

The Nett Group Real Estate Advisors

# SELLER REPORT



723 Timber Ridge Acre | High Ridge

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |     |
|----------------|-----|
| Days on Market | 157 |
|----------------|-----|

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

|                  |   |
|------------------|---|
| Client Favorites | 2 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 73 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 8 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 8 |
|----------|---|

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

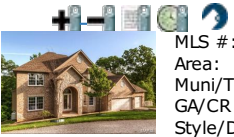
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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="#">18064837</a> | RESI | ACT  | 08/17/18  | 723 Timber Ridge Acre | High Ridge | 349  | 157 | \$600,000 | 131            | 124          | 2                | 1                    | 135         | 3                 | 8               | 12             | 659         |

## Cross Property Condensed

### 723 Timber Ridge Acre, High Ridge 63049-1144



|                |                          |         |                |          |                 |          |                  |
|----------------|--------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18064837</a> | Status: | <b>A</b>       | Stat Dt: | <b>08/17/18</b> | List Pr: | <b>\$600,000</b> |
| Area:          | <b>349</b>               | Bd:     | <b>5</b>       | Sq Ft:   | <b>3,365</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Unincorporated</b>    |         |                | Pr/SqFt: | <b>\$178.31</b> | CDOM:    | <b>157</b>       |
| GA/CR:         | <b>3/0</b>               | Bth:    | <b>6 (4 2)</b> |          | <b>\$650</b>    | Age:     | <b>11</b>        |
| Style/Desc:    | <b>1.5 Story/Other</b>   |         |                |          |                 | Acre:    | <b>3.240</b>     |
| SubD:          | <b>Paradise Valley</b>   |         |                |          |                 |          |                  |
| Schl District: | <b>Rockwood R-VI</b>     |         |                |          |                 |          |                  |

#### Search Criteria

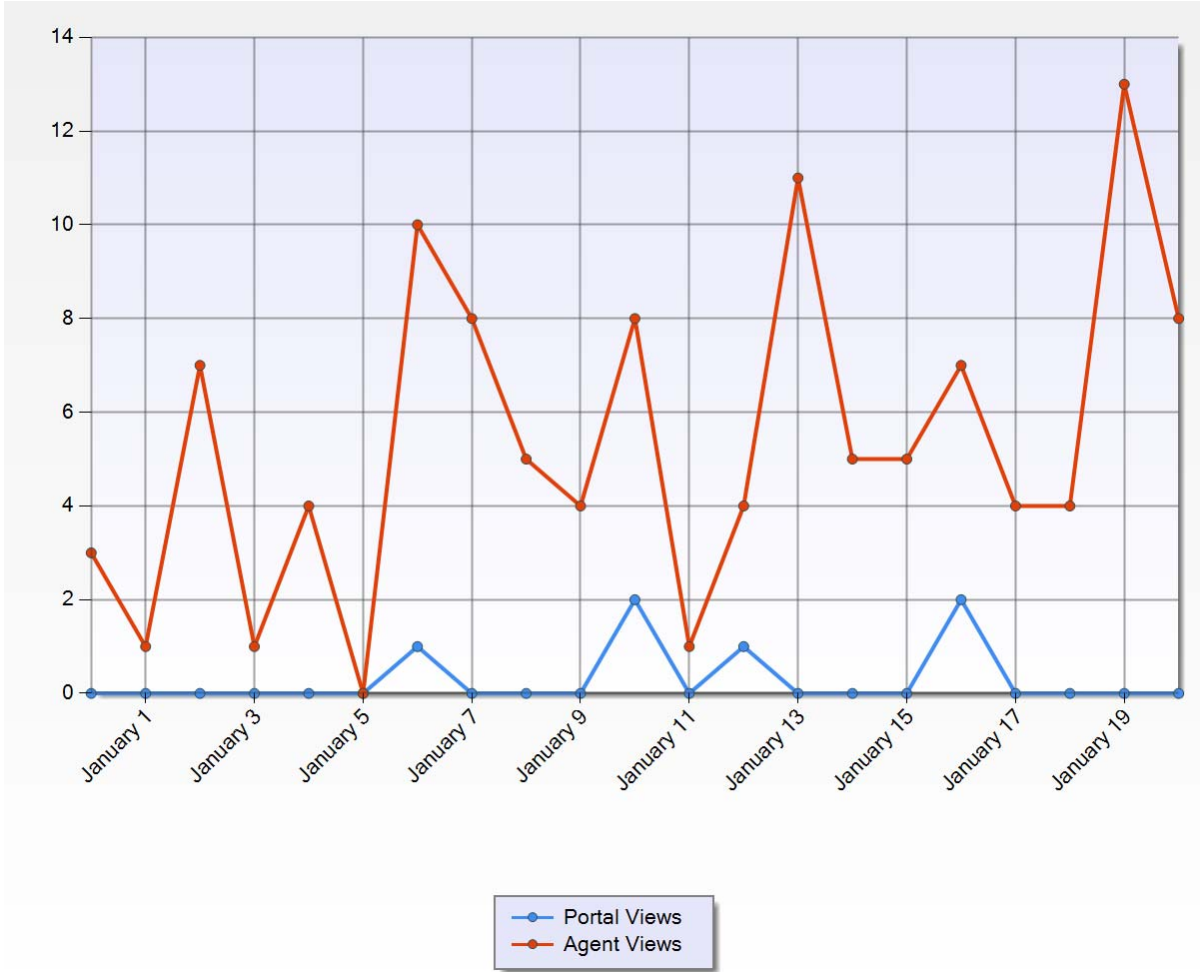
Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

