

The Nett Group Real Estate Advisors

SELLER REPORT



723 Timber Ridge Acre | High Ridge

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LISTING SCORECARD

Days on Market	206
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Client Possibilities	3
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Client Favorites	3
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Zillow Views	67
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Zillow Saves	1
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Showings	10
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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
1.2 mi	18029841	A	04/19/2018	RESI	1260 Green Vale Ct	Unincorporated	Fenton	349	326	\$565,900	5	5 (4 1)	3,486	0.2590	11 FSTR01
0.5 mi	19000804	A	01/04/2019	RESI	1087 Bridleridge Crossing Spur	Unincorporated	Unincorporated	349	66	\$590,000	3	3 (2 1)	2,971		11 WHLN01
0.0 mi	18064837	A	08/17/2018	RESI	723 Timber Ridge Acre	Unincorporated	High Ridge	349	206	\$595,000	5	6 (4 2)	3,365	3.2400	11 KWRC01
0.5 mi	18028648	A	04/27/2018	RESI	1074 Bridleridge Crossing Spur	Unincorporated	High Ridge	349	317	\$649,000	4	5 (3 2)	2,956	0.3376	11 CBG 24
1.6 mi	18069366	P	12/14/2018	RESI	913 Old Nickolas Ct	Unincorporated	Fenton	349	112	\$556,753	5	5 (4 1)	2,800		11 AMRH01
0.5 mi	18040853	P	01/24/2019	RESI	1078 Bridleridge Crossing Spur	Unincorporated	St Louis	349	231	\$609,999	5	4 (3 1)	2,898	0.2580	11 LAUP01
1.6 mi	18042291	S	09/07/2018	RESI	917 Old Nicholas Ct	Unincorporated	Fenton	349	1	\$513,380	4	3 (2 1)	3,003	0.3470	11 AMRH01
2.0 mi	18027614	S	06/05/2018	RESI	929 Old Nicholas Ct	Unincorporated	Fenton	349	0	\$519,903	3	3 (2 1)	2,616	0.4790	11 AMRH01
1.6 mi	18069356	S	01/11/2019	RESI	901 Old Nickolas Ct	Unincorporated	Fenton	349	0	\$559,269	5	5 (4 1)	3,001		11 AMRH01
2.0 mi	18069077	S	11/02/2018	RESI	920 Old Nicholas Ct	Unincorporated	Fenton	349	1	\$559,414	4	4 (3 1)	2,416		11 AMRH01
0.5 mi	18069015	S	10/30/2018	RESI	1022 Bridleridge Crossing Spur	Unincorporated	High Ridge	349	30	\$575,000	3	4 (3 1)	3,103	0.2500	3 PMIR01
1.6 mi	18069360	S	03/01/2019	RESI	905 905 Old Nicholas Ct	Unincorporated	Fenton	349	0	\$579,884	4	3 (2 1)	3,118		11 AMRH01
0.5 mi	17089772	S	05/25/2018	RESI	1043 Bridleridge Crossing Spur	Unincorporated	Fenton	349	185	\$621,667	4	4 (3 1)	4,016	0.2600	1 WHLN01
0.5 mi	18000326	S	07/26/2018	RESI	1217 Diamond Valley Dr	Unincorporated	High Ridge	349	98	\$625,000	4	5 (3 2)	2,628	3.0000	2 DIEL01
0.5 mi	18028427	S	08/29/2018	RESI	1018 Bridleridge Crossing Spur	Unincorporated	Unincorporated	349	79	\$665,000	5	5 (4 1)	3,633	0.2580	3 ODGR01
1.9 mi	18059651	S	10/12/2018	RESI	900 Old Nicholas Ct	Unincorporated	Fenton	349	0	\$696,724	6	4 (3 1)	3,730	0.5200	11 AMRH01
0.1 mi	18054237	X	11/17/2018	RESI	724 Timber Ridge Acre Dr	Unincorporated	High Ridge	349	133	\$549,900	4	4 (3 1)	4,570	3.0200	17 BHSP04
1.2 mi	18003769	X	06/13/2018	RESI	1252 Sand Key Ct	Unincorporated	Fenton	349	120	\$599,900	4	5 (4 1)	3,621	0.2300	7 AMRH01
0.4 mi	18014689	X	09/30/2018	RESI	800 Wildflower Valley Dr	Unincorporated	High Ridge	349	83	\$675,000	5	4 (3 1)	2,821	3.3600	16 JMRL01
1.9 mi	18000212	C	08/26/2018	RESI	TBB Oak Ridge Place -Hemingwa	Unincorporated	Fenton	349	235	\$521,000	4	3 (2 1)	3,490		11 AMRH01
0.5 mi	17053818	C	08/08/2018	RESI	1087 Bridleridge Crossing Spur	Unincorporated	Unincorporated	349	399	\$599,900	3	3 (2 1)	2,971		11 WHLN01
1.6 mi	18015464	C	05/03/2018	RESI	101 Avalon Valley Lane	Unincorporated	Fenton	349	62	\$625,000	4	5 (4 1)	4,170	3.1100	16 FFRR01
0.8 mi	18073450	C	12/06/2018	RESI	1281 Diamond Valley Dr	Unincorporated	High Ridge	392	84	\$619,900	3	4 (2 2)	2,483	2.2900	6 CBG 49

