	830 Reinke	Marquette	Westglen Village 4	3	2 (2 0)	1,196		0.172	41	06/28/18	\$199.00	40	\$239,900	\$234,900	\$238,000	99.21

Sold Totals

Listing Count :	12	Averages:	1,411	1,890	0.188						\$169.05	11	\$227,192	\$225,533	\$225,696	99.44
		Price :								High	\$238,000	Low	\$198,000	Median		\$226,725

Withdrawn Properties

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

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093508	853 Forest Village	Marquette	Westglen Village 4	3	3 (2 1)	1,173		0.173	42	12/08/18	\$201.19		\$236,000	\$236,000

Withdrawn Totals

Listing Count :	1	Averages:	1,173	0.173	\$201.19	\$236,000	\$236,000							
		Price :		High	\$236,000	Low	\$236,000	Median	\$236,000					

Grand Totals

Count :	16	Averages:	\$/SqFt: \$174.55	CDOM: 16	OP: \$229,456	LP: \$227,275	SP: \$225,696							
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Area Market Survey

Listings as of 12/17/2018 at 9:16 AM

Page 1 of 2

Marquette

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	54
		2	54
Summary Price Information			
Minimum	\$219,999	Maximum	\$235,000
Average	\$227,500	Median	\$227,500

Contingent No Kickout

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	0
		1	0
Summary Price Information			
Minimum	\$239,000	Maximum	\$239,000
Average	\$239,000	Median	\$239,000

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999		1	6
\$200,000 thru \$249,999		11	12
		12	11
Summary Price Information			
Minimum	\$198,000	Maximum	\$238,000
Average	\$225,696	Median	\$226,725

Withdrawn

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	
		1	
Summary Price Information			
Minimum	\$236,000	Maximum	\$236,000
Average	\$236,000	Median	\$236,000

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

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Area Market Survey

Listings as of 12/17/2018 at 9:16 AM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	54
	2	54
Summary Price Information		
Minimum	\$219,999	Maximum \$235,000
Average	\$227,500	Median \$227,500

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	0
	1	0
Summary Price Information		
Minimum	\$239,000	Maximum \$239,000
Average	\$239,000	Median \$239,000

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	6
\$200,000 thru \$249,999	11	12
	12	11
Summary Price Information		
Minimum	\$198,000	Maximum \$238,000
Average	\$225,696	Median \$226,725

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	
	1	
Summary Price Information		
Minimum	\$236,000	Maximum \$236,000
Average	\$236,000	Median \$236,000

