

The Nett Group Real Estate Advisors

SELLER REPORT



627 Thorntree | Eureka

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	88
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Client Possibilities	1
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Client Favorites	2
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Zillow Views	34
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Zillow Saves	0
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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
18084235	RESI	ACT	10/25/18	627 Thorntree	Eureka	346	88	\$419,900	124	77	2	1	126	4	14	4	404

Cross Property Condensed

627 Thorntree, Eureka 63025-2069



MLS #:	18084235	Status:	A	Stat Dt:	10/25/18	List Pr:	\$419,900
Area:	346	Bd:	4	Sq Ft:	3,931	Sell Pr:	
Muni/Twp:	Eureka			Pr/SqFt:	\$106.82	CDOM:	219
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						

Search Criteria

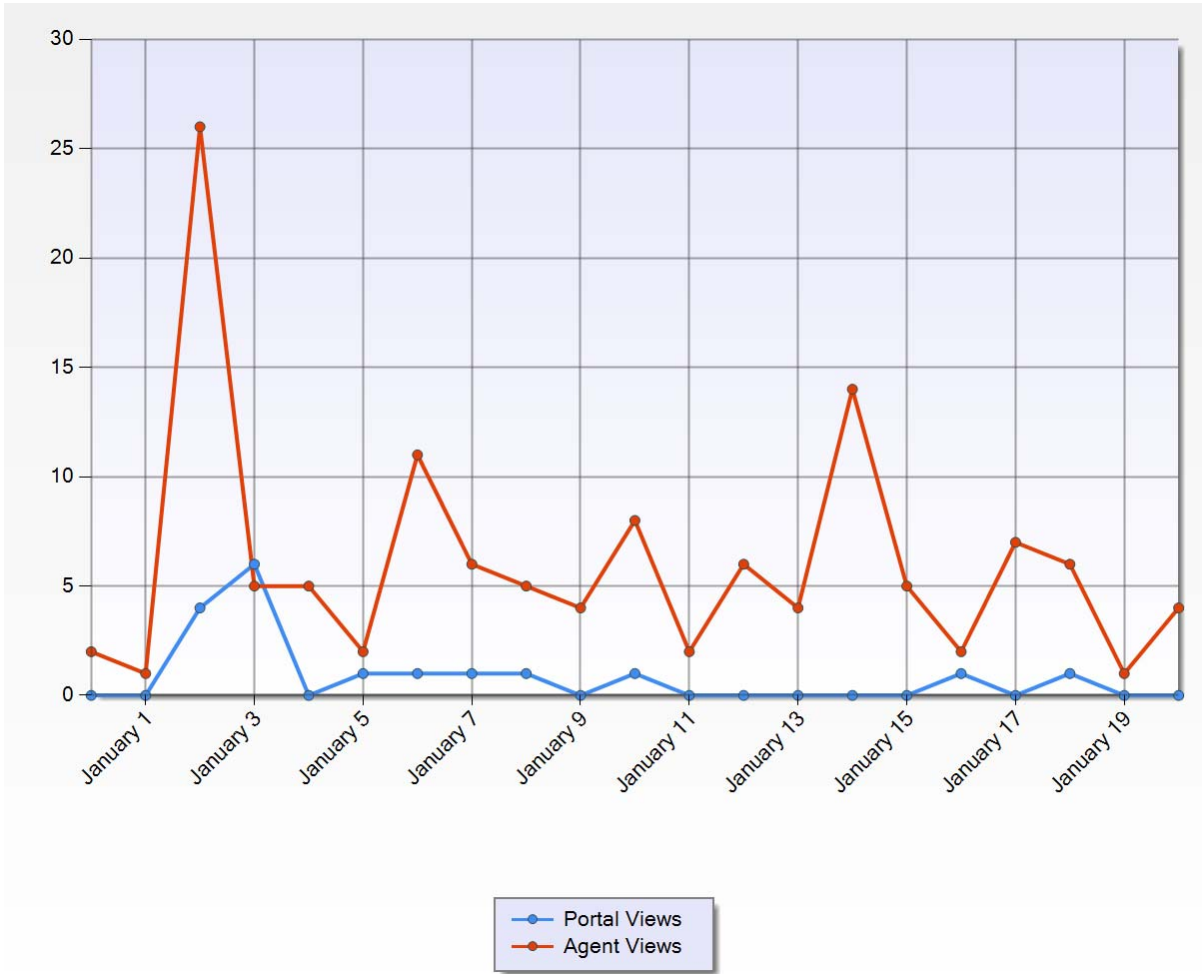
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

