

The Nett Group Real Estate Advisors

SELLER REPORT



2312 Banon Dr | St Charles

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	109
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Client Possibilities	3
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Client Favorites	2
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Zillow Views	55
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Zillow Saves	1
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Showings	9
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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
18084747	RESI	ACT	11/01/18	2312 Banon Dr	St Charles	403	109	\$323,000	154	157	2	3	184	9	17	22	864

Cross Property Condensed

2312 Banon Dr, St Charles 63301-5025



MLS #:	18084747	Status:	A	Stat Dt:	11/01/18	List Pr:	\$323,000
Area:	403	Bd:	3	Sq Ft:	1,786	Sell Pr:	
Muni/Twp:	St. Charles	Pr/SqFt:	\$180.85	CDOM:	109	Age:	2
GA/CR:	2/0	Bth:	2 (2 0)	Acre:	.150		
Style/Desc:	1 Story/Ranch						
SubD:	Vigs Of Provence #2						
Schl District:	St. Charles R-VI						
Recent:	02/18/2019 : Price Change : \$325,000->\$323,000						

Search Criteria

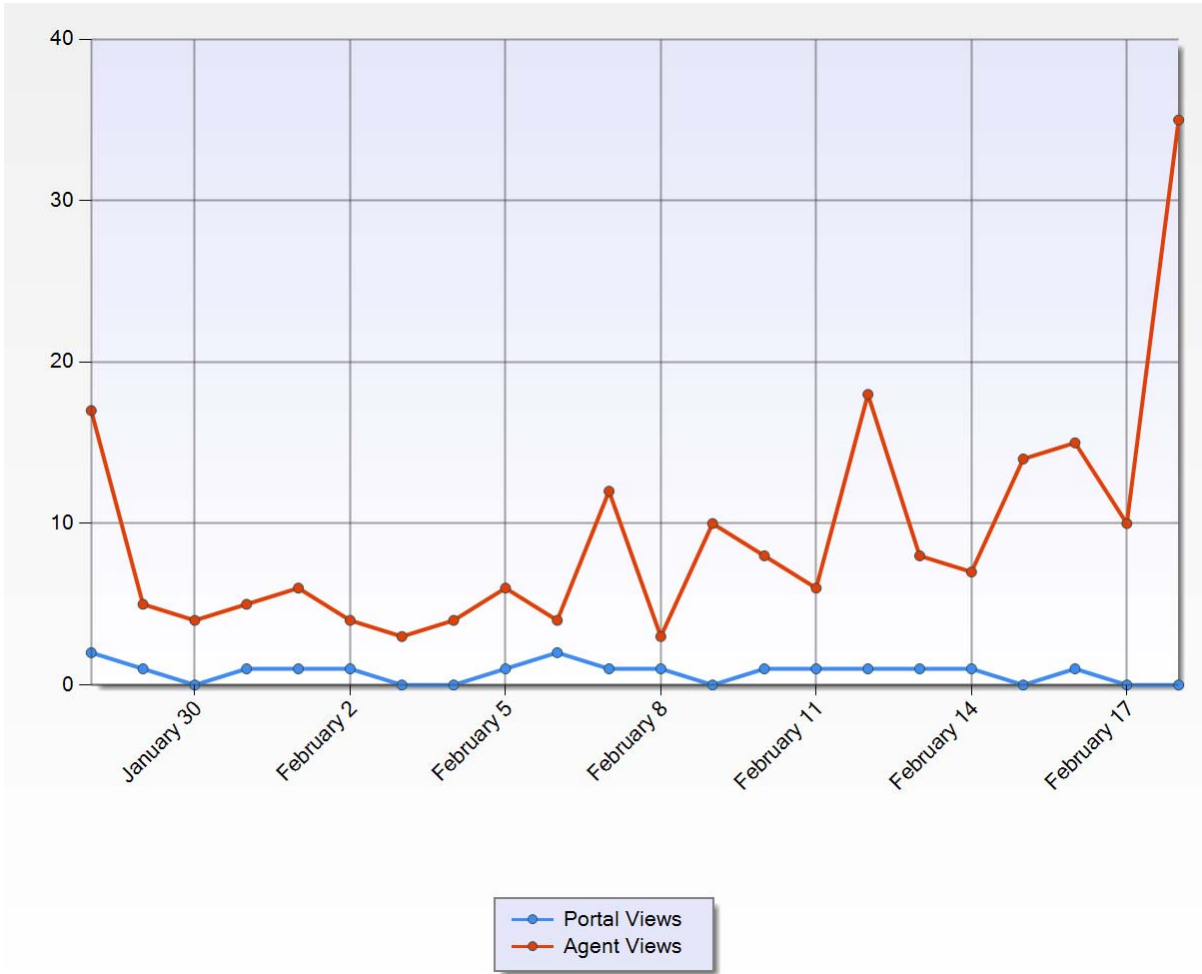
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 27 results.

