

The Nett Group Real Estate Advisors

SELLER REPORT



26433 Valley Lake Dr | Wright City

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	67
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Client Possibilities	2
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Client Favorites	5
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Zillow Views	91
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Zillow Saves	3
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Showings	17
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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	19005815	A	01/31/2019	RESI	26433 Valley Lake Dr	Wright City	Wright City	470	67	\$159,900	3	2 (2 0)	1,200	3.9100	20 KWRC01
2.0 mi	19014908	A	03/08/2019	RESI	1221 Powderhorn Ridge Dr	Innsbrook	Innsbrook	470	31	\$239,900	1	1 (1 0)	1,200	1.4400	25 INBR01
2.0 mi	19023991	A	04/05/2019	RESI	13201 Oberlag Dr	Wright City	Wright City	470	3	\$249,900	3	3 (2 1)	1,851	3.2900	24 BHAL08
1.3 mi	17080601	S	05/14/2018	RESI	1149 Tumberry Dr	Innsbrook	Innsbrook	470	168	\$125,000	1	2 (2 0)	1,200	1.5900	34 INBR01
1.9 mi	18015833	S	07/26/2018	RESI	1129 Mitten Ridge Dr	Innsbrook	Innsbrook	470	117	\$157,500	1	2 (1 1)	1,200	1.8500	22 INBR01
1.4 mi	18065966	S	08/15/2018	RESI	962 Woodlake Dr	Innsbrook	Innsbrook	470	0	\$176,000	1	2 (2 0)	1,100	1.2000	38 INBR01
1.5 mi	18032452	S	06/25/2018	RESI	933 Woodlake Dr	Innsbrook	Innsbrook	470	21	\$188,000	2	2 (1 1)	1,200	0.7000	25 INBR01
2.0 mi	17092032	S	04/19/2018	RESI	449 Foxfire Point Dr	Innsbrook	Innsbrook	470	104	\$195,000	1	2 (2 0)		1.7400	24 RDKY02
1.8 mi	18047897	S	11/06/2018	RESI	11610 Massman Lane	Unincorporated	Wright City	470	85	\$205,000	4	3 (2 1)	1,643	3.0000	26 RMXF01
1.8 mi	18017488	S	06/29/2018	RESI	28000 Glenbrook Ct	Unincorporated	Wright City	470	90	\$230,000	3	2 (2 0)	1,700	1.4000	RLVN01
1.8 mi	18015936	S	05/22/2018	RESI	939 Silver Fox Dr	Innsbrook	Innsbrook	470	3	\$247,900	3	2 (2 0)		0.8000	29 INBR01
2.0 mi	18079545	S	12/20/2018	RESI	1224 Powderhorn Dr	Innsbrook	Innsbrook	470	50	\$257,500	2	2 (2 0)	1,264	1.0000	22 INBR01
1.9 mi	18067860	S	08/22/2018	RESI	1225 Powderhorn Dr	Innsbrook	Innsbrook	470	0	\$275,000	1	2 (2 0)	1,150	1.0000	23 INBR01
1.8 mi	18021105	S	08/13/2018	RESI	12105 Meade Dr	Unincorporated	Wright City	817	111	\$200,000	4	2 (2 0)	1,732	5.1800	ABRL01
2.0 mi	18069306	X	12/31/2018	RESI	1221 Powderhorn Ridge Dr	Innsbrook	Innsbrook	470	117	\$239,900	1	1 (1 0)	1,200	1.4400	25 INBR01

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 4/8/2019 to 4/8/2018

Latitude, Longitude is within 2.00 mi of 19005815

State Or Province is 'Missouri'

