

The Nett Group Real Estate Advisors

# SELLER REPORT



2312 Banon Dr | St Charles

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |     |
|----------------|-----|
| Days on Market | 130 |
|----------------|-----|

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

|                  |   |
|------------------|---|
| Client Favorites | 1 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 24 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 1 |
|--------------|---|

|          |    |
|----------|----|
| Showings | 11 |
|----------|----|

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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 |
|----------|--------------------------|----|-------------|--------|------------------------------|-------------|------------|------|------|-------------|---------|----------|-----------|-----|--------|
| 0.1 mi   | <a href="#">18095350</a> | A  | 12/27/2018  | RESI   | TBB Audubon@Provence         | St. Charles | St Charles | 403  | 438  | \$285,900 3 | 2 (2 0) | 1,734    | 0.0000    |     | CNRE01 |
| 0.1 mi   | <a href="#">18048708</a> | A  | 06/15/2018  | RESI   | TBB Davenport@Provence       | St. Charles | St Charles | 403  | 269  | \$291,900 3 | 2 (2 0) | 1,870    | 0.0000    |     | CNRE01 |
| 0.1 mi   | <a href="#">18031634</a> | A  | 04/20/2018  | RESI   | TBB Sierra@Provence          | St. Charles | St Charles | 403  | 325  | \$299,900 3 | 2 (2 0) | 2,240    | 0.0000    |     | CNRE01 |
| 0.1 mi   | <a href="#">19003845</a> | A  | 01/21/2019  | RESI   | 2377 Banon Dr                | St. Charles | St Charles | 403  | 117  | \$300,000 3 | 4 (3 1) | 1,624    | 0.1570 3  |     | BHSP04 |
| 0.2 mi   | <a href="#">18050266</a> | 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   | <a href="#">18047373</a> | 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   | <a href="#">18082817</a> | 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   | <a href="#">17091646</a> | 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   | <a href="#">18067966</a> | 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   | <a href="#">18091735</a> | 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   | <a href="#">19001422</a> | 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 |

### 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 3/11/2019 to 3/11/2018

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 11 of 11 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 3/11/2019 to 3/11/2018 **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 | 438  | \$285,900  | \$285,900  |
| 18048708  | TBB Davenport@Provence | St. Charles | Villages of Provenc | 3  | 2 (2 0) | 1,870 |        |        |     | 06/15/18 | \$156.10 | 269  | \$294,900  | \$291,900  |
| 18031634  | TBB Sierra@Provence    | St. Charles | Villages of Provenc | 3  | 2 (2 0) | 2,240 |        |        |     | 04/20/18 | \$133.88 | 325  | \$310,900  | \$299,900  |
| 19003845  | 2377 Banon Dr          | St. Charles | Vlgs Of Provence    | 3  | 4 (3 1) | 1,624 | 2,250  | 0.157  | 3   | 01/21/19 | \$184.73 | 117  | \$305,000  | \$300,000  |

**Active Totals**

|                        |   |                  |       |       |       |             |           |            |           |               |           |  |
|------------------------|---|------------------|-------|-------|-------|-------------|-----------|------------|-----------|---------------|-----------|--|
| <b>Listing Count :</b> | 4 | <b>Averages:</b> | 1,867 | 2,250 | 0.157 |             | \$159.90  | 287        | \$299,175 | \$294,425     |           |  |
|                        |   | <b>Price :</b>   |       |       |       | <b>High</b> | \$300,000 | <b>Low</b> | \$285,900 | <b>Median</b> | \$295,900 |  |