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 500000 to 700000
 Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53
 Selected 23 of 23 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 500000 to 700000 Latitude, Longitude is within 2.48 mi of 18064837, is not around 38.55, -90.53

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18029841	1260 Green Vale Ct	Rockwood Sumn	Estates At Summer	5	5 (4 1)	3,486	4,586	0.259	11	04/19/18	\$162.34	326	\$599,900	\$565,900
19000804	1087 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood	3	3 (2 1)	2,971	2,971			01/04/19	\$198.59	66	\$599,900	\$590,000
18064837	723 Timber Ridge Acre	Rockwood Sumn	Paradise Valley	5	6 (4 2)	3,365	4,865	3.240	11	08/17/18	\$176.82	206	\$600,000	\$595,000
18028648	1074 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood 1	4	5 (3 2)	2,956	5,756	0.338	11	12/02/18	\$219.55	317	\$649,000	\$649,000

Active Totals

Listing Count :	4	Averages:	3,195	4,545	1.279		\$189.32	229	\$612,200	\$599,975				
		Price :				High	\$649,000	Low	\$565,900	Median	\$592,500			

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18000212	TBB Oak Ridge Place -Hemin	Rockwood Sumn	Oak Ridge Place	4	3 (2 1)	3,490				08/26/18	\$149.28	235	\$515,000	\$521,000
17053818	1087 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood	3	3 (2 1)	2,971	2,971			08/08/18	\$201.92	399	\$610,000	\$599,900
18073450	1281 Diamond Valley Dr	Northwest	Paradise Valley Ea:	3	4 (2 2)	2,483	4,345	2.290	6	12/06/18	\$249.66	84	\$644,900	\$619,900
18015464	101 Avalon Valley Lane	Rockwood Sumn	Avalon Valley	4	5 (4 1)	4,170	5,390	3.110	16	05/04/18	\$149.88	62	\$650,000	\$625,000

Cancelled Totals

Listing Count :	4	Averages:	3,279	4,235	2.700		\$187.68	195	\$604,975	\$591,450				
		Price :				High	\$625,000	Low	\$521,000	Median	\$609,900			

