

The Nett Group Real Estate Advisors

# SELLER REPORT



3 Wheatly Ct | Washington

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

---

|                |     |
|----------------|-----|
| Days on Market | 139 |
|----------------|-----|

|                      |   |
|----------------------|---|
| Client Possibilities | 0 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 0 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 45 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 0 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 4 |
|----------|---|

---

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   | <a href="#">18081333</a> | A  | 10/16/2018  | RESI   | 3 Wheatly Ct              | Washington | Washington | 366  | 322  | \$400,000 4 | 4 (3 1) | 2,952    | 0.4900 | 30  | KWRC01 |
| 0.3 mi   | <a href="#">18029370</a> | A  | 04/17/2018  | RESI   | 2800 Lot 13 Poolbrook Way | Washington | Washington | 366  | 178  | \$415,000 4 | 3 (3 0) | 1,964    |        |     | TDAY01 |
| 0.3 mi   | <a href="#">19002859</a> | A  | 01/24/2019  | RESI   | 326 Lake View Dr          | Washington | Washington | 366  | 38   | \$469,900 4 | 4 (4 0) | 2,538    | 0.4710 | 15  | CBPR03 |
| 0.3 mi   | <a href="#">18065551</a> | S  | 01/22/2019  | RESI   | 2801 Lot 6 Tayson Way     | Washington | Washington | 366  | 2    | \$413,065 3 | 4 (3 1) | 2,200    |        |     | TDAY01 |
| 0.7 mi   | <a href="#">17087214</a> | S  | 04/06/2018  | RESI   | 3002 TBB Rabbit Trail Dr  | Washington | Washington | 366  | 0    | \$417,869 3 | 3 (3 0) | 1,600    |        |     | TDAY01 |
| 0.4 mi   | <a href="#">18020593</a> | S  | 04/18/2018  | RESI   | 341 Lake View Dr          | Washington | Washington | 366  | 4    | \$450,000 5 | 4 (3 1) | 2,568    | 0.5680 | 19  | REGO04 |
| 0.7 mi   | <a href="#">17086824</a> | S  | 10/02/2018  | RESI   | 2306 TBB Betony Ct        | Washington | Washington | 366  | 0    | \$455,180 2 | 2 (2 0) | 1,600    |        |     | TDAY01 |
| 0.0 mi   | <a href="#">18023154</a> | X  | 09/27/2018  | RESI   | 3 Wheatly Ct              | Washington | Washington | 366  | 184  | \$429,900 4 | 4 (3 1) | 2,952    | 0.4900 | 30  | REGO04 |

### 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 3/4/2019 to 3/4/2018

Property Type is 'Residential'

State Or Province is 'Missouri'

Price is 400000 to 475000

Latitude, Longitude is within 0.41 mi of 18081333, is around 38.53, -91.00

Selected 8 of 8 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 3/4/2019 to 3/4/2018 Property Type is 'Residential' State Or Province is 'Missouri' Price is 400000 to 475000 Latitude, Longitude is within 0.41 mi of 18081333, is around 38.53, -91.00

Residential

Active Properties

| Listing # | Address                   | Area           | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|---------------------------|----------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18081333  | 3 Wheatly Ct              | Washington Sch | Washington Height | 4  | 4 (3 1) | 2,952 | 3,652  | 0.490  | 30  | 10/16/18 | \$135.50 | 322  | \$419,900  | \$400,000  |
| 18029370  | 2800 Lot 13 Poolbrook Way | Washington Sch | The OverLook      | 4  | 3 (3 0) | 1,964 |        |        |     | 09/06/18 | \$211.30 | 178  | \$415,000  | \$415,000  |
| 19002859  | 326 Lake View Dr          | Washington Sch | Lake Washington E | 4  | 4 (4 0) | 2,538 | 3,538  | 0.471  | 15  | 01/24/19 | \$185.15 | 38   | \$469,900  | \$469,900  |

Active Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |          |     |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|----------|-----|-----------|-----------|-----------|
| Listing Count : | 3 | Averages: | 2,485 | 3,595 | 0.481 |  |  |  |      |  |           | \$177.32 | 179 | \$434,933 | \$428,300 |           |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$469,900 | Low      |     | \$400,000 | Median    | \$415,000 |

