

The Nett Group Real Estate Advisors

# SELLER REPORT



2312 Banon Dr | St Charles

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |    |
|----------------|----|
| Days on Market | 73 |
|----------------|----|

|                      |   |
|----------------------|---|
| Client Possibilities | 1 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 1 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 21 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 1 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 3 |
|----------|---|

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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 |
|--------------------------|------|------|-----------|---------------|------------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">18084747</a> | RESI | ACT  | 11/01/18  | 2312 Banon Dr | St Charles | 403  | 73  | \$325,000 | 120            | 83           | 1                | 1                    | 145         | 15                | 14              | 16             | 477         |

## Cross Property Condensed

2312 Banon Dr, St Charles 63301-5025



|                |                                   |          |                 |          |                 |          |                  |
|----------------|-----------------------------------|----------|-----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18084747</a>          | Status:  | <b>A</b>        | Stat Dt: | <b>11/01/18</b> | List Pr: | <b>\$325,000</b> |
| Area:          | <b>403</b>                        | Bd:      | <b>3</b>        | Sq Ft:   | <b>1,786</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>St. Charles</b>                | Pr/SqFt: | <b>\$181.97</b> | CDOM:    | <b>73</b>       | Age:     | <b>2</b>         |
| GA/CR:         | <b>2/0</b>                        | Bth:     | <b>2 (2 0)</b>  | Acre:    | <b>.150</b>     |          |                  |
| Style/Desc:    | <b>1 Story/Ranch</b>              |          |                 |          |                 |          |                  |
| SubD:          | <b>Vigs Of Provence #2</b>        |          |                 |          |                 |          |                  |
| Schl District: | <b>St. Charles R-VI</b>           |          |                 |          |                 |          |                  |
| Recent:        | <b>01/14/2019 : BoM : X-&gt;A</b> |          |                 |          |                 |          |                  |

### Search Criteria

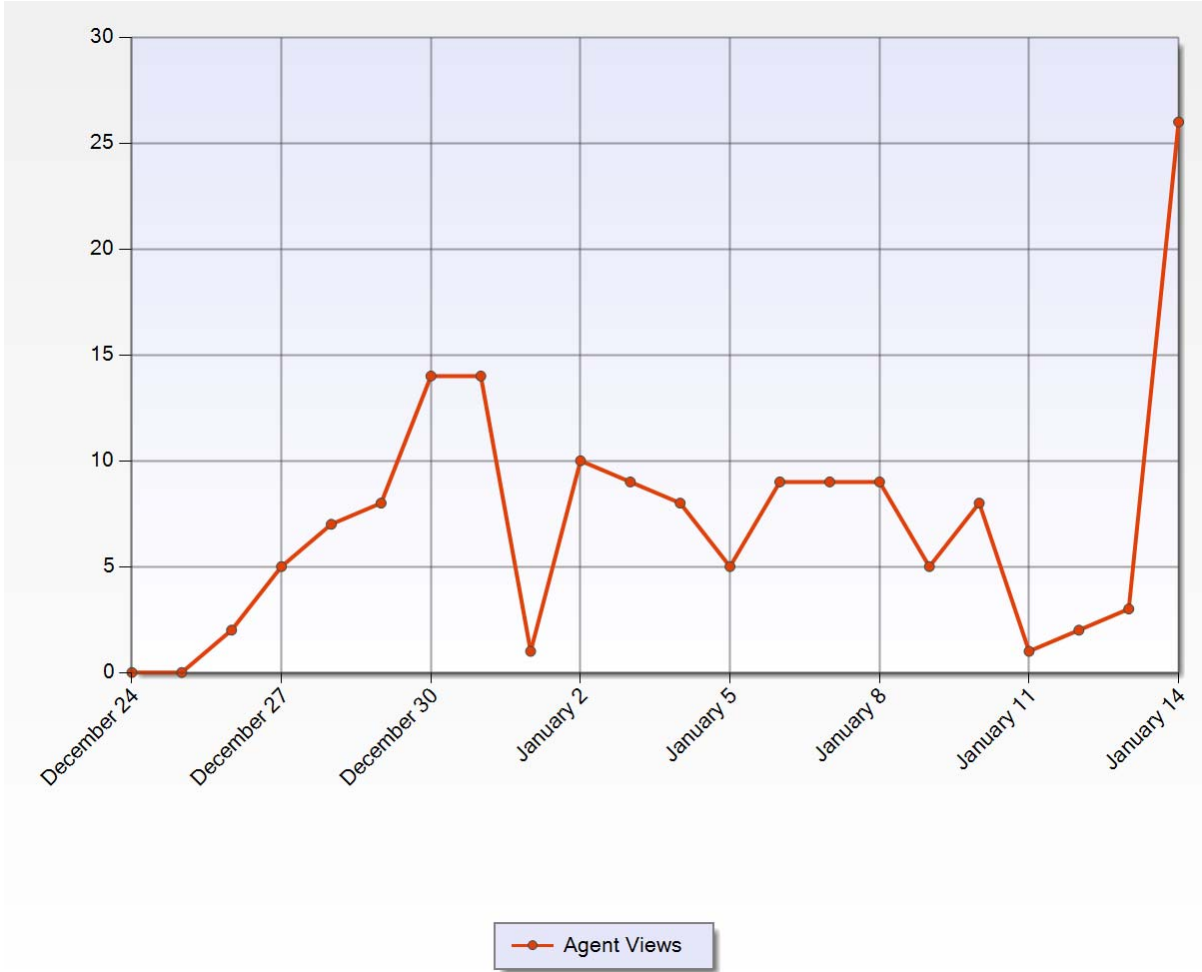
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