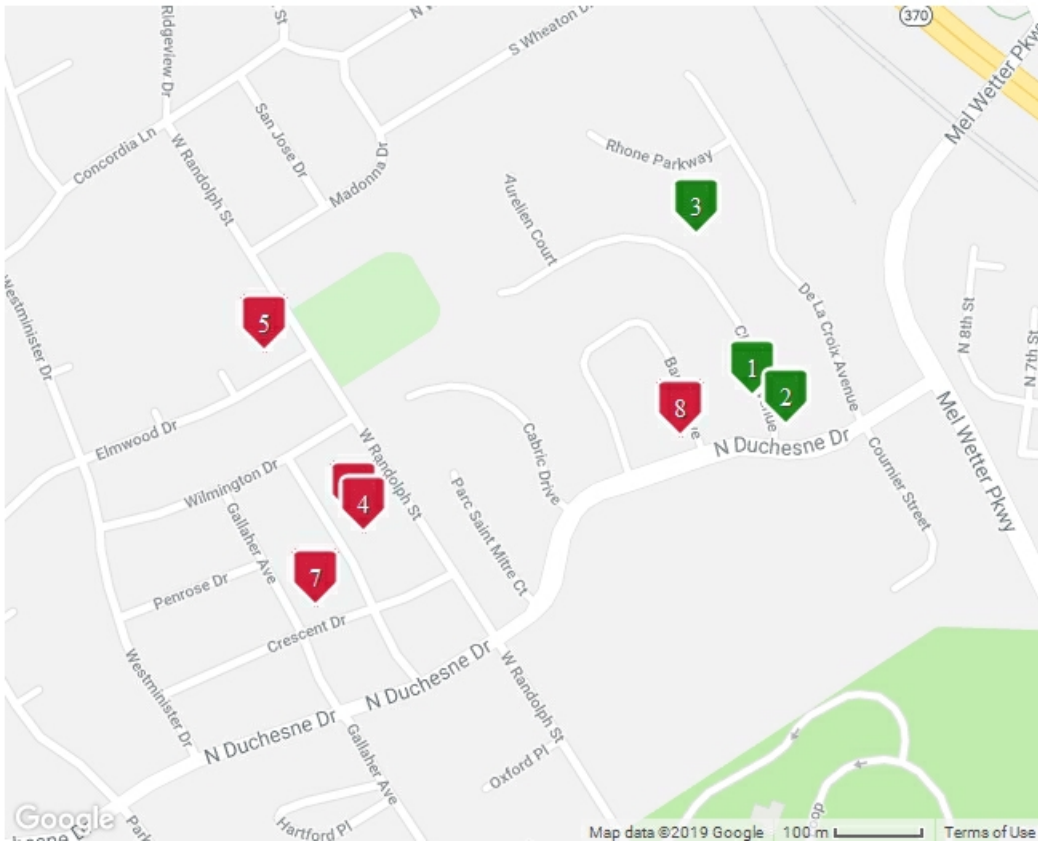
 Historical Views for 2312 Banon Dr



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
0.1 mi	18095350	A	12/27/2018	RESI	TBB Audubon@Provence	St. Charles	St Charles	403	417	\$285,900 3	2 (2 0)	1,734	0.0000		CNRE01
0.1 mi	18048708	A	06/15/2018	RESI	TBB Davenport@Provence	St. Charles	St Charles	403	248	\$291,900 3	2 (2 0)	1,870	0.0000		CNRE01
0.1 mi	18031634	A	04/20/2018	RESI	TBB Sierra@Provence	St. Charles	St Charles	403	304	\$299,900 3	2 (2 0)	2,240	0.0000		CNRE01
0.2 mi	18050266	S	07/31/2018	RESI	2508 Westport Lane	St. Charles	St Charles	403	2	\$204,000 3	2 (2 0)	1,484	0.2400	49	WREN02
0.3 mi	18047373	S	10/11/2018	RESI	1019 Elmwood	St. Charles	St Charles	403	74	\$212,000 3	2 (2 0)	1,518	0.2030	51	STRA01
0.2 mi	18082817	S	12/04/2018	RESI	2512 WESTPORT Lane	St. Charles	St Charles	403	2	\$217,000 3	3 (2 1)	1,511	0.2287	48	RMST02
0.3 mi	17091646	S	04/26/2018	RESI	1005 Crescent	St. Charles	St Charles	403	113	\$222,500 4	3 (2 1)	1,928	0.2400	48	CBG 09
0.0 mi	18067966	S	09/27/2018	RESI	2321 Cabric Dr	St. Charles	St Charles	403	0	\$294,208 3	2 (2 0)	1,615			BHSP02
0.0 mi	18091735	S	01/31/2019	RESI	2344 Cabric Dr	St. Charles	St Charles	403	32	\$295,000 4	4 (3 1)	2,480	0.2000		BHSP02
0.0 mi	19001422	W	02/17/2019	RESI	1 TBB TBB Edison at Provence	St. Charles	St Charles	403	26	\$299,900 4	3 (2 1)	2,368			BHSP02

Residential Single Line (Map Print)



1	18095350	Active	Residential-1 Story	TBB Audubon@Provence	St Charles	1,734	3	2(2 0)	\$285,900	417
