

The Nett Group Real Estate Advisors

SELLER REPORT



18 Milton Brennan Manor Ct | Wentzville

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	4
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Client Possibilities	1
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Client Favorites	3
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Zillow Views	308
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Zillow Saves	19
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Showings	2
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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
0.1 mi	19027063	A	04/26/2019	RESI	23 Milton Brennan Manor Ct	Wentzville	Wentzville	416	10	\$359,900	3	2 (2 0)	2,314	0.2800	14 WCLK01
0.1 mi	19023176	A	04/04/2019	RESI	563 Heather Ridge Manor Ct	Wentzville	Wentzville	416	32	\$369,900	4	3 (2 1)	3,171	0.2400	6 PLTM01
0.0 mi	19024855	A	05/03/2019	RESI	18 Milton Brennan Manor Ct	Wentzville	Wentzville	416	3	\$419,000	4	4 (3 1)	3,255	0.2700	7 KWRC01
0.1 mi	19024688	A	04/09/2019	RESI	306 Parkview Manor Lane	Wentzville	Wentzville	416	27	\$419,900	4	4 (3 1)	3,696	0.2400	5 SNSH01
0.1 mi	19028450	A	04/22/2019	RESI	28 Milton Brennan Manor Ct	Wentzville	Wentzville	416	14	\$450,000	5	4 (3 1)	4,087	0.2470	14 PLTM01
0.2 mi	18037723	S	10/09/2018	RESI	5 Panorama Pointe Manor	Wentzville	Wentzville	416	117	\$330,000	5	4 (3 1)	2,702	0.2500	6 BHSP13
0.2 mi	19021771	S	04/30/2019	RESI	566 Heather Ridge Manor Ct	Wentzville	Wentzville	416	2	\$339,900	3	3 (2 1)	2,227	0.4800	12 CBG 24
0.0 mi	18095993	S	01/25/2019	RESI	19 Milton Brennan Manor Ct	Wentzville	Wentzville	416	5	\$340,000	3	3 (2 1)	2,213	0.2600	12 COPP01
0.2 mi	18070342	S	03/27/2019	RESI	1515 Heather Glen Dr	Wentzville	Lake St Louis	416	178	\$355,000	4	4 (3 1)	3,347	0.3600	18 BHAL08
0.1 mi	18042796	S	09/13/2018	RESI	436 Parkview Manor Lane	Wentzville	Wentzville	416	106	\$359,000	4	3 (2 1)	2,792	0.2400	5 CBG 11
0.2 mi	18060092	S	04/09/2019	RESI	1609 Westshyre Dr	Wentzville	Lake St Louis	416	238	\$393,000	4	5 (4 1)	3,388	0.4000	18 KWSW01
0.1 mi	18015981	S	06/22/2018	RESI	43 Verdant View Manor Ct	Wentzville	Wentzville	416	64	\$395,000	4	4 (3 1)	3,737	0.3000	6 CBPR01
0.1 mi	18051922	S	03/28/2019	RESI	322 Parkview Manor Lane	Wentzville	Wentzville	416	366	\$399,999	4	4 (3 1)	3,765	0.2400	6 CBG 32
0.1 mi	18017843	S	06/07/2018	RESI	447 Parkview Manor Lane	Wentzville	Wentzville	416	56	\$405,000	4	4 (3 1)	4,010	0.2400	12 CBG 12
0.1 mi	18017260	S	06/27/2018	RESI	306 Parkview Manor Lane	Wentzville	Wentzville	416	54	\$415,000	4	4 (3 1)	3,717	0.2400	4 RMXR04
0.0 mi	18071850	S	02/06/2019	RESI	20 Milton Brennan Manor Ct	Wentzville	Wentzville	416	115	\$427,000	5	4 (3 1)	3,612	0.2400	14 BHAL08
0.1 mi	17065318	S	05/25/2018	RESI	314 Parkview Manor Lane	Wentzville	Wentzville	416	426	\$440,000	3	4 (2 2)	3,358	0.4100	13 BHGR01
0.2 mi	18036164	S	06/14/2018	RESI	1525 Heather Glen Dr	Wentzville	Lake St Louis	416	0	\$445,000	5	5 (4 1)	3,468	0.4400	17 CBG 21
0.1 mi	18026757	S	05/25/2018	RESI	26 Milton Brennan Manor Ct	Wentzville	Wentzville	416	2	\$447,500	4	4 (3 1)	3,939	0.2400	13 PLTM01
0.1 mi	18035992	S	06/28/2018	RESI	25 Milton Brennan Manor Ct	Wentzville	Wentzville	416	14	\$464,000	4	4 (3 1)	3,728	0.2860	13 PLTM01
0.2 mi	18022781	S	05/11/2018	RESI	1501 Heather Glen Dr	Wentzville	Lake St Louis	416	3	\$485,000	5	5 (4 1)	3,506	0.3900	18 STJM01
0.1 mi	18021184	X	06/27/2018	RESI	322 Parkview Manor Lane	Wentzville	Wentzville	416	91	\$414,000	4	4 (3 1)	3,765	0.2400	5 CBG 32
0.0 mi	19006190	X	05/04/2019	RESI	321 Parkview Manor Lane	Wentzville	Wentzville	416	61	\$450,000	6	4 (3 1)	3,358	0.2900	14 COPP01
0.1 mi	18070826	X	02/28/2019	RESI	45 Verdant View Manor Ct	Wentzville	Wentzville	416	71	\$465,000	4	4 (3 1)	3,717	0.2800	8 BHSP05
0.2 mi	18047704	C	07/24/2018	RESI	1507 Heather Glen Dr	Wentzville	Lake St Louis	416	39	\$349,900	4	4 (3 1)	3,150	0.3600	18 DLBR01