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

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FOR SALE

252 Village Creek Dr,
Ballwin, MO 63021

List price: \$219,999

3 Beds · 3 Baths · 1,292 Sq Ft

EDIT LISTING

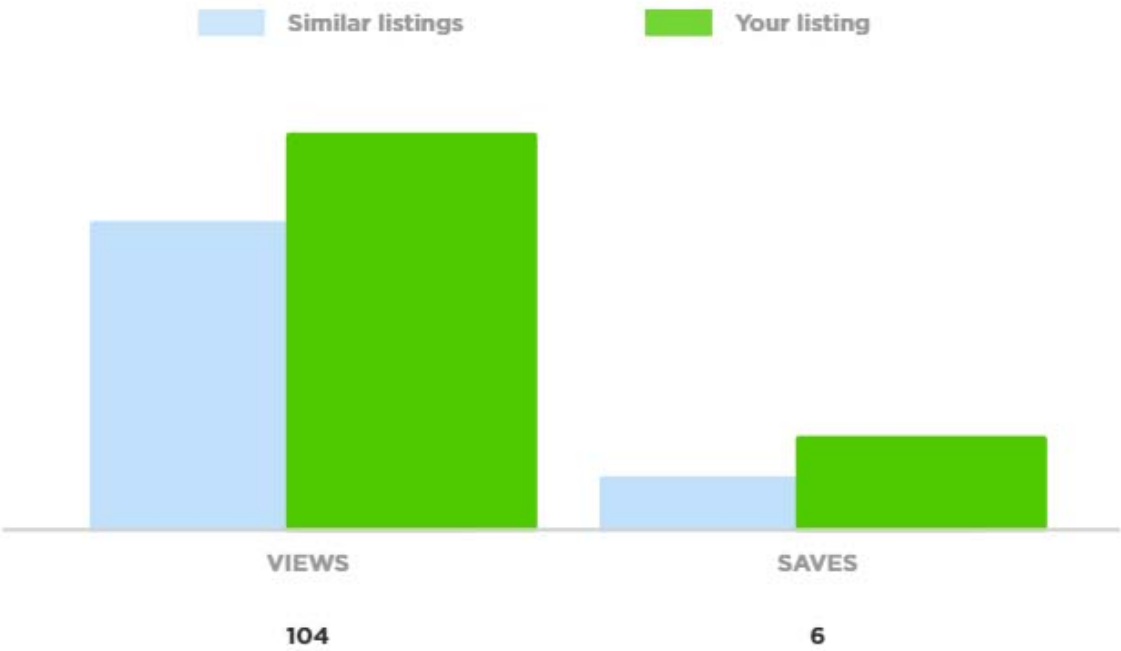
ADD VIDEO

MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



This Week

Last 30 Days





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

Listing Activity Report

252 Village Creek, Ballwin, MO 63021

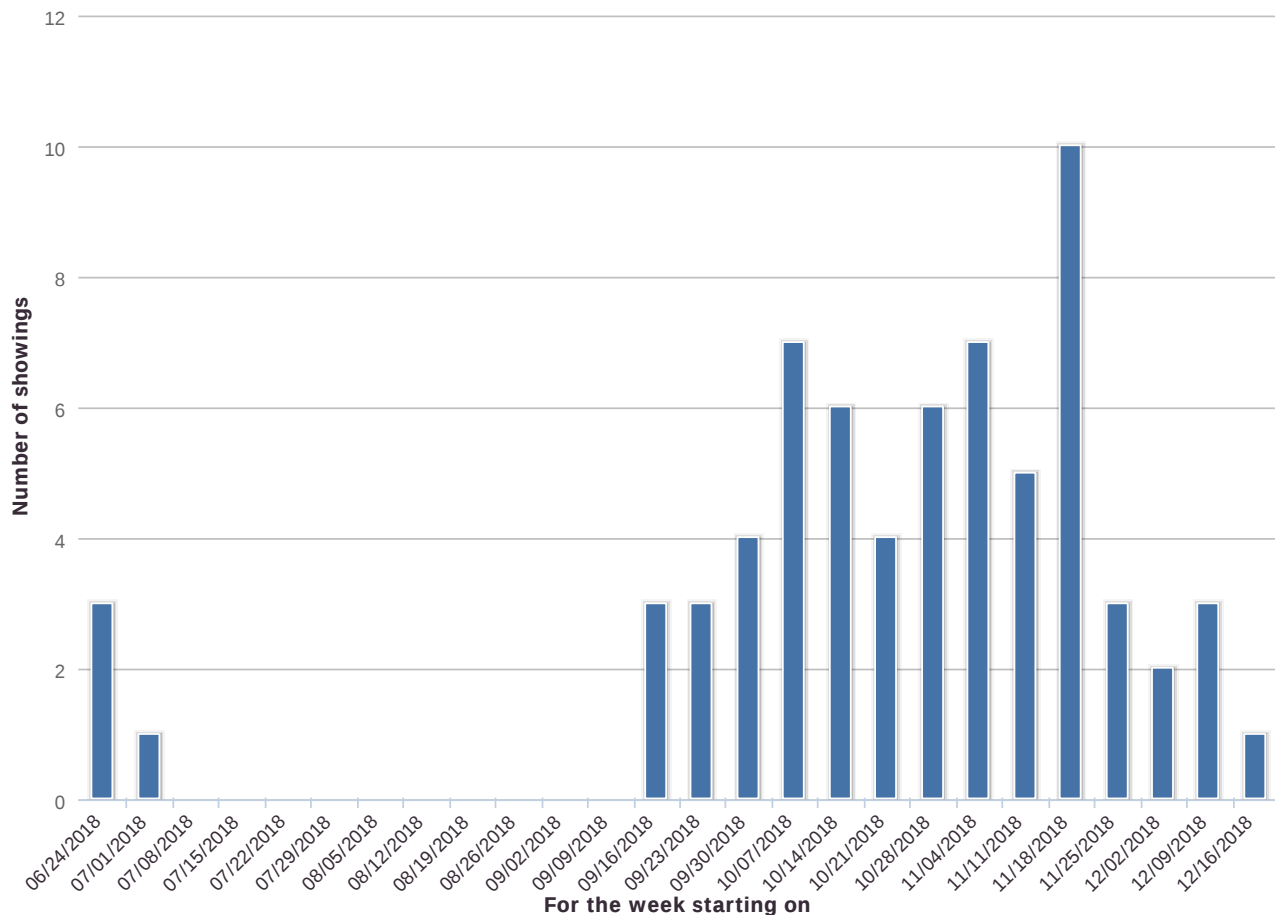
Snapshot for Jun 27, 2018 - Dec 16, 2018