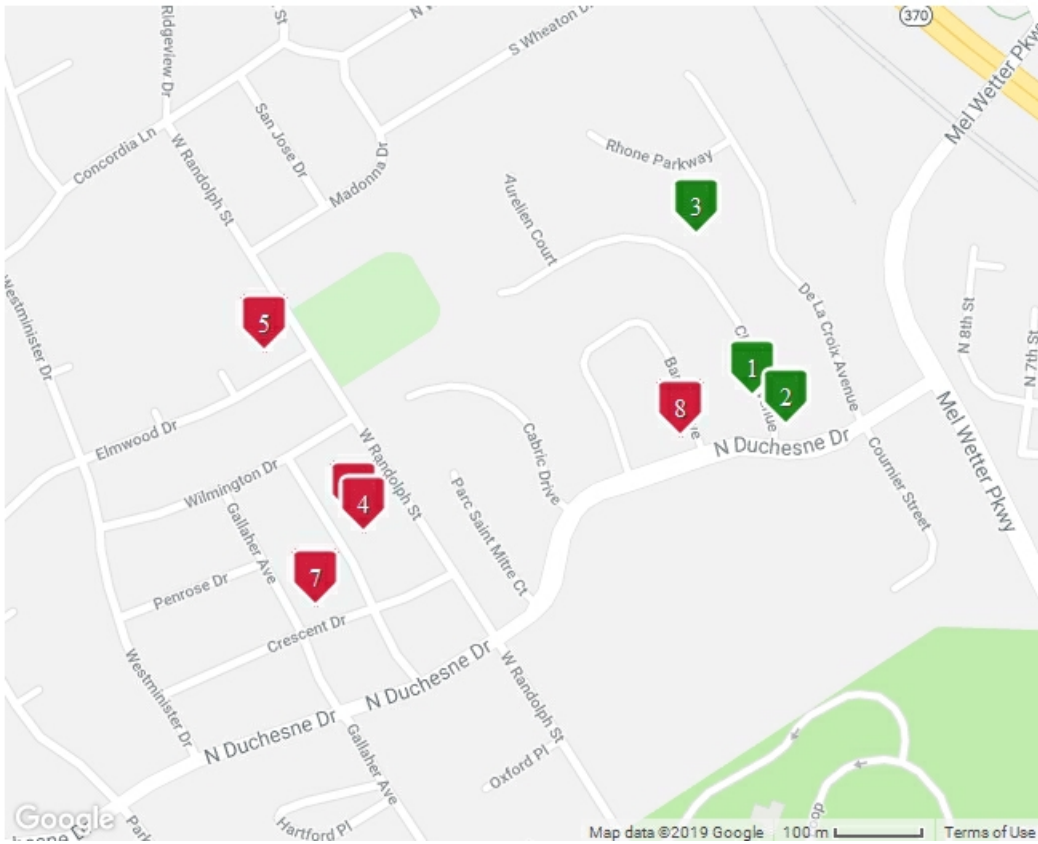
 **Historical Views for 2312 Banon Dr**



## 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 |
|----------|--------------------------|----|-------------|--------|------------------------|-------------|------------|------|------|-------------|---------|----------|--------|-----|--------|
| 0.1 mi   | <a href="#">18095350</a> | A  | 12/27/2018  | RESI   | TBB Audubon@Provence   | St. Charles | St Charles | 403  | 382  | \$285,900 3 | 2 (2 0) | 1,734    | 0.0000 |     | CNRE01 |
| 0.1 mi   | <a href="#">18048708</a> | A  | 06/15/2018  | RESI   | TBB Davenport@Provence | St. Charles | St Charles | 403  | 213  | \$291,900 3 | 2 (2 0) | 1,870    | 0.0000 |     | CNRE01 |
| 0.1 mi   | <a href="#">18031634</a> | A  | 04/20/2018  | RESI   | TBB Sierra@Provence    | St. Charles | St Charles | 403  | 269  | \$299,900 3 | 2 (2 0) | 2,240    | 0.0000 |     | CNRE01 |
| 0.2 mi   | <a href="#">18050266</a> | S  | 07/31/2018  | RESI   | 2508 Westport Lane     | St. Charles | St Charles | 403  | 2    | \$204,000 3 | 2 (2 0) | 1,484    | 0.2400 | 49  | WREN02 |
| 0.3 mi   | <a href="#">18047373</a> | S  | 10/11/2018  | RESI   | 1019 Elmwood           | St. Charles | St Charles | 403  | 74   | \$212,000 3 | 2 (2 0) | 1,518    | 0.2030 | 51  | STRA01 |
| 0.2 mi   | <a href="#">18082817</a> | S  | 12/04/2018  | RESI   | 2512 WESTPORT Lane     | St. Charles | St Charles | 403  | 2    | \$217,000 3 | 3 (2 1) | 1,511    | 0.2287 | 48  | RMST02 |
| 0.3 mi   | <a href="#">17091646</a> | S  | 04/26/2018  | RESI   | 1005 Crescent          | St. Charles | St Charles | 403  | 113  | \$222,500 4 | 3 (2 1) | 1,928    | 0.2400 | 48  | CBG 09 |
| 0.0 mi   | <a href="#">18067966</a> | S  | 09/27/2018  | RESI   | 2321 Cabric Dr         | St. Charles | St Charles | 403  | 0    | \$294,208 3 | 2 (2 0) | 1,615    |        |     | BHSP02 |

