

The Nett Group Real Estate Advisors

SELLER REPORT



3 Congressional Way Ct | O'Fallon

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	80
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Client Possibilities	10
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Client Favorites	8
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Zillow Views	89
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Zillow Saves	0
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Showings	17
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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
18081540	RESI	ACT	10/10/18	3 Congressional Way Ct	O'Fallon	407	80	\$230,000	466	543	8	10	488	22	28	17	740

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

Cross Property Condensed

3 Congressional Way Ct, O'Fallon 63368-8236



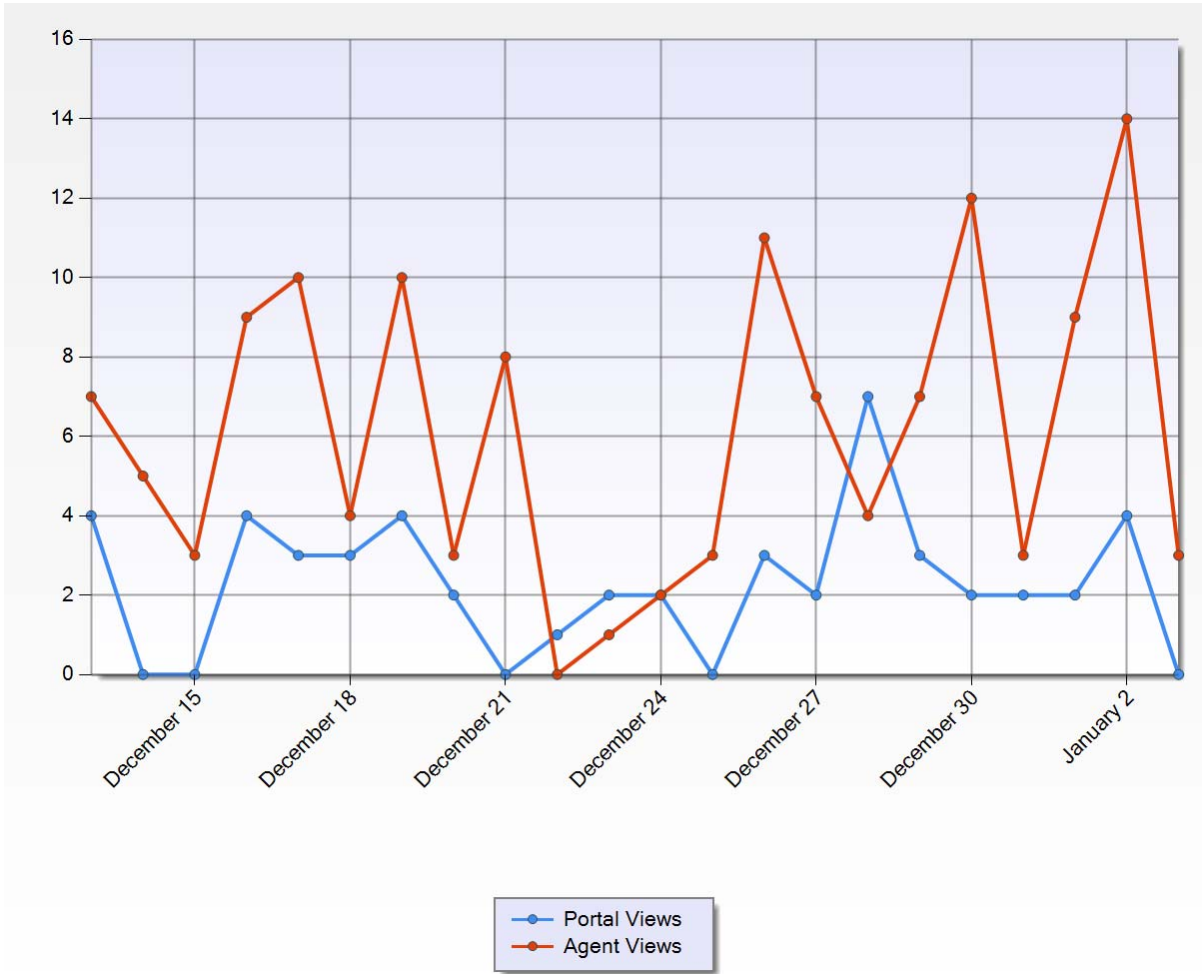
MLS #:	18081540	Status:	A	Stat Dt:	10/10/18	List Pr:	\$230,000	
Area:	407	Bd:	4	Sq Ft:	1,930	Sell Pr:		
Muni/Twp:	O'Fallon			Pr/SqFt:	\$119.17	CDOM:	167	
GA/CR:	2/0	Bth:	3 (2 1)			Age:	28	
Style/Desc:	2 Story/Other						Acre:	.210
SubD:	Twin Chimneys Village I Thorn Hill							
Schl District:	Ft. Zumwalt R-II							

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.