Price is 100000 to 275000

Selected 15 of 15 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 4/8/2019 to 4/8/2018 **Latitude, Longitude** is within 2.00 mi of 19005815 **State Or Province** is 'Missouri' **Price** is 100000 to 275000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19005815	26433 Valley Lake Dr	Wright City R-2	Valley Lake Estates	3	2 (2 0)	1,200	130,680	3.910	20	01/31/19	\$133.25	67	\$174,900	\$159,900
19014908	1221 Powderhorn Ridge Dr	Wright City R-2	Innsbrook	1	1 (1 0)	1,200	1,200	1.440	25	03/08/19	\$199.92	31	\$239,900	\$239,900
19023991	13201 Oberlag Dr	Wright City R-2	Harvest Acres	3	3 (2 1)	1,851		3.290	24	04/05/19	\$135.01	3	\$249,900	\$249,900

Active Totals

Listing Count :	3	Averages:	1,417	65,940	2.880							\$156.06	34	\$221,567	\$216,567
		Price :							High	\$249,900	Low	\$159,900	Median	\$239,900	

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
17080601	1149 Turnberry Dr	Wright City R-2	Innsbrook	1	2 (2 0)	1,200	1,200	1.590	34	05/14/18	\$104.17	168	\$139,900	\$139,900	\$125,000	89.35
18015833	1129 Mitten Ridge Dr	Wright City R-2	Innsbrook	1	2 (1 1)	1,200	1,200	1.850	22	07/26/18	\$131.25	117	\$179,900	\$179,900	\$157,500	87.55
18065966	962 Woodlake Dr	Wright City R-2	Innsbrook Estates	1	2 (2 0)	1,100		1.200	38	08/15/18	\$160.00	0	\$176,000	\$176,000	\$176,000	100.00
18032452	933 Woodlake Dr	Wright City R-2	Innsbrook	2	2 (1 1)	1,200	1,200	0.700	25	06/25/18	\$156.67	21	\$199,900	\$199,900	\$188,000	94.05
17092032	449 Foxfire Point Dr	Wright City R-2	Innsbrook Estates	1	2 (2 0)			1.740	24	04/19/18	\$0.00	104	\$209,000	\$209,000	\$195,000	93.30
18021105	12105 Meade Dr	Wright City	Glenbrook Estate	4	2 (2 0)	1,732		5.180		08/13/18	\$115.47	111	\$250,000	\$225,000	\$200,000	80.00
18047897	11610 Massman Lane	Wright City R-2	Cloverlake Estates	4	3 (2 1)	1,643	1,643	3.000	26	11/06/18	\$124.77	85	\$226,000	\$214,000	\$205,000	90.71
18017488	28000 Glenbrook Ct	Wright City R-2	Glenbrook Estates	3	2 (2 0)	1,700		1.400		06/29/18	\$135.29	90	\$274,900	\$254,900	\$230,000	83.67
18015936	939 Silver Fox Dr	Wright City R-2	Innsbrook	3	2 (2 0)			0.800	29	05/22/18	\$0.00	3	\$249,900	\$249,900	\$247,900	99.20
18079545	1224 Powderhorn Dr	Wright City R-2	Innsbrook	2	2 (2 0)	1,264	1,264	1.000	22	12/20/18	\$203.72	50	\$289,900	\$279,900	\$257,500	88.82
18067860	1225 Powderhorn Dr	Wright City R-2	Innsbrook	1	2 (2 0)	1,150		1.000	23	08/22/18	\$239.13	0	\$275,000	\$275,000	\$275,000	100.00

Closed Totals

Listing Count :	11	Averages:	1,354	1,301	1.769						\$152.27	68	\$224,582	\$218,491	\$205,173	91.51
		Price :							High		\$275,000	Low	\$125,000	Median		\$200,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18069306	1221 Powderhorn Ridge Dr	Wright City R-2	Innsbrook	1	1 (1 0)	1,200	1,200	1.440	25	01/01/19	\$199.92	117	\$249,900	\$239,900

Expired Totals

Listing Count :	1	Averages:	1,200	1,200	1.440							\$199.92	117	\$249,900	\$239,900
		Price :							High	\$239,900	Low	\$239,900	Median	\$239,900	

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

Grand Totals

Count : 15 Averages: \$/SqFt: \$156.81 CDOM: 64 OP: \$225,667 LP: \$219,533 SP: \$205,173