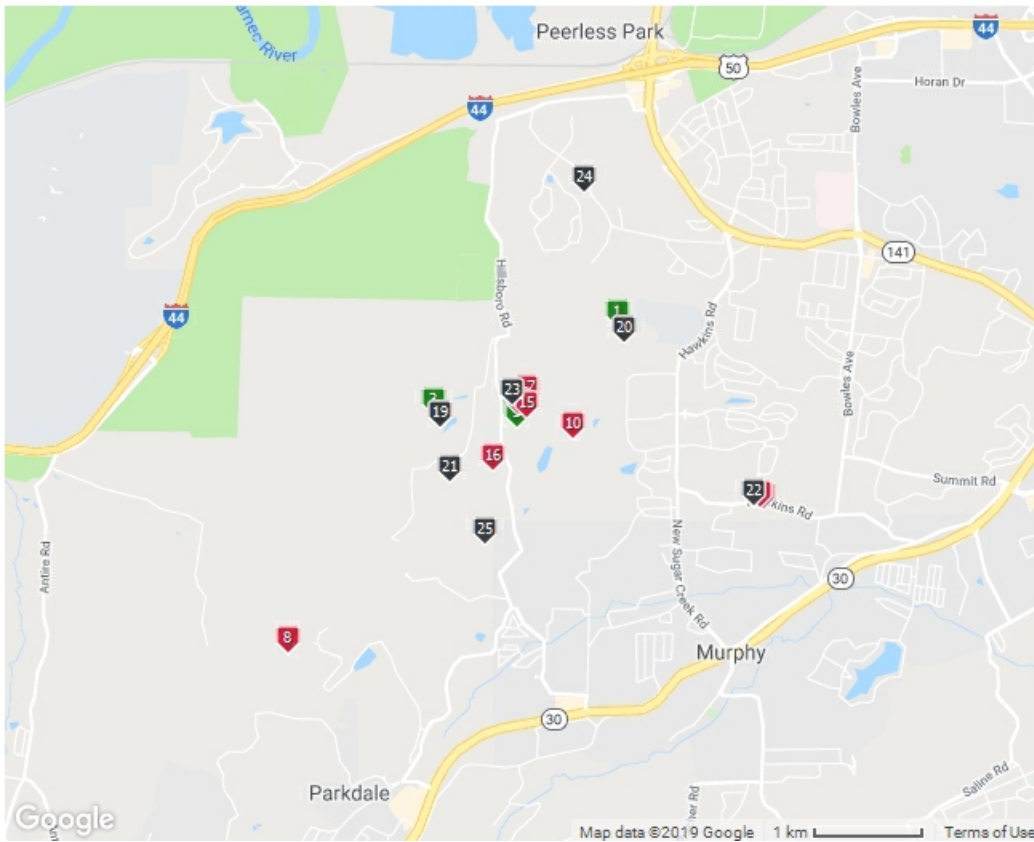
 **Historical Views for 723 Timber Ridge Acre**



## 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    |
|----------|--------------------------|----|-------------|--------|--------------------------------|----------------|----------------|------|------|-----------|-----|----------|-------|--------|-----------|
| 1.2 mi   | <a href="#">18029841</a> | A  | 04/19/2018  | RESI   | 1260 Green Vale Ct             | Unincorporated | Fenton         | 349  | 277  | \$574,900 | 5   | 5 (4 1)  | 3,486 | 0.2590 | 11 FSTR01 |
| 0.5 mi   | <a href="#">19000804</a> | A  | 01/04/2019  | RESI   | 1087 Bridleridge Crossing Spur | Unincorporated | Unincorporated | 349  | 17   | \$599,900 | 3   | 3 (2 1)  | 2,971 |        | 11 WHLN01 |
| 0.0 mi   | <a href="#">18064837</a> | A  | 08/17/2018  | RESI   | 723 Timber Ridge Acre          | Unincorporated | High Ridge     | 349  | 157  | \$600,000 | 5   | 6 (4 2)  | 3,365 | 3.2400 | 11 KWRC01 |
| 0.5 mi   | <a href="#">18040853</a> | A  | 05/25/2018  | RESI   | 1078 Bridleridge Crossing Spur | Unincorporated | St Louis       | 349  | 228  | \$609,999 | 5   | 4 (3 1)  | 2,898 | 0.2580 | 10 LAUP01 |
| 0.5 mi   | <a href="#">18028648</a> | A  | 04/27/2018  | RESI   | 1074 Bridleridge Crossing Spur | Unincorporated | High Ridge     | 349  | 268  | \$649,000 | 4   | 5 (3 2)  | 2,956 | 0.3376 | 11 CBG 24 |
| 1.6 mi   | <a href="#">18069366</a> | P  | 12/14/2018  | RESI   | 913 Old Nickolas Ct            | Unincorporated | Fenton         | 349  | 112  | \$556,753 | 5   | 5 (4 1)  | 2,800 |        | AMRH01    |
| 1.6 mi   | <a href="#">18069360</a> | P  | 08/24/2018  | RESI   | 905 905 Old Nicholas Ct        | Unincorporated | Fenton         | 349  | 0    | \$560,390 | 4   | 3 (2 1)  | 3,118 |        | AMRH01    |
| 1.6 mi   | <a href="#">18042291</a> | S  | 09/07/2018  | RESI   | 917 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 1    | \$513,380 | 4   | 3 (2 1)  | 3,003 | 0.3470 | AMRH01    |
| 2.0 mi   | <a href="#">18027614</a> | S  | 06/05/2018  | RESI   | 929 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 0    | \$519,903 | 3   | 3 (2 1)  | 2,616 | 0.4790 | AMRH01    |
| 0.8 mi   | <a href="#">18000716</a> | S  | 02/23/2018  | RESI   | 1129 Spring Lilly              | Unincorporated | High Ridge     | 349  | 10   | \$530,000 | 4   | 5 (4 1)  | 3,548 | 0.2300 | 11 KWSW01 |
| 0.5 mi   | <a href="#">18005544</a> | S  | 01/26/2018  | RESI   | 1071 Bridleridge Crossing      | Unincorporated | High Ridge     | 349  | 0    | \$545,000 | 4   | 4 (3 1)  | 2,498 | 0.2580 | 5 CBG 32  |
| 1.6 mi   | <a href="#">18069356</a> | S  | 01/11/2019  | RESI   | 901 Old Nickolas Ct            | Unincorporated | Fenton         | 349  | 0    | \$559,269 | 5   | 5 (4 1)  | 3,001 |        | AMRH01    |
| 2.0 mi   | <a href="#">18069077</a> | S  | 11/02/2018  | RESI   | 920 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 1    | \$559,414 | 4   | 4 (3 1)  | 2,416 |        | AMRH01    |
| 0.5 mi   | <a href="#">18069015</a> | S  | 10/30/2018  | RESI   | 1022 Bridleridge Crossing Spur | Unincorporated | High Ridge     | 349  | 30   | \$575,000 | 3   | 4 (3 1)  | 3,103 | 0.2500 | 3 PMIR01  |
| 0.5 mi   | <a href="#">17089772</a> | S  | 05/25/2018  | RESI   | 1043 Bridleridge Crossing Spur | Unincorporated | Fenton         | 349  | 185  | \$621,667 | 4   | 4 (3 1)  | 4,016 | 0.2600 | 1 WHLN01  |
| 0.5 mi   | <a href="#">18000326</a> | S  | 07/26/2018  | RESI   | 1217 Diamond Valley Dr         | Unincorporated | High Ridge     | 349  | 98   | \$625,000 | 4   | 5 (3 2)  | 2,628 | 3.0000 | 2 DIEL01  |
| 0.5 mi   | <a href="#">18028427</a> | S  | 08/29/2018  | RESI   | 1018 Bridleridge Crossing Spur | Unincorporated | Unincorporated | 349  | 79   | \$665,000 | 5   | 5 (4 1)  | 3,633 | 0.2580 | 3 ODGR01  |
| 1.9 mi   | <a href="#">18059651</a> | S  | 10/12/2018  | RESI   | 900 Old Nicholas Ct            | Unincorporated | Fenton         | 349  | 0    | \$696,724 | 6   | 4 (3 1)  | 3,730 | 0.5200 | AMRH01    |
| 0.1 mi   | <a href="#">18054237</a> | X  | 11/17/2018  | RESI   | 724 Timber Ridge Acre Dr       | Unincorporated | High Ridge     | 349  | 133  | \$549,900 | 4   | 4 (3 1)  | 4,570 | 3.0200 | 17 BHSP04 |
| 1.2 mi   | <a href="#">18003769</a> | X  | 06/13/2018  | RESI   | 1252 Sand Key Ct               | Unincorporated | Fenton         | 349  | 120  | \$599,900 | 4   | 5 (4 1)  | 3,621 | 0.2300 | 7 AMRH01  |
| 0.4 mi   | <a href="#">18014689</a> | X  | 09/30/2018  | RESI   | 800 Wildflower Valley Dr       | Unincorporated | High Ridge     | 349  | 83   | \$675,000 | 5   | 4 (3 1)  | 2,821 | 3.3600 | 16 JMRL01 |
| 1.9 mi   | <a href="#">18000212</a> | C  | 08/26/2018  | RESI   | TBB Oak Ridge Place -Hemingwa  | Unincorporated | Fenton         | 349  | 235  | \$521,000 | 4   | 3 (2 1)  | 3,490 |        | AMRH01    |
| 0.5 mi   | <a href="#">17053818</a> | C  | 08/08/2018  | RESI   | 1087 Bridleridge Crossing Spur | Unincorporated | Unincorporated | 349  | 399  | \$599,900 | 3   | 3 (2 1)  | 2,971 |        | 11 WHLN01 |
| 1.6 mi   | <a href="#">18015464</a> | C  | 05/03/2018  | RESI   | 101 Avalon Valley Lane         | Unincorporated | Fenton         | 349  | 62   | \$625,000 | 4   | 5 (4 1)  | 4,170 | 3.1100 | 16 FFRR01 |
| 0.8 mi   | <a href="#">18073450</a> | C  | 12/06/2018  | RESI   | 1281 Diamond Valley Dr         | Unincorporated | High Ridge     | 392  | 84   | \$619,900 | 3   | 4 (2 2)  | 2,483 | 2.2900 | 6 CBG 49  |

