

The Nett Group Real Estate Advisors

SELLER REPORT



2863 Spring Water Dr | St Louis

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	67
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Client Possibilities	5
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Client Favorites	4
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Zillow Views	46
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Zillow Saves	0
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Showings	7
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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	19003131	A	01/24/2019	RESI	2863 Spring Water Dr	Unincorporated	St Louis	331	66	\$300,000 4	3 (2 1)	2,512	0.3100 33		KWRC01
0.2 mi	18038588	S	07/27/2018	RESI	7301 Summertime Ct	Unincorporated	St Louis	332	35	\$275,000 4	3 (2 1)	2,458	0.3200 24		EXSL01
0.1 mi	18054966	S	09/21/2018	RESI	7306 Summertime Dr	Unincorporated	St Louis	332	13	\$290,000 4	4 (3 1)	2,725	0.3000 27		KWSW01
0.1 mi	18052713	S	11/09/2018	RESI	2811 Spring Water	Unincorporated	St Louis	332	145	\$298,000 4	3 (2 1)	2,522	0.2800 30		KWSW01
0.2 mi	18053058	S	07/31/2018	RESI	7313 Summerview Manor Lane	Unincorporated	St Louis	332	12	\$302,000 4	4 (2 2)	2,384	0.2600 27		CBPR02
0.1 mi	18050486	S	08/17/2018	RESI	3001 Summerfield Manor	Unincorporated	St Louis	332	18	\$310,000 4	3 (2 1)	2,484	0.2600 29		EXTM01
0.1 mi	18038998	X	11/01/2018	RESI	2811 Spring Water	Unincorporated	St Louis	332	43	\$320,000 4	3 (2 1)	2,522	0.2800 30		RMXR03

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'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 19003131
State Or Province is 'Missouri'
Price is 250000 to 350000
Selected 7 of 7 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'Auction' Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending' Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 4/1/2019 to 4/1/2018 Latitude, Longitude is within 0.25 mi of 19003131 State Or Province is 'Missouri' Price is 250000 to 350000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19003131	2863 Spring Water Dr	Mehlville	Barnwood Add 4a	4	3 (2 1)	2,512	2,512	0.310	33	01/24/19	\$119.43	66	\$300,000	\$300,000

Active Totals

Listing Count :	1	Averages:	2,512	2,512	0.310							\$119.43	66	\$300,000	\$300,000	
		Price :							High			\$300,000	Low	\$300,000	Median	\$300,000

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
18038588	7301 Summertime Ct	Oakville	Summerfield Manoi	4	3 (2 1)	2,458	2,458	0.320	24	07/27/18	\$111.88	35	\$265,000	\$265,000	\$275,000	103.77
18054966	7306 Summertime Dr	Oakville	Summerfield Manoi	4	4 (3 1)	2,725	3,725	0.300	27	09/21/18	\$106.42	13	\$299,900	\$289,900	\$290,000	96.70
18052713	2811 Spring Water	Oakville	Barnwood Add 4b	4	3 (2 1)	2,522		0.280	30	11/09/18	\$118.16	145	\$309,000	\$307,000	\$298,000	96.44
18053058	7313 Summerview Manor Lan	Oakville	Summerfield Manoi	4	4 (2 2)	2,384	3,234	0.260	27	07/31/18	\$126.68	12	\$299,900	\$299,900	\$302,000	100.70
18050486	3001 Summerfield Manor	Oakville	Summerfield Manoi	4	3 (2 1)	2,484		0.260	29	08/17/18	\$124.80	18	\$330,000	\$320,000	\$310,000	93.94

Closed Totals

Listing Count :	5	Averages:	2,515	3,139	0.284							\$117.59	45	\$300,760	\$296,360	\$295,000	98.31
		Price :							High		\$310,000	Low		\$275,000	Median		\$298,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18038998	2811 Spring Water	Oakville	Barnwood Add 4b	4	3 (2 1)	2,522		0.280	30	11/02/18	\$126.88	43	\$330,000	\$320,000

Expired Totals

Listing Count :	1	Averages:	2,522	0.280	\$126.88	43	\$330,000	\$320,000
Price :		High	\$320,000	Low	\$320,000	Median	\$320,000	

Grand Totals

Count :	7	Averages:	\$/SqFt: \$119.18	CDOM: 47	OP: \$304,829	LP: \$300,257	SP: \$295,000
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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
19003131	RESI	ACT	01/24/19	2863 Spring Water Dr	St Louis	331	67	\$300,000	325	372	4	5	350	23	35	23	812