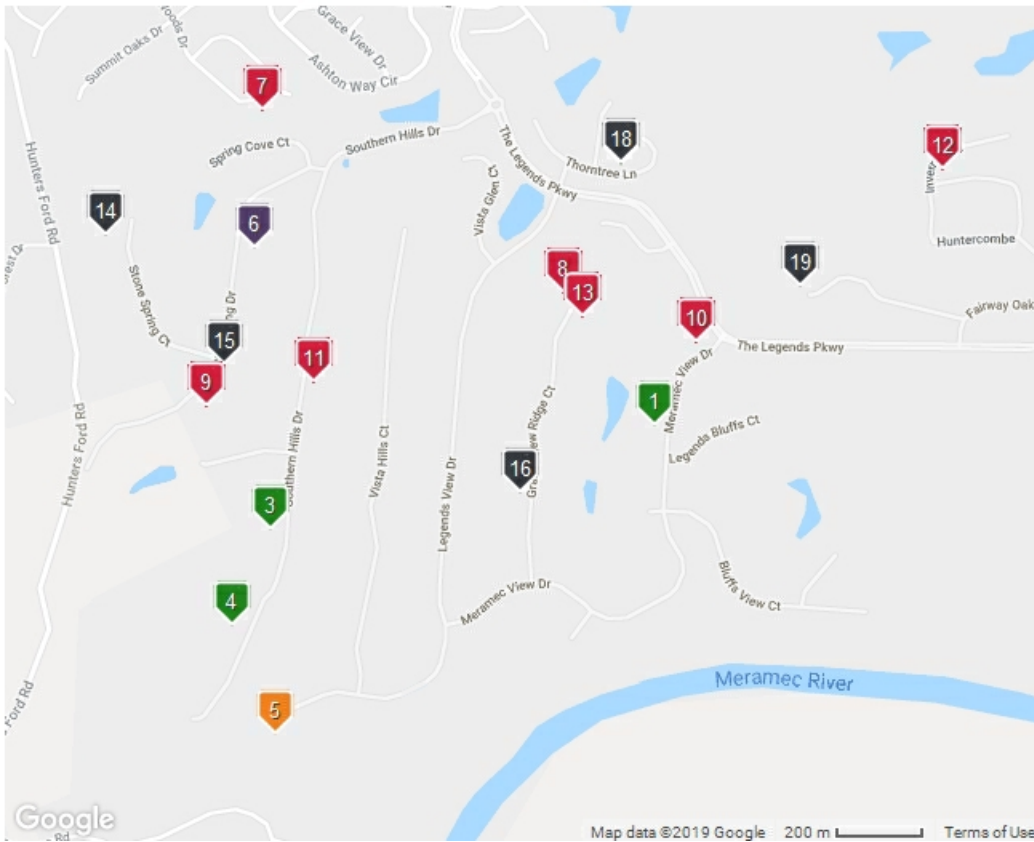
358 Historical Views for 627 Thorntree



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
0.4 mi	18091873	A	11/28/2018	RESI	447 Meramec View Dr	Eureka	Eureka	346	54	\$409,000	4	4 (2 2)	3,213	0.2100	19 BHSP02
0.0 mi	18084235	A	10/25/2018	RESI	627 Thorntree	Eureka	Eureka	346	219	\$419,900	4	4 (3 1)	3,931	0.3900	21 KWRC01
0.7 mi	18095610	A	12/20/2018	RESI	729 Southern Hills Dr	Eureka	Eureka	346	32	\$428,000	4	4 (3 1)	3,478	0.5100	16 DHAA01
0.9 mi	18010799	A	02/28/2018	RESI	761 Southern Hills Dr	Eureka	Eureka	346	327	\$435,000	5	4 (3 1)	3,146	0.5200	16 RMXS01
1.0 mi	18049945	CN	12/17/2018	RESI	954 Legends View Dr	Eureka	Eureka	346	171	\$420,000	4	3 (3 0)	2,671	0.2600	19 CBG 32
0.5 mi	18059568	P	01/05/2019	RESI	938 Stone Spring Dr	Eureka	Eureka	346	134	\$415,000	5	4 (3 1)	2,752	0.5200	19 BHAL05
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
0.6 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

