

The Nett Group Real Estate Advisors

SELLER REPORT



16230 Forest Meadows Dr | Chesterfield

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	34
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Client Possibilities	4
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Client Favorites	6
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Zillow Views	73
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Zillow Saves	1
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Showings	18
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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	19022743	A	04/11/2019	RESI	16236 Forest Meadows	Chesterfield	Chesterfield	348	67	\$456,000	5	3 (3 0)	2,318	0.7100	33 KWSW01
0.1 mi	19013776	A	03/04/2019	RESI	16223 Forest Meadows Dr	Chesterfield	Chesterfield	348	105	\$465,000	4	3 (2 1)	2,939	0.3400	32 CBG 32
0.2 mi	19024429	A	04/12/2019	RESI	1864 Chamfers Farm Ct	Chesterfield	Chesterfield	348	66	\$479,000	5	4 (3 1)	2,725	0.6600	40 MCAR01
0.0 mi	19033604	A	05/14/2019	RESI	16230 Forest Meadows Dr	Chesterfield	Chesterfield	348	34	\$540,000	4	4 (3 1)	2,971	0.7000	33 KWRC01
0.1 mi	19037260	P	05/29/2019	RESI	1944 Newburyport Rd	Chesterfield	Chesterfield	348	6	\$524,900	4	4 (3 1)	2,497	0.5200	41 CBG 11
0.2 mi	18051382	S	06/25/2018	RESI	15905 Craddock Way	Chesterfield	Chesterfield	348	0	\$460,000	4	3 (2 1)	2,749	0.5200	40 BHAL05
0.1 mi	18044695	S	07/24/2018	RESI	16242 Forest Meadows Dr	Chesterfield	Chesterfield	348	2	\$531,000	4	3 (3 0)	2,756	0.7100	32 KWRC01
0.2 mi	18069061	S	10/25/2018	RESI	1918 Chamfers Farm Rd	Chesterfield	Chesterfield	348	46	\$560,000	4	4 (3 1)	2,707	0.5000	40 BHAL05
0.2 mi	18087485	S	04/18/2019	RESI	1991 Chesterfield Ridge	Chesterfield	Chesterfield	348	118	\$615,000	3	4 (4 0)	2,276	0.1620	19 JILI01
0.0 mi	18055828	C	12/11/2018	RESI	16236 Forest Meadows Dr	Chesterfield	Chesterfield	348	121	\$465,000	4	3 (3 0)	2,318	0.7100	32 BHAL14
0.2 mi	17079810	S	06/20/2018	COND	1938 Chesterfield Ridge Cir	Chesterfield	Chesterfield	167	202	\$572,500	3	4 (3 1)	2,252	0.2200	14 CBG 03
0.2 mi	18032837	S	07/23/2018	COND	1978 Chesterfield Ridge Cir	Chesterfield	Chesterfield	348	45	\$533,000	3	4 (3 1)	2,258	0.1400	13 CBG 32
0.2 mi	18051973	S	09/20/2018	COND	1910 Chesterfield Ridge Cir	Chesterfield	Chesterfield	348	29	\$550,000	4	5 (4 1)	2,239	15	RMXR04
0.2 mi	17082917	S	07/02/2018	COND	1999 Chesterfield Ridge Cir	Chesterfield	Chesterfield	348	214	\$570,000	3	4 (3 1)	2,287	0.1540	12 SHAW
0.2 mi	18093575	S	04/19/2019	COND	1991 Chesterfield Ridge	Chesterfield	Chesterfield	348	83	\$615,000	3	4 (4 0)	2,276	0.1620	19 JILI01
0.2 mi	18031258	S	06/25/2018	COND	1986 Chesterfield Ridge Cir	Chesterfield	Chesterfield	348	22	\$630,000	5	5 (4 1)	3,068	0.1900	13 MCFE01

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 6/18/2019 to 6/18/2018

Latitude, Longitude is within 0.25 mi of 19033604

State Or Province is 'Missouri'