Cross Property Condensed

2863 Spring Water Dr, St Louis 63129-5732



MLS #:	19003131	Status:	A	Stat Dt:	01/24/19	List Pr:	\$300,000
Area:	331	Bd:	4	Sq Ft:	2,512	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$119.43	CDOM:	67
GA/CR:	2/0	Bth:	3 (2 1)			Age:	33
Style/Desc:	2 Story/Other					Acre:	.310
SubD:	Barnwood Add 4a						
Schl District:	Mehlville R-IX						

Search Criteria

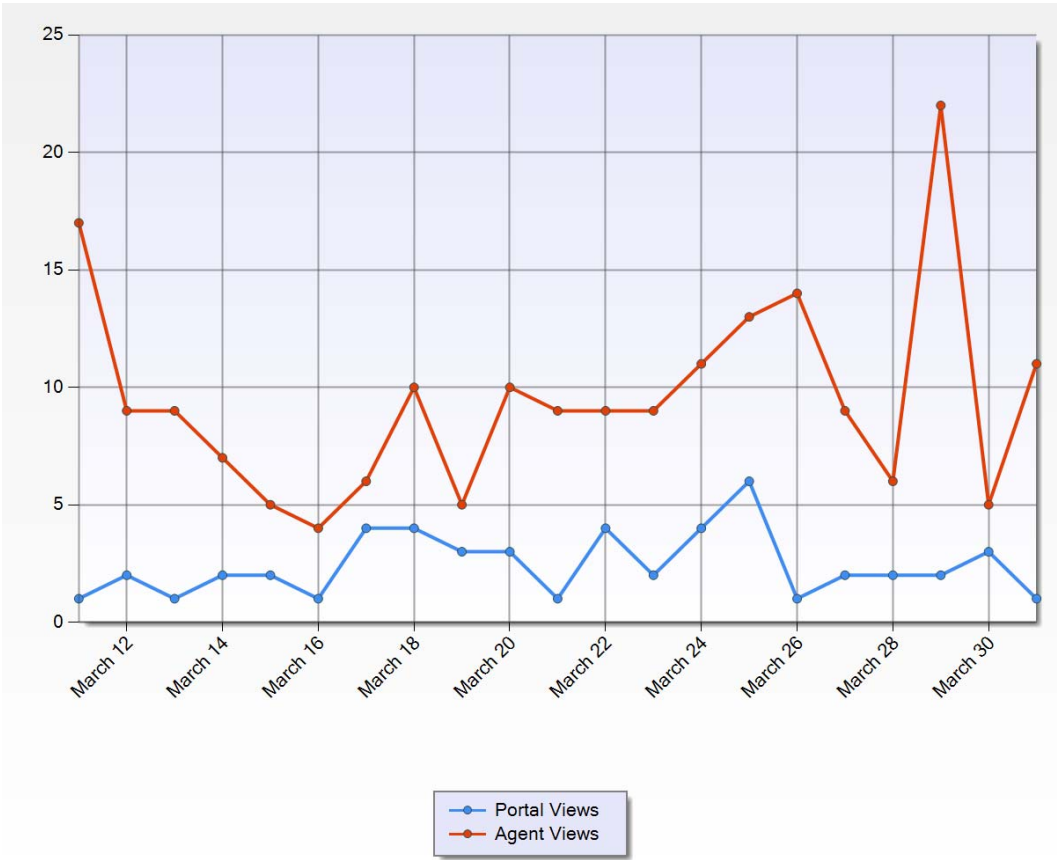
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 37 results.

