

The Nett Group Real Estate Advisors

SELLER REPORT



23 West Homefield Point Ct | O'Fallon

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	7
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Client Possibilities	2
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Client Favorites	2
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Zillow Views	87
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Zillow Saves	5
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Showings	13
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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.

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
19018226	RESI	ACT	04/15/19	23 West Homefield Point Ct	O'Fallon	408	7	\$167,000	687	215	2	2	774	107	23	17	264

Cross Property Condensed

23 West Homefield Point Ct, O'Fallon 63366-2041



MLS #:	19018226	Status:	A	Stat Dt:	04/15/19	List Pr:	\$167,000
Area:	408	Bd:	2	Sq Ft:	1,124	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$148.58	CDOM:	7	Age:	16
GA/CR:	1/0	Bth:	3 (3 0)	Acre:	.260		
Style/Desc:	2 Story/Other						
SubD:	Homefield Manors #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 34 results.

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	19018226	A	04/15/2019	RESI	23 West Homefield Point Ct	O'Fallon	O'Fallon	408	7	\$167,000	2	3 (3 0)	1,124	0.2600	16 KWRC01
0.0 mi	19023827	A	04/05/2019	RESI	21 West Homefield Point Ct	O'Fallon	O'Fallon	408	17	\$169,900	2	2 (2 0)	1,135	0.0960	15 BHSP02
0.0 mi	19022269	AC	04/05/2019	RESI	17 West Homefield Point	O'Fallon	O'Fallon	408	21	\$180,000	3	3 (2 1)	1,382	0.0920	16 XTRG01
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
0.2 mi	19017031	S	04/19/2019	RESI	1300 Sportsmans Dr	O'Fallon	O'Fallon	408	7	\$147,500	2	3 (2 1)	1,371	0.1800	17 DPEV01
0.2 mi	18020679	S	05/04/2018	RESI	657 Homerun Dr	O'Fallon	O'Fallon	408	5	\$155,000	2	2 (2 0)	1,124	0.1330	16 GRNR01
0.1 mi	18050834	S	08/01/2018	RESI	1602 Homefield Meadows Dr	O'Fallon	O'Fallon	408	4	\$158,000	2	2 (1 1)	1,017	0.1620	14 CBG 21
0.1 mi	18010024	S	04/27/2018	RESI	3014 Homefield Winds	O'Fallon	O'Fallon	408	0	\$160,000	2	3 (2 1)	1,382	0.0990	14 WCLK01
0.2 mi	18033225	S	07/09/2018	RESI	1535 Batters Box Dr	O'Fallon	O'Fallon	408	13	\$164,900	2	3 (2 1)	1,371	0.1030	13 EGLP01
0.2 mi	18032440	S	06/15/2018	RESI	711 Homerun Dr	O'Fallon	O'Fallon	408	6	\$165,000	2	3 (2 1)	1,371	0.1480	16 AVRE01
0.2 mi	18036788	S	06/19/2018	RESI	1545 Batters Box	O'Fallon	O'Fallon	408	3	\$170,000	2	3 (2 1)	1,382	0.1290	12 KWRW01
0.2 mi	18086265	S	12/06/2018	RESI	1328 Sportsmans Dr	O'Fallon	O'Fallon	408	2	\$170,250	3	2 (2 0)	1,017	0.1550	16 CBG 15
0.2 mi	18073444	S	11/02/2018	RESI	1612 Homefield Meadows Dr	O'Fallon	O'Fallon	408	10	\$175,000	2	3 (2 1)	1,382	0.1050	14 MADA01
0.2 mi	18048913	S	07/13/2018	RESI	1539 Batters Box Dr	O'Fallon	O'Fallon	408	29	\$187,000	3	3 (2 1)	1,500	0.1090	13 RDKY03
0.2 mi	18036751	S	06/22/2018	RESI	1643 Homefield Meadows Dr	O'Fallon	O'Fallon	408	9	\$195,000	3	2 (2 0)	1,216	0.1900	13 CBG 21
0.1 mi	18048758	S	08/06/2018	RESI	152 Homefield Gardens Dr	O'Fallon	O'Fallon	408	3	\$197,000	3	2 (2 0)	1,360	0.1500	13 CBG 31
0.2 mi	18030164	S	06/21/2018	RESI	1628 Homefield Meadows Dr	O'Fallon	O'Fallon	408	13	\$220,000	3	3 (2 1)	1,746	0.2000	12 RMXR02
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	18053040	S	09/21/2018	RESI	128 Homefield Lake Ct	O'Fallon	O'Fallon	408	45	\$224,000	3	3 (2 1)	1,746	0.2000	13 BHSP02
0.2 mi	18045920	S	07/19/2018	RESI	19 Homefield Ct	O'Fallon	O'Fallon	408	8	\$234,000	3	4 (3 1)	1,662	0.2200	18 BHSP02
0.2 mi	18039614	X	06/16/2018	RESI	1539 Batters Box Dr	O'Fallon	O'Fallon	408	22	\$194,900	3	3 (2 1)	1,500	0.1090	13 KWRW01
0.1 mi	18093069	W	01/16/2019	RESI	3037 Homefield Winds Ct	O'Fallon	O'Fallon	408	12	\$175,000	2	3 (2 1)	1,381	0.0945	14 CBG 31
0.0 mi	19022015	A	04/04/2019	COND	21 West Homefield Point Ct	O'Fallon	O'Fallon	408	18	\$169,900	2	2 (2 0)	1,135	0.0960	15 BHSP02
0.1 mi	19022985	P	04/03/2019	COND	647 Homerun Dr	O'Fallon	O'Fallon	408	1	\$175,000	3	3 (2 1)	1,356	0.1331	17 CBG 15
0.2 mi	18035179	S	06/07/2018	COND	202 Centerfield Dr	O'Fallon	O'Fallon	408	2	\$155,000	2	2 (2 0)	1,293	0.1290	15 REMV01

