

The Nett Group Real Estate Advisors

SELLER REPORT



26433 Valley Lake Dr | Wright City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	11
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Client Possibilities	1
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Client Favorites	0
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Zillow Views	48
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Zillow Saves	1
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Showings	2
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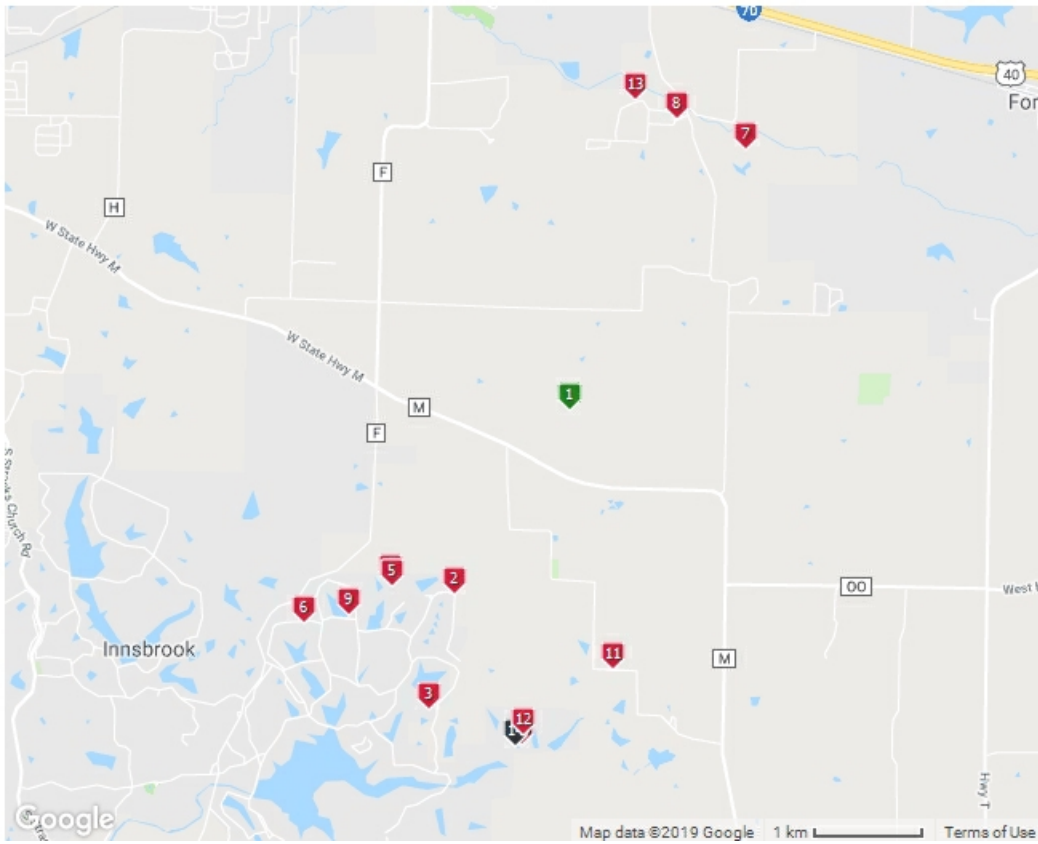
Good Activity is an average of *3-4 showings weekly*.

