

The Nett Group Real Estate Advisors

SELLER REPORT



1801 Highgrove | O'Fallon

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	10
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Client Possibilities	6
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Client Favorites	6
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Zillow Views	100
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Zillow Saves	0
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Showings	6
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Good Activity is an average of *3-4 showings weekly*.

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

Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.0 mi	19017115	A	03/22/2019	RESI	1801 Highgrove	O'Fallon	O'Fallon	408	9	\$225,000	3	2 (2 0)	1,582	0.1900	22 KWRC01
0.2 mi	19010730	AC	02/27/2019	RESI	35 Homefield Trace Ct	O'Fallon	O'Fallon	408	36	\$255,000	3	4 (3 1)	1,746	0.1800	14 RXGT01
0.1 mi	19014510	P	03/09/2019	RESI	1714 Highgrove Dr	O'Fallon	O'Fallon	408	1	\$245,000	3	2 (2 0)	1,700	0.2500	21 BHSP05
0.2 mi	18070814	S	10/18/2018	RESI	708 Homerun Dr	O'Fallon	O'Fallon	408	6	\$105,000	2	2 (2 0)	992	0.0230	15 KWRC01
0.2 mi	18015886	S	05/02/2018	RESI	723 Homerun Dr	O'Fallon	O'Fallon	408	1	\$144,900	2	1 (1 0)	1,017	0.1360	16 AVRE01
0.1 mi	18074288	S	10/31/2018	RESI	1829 Highgrove Dr	O'Fallon	O'Fallon	408	25	\$210,000	3	3 (2 1)	2,178	0.1900	20 CBG 21
0.2 mi	18028601	S	05/23/2018	RESI	1924 Wales Dr	O'Fallon	O'Fallon	408	6	\$215,000	3	2 (2 0)	1,533	0.3000	19 CBG 05
0.1 mi	18087747	S	01/10/2019	RESI	2834 Grand Slam Dr	O'Fallon	O'Fallon	408	32	\$219,900	3	2 (2 0)	1,444	0.1700	15 BHAL12
0.1 mi	18027294	S	05/15/2018	RESI	2513 Fastball Dr	O'Fallon	O'Fallon	408	5	\$222,000	3	2 (2 0)	1,608	0.1900	15 AVER01
0.2 mi	18036921	S	07/31/2018	RESI	32 Homefield Trace Ct	O'Fallon	O'Fallon	408	18	\$222,500	3	3 (3 0)	1,248	0.1800	13 BHSP05
0.2 mi	18086682	S	12/06/2018	RESI	2807 Grand Slam Dr	O'Fallon	O'Fallon	408	6	\$232,000	3	3 (2 1)	1,417	0.1800	15 KWRP01
0.2 mi	18013271	S	06/15/2018	RESI	1907 Royal Heir Dr	O'Fallon	O'Fallon	408	75	\$235,000	3	2 (2 0)	1,543	0.3200	20 TDRS01
0.1 mi	18022006	S	05/30/2018	RESI	1127 Homefield Commons Dr	O'Fallon	O'Fallon	408	4	\$252,000	3	3 (3 0)	1,715	0.2200	14 CBG 31
0.1 mi	18025137	S	05/23/2018	RESI	2519 Fastball	O'Fallon	O'Fallon	408	3	\$255,000	4	2 (2 0)		0.2100	14 CBG 05
0.2 mi	18048981	S	08/02/2018	RESI	1108 Homefield Commons	O'Fallon	O'Fallon	408	7	\$257,500	3	4 (3 1)	2,112	0.2200	14 KWSW01
0.1 mi	18041131	S	07/02/2018	RESI	2506 Fastball Dr	O'Fallon	O'Fallon	408	40	\$267,500	4	3 (3 0)	1,651	0.2100	14 SNSH01
0.2 mi	18090833	S	02/25/2019	RESI	2806 Grand Slam Dr	O'Fallon	O'Fallon	408	60	\$268,000	3	2 (2 0)	1,774	0.1800	15 CBG 09
0.2 mi	18009880	S	04/12/2018	RESI	14 Dugout Ct	O'Fallon	O'Fallon	408	13	\$286,000	4	3 (2 1)	2,510	0.2300	16 SNSH01
0.2 mi	18056852	S	09/10/2018	RESI	2117 Homefield Ridge	O'Fallon	O'Fallon	408	13	\$306,000	4	3 (2 1)	3,044	0.2400	14 KWRP01
0.2 mi	17081526	S	05/29/2018	RESI	16 Dugout	O'Fallon	O'Fallon	408	29	\$320,000	4	3 (2 1)	3,130	0.2300	16 MORL01
0.1 mi	18055152	C	08/04/2018	RESI	1713 Highgrove Dr	O'Fallon	O'Fallon	408	21	\$275,000	4	3 (2 1)	2,854	0.3100	19 BHSP02
0.2 mi	18072124	S	10/18/2018	COND	708 Homerun Dr	O'Fallon	O'Fallon	408	6	\$105,000	2	2 (2 0)	992	0.0230	15 KWRC01