Price is 440000 to 640000

Selected 16 of 16 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 6/18/2019 to 6/18/2018 Latitude, Longitude is within 0.25 mi of 19033604 State Or Province is 'Missouri' Price is 440000 to 640000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19022743	16236 Forest Meadows	Marquette	Forest Meadows Tv	5	3 (3 0)	2,318	2,318	0.710	33	04/11/19	\$196.72	67	\$456,000	\$456,000
19013776	16223 Forest Meadows Dr	Marquette	Forest Meadows	4	3 (2 1)	2,939	3,714	0.340	32	03/04/19	\$158.22	105	\$479,000	\$465,000
19024429	1864 Chamfers Farm Ct	Marquette	Chesterfield Meadc	5	4 (3 1)	2,725	4,152	0.660	40	04/12/19	\$175.78	66	\$499,500	\$479,000
19033604	16230 Forest Meadows Dr	Marquette	Forest Meadows Tv	4	4 (3 1)	2,971	3,871	0.700	33	05/14/19	\$181.76	34	\$540,000	\$540,000

Active Totals

Listing Count :	4	Averages:	2,738	3,514	0.603						\$178.12	68	\$493,625	\$485,000
		Price :							High		\$540,000	Low	\$456,000	Median \$472,000

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18055828	16236 Forest Meadows Dr	Marquette	Forest Meadows	4	3 (3 0)	2,318	3,178	0.710	32	12/11/18	\$200.60	121	\$539,900	\$465,000

Cancelled Totals

Listing Count :	1	Averages:	2,318	3,178	0.710						\$200.60	121	\$539,900	\$465,000
		Price :							High		\$465,000	Low	\$465,000	Median \$465,000

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
18051382	15905 Craddock Way	Marquette	Chesterfield Meadc	4	3 (2 1)	2,749		0.520	40	06/25/18	\$167.33	0	\$460,000	\$460,000	\$460,000	100.00
18044695	16242 Forest Meadows Dr	Marquette	Forest Meadows Tl	4	3 (3 0)	2,756		0.710	32	07/24/18	\$192.67	2	\$519,000	\$519,000	\$531,000	102.31
18069061	1918 Chamfers Farm Rd	Marquette	Chesterfield Meadc	4	4 (3 1)	2,707	3,300	0.500	40	10/25/18	\$206.87	46	\$579,900	\$574,900	\$560,000	96.57
18087485	1991 Chesterfield Ridge	Marquette	Chesterfield Ridge	3	4 (4 0)	2,276	3,870	0.162	19	04/18/19	\$270.21	118	\$629,000	\$629,000	\$615,000	97.77

Closed Totals

Listing Count :	4	Averages:	2,622	3,585	0.473						\$209.27	42	\$546,975	\$545,725	\$541,500	99.16
		Price :							High		\$615,000	Low	\$460,000	Median	\$545,500	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19037260	1944 Newburyport Rd	Marquette	Chesterfield Meadc	4	4 (3 1)	2,497	3,397	0.520	41	05/30/19	\$210.21	6	\$524,900	\$524,900

Pending Totals

Listing Count :	1	Averages:	2,497	3,397	0.520						\$210.21	6	\$524,900	\$524,900
		Price :							High		\$524,900	Low	\$524,900	Median \$524,900

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: Condo/Coop/Villa

Condo/Coop/Villa

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
18032837	1978 Chesterfield Ridge Cir	Marquette	Chesterfield Ridge	3	4 (3 1)	2,258	3,448	0.140	13	07/23/18	\$236.05	45	\$629,900	\$600,000	\$533,000	84.62
18051973	1910 Chesterfield Ridge Cir	Marquette	Chesterfield Ridge	4	5 (4 1)	2,239	3,429		15	09/20/18	\$245.65	29	\$565,000	\$565,000	\$550,000	97.35
17082917	1999 Chesterfield Ridge Cir	Marquette	Chesterfield Ridge	3	4 (3 1)	2,287	3,887	0.154	12	07/02/18	\$249.23	214	\$629,900	\$595,000	\$570,000	90.49
17079810	1938 Chesterfield Ridge Cir	Parkway Central	Chesterfield Ridge	3	4 (3 1)	2,252	3,682	0.220	14	06/20/18	\$254.22	202	\$599,900	\$599,900	\$572,500	95.43
18093575	1991 Chesterfield Ridge	Marquette	Chesterfield Ridge	3	4 (4 0)	2,276	3,870	0.162	19	04/19/19	\$270.21	83	\$629,000	\$629,000	\$615,000	97.77
18031258	1986 Chesterfield Ridge Cir	Marquette	Chesterfield Ridge	5	5 (4 1)	3,068	4,168	0.190	13	06/25/18	\$205.35	22	\$639,000	\$639,000	\$630,000	98.59

