

The Nett Group Real Estate Advisors

SELLER REPORT



2863 Spring Water Dr | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	18
----------------	----

Client Possibilities	4
----------------------	---

Client Favorites	4
------------------	---

Zillow Views	61
--------------	----

Zillow Saves	2
--------------	---

Showings	3
----------	---

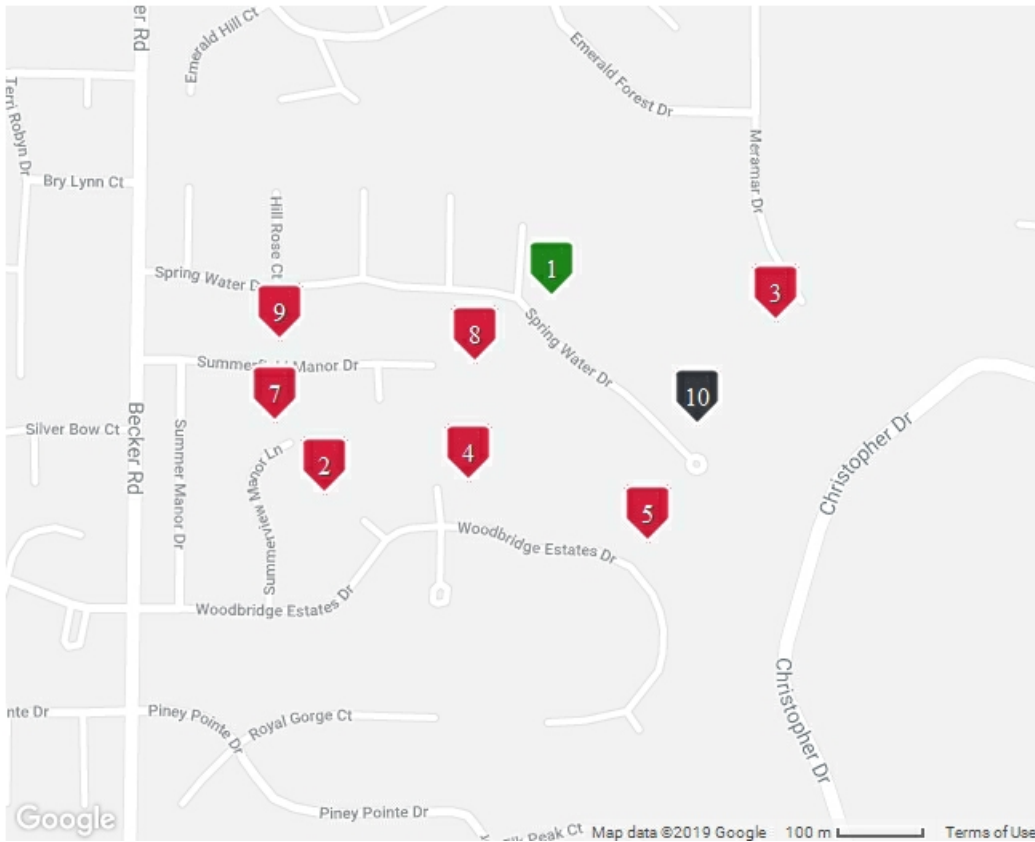
Good Activity is an average of *3-4 showings weekly*.