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
18042291	917 Old Nicholas Ct	Rockwood Sumn	Oak Ridge Place	4	3 (2 1)	3,003	3,043	0.347		09/07/18	\$170.96	1	\$511,580	\$511,580	\$513,380	100.35
18027614	929 Old Nicholas Ct	Rockwood Sumn	Oak Ridge Place	3	3 (2 1)	2,616		0.479		06/05/18	\$198.74	0	\$517,413	\$517,413	\$519,903	100.48
18069356	901 Old Nickolas Ct	Rockwood Sumn	Oak Ridge Place	5	5 (4 1)	3,001				01/11/19	\$186.36	0	\$556,753	\$556,753	\$559,269	100.45
18069077	920 Old Nicholas Ct	Rockwood Sumn	Oak Ridge Place	4	4 (3 1)	2,416	2,816			11/02/18	\$231.55	1	\$559,414	\$559,414	\$559,414	100.00
18069015	1022 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood One	3	4 (3 1)	3,103		0.250	3	10/30/18	\$185.30	30	\$605,000	\$605,000	\$575,000	95.04
18069360	905 905 Old Nicholas Ct	Rockwood Sumn	Oak Ridge Place	4	3 (2 1)	3,118				03/01/19	\$185.98	0	\$560,390	\$560,390	\$579,884	103.48
17089772	1043 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood	4	4 (3 1)	4,016		0.260	1	05/25/18	\$154.80	185	\$640,000	\$640,000	\$621,667	97.14
18000326	1217 Diamond Valley Dr	Rockwood Sumn	Paradise Valley Ea:	4	5 (3 2)	2,628	3,628	3.000	2	07/26/18	\$237.82	98	\$695,000	\$649,900	\$625,000	89.93
18028427	1018 Bridleridge Crossing Spt	Rockwood Sumn	Bridlewood One	5	5 (4 1)	3,633	4,860	0.258	3	08/29/18	\$183.04	79	\$692,000	\$685,000	\$665,000	96.10
18059651	900 Old Nicholas Ct	Rockwood Sumn	Oak Ridge Place	6	4 (3 1)	3,730	5,058	0.520		10/12/18	\$186.79	0	\$693,534	\$693,534	\$696,724	100.46

Closed Totals

Listing Count :	10	Averages:	3,126	3,881	0.731		\$192.13	39	\$603,108	\$597,898	\$591,524	98.34				
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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.

All information herein has not been verified and is not guaranteed.

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CMA 1 Line (Landscape)**Property Type: Residential****Residential**

Price :										High	\$696,724	Low	\$513,380	Median	\$577,442
Expired Properties															
Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	
18054237	724 Timber Ridge Acre Dr	Rockwood Sumn	Paradise Valley	4	4 (3 1)	4,570		3.020	17	11/18/18	\$120.33	133	\$564,900	\$549,900	
18003769	1252 Sand Key Ct	Rockwood Sumn	Summer Chase Est	4	5 (4 1)	3,621		0.230	7	06/14/18	\$165.67	120	\$599,900	\$599,900	
18014689	800 Wildflower Valley Dr	Rockwood Sumn	Paradise Valley	5	4 (3 1)	2,821	4,521	3.360	16	10/01/18	\$239.28	83	\$749,900	\$675,000	

Expired Totals											
Listing Count :	3	Averages:	3,671	4,521	2.203		\$175.09	112	\$638,233	\$608,267	
		Price :				High	\$675,000	Low	\$549,900	Median	\$599,900

Pending Properties															
Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	
18069366	913 Old Nickolas Ct	Rockwood Sumn	Oak Ridge Place	5	5 (4 1)	2,800				12/14/18	\$198.84	112	\$556,753	\$556,753	
18040853	1078 Bridleridge Crossing Spl	Rockwood Sumn	Bridlewood One	5	4 (3 1)	2,898	5,000	0.258	11	01/24/19	\$210.49	231	\$634,000	\$609,999	

Pending Totals											
Listing Count :	2	Averages:	2,849	5,000	0.258		\$204.67	172	\$595,377	\$583,376	
		Price :				High	\$609,999	Low	\$556,753	Median	\$583,376

Grand Totals															
Count :	23	Averages:				\$/SqFt:	\$189.74	CDOM:	120	OP:	\$608,923	LP:	\$597,228	SP:	\$591,524