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359 Historical Views for 3 Congressional Way Ct

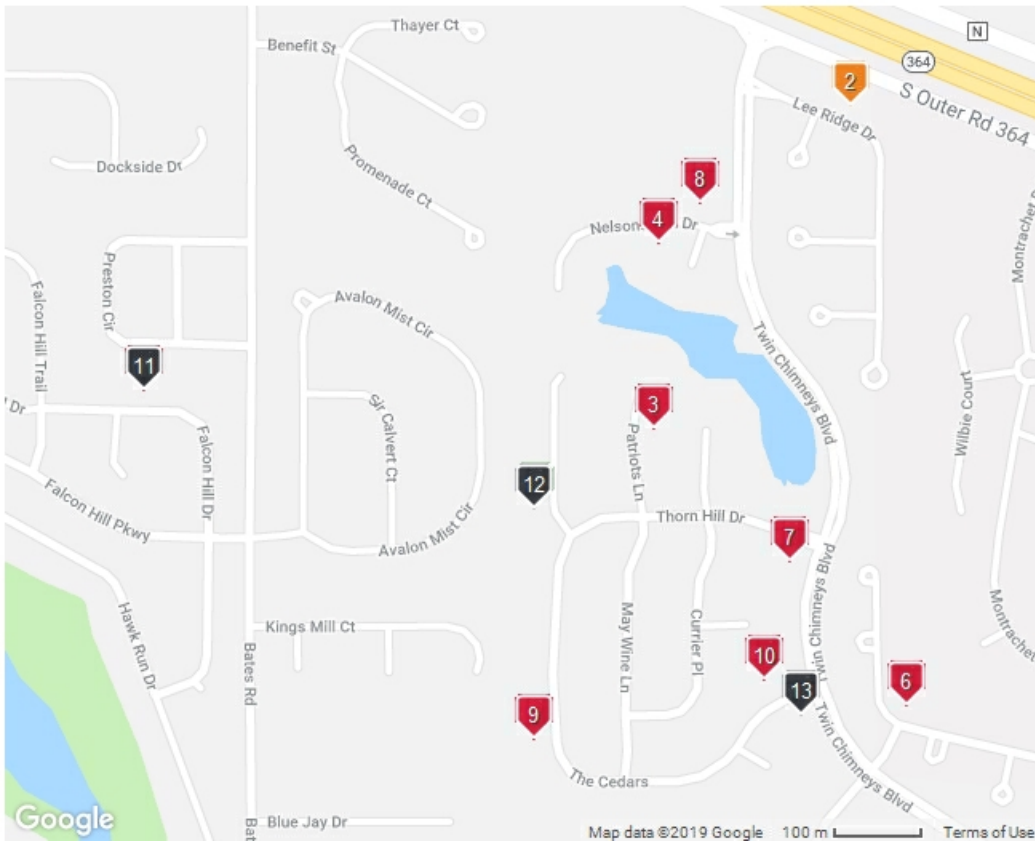


Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.0 mi	18081540	A	10/10/2018	RESI	3 Congressional Way Ct	O'Fallon	O'Fallon	407	167	\$230,000 4	3 (2 1)	1,930	0.2100	28	KWRC01
0.4 mi	18082249	CN	12/06/2018	RESI	2116 Lee Ridge Dr	O'Fallon	O'Fallon	407	52	\$229,900 4	3 (2 1)	2,304	0.2000	24	KWRC01
0.1 mi	18003955	S	03/07/2018	RESI	8 Patriots Lane	O'Fallon	O'Fallon	407	9	\$215,000 4	4 (2 2)	1,781	0.2100	26	ALXD01
0.2 mi	18060743	S	09/06/2018	RESI	7314 Nelsons Mill Dr	O'Fallon	O'Fallon	407	13	\$224,900 3	3 (2 1)	1,744	0.1800	23	CBG 21
0.3 mi	18072756	S	10/11/2018	RESI	341 Falcon Hill	O'Fallon	O'Fallon	407	46	\$227,500 4	3 (3 0)	1,350	0.1700	19	KWRW01
0.3 mi	18018024	S	04/19/2018	RESI	7301 Watsons Parish	O'Fallon	O'Fallon	407	17	\$233,000 3	3 (2 1)	1,596	0.2300	27	CBG 06
0.2 mi	18070404	S	10/25/2018	RESI	7302 Thorn Hill Dr	O'Fallon	O'Fallon	407	26	\$238,000 4	3 (2 1)	2,026	0.2800	26	SBSF01
0.3 mi	18069207	S	09/27/2018	RESI	7305 Nelsons Mill	O'Fallon	O'Fallon	407	1	\$240,000 4	3 (2 1)	1,866	0.1900	24	CBG 21
0.2 mi	18069971	S	11/01/2018	RESI	7362 The Cedars	O'Fallon	O'Fallon	407	47	\$243,000 5	3 (2 1)	2,108	0.2100	26	BHSP14
0.2 mi	18004185	S	03/26/2018	RESI	7305 The Cedars	O'Fallon	O'Fallon	407	4	\$245,000 4	3 (2 1)	2,131	0.2200	27	BHAL06
0.3 mi	18054915	X	09/07/2018	RESI	341 Falcon Hill Dr	O'Fallon	O'Fallon	407	35	\$230,000 4	3 (3 0)	1,332	0.1700	19	CBG 21
0.0 mi	18052384	X	09/30/2018	RESI	3 Congressional Way Ct	O'Fallon	O'Fallon	407	87	\$237,000 4	3 (2 1)	1,930	0.2100	28	BHAL06
0.2 mi	18063168	C	09/08/2018	RESI	7302 The Cedars Dr	O'Fallon	O'Fallon	407	30	\$240,000 4	3 (2 1)	2,120	0.2200	24	KWRP01