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

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	19005815	A	01/31/2019	RESI	26433 Valley Lake Dr	Wright City	Wright City	470	11	\$174,900	3	2 (2 0)	1,200	3.9100	20 KWRC01
1.3 mi	17080601	S	05/14/2018	RESI	1149 Turnberry Dr	Innsbrook	Innsbrook	470	168	\$125,000	1	2 (2 0)	1,200	1.5900	34 INBR01
1.9 mi	18015833	S	07/26/2018	RESI	1129 Mitten Ridge Dr	Innsbrook	Innsbrook	470	117	\$157,500	1	2 (1 1)	1,200	1.8500	22 INBR01
1.4 mi	18065966	S	08/15/2018	RESI	962 Woodlake Dr	Innsbrook	Innsbrook	470	0	\$176,000	1	2 (2 0)	1,100	1.2000	38 INBR01
1.5 mi	18032452	S	06/25/2018	RESI	933 Woodlake Dr	Innsbrook	Innsbrook	470	21	\$188,000	2	2 (1 1)	1,200	0.7000	25 INBR01
2.0 mi	17092032	S	04/19/2018	RESI	449 Foxfire Point Dr	Innsbrook	Innsbrook	470	104	\$195,000	1	2 (2 0)		1.7400	24 RDKY02
1.8 mi	18047897	S	11/06/2018	RESI	11610 Massman Lane	Unincorporated	Wright City	470	85	\$205,000	4	3 (2 1)	1,643	3.0000	26 RMXF01
1.8 mi	18017488	S	06/29/2018	RESI	28000 Glenbrook Ct	Unincorporated	Wright City	470	90	\$230,000	3	2 (2 0)	1,700	1.4000	RLVN01
1.8 mi	18015936	S	05/22/2018	RESI	939 Silver Fox Dr	Innsbrook	Innsbrook	470	3	\$247,900	3	2 (2 0)		0.8000	29 INBR01
2.0 mi	18079545	S	12/20/2018	RESI	1224 Powderhorn Dr	Innsbrook	Innsbrook	470	50	\$257,500	2	2 (2 0)	1,264	1.0000	22 INBR01
1.5 mi	17049250	S	02/16/2018	RESI	25203 South Lohman Rd	Wright City	Wright City	470	198	\$265,000	3	2 (2 0)	1,782	12.0000	51 RLVN01
1.9 mi	18067860	S	08/22/2018	RESI	1225 Powderhorn Dr	Innsbrook	Innsbrook	470	0	\$275,000	1	2 (2 0)	1,150	1.0000	23 INBR01
1.8 mi	18021105	S	08/13/2018	RESI	12105 Meade Dr	Unincorporated	Wright City	817	111	\$200,000	4	2 (2 0)	1,732	5.1800	ABRL01
2.0 mi	18069306	X	12/31/2018	RESI	1221 Powderhorn Ridge Dr	Innsbrook	Innsbrook	470	117	\$239,900	1	1 (1 0)	1,200	1.4400	25 INBR01

Residential Single Line (Map Print)



1	19005815	Active	Residential-1 Story	26433 Valley Lake Dr	Wright City	1,200	3	2(2 0)	\$174,900	11
2	17080601	Closed	Residential-1 Story	1149 Turnberry Dr	Innsbrook	1,200	1	2(2 0)	\$125,000	168
3	18015833	Closed	Residential-1.5 Story	1129 Mitten Ridge Dr	Innsbrook	1,200	1	2(1 1)	\$157,500	117
4	18065966	Closed	Residential-1.5 Story	962 Woodlake Dr	Innsbrook	1,100	1	2(2 0)	\$176,000	0
5	18032452	Closed	Residential-1.5 Story	933 Woodlake Dr	Innsbrook	1,200	2	2(1 1)	\$188,000	21
6	17092032	Closed	Residential-1 Story	449 Foxfire Point Dr	Innsbrook	1		2(2 0)	\$195,000	104
7	18047897	Closed	Residential-2 Story	11610 Massman Lane	Wright City	1,643	4	3(2 1)	\$205,000	85
8	18017488	Closed	Residential-1 Story	28000 Glenbrook Ct	Wright City	1,700	3	2(2 0)	\$230,000	90
9	18015936	Closed	Residential-1.5 Story	939 Silver Fox Dr	Innsbrook	3		2(2 0)	\$247,900	3
10	18079545	Closed	Residential-1 Story	1224 Powderhorn Dr	Innsbrook	1,264	2	2(2 0)	\$257,500	50
11	17049250	Closed	Residential-1 Story	25203 South Lohman Rd	Wright City	1,782	3	2(2 0)	\$265,000	198
12	18067860	Closed	Residential-1.5 Story	1225 Powderhorn Dr	Innsbrook	1,150	1	2(2 0)	\$275,000	0
13	18021105	Closed	Residential-1 Story	12105 Meade Dr	Wright City	1,732	4	2(2 0)	\$200,000	111
14	18069306	Expired	Residential-1.5 Story	1221 Powderhorn Ridge Dr	Innsbrook	1,200	1	1(1 0)	\$239,900	117