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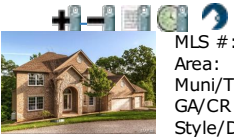
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Cross Property On Market Counters

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
18064837	RESI	ACT	08/17/18	723 Timber Ridge Acre	High Ridge	349	206	\$595,000	137	243	3	3	139	34	8	7	924

Cross Property Condensed

723 Timber Ridge Acre, High Ridge 63049-1144



MLS #:	18064837	Status:	A	Stat Dt:	08/17/18	List Pr:	\$595,000
Area:	349	Bd:	5	Sq Ft:	3,365	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$176.82	CDOM:	206
GA/CR:	3/0	Bth:	6 (4 2)		\$650	Age:	11
Style/Desc:	1.5 Story/Other					Acre:	3.240
SubD:	Paradise Valley						
Schl District:	Rockwood R-VI						
Recent:	03/05/2019 : Price Change : \$600,000->\$595,000						

Search Criteria

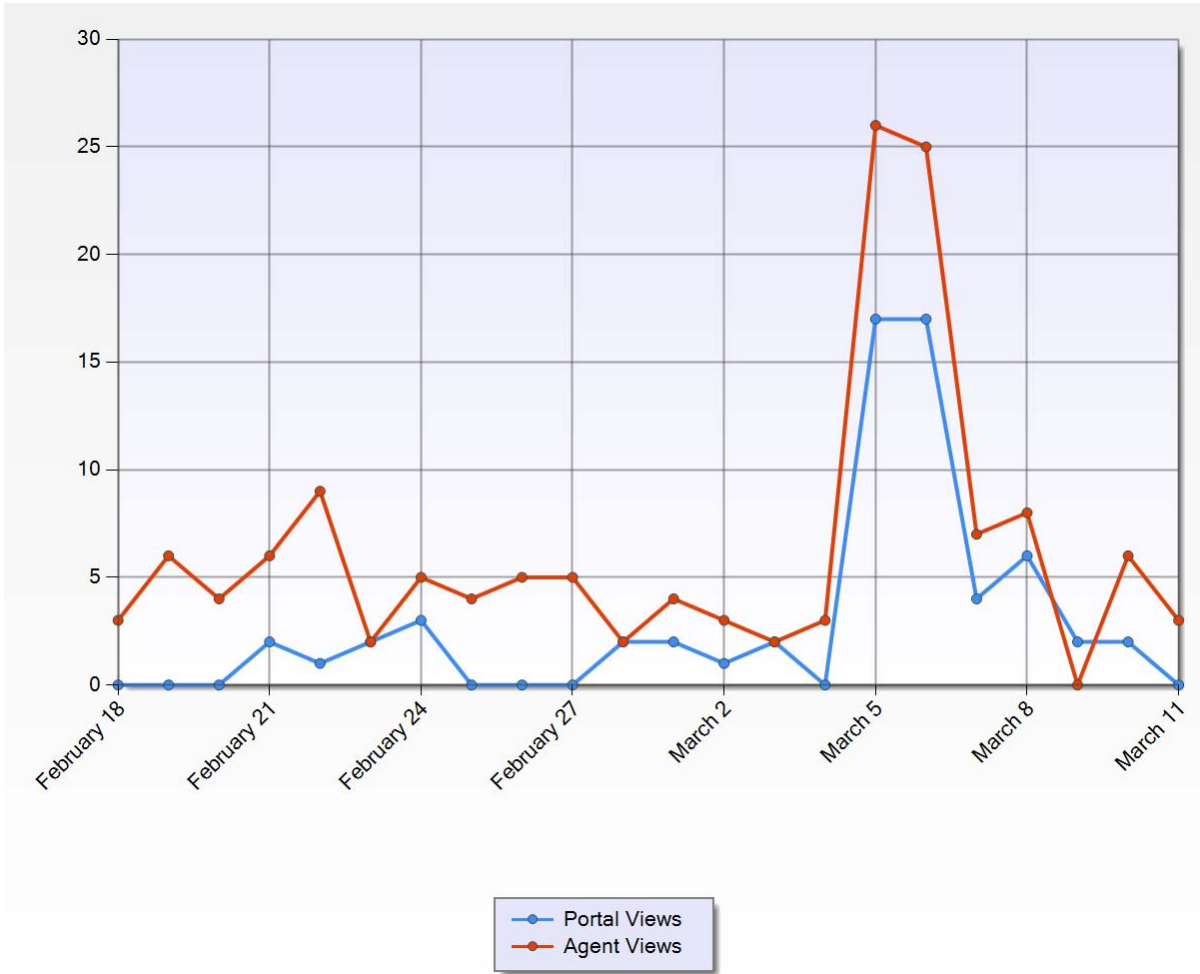
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 30 results.