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 4/22/2019 to 4/22/2018

Latitude, Longitude is within 0.25 mi of 19018226

State Or Province is 'Missouri'

Price is 140000 to 240000

Selected 25 of 30 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 4/22/2019 to 4/22/2018 Latitude, Longitude is within 0.25 mi of 19018226 State Or Province is 'Missouri' Price is 140000 to 240000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19018226	23 West Homefield Point Ct	Fort Zumwalt No	Homefield Manors ; 2	3	3 (0)	1,124	1,324	0.260	16	04/15/19	\$148.58	7	\$167,000	\$167,000
19023827	21 West Homefield Point Ct	Fort Zumwalt No	Homefield Ph 3 Vill. 2	2	2 (0)	1,135	1,135	0.096	15	04/05/19	\$149.69	17	\$169,900	\$169,900

Active Totals

Listing Count :	2	Averages:	1,130	1,230	0.178							\$149.13	12	\$168,450	\$168,450	
		Price :							High		\$169,900	Low		\$167,000	Median	\$168,450

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19022269	17 West Homefield Point	Fort Zumwalt No	Homefield Ph 3 Vill. 3	3	3 (2 1)	1,382		0.092	16	04/05/19	\$130.25	21	\$180,000	\$180,000

Active Under Contract Totals

Listing Count :	1	Averages:	1,382	0.092	\$130.25	21	\$180,000	\$180,000
Price :		High	\$180,000	Low	\$180,000	Median	\$180,000	