2	18048708	Active	Residential-1 Story	TBB Davenport@Provence	St Charles	1,870	3	2(2 0)	\$291,900	248
3	18031634	Active	Residential-1 Story	TBB Sierra@Provence	St Charles	2,240	3	2(2 0)	\$299,900	304
4	18050266	Closed	Residential-1 Story	2508 Westport Lane	St Charles	1,484	3	2(2 0)	\$204,000	2
5	18047373	Closed	Residential-1 Story	1019 Elmwood	St Charles	1,518	3	2(2 0)	\$212,000	74
6	18082817	Closed	Residential-1 Story	2512 WESTPORT Lane	St Charles	1,511	3	3(2 1)	\$217,000	2
7	17091646	Closed	Residential-2 Story	1005 Crescent	St Charles	1,928	4	3(2 1)	\$222,500	113
8	18067966	Closed	Residential-1 Story	2321 Cabric Dr	St Charles	1,615	3	2(2 0)	\$294,208	0
9	18091735	Closed	Residential-2 Story	2344 Cabric Dr	St Charles	2,480	4	4(3 1)	\$295,000	32
10	19001422	Withdrawn	Residential-1.5 Story	1 TBB TBB Edison at Provence	St Charles	2,368	4	3(2 1)	\$299,900	26

Search Criteria

Transaction Type is 'Sale'

Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'

Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 2/18/2019 to 2/18/2018

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 200000 to 300000

Latitude, Longitude is within 0.31 mi of 18084747

23 Listings have been discarded.

Selected 10 of 10 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 2/18/2019 to 2/18/2018 Property Type is 'Residential' State Or Province is 'Missouri' Price is 200000 to 300000 Latitude, Longitude is within 0.31 mi of 18084747 23 Listings have been discarded.