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

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	19003131	A	01/24/2019	RESI	2863 Spring Water Dr	Unincorporated	St Louis	331	18	\$300,000 4	3 (2 1)	2,512	0.3100 33		KWRC01
0.2 mi	18038588	S	07/27/2018	RESI	7301 Summertime Ct	Unincorporated	St Louis	332	35	\$275,000 4	3 (2 1)	2,458	0.3200 24		EXSL01
0.2 mi	18003115	S	03/05/2018	RESI	7293 Meramar	Unincorporated	St Louis	332	11	\$285,000 4	3 (2 1)	2,368	0.3600 32		CBG 14
0.1 mi	18054966	S	09/21/2018	RESI	7306 Summertime Dr	Unincorporated	St Louis	332	13	\$290,000 4	4 (3 1)	2,725	0.3000 27		KWSW01
0.2 mi	17093509	S	02/26/2018	RESI	2865 Woodbridge Estates Dr	Unincorporated	Oakville	332	164	\$290,000 3	3 (3 0)	2,030	0.2800 20		REFS01
0.1 mi	18052713	S	11/09/2018	RESI	2811 Spring Water	Unincorporated	St Louis	332	145	\$298,000 4	3 (2 1)	2,522	0.2800 30		KWSW01
0.2 mi	18053058	S	07/31/2018	RESI	7313 Summerview Manor Lane	Unincorporated	St Louis	332	12	\$302,000 4	4 (2 2)	2,384	0.2600 27		CBPR02
0.1 mi	18050486	S	08/17/2018	RESI	3001 Summerfield Manor	Unincorporated	St Louis	332	18	\$310,000 4	3 (2 1)	2,484	0.2600 29		EXTM01
0.2 mi	18003953	S	02/20/2018	RESI	3041 Summerfield Manor	Unincorporated	Oakville	332	4	\$315,000 3	2 (2 0)	0	0.0000 29		RMBC02
0.1 mi	18038998	X	11/01/2018	RESI	2811 Spring Water	Unincorporated	St Louis	332	43	\$320,000 4	3 (2 1)	2,522	0.2800 30		RMXR03

Residential Single Line (Map Print)



1	19003131	Active	Residential-2 Story	2863 Spring Water Dr	St Louis	2,512	4	3(2 1)	\$300,000	18
2	18038588	Closed	Residential-2 Story	7301 Summertime Ct	St Louis	2,458	4	3(2 1)	\$275,000	35
3	18003115	Closed	Residential-2 Story	7293 Meramar	St Louis	2,368	4	3(2 1)	\$285,000	11
4	18054966	Closed	Residential-2 Story	7306 Summertime Dr	St Louis	2,725	4	4(3 1)	\$290,000	13
5	17093509	Closed	Residential-1 Story	2865 Woodbridge Estates Dr	Oakville	2,030	3	3(3 0)	\$290,000	164
6	18052713	Closed	Residential-2 Story	2811 Spring Water	St Louis	2,522	4	3(2 1)	\$298,000	145
7	18053058	Closed	Residential-2 Story	7313 Summerview Manor Lane	St Louis	2,384	4	4(2 2)	\$302,000	12
8	18050486	Closed	Residential-1.5 Story	3001 Summerfield Manor	St Louis	2,484	4	3(2 1)	\$310,000	18
9	18003953	Closed	Residential-1 Story	3041 Summerfield Manor	Oakville		3	2(2 0)	\$315,000	4
10	18038998	Expired	Residential-2 Story	2811 Spring Water	St Louis	2,522	4	3(2 1)	\$320,000	43

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
 Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending'
 Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 2/11/2019 to 2/11/2018
 Latitude, Longitude is within 0.25 mi of 19003131
 State Or Province is 'Missouri'
 Price is 250000 to 350000
 Selected 10 of 10 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 2/11/2019 to 2/11/2018 Latitude, Longitude is within 0.25 mi of 19003131 State Or Province is 'Missouri' Price is 250000 to 350000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19003131	2863 Spring Water Dr	Mehlville	Barnwood Add 4a	4	3 (2 1)	2,512	2,512	0.310	33	01/24/19	\$119.43	18	\$300,000	\$300,000

Active Totals

Listing Count :	1	Averages:	2,512	2,512	0.310						\$119.43	18	\$300,000	\$300,000		
		Price :							High		\$300,000	Low	\$300,000	Median	\$300,000	