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
19005815	RESI	ACT	01/31/19	26433 Valley Lake Dr	Wright City	470	67	\$159,900	415	775	5	2	463	120	37	37	984

Cross Property Condensed

26433 Valley Lake Dr, Wright City 63390-4524



MLS #:	19005815	Status:	A	Stat Dt:	01/31/19	List Pr:	\$159,900
Area:	470	Bd:	3	Sq Ft:	1,200	Sell Pr:	
Muni/Twp:	Wright City	Pr/SqFt:	\$133.25	CDOM:	67	Age:	20
GA/CR:	0/0	Bth:	2 (2 0)	Acre:	3.910		
Style/Desc:	1 Story/Manufactured						
SubD:	Valley Lake Estates						
Schl District:	Wright City R-II						

Search Criteria

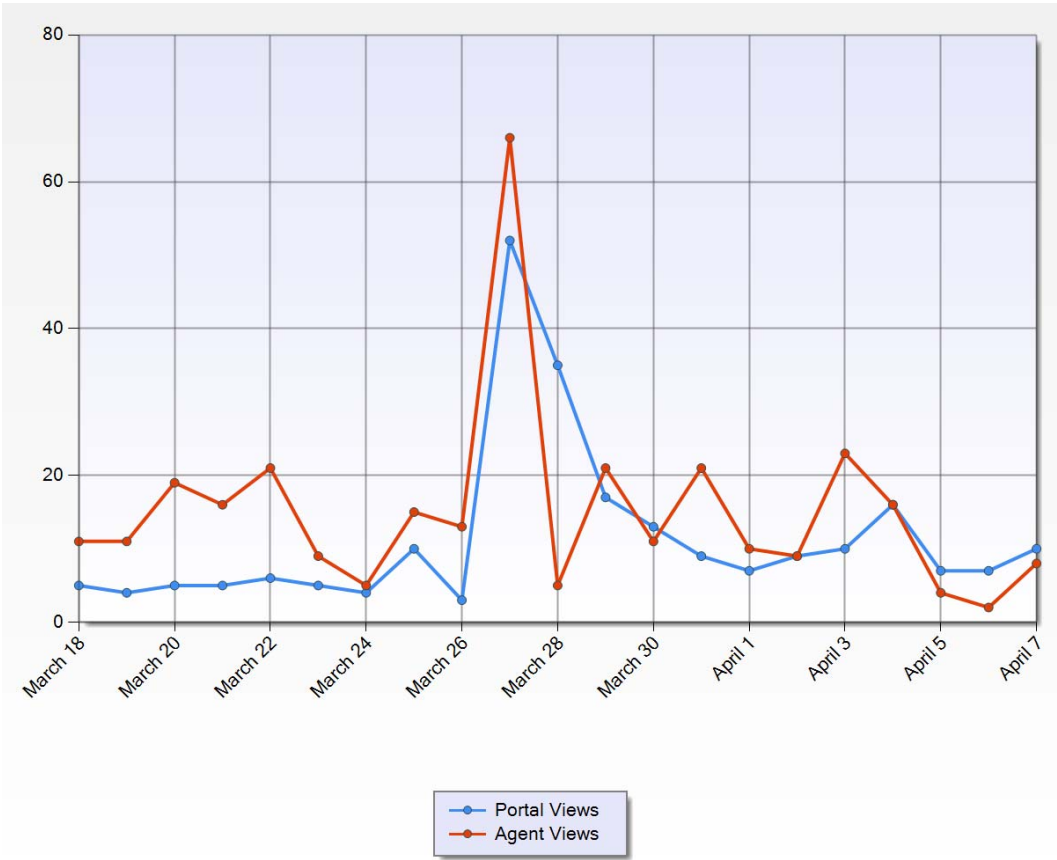
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 34 results.