## Residential Single Line (Map Print)



|   |          |        |                     |                        |            |       |   |        |           |     |
|---|----------|--------|---------------------|------------------------|------------|-------|---|--------|-----------|-----|
| 1 | 18095350 | Active | Residential-1 Story | TBB Audubon@Provence   | St Charles | 1,734 | 3 | 2(2 0) | \$285,900 | 382 |
| 2 | 18048708 | Active | Residential-1 Story | TBB Davenport@Provence | St Charles | 1,870 | 3 | 2(2 0) | \$291,900 | 213 |
| 3 | 18031634 | Active | Residential-1 Story | TBB Sierra@Provence    | St Charles | 2,240 | 3 | 2(2 0) | \$299,900 | 269 |
| 4 | 18050266 | Sold   | Residential-1 Story | 2508 Westport Lane     | St Charles | 1,484 | 3 | 2(2 0) | \$204,000 | 2   |
| 5 | 18047373 | Sold   | Residential-1 Story | 1019 Elmwood           | St Charles | 1,518 | 3 | 2(2 0) | \$212,000 | 74  |
| 6 | 18082817 | Sold   | Residential-1 Story | 2512 WESTPORT Lane     | St Charles | 1,511 | 3 | 3(2 1) | \$217,000 | 2   |
| 7 | 17091646 | Sold   | Residential-2 Story | 1005 Crescent          | St Charles | 1,928 | 4 | 3(2 1) | \$222,500 | 113 |
| 8 | 18067966 | Sold   | Residential-1 Story | 2321 Cabric Dr         | St Charles | 1,615 | 3 | 2(2 0) | \$294,208 | 0   |

### 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 1/14/2019 to 1/14/2018

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 200000 to 300000

Latitude, Longitude is within 0.31 mi of 18084747

23 Listings have been discarded.

Selected 8 of 8 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 1/14/2019 to 1/14/2018 Property Type is 'Residential' State Or Province is 'Missouri' Price is 200000 to 300000 Latitude, Longitude is within 0.31 mi of 18084747 23 Listings have been discarded.