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
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
19017031	1300 Sportsmans Dr	Fort Zumwalt No	Homefield Commor 2	3	3 (2 1)	1,371		0.180	17	04/19/19	\$107.59	7	\$155,000	\$155,000	\$147,500	95.16
18020679	657 Homerun Dr	Fort Zumwalt No	Homefield Commor 2	2	2 (0)	1,124	1,124	0.133	16	05/04/18	\$137.90	5	\$155,900	\$155,900	\$155,000	99.42
18050834	1602 Homefield Meadows Dr	Fort Zumwalt No	Homefield	2	2 (1 1)	1,017	1,017	0.162	14	08/01/18	\$155.36	4	\$159,900	\$159,900	\$158,000	98.81
18010024	3014 Homefield Winds	Fort Zumwalt No	Homefield Ph 3 Vill. 2	3	3 (2 1)	1,382		0.099	14	04/27/18	\$115.77	0	\$159,900	\$159,900	\$160,000	100.06
18033225	1535 Batters Box Dr	Fort Zumwalt No	Homefield Ph 3 Vill. 2	3	3 (2 1)	1,371		0.103	13	07/09/18	\$120.28	13	\$164,900	\$164,900	\$164,900	100.00
18032440	711 Homerun Dr	Fort Zumwalt No	Homefields Commc 2	3	3 (2 1)	1,371		0.148	16	06/15/18	\$120.35	6	\$169,900	\$169,900	\$165,000	97.12
18036788	1545 Batters Box	Fort Zumwalt No	Homefield Ph 3 Vill. 2	3	3 (2 1)	1,382		0.129	12	06/19/18	\$123.01	3	\$170,000	\$170,000	\$170,000	100.00
18086265	1328 Sportsmans Dr	Fort Zumwalt No	Homefield Commor 3	2	2 (0)	1,017	1,881	0.155	16	12/06/18	\$167.40	2	\$168,750	\$168,750	\$170,250	100.89
18073444	1612 Homefield Meadows Dr	Fort Zumwalt No	Homefield Village 2	3	3 (2 1)	1,382	1,682	0.105	14	11/02/18	\$126.63	10	\$175,000	\$175,000	\$175,000	100.00
18048913	1539 Batters Box Dr	Fort Zumwalt No	Homefield Ph 3 Vill. 3	3	3 (2 1)	1,500	1,500	0.109	13	07/13/18	\$124.67	29	\$189,900	\$189,900	\$187,000	98.47
18036751	1643 Homefield Meadows Dr	Fort Zumwalt No	Homefield	3	2 (2 0)	1,216		0.190	13	06/22/18	\$160.36	9	\$195,000	\$195,000	\$195,000	100.00
18048758	152 Homefield Gardens Dr	Fort Zumwalt No	Homefields	3	2 (2 0)	1,360		0.150	13	08/06/18	\$144.85	3	\$184,900	\$184,900	\$197,000	106.54
18030164	1628 Homefield Meadows Dr	Fort Zumwalt No	Homefield Ph3 #1 \ 3	3	3 (2 1)	1,746		0.200	12	06/21/18	\$126.00	13	\$234,900	\$224,900	\$220,000	93.66
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
18053040	128 Homefield Lake Ct	Fort Zumwalt No	Homefield Ph3 #1 \ 3	3	3 (2 1)	1,746	1,746	0.200	13	09/21/18	\$128.29	45	\$229,900	\$224,900	\$224,000	97.43
18045920	19 Homefield Ct	Fort Zumwalt No	Homefield Manors ; 3	4	4 (3 1)	1,662	2,262	0.220	18	07/19/18	\$140.79	8	\$244,900	\$239,900	\$234,000	95.55

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

ResidentialClosed Totals

Listing Count :	17	Averages:	1,348	1,655	0.153		\$136.47	10	\$184,038	\$182,862	\$181,768	98.94
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Price :		High	\$234,000	Low	\$144,900	Median	\$170,250
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Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18039614	1539 Batters Box Dr	Fort Zumwalt No	Homefield Ph 3 Vill	3	3 (2 1)	1,500	1,500	0.109	13	06/16/18	\$129.93	22	\$200,000	\$194,900

Expired Totals

Listing Count :	1	Averages:	1,500	1,500	0.109		\$129.93	22	\$200,000	\$194,900	
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Price :		High	\$194,900	Low	\$194,900	Median	\$194,900
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Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18093069	3037 Homefield Winds Ct	Fort Zumwalt No	Homefield Commor 2	3	3 (2 1)	1,381		0.095	14	01/16/19	\$126.72	12	\$175,000	\$175,000