## Residential Single Line (Map Print)



|    |          |           |                       |                                |                |       |   |        |           |     |
|----|----------|-----------|-----------------------|--------------------------------|----------------|-------|---|--------|-----------|-----|
| 1  | 18029841 | Active    | Residential-1.5 Story | 1260 Green Vale Ct             | Fenton         | 3,486 | 5 | 5(4 1) | \$574,900 | 277 |
| 2  | 19000804 | Active    | Residential-1 Story   | 1087 Bridleridge Crossing Spur | Unincorporated | 2,971 | 3 | 3(2 1) | \$599,900 | 17  |
| 3  | 18064837 | Active    | Residential-1.5 Story | 723 Timber Ridge Acre          | High Ridge     | 3,365 | 5 | 6(4 2) | \$600,000 | 157 |
| 4  | 18040853 | Active    | Residential-1 Story   | 1078 Bridleridge Crossing Spur | St Louis       | 2,898 | 5 | 4(3 1) | \$609,999 | 228 |
| 5  | 18028648 | Active    | Residential-1 Story   | 1074 Bridleridge Crossing Spur | High Ridge     | 2,956 | 4 | 5(3 2) | \$649,000 | 268 |
| 6  | 18069366 | Pending   | Residential-1.5 Story | 913 Old Nickolas Ct            | Fenton         | 2,800 | 5 | 5(4 1) | \$556,753 | 112 |
| 7  | 18069360 | Pending   | Residential-1.5 Story | 905 905 Old Nicholas Ct        | Fenton         | 3,118 | 4 | 3(2 1) | \$560,390 | 0   |
| 8  | 18042291 | Sold      | Residential-1.5 Story | 917 Old Nicholas Ct            | Fenton         | 3,003 | 4 | 3(2 1) | \$513,380 | 1   |
| 9  | 18027614 | Sold      | Residential-1 Story   | 929 Old Nicholas Ct            | Fenton         | 2,616 | 3 | 3(2 1) | \$519,903 | 0   |
| 10 | 18000716 | Sold      | Residential-1.5 Story | 1129 Spring Lilly              | High Ridge     | 3,548 | 4 | 5(4 1) | \$530,000 | 10  |
| 11 | 18005544 | Sold      | Residential-1 Story   | 1071 Bridleridge Crossing      | High Ridge     | 2,498 | 4 | 4(3 1) | \$545,000 | 0   |
| 12 | 18069356 | Sold      | Residential-1.5 Story | 901 Old Nickolas Ct            | Fenton         | 3,001 | 5 | 5(4 1) | \$559,269 | 0   |
| 13 | 18069077 | Sold      | Residential-1 Story   | 920 Old Nicholas Ct            | Fenton         | 2,416 | 4 | 4(3 1) | \$559,414 | 1   |
| 14 | 18069015 | Sold      | Residential-1.5 Story | 1022 Bridleridge Crossing Spur | High Ridge     | 3,103 | 3 | 4(3 1) | \$575,000 | 30  |
| 15 | 17089772 | Sold      | Residential-1.5 Story | 1043 Bridleridge Crossing Spur | Fenton         | 4,016 | 4 | 4(3 1) | \$621,667 | 185 |
| 16 | 18000326 | Sold      | Residential-1 Story   | 1217 Diamond Valley Dr         | High Ridge     | 2,628 | 4 | 5(3 2) | \$625,000 | 98  |
| 17 | 18028427 | Sold      | Residential-1.5 Story | 1018 Bridleridge Crossing Spur | Unincorporated | 3,633 | 5 | 5(4 1) | \$665,000 | 79  |
| 18 | 18059651 | Sold      | Residential-1.5 Story | 900 Old Nicholas Ct            | Fenton         | 3,730 | 6 | 4(3 1) | \$696,724 | 0   |
| 19 | 18054237 | Expired   | Residential-1 Story   | 724 Timber Ridge Acre Dr       | High Ridge     | 4,570 | 4 | 4(3 1) | \$549,900 | 133 |
| 20 | 18003769 | Expired   | Residential-1.5 Story | 1252 Sand Key Ct               | Fenton         | 3,621 | 4 | 5(4 1) | \$599,900 | 120 |
| 21 | 18014689 | Expired   | Residential-1 Story   | 800 Wildflower Valley Dr       | High Ridge     | 2,821 | 5 | 4(3 1) | \$675,000 | 83  |
| 22 | 18000212 | Cancelled | Residential-1.5 Story | TBB Oak Ridge Place -Hemingway | Fenton         | 3,490 | 4 | 3(2 1) | \$521,000 | 235 |
| 23 | 17053818 | Cancelled | Residential-1 Story   | 1087 Bridleridge Crossing Spur | Unincorporated | 2,971 | 3 | 3(2 1) | \$599,900 | 399 |
| 24 | 18015464 | Cancelled | Residential-2 Story   | 101 Avalon Valley Lane         | Fenton         | 4,170 | 4 | 5(4 1) | \$625,000 | 62  |
| 25 | 18073450 | Cancelled | Residential-1 Story   | 1281 Diamond Valley Dr         | High Ridge     | 2,483 | 3 | 4(2 2) | \$619,900 | 84  |