Residential Single Line (Map Print)



1	18091873	Active	Residential-2 Story	447 Meramec View Dr	Eureka	3,213	4	4(2 2)	\$409,000	54
2	18084235	Active	Residential-2 Story	627 Thorntree	Eureka	3,931	4	4(3 1)	\$419,900	219
3	18095610	Active	Residential-1.5 Story	729 Southern Hills Dr	Eureka	3,478	4	4(3 1)	\$428,000	32
4	18010799	Active	Residential-2 Story	761 Southern Hills Dr	Eureka	3,146	5	4(3 1)	\$435,000	327
5	18049945	Contingent	Residential-1 Story	954 Legends View Dr	Eureka	2,671	4	3(3 0)	\$420,000	171
6	18059568	Pending	Residential-1 Story	938 Stone Spring Dr	Eureka	2,752	5	4(3 1)	\$415,000	134
7	18013905	Sold	Residential-1.5 Story	1704 Wellington Woods	Eureka	3,208	4	3(2 1)	\$400,000	33
8	18010096	Sold	Residential-1.5 Story	607 Grand View Ridge Ct	Eureka	3,286	5	5(4 1)	\$410,000	35
9	17069931	Sold	Residential-1 Story	986 Stone Spring Dr	Eureka	2,623	4	4(3 1)	\$419,900	270
10	18037454	Sold	Residential-2 Story	407 Meramec View	Eureka	3,223	4	4(3 1)	\$428,000	128
11	17070854	Sold	Residential-2 Story	660 Southern Hills Dr	Eureka	3,524	4	5(3 2)	\$430,400	163
12	17073318	Sold	Residential-1 Story	400 Cerromar	Eureka	2,613	4	4(4 0)	\$434,000	151
13	17080259	Sold	Residential-Multi-Level	614 Grand View Ridge Ct	Eureka	3,624	5	4(4 0)	\$435,000	89
14	17057118	Expired	Residential-2 Story	1041 Stone Spring	Eureka	3,765	4	4(3 1)	\$415,000	237
15	18081774	Withdrawn	Residential-1 Story	974 Stone Spring Dr	Eureka	2,792	4	3(3 0)	\$449,900	11
16	18026621	Cancelled	Residential-1.5 Story	715 Grand View Ridge Ct	Eureka	3,234	4	4(3 1)	\$415,000	116
17	18066219	Cancelled	Residential-2 Story	627 Thorntree	Eureka	3,931	4	4(3 1)	\$425,000	131
18	18032714	Cancelled	Residential-2 Story	627 Thorntree Lane	Eureka	3,031	4	4(3 1)	\$425,000	79
19	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 1/21/2019 to 1/21/2018

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 19 of 19 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 1/21/2019 to 1/21/2018 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
18091873	447 Meramec View Dr	Eureka	Bluffs One The	4	4 (2 2)	3,213		0.210	19	11/28/18	\$127.30	54	\$409,000	\$409,000
18084235	627 Thorntree	Eureka	Thorntree Estates /	4	4 (3 1)	3,931		0.390	21	10/25/18	\$106.82	219	\$425,000	\$419,900
18095610	729 Southern Hills Dr	Eureka	Southern Hills One	4	4 (3 1)	3,478	3,478	0.510	16	12/20/18	\$123.06	32	\$428,000	\$428,000
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	327	\$450,000	\$435,000

Active Totals

Listing Count :	4	Averages:	3,442	3,972	0.408							\$123.86	158	\$428,000	\$422,975	
		Price :							High			\$435,000	Low	\$409,000	Median	\$423,950

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

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18049945	954 Legends View Dr	Eureka	Vista Glen Add Ph	4	3 (3 0)	2,671	4,246	0.260	19	12/18/18	\$157.24	171	\$479,000	\$420,000

Contingent NK Totals

Listing Count :	1	Averages:	2,671	4,246	0.260							\$157.24	171	\$479,000	\$420,000	
		Price :							High			\$420,000	Low	\$420,000	Median	\$420,000