Closed Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18038588	7301 Summertime Ct	Oakville	Summerfield Manoi	4	3 (2 1)	2,458	2,458	0.320	24	07/27/18	\$111.88	35	\$265,000	\$265,000	\$275,000	103.77
18003115	7293 Meramar	Oakville	Barnwood Add 2	4	3 (2 1)	2,368	2,818	0.360	32	03/05/18	\$120.35	11	\$299,900	\$299,900	\$285,000	95.03
18054966	7306 Summertime Dr	Oakville	Summerfield Manoi	4	4 (3 1)	2,725	3,725	0.300	27	09/21/18	\$106.42	13	\$299,900	\$289,900	\$290,000	96.70
17093509	2865 Woodbridge Estates Dr	Oakville	Summerfield Estate	3	3 (3 0)	2,030	4,030	0.280	20	02/26/18	\$142.86	164	\$314,900	\$304,900	\$290,000	92.09
18052713	2811 Spring Water	Oakville	Barnwood Add 4b	4	3 (2 1)	2,522		0.280	30	11/09/18	\$118.16	145	\$309,000	\$307,000	\$298,000	96.44
18053058	7313 Summerview Manor Lan	Oakville	Summerfield Manoi	4	4 (2 2)	2,384	3,234	0.260	27	07/31/18	\$126.68	12	\$299,900	\$299,900	\$302,000	100.70
18050486	3001 Summerfield Manor	Oakville	Summerfield Manoi	4	3 (2 1)	2,484		0.260	29	08/17/18	\$124.80	18	\$330,000	\$320,000	\$310,000	93.94
18003953	3041 Summerfield Manor	Oakville	Summerfield Manoi	3	2 (2 0)				29	02/20/18	\$0.00	4	\$324,900	\$324,900	\$315,000	96.95

Closed Totals

Listing Count :	8	Averages:	2,424	3,253	0.294						\$121.59	50	\$305,438	\$301,438	\$295,625	96.95
		Price :							High		\$315,000	Low	\$275,000	Median	\$294,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18038998	2811 Spring Water	Oakville	Barnwood Add 4b	4	3 (2 1)	2,522		0.280	30	11/02/18	\$126.88	43	\$330,000	\$320,000

Expired Totals

Listing Count :	1	Averages:	2,522		0.280						\$126.88	43	\$330,000	\$320,000		
		Price :							High		\$320,000	Low	\$320,000	Median	\$320,000	

Grand Totals

Count :	10	Averages:	\$/SqFt: \$121.94	CDOM: 46	OP: \$307,350	LP: \$303,150	SP: \$295,625
---------	----	-----------	-------------------	----------	---------------	---------------	---------------

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.

Copyright © 2019 MARIS. All rights reserved.

Area Market Survey

Listings as of 02/11/2019 at 7:48 PM

Page 1 of 2

Mehlville

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	18
		1	18
Summary Price Information			
Minimum	\$300,000	Maximum	\$300,000
Average	\$300,000	Median	\$300,000

Oakville

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		5	41
\$300,000 thru \$349,999		3	11
		8	30
Summary Price Information			
Minimum	\$275,000	Maximum	\$315,000
Average	\$295,625	Median	\$294,000

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999		1	43
		1	43
Summary Price Information			
Minimum	\$320,000	Maximum	\$320,000
Average	\$320,000	Median	\$320,000

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.

Copyright © 2019 MARIS. All rights reserved.

Area Market Survey

Listings as of 02/11/2019 at 7:48 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	1	18
	1	18

Summary Price Information

Minimum	\$300,000	Maximum	\$300,000
Average	\$300,000	Median	\$300,000

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999	5	41
\$300,000 thru \$349,999	3	11
	8	30

Summary Price Information

Minimum	\$275,000	Maximum	\$315,000
Average	\$295,625	Median	\$294,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$300,000 thru \$349,999	1	43
	1	43

Summary Price Information

Minimum	\$320,000	Maximum	\$320,000
Average	\$320,000	Median	\$320,000

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.

Copyright © 2019 MARIS. All rights reserved.

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
19003131	RESI	ACT	01/24/19	2863 Spring Water Dr	St Louis	331	18	\$300,000	232	196	4	4	259	31	18	18	357

Cross Property Condensed

2863 Spring Water Dr, St Louis 63129-5732



MLS #:	19003131	Status:	A	Stat Dt:	01/24/19	List Pr:	\$300,000
Area:	331	Bd:	4	Sq Ft:	2,512	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$119.43	CDOM:	18
GA/CR:	2/0	Bth:	3 (2 1)			Age:	33
Style/Desc:	2 Story/Other					Acre:	.310
SubD:	Barnwood Add 4a						
Schl District:	Mehlville R-IX						