**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 Mrkt', '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 500000 to 700000

Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53

Selected 25 of 25 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 500000 to 700000 Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53

**Residential****Active Properties**

| Listing # | Address                      | Area          | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|------------------------------|---------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18029841  | 1260 Green Vale Ct           | Rockwood Sumn | Estates At Summer | 5  | 5 (4 1) | 3,486 | 4,586  | 0.259  | 11  | 04/19/18 | \$164.92 | 277  | \$599,900  | \$574,900  |
| 19000804  | 1087 Bridleridge Crossing Sp | Rockwood Sumn | Bridlewood        | 3  | 3 (2 1) | 2,971 | 2,971  |        |     | 01/04/19 | \$201.92 | 17   | \$599,900  | \$599,900  |
| 18064837  | 723 Timber Ridge Acre        | Rockwood Sumn | Paradise Valley   | 5  | 6 (4 2) | 3,365 | 4,865  | 3.240  | 11  | 08/17/18 | \$178.31 | 157  | \$600,000  | \$600,000  |
| 18040853  | 1078 Bridleridge Crossing Sp | Rockwood Sumn | Bridlewood One    | 5  | 4 (3 1) | 2,898 | 5,000  | 0.258  | 10  | 12/04/18 | \$210.49 | 228  | \$634,000  | \$609,999  |
| 18028648  | 1074 Bridleridge Crossing Sp | Rockwood Sumn | Bridlewood 1      | 4  | 5 (3 2) | 2,956 | 5,756  | 0.338  | 11  | 12/02/18 | \$219.55 | 268  | \$649,000  | \$649,000  |

**Active Totals**

|                 |   |           |       |       |       |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|-------|-------|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 5 | Averages: | 3,135 | 4,636 | 1.024 |      | \$195.04  | 189 | \$616,560 | \$606,760 |           |  |
|                 |   | Price :   |       |       |       | High | \$649,000 | Low | \$574,900 | Median    | \$600,000 |  |

**Cancelled Properties**

| Listing # | Address                      | Area          | Community          | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|------------------------------|---------------|--------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18000212  | TBB Oak Ridge Place -Hemin   | Rockwood Sumn | Oak Ridge Place    | 4  | 3 (2 1) | 3,490 |        |        |     | 08/26/18 | \$149.28 | 235  | \$515,000  | \$521,000  |
| 17053818  | 1087 Bridleridge Crossing Sp | Rockwood Sumn | Bridlewood         | 3  | 3 (2 1) | 2,971 | 2,971  |        |     | 08/08/18 | \$201.92 | 399  | \$610,000  | \$599,900  |
| 18073450  | 1281 Diamond Valley Dr       | Northwest     | Paradise Valley Ea | 3  | 4 (2 2) | 2,483 | 4,345  | 2.290  | 6   | 12/06/18 | \$249.66 | 84   | \$644,900  | \$619,900  |
| 18015464  | 101 Avalon Valley Lane       | Rockwood Sumn | Avalon Valley      | 4  | 5 (4 1) | 4,170 | 5,390  | 3.110  | 16  | 05/04/18 | \$149.88 | 62   | \$650,000  | \$625,000  |

**Cancelled Totals**

|                 |   |           |       |       |       |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|-------|-------|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 4 | Averages: | 3,279 | 4,235 | 2.700 |      | \$187.68  | 195 | \$604,975 | \$591,450 |           |  |
|                 |   | Price :   |       |       |       | High | \$625,000 | Low | \$521,000 | Median    | \$609,900 |  |

**Expired Properties**

| Listing # | Address                  | Area          | Community        | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|--------------------------|---------------|------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18054237  | 724 Timber Ridge Acre Dr | Rockwood Sumn | Paradise Valley  | 4  | 4 (3 1) | 4,570 |        | 3.020  | 17  | 11/18/18 | \$120.33 | 133  | \$564,900  | \$549,900  |
| 18003769  | 1252 Sand Key Ct         | Rockwood Sumn | Summer Chase Est | 4  | 5 (4 1) | 3,621 |        | 0.230  | 7   | 06/14/18 | \$165.67 | 120  | \$599,900  | \$599,900  |
| 18014689  | 800 Wildflower Valley Dr | Rockwood Sumn | Paradise Valley  | 5  | 4 (3 1) | 2,821 | 4,521  | 3.360  | 16  | 10/01/18 | \$239.28 | 83   | \$749,900  | \$675,000  |

**Expired Totals**

|                 |   |           |       |       |       |      |           |     |           |           |           |  |
|-----------------|---|-----------|-------|-------|-------|------|-----------|-----|-----------|-----------|-----------|--|
| Listing Count : | 3 | Averages: | 3,671 | 4,521 | 2.203 |      | \$175.09  | 112 | \$638,233 | \$608,267 |           |  |
|                 |   | Price :   |       |       |       | High | \$675,000 | Low | \$549,900 | Median    | \$599,900 |  |

**Pending Properties**

| Listing # | Address                 | Area          | Community       | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-------------------------|---------------|-----------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18069366  | 913 Old Nickolas Ct     | Rockwood Sumn | Oak Ridge Place | 5  | 5 (4 1) | 2,800 |        |        |     | 12/14/18 | \$198.84 | 112  | \$556,753  | \$556,753  |
| 18069360  | 905 905 Old Nicholas Ct | Rockwood Sumn | Oak Ridge Place | 4  | 3 (2 1) | 3,118 |        |        |     | 08/24/18 | \$179.73 | 0    | \$560,390  | \$560,390  |