Search Criteria

Transaction Type is one of 'Sale', 'Auction'

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

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

Search Contractual Date is 4/1/2019 to 4/1/2018

Latitude, Longitude is within 0.25 mi of 19017115

State Or Province is 'Missouri'

Selected 22 of 22 results.

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 4/1/2019 to 4/1/2018 Latitude, Longitude is within 0.25 mi of 19017115 State Or Province is 'Missouri'

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19017115	1801 Highgrove	Fort Zumwalt No	Highgrove Place #1	3	2 (2 0)	1,582	1,582	0.190	22	03/22/19	\$142.23	9	\$225,000	\$225,000

Active Totals

Listing Count :	1	Averages:	1,582	1,582	0.190		\$142.23	9	\$225,000	\$225,000	
		Price :				High	\$225,000	Low	\$225,000	Median	\$225,000

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19010730	35 Homefield Trace Ct	Fort Zumwalt No	Homefield Ph3 #2 \	3	4 (3 1)	1,746		0.180	14	02/27/19	\$146.05	36	\$255,000	\$255,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,746	0.180	\$146.05	36	\$255,000	\$255,000
		Price :		High	\$255,000	Low	\$255,000	Median \$255,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18055152	1713 Highgrove Dr	Fort Zumwalt No	Highgrove Place #1	4	3 (2 1)	2,854		0.310	19	08/04/18	\$96.36	21	\$285,000	\$275,000

Cancelled Totals

Listing Count :	1	Averages:	2,854	0.310	\$96.36	21	\$285,000	\$275,000	
		Price :		High	\$275,000	Low	\$275,000	Median	\$275,000