## Residential

## Active Properties

| Listing # | Address                | Area        | Community           | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|------------------------|-------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18095350  | TBB Audubon@Provence   | St. Charles | Villages of Provenc | 3  | 2 (2 0) | 1,734 |        |        |     | 12/27/18 | \$164.88 | 382  | \$285,900  | \$285,900  |
| 18048708  | TBB Davenport@Provence | St. Charles | Villages of Provenc | 3  | 2 (2 0) | 1,870 |        |        |     | 06/15/18 | \$156.10 | 213  | \$294,900  | \$291,900  |
| 18031634  | TBB Sierra@Provence    | St. Charles | Villages of Provenc | 3  | 2 (2 0) | 2,240 |        |        |     | 04/20/18 | \$133.88 | 269  | \$310,900  | \$299,900  |

## Active Totals

|                 |   |           |       |  |  |  |  |  |  |      |           |     |           |           |           |
|-----------------|---|-----------|-------|--|--|--|--|--|--|------|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 3 | Averages: | 1,948 |  |  |  |  |  |  |      | \$151.62  | 288 | \$297,233 | \$292,567 |           |
|                 |   | Price :   |       |  |  |  |  |  |  | High | \$299,900 | Low | \$285,900 | Median    | \$291,900 |

## 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  |
|-----------|--------------------|-------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18050266  | 2508 Westport Lane | St. Charles | Elmwood Manor       | 3  | 2 (2 0) | 1,484 |        | 0.240  | 49  | 07/31/18 | \$137.47 | 2    | \$199,900  | \$199,900  | \$204,000  | 102.05 |
| 18047373  | 1019 Elmwood       | St. Charles | Elmwood Manor #8    | 3  | 2 (2 0) | 1,518 | 1,518  | 0.203  | 51  | 10/11/18 | \$139.66 | 74   | \$239,900  | \$219,900  | \$212,000  | 88.37  |
| 18082817  | 2512 WESTPORT Lane | St. Charles | ELMWOOD MANO        | 3  | 3 (2 1) | 1,511 |        | 0.229  | 48  | 12/04/18 | \$143.61 | 2    | \$219,900  | \$219,900  | \$217,000  | 98.68  |
| 17091646  | 1005 Crescent      | St. Charles | Elmwood Manor #1    | 4  | 3 (2 1) | 1,928 |        | 0.240  | 48  | 04/26/18 | \$115.40 | 113  | \$230,000  | \$223,900  | \$222,500  | 96.74  |
| 18067966  | 2321 Cabric Dr     | St. Charles | The Villages of Pro | 3  | 2 (2 0) | 1,615 | 1,615  |        |     | 09/27/18 | \$182.17 | 0    | \$294,208  | \$294,208  | \$294,208  | 100.00 |

## Sold Totals

|                 |   |           |       |       |       |  |  |  |  |      |           |     |           |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|--|------|-----------|-----|-----------|-----------|-----------|-----------|
| Listing Count : | 5 | Averages: | 1,611 | 1,567 | 0.228 |  |  |  |  |      | \$143.66  | 38  | \$236,782 | \$231,562 | \$229,942 | 97.17     |
|                 |   | Price :   |       |       |       |  |  |  |  | High | \$294,208 | Low | \$204,000 | Median    |           | \$217,000 |

## Grand Totals

|         |   |           |                   |           |               |               |               |
|---------|---|-----------|-------------------|-----------|---------------|---------------|---------------|
| Count : | 8 | Averages: | \$/SqFt: \$146.65 | CDOM: 132 | OP: \$259,451 | LP: \$254,439 | SP: \$229,942 |
|---------|---|-----------|-------------------|-----------|---------------|---------------|---------------|

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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# Area Market Survey

Listings as of 01/14/2019 at 9:46 AM

Page 1 of 1

## St. Charles

### Active

| <u>Price Range</u>        |           | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------|-----------|-----------------|--------------------|
| \$250,000 thru \$299,999  |           | 3               | 167                |
|                           |           | 3               | 167                |
| Summary Price Information |           |                 |                    |
| Minimum                   | \$285,900 | Maximum         | \$299,900          |
| Average                   | \$292,567 | Median          | \$291,900          |

### Sold

| <u>Price Range</u>        |           | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------|-----------|-----------------|--------------------|
| \$200,000 thru \$249,999  |           | 4               | 48                 |
| \$250,000 thru \$299,999  |           | 1               | 0                  |
|                           |           | 5               | 38                 |
| Summary Price Information |           |                 |                    |
| Minimum                   | \$204,000 | Maximum         | \$294,208          |
| Average                   | \$229,942 | Median          | \$217,000          |