Listing ID: 18051183
 Address: 252 Village Creek, Ballwin, MO 63021
 Price: \$219,999
 Status: ACTIVE

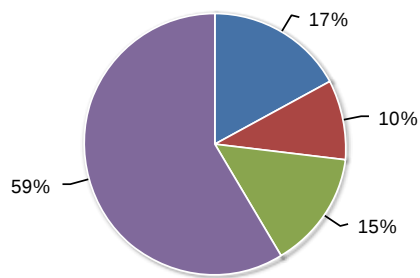
Total number of appointments: 68
 Appointments in the last 30 days: 20
 Appointments in the last 7 days: 3
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

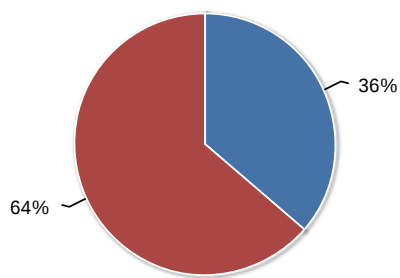
Is your client interested in this listing?



Very (7)
Somewhat (4)
Maybe (6)
Not interested (24)

* 41 responses

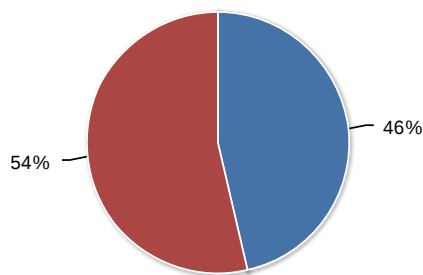
Please rate your overall experience at this showing.



Excellent (12)
Good (21)
Fair (0)
Poor (0)

* 33 responses

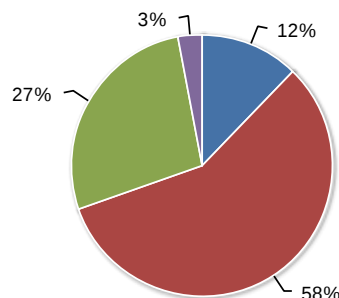
Your (and your client's) opinion of the price:



Just right (13)
Too high (15)
Too low (0)

* 28 responses

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



5(Best) (4)
4 (19)
3 (9)
2 (1)
1(Worst) (0)

* 33 responses

Feedback Responses

Activity Details	Received
Showing 12/15/2018 1:30 PM - 2:00 PM	12/16/2018 08:31 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 Excellent Just right 5(Best) Needed to write a contingent offer to purchase.
Showing 12/13/2018 12:15 PM - 1:15 PM	12/13/2018 02:08 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:	Very Good 5(Best) Darling home. Like the open main living area. House is a little smaller than what they are looking for, but overall really like the house

Activity Details	Received
Showing 12/09/2018 1:45 PM - 2:45 PM	12/09/2018 02:47 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 Excellent Just right 4 Clients really like house...they are talking it over and will let you know if ready to put in offer Great house
Showing 12/07/2018 1:15 PM - 2:15 PM	12/07/2018 05:32 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:	Maybe Excellent Just right
Showing 12/07/2018 11:00 AM - 11:30 AM	12/09/2018 10:46 AM
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:	Somewhat Excellent 4 Out of 4 homes clients like this one the best. However, he buyers would like to continue looking at this time. They had all positive comments about the house. They liked the open living room/kitchen and that the master had its own bath. They thought the home was decorated very nicely as well. They would ideally like a slightly bigger yard, but will be keeping this one on their list. Thank you very much for accomadating us on short notice.
Showing 11/29/2018 3:30 PM - 4:20 PM	11/29/2018 10:24 PM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Too high 3 House seems priced too high since it needs siding and systems are older
Showing 11/25/2018 10:00 AM - 11:00 AM	11/26/2018 11:48 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 Good Too high 3 Like the location and the open floor plan. The updates lacked a polished finish - painting, lines in the celings from where walls were removed, and the waves in the flooring (especially in the master bedroom). There was also a stronger pet (dog) odor in the main living area of the basement.
Showing 11/24/2018 3:00 PM - 5:00 PM	11/24/2018 06:52 PM