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 5/6/2019 to 5/6/2018

Latitude, Longitude is within 0.25 mi of 19024855

State Or Province is 'Missouri'

Price is 319000 to 519000

Selected 25 of 26 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 5/6/2019 to 5/6/2018 Latitude, Longitude is within 0.25 mi of 19024855 State Or Province is 'Missouri' Price is 319000 to 519000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19027063	23 Milton Brennan Manor Ct	Wentzville-Timbe	Manors At Quail Ric	3	2 (2 0)	2,314		0.280	14	04/26/19	\$155.53	10	\$359,900	\$359,900
19023176	563 Heather Ridge Manor Ct	Wentzville-Timbe	Manors At Quail Ric	4	3 (2 1)	3,171	3,171	0.240	6	04/04/19	\$116.65	32	\$375,000	\$369,900
19024855	18 Milton Brennan Manor Ct	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,255	3,255	0.270	7	05/03/19	\$128.73	3	\$419,000	\$419,000
19024688	306 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,696		0.240	5	04/09/19	\$113.61	27	\$424,900	\$419,900
19028450	28 Milton Brennan Manor Ct	Wentzville-Timbe	Manors At Quail Ric	5	4 (3 1)	4,087	4,269	0.247	14	04/22/19	\$110.11	14	\$450,000	\$450,000

Active Totals

Listing Count :	5	Averages:	3,305	3,565	0.255		\$124.92	17	\$405,760	\$403,740		
		Price :				High	\$450,000	Low	\$359,900	Median	\$419,000	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18047704	1507 Heather Glen Dr	Wentzville-Timbe	Bluffs At Heather G	4	4 (3 1)	3,150		0.360	18	08/26/18	\$111.08	39	\$364,900	\$349,900

Cancelled Totals

Listing Count :	1	Averages:	3,150		0.360		\$111.08	39	\$364,900	\$349,900		
		Price :				High	\$349,900	Low	\$349,900	Median	\$349,900	