 **Historical Views for 2863 Spring Water Dr**



● FOR SALE

2863 Spring Water Dr, Saint Louis, MO 63129

List price: \$300,000

4 Beds · 2.5 Baths · 2,512 Sq Ft


EDIT LISTING


ADD VIDEO


MORE ▾

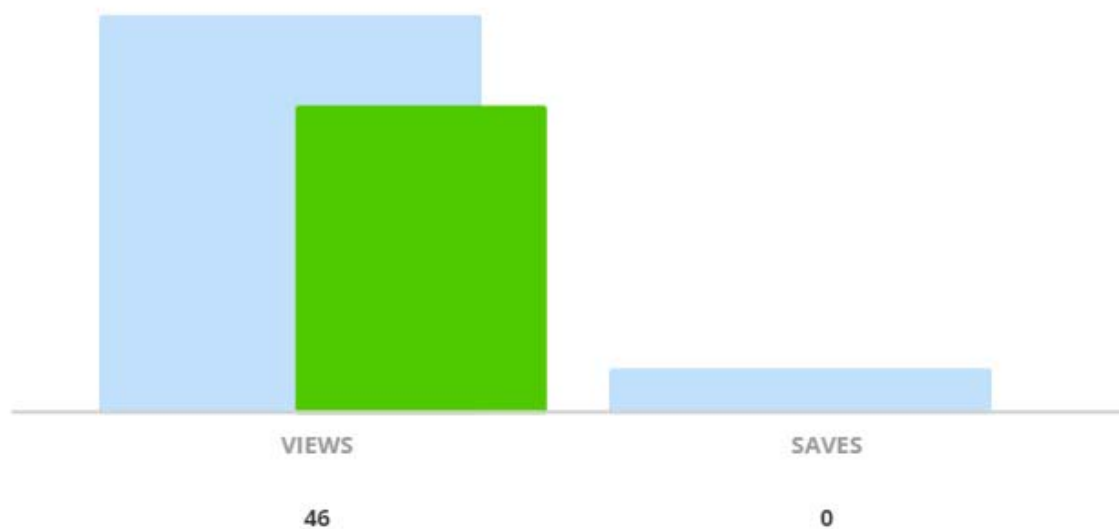
Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity

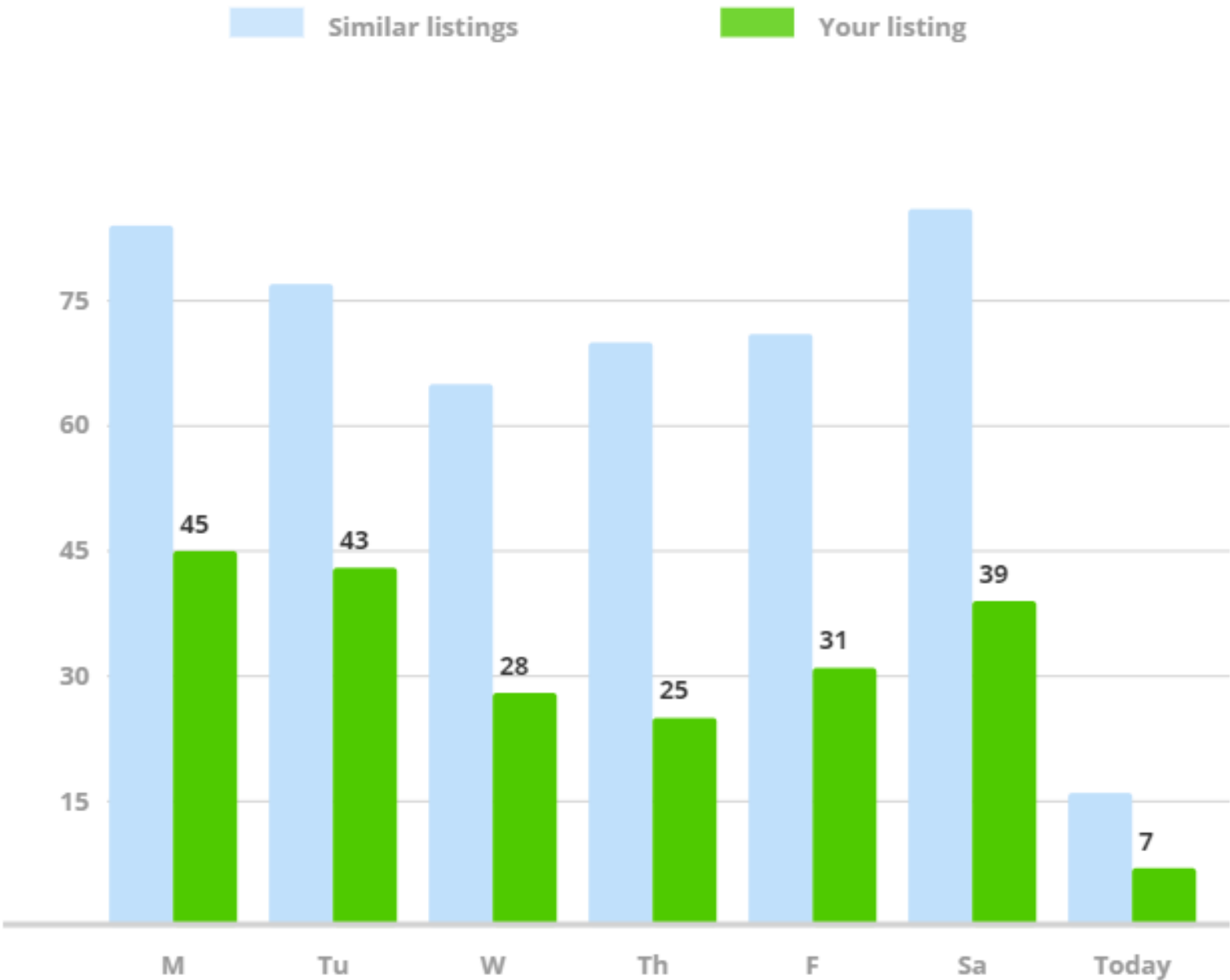
 Similar listings

 Your listing



This Week

Last 30 Days





Listing Activity Report

2863 Spring Water Drive, St Louis, MO 63129

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

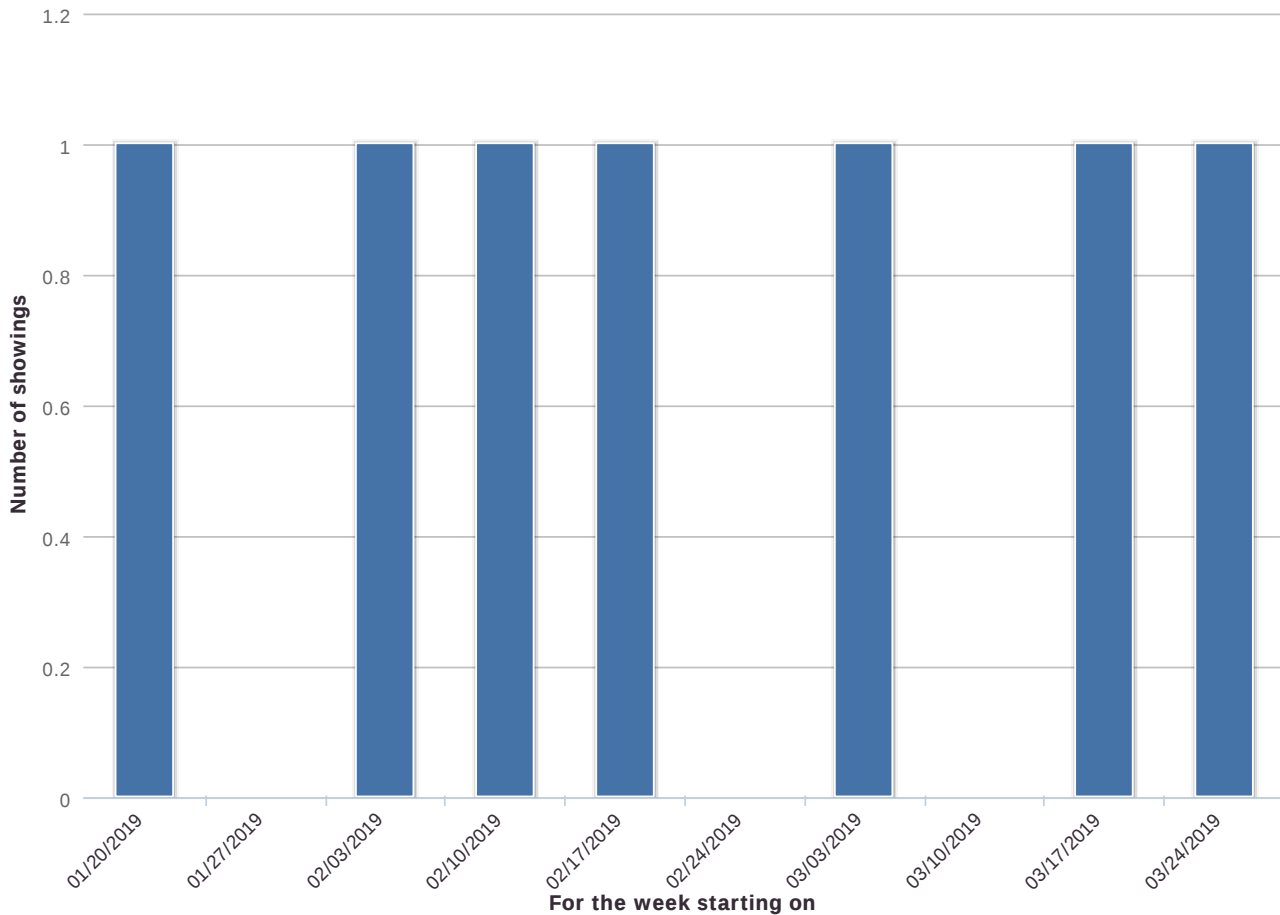
Snapshot for Jan 24, 2019 - Mar 25, 2019