 Historical Views for 723 Timber Ridge Acre



● FOR SALE

723 Timber Ridge Acre Dr, High Ridge, MO 63049

List price: \$595,000

5 Beds · 6 Baths · 4,865 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing traffic

Last two days of activity



Similar listings



Your listing



VIEWS

SAVES

67

1

This Week

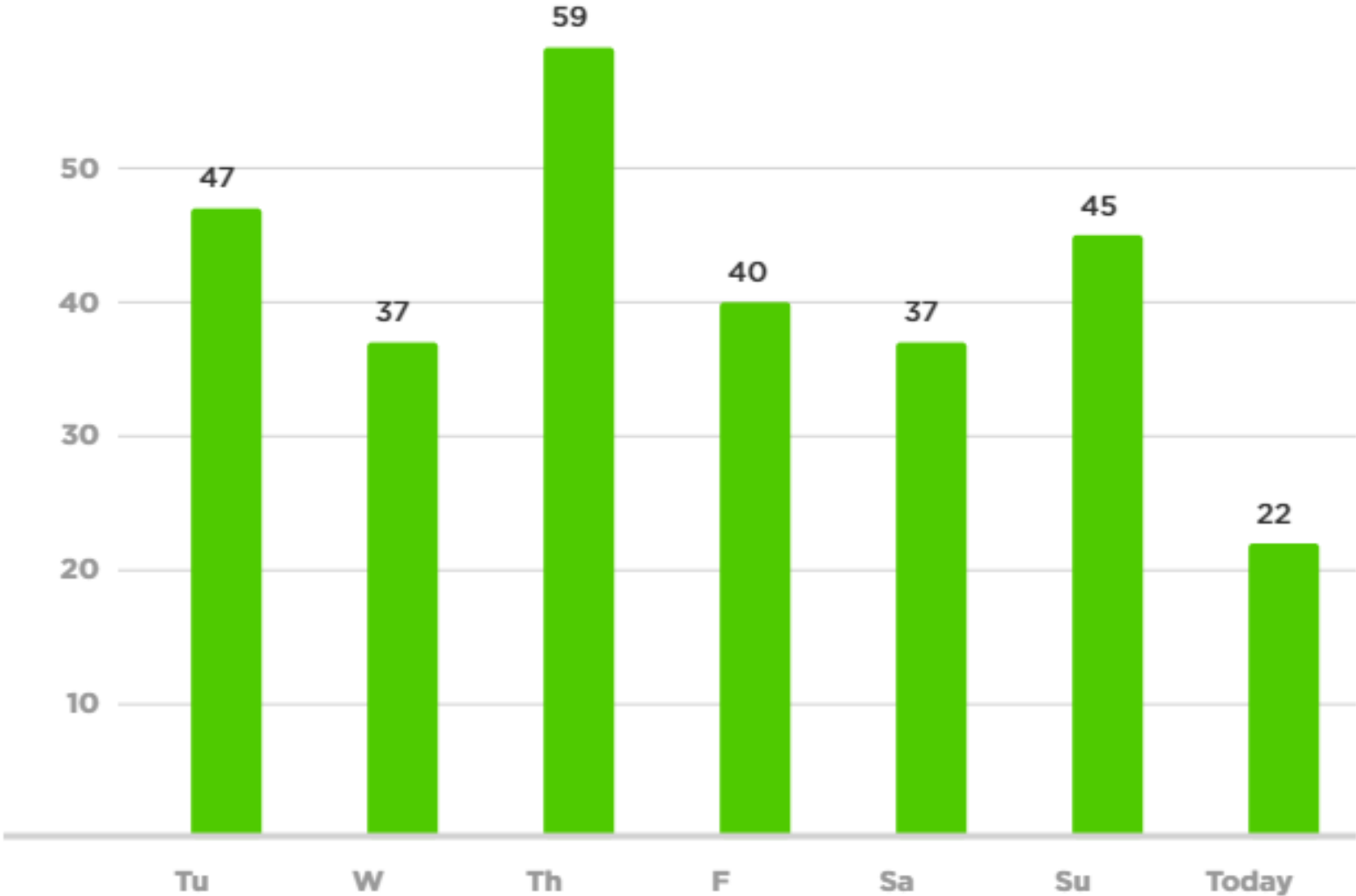
Last 30 Days



Similar listings



Your listing





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

Listing Activity Report

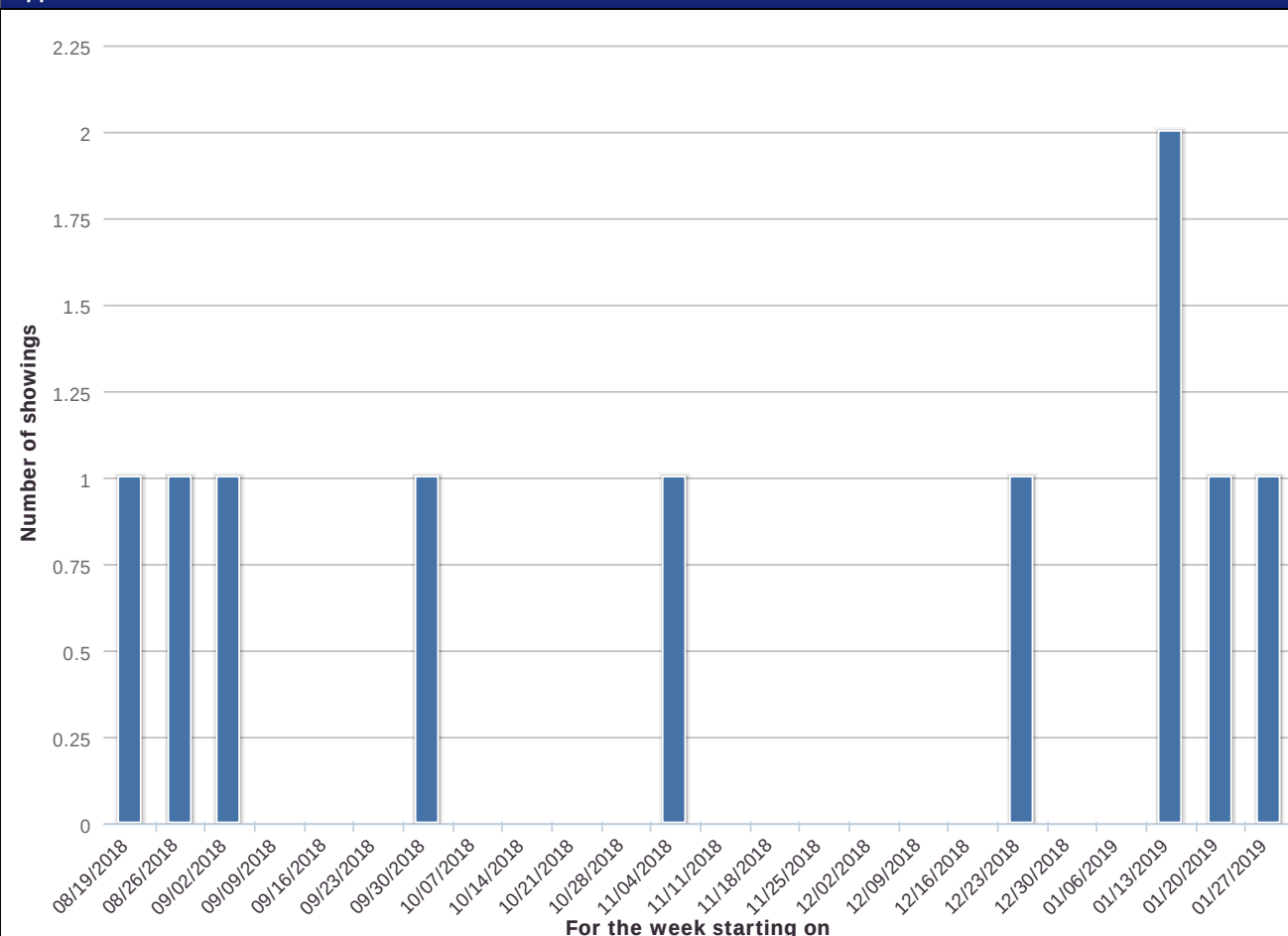
723 Timber Ridge Acre, High Ridge, MO 63049