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 2.00 mi of 19005815
 State Or Province is 'Missouri'
 Price is 100000 to 275000
 Selected 14 of 14 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 2.00 mi of 19005815 State Or Province is 'Missouri' Price is 100000 to 275000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19005815	26433 Valley Lake Dr	Wright City R-2	Valley Lake Estates	3	2 (2 0)	1,200	130,680	3.910	20	01/31/19	\$145.75	11	\$174,900	\$174,900

Active Totals

Listing Count :	1	Averages:	1,200	130,680	3.910						\$145.75	11	\$174,900	\$174,900		
		Price :								High	\$174,900	Low	\$174,900	Median	\$174,900	

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
17080601	1149 Turnberry Dr	Wright City R-2	Innsbrook	1	2 (2 0)	1,200	1,200	1.590	34	05/14/18	\$104.17	168	\$139,900	\$139,900	\$125,000	89.35
18015833	1129 Mitten Ridge Dr	Wright City R-2	Innsbrook	1	2 (1 1)	1,200	1,200	1.850	22	07/26/18	\$131.25	117	\$179,900	\$179,900	\$157,500	87.55
18065966	962 Woodlake Dr	Wright City R-2	Innsbrook Estates	1	2 (2 0)	1,100		1.200	38	08/15/18	\$160.00	0	\$176,000	\$176,000	\$176,000	100.00
18032452	933 Woodlake Dr	Wright City R-2	Innsbrook	2	2 (1 1)	1,200	1,200	0.700	25	06/25/18	\$156.67	21	\$199,900	\$199,900	\$188,000	94.05
17092032	449 Foxfire Point Dr	Wright City R-2	Innsbrook Estates	1	2 (2 0)			1.740	24	04/19/18	\$0.00	104	\$209,000	\$209,000	\$195,000	93.30
18021105	12105 Meade Dr	Wright City	Glenbrook Estate	4	2 (2 0)	1,732		5.180		08/13/18	\$115.47	111	\$250,000	\$225,000	\$200,000	80.00
18047897	11610 Massman Lane	Wright City R-2	Cloverlake Estates	4	3 (2 1)	1,643	1,643	3.000	26	11/06/18	\$124.77	85	\$226,000	\$214,000	\$205,000	90.71
18017488	28000 Glenbrook Ct	Wright City R-2	Glenbrook Estates	3	2 (2 0)	1,700		1.400		06/29/18	\$135.29	90	\$274,900	\$254,900	\$230,000	83.67
18015936	939 Silver Fox Dr	Wright City R-2	Innsbrook	3	2 (2 0)			0.800	29	05/22/18	\$0.00	3	\$249,900	\$249,900	\$247,900	99.20
18079545	1224 Powderhorn Dr	Wright City R-2	Innsbrook	2	2 (2 0)	1,264	1,264	1.000	22	12/20/18	\$203.72	50	\$289,900	\$279,900	\$257,500	88.82
17049250	25203 South Lohman Rd	Wright City R-2	None	3	2 (2 0)	1,782		12.000	51	02/16/18	\$148.71	198	\$349,500	\$300,000	\$265,000	75.82
18067860	1225 Powderhorn Dr	Wright City R-2	Innsbrook	1	2 (2 0)	1,150		1.000	23	08/22/18	\$239.13	0	\$275,000	\$275,000	\$275,000	100.00

Closed Totals

Listing Count :	12	Averages:	1,397	1,301	2.622						\$151.92	79	\$234,992	\$225,283	\$210,158	90.21
		Price :								High	\$275,000	Low	\$125,000	Median	\$202,500	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18069306	1221 Powderhorn Ridge Dr	Wright City R-2	Innsbrook	1	1 (1 0)	1,200	1,200	1.440	25	01/01/19	\$199.92	117	\$249,900	\$239,900