Closed Totals

Listing Count :	6	Averages:	2,397	3,747	0.173						\$243.45	99	\$615,450	\$604,650	\$578,417	94.04
		Price :							High		\$630,000	Low	\$533,000	Median		\$571,250

Grand Totals

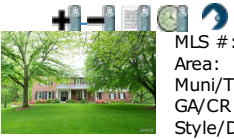
Count :	16	Averages:	\$/SqFt:	\$213.82	CDOM:	73	OP:	\$557,494	LP:	\$546,294	SP:	\$563,650
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Cross Property On Market Counters

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
19033604	RESI	ACT	05/14/19	16230 Forest Meadows Dr	Chesterfield	348	34	\$540,000	243	256	6	4	268	9	26	16	443

Cross Property Condensed

16230 Forest Meadows Dr, Chesterfield 63005-4764



MLS #:	19033604	Status:	A	Stat Dt:	05/14/19	List Pr:	\$540,000
Area:	348	Bd:	4	Sq Ft:	2,971	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$181.76	CDOM:	34
GA/CR:	2/0	Bth:	4 (3 1)		\$205	Age:	33
Style/Desc:	2 Story/Other					Acre:	.700
SubD:	Forest Meadows Two						
Schl District:	Rockwood R-VI						

Search Criteria

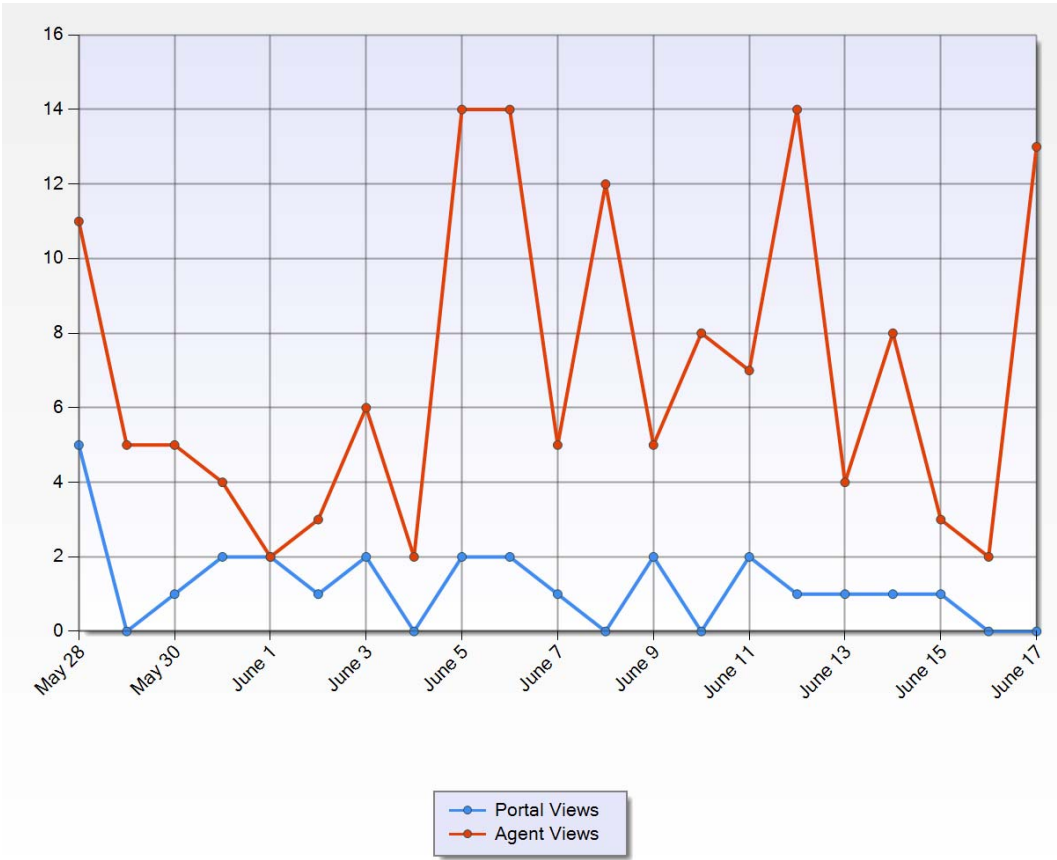
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 42 results.