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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## CMA 1 Line (Landscape)

Property Type: Residential

Residential

Pending Totals

Listing Count : 2      Averages:      2,959      \$189.28      56      \$558,572      \$558,572

Price :      High      \$560,390      Low      \$556,753      Median      \$558,572

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  |
|-----------|-------------------------------|---------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18042291  | 917 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 4  | 3 (2 1) | 3,003 | 3,043  | 0.347  |     | 09/07/18 | \$170.96 | 1    | \$511,580  | \$511,580  | \$513,380  | 100.35 |
| 18027614  | 929 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 3  | 3 (2 1) | 2,616 |        | 0.479  |     | 06/05/18 | \$198.74 | 0    | \$517,413  | \$517,413  | \$519,903  | 100.48 |
| 18000716  | 1129 Spring Lilly             | Rockwood Sumn | Estates At Williams | 4  | 5 (4 1) | 3,548 |        | 0.230  | 11  | 02/23/18 | \$149.38 | 10   | \$550,000  | \$550,000  | \$530,000  | 96.36  |
| 18005544  | 1071 Bridleridge Crossing     | Rockwood Sumn | Bridlewood One      | 4  | 4 (3 1) | 2,498 | 4,996  | 0.258  | 5   | 01/26/18 | \$218.17 | 0    | \$545,000  | \$545,000  | \$545,000  | 100.00 |
| 18069356  | 901 Old Nickolas Ct           | Rockwood Sumn | Oak Ridge Place     | 5  | 5 (4 1) | 3,001 |        |        |     | 01/11/19 | \$186.36 | 0    | \$556,753  | \$556,753  | \$559,269  | 100.45 |
| 18069077  | 920 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 4  | 4 (3 1) | 2,416 | 2,816  |        |     | 11/02/18 | \$231.55 | 1    | \$559,414  | \$559,414  | \$559,414  | 100.00 |
| 18069015  | 1022 Bridleridge Crossing Spu | Rockwood Sumn | Bridlewood One      | 3  | 4 (3 1) | 3,103 |        | 0.250  | 3   | 10/30/18 | \$185.30 | 30   | \$605,000  | \$605,000  | \$575,000  | 95.04  |
| 17089772  | 1043 Bridleridge Crossing Spu | Rockwood Sumn | Bridlewood          | 4  | 4 (3 1) | 4,016 |        | 0.260  | 1   | 05/25/18 | \$154.80 | 185  | \$640,000  | \$640,000  | \$621,667  | 97.14  |
| 18000326  | 1217 Diamond Valley Dr        | Rockwood Sumn | Paradise Valley Ea: | 4  | 5 (3 2) | 2,628 | 3,628  | 3.000  | 2   | 07/26/18 | \$237.82 | 98   | \$695,000  | \$649,900  | \$625,000  | 89.93  |
| 18028427  | 1018 Bridleridge Crossing Spu | Rockwood Sumn | Bridlewood One      | 5  | 5 (4 1) | 3,633 | 4,860  | 0.258  | 3   | 08/29/18 | \$183.04 | 79   | \$692,000  | \$685,000  | \$665,000  | 96.10  |
| 18059651  | 900 Old Nicholas Ct           | Rockwood Sumn | Oak Ridge Place     | 6  | 4 (3 1) | 3,730 | 5,058  | 0.520  |     | 10/12/18 | \$186.79 | 0    | \$693,534  | \$693,534  | \$696,724  | 100.46 |

Sold Totals

Listing Count : 11      Averages:      3,108      4,067      0.622      \$191.17      37      \$596,881      \$592,145      \$582,760      97.85

Price :      High      \$696,724      Low      \$513,380      Median      \$559,414

Grand Totals

Count : 25      Averages:      \$/SqFt: \$189.31      CDOM: 103      OP: \$604,009      LP: \$594,205      SP: \$582,760

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

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# Area Market Survey

Listings as of 01/21/2019 at 4:36 AM

Page 1 of 3

## Northwest

### Cancelled

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$600,000 thru \$649,999         | 1               | 84                       |
|                                  | 1               | 84                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$619,900       | <b>Maximum</b> \$619,900 |
| <b>Average</b>                   | \$619,900       | <b>Median</b> \$619,900  |

## Rockwood Summit

### Active

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$550,000 thru \$599,999         | 3               | 150                      |
| \$600,000 thru \$649,999         | 2               | 248                      |
|                                  | 5               | 189                      |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$574,900       | <b>Maximum</b> \$649,000 |
| <b>Average</b>                   | \$606,760       | <b>Median</b> \$600,000  |

### Pending

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$550,000 thru \$599,999         | 2               | 56                       |
|                                  | 2               | 56                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$556,753       | <b>Maximum</b> \$560,390 |
| <b>Average</b>                   | \$558,572       | <b>Median</b> \$558,572  |

### Sold

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$500,000 thru \$549,999         | 4               | 3                        |
| \$550,000 thru \$599,999         | 3               | 10                       |
| \$600,000 thru \$649,999         | 2               | 142                      |
| \$650,000 thru \$699,999         | 2               | 40                       |
|                                  | 11              | 37                       |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$513,380       | <b>Maximum</b> \$696,724 |
| <b>Average</b>                   | \$582,760       | <b>Median</b> \$559,414  |

### Expired

| <u>Price Range</u>               | <u>Quantity</u> | <u>Average DOM</u>       |
|----------------------------------|-----------------|--------------------------|
| \$500,000 thru \$549,999         | 1               | 133                      |
| \$550,000 thru \$599,999         | 1               | 120                      |
| \$650,000 thru \$699,999         | 1               | 83                       |
|                                  | 3               | 112                      |
| <b>Summary Price Information</b> |                 |                          |
| <b>Minimum</b>                   | \$549,900       | <b>Maximum</b> \$675,000 |
| <b>Average</b>                   | \$608,267       | <b>Median</b> \$599,900  |

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

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# Area Market Survey

Listings as of 01/21/2019 at 4:36 AM

Page 2 of 3

## Cancelled

| <u>Price Range</u>              | <u>Quantity</u> | <u>Average DOM</u> |
|---------------------------------|-----------------|--------------------|
| <b>\$500,000 thru \$549,999</b> | <b>1</b>        | <b>235</b>         |
| <b>\$550,000 thru \$599,999</b> | <b>1</b>        | <b>399</b>         |
| <b>\$600,000 thru \$649,999</b> | <b>1</b>        | <b>62</b>          |
|                                 | <b>3</b>        | <b>232</b>         |