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
18070814	708 Homerun Dr	Fort Zumwalt No	Homefield Gardens	2	2 (2 0)	992	992	0.023	15	10/18/18	\$105.85	6	\$105,000	\$105,000	\$105,000	100.00
18015886	723 Homerun Dr	Fort Zumwalt No	Homefields Commc	2	1 (1 0)	1,017		0.136	16	05/02/18	\$142.48	1	\$144,900	\$144,900	\$144,900	100.00
18074288	1829 Highgrove Dr	Fort Zumwalt No	Highgrove Place #1	3	3 (2 1)	2,178	2,178	0.190	20	10/31/18	\$96.42	25	\$224,900	\$219,000	\$210,000	93.37
18028601	1924 Wales Dr	Fort Zumwalt No	Highgrove Place	3	2 (2 0)	1,533	1,533	0.300	19	05/23/18	\$140.25	6	\$225,000	\$225,000	\$215,000	95.56
18087747	2834 Grand Slam Dr	Fort Zumwalt No	Homefield #3 Villag	3	2 (2 0)	1,444	1,444	0.170	15	01/10/19	\$152.29	32	\$229,900	\$219,900	\$219,900	95.65
18027294	2513 Fastball Dr	Fort Zumwalt No	Homefield Ph3 Vill	3	2 (2 0)	1,608	1,608	0.190	15	05/15/18	\$138.06	5	\$214,900	\$214,900	\$222,000	103.30
18036921	32 Homefield Trace Ct	Fort Zumwalt No	Homefield	3	3 (3 0)	1,248	2,028	0.180	13	07/31/18	\$178.29	18	\$225,000	\$225,000	\$222,500	98.89
18086682	2807 Grand Slam Dr	Fort Zumwalt No	Homefield #3 Villag	3	3 (2 1)	1,417	2,536	0.180	15	12/06/18	\$163.73	6	\$230,000	\$230,000	\$232,000	100.87
18013271	1907 Royal Heir Dr	Fort Zumwalt No	Highgrove Place #1	3	2 (2 0)	1,543	1,543	0.320	20	06/15/18	\$152.30	75	\$245,000	\$235,000	\$235,000	95.92
18022006	1127 Homefield Commons Dr	Fort Zumwalt No	Homefield	3	3 (3 0)	1,715	2,915	0.220	14	05/30/18	\$146.94	4	\$254,900	\$254,900	\$252,000	98.86
18025137	2519 Fastball	Fort Zumwalt No	Homefield	4	2 (2 0)		2,217	0.210	14	05/23/18	\$0.00	3	\$249,900	\$249,900	\$255,000	102.04
18048981	1108 Homefield Commons	Fort Zumwalt No	Homefield Ph3 Vill	3	4 (3 1)	2,112		0.220	14	08/02/18	\$121.92	7	\$257,500	\$257,500	\$257,500	100.00

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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CMA 1 Line (Landscape)

Property Type: Residential

ResidentialClosed Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18041131	2506 Fastball Dr	Fort Zumwalt No	Homefield Ph3 Vill	4	3 (3 0)	1,651	2,704	0.210	14	07/02/18	\$162.02	40	\$279,900	\$279,900	\$267,500	95.57
18090833	2806 Grand Slam Dr	Fort Zumwalt No	Homefield #3 Villag	3	2 (2 0)	1,774		0.180	15	02/25/19	\$151.07	60	\$275,000	\$269,900	\$268,000	97.45
18009880	14 Dugout Ct	Fort Zumwalt No	Homefield Estates ;	4	3 (2 1)	2,510		0.230	16	04/12/18	\$113.94	13	\$289,900	\$289,900	\$286,000	98.65
18056852	2117 Homefield Ridge	Fort Zumwalt No	Homefield Ph3 Vill	4	3 (2 1)	3,044		0.240	14	09/10/18	\$100.53	13	\$325,000	\$309,900	\$306,000	94.15
17081526	16 Dugout	Fort Zumwalt No	Homefield Estates ;	4	3 (2 1)	3,130	4,287	0.230	16	05/29/18	\$102.24	29	\$329,000	\$330,000	\$320,000	97.26

Closed Totals

Listing Count :	17	Averages:		1,807	2,165	0.202					\$135.52	20	\$241,512	\$238,859	\$236,371	98.09
		Price :				High				\$320,000		Low	\$105,000		Median	\$235,000

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price		
19014510	1714 Highgrove Dr	Fort Zumwalt No	Highgrove Place	3	2 (2 0)	1,700	1,700	0.250	21	03/09/19	\$144.12	1	\$245,000	\$245,000		

Pending Totals

Listing Count :	1	Averages:		1,700	1,700	0.250					\$144.12	1	\$245,000	\$245,000		
		Price :				High				\$245,000		Low	\$245,000		Median	\$245,000

Condo/Coop/VillaClosed Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18072124	708 Homerun Dr	Fort Zumwalt No	Homefield Gardens	2	2 (2 0)	992	992	0.023	15	10/18/18	\$105.85	6	\$105,000	\$105,000	\$105,000	100.00