## Summary

### Active

| <u>Price Range</u>        |           | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------|-----------|-----------------|--------------------|
| \$250,000 thru \$299,999  |           | 3               | 167                |
|                           |           | 3               | 167                |
| Summary Price Information |           |                 |                    |
| Minimum                   | \$285,900 | Maximum         | \$299,900          |
| Average                   | \$292,567 | Median          | \$291,900          |

### Sold

| <u>Price Range</u>        |           | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------|-----------|-----------------|--------------------|
| \$200,000 thru \$249,999  |           | 4               | 48                 |
| \$250,000 thru \$299,999  |           | 1               | 0                  |
|                           |           | 5               | 38                 |
| Summary Price Information |           |                 |                    |
| Minimum                   | \$204,000 | Maximum         | \$294,208          |
| Average                   | \$229,942 | Median          | \$217,000          |

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● FOR SALE

# 2312 Banon Dr, Saint Charles, MO 63301

List price: \$325,000

3 Beds · 2 Baths · 1,786 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

Your listing performance is average

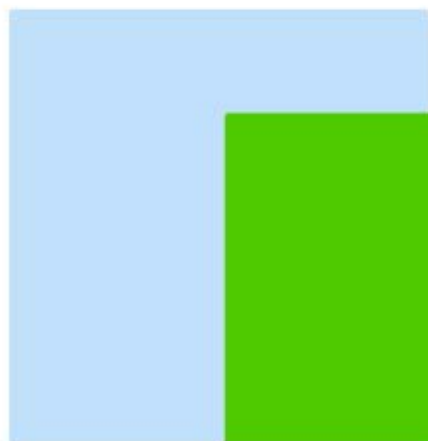
Last two days of activity



Similar listings



Your listing



VIEWS

21



SAVES

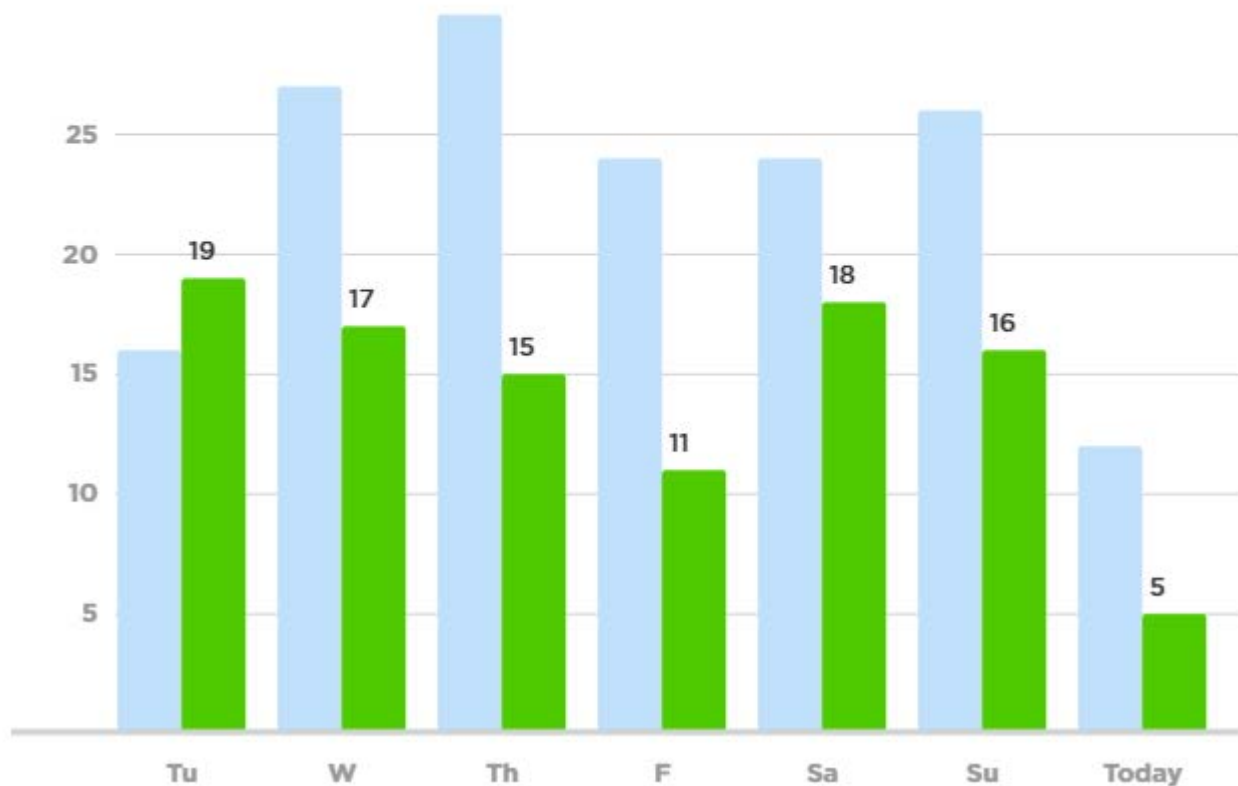
1

**This Week**

Last 30 Days

Similar listings

Your listing





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

# Listing Activity Report

2312 Banon Drive, St Charles, MO 63301

Snapshot for Oct 31, 2018 - Jan 14, 2019

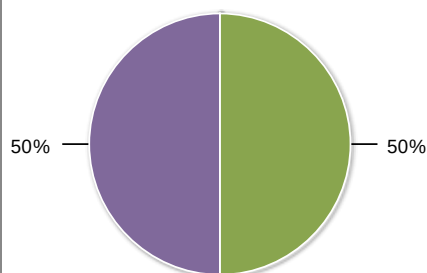


Listing ID: 18084747  
 Address: 2312 Banon Drive, St Charles, MO 63301  
 Price: \$325,000  
 Status: ACTIVE

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

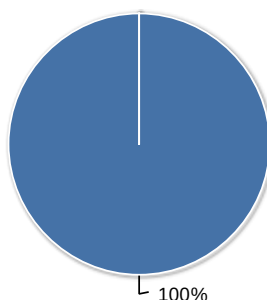
## Feedback at a Glance

Is your client interested in this listing?



\* 2 responses

Please rate your overall experience at this showing.



\* 2 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                                                                                                       | Received            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Showing<br>01/06/2019 1:00 PM - 2:00 PM                                                                                                                                                                                                                                                                                                | 01/06/2019 07:08 PM |
| <p>Is your client interested in this listing? Not interested</p> <p>Please rate your overall experience at this showing. Excellent</p> <p>COMMENTS/RECOMMENDATIONS: The house is beautiful! They love the island and coffee bar. My Buyers just started looking and unfortunately they feel the location is too far away for them.</p> |                     |
| Showing<br>12/30/2018 12:30 PM - 12:45 PM                                                                                                                                                                                                                                                                                              | 12/30/2018 03:45 PM |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Excellent</p> <p>Too high</p> <p>4</p> <p>Lovely home. Showed beautifully. It's a little higher than they can go.</p> |