Search Criteria

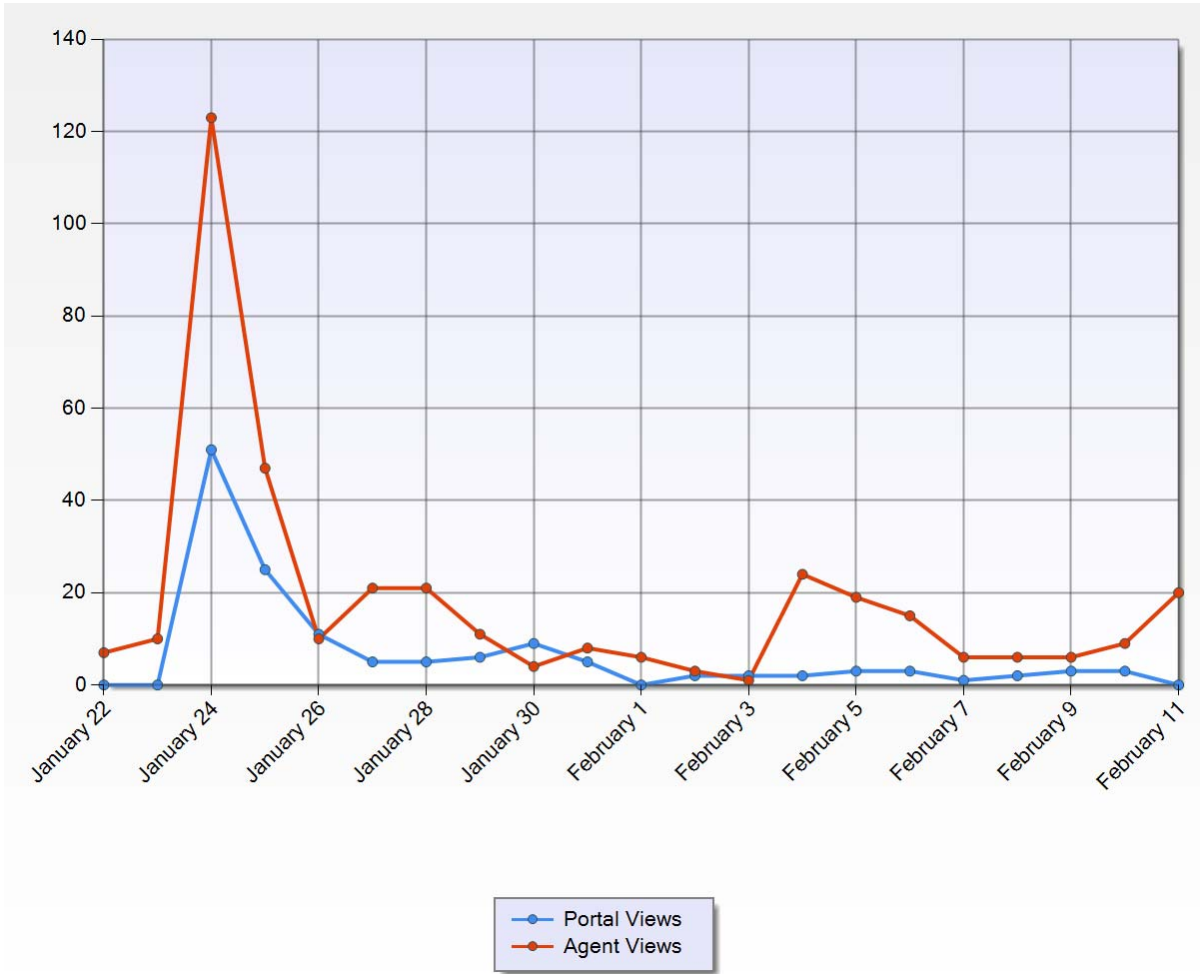
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 25 results.