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  |
|-----------|--------------------------|----------------|---------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 18065551  | 2801 Lot 6 Tayson Way    | Washington Sch | The OverLook        | 3  | 4 (3 1) | 2,200 |        |        |     | 01/22/19 | \$187.76 | 2    | \$405,000  | \$413,000  | \$413,065  | 101.99 |
| 17087214  | 3002 TBB Rabbit Trail Dr | Washington Sch | The Villas at Weber | 3  | 3 (3 0) | 1,600 | 2,450  |        |     | 04/06/18 | \$261.17 | 0    | \$420,500  | \$417,869  | \$417,869  | 99.37  |
| 18020593  | 341 Lake View Dr         | Washington Sch | Lake Washington E   | 5  | 4 (3 1) | 2,568 | 4,568  | 0.568  | 19  | 04/18/18 | \$175.23 | 4    | \$499,500  | \$499,500  | \$450,000  | 90.09  |
| 17086824  | 2306 TBB Betony Ct       | Washington Sch | The Villas at Weber | 2  | 2 (2 0) | 1,600 |        |        |     | 10/02/18 | \$284.49 | 0    | \$328,231  | \$328,231  | \$455,180  | 138.68 |

Closed Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |          |   |           |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|----------|---|-----------|-----------|-----------|-----------|
| Listing Count : | 4 | Averages: | 1,992 | 3,509 | 0.568 |  |  |  |      |  |           | \$227.16 | 2 | \$413,308 | \$414,650 | \$434,029 | 107.53    |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$455,180 | Low      |   | \$413,065 | Median    |           | \$433,935 |

Expired Properties

| Listing # | Address      | Area           | Community         | Bd | Bth     | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|--------------|----------------|-------------------|----|---------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 18023154  | 3 Wheatly Ct | Washington Sch | Washington Height | 4  | 4 (3 1) | 2,952 | 3,652  | 0.490  | 30  | 09/28/18 | \$145.63 | 184  | \$459,900  | \$429,900  |

Expired Totals

|                 |   |           |       |       |       |  |  |  |      |           |     |           |     |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|-----------|-----|-----------|-----|-----------|-----------|
| Listing Count : | 1 | Averages: | 2,952 | 3,652 | 0.490 |  |  |  |      |           |     | \$145.63  | 184 | \$459,900 | \$429,900 |
|                 |   | Price :   |       |       |       |  |  |  | High | \$429,900 | Low | \$429,900 |     | Median    | \$429,900 |

Grand Totals

|         |   |           |                   |          |               |               |               |
|---------|---|-----------|-------------------|----------|---------------|---------------|---------------|
| Count : | 8 | Averages: | \$/SqFt: \$198.28 | CDOM: 91 | OP: \$427,241 | LP: \$421,675 | SP: \$434,029 |
|---------|---|-----------|-------------------|----------|---------------|---------------|---------------|

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="#">18081333</a> | RESI | ACT  | 10/16/18  | 3 Wheatly Ct | Washington | 366  | 138 | \$400,000 | 30             | 51           | 0                | 0                    | 39          | 6                 | 2               | 7              | 609         |

## Cross Property Condensed

### 3 Wheatly Ct, Washington 63090-5315



|                |                                                            |          |                 |          |                 |          |                  |
|----------------|------------------------------------------------------------|----------|-----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">18081333</a>                                   | Status:  | <b>A</b>        | Stat Dt: | <b>10/16/18</b> | List Pr: | <b>\$400,000</b> |
| Area:          | <b>366</b>                                                 | Bd:      | <b>4</b>        | Sq Ft:   | <b>2,952</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Washington</b>                                          | Pr/SqFt: | <b>\$135.50</b> | CDOM:    | <b>322</b>      | Age:     | <b>30</b>        |
| GA/CR:         | <b>2/0</b>                                                 | Bth:     | <b>4 (3 1)</b>  | Acre:    | <b>.490</b>     |          |                  |
| Style/Desc:    | <b>2 Story/Other</b>                                       |          |                 |          |                 |          |                  |
| SubD:          | <b>Washington Heights</b>                                  |          |                 |          |                 |          |                  |
| Schl District: | <b>Washington</b>                                          |          |                 |          |                 |          |                  |
| Recent:        | <b>02/27/2019 : Price Change : \$409,900-&gt;\$400,000</b> |          |                 |          |                 |          |                  |