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Residential Single Line (Map Print)



1	18081540	Active	Residential-2 Story	3 Congressional Way Ct	O'Fallon	1,930 4	3(2 1)	\$230,000	167
2	18082249	Contingent	Residential-2 Story	2116 Lee Ridge Dr	O'Fallon	2,304 4	3(2 1)	\$229,900	52
3	18003955	Sold	Residential-2 Story	8 Patriots Lane	O'Fallon	1,781 4	4(2 2)	\$215,000	9
4	18060743	Sold	Residential-2 Story	7314 Nelsons Mill Dr	O'Fallon	1,744 3	3(2 1)	\$224,900	13
5	18072756	Sold	Residential-1 Story	341 Falcon Hill	O'Fallon	1,350 4	3(3 0)	\$227,500	46
6	18018024	Sold	Residential-1 Story	7301 Watsons Parish	O'Fallon	1,596 3	3(2 1)	\$233,000	17
7	18070404	Sold	Residential-2 Story	7302 Thorn Hill Dr	O'Fallon	2,026 4	3(2 1)	\$238,000	26
8	18069207	Sold	Residential-2 Story	7305 Nelsons Mill	O'Fallon	1,866 4	3(2 1)	\$240,000	1
9	18069971	Sold	Residential-2 Story	7362 The Cedars	O'Fallon	2,108 5	3(2 1)	\$243,000	47
10	18004185	Sold	Residential-2 Story	7305 The Cedars	O'Fallon	2,131 4	3(2 1)	\$245,000	4
11	18054915	Expired	Residential-1 Story	341 Falcon Hill Dr	O'Fallon	1,332 4	3(3 0)	\$230,000	35
12	18052384	Expired	Residential-2 Story	3 Congressional Way Ct	O'Fallon	1,930 4	3(2 1)	\$237,000	87
13	18063168	Cancelled	Residential-2 Story	7302 The Cedars Dr	O'Fallon	2,120 4	3(2 1)	\$240,000	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 1/3/2019 to 1/3/2018

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 200000 to 250000

Latitude, Longitude is within 0.41 mi of 18081540

Selected 13 of 13 results.

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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 1/3/2019 to 1/3/2018 Property Type is 'Residential' State Or Province is 'Missouri' Price is 200000 to 250000 Latitude, Longitude is within 0.41 mi of 18081540

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18081540	3 Congressional Way Ct	Fort Zumwalt We	Twin Chimneys Vill:	4	3 (2 1)	1,930		0.210	28	11/06/18	\$119.17	167	\$237,000	\$230,000
Active Totals														
Listing Count : 1						Averages:		1,930			\$119.17	167	\$237,000	\$230,000
						Price :			High		\$230,000	Low	\$230,000	Median \$230,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18063168	7302 The Cedars Dr	Fort Zumwalt We	Twin Chimneys Ph	4	3 (2 1)	2,120	2,120	0.220	24	09/08/18	\$113.21	30	\$250,000	\$240,000
Cancelled Totals														
Listing Count : 1						Averages:		2,120	2,120	0.220	\$113.21	30	\$250,000	\$240,000
						Price :			High		\$240,000	Low	\$240,000	Median \$240,000