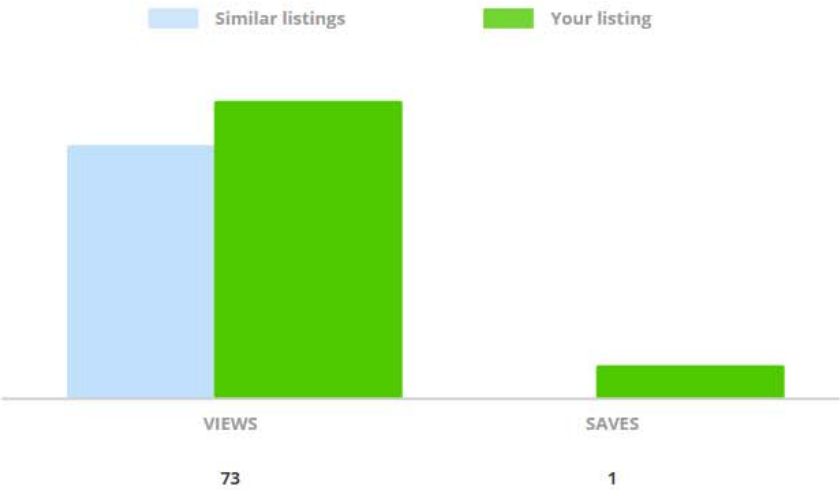
 Historical Views for 16230 Forest Meadows Dr



Latest Activity

Your listing performance is average

Last two days of activity



This Week

Last 30 Days





Listing Activity Report

16230 Forest Meadows Drive, Chesterfield, MO 63005

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

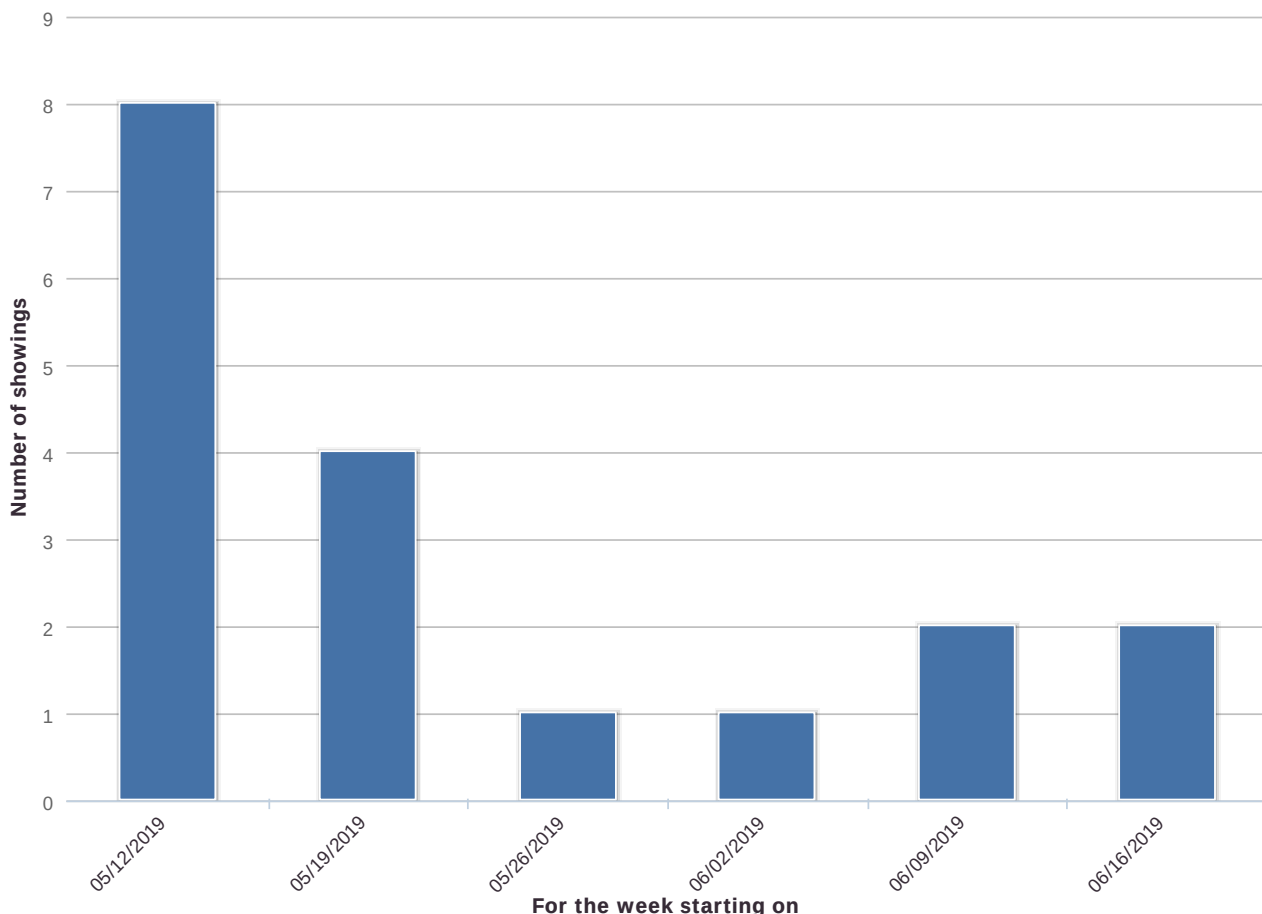
Snapshot for May 14, 2019 - Jun 20, 2019