 Historical Views for 26433 Valley Lake Dr



● FOR SALE

26433 Valley Lake Dr, Wright City, MO 63390

List price: \$159,900

3 Beds · 2 Baths · 1,200 Sq Ft



EDIT LISTING



ADD VIDEO



MORE ▾

Latest Activity

Your listing traffic

Last two days of activity



Similar listings



Your listing



VIEWS

91

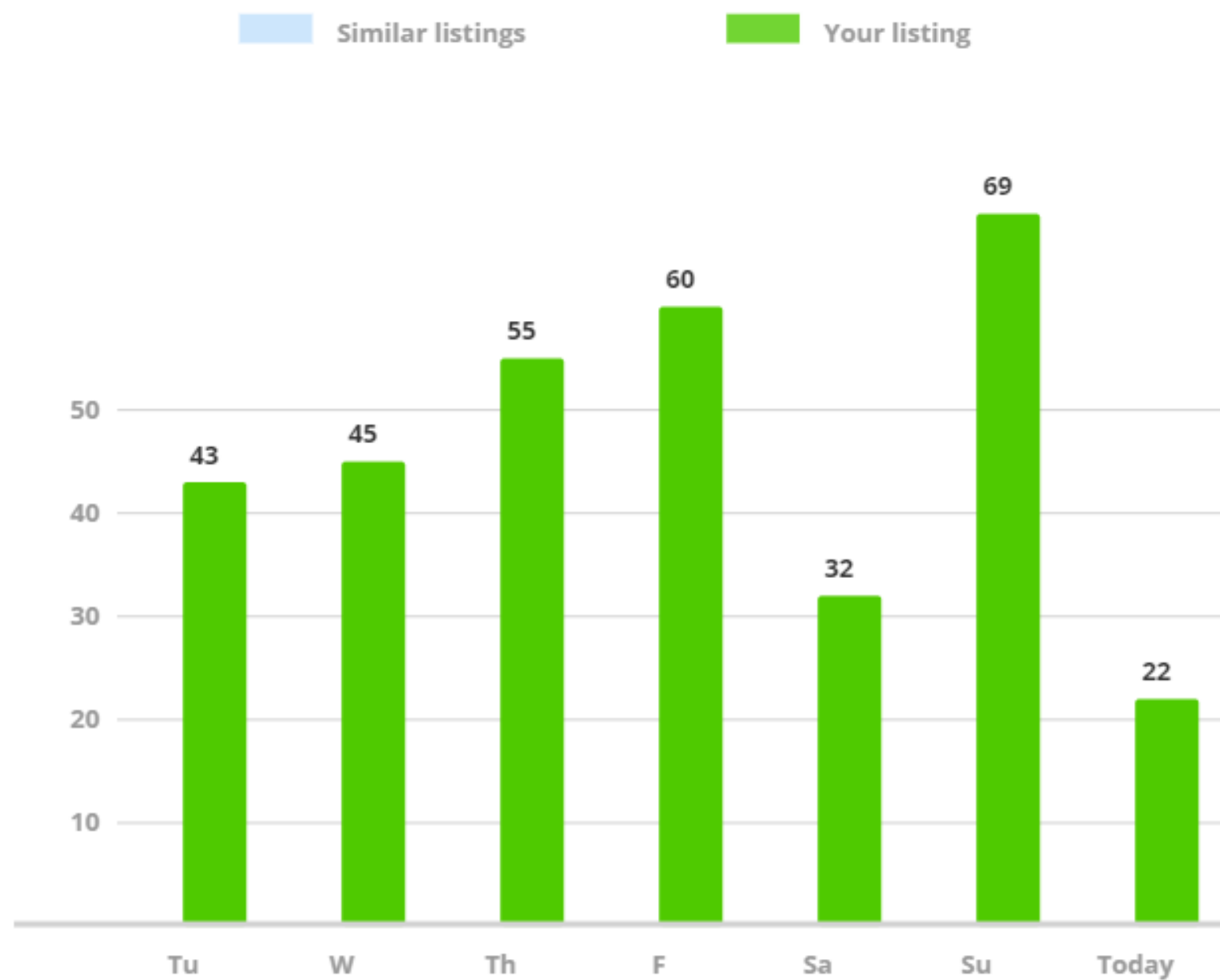


SAVES

3

This Week

Last 30 Days





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

Listing Activity Report

26433 Valley Lake Drive, Wright City, MO 63390

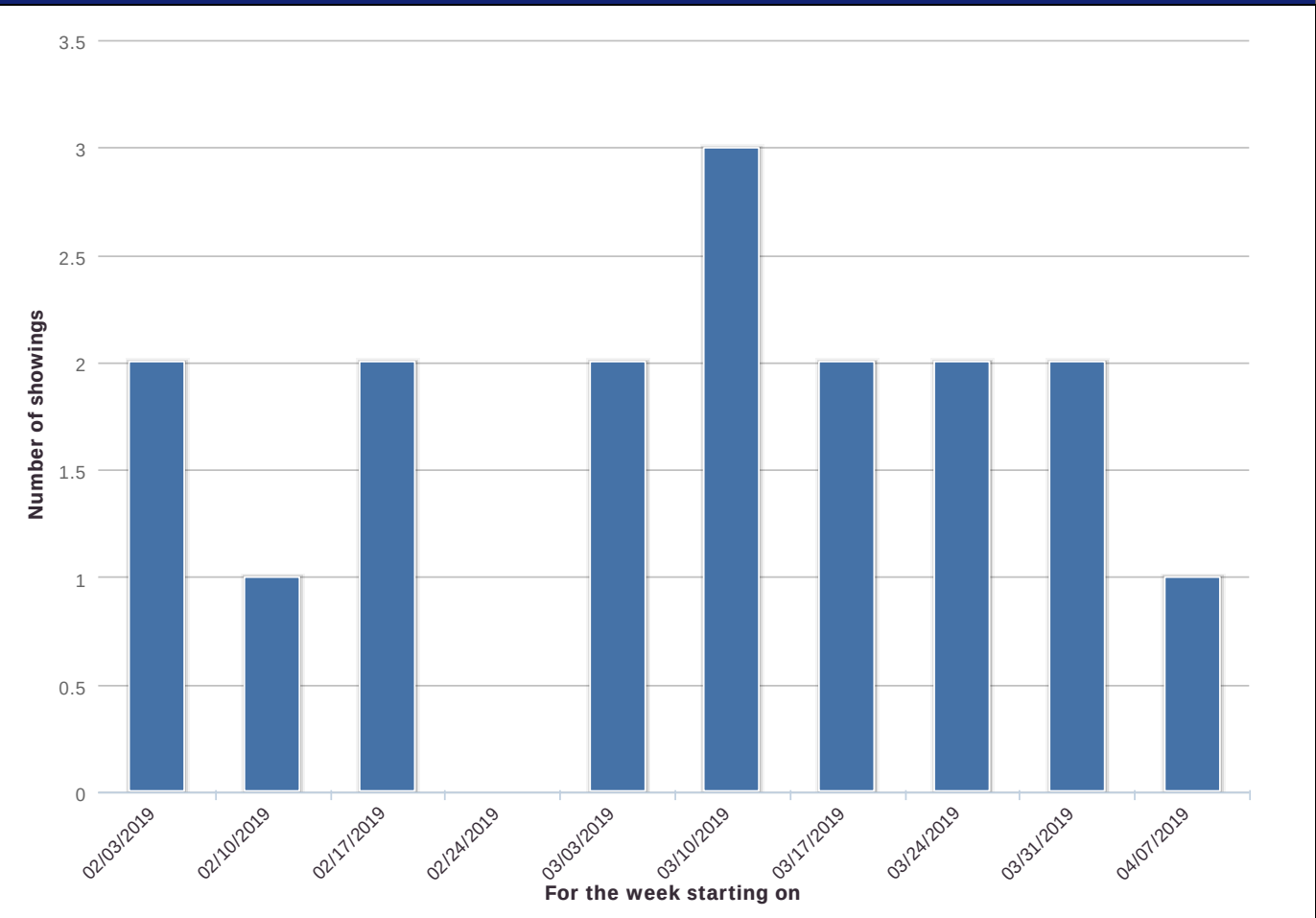
Snapshot for Jan 31, 2019 - Apr 08, 2019