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

Expired Totals

Listing Count :	1	Averages:	3,765	3,765	0.790							\$110.23	237	\$450,000	\$415,000	
		Price :							High			\$415,000	Low	\$415,000	Median	\$415,000

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CMA 1 Line (Landscape)**Property Type: Residential****Residential****Pending Properties**

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18059568	938 Stone Spring Dr	Eureka	Southern Hills	5 4 (3 1)	2,752	3,752	0.520	19	01/05/19	\$150.80	134	\$425,000	\$415,000

Pending Totals

Listing Count :	1	Averages:	2,752	3,752	0.520					\$150.80	134	\$425,000	\$415,000		
		Price :						High		\$415,000	Low	\$415,000	Median	\$415,000	

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
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
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 :	19	Averages:	\$/SqFt:	\$133.11	CDOM:	127	OP:	\$440,984	LP:	\$428,405	SP:	\$422,471
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Area Market Survey

Listings as of 01/21/2019 at 4:35 AM

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Eureka

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		4	125
		4	125
Summary Price Information			
Minimum	\$409,000	Maximum	\$435,000
Average	\$422,975	Median	\$423,950

Contingent No Kickout

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		1	171
		1	171
Summary Price Information			
Minimum	\$420,000	Maximum	\$420,000
Average	\$420,000	Median	\$420,000

Pending

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999		1	134
		1	134
Summary Price Information			
Minimum	\$415,000	Maximum	\$415,000
Average	\$415,000	Median	\$415,000

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		1	237
		1	237
Summary Price Information			
Minimum	\$415,000	Maximum	\$415,000
Average	\$415,000	Median	\$415,000

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

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Area Market Survey

Listings as of 01/21/2019 at 4:35 AM

Page 2 of 4

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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Area Market Survey

Listings as of 01/21/2019 at 4:35 AM

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Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	4	125
	4	125
Summary Price Information		
Minimum	\$409,000	Maximum \$435,000
Average	\$422,975	Median \$423,950

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	1	171
	1	171
Summary Price Information		
Minimum	\$420,000	Maximum \$420,000
Average	\$420,000	Median \$420,000

Pending

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$400,000 thru \$449,999	1	134
	1	134
Summary Price Information		
Minimum	\$415,000	Maximum \$415,000
Average	\$415,000	Median \$415,000

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	1	237
	1	237
Summary Price Information		
Minimum	\$415,000	Maximum \$415,000
Average	\$415,000	Median \$415,000

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

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Area Market Survey

Listings as of 01/21/2019 at 4:35 AM

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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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● FOR SALE