Expired Totals

Listing Count :	1	Averages:	1,200	1,200	1.440						\$199.92	117	\$249,900	\$239,900		
		Price :								High	\$239,900	Low	\$239,900	Median	\$239,900	

Grand Totals

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

Count :	14	Averages:	\$/SqFt: \$155.40	CDOM: 77	OP: \$231,764	LP: \$222,729	SP: \$210,158
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Area Market Survey

Listings as of 02/11/2019 at 7:49 PM

Page 1 of 2

Wright City

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	111
	1	111
Summary Price Information		
Minimum	\$200,000	Maximum \$200,000
Average	\$200,000	Median \$200,000

Wright City R-2

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	11
	1	11
Summary Price Information		
Minimum	\$174,900	Maximum \$174,900
Average	\$174,900	Median \$174,900

Closed

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999	1	168
\$140,000 thru \$159,999	1	117
\$160,000 thru \$179,999	1	0
\$180,000 thru \$199,999	2	63
\$200,000 thru \$249,999	3	59
\$250,000 thru \$299,999	3	83
	11	76
Summary Price Information		
Minimum	\$125,000	Maximum \$275,000
Average	\$211,082	Median \$205,000

Expired

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999	1	117
	1	117
Summary Price Information		
Minimum	\$239,900	Maximum \$239,900
Average	\$239,900	Median \$239,900

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Area Market Survey

Listings as of 02/11/2019 at 7:49 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999		1	11
		1	11
Summary Price Information			
Minimum	\$174,900	Maximum	\$174,900
Average	\$174,900	Median	\$174,900

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$120,000 thru \$139,999		1	168
\$140,000 thru \$159,999		1	117
\$160,000 thru \$179,999		1	0
\$180,000 thru \$199,999		3	79
\$200,000 thru \$249,999		3	59
\$250,000 thru \$299,999		3	83
		12	79
Summary Price Information			
Minimum	\$125,000	Maximum	\$275,000
Average	\$210,158	Median	\$202,500

Expired

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		1	117
		1	117
Summary Price Information			
Minimum	\$239,900	Maximum	\$239,900
Average	\$239,900	Median	\$239,900

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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
19005815	RESI	ACT	01/31/19	26433 Valley Lake Dr	Wright City	470	11	\$174,900	244	158	0	1	285	85	20	22	246

Cross Property Condensed

26433 Valley Lake Dr, Wright City 63390-4524



MLS #:	19005815	Status:	A	Stat Dt:	01/31/19	List Pr:	\$174,900
Area:	470	Bd:	3	Sq Ft:	1,200	Sell Pr:	
Muni/Twp:	Wright City	Pr/SqFt:	\$145.75	CDOM:	11	Age:	20
GA/CR:	0/0	Bth:	2 (2 0)	Acre:	3.910		
Style/Desc:	1 Story/Manufactured						
SubD:	Valley Lake Estates						
Schl District:	Wright City R-II						

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.