**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**

|                        |   |                  |       |       |       |             |           |            |           |               |           |       |
|------------------------|---|------------------|-------|-------|-------|-------------|-----------|------------|-----------|---------------|-----------|-------|
| <b>Listing Count :</b> | 6 | <b>Averages:</b> | 1,756 | 1,871 | 0.222 |             | \$139.54  | 37         | \$253,203 | \$248,853     | \$240,785 | 95.64 |
|                        |   | <b>Price :</b>   |       |       |       | <b>High</b> | \$295,000 | <b>Low</b> | \$204,000 | <b>Median</b> | \$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**

|                        |   |                  |       |       |  |             |           |            |           |               |           |  |
|------------------------|---|------------------|-------|-------|--|-------------|-----------|------------|-----------|---------------|-----------|--|
| <b>Listing Count :</b> | 1 | <b>Averages:</b> | 2,368 | 2,368 |  |             | \$126.65  | 26         | \$298,900 | \$299,900     |           |  |
|                        |   | <b>Price :</b>   |       |       |  | <b>High</b> | \$299,900 | <b>Low</b> | \$299,900 | <b>Median</b> | \$299,900 |  |

**Grand Totals**

|                |    |                  |                 |          |              |     |            |           |            |           |            |           |
|----------------|----|------------------|-----------------|----------|--------------|-----|------------|-----------|------------|-----------|------------|-----------|
| <b>Count :</b> | 11 | <b>Averages:</b> | <b>\$/SqFt:</b> | \$145.77 | <b>CDOM:</b> | 127 | <b>OP:</b> | \$274,074 | <b>LP:</b> | \$270,065 | <b>SP:</b> | \$240,785 |
|----------------|----|------------------|-----------------|----------|--------------|-----|------------|-----------|------------|-----------|------------|-----------|

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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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="#">18084747</a> | RESI | ACT  | 11/01/18  | 2312 Banon Dr | St Charles | 403  | 130 | \$321,000 | 184            | 252          | 1                | 4                    | 210         | 24                | 19              | 26             | 1110        |

## Cross Property Condensed

**2312 Banon Dr, St Charles 63301-5025**



|                |                                                            |          |                 |          |                 |          |                  |
|----------------|------------------------------------------------------------|----------|-----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18084747</a>                                   | Status:  | <b>A</b>        | Stat Dt: | <b>11/01/18</b> | List Pr: | <b>\$321,000</b> |
| Area:          | <b>403</b>                                                 | Bd:      | <b>3</b>        | Sq Ft:   | <b>1,786</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>St. Charles</b>                                         | Pr/SqFt: | <b>\$179.73</b> | CDOM:    | <b>130</b>      | Age:     | <b>2</b>         |
| GA/CR:         | <b>2/0</b>                                                 | Bth:     | <b>2 (2 0)</b>  | Acre:    | <b>.150</b>     |          |                  |
| Style/Desc:    | <b>1 Story/Ranch</b>                                       |          |                 |          |                 |          |                  |
| SubD:          | <b>Vigs Of Provence #2</b>                                 |          |                 |          |                 |          |                  |
| Schl District: | <b>St. Charles R-VI</b>                                    |          |                 |          |                 |          |                  |
| Recent:        | <b>03/06/2019 : Price Change : \$323,000-&gt;\$321,000</b> |          |                 |          |                 |          |                  |