Snapshot for Aug 16, 2018 - Mar 05, 2019

Listing Photo

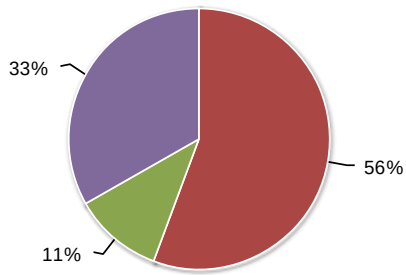
Listing ID: 18064837
 Address: 723 Timber Ridge Acre, High Ridge, MO 63049
 Price: \$595,000
 Status: ACTIVE
 Total number of appointments: 10
 Appointments in the last 30 days: 0
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

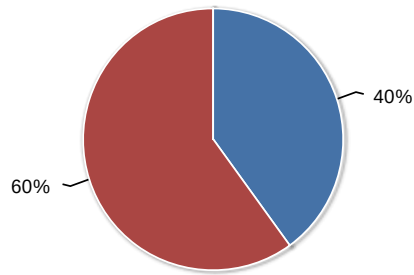
Is your client interested in this listing?



Very (0)
 Somewhat (5)
 Maybe (1)
 Not interested (3)

* 9 responses

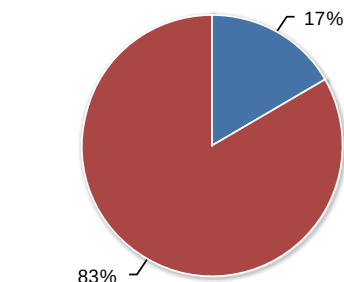
Please rate your overall experience at this showing.



Excellent (4)
 Good (6)
 Fair (0)
 Poor (0)

* 10 responses

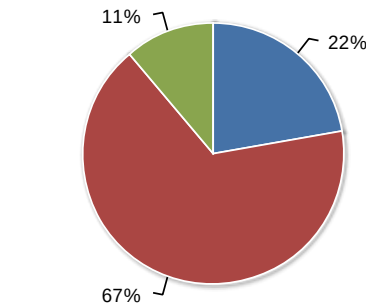
Your (and your client's) opinion of the price:



Just right (1)
 Too high (5)
 Too low (0)

* 6 responses

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



5(Best) (2)
 4 (6)
 3 (1)
 2 (0)
 1(Worst) (0)

* 9 responses

Feedback Responses

Activity Details	Received
Showing 01/27/2019 2:45 PM - 4:00 PM	01/28/2019 03:01 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:	Somewhat Good Too high 4 House is beautiful. Client wants a kitchen more open to the living room.
Showing 01/25/2019 10:00 AM - 11:00 AM	01/25/2019 10:53 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 House is beautiful. Client wants a kitchen more open to the living room.