Listing ID: 19003131
Address: 2863 Spring Water Drive, St Louis, MO 63129
Price: \$300,000
Status: ACTIVE

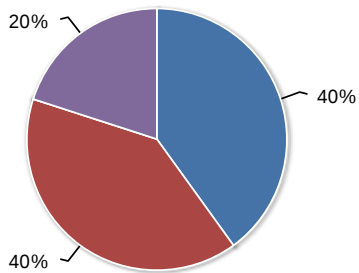
Total number of appointments: 7
Appointments in the last 30 days: 3
Appointments in the last 7 days: 1
Total number of agent previews: 1
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

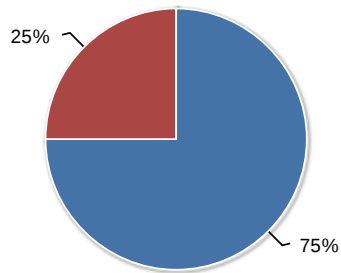
Is your client interested in this listing?



Very (2)
 Somewhat (2)
 Maybe (0)
 Not interested (1)

* 5 responses

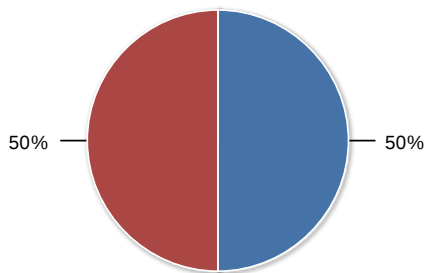
Please rate your overall experience at this showing.



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

* 4 responses

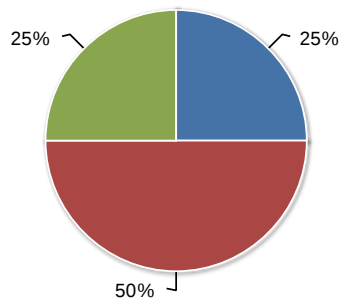
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 4 responses

Feedback Responses

Activity Details	Received
Showing 03/25/2019 4:30 PM - 5:00 PM	03/25/2019 08:18 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 woodwork is very nice! We are considering this home.	
Showing 03/20/2019 5:30 PM - 6:30 PM	03/21/2019 01:03 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 3 The buyers have their home on the market as of yesterday so they are just starting their search.
Showing 02/23/2019 1:00 PM - 1:15 PM		02/23/2019 05:48 PM
COMMENTS/RECOMMENDATIONS:		Canceled showing thru showing time
Showing 02/12/2019 9:45 AM - 10:30 AM		02/14/2019 02:19 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 Not interested due to mobility restrictions for the buyers.
Showing 02/05/2019 4:15 PM - 5:15 PM		02/05/2019 06:39 PM
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:		Very Excellent 5(Best)
Agent Preview 01/25/2019 9:35 AM - 10:05 AM		01/26/2019 10:07 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:		Very Excellent Just right 4 This is slightly higher than they want to spend but they're definitely interested. They plan to come to open house tomorrow.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	03/25/2019 4:30 PM - 5:00 PM	
 Past Showing	03/20/2019 5:30 PM - 6:30 PM	
 Past Showing	03/08/2019 11:20 AM - 12:05 PM	
 Past Showing	02/23/2019 1:00 PM - 1:15 PM	
 Past Showing	02/12/2019 9:45 AM - 10:30 AM	
 Canceled Showing	02/10/2019 10:30 AM - 11:15 AM	
 Past Showing	02/05/2019 4:15 PM - 5:15 PM	
 Canceled Showing	01/25/2019 4:00 PM - 4:30 PM	
 Past Agent Preview	01/25/2019 9:35 AM - 10:05 AM	

Activity Type	Activity Date	Comments
 New Listing	01/24/2019	
 Price Change	01/24/2019 5:05 AM	