### Search Criteria

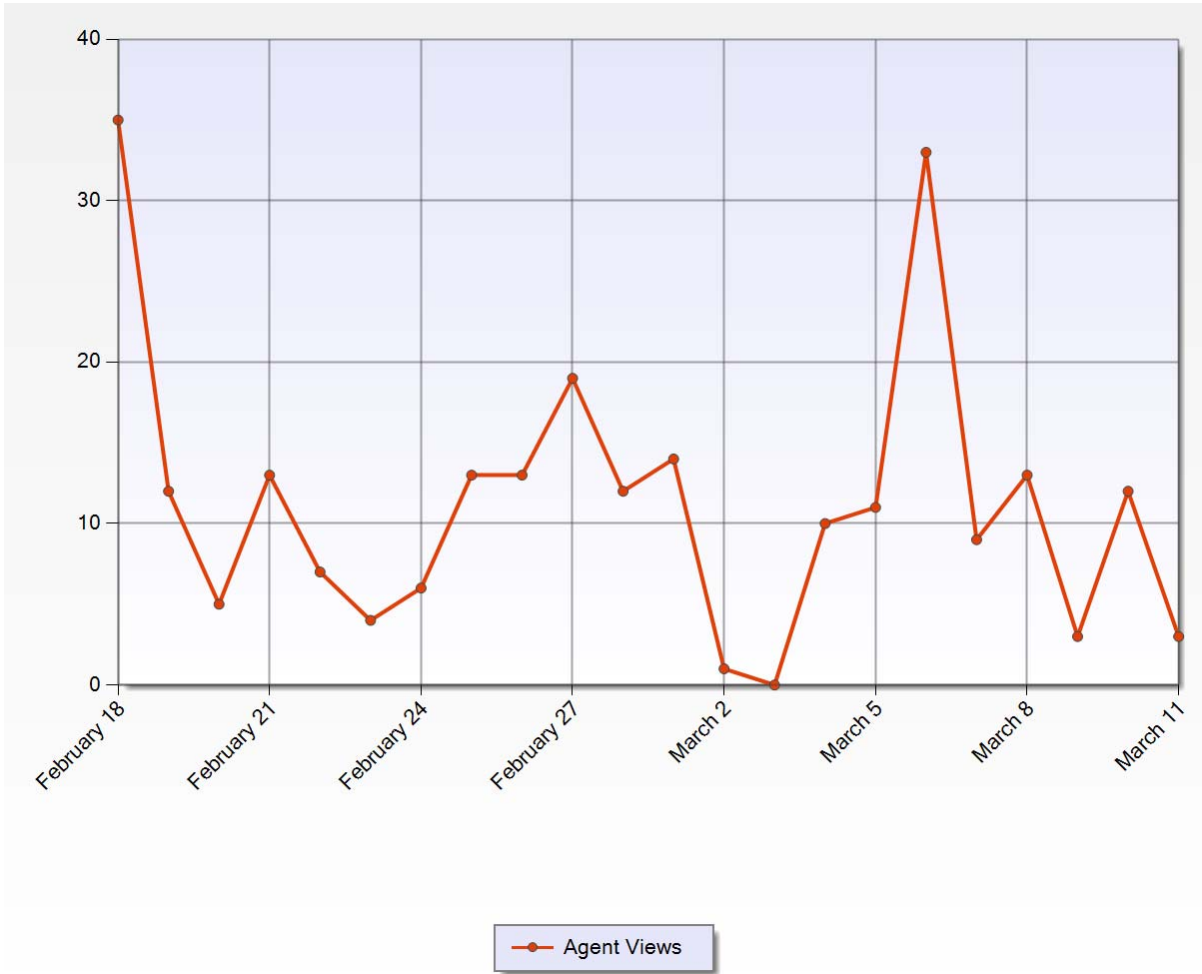
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 30 results.