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18095350	TBB Audubon@Provence	St. Charles	Villages of Provenc	3	2 (2 0)	1,734				12/27/18	\$164.88	417	\$285,900	\$285,900
18048708	TBB Davenport@Provence	St. Charles	Villages of Provenc	3	2 (2 0)	1,870				06/15/18	\$156.10	248	\$294,900	\$291,900
18031634	TBB Sierra@Provence	St. Charles	Villages of Provenc	3	2 (2 0)	2,240				04/20/18	\$133.88	304	\$310,900	\$299,900

Active Totals

Listing Count :	3	Averages:	1,948								\$151.62	323	\$297,233	\$292,567	
		Price :								High	\$299,900	Low	\$285,900	Median	\$291,900

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
18050266	2508 Westport Lane	St. Charles	Elmwood Manor	3	2 (2 0)	1,484		0.240	49	07/31/18	\$137.47	2	\$199,900	\$199,900	\$204,000	102.05
18047373	1019 Elmwood	St. Charles	Elmwood Manor #8	3	2 (2 0)	1,518	1,518	0.203	51	10/11/18	\$139.66	74	\$239,900	\$219,900	\$212,000	88.37
18082817	2512 WESTPORT Lane	St. Charles	ELMWOOD MANO	3	3 (2 1)	1,511		0.229	48	12/04/18	\$143.61	2	\$219,900	\$219,900	\$217,000	98.68
17091646	1005 Crescent	St. Charles	Elmwood Manor #1	4	3 (2 1)	1,928		0.240	48	04/26/18	\$115.40	113	\$230,000	\$223,900	\$222,500	96.74
18067966	2321 Cabric Dr	St. Charles	The Villages of Pro	3	2 (2 0)	1,615	1,615			09/27/18	\$182.17	0	\$294,208	\$294,208	\$294,208	100.00
18091735	2344 Cabric Dr	St. Charles	The Villages of Pro	4	4 (3 1)	2,480	2,480	0.200		01/31/19	\$118.95	32	\$335,307	\$335,307	\$295,000	87.98

Closed Totals

Listing Count :	6	Averages:	1,756	1,871	0.222						\$139.54	37	\$253,203	\$248,853	\$240,785	95.64
		Price :								High	\$295,000	Low	\$204,000	Median	\$219,750	

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19001422	1 TBB TBB Edison at Provenc	St. Charles	The Villages of Pro	4	3 (2 1)	2,368	2,368			02/17/19	\$126.65	26	\$298,900	\$299,900

Withdrawn Totals

Listing Count :	1	Averages:	2,368	2,368							\$126.65	26	\$298,900	\$299,900	
		Price :								High	\$299,900	Low	\$299,900	Median	\$299,900

Grand Totals

Count :	10	Averages:	\$/SqFt: \$141.88	CDOM: 122	OP: \$270,982	LP: \$267,072	SP: \$240,785
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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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Area Market Survey

Listings as of 02/18/2019 at 9:22 PM

Page 1 of 2

St. Charles

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		3	202
		3	202
Summary Price Information			
Minimum	\$285,900	Maximum	\$299,900
Average	\$292,567	Median	\$291,900

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		4	48
\$250,000 thru \$299,999		2	16
		6	37
Summary Price Information			
Minimum	\$204,000	Maximum	\$295,000
Average	\$240,785	Median	\$219,750

Withdrawn

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	26
		1	26
Summary Price Information			
Minimum	\$299,900	Maximum	\$299,900
Average	\$299,900	Median	\$299,900

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

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Area Market Survey

Listings as of 02/18/2019 at 9:22 PM

Page 2 of 2

Summary

Active

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		3	202
		3	202
Summary Price Information			
Minimum	\$285,900	Maximum	\$299,900
Average	\$292,567	Median	\$291,900

Closed

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$200,000 thru \$249,999		4	48
\$250,000 thru \$299,999		2	16
		6	37
Summary Price Information			
Minimum	\$204,000	Maximum	\$295,000
Average	\$240,785	Median	\$219,750