## Summary Price Information

|                |                  |                |                  |
|----------------|------------------|----------------|------------------|
| <b>Minimum</b> | <b>\$521,000</b> | <b>Maximum</b> | <b>\$625,000</b> |
| <b>Average</b> | <b>\$581,967</b> | <b>Median</b>  | <b>\$599,900</b> |

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# Area Market Survey

Listings as of 01/21/2019 at 4:36 AM

Page 3 of 3

## Summary

### Active

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$550,000 thru \$599,999 | 3               | 150                |
| \$600,000 thru \$649,999 | 2               | 248                |
|                          | 5               | 189                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$574,900 | <b>Maximum</b> | \$649,000 |
| <b>Average</b> | \$606,760 | <b>Median</b>  | \$600,000 |

### Pending

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$550,000 thru \$599,999 | 2               | 56                 |
|                          | 2               | 56                 |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$556,753 | <b>Maximum</b> | \$560,390 |
| <b>Average</b> | \$558,572 | <b>Median</b>  | \$558,572 |

### Sold

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$500,000 thru \$549,999 | 4               | 3                  |
| \$550,000 thru \$599,999 | 3               | 10                 |
| \$600,000 thru \$649,999 | 2               | 142                |
| \$650,000 thru \$699,999 | 2               | 40                 |
|                          | 11              | 37                 |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$513,380 | <b>Maximum</b> | \$696,724 |
| <b>Average</b> | \$582,760 | <b>Median</b>  | \$559,414 |

### Expired

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$500,000 thru \$549,999 | 1               | 133                |
| \$550,000 thru \$599,999 | 1               | 120                |
| \$650,000 thru \$699,999 | 1               | 83                 |
|                          | 3               | 112                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$549,900 | <b>Maximum</b> | \$675,000 |
| <b>Average</b> | \$608,267 | <b>Median</b>  | \$599,900 |

### Cancelled

| <u>Price Range</u>       | <u>Quantity</u> | <u>Average DOM</u> |
|--------------------------|-----------------|--------------------|
| \$500,000 thru \$549,999 | 1               | 235                |
| \$550,000 thru \$599,999 | 1               | 399                |
| \$600,000 thru \$649,999 | 2               | 73                 |
|                          | 4               | 195                |

#### Summary Price Information

|                |           |                |           |
|----------------|-----------|----------------|-----------|
| <b>Minimum</b> | \$521,000 | <b>Maximum</b> | \$625,000 |
| <b>Average</b> | \$591,450 | <b>Median</b>  | \$609,900 |