Listing ID: 19033604
Address: 16230 Forest Meadows Drive, Chesterfield, MO 63005
Price: \$540,000
Status: ACTIVE

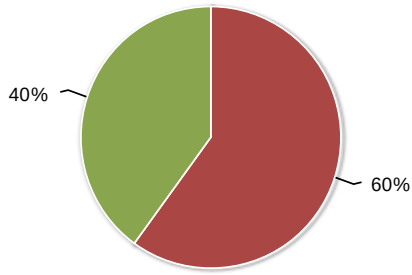
Total number of appointments: 18
Appointments in the last 30 days: 9
Appointments in the last 7 days: 3
Total number of agent previews: 1
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

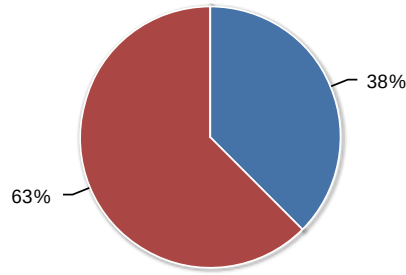
Is your client interested in writing an offer on this listing?



Very (0)
 Maybe (6)
 Not interested (4)

* 10 responses

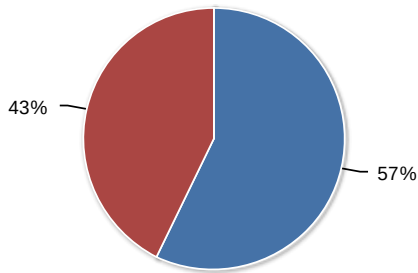
Please rate your overall experience at this showing.



Excellent (3)
 Good (5)
 Fair (0)
 Poor (0)

* 8 responses

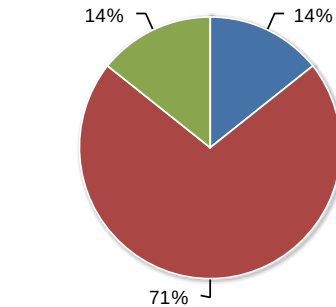
Your (and your client's) opinion of the price:



Just right (4)
 Too high (3)
 Too low (0)