Withdrawn

<u>Price Range</u>		<u>Quantity</u>	<u>Average DOM</u>
\$250,000 thru \$299,999		1	26
		1	26
Summary Price Information			
Minimum	\$299,900	Maximum	\$299,900
Average	\$299,900	Median	\$299,900

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

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● FOR SALE

**2312 Banon Dr,
Saint Charles, MO 63301**

List price: \$323,000

3 Beds · 2 Baths · 1,786 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing performance is average

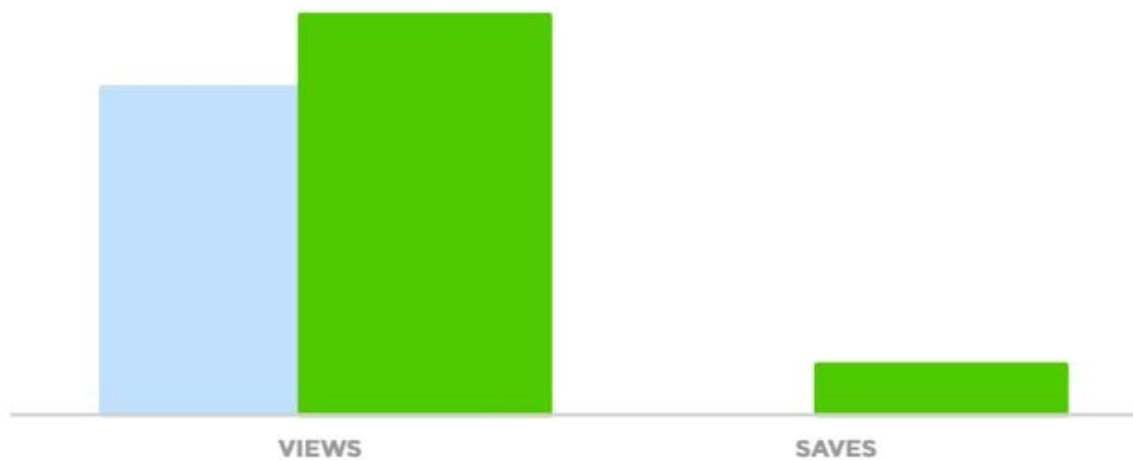
Last two days of activity



Similar listings



Your listing



VIEWS

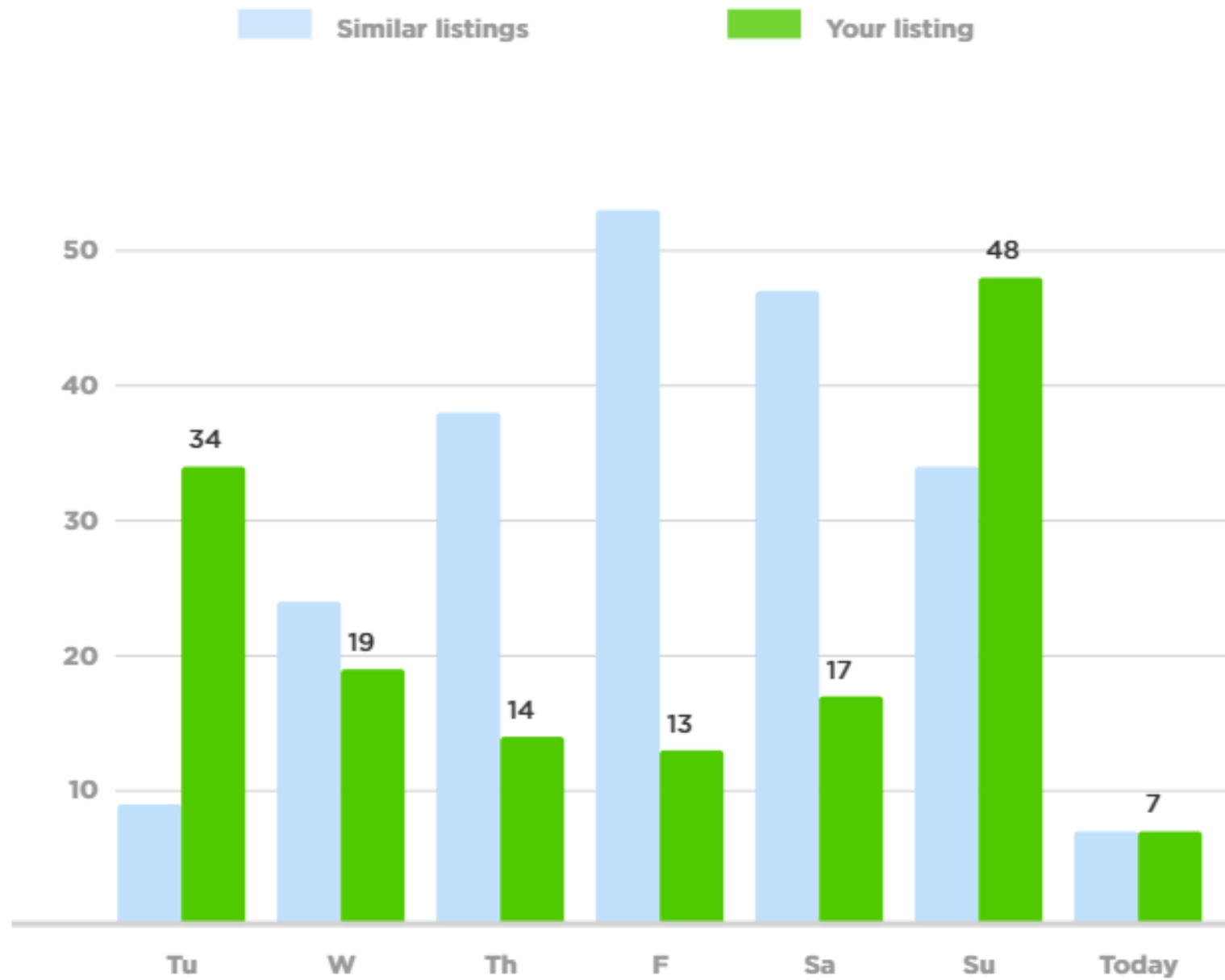
SAVES

55

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

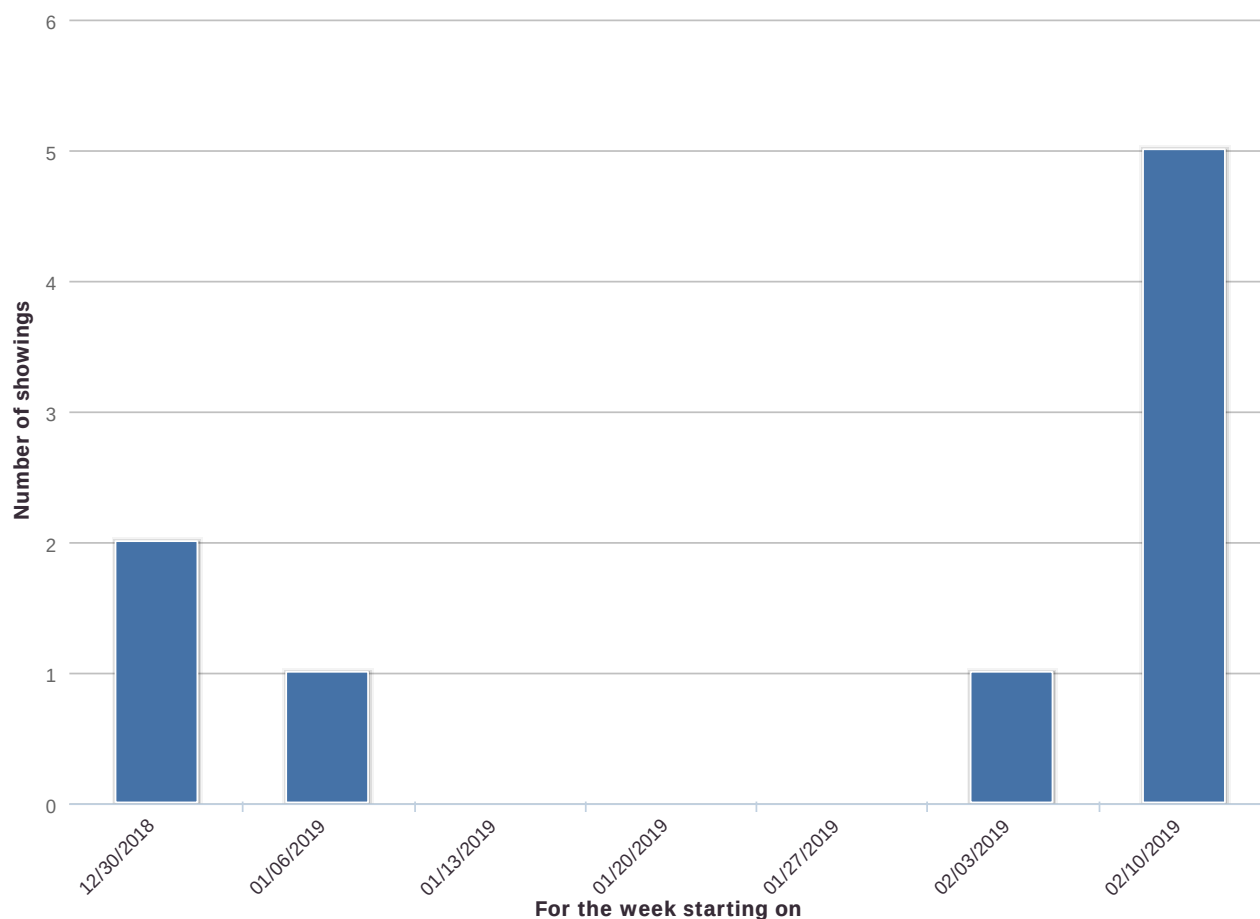
2312 Banon Drive, St Charles, MO 63301

Snapshot for Oct 31, 2018 - Feb 18, 2019

Listing Photo

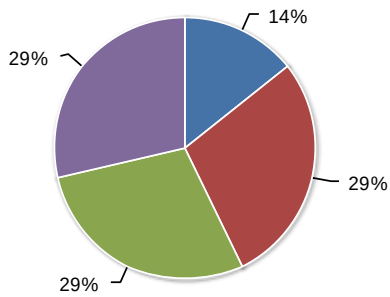
Listing ID: 18084747
 Address: 2312 Banon Drive, St Charles, MO 63301
 Price: \$323,000
 Status: ACTIVE
 Total number of appointments: 9
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 4
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

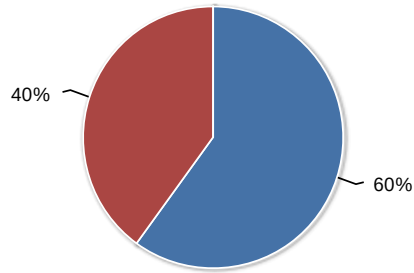
Is your client interested in this listing?



- Very (1)
- Somewhat (2)
- Maybe (2)
- Not interested (2)

* 7 responses

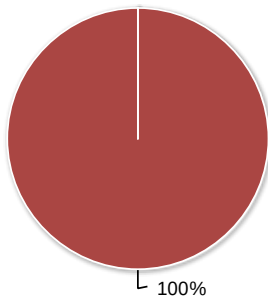
Please rate your overall experience at this showing.