Withdrawn Totals

Listing Count :	1	Averages:	1,381		0.095		\$126.72	12	\$175,000	\$175,000	
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Price :		High	\$175,000	Low	\$175,000	Median	\$175,000
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Condo/Coop/VillaActive Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19022015	21 West Homefield Point Ct	Fort Zumwalt No	Homefield Ph 3 Vill	2	2 (2 0)	1,135	1,135	0.096	15	04/04/19	\$149.69	18	\$169,900	\$169,900

Active Totals

Listing Count :	1	Averages:	1,135	1,135	0.096		\$149.69	18	\$169,900	\$169,900	
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Price :		High	\$169,900	Low	\$169,900	Median	\$169,900
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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
18035179	202 Centerfield Dr	Fort Zumwalt No	Homefield Commor 2	2	2 (2 0)	1,293		0.129	15	06/07/18	\$119.88	2	\$150,000	\$150,000	\$155,000	103.33

Closed Totals

Listing Count :	1	Averages:	1,293		0.129		\$119.88	2	\$150,000	\$150,000	\$155,000	103.33
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Price :		High	\$155,000	Low	\$155,000	Median	\$155,000
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Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19022985	647 Homerun Dr	Fort Zumwalt No	Homefield Commor 3	3	3 (2 1)	1,356	1,356	0.133	17	04/04/19	\$129.06	1	\$175,000	\$175,000

Presented By: Mike Nettemeyer Phone: 636-614-5132

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CMA 1 Line (Landscape)