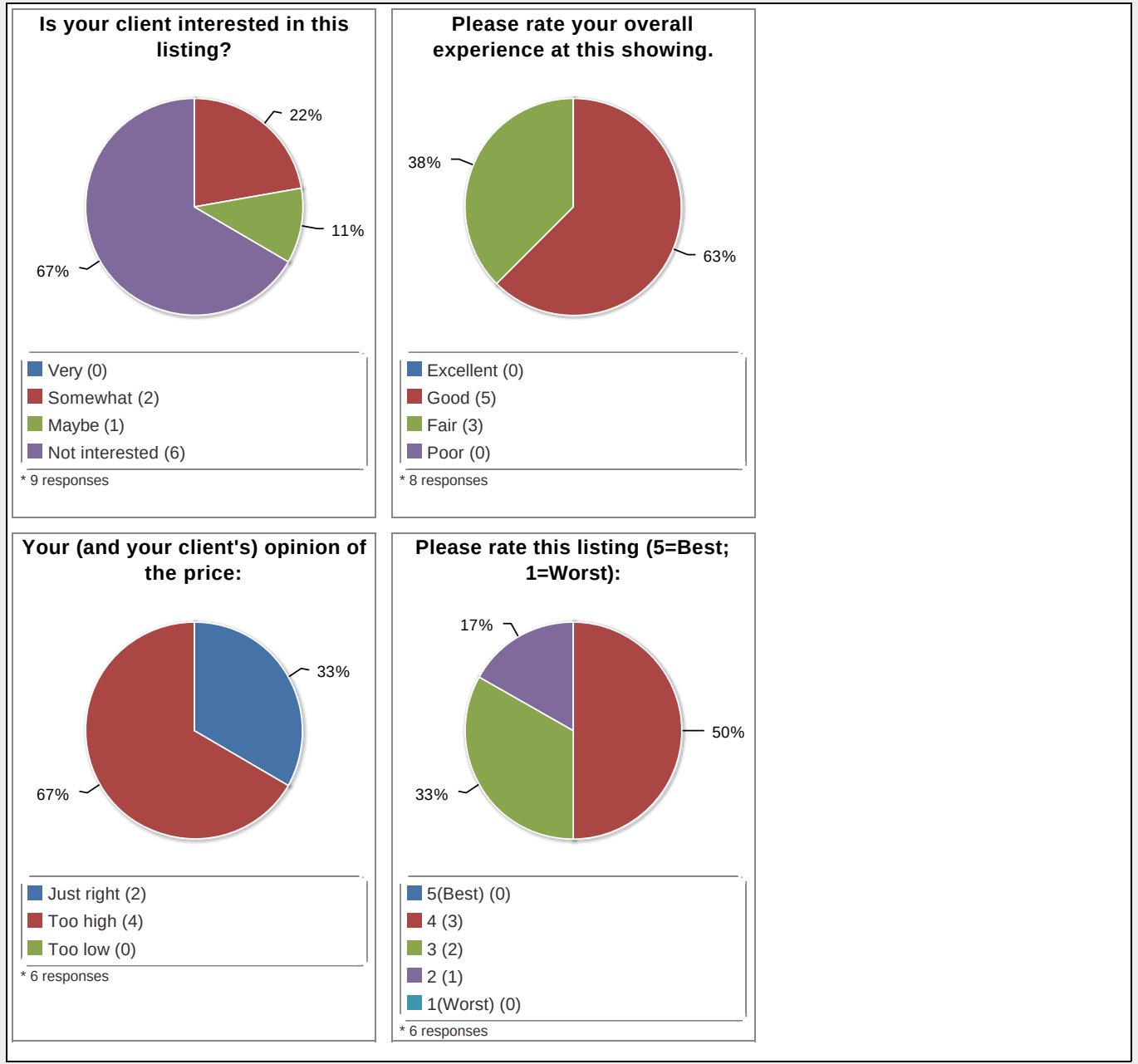
Listing ID: 19005815
 Address: 26433 Valley Lake Drive, Wright City, MO 63390
 Price: \$159,900
 Status: ACTIVE