Closed Totals

Listing Count :	1	Averages:		992	992	0.023					\$105.85	6	\$105,000	\$105,000	\$105,000	100.00
		Price :				High				\$105,000		Low	\$105,000		Median	\$105,000

Grand Totals

Count :	22	Averages:		\$/SqFt: \$133.47		CDOM: 19		OP: \$237,305		LP: \$234,800		SP: \$229,072				
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Presented By: Mike Nettemeyer Phone: 636-614-5132

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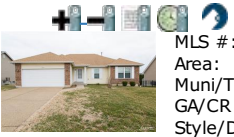
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Cross Property On Market Counters

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
19017115	RESI	ACT	03/22/19	1801 Highgrove	O'Fallon	408	10	\$225,000	483	348	6	6	536	136	34	27	360

Cross Property Condensed

1801 Highgrove, O'Fallon 63366-4368



MLS #:	19017115	Status:	A	Stat Dt:	03/22/19	List Pr:	\$225,000
Area:	408	Bd:	3	Sq Ft:	1,582	Sell Pr:	
Muni/Twp:	O'Fallon			Pr/SqFt:	\$142.23	CDOM:	10
GA/CR:	2/0	Bth:	2 (2 0)		\$395	Age:	22
Style/Desc:	1 Story/Ranch					Acre:	.190
SubD:	Highgrove Place #1						
Schl District:	Ft. Zumwalt R-II						

Search Criteria

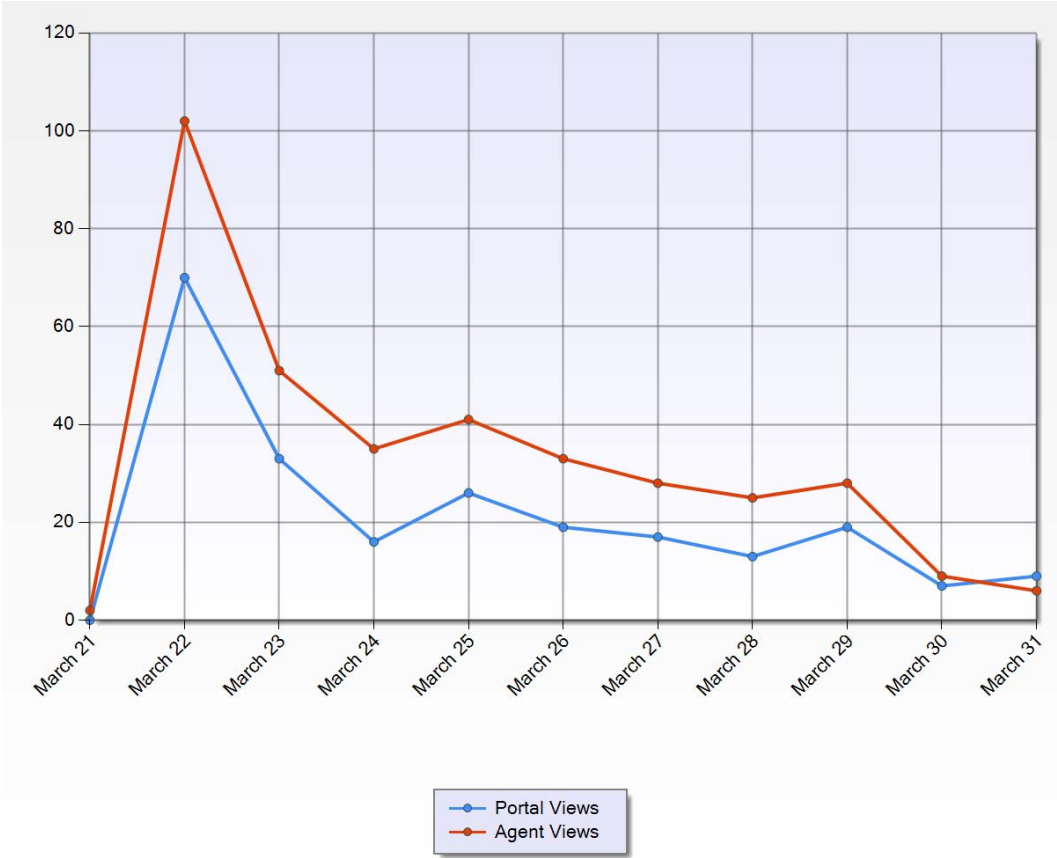
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 **Historical Views for 1801 Highgrove**