#### Search Criteria

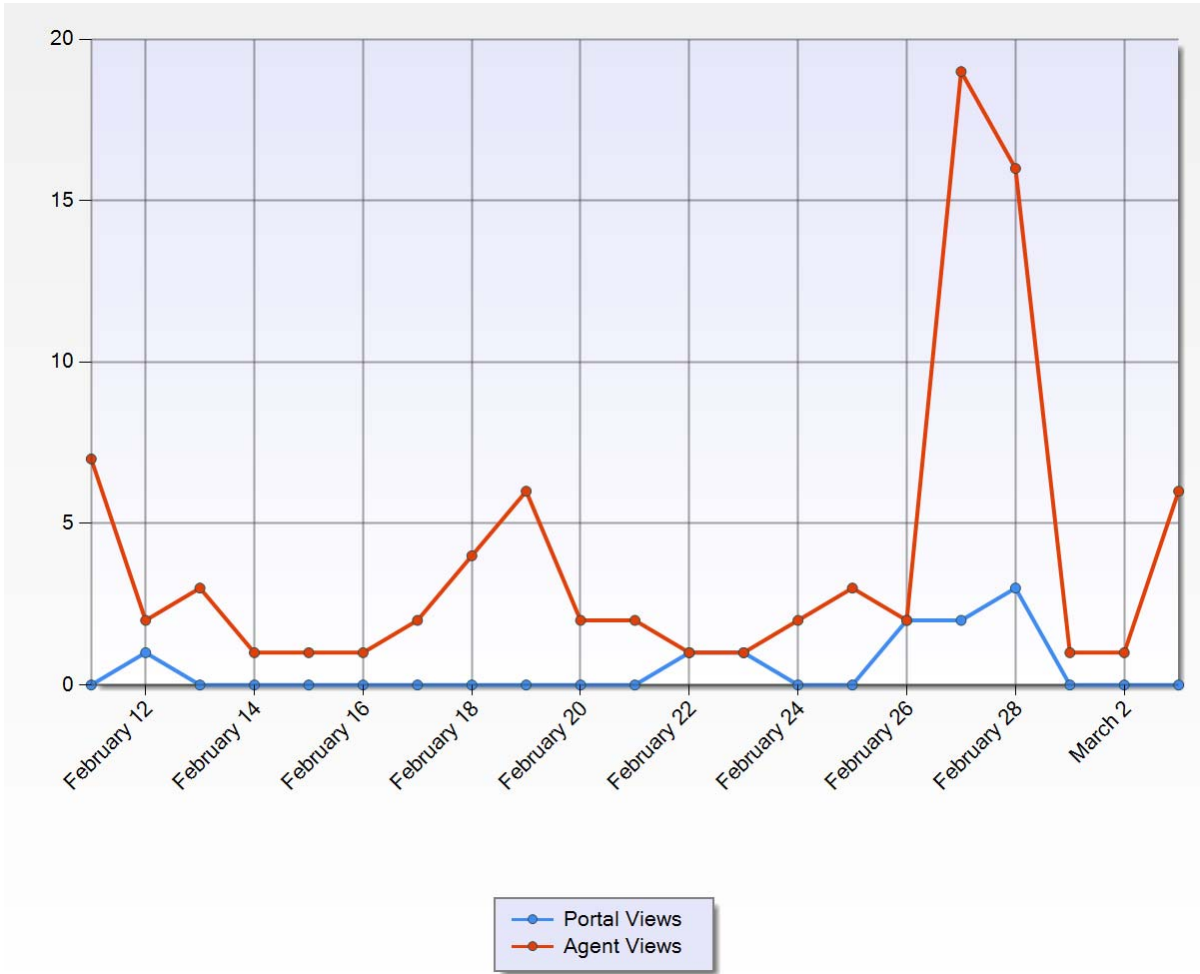
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 29 results.

 **Historical Views for 3 Wheatly Ct**



● FOR SALE

# 3 Wheatly Ct, Washington, MO 63090

List price: \$400,000

4 Beds · 4 Baths · 2,952 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

## Latest Activity

Your listing could use a little boost

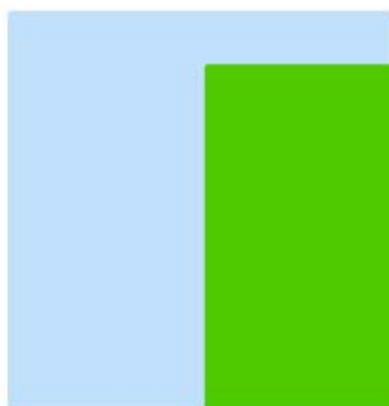
Last two days of activity



Similar listings



Your listing



VIEWS

45



SAVES

0

This Week

Last 30 Days





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

# Listing Activity Report

3 Wheatly Court, Washington, MO 63090

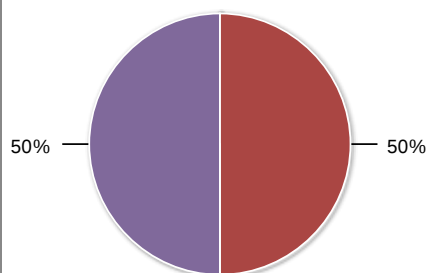
Snapshot for Oct 16, 2018 - Feb 27, 2019