Activity Details		Received
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:		We can to the house but my client did not want the down hill driveway. She they didn't want to come in because they knew that feature was a problem for them. Sorry, I'm sure it's a nice house otherwise.
Showing 11/24/2018 11:00 AM - 12:00 PM		11/25/2018 02:57 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 not what they are looking for
Showing 11/20/2018 6:00 PM - 7:00 PM		11/20/2018 08:32 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 Too small for my clients family
Showing 11/18/2018 4:00 PM - 6:00 PM		11/20/2018 12:14 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:		Maybe Good Too high 4 They liked the house overall. Thought it needed some updating like new carpet in the lower lever. They are just starting their search and still deciding if they want to be in the ballwin area or live closer to the city where they work.
Showing 11/18/2018 11:30 AM - 11:45 AM		11/21/2018 09:07 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 Good Too high 3 Nice house but clients felt they would need to update the kitchen and make other updates and decided to keep looking.
Showing 11/18/2018 10:30 AM - 11:15 AM		11/19/2018 09:01 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 Good 4 She looked at it again but can't make the space work for her family. Nicely updated house though.
Showing 11/18/2018 10:15 AM - 10:30 AM		11/18/2018 04:21 PM

Activity Details	Received
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Too high 5(Best) We will be returning for a second showing.
Showing 11/17/2018 2:00 PM - 2:30 PM	11/17/2018 04:55 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 Did not like that the driveway retains water Garage did not work for them
Showing 11/12/2018 8:15 PM - 8:45 PM	11/18/2018 09:24 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:	Maybe Good Too high 4
Showing 11/12/2018 3:05 PM - 3:50 PM	11/12/2018 06:23 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 Excellent Just right 4 Just too small for this Buyer, cute top to bottom thank to the Seller for being so accommodating with our quick showing today, I will keep it in mind for other Buyers,
Showing 11/10/2018 11:00 AM - 11:30 AM	11/10/2018 02:03 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 Too high 4
Showing 11/09/2018 3:10 PM - 3:25 PM	11/09/2018 03:43 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:	Somewhat Good Just right 4 My clients like the open floor plan, The finished lower level and patio area she is considering writing an offer once she gets preapproved but hasn't decided 100%
Showing 11/09/2018 3:00 PM - 3:45 PM	11/09/2018 06:01 PM

Activity Details	Received
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:	Somewhat Good Just right 4 Get a storage pod. Clients couldn't see the actual size of the storage room because it was full. I think it would've been #1 or 2 if they could've seen the amount of room in the basement.
Showing 11/09/2018 10:30 AM - 11:30 AM	11/12/2018 04:08 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:	unremarkable
Showing 11/08/2018 1:00 PM - 2:00 PM	11/08/2018 02:17 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 Excellent Just right 5(Best)
Showing 11/05/2018 4:00 PM - 5:00 PM	11/07/2018 06:22 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 4 Great home but too small for my clients needs.
Showing 11/03/2018 11:00 AM - 11:30 AM	11/03/2018 12:44 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:	Somewhat Excellent Just right 4 Loved the country style and walkout with fenced yard. Like community pool and near park and
Showing 10/31/2018 3:15 PM - 4:15 PM	10/31/2018 05:08 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 Excellent Just right Very nice house but too small for my clients. They have decided on another home.
Showing 10/31/2018 3:15 PM - 4:15 PM	10/31/2018 05:09 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
Showing 10/31/2018 11:30 AM - 12:30 PM	11/01/2018 05:52 PM