358 Historical Views for 2863 Spring Water Dr



● FOR SALE

2863 Spring Water Dr, Saint Louis, MO 63129

List price: \$300,000

4 Beds · 3 Baths · 2,512 Sq Ft



EDIT LISTING



ADD VIDEO



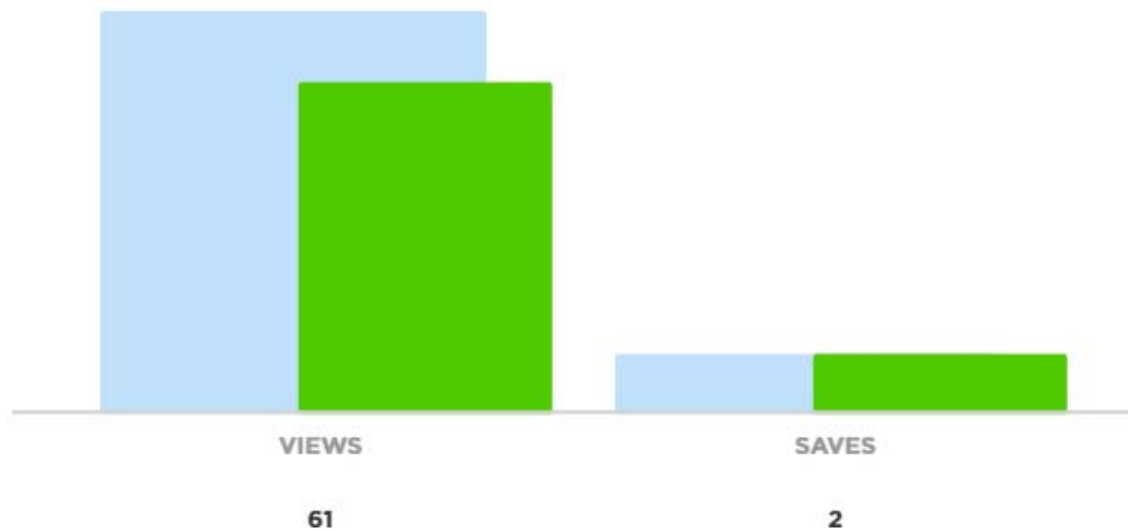
MORE ▾

Latest Activity

Your listing performance is average

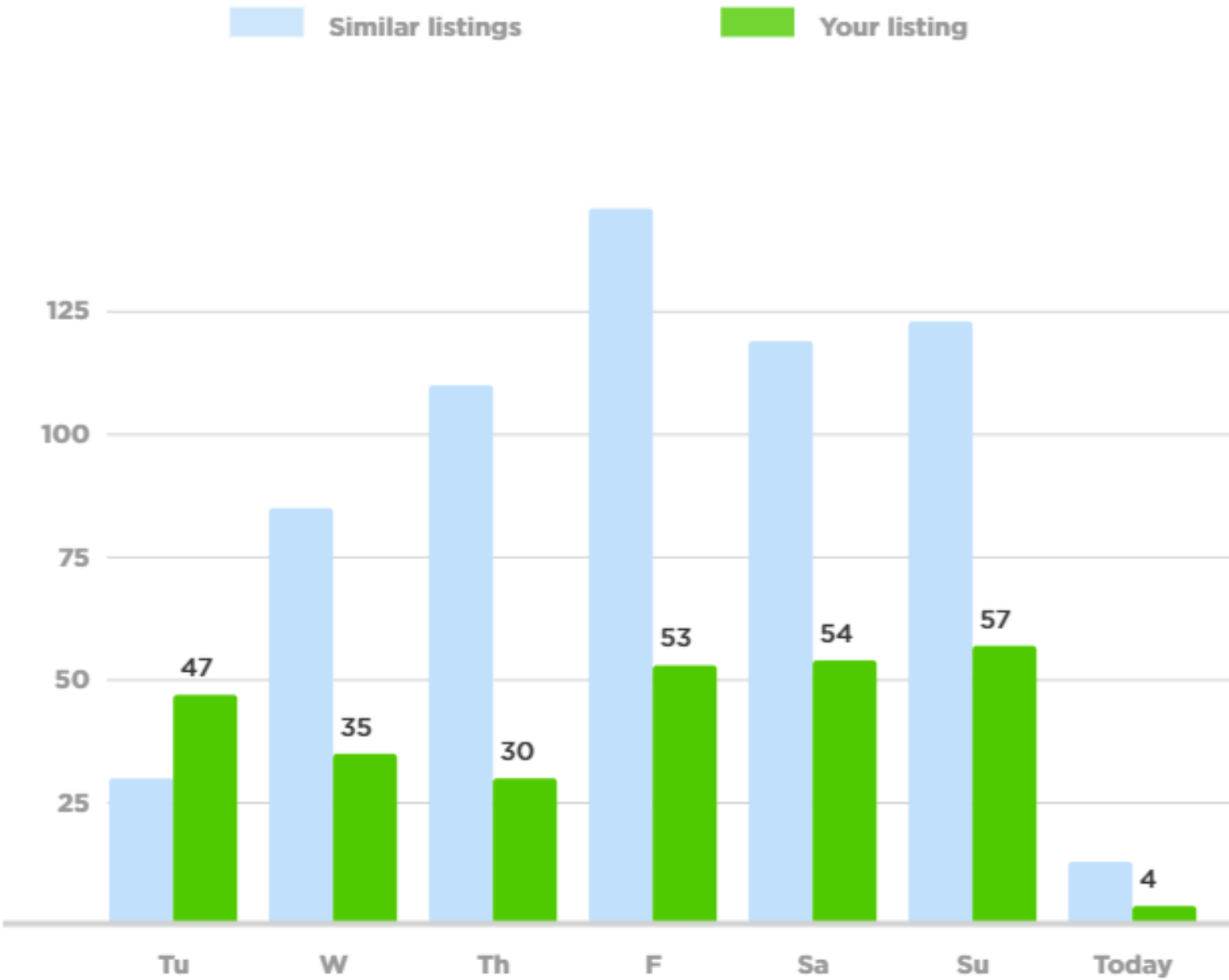
Last two days of activity

Similar listings Your listing



This Week

Last 30 Days





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

Listing Activity Report

2863 Spring Water Drive, St Louis, MO 63129

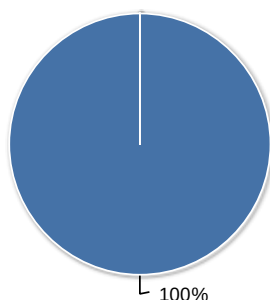
Snapshot for Jan 24, 2019 - Feb 12, 2019

Listing Photo

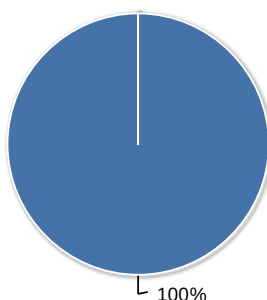
Listing ID: 19003131
 Address: 2863 Spring Water Drive, St Louis, MO 63129
 Price: \$300,000
 Status: ACTIVE
 Total number of appointments: 3
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 1
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Feedback at a Glance