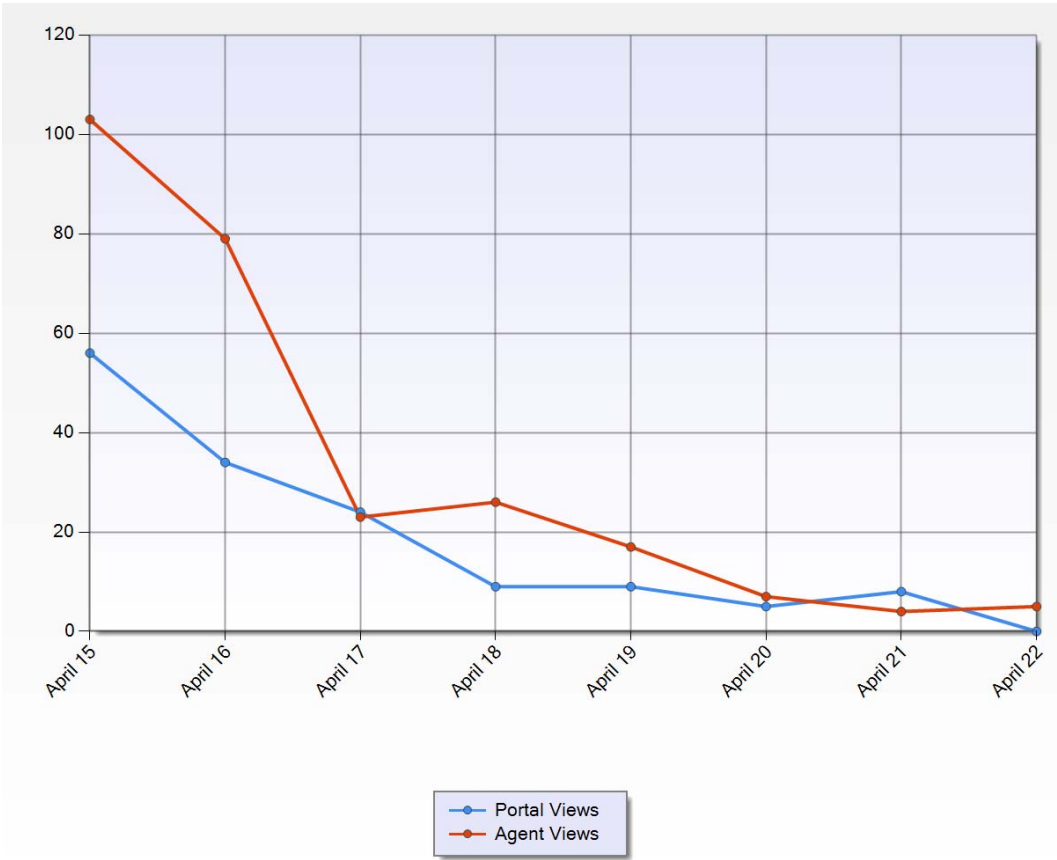
Property Type: Condo/Coop/Villa

Condo/Coop/Villa

Pending Totals									
Listing Count :	1	Averages:	1,356	1,356	0.133	\$129.06	1	\$175,000	\$175,000
		Price :			High	\$175,000	Low	\$175,000	Median \$175,000

Grand Totals									
Count :	25	Averages:	\$/SqFt: \$136.15	CDOM: 11	OP: \$180,618	LP: \$179,614	SP: \$180,281		