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

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● FOR SALE

# 723 Timber Ridge Acre Dr, High Ridge, MO 63049

List price: \$600,000

5 Beds · 6 Baths · 4,865 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

73



SAVES

8

This Week

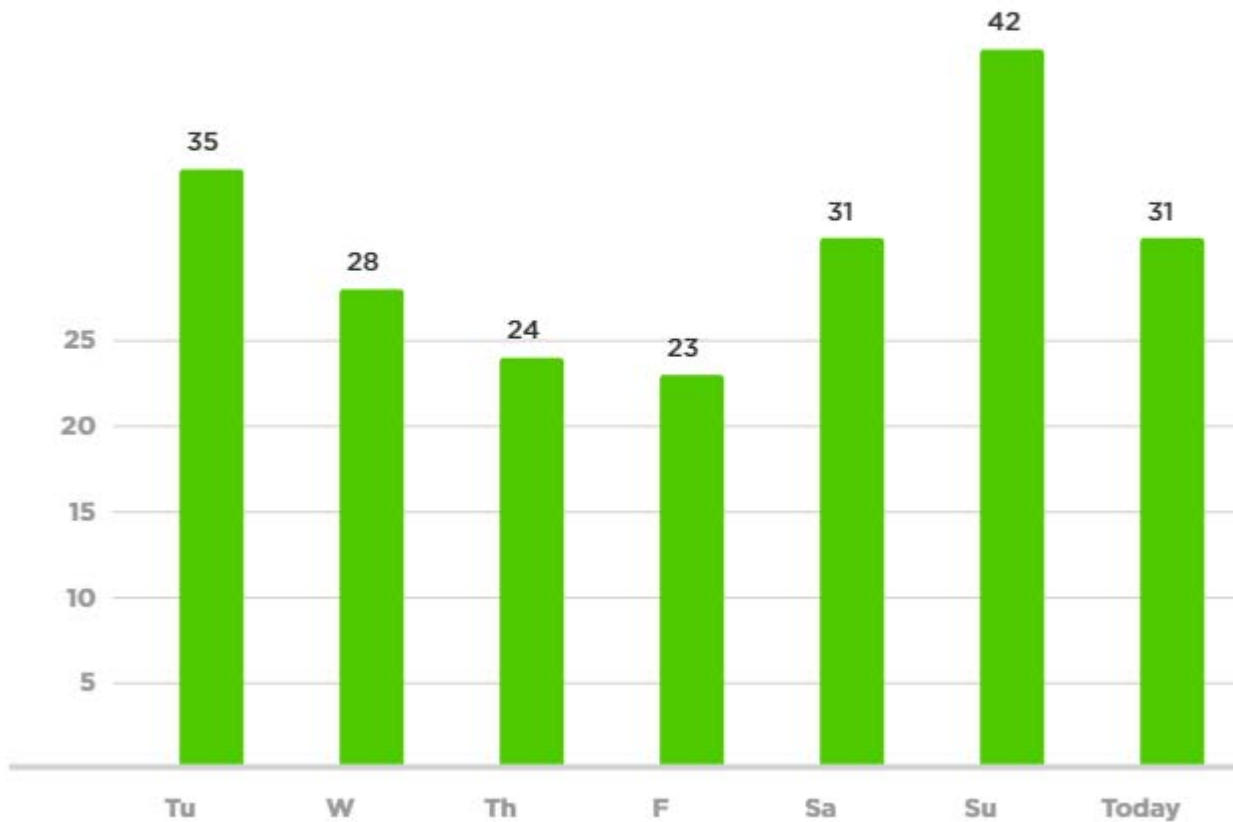
Last 30 Days



Similar listings



Your listing





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

# Listing Activity Report

723 Timber Ridge Acre, High Ridge, MO 63049

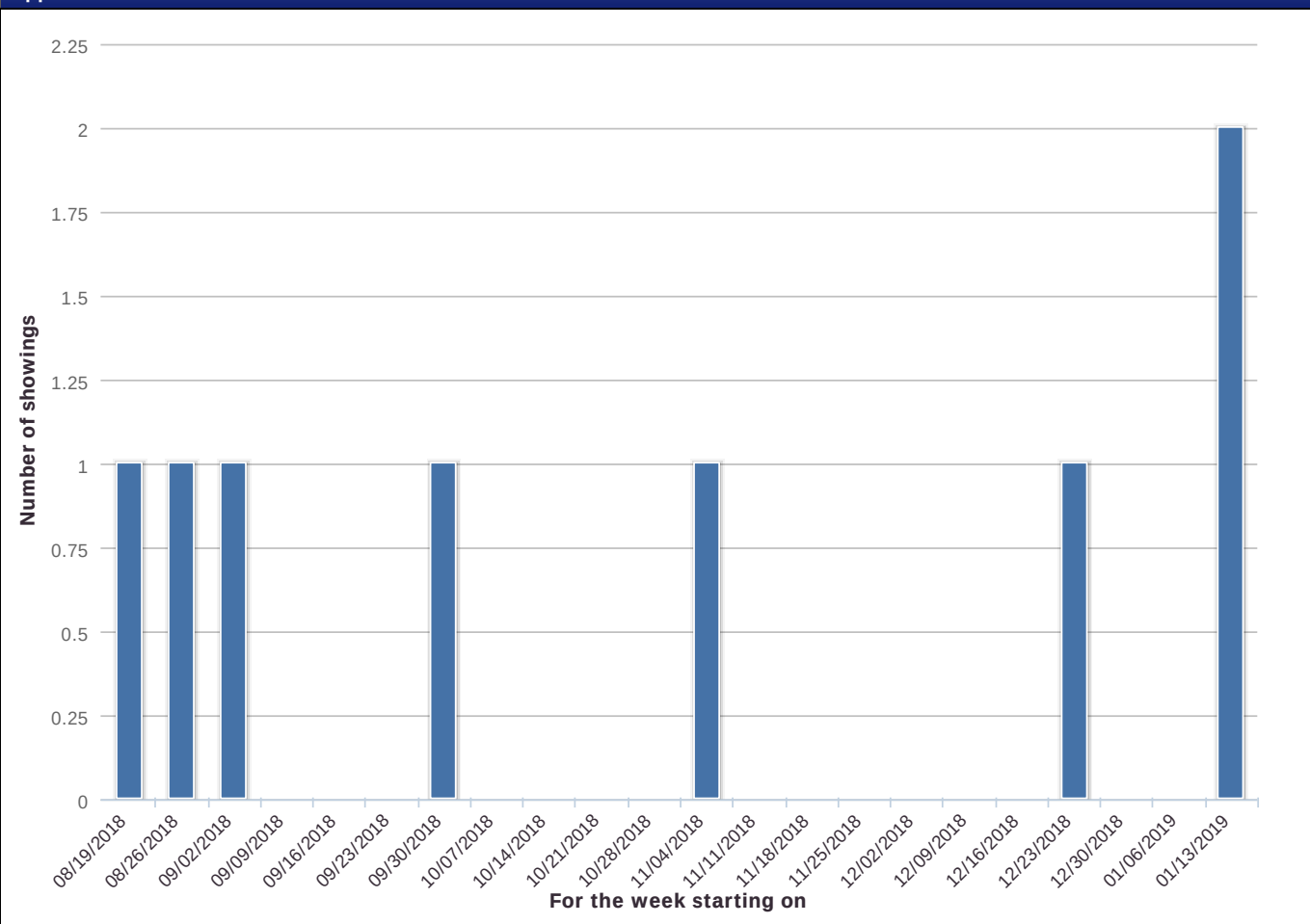
Snapshot for Aug 16, 2018 - Jan 19, 2019



Listing ID: 18064837  
 Address: 723 Timber Ridge Acre, High Ridge, MO 63049  
 Price: \$600,000  
 Status: ACTIVE

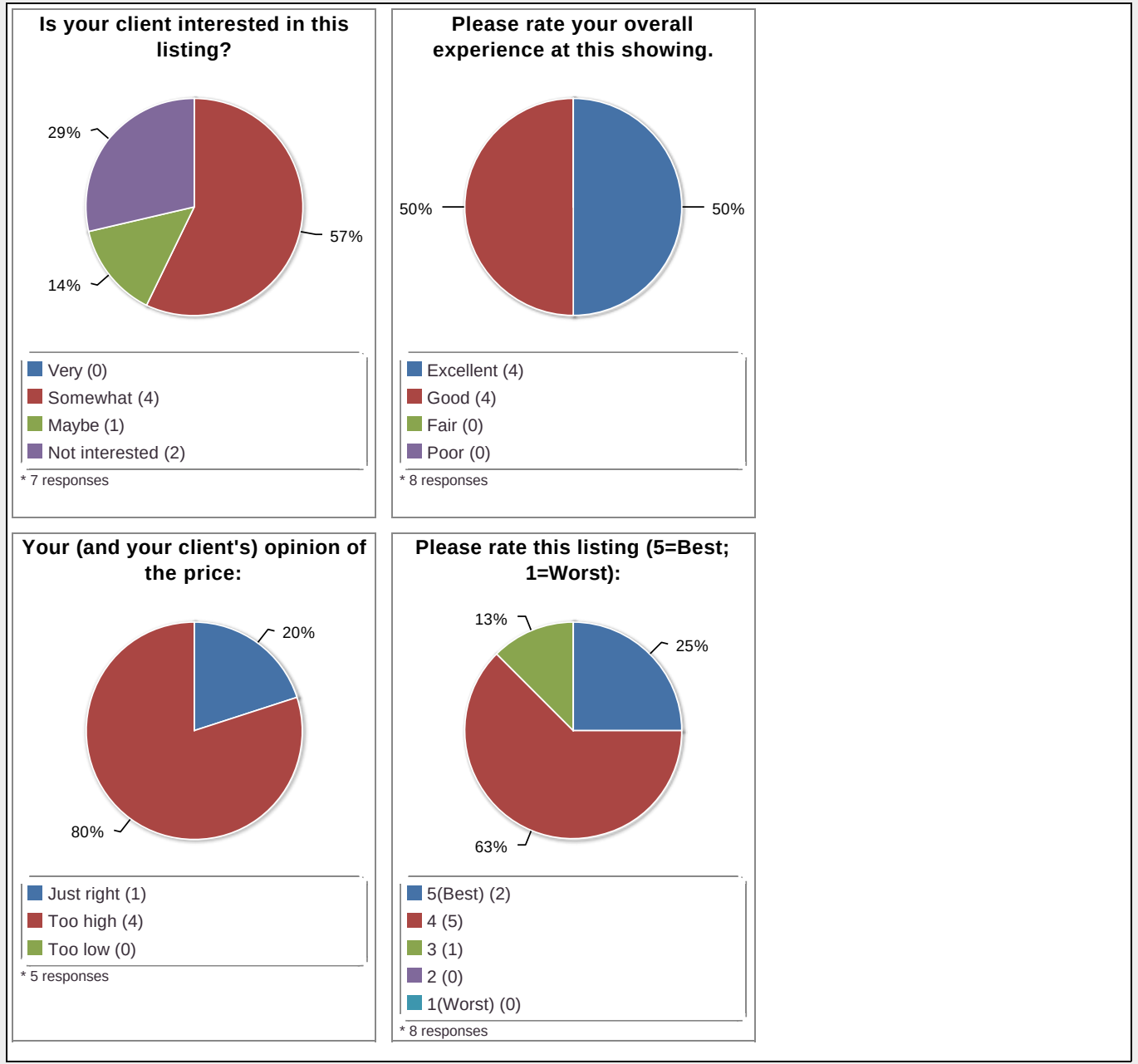
Total number of appointments: 8  
 Appointments in the last 30 days: 3  
 Appointments in the last 7 days: 2  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