* 7 responses

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



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

* 7 responses

Feedback Responses

Activity Details		Received
Showing 06/14/2019 3:00 PM - 3:45 PM		06/17/2019 08:00 AM
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 Too high This is a great house and meets almost everything on my buyers wishlist. The only negatives were turning out of the subdivision with traffic on Clarkson and no extra bedroom/office in basement. It's a little higher than their desired max, so if there is a price adjustment please let me know.
Showing 06/12/2019 11:45 AM - 1:15 PM		06/12/2019 04:10 PM

Activity Details		Received
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Maybe Too high My client liked the house and pool a lot. They are deciding on location and the price is high.
Showing 06/03/2019 12:00 PM - 1:00 PM		06/04/2019 03:09 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:		Jen liked the house very much but they are now thinking they might like to be further East
Showing 05/23/2019 6:00 PM - 7:30 PM		05/28/2019 03:43 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:		Nice home & in good condition. This was just not the right home for my clients.
Showing 05/23/2019 3:30 PM - 4:30 PM		05/23/2019 05:41 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 Good 3 They like it a lot. Thanks
Showing 05/19/2019 7:00 PM - 8:00 PM		05/28/2019 07:42 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:		Not interested Excellent Just right 4 Client needs more space in basement with sleeping areas as well. House is very nice and showed well, just not quite right for this family. Thank you!
Showing 05/19/2019 6:30 PM - 8:30 PM		06/14/2019 11:41 AM
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:		Not interested Good Too high 4
Showing 05/17/2019 1:00 PM - 2:00 PM		05/17/2019 02:52 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 Good Just right 4 Love the neighborhood, lot, and pool. Their home is still on the market for sale and will hold off until they get an offer.
Showing 05/17/2019 10:30 AM - 11:30 AM		05/17/2019 08:44 PM

Activity Details		Received
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 Good Just right Out of town buyers, checking out all areas. Don't know where they will decide to be, but they do like the house.
Showing 05/16/2019 6:45 PM - 7:45 PM		05/19/2019 09:35 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:		Not interested Good 4 My buyer loves the lot and the backyard. They would want to so significant updates to the home, and at the price it is listed at, it is cost prohibitive.
Showing 05/16/2019 12:30 PM - 1:30 PM		05/16/2019 06:11 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:		Not interested Excellent Just right 4 Just not the one, thanks!
Agent Preview 05/15/2019 1:45 PM - 2:00 PM		05/16/2019 02:06 PM
COMMENTS/RECOMMENDATIONS:		This was a preview, I thought I already gave feedback yesterday. Very nice home thank you for letting me preview and good luck it should sell!
Showing 05/15/2019 11:15 AM - 12:15 PM		05/15/2019 12:47 PM
Is your client interested in writing an offer on this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe 5(Best) Buyer is thinking about it. Showed very well.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	06/20/2019 11:15 AM - 11:45 AM	
 Future Showing	06/18/2019 12:45 PM - 1:45 PM	
 Canceled Showing	06/14/2019 6:00 PM - 8:00 PM	
 Past Showing	06/14/2019 3:00 PM - 3:45 PM	
 Past Showing	06/12/2019 11:45 AM - 1:15 PM	
 Past Showing	06/03/2019 12:00 PM - 1:00 PM	
 Past Showing	05/27/2019 10:00 AM - 10:30 AM	
 Past Showing	05/23/2019 6:00 PM - 7:30 PM	
 Past Showing	05/23/2019 3:30 PM - 4:30 PM	

Activity Type	Activity Date	Comments
 Past Showing	05/19/2019 7:00 PM - 8:00 PM	
 Past Showing	05/19/2019 6:30 PM - 8:30 PM	
 Past Showing	05/17/2019 1:00 PM - 2:00 PM	
 Past Showing	05/17/2019 10:30 AM - 11:30 AM	
 Past Showing	05/16/2019 6:45 PM - 7:45 PM	
 Past Showing	05/16/2019 12:30 PM - 1:30 PM	
 Past Showing	05/15/2019 5:45 PM - 6:45 PM	
 Past Showing	05/15/2019 5:15 PM - 6:15 PM	
 Past Agent Preview	05/15/2019 1:45 PM - 2:00 PM	
 Past Showing	05/15/2019 11:15 AM - 12:15 PM	
 Status Change	05/14/2019 1:50 PM	
 New Listing	05/14/2019	