

The Nett Group Real Estate Advisors

SELLER REPORT



2276 Whitby Rd | Chesterfield

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	17
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Client Possibilities	3
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Client Favorites	1
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Zillow Views	29
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Zillow Saves	1
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Showings	4
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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
19037973	RESI	ACT	05/24/19	2276 Whitby Rd	Chesterfield	348	17	\$499,000	182	111	1	3	215	17	25	13	263

Cross Property Condensed

2276 Whitby Rd, Chesterfield 63017-7347



MLS #:	19037973	Status:	A	Stat Dt:	05/24/19	List Pr:	\$499,000
Area:	348	Bd:	4	Sq Ft:	2,837	Sell Pr:	
Muni/Twp:	Clarkson Valley			Pr/SqFt:	\$175.89	CDOM:	17
GA/CR:	2/0	Bth:	4 (3 1)		\$580	Age:	48
Style/Desc:	2 Story/Other					Acre:	.798
SubD:	Westhampton 1						
Schl District:	Rockwood R-VI						
Recent:	06/10/2019 : Price Change : \$515,000->\$499,000						

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 32 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	19037973	A	05/24/2019	RESI	2276 Whitby Rd	Clarkson Valley	Chesterfield	348	17	\$499,000 4	4 (3 1)	2,837	0.7980 48		KWRC01
0.2 mi	19038635	A	05/28/2019	RESI	15903 Kettington Rd	Clarkson Valley	Chesterfield	348	13	\$575,000 4	4 (2 2)	2,715	0.7800 46		RXSB01
0.2 mi	19002275	S	03/14/2019	RESI	588 Triton Way Dr	Ellisville	Ellisville	348	14	\$518,000 3	4 (3 1)	2,036	0.1230 6		CBPR01
0.1 mi	18050542	S	08/31/2018	RESI	15981 Kettington Rd	Clarkson Valley	Chesterfield	348	47	\$519,000 4	4 (3 1)	3,100	0.7880 45		CBG 11
0.1 mi	18037661	S	06/21/2018	RESI	2287 Whitby Rd	Clarkson Valley	Chesterfield	348	3	\$607,500 5	5 (3 2)	3,286	0.6570 46		BHSP09
0.2 mi	18032942	X	08/02/2018	RESI	2 Clarkson Farm Dr	Clarkson Valley	Chesterfield	348	85	\$464,900 4	4 (3 1)	2,999	0.7600 34		CBG 11
0.1 mi	18038190	C	08/13/2018	RESI	15998 Kettington Rd	Clarkson Valley	Chesterfield	348	44	\$539,000 4	5 (3 2)	2,778	1.0100 48		CBPR01
0.1 mi	18040152	C	06/20/2018	RESI	15981 Kettington Rd	Clarkson Valley	Chesterfield	348	30	\$579,900 4	4 (3 1)	3,100	0.7880 44		B448

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 6/11/2019 to 6/11/2018

Latitude, Longitude is within 0.25 mi of 19037973

State Or Province is 'Missouri'

Price is 415000 to 615000

Selected 8 of 8 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 6/11/2019 to 6/11/2018 Latitude, Longitude is within 0.25 mi of 19037973 State Or Province is 'Missouri' Price is 415000 to 615000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19037973	2276 Whitby Rd	Marquette	Westhampton 1	4	4 (3 1)	2,837	2,837	0.798	48	05/24/19	\$175.89	17	\$515,000	\$499,000
19038635	15903 Kettington Rd	Marquette	West Hampton 2	4	4 (2 2)	2,715	4,020	0.780	46	05/28/19	\$211.79	13	\$575,000	\$575,000

Active Totals

Listing Count :	2	Averages:	2,776	3,429	0.789						\$193.84	15	\$545,000	\$537,000		
		Price :								High	\$575,000	Low	\$499,000	Median	\$537,000	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18038190	15998 Kettington Rd	Marquette	Westhampton 1	4	5 (3 2)	2,778	4,911	1.010	48	08/14/18	\$194.02	44	\$550,000	\$539,000
18040152	15981 Kettington Rd	Marquette	Westhampton 1	4	4 (3 1)	3,100	3,100	0.788	44	06/20/18	\$187.06	30	\$595,000	\$579,900

Cancelled Totals

Listing Count :	2	Averages:	2,939	4,006	0.899						\$190.54	37	\$572,500	\$559,450		
		Price :								High	\$579,900	Low	\$539,000	Median	\$559,450	

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
19002275	588 Triton Way Dr	Marquette	The Villas At Fount:	3	4 (3 1)	2,036	2,826	0.123	6	03/14/19	\$254.42	14	\$529,900	\$529,900	\$518,000	97.75
18050542	15981 Kettington Rd	Marquette	Westhampton	4	4 (3 1)	3,100	4,300	0.788	45	08/31/18	\$167.42	47	\$559,000	\$539,000	\$519,000	92.84
18037661	2287 Whitby Rd	Marquette	Westhampton 1	5	5 (3 2)	3,286	5,685	0.657	46	06/21/18	\$184.88	3	\$615,000	\$615,000	\$607,500	98.78

Closed Totals

Listing Count :	3	Averages:	2,807	4,270	0.523						\$202.24	21	\$567,967	\$561,300	\$548,167	96.46
		Price :								High	\$607,500	Low	\$518,000	Median	\$519,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18032942	2 Clarkson Farm Dr	Marquette	Clarkson Farm Est:	4	4 (3 1)	2,999	4,265	0.760	34	08/03/18	\$155.02	85	\$500,000	\$464,900

Expired Totals

Listing Count :	1	Averages:	2,999	4,265	0.760						\$155.02	85	\$500,000	\$464,900		
		Price :								High	\$464,900	Low	\$464,900	Median	\$464,900	

Grand Totals

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.