## Appointments Per Week





## Feedback at a Glance



## Feedback Responses

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2nd Showing<br>01/17/2019 2:00 PM - 2:30 PM                                                                                                                                                                                                             | 01/18/2019 02:51 PM                                                                                                                                                               |
| <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>Somewhat</p> <p>Excellent</p> <p>5(Best)</p> <p>After narrowing down the current options, this was the best of the top 3. Still thinking it over. Thanks for the showings.</p> |
| Showing<br>01/14/2019 2:00 PM - 3:00 PM                                                                                                                                                                                                                 | 01/15/2019 06:00 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>Somewhat</p> <p>Excellent</p> <p>4</p> <p>The home has better features than most homes viewed in this price range. Buyers require some handicap accessibility, but may be able to modify. Only concern was the steep yard, but loved the trees and view. Thanks for the showing, nice home.</p> |
| Showing<br>12/29/2018 2:00 PM - 2:15 PM                                                                                                                                                                                                                 |  | 12/30/2018 07:38 PM                                                                                                                                                                                                                                                                                |
| <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>Somewhat</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>Loved the kitchen. Not sure about the yard and if it will work for their little ones. Just started with this buyer so they're learning the different areas of STL.</p>                                                                     |
| Showing<br>11/10/2018 12:00 PM - 12:45 PM                                                                                                                                                                                                               |  | 11/11/2018 07:40 AM                                                                                                                                                                                                                                                                                |
| <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>Excellent</p> <p>Too high</p> <p>5(Best)</p> <p>It was beautiful but they have a little one and felt like there was not enough back yard and they didn't like the road to it.</p>                                                                                                               |
| Showing<br>09/30/2018 12:15 PM - 1:15 PM                                                                                                                                                                                                                |  | 10/01/2018 06:29 AM                                                                                                                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                       |  | <p>Not interested</p> <p>Good</p> <p>4</p> <p>Home was absolutely stunning but the yard did not suit my clients' needs. Good luck!</p>                                                                                                                                                             |
| Showing<br>09/08/2018 3:30 PM - 4:30 PM                                                                                                                                                                                                                 |  | 09/09/2018 06:28 PM                                                                                                                                                                                                                                                                                |
| <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>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>House shows very well. They were hoping to have some flat yard space so that was the biggest negative. Not sure it is something they can overlook at this price.</p>                                                                       |
| Showing<br>08/30/2018 11:00 AM - 12:30 PM                                                                                                                                                                                                               |  | 08/30/2018 01:14 PM                                                                                                                                                                                                                                                                                |
| <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>My client was previewing the house for his wife. He will be reviewing the information with his wife, and they may be scheduling a second showing in the future.</p>                                                                      |
| Showing<br>08/20/2018 2:00 PM - 3:00 PM                                                                                                                                                                                                                 |  | 08/20/2018 03:58 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>Not interested</p> <p>Good</p> <p>Just right</p> <p>4</p> <p>Beautiful home, just not a fit, thanks and good luck!</p> |

| Listing Activity Details                                                                              |                                   |                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Activity Type                                                                                         | Activity Date                     | Comments                                                                                                                                                                                                                    |
|  Declined Showing     | 01/19/2019<br>12:00 PM - 1:00 PM  |                                                                                                                                                                                                                             |
|  Past Showing         | 01/17/2019<br>2:00 PM - 2:30 PM   |                                                                                                                                                                                                                             |
|  Past Showing         | 01/14/2019<br>2:00 PM - 3:00 PM   |                                                                                                                                                                                                                             |
|  Declined Showing     | 01/13/2019<br>1:00 PM - 2:00 PM   |                                                                                                                                                                                                                             |
|  Past Showing         | 12/29/2018<br>2:00 PM - 2:15 PM   |                                                                                                                                                                                                                             |
|  Declined Showing     | 12/29/2018<br>12:30 PM - 1:30 PM  |                                                                                                                                                                                                                             |
|  Past Showing       | 11/10/2018<br>12:00 PM - 12:45 PM |                                                                                                                                                                                                                             |
|  Past Showing       | 09/30/2018<br>12:15 PM - 1:15 PM  |                                                                                                                                                                                                                             |
|  Past Showing       | 09/08/2018<br>3:30 PM - 4:30 PM   |                                                                                                                                                                                                                             |
|  Canceled Showing   | 09/05/2018<br>3:00 PM - 4:00 PM   |                                                                                                                                                                                                                             |
|  Past Showing       | 08/30/2018<br>11:00 AM - 12:30 PM |                                                                                                                                                                                                                             |
|  Past Showing       | 08/20/2018<br>2:00 PM - 3:00 PM   |                                                                                                                                                                                                                             |
|  Open House Comment | 08/19/2018<br>2:30 PM - 3:30 PM   | Agent and Buyers came through the open house. They were really looking for a ranch but decided to take a look because they loved the pictures online. After talking, they decided they would be happiest with a Ranch home. |
|  Status Change      | 08/17/2018<br>10:42 AM            |                                                                                                                                                                                                                             |
|  New Listing        | 08/17/2018                        |                                                                                                                                                                                                                             |
|  Status Change      | 08/16/2018<br>9:54 AM             |                                                                                                                                                                                                                             |
|  Price Change       | 08/16/2018<br>4:33 AM             |                                                                                                                                                                                                                             |