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
18037723	5 Panorama Pointe Manor	Wentzville-Timbe	Manors At Quail Ric	5	4 (3 1)	2,702		0.250	6	10/09/18	\$122.13	117	\$375,000	\$345,000	\$330,000	88.00
19021771	566 Heather Ridge Manor Ct	Wentzville-Timbe	Manors At Quail Ric	3	3 (2 1)	2,227		0.480	12	04/30/19	\$152.63	2	\$339,900	\$339,900	\$339,900	100.00
18095993	19 Milton Brennan Manor Ct	Wentzville-Timbe	Manors at Quail Ric	3	3 (2 1)	2,213		0.260	12	01/25/19	\$153.64	5	\$350,000	\$350,000	\$340,000	97.14
18070342	1515 Heather Glen Dr	Wentzville-Timbe	Bluffs At Heather G	4	4 (3 1)	3,347	3,347	0.360	18	03/27/19	\$106.07	178	\$429,900	\$359,900	\$355,000	82.58
18042796	436 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Ric	4	3 (2 1)	2,792		0.240	5	09/13/18	\$128.58	106	\$379,900	\$369,900	\$359,000	94.50
18060092	1609 Westshyre Dr	Wentzville-Timbe	Bluffs At Heather G	4	5 (4 1)	3,388		0.400	18	04/09/19	\$116.00	238	\$429,900	\$390,000	\$393,000	91.42
18015981	43 Verdant View Manor Ct	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,737		0.300	6	06/22/18	\$105.70	64	\$419,900	\$399,900	\$395,000	94.07
18051922	322 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,765		0.240	6	03/28/19	\$106.24	366	\$419,000	\$399,999	\$399,999	95.47
18017843	447 Parkview Manor Lane	Wentzville-Timbe	Manors at Quail Ric	4	4 (3 1)	4,010		0.240	12	06/07/18	\$101.00	56	\$425,000	\$419,900	\$405,000	95.29
18017260	306 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,717	3,516	0.240	4	06/27/18	\$111.65	54	\$429,900	\$419,900	\$415,000	96.53
18071850	20 Milton Brennan Manor Ct	Wentzville-Timbe	Manors at Quail Ric	5	4 (3 1)	3,612	4,377	0.240	14	02/06/19	\$118.22	115	\$445,000	\$440,000	\$427,000	95.96
17065318	314 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Ric	3	4 (2 2)	3,358	4,518	0.410	13	05/25/18	\$131.03	426	\$490,000	\$450,000	\$440,000	89.80
18036164	1525 Heather Glen Dr	Wentzville-Timbe	Bluffs At Heather G	5	5 (4 1)	3,468	3,468	0.440	17	06/14/18	\$128.32	0	\$447,500	\$447,500	\$445,000	99.44
18026757	26 Milton Brennan Manor Ct	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,939		0.240	13	05/25/18	\$113.61	2	\$447,500	\$447,500	\$447,500	100.00
18035992	25 Milton Brennan Manor Ct	Wentzville-Timbe	Manors At Quail Ric	4	4 (3 1)	3,728		0.286	13	06/28/18	\$124.46	14	\$465,000	\$465,000	\$464,000	99.78

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

Residential

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
18022781	1501 Heather Glen Dr	Wentzville-Timbe	Bluffs At Heather G	5	5 (4 1)	3,506		0.390	18	05/11/18	\$138.33	3	\$480,000	\$480,000	\$485,000	101.04

Closed Totals

Listing Count :	16	Averages:	3,344	3,845	0.314						\$122.35	109	\$423,338	\$407,775	\$402,525	95.06
		Price :								High	\$485,000	Low	\$330,000	Median		\$402,500

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18021184	322 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Rir	4	4 (3 1)	3,765		0.240	5	06/27/18	\$109.96	91	\$429,000	\$414,000
19006190	321 Parkview Manor Lane	Wentzville-Timbe	Manors At Quail Rir	6	4 (3 1)	3,358	4,558	0.290	14	05/05/19	\$134.01	61	\$450,000	\$450,000
18070826	45 Verdant View Manor Ct	Wentzville-Timbe	Manors At Quail Rir	4	4 (3 1)	3,717	3,717	0.280	8	03/01/19	\$125.10	71	\$470,000	\$465,000