● FOR SALE

26433 Valley Lake Dr, Wright City, MO 63390

List price: \$174,900

3 Beds · 2 Baths · 1,200 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing traffic

Last two days of activity



Similar listings



Your listing



VIEWS

48

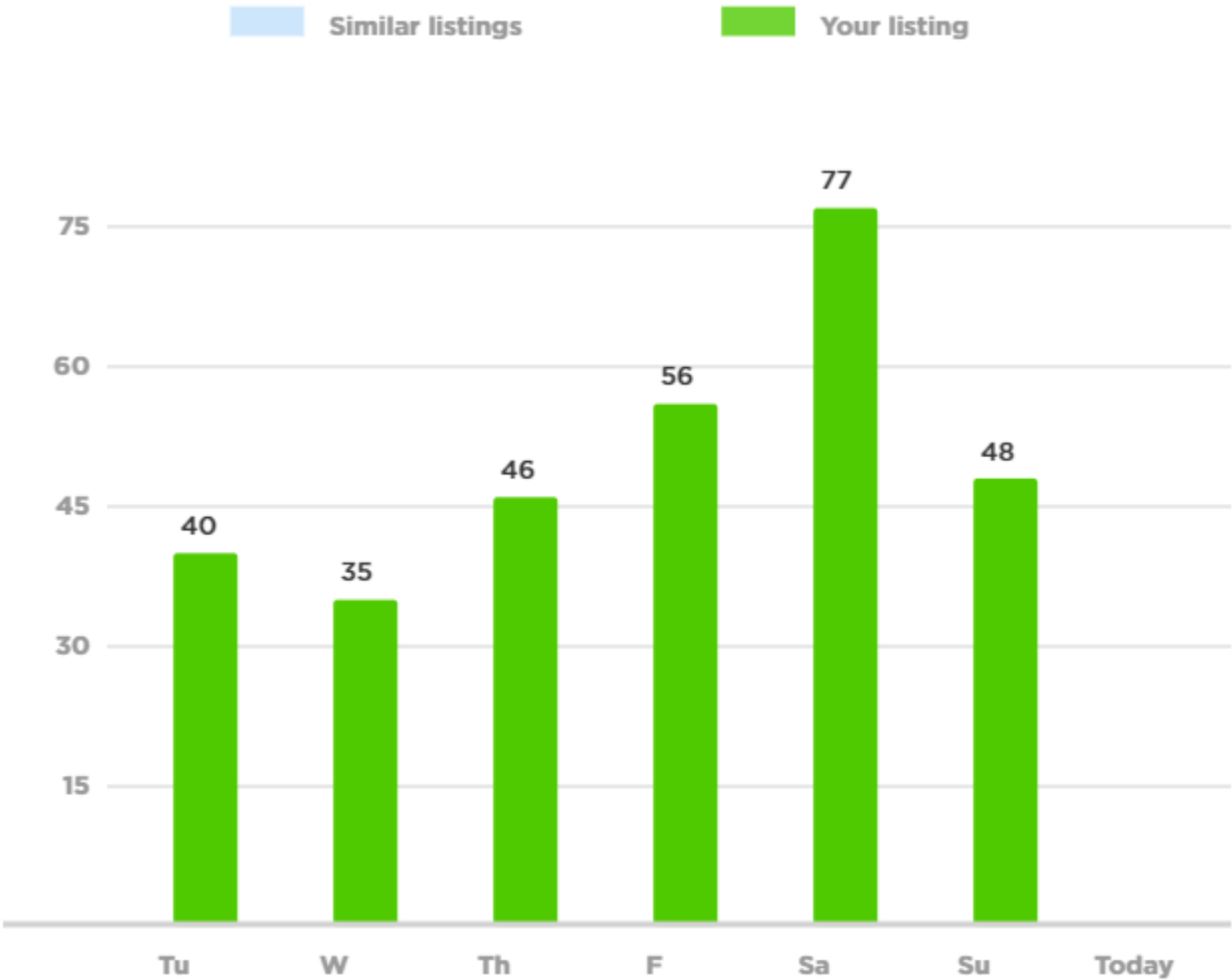


SAVES

1

This Week

Last 30 Days





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

Listing Activity Report

26433 Valley Lake Drive, Wright City, MO 63390

Snapshot for Jan 31, 2019 - Feb 05, 2019

Listing Photo

Listing ID: 19005815
 Address: 26433 Valley Lake Drive, Wright City, MO 63390
 Price: \$174,900
 Status: ACTIVE
 Total number of appointments: 2
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 02/04/2019 9:45 AM - 11:00 AM	02/04/2019 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:	
Client felt rooms were a little small and fireplace in a room besides master was also a waste. Very nice but they are passing.	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	02/05/2019 11:00 AM - 11:15 AM	
Past Showing	02/04/2019 9:45 AM - 11:00 AM	
Canceled Showing	02/02/2019 10:45 AM - 11:00 AM	
New Listing	01/31/2019	