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18082249	2116 Lee Ridge Dr	Fort Zumwalt We	Twin Chimneys Vill:	4	3 (2 1)	2,304		0.200	24	12/06/18	\$99.78	52	\$255,000	\$229,900
Contingent NK Totals														
Listing Count : 1						Averages:		2,304			\$99.78	52	\$255,000	\$229,900
						Price :			High		\$229,900	Low	\$229,900	Median \$229,900

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18054915	341 Falcon Hill Dr	Fort Zumwalt We	Hawk Run Village	4	3 (3 0)	1,332	2,432	0.170	19	09/07/18	\$172.67	35	\$225,000	\$230,000
18052384	3 Congressional Way Ct	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	1,930		0.210	28	10/01/18	\$122.80	87	\$246,850	\$237,000
Expired Totals														
Listing Count : 2						Averages:		1,631	2,432	0.190	\$147.74	61	\$235,925	\$233,500
						Price :			High		\$237,000	Low	\$230,000	Median \$233,500

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
18003955	8 Patriots Lane	Fort Zumwalt We	Twin Chimneys Vill:	4	4 (2 2)	1,781	2,471	0.210	26	03/07/18	\$120.72	9	\$239,900	\$227,500	\$215,000	89.62
18060743	7314 Nelsons Mill Dr	Fort Zumwalt We	Twin Chimneys	3	3 (2 1)	1,744	2,128	0.180	23	09/06/18	\$128.96	13	\$235,000	\$224,900	\$224,900	95.70
18072756	341 Falcon Hill	Fort Zumwalt We	Hawk Run Village	4	3 (3 0)	1,350	2,450	0.170	19	10/11/18	\$168.52	46	\$224,900	\$224,900	\$227,500	101.16

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

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

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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18018024	7301 Watsons Parish	Fort Zumwalt We	Twin Chimneys	3	3 (2 1)	1,596	1,596	0.230	27	04/19/18	\$145.99	17	\$239,900	\$239,900	\$233,000	97.12
18070404	7302 Thorn Hill Dr	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,026		0.280	26	10/25/18	\$117.47	26	\$250,000	\$245,000	\$238,000	95.20
18069207	7305 Nelsons Mill	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	1,866	2,300	0.190	24	09/27/18	\$128.62	1	\$239,900	\$239,900	\$240,000	100.04
18069971	7362 The Cedars	Fort Zumwalt We	Twin Chimneys Ph2	5	3 (2 1)	2,108	2,300	0.210	26	11/01/18	\$115.28	47	\$265,000	\$249,900	\$243,000	91.70
18004185	7305 The Cedars	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,131		0.220	27	03/26/18	\$114.97	4	\$247,000	\$247,000	\$245,000	99.19

Sold Totals

Listing Count :	8	Averages:	1,825	2,208	0.211		\$130.06	20	\$242,700	\$237,375	\$233,300	96.22
		Price :				High	\$245,000	Low	\$215,000	Median	\$235,500	

Grand Totals

Count :	13	Averages:	\$/SqFt: \$128.32	CDOM: 41	OP: \$242,727	LP: \$235,838	SP: \$233,300
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Area Market Survey

Listings as of 01/03/2019 at 11:39 AM

Page 1 of 2

Fort Zumwalt West

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	80
		1	80
Summary Price Information			
Minimum	\$230,000	Maximum	\$230,000
Average	\$230,000	Median	\$230,000

Contingent No Kickout

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	52
		1	52
Summary Price Information			
Minimum	\$229,900	Maximum	\$229,900
Average	\$229,900	Median	\$229,900

Sold

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		8	16
		8	16
Summary Price Information			
Minimum	\$215,000	Maximum	\$245,000
Average	\$233,300	Median	\$235,500

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		2	61
		2	61
Summary Price Information			
Minimum	\$230,000	Maximum	\$237,000
Average	\$233,500	Median	\$233,500

Cancelled

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	30
		1	30
Summary Price Information			
Minimum	\$240,000	Maximum	\$240,000
Average	\$240,000	Median	\$240,000

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

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Area Market Survey

Listings as of 01/03/2019 at 11:39 AM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	80
	1	80

Summary Price Information

Minimum	\$230,000	Maximum	\$230,000
Average	\$230,000	Median	\$230,000

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	52
	1	52

Summary Price Information

Minimum	\$229,900	Maximum	\$229,900
Average	\$229,900	Median	\$229,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	8	16
	8	16