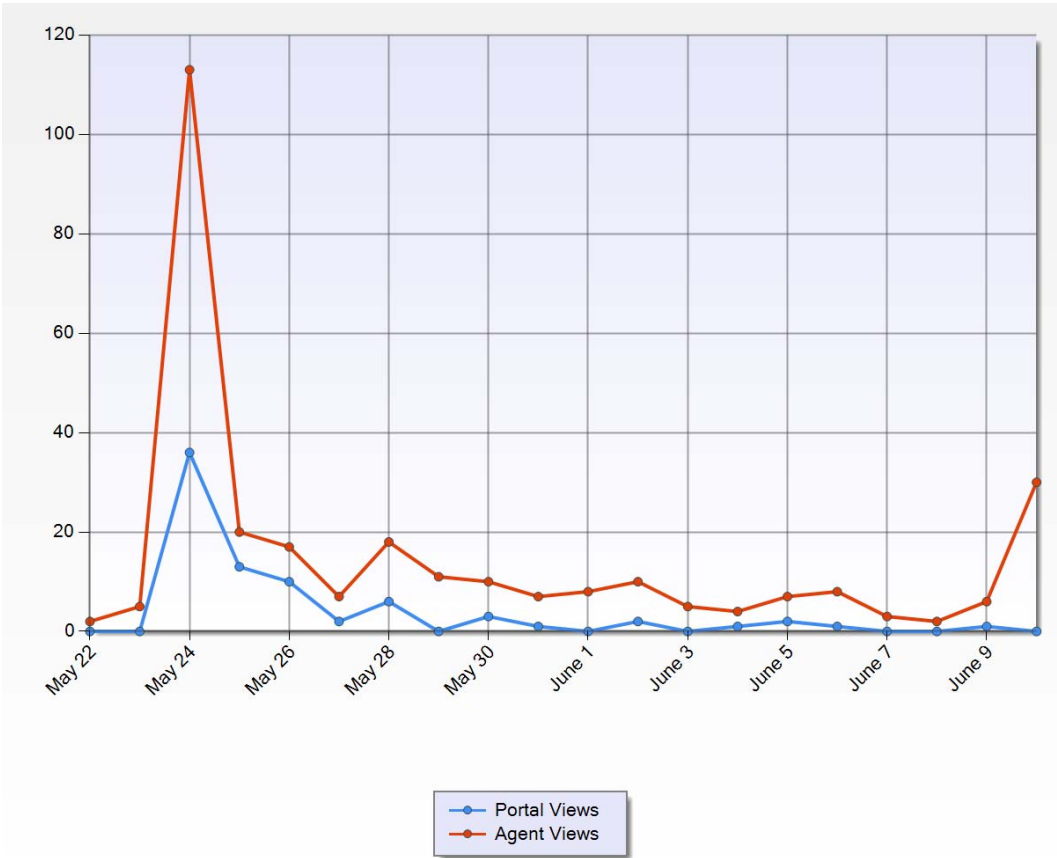
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CMA 1 Line (Landscape)

Property Type: Residential

Count :	8	Averages:	\$/SqFt: \$191.31	CDOM: 32	OP: \$554,863	LP: \$542,713	SP: \$548,167
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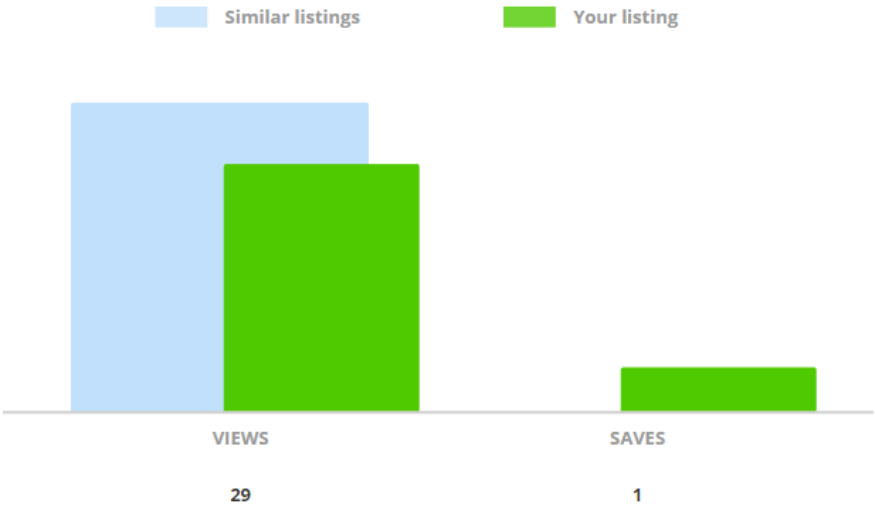
 Historical Views for 2276 Whitby Rd