● FOR SALE

1801 Highgrove Dr, O Fallon, MO 63366

List price: \$225,000

3 Beds · 2 Baths · 1,582 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing is doing GREAT!

Last two days of activity



Similar listings



Your listing



VIEWS

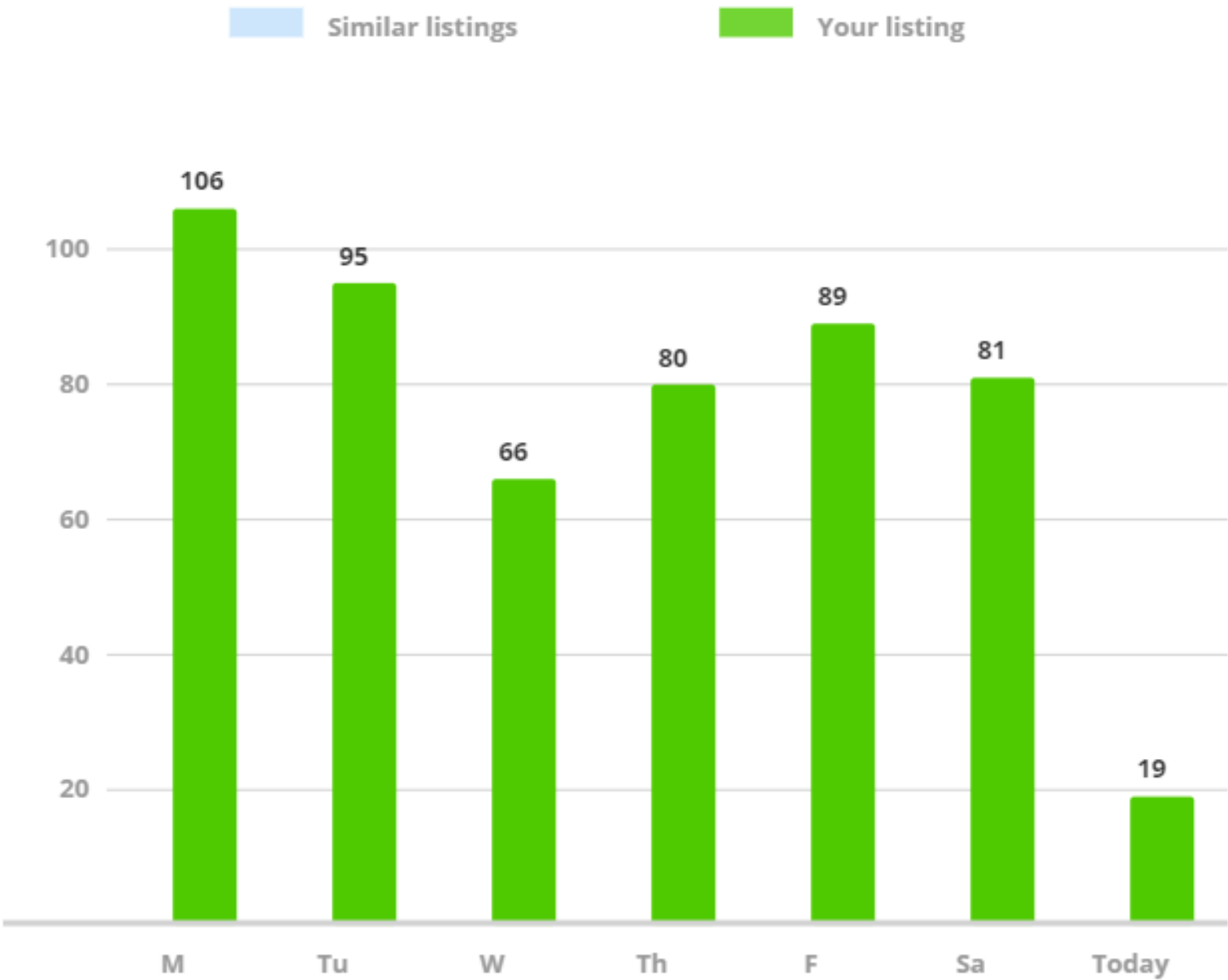