Listing Photo

Listing ID: 18081333  
 Address: 3 Wheatly Court, Washington, MO 63090  
 Price: \$400,000  
 Status: ACTIVE  
 Total number of appointments: 4  
 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

## Feedback at a Glance

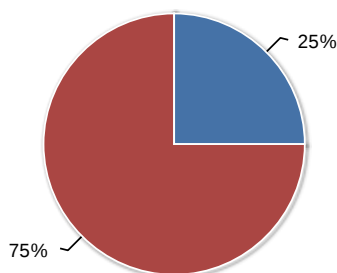
**Is your client interested in this listing?**



Very (0)  
 Somewhat (2)  
 Maybe (0)  
 Not interested (2)

\* 4 responses

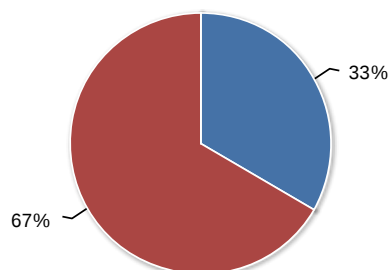
**Please rate your overall experience at this showing.**



Excellent (1)  
 Good (3)  
 Fair (0)  
 Poor (0)

\* 4 responses

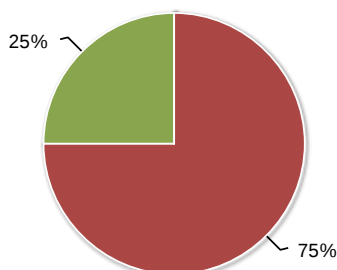
**Your (and your client's) opinion of the price:**



Just right (1)  
 Too high (2)  
 Too low (0)

\* 3 responses

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



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

\* 4 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                        | Received                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>01/27/2019 10:00 AM - 11:00 AM                                                                                                                                                                                                               | 01/28/2019 02:20 PM                                                                                                                                                                                                   |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Not interested</p> <p>Good</p> <p>Just right</p> <p>4</p> <p>It is a lovely home and very nice lot. My clients have decided that they do not want a two story. Thanks for letting us see your home. Good luck!</p> |
| Showing<br>01/24/2019 12:15 PM - 1:00 PM                                                                                                                                                                                                                | 01/30/2019 02:50 PM                                                                                                                                                                                                   |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                       | <p>Not interested</p> <p>Good</p> <p>3</p> <p>They decided the house wasn't for them. They liked the yard and the setting but didn't care for the floor plan. Thanks for letting us look!</p>                         |
| Showing<br>12/16/2018 3:40 PM - 4:40 PM                                                                                                                                                                                                                 | 12/16/2018 05:07 PM                                                                                                                                                                                                   |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Excellent</p> <p>Too high</p> <p>4</p> <p>Beautiful home. Very well maintained. They still want to look at others but this one is on the short list.</p>                                           |
| Showing<br>10/28/2018 1:00 PM - 1:15 PM                                                                                                                                                                                                                 | 10/29/2018 03:33 PM                                                                                                                                                                                                   |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>They are weighing how much it will cost to make the home what they want and need.</p>                                                                         |

## Listing Activity Details

| Activity Type                                                                                                | Activity Date                  | Comments |
|--------------------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Price Change              | 02/27/2019 10:39 AM            |          |
|  Past Showing              | 01/27/2019 10:00 AM - 11:00 AM |          |
|  Past Showing              | 01/24/2019 12:15 PM - 1:00 PM  |          |
|  Price Change Notification | 01/03/2019 10:36 AM            |          |
|  Price Change              | 01/02/2019 9:13 AM             |          |
|  Past Showing              | 12/16/2018 3:40 PM - 4:40 PM   |          |
|  Past Showing              | 10/28/2018 1:00 PM - 1:15 PM   |          |
|  Status Change             | 10/16/2018 10:08 AM            |          |

| Activity Type                                                                                | Activity Date  | Comments |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|
|  New Listing | 10/16/2018                                                                                      |          |