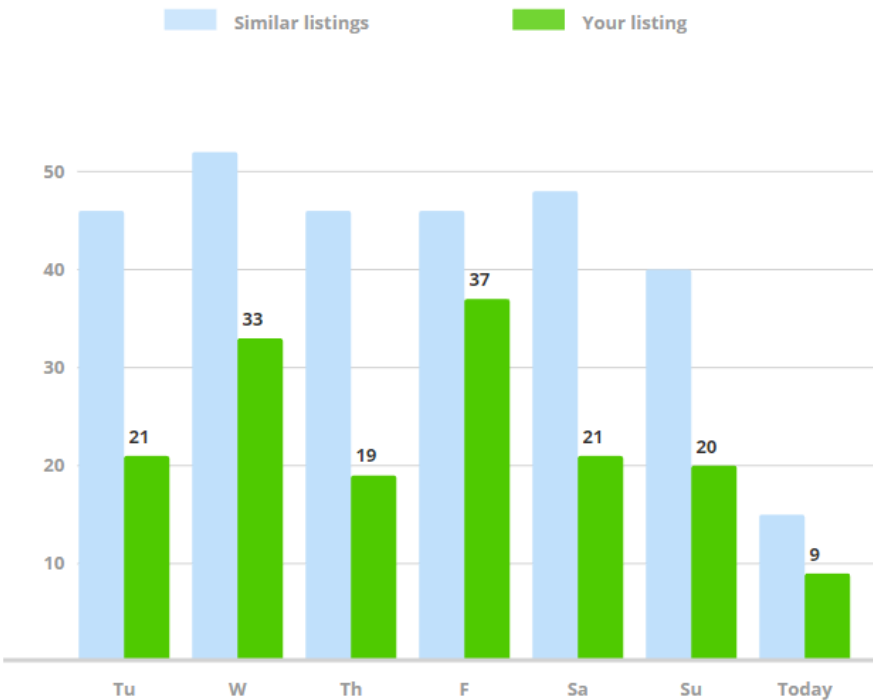
Latest Activity

Your listing isn't getting the attention it deserves

Last two days of activity



This Week Last 30 Days





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

Listing Activity Report

2276 Whitby Road, Chesterfield, MO 63017

Snapshot for May 24, 2019 - Jun 10, 2019

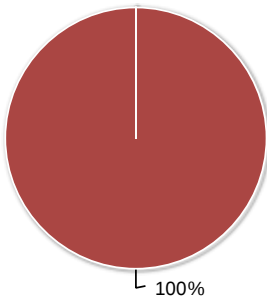


Listing ID: 19037973
 Address: 2276 Whitby Road, Chesterfield, MO 63017
 Price: \$499,000
 Status: ACTIVE

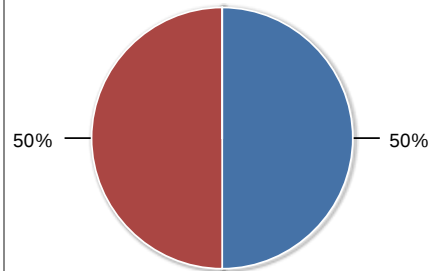
Total number of appointments: 4
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

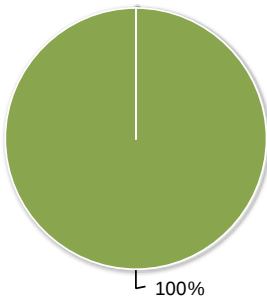
Is your client interested in writing an offer on this listing?



Please rate your overall experience at this showing.



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



Feedback Responses

Activity Details	Received
Showing 05/31/2019 2:30 PM - 3:30 PM	05/31/2019 04:42 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 3 Home has great potential. They are just thinking through what they would do to make it right, will keep you posted!
Showing 05/27/2019 11:30 AM - 12:30 PM	05/27/2019 12:13 PM
Is your client interested in writing an offer on 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 Excellent Just right 3 It's a beautiful home, kitchen is the only real project, keeping on the list, thanks!

Listing Activity Details

Activity Type	Activity Date	Comments
 Price Change Notification	06/10/2019 12:41 PM	
 Price Change	06/10/2019 12:40 PM	
 Past Showing	06/07/2019 11:00 AM - 11:15 AM	
 Past Showing	06/01/2019 11:30 AM - 1:30 PM	
 Past Showing	05/31/2019 2:30 PM - 3:30 PM	
 Declined Showing	05/28/2019 11:15 AM - 12:00 PM	
 Canceled Showing	05/27/2019 11:45 AM - 12:45 PM	
 Past Showing	05/27/2019 11:30 AM - 12:30 PM	
 Declined Agent Preview	05/26/2019 2:05 PM - 2:20 PM	
 New Listing	05/24/2019	