Expired Totals

Listing Count :	3	Averages:	3,613	4,138	0.270							\$123.02	74	\$449,667	\$443,000
		Price :								High	\$465,000	Low	\$414,000	Median	\$450,000

Grand Totals

Count :	25	Averages:	\$/SqFt: \$122.49	CDOM: 84	OP: \$420,644	LP: \$408,880	SP: \$402,525
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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
19024855	RESI	ACT	05/03/19	18 Milton Brennan Manor Ct	Wentzville	416	3	\$419,000	80	62	3	1	89	27	6	6	165

Cross Property Condensed

18 Milton Brennan Manor Ct, Wentzville 63385-4998



MLS #:	19024855	Status:	A	Stat Dt:	05/03/19	List Pr:	\$419,000	
Area:	416	Bd:	4	Sq Ft:	3,255	Sell Pr:		
Muni/Twp:	Wentzville	Pr/SqFt:	\$128.73	CDOM:	3	Age:	7	
GA/CR:	3/0	Bth:	4 (3 1)	Acre:	.270			
Style/Desc:	2 Story/Other							
SubD:	Manors At Quail Ridge #1							
Schl District:	Wentzville R-IV							
Recent:	05/03/2019 : New							

Search Criteria

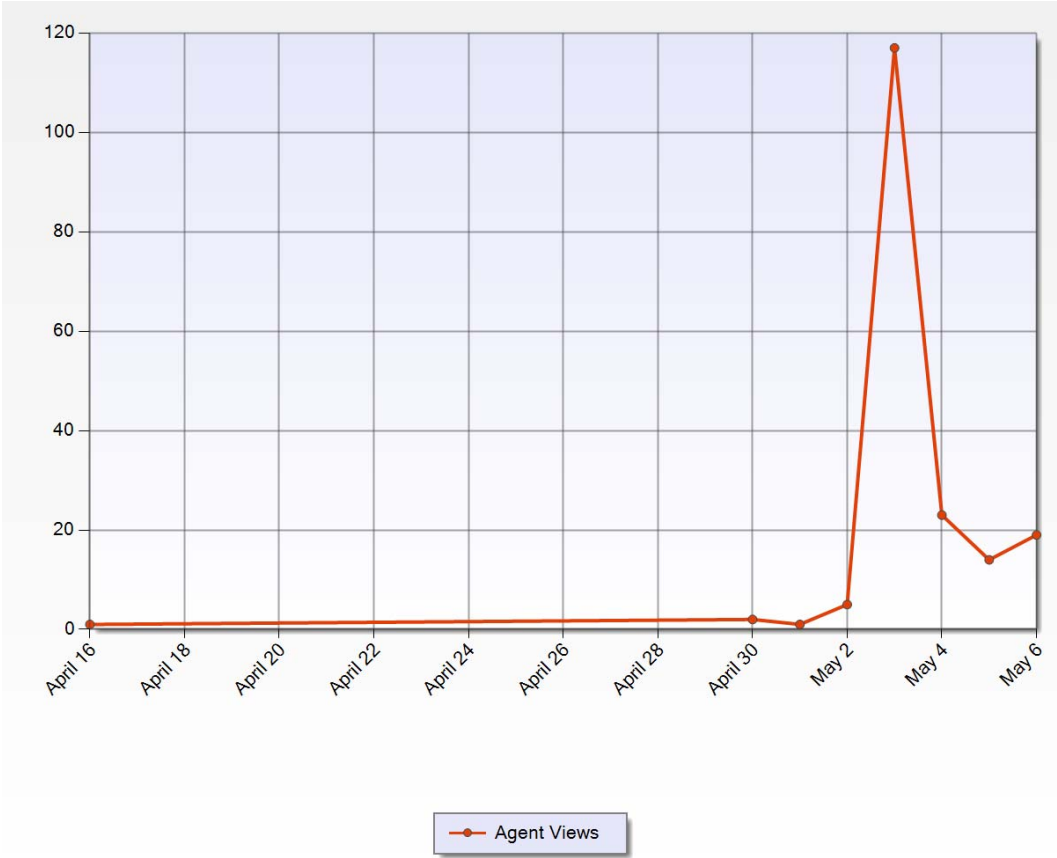
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