100

SAVES

0

This Week

Last 30 Days



MARIS



Listing Activity Report

1801 Highgrove, O'Fallon, MO 63366

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

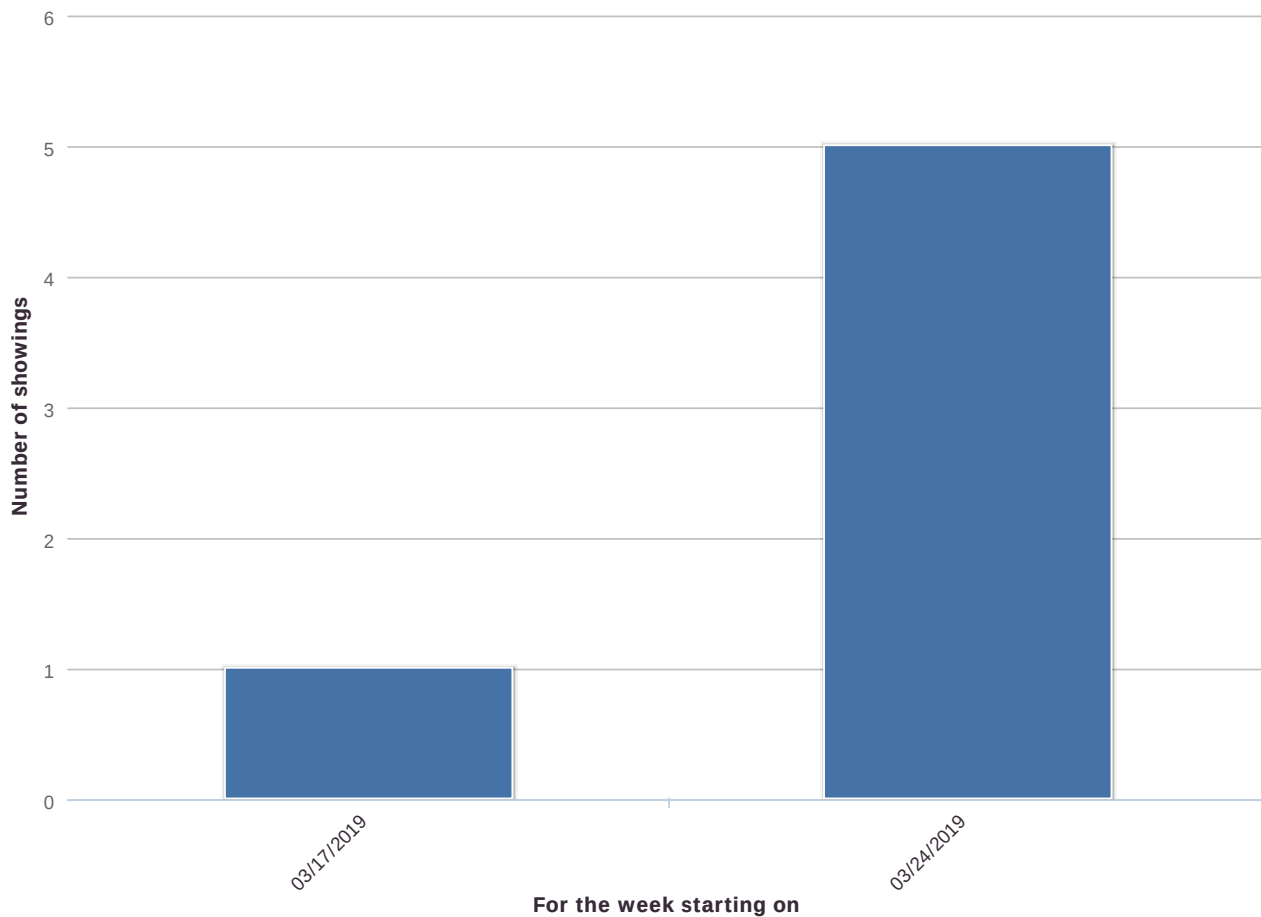
Snapshot for Mar 22, 2019 - Mar 30, 2019