Total number of appointments: 17
 Appointments in the last 30 days: 10
 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



Feedback Responses

Activity Details	Received
Showing 03/30/2019 10:00 AM - 11:00 AM	03/30/2019 11:03 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 Fair 2 Something has died in the home are in the crawlspace the smell was her Renda's we almost couldn't come in. My clients just didn't care for it in general nothing specific
Showing 03/20/2019 2:00 PM - 2:45 PM	03/20/2019 04:06 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

Activity Details		Received
Showing 03/20/2019 9:00 AM - 9:15 AM		03/20/2019 09:27 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 Fair Too high
Showing 03/16/2019 2:30 PM - 4:00 PM		03/16/2019 07:54 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 3
Showing 03/16/2019 2:00 PM - 2:30 PM		03/16/2019 05:39 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 3 Clients wanted to check out the property because of the land , which they liked but they couldnt get passed the look and feel of the manufacturer home. Thin walls , thin doors,etc. But overall the place was pretty nice. But had an odd smell.
Showing 03/14/2019 3:00 PM - 4:00 PM		03/14/2019 04:08 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 Upon viewing in person it wasn't what my buyers were expecting. Good luck with your offer!
Showing 03/06/2019 2:45 PM - 3:00 PM		03/07/2019 02:52 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:		Maybe H0me smells as if something or someone died in it. You can tell everywhere an animal had urinated on the doors. Buyer would offer a cash price if seller wants to sell, but not close to your listing price.
Showing 03/06/2019 11:00 AM - 11:15 AM		03/07/2019 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:		Somewhat Good Too high 4 Is this property on a permanent foundation?
Showing 02/16/2019 2:30 PM - 3:30 PM		02/17/2019 06:14 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:	Not interested Good They really liked the land but didn't like the house. They said the floor plan wasn't what they were looking for. Thank you for letting us view!
Showing 02/04/2019 9:45 AM - 11:00 AM	02/04/2019 01:01 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:	Client felt rooms were a little small and fireplace in a room besides master was also a waste. Very nice but they are passing.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	04/08/2019 4:00 PM - 5:00 PM	
 Past Showing	04/01/2019 5:00 PM - 5:15 PM	
 Past Showing	03/31/2019 2:30 PM - 3:30 PM	
 Past Showing	03/30/2019 5:45 PM - 6:45 PM	
 Past Showing	03/30/2019 10:00 AM - 11:00 AM	
 Price Change Notification	03/27/2019 8:26 AM	
 Price Change	03/27/2019 3:24 AM	
 Past Showing	03/20/2019 2:00 PM - 2:45 PM	
 Past Showing	03/20/2019 9:00 AM - 9:15 AM	
 Past Showing	03/16/2019 2:30 PM - 4:00 PM	
 Past Showing	03/16/2019 2:00 PM - 2:30 PM	
 Past Showing	03/14/2019 3:00 PM - 4:00 PM	
 Past Showing	03/06/2019 2:45 PM - 3:00 PM	
 Past Showing	03/06/2019 11:00 AM - 11:15 AM	
 Price Change	02/28/2019 3:01 AM	
 Past Showing	02/23/2019 5:10 PM - 5:25 PM	
 Past Showing	02/23/2019 5:00 PM - 6:00 PM	
 Past Showing	02/16/2019 2:30 PM - 3:30 PM	

Activity Type	Activity Date 	Comments
 Past Showing	02/05/2019 11:00 AM - 11:15 AM	
 Past Showing	02/04/2019 9:45 AM - 11:00 AM	
 Canceled Showing	02/02/2019 10:45 AM - 11:00 AM	
 New Listing	01/31/2019	