Activity Details	Received
2nd Showing 01/17/2019 2:00 PM - 2:30 PM	01/18/2019 02:51 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:	Somewhat Excellent 5(Best) After narrowing down the current options, this was the best of the top 3. Still thinking it over. Thanks for the showings.
Showing 01/14/2019 2:00 PM - 3:00 PM	01/15/2019 06:00 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:	Somewhat Excellent 4 The home has better features than most homes viewed in this price range. Buyers require some handicap accessibility, but may be able to modify. Only concern was the steep yard, but loved the trees and view. Thanks for the showing, nice home.
Showing 12/29/2018 2:00 PM - 2:15 PM	12/30/2018 07:38 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:	Somewhat Good Too high 3 Loved the kitchen. Not sure about the yard and if it will work for their little ones. Just started with this buyer so they're learning the different areas of STL.
Showing 11/10/2018 12:00 PM - 12:45 PM	11/11/2018 07:40 AM
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:	Excellent Too high 5(Best) It was beautiful but they have a little one and felt like there was not enough back yard and they didn't like the road to it.
Showing 09/30/2018 12:15 PM - 1:15 PM	10/01/2018 06:29 AM
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:	Not interested Good 4 Home was absolutely stunning but the yard did not suit my clients' needs. Good luck!
Showing 09/08/2018 3:30 PM - 4:30 PM	09/09/2018 06:28 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:	Somewhat Good Too high 4 House shows very well. They were hoping to have some flat yard space so that was the biggest negative. Not sure it is something they can overlook at this price.
Showing 08/30/2018 11:00 AM - 12:30 PM	08/30/2018 01:14 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 Excellent Too high 4 My client was previewing the house for his wife. He will be reviewing the information with his wife, and they may be scheduling a second showing in the future.
Showing 08/20/2018 2:00 PM - 3:00 PM		08/20/2018 03:58 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 4 Beautiful home, just not a fit, thanks and good luck!

Listing Activity Details		
Activity Type	Activity Date	Comments
 Price Change Notification	03/05/2019 1:05 PM	
 Price Change	03/05/2019 6:52 AM	
 Past Showing	01/27/2019 2:45 PM - 4:00 PM	
 Past Showing	01/25/2019 10:00 AM - 11:00 AM	
 Declined Showing	01/19/2019 12:00 PM - 1:00 PM	
 Past 2nd Showing	01/17/2019 2:00 PM - 2:30 PM	
 Past Showing	01/14/2019 2:00 PM - 3:00 PM	
 Declined Showing	01/13/2019 1:00 PM - 2:00 PM	
 Past Showing	12/29/2018 2:00 PM - 2:15 PM	
 Declined Showing	12/29/2018 12:30 PM - 1:30 PM	
 Past Showing	11/10/2018 12:00 PM - 12:45 PM	
 Past Showing	09/30/2018 12:15 PM - 1:15 PM	
 Past Showing	09/08/2018 3:30 PM - 4:30 PM	
 Canceled Showing	09/05/2018 3:00 PM - 4:00 PM	

Activity Type	Activity Date 	Comments
 Past Showing	08/30/2018 11:00 AM - 12:30 PM	
 Past Showing	08/20/2018 2:00 PM - 3:00 PM	
 Open House Comment	08/19/2018 2:30 PM - 3:30 PM	Agent and Buyers came through the open house. They were really looking for a ranch but decided to take a look because they loved the pictures online. After talking, they decided they would be happiest with a Ranch home.
 Status Change	08/17/2018 10:42 AM	
 New Listing	08/17/2018	
 Status Change	08/16/2018 9:54 AM	
 Price Change	08/16/2018 4:33 AM	