627 Thorntree Ln, Eureka, MO 63025

List price: \$419,900

4 Beds · 4 Baths · 3,931 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing could use a little boost

Last two days of activity



Similar listings



Your listing



VIEWS

34



SAVES

0

This Week

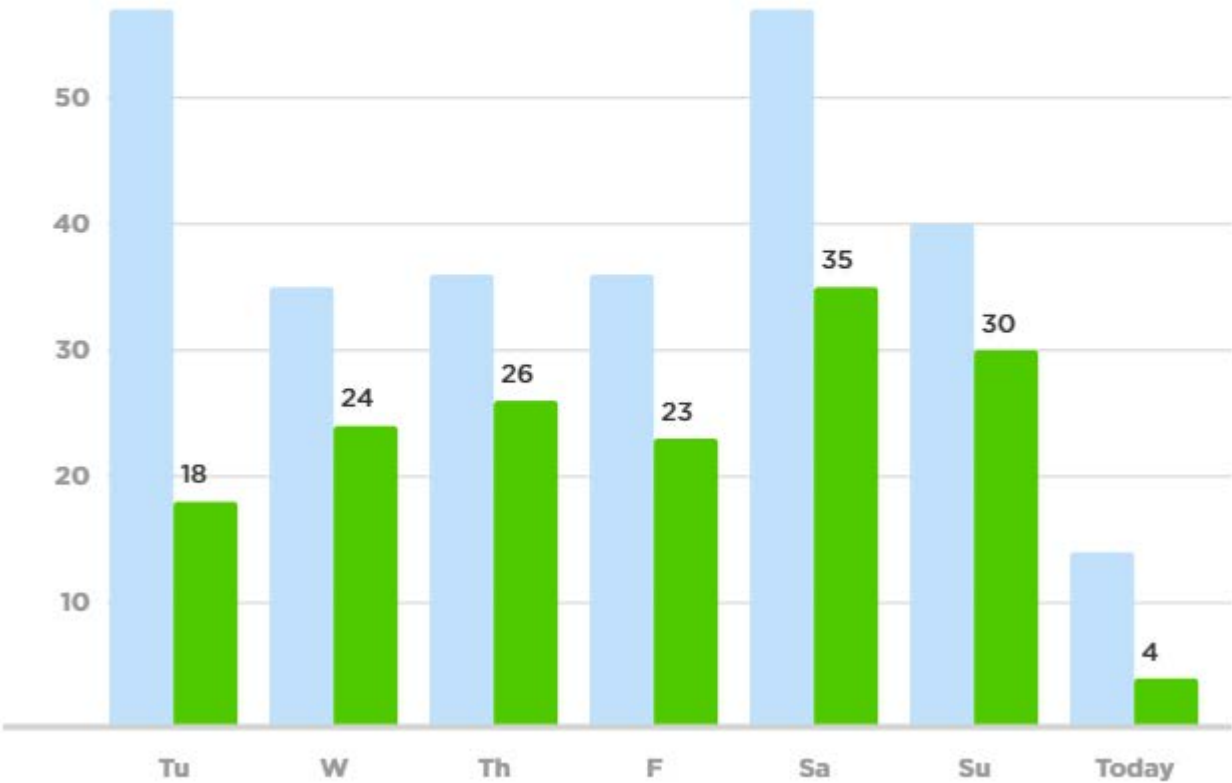
Last 30 Days



Similar listings



Your listing





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

Listing Activity Report

627 Thorntree, Eureka, MO 63025

Snapshot for Oct 25, 2018 - Jan 16, 2019

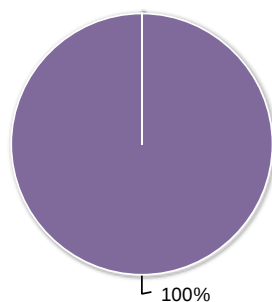


Listing ID: 18084235
 Address: 627 Thorntree, Eureka, MO 63025
 Price: \$419,900
 Status: ACTIVE

Total number of appointments: 3
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 1
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Feedback at a Glance

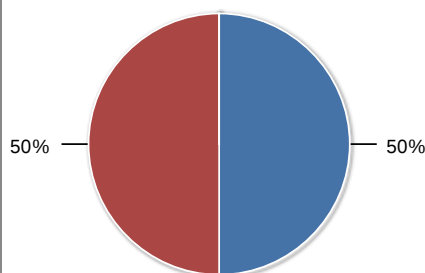
Is your client interested in this listing?



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

* 2 responses

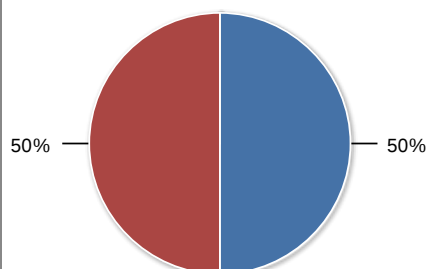
Please rate your overall experience at this showing.



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

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details		Received
Agent Preview 01/16/2019 10:30 AM - 11:30 AM		01/16/2019 01:01 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:		Excellent Just right This was a agent preview, interior in great condition, nice colors...
Showing 12/14/2018 10:15 AM - 11:30 AM		12/14/2018 04:41 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 Client loves the layout of the inside. Well decorated. She did not like the back yard situation, neighbors are too close, no privacy. Thank you for allowing us to tour.
Showing 11/24/2018 10:30 AM - 11:45 AM		11/24/2018 03:39 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Agent Preview	01/16/2019 10:30 AM - 11:30 AM	
 Price Change Notification	01/02/2019 1:05 PM	
 Price Change	01/02/2019 6:48 AM	
 Past Showing	12/14/2018 10:15 AM - 11:30 AM	
 Past Showing	11/24/2018 10:30 AM - 11:45 AM	
 Status Change	10/25/2018 5:20 PM	
 New Listing	10/25/2018	