 Historical Views for 23 West Homefield Point Ct



● FOR SALE

23 W Homefield Point Ct, O Fallon, MO 63366

List price: \$167,000

2 Beds · 3 Baths · 1,324 Sq Ft



EDIT LISTING



ADD 3D HOME



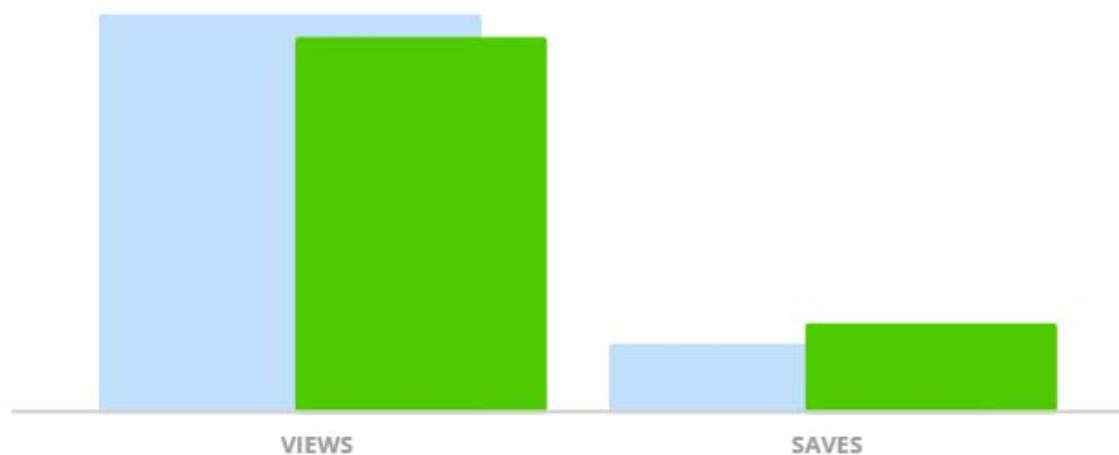
MORE ▾

Latest Activity

Your listing performance is average

Last two days of activity

Similar listings Your listing

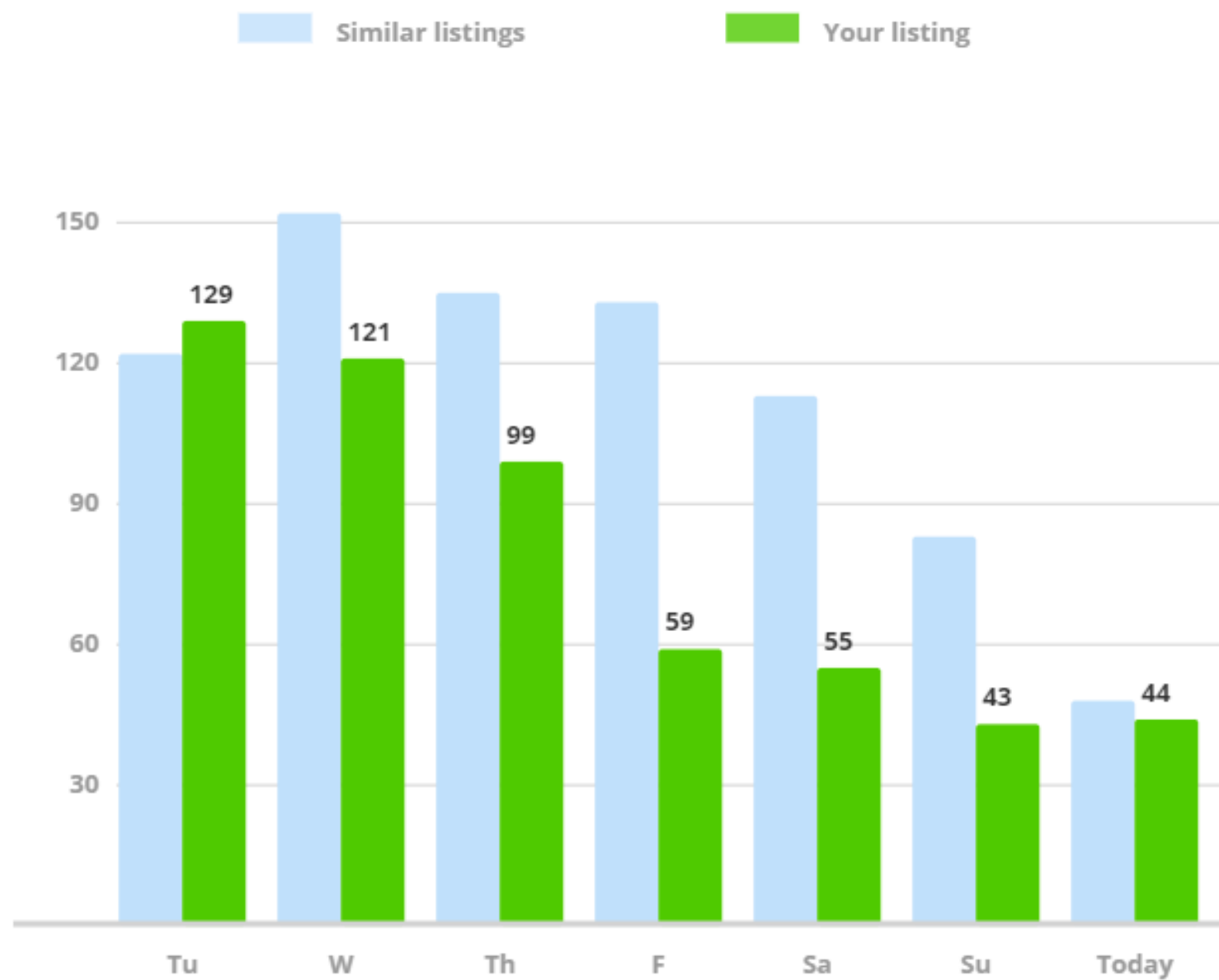


87

5

This Week

Last 30 Days





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

Listing Activity Report

23 West Homefield Point Court, O'Fallon, MO 63366