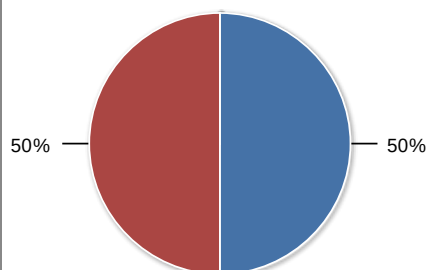
Is your client interested in this listing?



Please rate your overall experience at this showing.



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



Feedback Responses

Activity Details	Received
Showing 02/05/2019 4:15 PM - 5:15 PM	02/05/2019 06:39 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Excellent 5(Best)
Agent Preview 01/25/2019 9:35 AM - 10:05 AM	01/26/2019 10:07 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Excellent Just right 4 This is slightly higher than they want to spend but they're definitely interested. They plan to come to open house tomorrow.

Listing Activity Details

Activity Type	Activity Date	Comments
 Future Showing	02/12/2019 9:45 AM - 10:30 AM	
 Canceled Showing	02/10/2019 10:30 AM - 11:15 AM	
 Past Showing	02/05/2019 4:15 PM - 5:15 PM	
 Canceled Showing	01/25/2019 4:00 PM - 4:30 PM	
 Past Agent Preview	01/25/2019 9:35 AM - 10:05 AM	
 New Listing	01/24/2019	
 Price Change	01/24/2019 5:05 AM	