- Excellent (3)
- Good (2)
- Fair (0)
- Poor (0)

* 5 responses

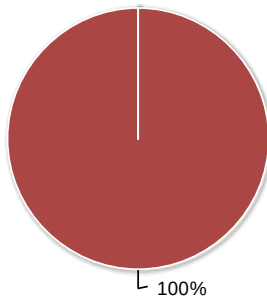
Your (and your client's) opinion of the price:



- Just right (0)
- Too high (4)
- Too low (0)

* 4 responses

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



- 5(Best) (0)
- 4 (2)
- 3 (0)
- 2 (0)
- 1(Worst) (0)

* 2 responses

Feedback Responses

Activity Details	Received
Showing 02/16/2019 11:30 AM - 12:30 PM	02/16/2019 05:12 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	
2nd Showing 02/13/2019 4:00 PM - 4:30 PM	02/13/2019 06:49 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS: Very Sending offer over!	
Showing 02/12/2019 5:30 PM - 6:00 PM	02/12/2019 07:44 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:		Somewhat Good Too high Buyer really liked the property, however condition of deck was disappointing. If client decides to make an offer, how fast could we close? Client needs quick closing
Showing 02/10/2019 12:00 PM - 1:00 PM		02/17/2019 10:45 AM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested They have elected to build new construction with Payne. There were a few options Banon did not have that this buyer wanted for example double ovens. Also, they noted some concerns on pet waste in basement.
Showing 02/09/2019 10:30 AM - 11:30 AM		02/10/2019 09:43 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: COMMENTS/RECOMMENDATIONS:		Somewhat Good Too high My Clients like the house, but are still deciding on location.
Showing 01/06/2019 1:00 PM - 2:00 PM		01/06/2019 07:08 PM
Is your client interested in this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:		Not interested Excellent The house is beautiful! They love the island and coffee bar. My Buyers just started looking and unfortunately they feel the location is too far away for them.
Showing 12/30/2018 12:30 PM - 1:30 PM		01/03/2019 11:10 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:		Received on the other appt.
Showing 12/30/2018 12:30 PM - 12:45 PM		12/30/2018 03:45 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 Lovely home. Showed beautifully. It's a little higher than they can go.

Listing Activity Details

Activity Type	Activity Date	Comments
 Price Change	02/18/2019 3:05 AM	
 Past Showing	02/16/2019 11:30 AM - 12:30 PM	
 Past Showing	02/15/2019 11:30 AM - 12:30 PM	

Activity Type	Activity Date	Comments
 Past 2nd Showing	02/13/2019 4:00 PM - 4:30 PM	
 Past Showing	02/12/2019 5:30 PM - 6:00 PM	
 Past Showing	02/10/2019 12:00 PM - 1:00 PM	
 Past Showing	02/09/2019 10:30 AM - 11:30 AM	
 Declined Showing	01/14/2019 8:00 PM - 8:15 PM	
 Declined Showing	01/14/2019 7:15 PM - 7:30 PM	
 Status Change	01/14/2019 8:52 AM	
 Status Change	01/14/2019 12:14 AM	
 Canceled Showing	01/09/2019 2:15 PM - 4:00 PM	
 Past Showing	01/06/2019 1:00 PM - 2:00 PM	
 Price Change Notification	01/03/2019 4:10 PM	
 Price Change	01/03/2019 9:32 AM	
 Past Showing	12/30/2018 12:30 PM - 12:45 PM	
 Past Showing	12/30/2018 12:30 PM - 1:30 PM	
 Listing Comment	12/15/2018 4:15 PM - 4:45 PM	Amy Bea showed the property on the same day as the decline. Nilssen's returned to town early and were able to get it show ready. She extended her gratitude for accomodating. Comments from the agent, "Unfortunately the house is not the right one for my client. It was the master bath. Vanity and closet too small. Countertop was a minor issue but she was willing to overlook that because it can be changed.
 Declined Showing	12/15/2018 3:15 PM - 4:15 PM	
 Price Change	12/01/2018 5:18 AM	
 Status Change	11/01/2018 10:31 AM	
 New Listing	11/01/2018	
 Status Change	10/31/2018 1:16 PM	
 Price Change	10/31/2018 7:59 AM	