Activity Details		Received
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 Good Too high 4 This was the first time out and they want to look at more homes before they make any decisions.
Agent Preview 10/29/2018 3:00 PM - 3:30 PM		10/30/2018 05:53 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 Excellent Just right 4 It's a very nice home. The flooring on the main level is really nice. The bedrooms feel a little small as well as the basement finished area.
Showing 10/28/2018 2:15 PM - 3:15 PM		10/28/2018 05:17 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 Buyer thought the floor plan was too open, thanks for letting us show
2nd Showing 10/27/2018 3:00 PM - 4:00 PM		11/02/2018 04:08 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 nice home. I'm not sure the garage situation will work for my clients. they are still investigating their options
Showing 10/27/2018 11:15 AM - 12:15 PM		10/30/2018 08:52 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:		Very they are talking to the city of Ballwin for more info on their future plans and city ordinances.
Agent Preview 10/24/2018 2:45 PM - 3:00 PM		10/24/2018 03:03 PM
Please rate your overall experience at this showing. Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Excellent Just right Beautiful home. Love the floors and the backyard! Nice newer windows too. The only thing I feel could possible help would be to freshen up the paint in the main living areas to a more neutral color. Definitely has the wow factor when you walk through the front door!
Showing 10/22/2018 12:30 PM - 1:00 PM		10/22/2018 01:48 PM

Activity Details		Received
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 4 Thanks for letting me show the property. My client loved the flooring and the open concept, but thought the bedrooms are too small to work for her.
Showing 10/20/2018 11:30 AM - 12:30 PM		10/20/2018 01:29 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:		Maybe
Showing 10/20/2018 10:00 AM - 11:00 AM		10/20/2018 01:00 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 2
Showing 10/20/2018 9:45 AM - 10:45 AM		10/22/2018 09:14 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
Showing 10/13/2018 12:00 PM - 1:00 PM		10/13/2018 03:46 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:		Not interested Excellent 4 Great house but floor plan was not for my buyer.
Showing 10/12/2018 3:30 PM - 4:00 PM		10/12/2018 04:48 PM
COMMENTS/RECOMMENDATIONS:		First time out with this buyer. Thank you
Showing 10/12/2018 3:30 PM - 3:45 PM		10/12/2018 06:46 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:		Very Excellent Just right 4
Showing 10/08/2018 7:30 PM - 8:30 PM		10/08/2018 09:28 PM

Activity Details	Received
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:	They like the updates and open floorplan, but had a few concerns about the asbestos and electric panel and we couldn't get basement door unlocked. I had seen asbestos on the mls sheet but not on the Sellers Disclosure so thought maybe it was a typo on mls. You may want to update SD. They are going to drive by the home in the daylight before they finalize any decisions.
Showing 10/05/2018 5:45 PM - 7:00 PM	10/10/2018 12:10 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 4 Buyer liked a lot about the house. After thinking it over, he's decided he needs main floor laundry
Showing 10/05/2018 11:00 AM - 12:00 PM	10/05/2018 03:11 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 3 THE HOME SHOWED VERY WELL. THEY DIDN'T LIKE THE TOTALLY OPEN FLOOR PLAN. I THOUGHT IT WAS GREAT. THANK YOU FOR LETTING ME SHOW.
Showing 10/03/2018 6:50 PM - 7:20 PM	10/03/2018 11:12 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 4 My buyers loved the yard/lot. Inside is nice also. They have this in the top 3.
Showing 10/03/2018 10:15 AM - 11:15 AM	10/03/2018 12:38 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 4 Clients like the overall flow and the floors but determined there is just too much work for them to make it functional. Thank you!
Showing 09/25/2018 5:00 PM - 5:45 PM	10/01/2018 09:14 PM
COMMENTS/RECOMMENDATIONS:	There just wasn't enough space for this family. Thank you!
Showing 09/18/2018 3:00 PM - 3:30 PM	09/18/2018 04:17 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Maybe Nice house. Thinking it over

Activity Details	Received
Showing 09/18/2018 2:30 PM - 3:30 PM	09/19/2018 06:44 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 Didn't like the Basement & it was poorly updated & the half bath too. The seller did fantastic updates in the kitchen!! Wow!! Thanks for letting us in!
Showing 09/17/2018 6:15 PM - 7:15 PM	09/17/2018 07:42 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 Clients are wanting to look in a different area.
Showing 07/01/2018 12:45 PM - 1:00 PM	07/01/2018 02:20 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:	Thanks so much to the sellers for allowing us to get in on such short notice! This house has so much to offer-tons of charm and some great features! My buyers have 3 kids and they just wouldn't have enough bedroom space. Otherwise, they really loved the decor, thoughtful updates and detail throughout. I'm sure it will go quickly. Good luck!
Showing 06/30/2018 9:00 AM - 10:00 AM	07/02/2018 01:16 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:	The home was just a little too small for this Buyer.