Summary Price Information

Minimum	\$215,000	Maximum	\$245,000
Average	\$233,300	Median	\$235,500

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	2	61
	2	61

Summary Price Information

Minimum	\$230,000	Maximum	\$237,000
Average	\$233,500	Median	\$233,500

Cancelled

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	30
	1	30

Summary Price Information

Minimum	\$240,000	Maximum	\$240,000
Average	\$240,000	Median	\$240,000

Presented By: Mike Nettek Meyer Phone: 636-614-5132

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● FOR SALE

3 Congressional Way Ct, O Fallon, MO 63368

List price: \$230,000

4 Beds · 3 Baths · 1,930 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

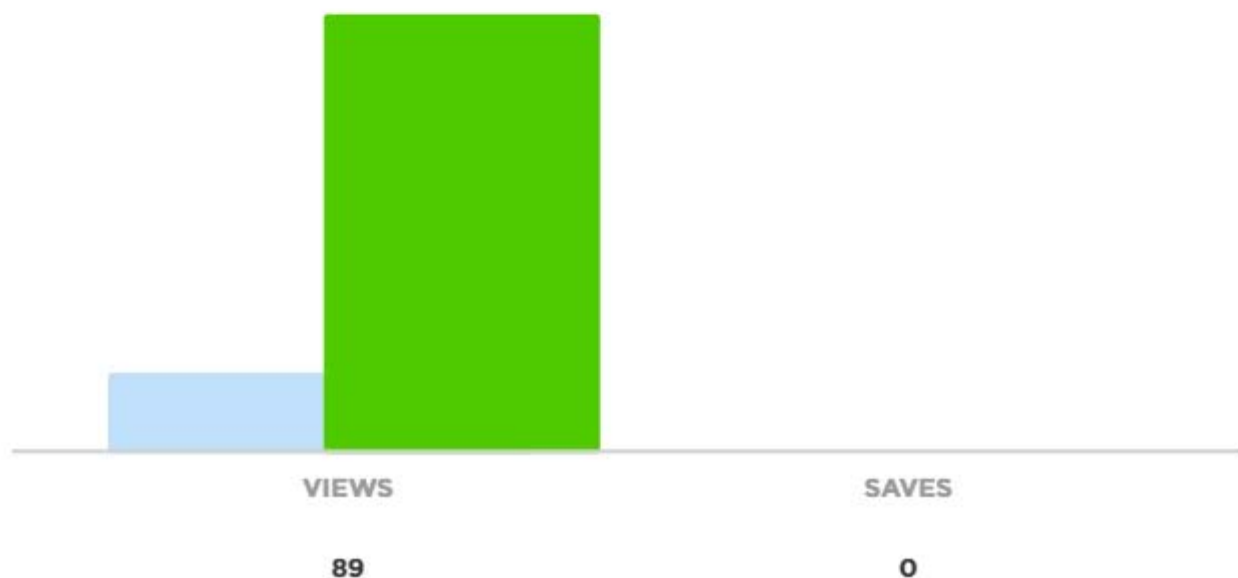
Last two days of activity



Similar listings



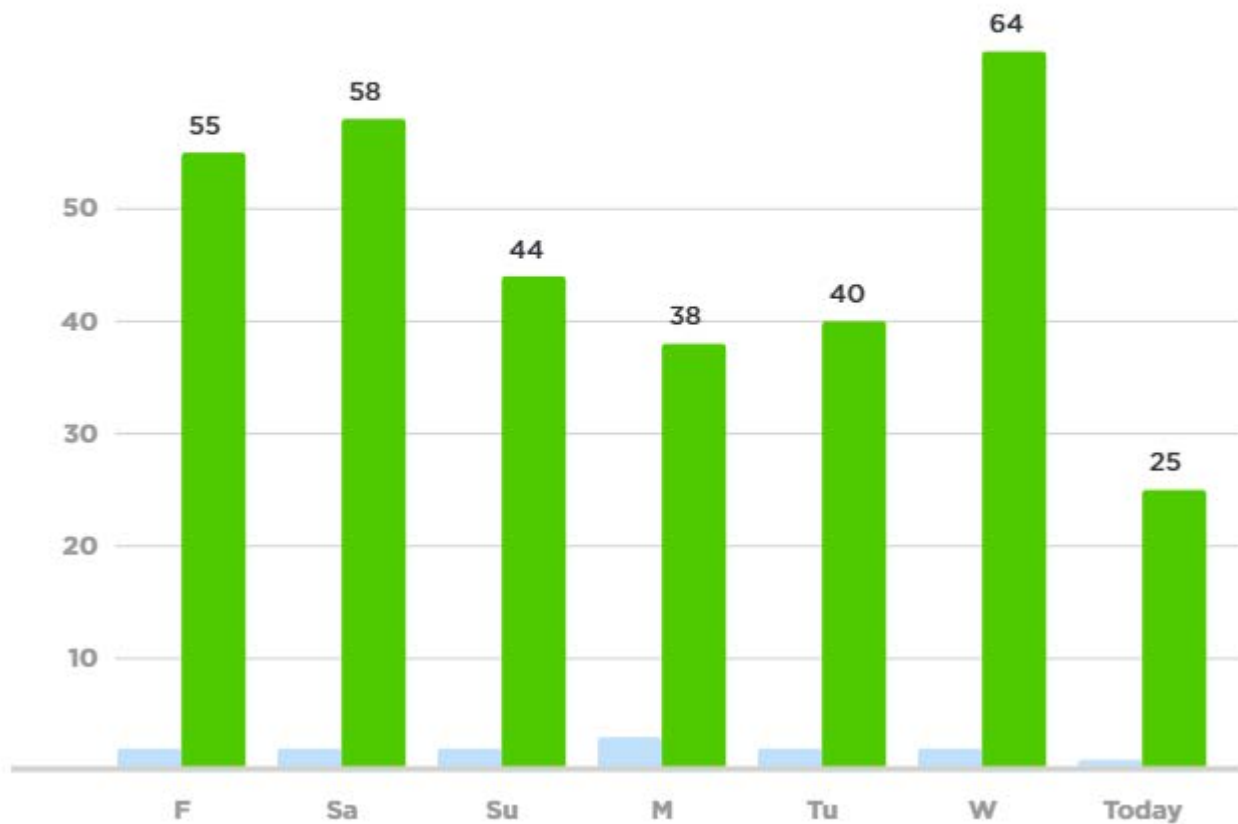
Your listing



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

3 Congressional Way Court, O'Fallon, MO 63368

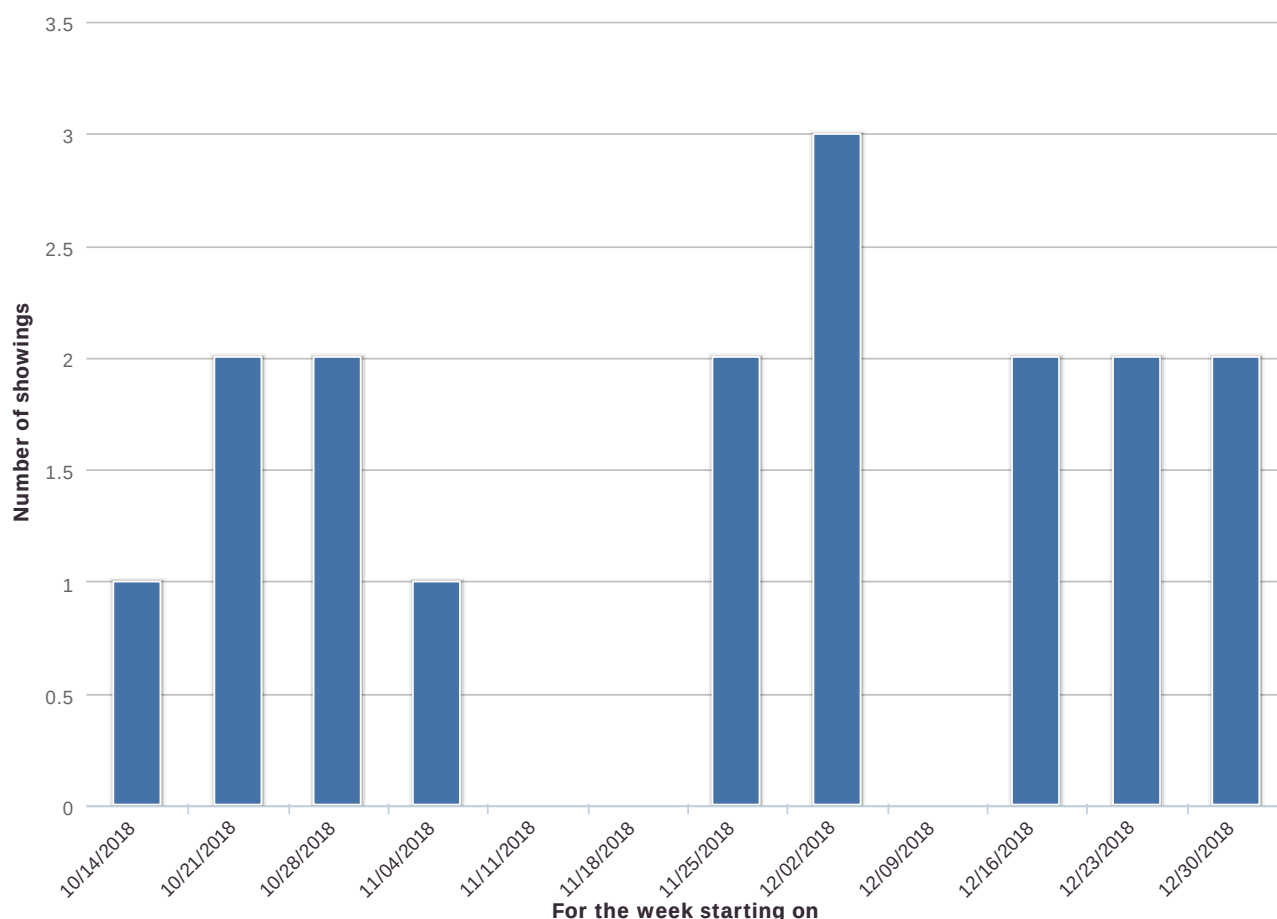
Snapshot for Oct 10, 2018 - Jan 02, 2019