 **Historical Views for 2312 Banon Dr**



● 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**

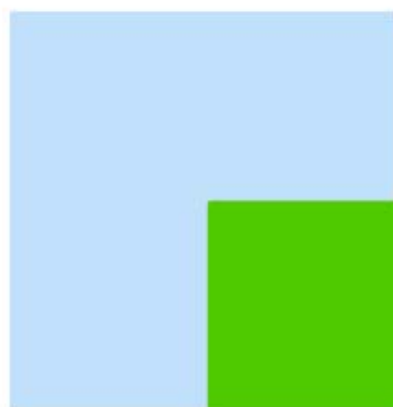
Last two days of activity



Similar listings



Your listing



VIEWS

24



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

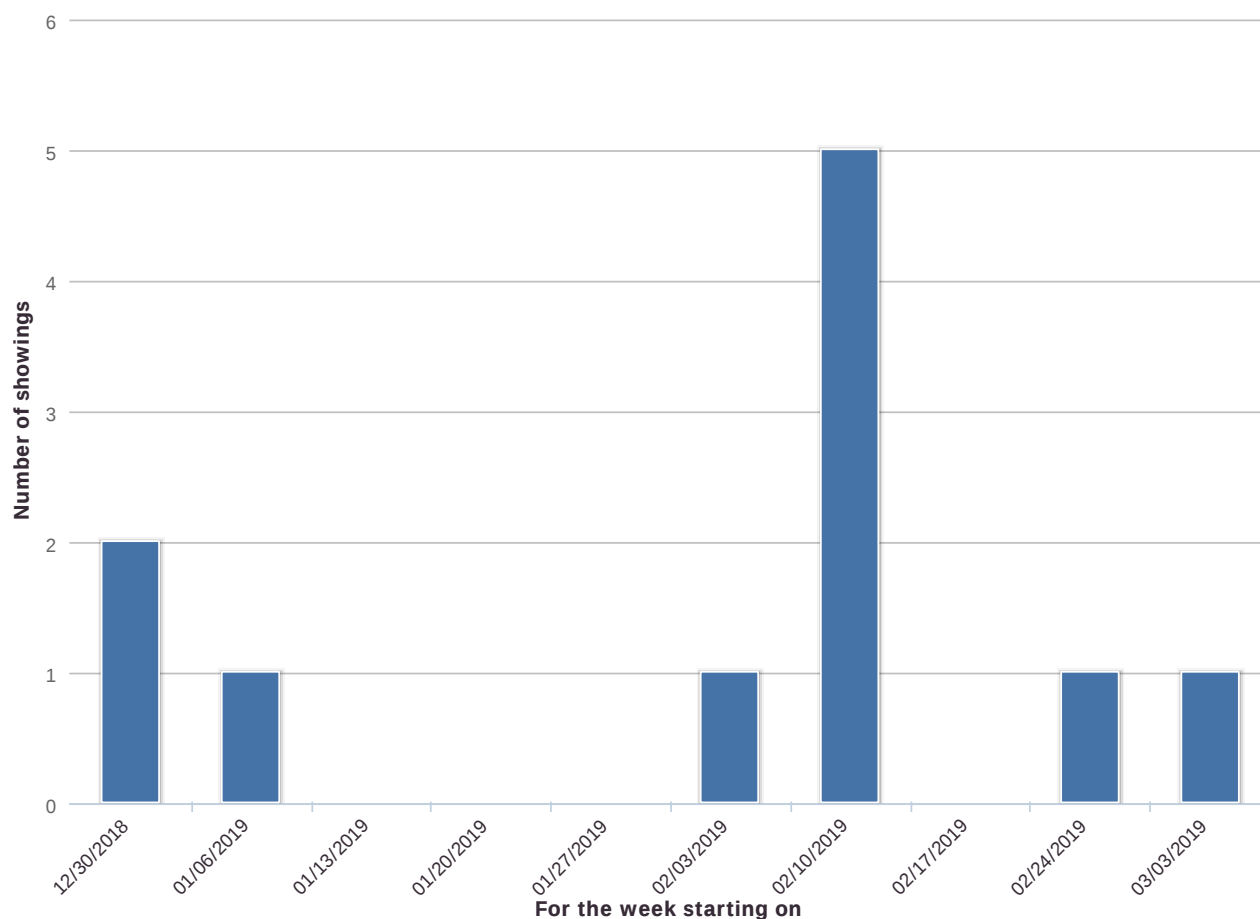
2312 Banon Drive, St Charles, MO 63301

Snapshot for Oct 31, 2018 - Mar 09, 2019

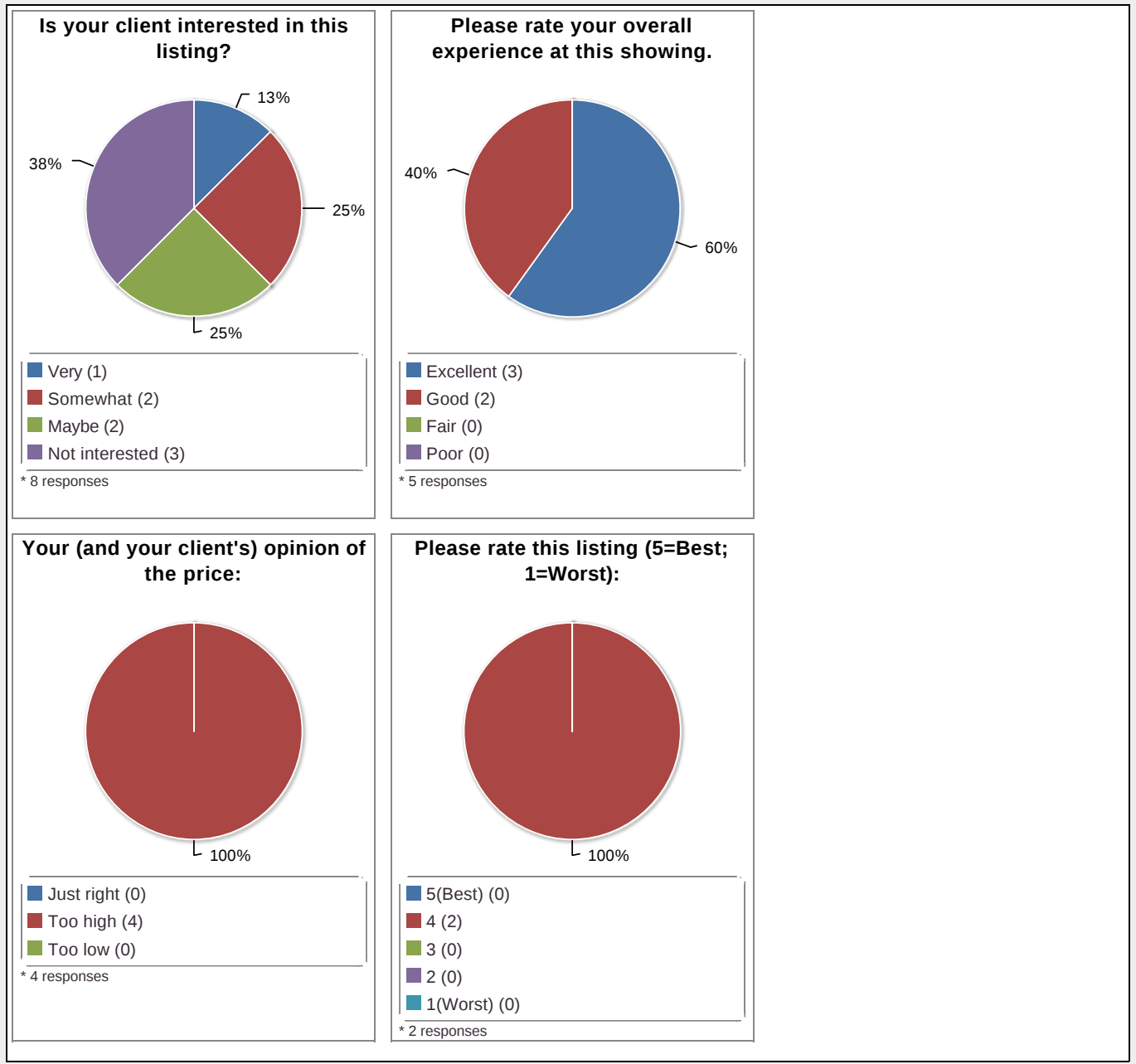
Listing Photo

Listing ID: 18084747  
 Address: 2312 Banon Drive, St Charles, MO 63301  
 Price: \$321,000  
 Status: ACTIVE  
 Total number of appointments: 11  
 Appointments in the last 30 days: 8  
 Appointments in the last 7 days: 1  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

## Appointments Per Week



## Feedback at a Glance



## Feedback Responses

| Activity Details                                                                                                                                                                                                                 | Received            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Showing<br>03/02/2019 10:30 AM - 12:00 PM                                                                                                                                                                                        | 03/03/2019 12:24 PM |
| Is your client interested in this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          |                     |
| Not interested<br>Buyer has decided she wants a formal dining room. Home shows well !                                                                                                                                            |                     |
| Showing<br>02/16/2019 11:30 AM - 12:30 PM                                                                                                                                                                                        | 02/16/2019 05:12 PM |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |                     |
| Maybe<br>Excellent<br>Too high<br>4                                                                                                                                                                                              |                     |
| 2nd Showing<br>02/13/2019 4:00 PM - 4:30 PM                                                                                                                                                                                      | 02/13/2019 06:49 PM |