Listing Activity Details

Activity Type	Activity Date	Comments
 Declined Showing	12/16/2018 3:30 PM - 4:30 PM	
 Past Showing Unconfirmed	12/16/2018 2:45 PM - 3:45 PM	
 Past Showing	12/15/2018 1:30 PM - 2:00 PM	
 Declined Showing	12/14/2018 6:00 PM - 6:15 PM	
 Canceled Inspection	12/14/2018 9:45 AM - 12:45 PM	
 Past Showing	12/13/2018 12:15 PM - 1:15 PM	
 Canceled Showing	12/10/2018 12:00 PM - 1:00 PM	

Activity Type	Activity Date	Comments
 Canceled Showing	12/09/2018 3:30 PM - 4:15 PM	
 Past Showing	12/09/2018 1:45 PM - 2:45 PM	
 Canceled Showing	12/08/2018 11:00 AM - 11:15 AM	
 Past Showing	12/07/2018 1:15 PM - 2:15 PM	
 Past Showing	12/07/2018 11:00 AM - 11:30 AM	
 Declined Showing	12/07/2018 10:25 AM - 10:55 AM	
 Declined Showing	12/02/2018 12:15 PM - 1:45 PM	
 Past Showing	11/29/2018 3:30 PM - 4:20 PM	
 Past Showing	11/27/2018 4:30 PM - 5:30 PM	
 Past Showing	11/25/2018 10:00 AM - 11:00 AM	
 Past Showing	11/24/2018 3:00 PM - 5:00 PM	
 Past Showing	11/24/2018 11:00 AM - 12:00 PM	
 Canceled Showing	11/23/2018 2:15 PM - 3:15 PM	
 Canceled Showing	11/23/2018 2:00 PM - 3:00 PM	
 Canceled Showing	11/23/2018 1:30 PM - 2:30 PM	
 Past Showing	11/23/2018 1:15 PM - 2:45 PM	
 Canceled Showing	11/23/2018 12:30 PM - 1:30 PM	
 Canceled Showing	11/23/2018 12:00 PM - 1:00 PM	
 Canceled Showing	11/23/2018 11:45 AM - 12:45 PM	
 Canceled Showing	11/23/2018 11:30 AM - 12:30 PM	
 Past Showing	11/23/2018 11:00 AM - 12:00 PM	
 Declined 2nd Showing	11/22/2018 11:15 AM - 11:30 AM	
 Past Showing	11/20/2018 6:00 PM - 7:00 PM	
 Past 2nd Showing	11/18/2018 6:30 PM - 7:00 PM	
 Past Showing	11/18/2018 4:00 PM - 6:00 PM	
 Past Showing	11/18/2018 11:30 AM - 11:45 AM	
 Past Showing	11/18/2018 10:30 AM - 11:15 AM	
 Past Showing	11/18/2018 10:15 AM - 10:30 AM	

Activity Type	Activity Date	Comments
 Past Showing	11/17/2018 2:00 PM - 2:30 PM	
 Past Showing	11/16/2018 10:45 AM - 11:45 AM	
 Past Showing	11/14/2018 1:30 PM - 2:30 PM	
 Past Showing	11/12/2018 8:15 PM - 8:45 PM	
 Past Showing Unconfirmed	11/12/2018 3:05 PM - 3:50 PM	
 Past Showing	11/10/2018 11:00 AM - 11:30 AM	
 Past Showing	11/09/2018 3:10 PM - 3:25 PM	
 Past Showing	11/09/2018 3:00 PM - 3:45 PM	
 Past Showing	11/09/2018 10:30 AM - 11:30 AM	
 Past Showing	11/08/2018 1:00 PM - 2:00 PM	
 Past Showing	11/05/2018 4:00 PM - 5:00 PM	
 Past Showing	11/04/2018 4:30 PM - 4:45 PM	
 Past Showing	11/03/2018 11:00 AM - 11:30 AM	
 Price Change Notification	11/02/2018 8:57 AM	
 Price Change	11/01/2018 1:57 PM	
 Declined Showing	11/01/2018 12:00 PM - 1:00 PM	
 Past Showing	10/31/2018 3:15 PM - 4:15 PM	
 Past Showing	10/31/2018 3:15 PM - 4:15 PM	
 Past Showing	10/31/2018 11:30 AM - 12:30 PM	
 Past Agent Preview	10/29/2018 3:00 PM - 3:30 PM	
 Past Showing	10/28/2018 2:15 PM - 3:15 PM	
 Past 2nd Showing	10/27/2018 3:00 PM - 4:00 PM	
 Past Showing	10/27/2018 11:15 AM - 12:15 PM	
 Past Agent Preview	10/24/2018 2:45 PM - 3:00 PM	
 Past Showing	10/22/2018 12:30 PM - 1:00 PM	
 Past Showing	10/20/2018 11:30 AM - 12:30 PM	
 Past Showing	10/20/2018 10:00 AM - 11:00 AM	
 Past Showing	10/20/2018 9:45 AM - 10:45 AM	