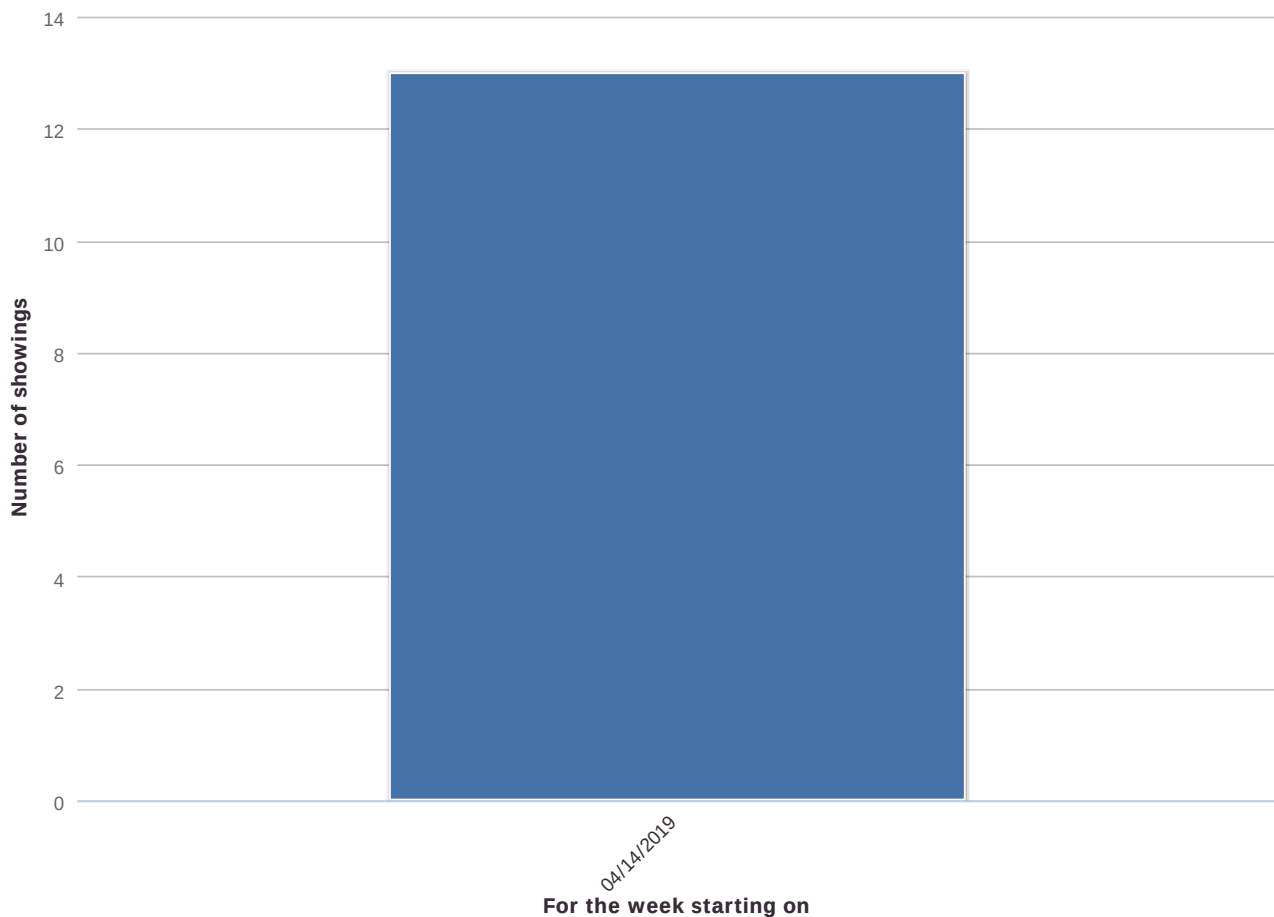
Snapshot for Apr 15, 2019 - Apr 20, 2019



Listing ID: 19018226
 Address: 23 West Homefield Point Court, O'Fallon, MO 63366
 Price: \$167,000
 Status: ACTIVE

Total number of appointments: 13
 Appointments in the last 30 days: 13
 Appointments in the last 7 days: 13
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week

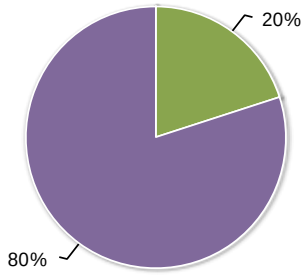


04/14/2019

For the week starting on

Feedback at a Glance

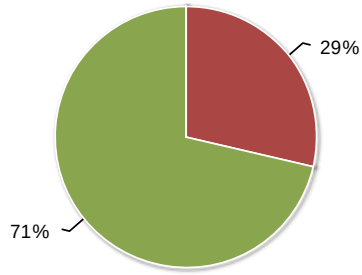
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (2)
Not interested (8)