Listing ID: 19017115
Address: 1801 Highgrove, O'Fallon, MO 63366
Price: \$225,000
Status: ACTIVE

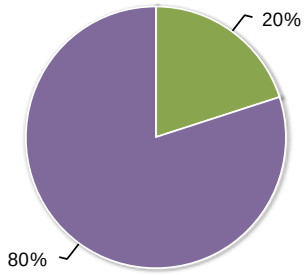
Total number of appointments: 6
Appointments in the last 30 days: 6
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

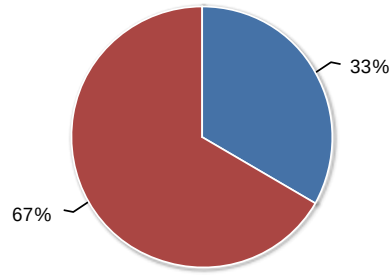
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (1)
Not interested (4)

* 5 responses

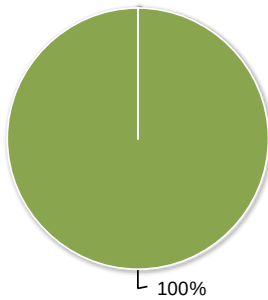
Your (and your client's) opinion of the price:



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

* 3 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 03/30/2019 9:45 AM - 10:45 AM	03/30/2019 11:59 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:	Not interested Good Too high 3 Buyer wasn't crazy about this one, she thought it was old and out dated for the asking price & she didn't like the fence in the back yard, thanks and good luck.
Showing 03/25/2019 2:00 PM - 2:15 PM	03/26/2019 03:06 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Not interested
Showing 03/24/2019 12:00 PM - 12:30 PM	03/24/2019 03:18 PM

Activity Details		Received
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Just right 3 Fence was a eyesore
Showing 03/24/2019 11:00 AM - 12:00 PM		03/25/2019 01:03 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested This home was at the top of my buyers price range and there was just too many updates that needed to be done to the home although it has really good bones good floorspace but they don't have the money to update
Showing 03/23/2019 9:30 AM - 10:00 AM		03/23/2019 11:21 AM
Is your client interested in this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Too high 3 Garage small, small backyard and that fence. Good size rooms. Dated fixtures and walls need painting.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	03/30/2019 9:45 AM - 10:45 AM	
 Canceled Showing	03/26/2019 12:45 PM - 1:45 PM	
 Past Showing	03/25/2019 2:00 PM - 2:15 PM	
 Past Showing	03/24/2019 6:45 PM - 7:45 PM	
 Past Showing	03/24/2019 12:00 PM - 12:30 PM	
 Past Showing	03/24/2019 11:00 AM - 12:00 PM	
 Canceled Showing	03/23/2019 1:45 PM - 2:45 PM	
 Past Showing	03/23/2019 9:30 AM - 10:00 AM	
 Status Change	03/22/2019 12:00 PM	
 New Listing	03/22/2019	
 Price Change	03/22/2019 6:36 AM	