Activity Type	Activity Date	Comments
 Past Showing Unconfirmed	10/19/2018 10:30 AM - 10:45 AM	
 Declined Showing	10/19/2018 9:30 AM - 9:45 AM	
 Past Showing	10/18/2018 4:00 PM - 4:30 PM	
 Canceled 2nd Showing	10/16/2018 5:30 PM - 5:45 PM	
 Past Showing	10/16/2018 5:00 PM - 5:15 PM	
 Canceled Showing	10/14/2018 4:30 PM - 5:30 PM	
 Past Showing	10/13/2018 12:00 PM - 1:00 PM	
 Canceled Showing	10/13/2018 9:30 AM - 10:30 AM	
 Past Showing	10/12/2018 3:30 PM - 3:45 PM	
 Past Showing	10/12/2018 3:30 PM - 4:00 PM	
 Past Showing	10/11/2018 4:15 PM - 6:45 PM	
 Past Showing	10/09/2018 5:00 PM - 5:15 PM	
 Past Showing	10/08/2018 7:30 PM - 8:30 PM	
 Past Showing	10/08/2018 5:30 PM - 6:30 PM	
 Canceled Showing	10/07/2018 6:15 PM - 6:45 PM	
 Past Showing	10/05/2018 5:45 PM - 7:00 PM	
 Past Showing	10/05/2018 11:00 AM - 12:00 PM	
 Past Showing	10/03/2018 6:50 PM - 7:20 PM	
 Past Showing	10/03/2018 10:15 AM - 11:15 AM	
 Price Change Notification	10/02/2018 3:17 PM	
 Price Change	10/01/2018 2:39 PM	
 Past Showing	09/25/2018 5:00 PM - 5:45 PM	
 Past Showing	09/25/2018 4:30 PM - 4:45 PM	
 Past Showing	09/24/2018 6:30 PM - 7:30 PM	
 Declined Showing	09/19/2018 7:00 PM - 7:30 PM	
 Past Showing	09/18/2018 3:00 PM - 3:30 PM	
 Past Showing	09/18/2018 2:30 PM - 3:30 PM	
 Past Showing	09/17/2018 6:15 PM - 7:15 PM	

Activity Type	Activity Date	Comments
 Declined Showing	09/17/2018 4:30 PM - 5:00 PM	
 Status Change	09/13/2018 8:18 AM	
 Canceled Showing	07/05/2018 12:00 PM - 1:00 PM	
 Canceled Showing	07/05/2018 11:00 AM - 11:30 AM	
 Status Change	07/05/2018 8:19 AM	
 Canceled Showing	07/03/2018 6:15 PM - 7:15 PM	
 Declined Showing	07/03/2018 1:00 PM - 1:30 PM	
 Declined Showing	07/02/2018 2:00 PM - 2:20 PM	
 Past Showing	07/01/2018 12:45 PM - 1:00 PM	
 Declined Showing	07/01/2018 12:20 PM - 12:45 PM	
 Canceled Showing	06/30/2018 4:30 PM - 5:30 PM	
 Past Showing	06/30/2018 10:00 AM - 11:00 AM	
 Past Showing	06/30/2018 9:15 AM - 9:30 AM	
 Past Showing	06/30/2018 9:00 AM - 10:00 AM	
 Declined Showing	06/28/2018 6:30 PM - 7:30 PM	
 Status Change	06/27/2018 6:38 PM	
 New Listing	06/27/2018	