* 10 responses

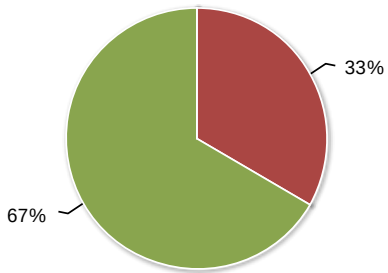
Please rate this listing (5=Best; 1=Worst):



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

* 7 responses

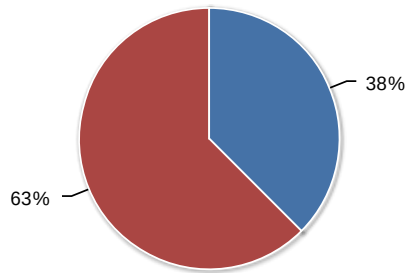
Please rate your overall experience at this showing.



Excellent (0)
Good (2)
Fair (4)
Poor (0)

* 6 responses

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



Just right (3)
Too high (5)
Too low (0)

* 8 responses

Feedback Responses

Activity Details	Received
Showing 04/19/2019 6:30 PM - 6:45 PM	04/21/2019 08:40 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:	Not interested Too high 3 Buyer was concerned with the power lines. Condition was ok but home next door showed better. Thanks
Showing 04/18/2019 6:30 PM - 7:00 PM	04/18/2019 07:33 PM
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 Just right 4
Showing 04/18/2019 5:00 PM - 5:15 PM	04/19/2019 06:50 AM

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:		Not interested
Showing 04/18/2019 10:45 AM - 11:00 AM		04/19/2019 11:31 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:		Maybe Fair Too high 4 Buyer feels like a lot of work needs to be done to the home for the list price, flooring needs to be replaced throughout the home. The kitchen and baths need updating as well. Home also smells like curry.
Showing 04/17/2019 6:00 PM - 7:30 PM		04/17/2019 07:56 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 Fair Too high
Showing 04/17/2019 4:45 PM - 5:45 PM		04/17/2019 09:07 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 Too high 3 Carpet is worn. Upstairs vinyl in the baths was discolored. Different paint on the ceiling between the kitchen and dining room. Client did not like the floor plan.
Showing 04/17/2019 3:25 PM - 3:40 PM		04/17/2019 04:09 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 Fair Just right 3 Thanks just started to look!
Showing 04/16/2019 4:30 PM - 5:00 PM		04/16/2019 05:05 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 too small for the buyer
Showing 04/16/2019 12:10 PM - 12:25 PM		04/16/2019 02:01 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:	Not interested Fair Too high 3 Flooring throughout all yellowed. Didn't like lower level. Kitchen cabinets and dishwasher in rough shape.
Showing 04/16/2019 12:00 PM - 12:15 PM	04/19/2019 12:49 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Not interested 3 Didn't like the Flooring yellowed in all areas Needs too many updates

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	04/20/2019 11:00 AM - 12:00 PM	
 Past Showing	04/19/2019 6:30 PM - 6:45 PM	
 Canceled Showing	04/18/2019 6:30 PM - 7:00 PM	
 Past Showing	04/18/2019 6:30 PM - 7:00 PM	
 Past Showing	04/18/2019 5:45 PM - 6:45 PM	
 Past Showing	04/18/2019 5:00 PM - 5:15 PM	
 Past Showing	04/18/2019 10:45 AM - 11:00 AM	
 Past Showing	04/17/2019 6:00 PM - 7:30 PM	
 Past Showing	04/17/2019 4:45 PM - 5:45 PM	
 Past Showing	04/17/2019 3:25 PM - 3:40 PM	
 Past Showing	04/16/2019 4:30 PM - 5:00 PM	
 Past Showing	04/16/2019 12:10 PM - 12:25 PM	
 Past Showing	04/16/2019 12:00 PM - 12:15 PM	
 Past Showing	04/15/2019 7:30 PM - 9:00 PM	
 Status Change	04/15/2019 3:39 PM	
 Price Change	04/15/2019 10:37 AM	
 New Listing	04/15/2019	