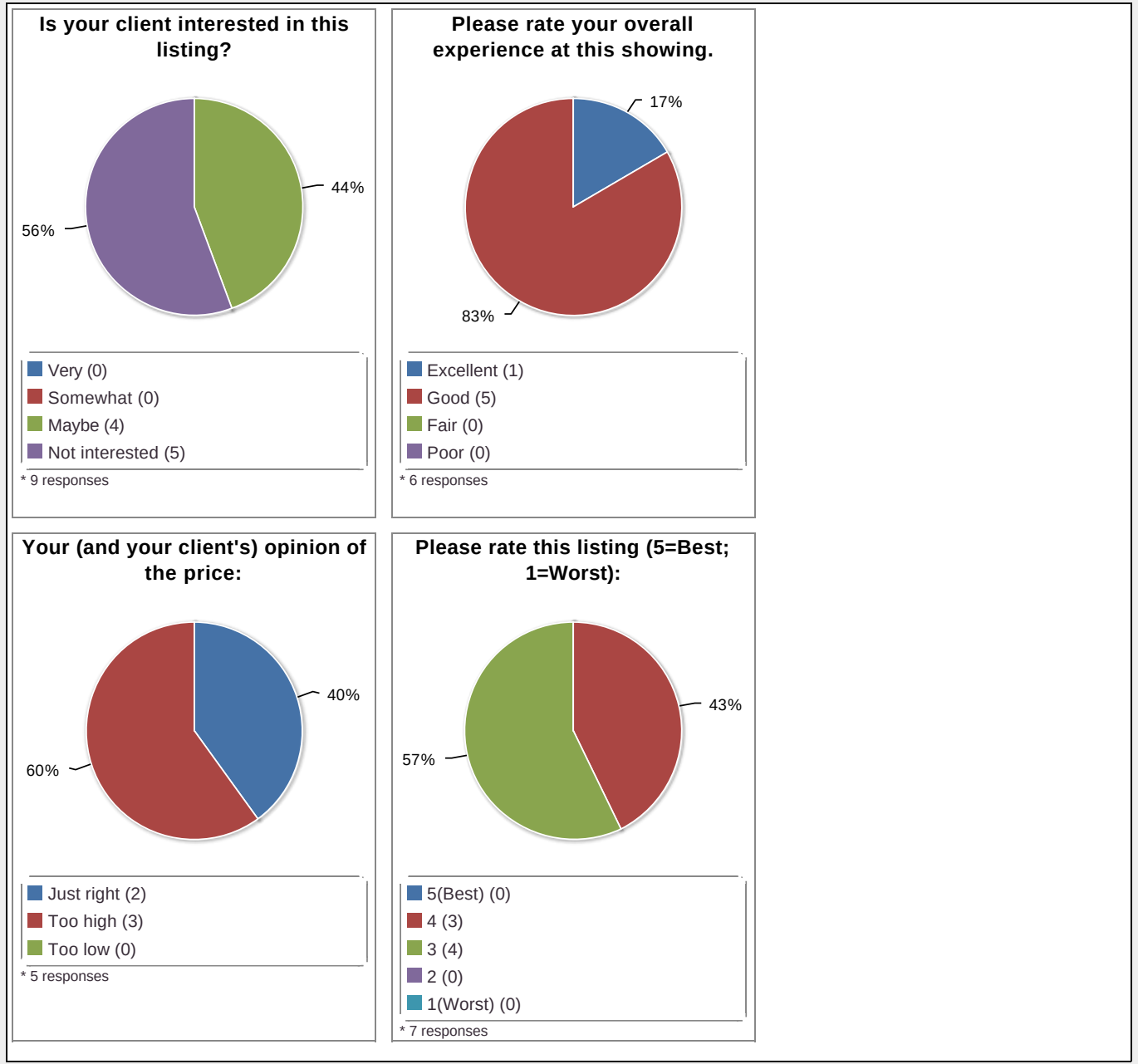
Listing ID: 18081540
 Address: 3 Congressional Way Court, O'Fallon, MO 63368
 Price: \$230,000
 Status: ACTIVE