| <p>Showing</p> <p>12/30/2018 12:30 PM - 1:30 PM</p>                                                                                                                                                                                                     |  | <p>01/03/2019 11:10 AM</p>                                                                                                            |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Received on the other appt.</p>                                                                                                    |

| Listing Activity Details                                                                                     |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Activity Type                                                                                                | Activity Date                     | Comments                                                                                                                                                                                                                                                                                                                                                                                                              |
|  Status Change               | 01/14/2019<br>8:52 AM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Status Change               | 01/14/2019<br>12:14 AM            |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Canceled Showing            | 01/09/2019<br>2:15 PM - 4:00 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing               | 01/06/2019<br>1:00 PM - 2:00 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change Notification | 01/03/2019<br>4:10 PM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change              | 01/03/2019<br>9:32 AM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 12/30/2018<br>12:30 PM - 1:30 PM  |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 12/30/2018<br>12:30 PM - 12:45 PM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Listing Comment           | 12/15/2018<br>4:15 PM - 4:45 PM   | Amy Bea showed the property on the same day as the decline. Nilssen's returned to town early and were able to get it show ready. She extended her gratitude for accomodating. Comments from the agent, "Unfortunately the house is not the right one for my client. It was the master bath. Vanity and closet too small. Countertop was a minor issue but she was willing to overlook that because it can be changed. |
|  Declined Showing          | 12/15/2018<br>3:15 PM - 4:15 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change              | 12/01/2018<br>5:18 AM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Status Change             | 11/01/2018<br>10:31 AM            |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  New Listing               | 11/01/2018                        |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Status Change             | 10/31/2018<br>1:16 PM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change              | 10/31/2018<br>7:59 AM             |                                                                                                                                                                                                                                                                                                                                                                                                                       |