 Historical Views for 18 Milton Brennan Manor Ct



● FOR SALE

18 Milton Brennan Manor Ct, Wentzville, MO 63385

List price: \$419,000

4 Beds · 4 Baths · 3,255 Sq Ft



EDIT LISTING



ADD 3D HOME



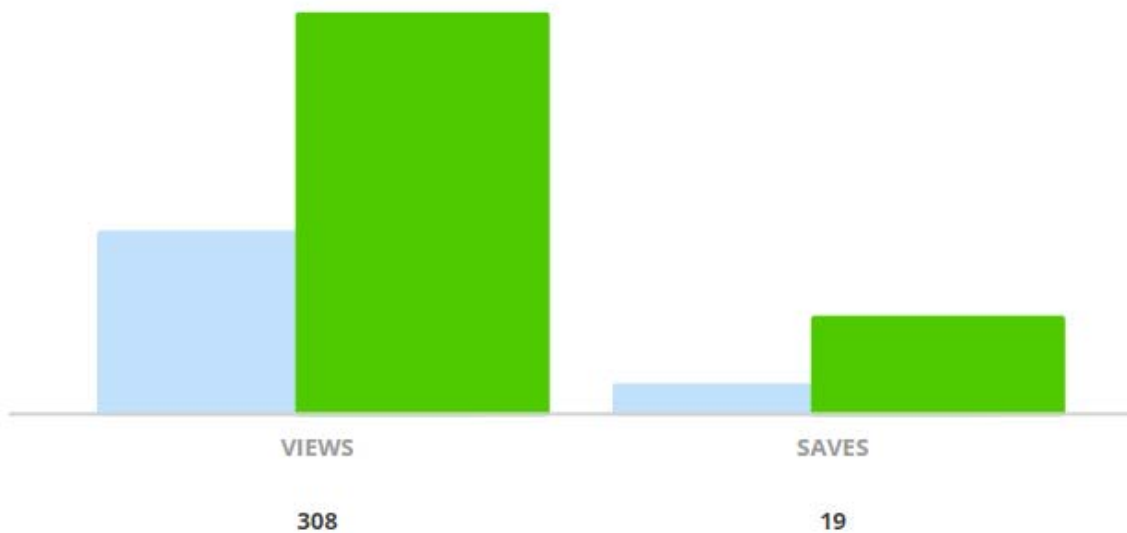
MORE ▾

Latest Activity

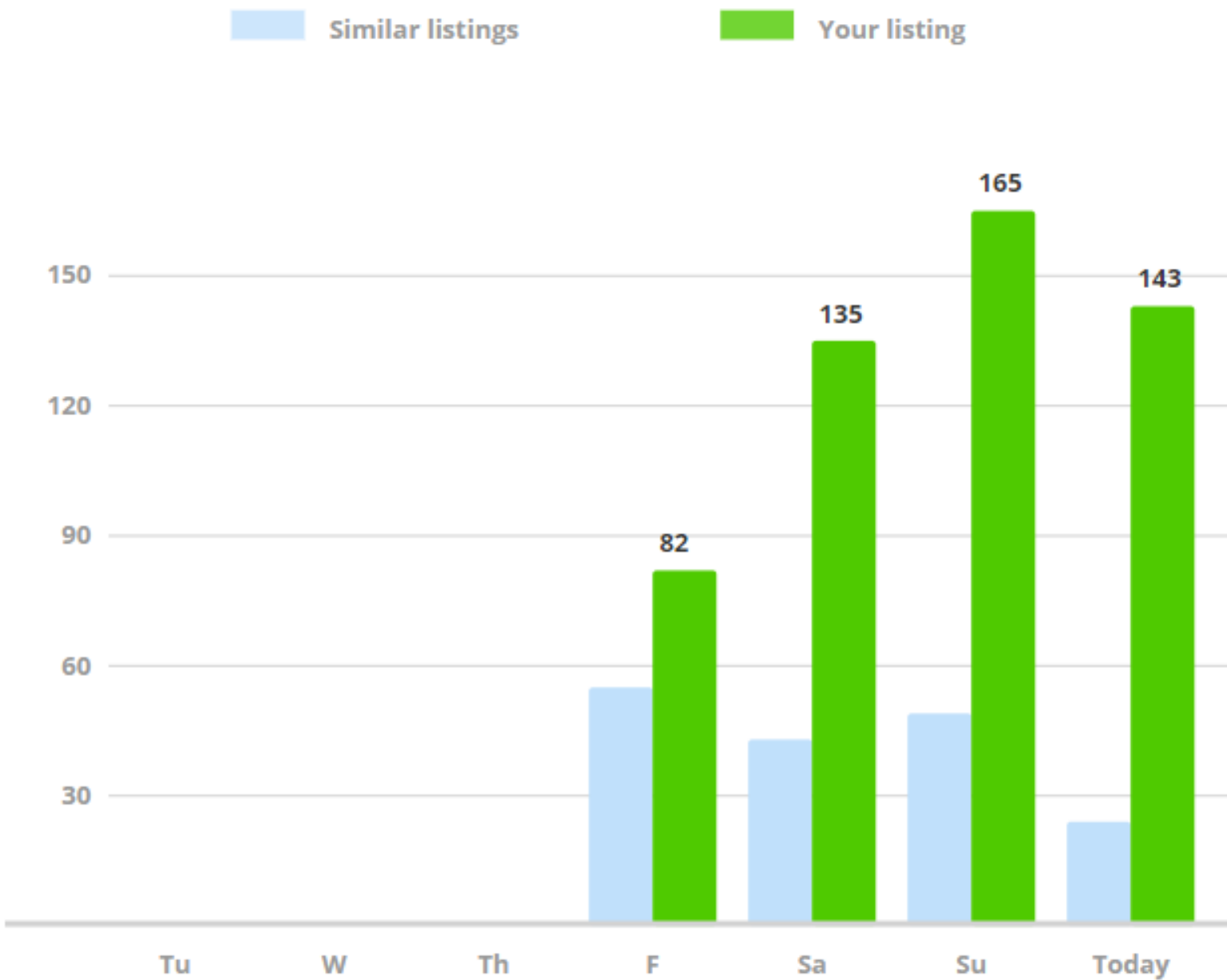
Your listing is doing GREAT!

Last two days of activity

Similar listings Your listing



This Week Last 30 Days





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

Listing Activity Report

18 Milton Brennan Manor Court, Wentzville, MO 63385

Snapshot for May 03, 2019 - May 04, 2019



Listing ID: 19024855
 Address: 18 Milton Brennan Manor Court, Wentzville, MO 63385
 Price: \$419,000
 Status: ACTIVE
 Total number of appointments: 2
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 05/04/2019 12:00 PM - 12:20 PM	05/05/2019 07:28 AM
Is your client interested in writing an offer on this listing?	Not interested
Please rate your overall experience at this showing.	Excellent
Your (and your client's) opinion of the price:	Just right
Please rate this listing (5=Best; 1=Worst):	4
COMMENTS/RECOMMENDATIONS:	Backyard was not good for kids or pets

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	05/04/2019 12:00 PM - 12:20 PM	
Past Showing	05/03/2019 4:30 PM - 5:15 PM	
Status Change	05/03/2019 10:24 AM	
New Listing	05/03/2019	
Price Change	05/03/2019 5:08 AM	