Total number of appointments: 17
 Appointments in the last 30 days: 9
 Appointments in the last 7 days: 3
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance



Feedback Responses

Activity Details	Received
Showing 01/02/2019 5:00 PM - 7:00 PM	01/02/2019 08:45 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Excellent Too high 4 Buyers loved the finishes and layout. Would prefer to have ceiling fans/light in bedrooms. Transferable warranty was a plus. Still considering other homes at this time.
Showing 12/30/2018 12:00 PM - 2:00 PM	12/30/2018 10:37 PM
COMMENTS/RECOMMENDATIONS:	Did not view the home as buyers said it was not close enough to the high school.
Showing 12/26/2018 2:15 PM - 2:45 PM	12/26/2018 05:53 PM

Activity Details	Received
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 4 buying a house with structural repairs is concerning. the master bath shower as was the master bath in general was a concern. Otherwise the house showed quite well.
Showing 12/17/2018 7:00 PM - 7:15 PM	12/18/2018 07:40 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe 4 Really likes the home and would like to check with the foundation company for some information on the work that was done.
Showing 12/08/2018 10:45 AM - 11:45 AM	12/08/2018 07:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Just right 3 They just didn't care for the floor plan of the home
Showing 12/07/2018 10:30 AM - 11:30 AM	12/09/2018 02:19 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Maybe Haven't ruled it out but not their top pick.
Showing 12/06/2018 1:30 PM - 2:30 PM	12/06/2018 04:31 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 Concerned about the foundation. Small kitchen and laundry.
Showing 12/01/2018 11:00 AM - 12:00 PM	12/03/2018 12:20 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Buyer is not interested due to foundation issues. They have gone through it and won't buy one with work done to the foundation at this point and time
Showing 11/26/2018 5:30 PM - 5:45 PM	12/03/2018 10:58 AM
COMMENTS/RECOMMENDATIONS:	Buyer picked a different home. No real negatives except buyers chosen home had fans and lighting in every bedroom.
Agent Preview 11/07/2018 1:15 PM - 1:45 PM	11/07/2018 03:54 PM

Activity Details	Received
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Too high 3 Will share info on this property with buyers, but foundation/termite problems in the past may take it off their buyers tour.
Showing 10/18/2018 1:15 PM - 1:30 PM	10/18/2018 04:03 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested Good Just right 3 Yard not large enough for client

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	01/02/2019 5:00 PM - 7:00 PM	
 Past Showing	12/30/2018 12:00 PM - 2:00 PM	
 Past Showing	12/27/2018 4:15 PM - 4:30 PM	
 Past Showing	12/26/2018 2:15 PM - 2:45 PM	
 Canceled Showing	12/21/2018 11:00 AM - 12:00 PM	
 Past Showing	12/19/2018 3:30 PM - 4:30 PM	
 Past Showing	12/17/2018 7:00 PM - 7:15 PM	
 Past Showing	12/08/2018 10:45 AM - 11:45 AM	
 Canceled Showing	12/07/2018 5:00 PM - 6:30 PM	
 Past Showing	12/07/2018 10:30 AM - 11:30 AM	
 Past Showing	12/06/2018 1:30 PM - 2:30 PM	
 Canceled Showing	12/04/2018 2:15 PM - 3:15 PM	
 Past Showing	12/01/2018 11:00 AM - 12:00 PM	
 Past Showing	11/26/2018 5:30 PM - 5:45 PM	
 Price Change Notification	11/26/2018 3:31 PM	
 Price Change	11/26/2018 9:00 AM	
 Past Agent Preview	11/07/2018 1:15 PM - 1:45 PM	
 Status Change	11/06/2018 11:54 AM	
 Status Change	11/05/2018 1:51 PM	

Activity Type	Activity Date	Comments
 Past Showing	11/02/2018 5:00 PM - 6:00 PM	
 Past Showing	11/01/2018 1:00 PM - 1:15 PM	
 Canceled Showing	10/28/2018 2:40 PM - 3:10 PM	
 Past Showing	10/26/2018 3:00 PM - 3:15 PM	
 Status Change	10/25/2018 9:16 AM	
 Past Inspection	10/24/2018 10:00 AM - 12:00 PM	
 Status Change	10/21/2018 5:24 PM	
 Past Showing	10/18/2018 1:15 PM - 1:30 PM	
 Status Change	10/10/2018 9:18 PM	
 Price Change	10/10/2018 4:04 PM	
 New Listing	10/10/2018	