| Activity Details                                                                                                                                                                                                                 |  | Received                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is your client interested in this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          |  | Very<br>Sending offer over!                                                                                                                                                                                                     |
| Showing<br>02/12/2019 5:30 PM - 6:00 PM                                                                                                                                                                                          |  | 02/12/2019 07:44 PM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Somewhat<br>Good<br>Too high<br><br>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<br>02/10/2019 12:00 PM - 1:00 PM                                                                                                                                                                                         |  | 02/17/2019 10:45 AM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          |  | Not interested<br>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<br>02/09/2019 10:30 AM - 11:30 AM                                                                                                                                                                                        |  | 02/10/2019 09:43 AM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>COMMENTS/RECOMMENDATIONS:                                                |  | Somewhat<br>Good<br>Too high<br>My Clients like the house, but are still deciding on location.                                                                                                                                  |
| Showing<br>01/06/2019 1:00 PM - 2:00 PM                                                                                                                                                                                          |  | 01/06/2019 07:08 PM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>COMMENTS/RECOMMENDATIONS:                                                                                                  |  | Not interested<br>Excellent<br>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<br>12/30/2018 12:30 PM - 1:30 PM                                                                                                                                                                                         |  | 01/03/2019 11:10 AM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | <br><br><br>Received on the other appt.                                                                                                                                                                                         |
| Showing<br>12/30/2018 12:30 PM - 12:45 PM                                                                                                                                                                                        |  | 12/30/2018 03:45 PM                                                                                                                                                                                                             |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Maybe<br>Excellent<br>Too high<br>4<br>Lovely home. Showed beautifully. It's a little higher than they can go.                                                                                                                  |

#### Listing Activity Details

| Activity Type                                                                                   | Activity Date                    | Comments |
|-------------------------------------------------------------------------------------------------|----------------------------------|----------|
|  Past Showing | 03/09/2019<br>11:00 AM - 1:00 PM |          |

| Activity Type                                                                                              | Activity Date                        | Comments                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Price Change Notification | 03/06/2019<br>8:50 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change              | 03/06/2019<br>2:37 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 03/02/2019<br>10:30 AM -<br>12:00 PM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change              | 02/18/2019<br>3:05 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 02/16/2019<br>11:30 AM -<br>12:30 PM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 02/15/2019<br>11:30 AM -<br>12:30 PM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past 2nd Showing          | 02/13/2019<br>4:00 PM -<br>4:30 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 02/12/2019<br>5:30 PM -<br>6:00 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 02/10/2019<br>12:00 PM -<br>1:00 PM  |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing              | 02/09/2019<br>10:30 AM -<br>11:30 AM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Declined Showing        | 01/14/2019<br>8:00 PM -<br>8:15 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Declined Showing        | 01/14/2019<br>7:15 PM -<br>7:30 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Status Change           | 01/14/2019<br>8:52 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Status Change           | 01/14/2019<br>12:14 AM               |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Canceled Showing        | 01/09/2019<br>2:15 PM -<br>4:00 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing            | 01/06/2019<br>1:00 PM -<br>2:00 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change            | 01/03/2019<br>9:32 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing            | 12/30/2018<br>12:30 PM -<br>12:45 PM |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Past Showing            | 12/30/2018<br>12:30 PM -<br>1:30 PM  |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Listing Comment         | 12/15/2018<br>4:15 PM -<br>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<br>3:15 PM -<br>4:15 PM   |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  Price Change            | 12/01/2018<br>5:18 AM                |                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Activity Type                                                                                  | Activity Date  | Comments |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------|
|  Status Change | 11/01/2018<br>10:31 AM                                                                         |          |
|  New Listing   | 11/01/2018                                                                                     |          |
|  Status Change | 10/31/2018<br>1:16 PM                                                                          |          |
|  Price Change  | 10/31/2018<br>7:59 AM                                                                          |          |