

The Nett Group Real Estate Advisors

# SELLER REPORT



17528 Summit View Place Ridge | Wildwood

TheNettGroup.com • 636.614.5132

## LISTING SCORECARD

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|                |    |
|----------------|----|
| Days on Market | 16 |
|----------------|----|

|                      |   |
|----------------------|---|
| Client Possibilities | 3 |
|----------------------|---|

|                  |   |
|------------------|---|
| Client Favorites | 0 |
|------------------|---|

|              |    |
|--------------|----|
| Zillow Views | 65 |
|--------------|----|

|              |   |
|--------------|---|
| Zillow Saves | 0 |
|--------------|---|

|          |   |
|----------|---|
| Showings | 3 |
|----------|---|

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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   | <a href="#">19039620</a> | A  | 06/01/2019  | RESI   | 17528 Summit View Place Ridge | Wildwood | Wildwood | 346  | 142  | \$535,000 4 | 6 (3 3) | 3,500    | 3.0210 30 |     | KWRC01 |
| 0.2 mi   | <a href="#">18010528</a> | S  | 09/04/2018  | RESI   | 17725 Melrose                 | Wildwood | Glencoe  | 346  | 89   | \$535,000 4 | 5 (3 2) | 3,252    | 3.0010 21 |     | RMXR01 |
| 0.0 mi   | <a href="#">19033653</a> | X  | 05/31/2019  | RESI   | 17528 Summit View Place Ridge | Wildwood | Wildwood | 346  | 126  | \$565,000 4 | 6 (3 3) | 3,500    | 3.0210 30 |     | RXSB01 |
| 0.0 mi   | <a href="#">19002142</a> | X  | 05/31/2019  | RESI   | 17528 Summit View Place Ridge | Wildwood | Wildwood | 346  | 102  | \$570,000 4 | 6 (3 3) | 3,500    | 3.0210 30 |     | RXSB01 |

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Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'  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 19039620  
State Or Province is 'Missouri'  
Price is 450000 to 650000  
Selected 4 of 4 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 19039620 State Or Province is 'Missouri' Price is 450000 to 650000

Residential

Active Properties

| Listing # | Address                     | Area   | Community           | Bd | Bth   | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-----------------------------|--------|---------------------|----|-------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 19039620  | 17528 Summit View Place Rid | Eureka | Summit View Place 4 | 6  | (3 3) | 3,500 | 5,766  | 3.021  | 30  | 06/01/19 | \$152.86 | 142  | \$550,000  | \$535,000  |

Active Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |     |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 1 | Averages: | 3,500 | 5,766 | 3.021 |  |  |  |      |  | \$152.86  | 142 | \$550,000 | \$535,000 |           |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$535,000 | Low | \$535,000 | Median    | \$535,000 |

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 |
|-----------|---------------|--------|---------------------|----|-------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|-------|
| 18010528  | 17725 Melrose | Eureka | Summit View Place 4 | 5  | (3 2) | 3,252 | 4,952  | 3.001  | 21  | 09/04/18 | \$164.51 | 89   | \$569,000  | \$550,000  | \$535,000  | 94.02 |

Closed Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |     |           |           |           |       |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|-----|-----------|-----------|-----------|-------|
| Listing Count : | 1 | Averages: | 3,252 | 4,952 | 3.001 |  |  |  |      |  | \$164.51  | 89  | \$569,000 | \$550,000 | \$535,000 | 94.02 |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$535,000 | Low | \$535,000 | Median    | \$535,000 |       |

Expired Properties

| Listing # | Address                     | Area   | Community           | Bd | Bth   | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|-----------------------------|--------|---------------------|----|-------|-------|--------|--------|-----|----------|----------|------|------------|------------|
| 19033653  | 17528 Summit View Place Rid | Eureka | Summit View Place 4 | 6  | (3 3) | 3,500 | 5,766  | 3.021  | 30  | 06/01/19 | \$161.43 | 126  | \$569,000  | \$565,000  |
| 19002142  | 17528 Summit View Place Rid | Eureka | Summit View Place 4 | 6  | (3 3) | 3,500 | 5,766  | 3.021  | 30  | 06/01/19 | \$162.86 | 102  | \$599,000  | \$570,000  |

Expired Totals

|                 |   |           |       |       |       |  |  |  |      |  |           |     |           |           |           |
|-----------------|---|-----------|-------|-------|-------|--|--|--|------|--|-----------|-----|-----------|-----------|-----------|
| Listing Count : | 2 | Averages: | 3,500 | 5,766 | 3.021 |  |  |  |      |  | \$162.14  | 114 | \$584,000 | \$567,500 |           |
|                 |   | Price :   |       |       |       |  |  |  | High |  | \$570,000 | Low | \$565,000 | Median    | \$567,500 |

Grand Totals

|         |   |           |          |          |       |     |     |           |     |           |     |           |
|---------|---|-----------|----------|----------|-------|-----|-----|-----------|-----|-----------|-----|-----------|
| Count : | 4 | Averages: | \$/SqFt: | \$160.41 | CDOM: | 115 | OP: | \$571,750 | LP: | \$555,000 | SP: | \$535,000 |
|---------|---|-----------|----------|----------|-------|-----|-----|-----------|-----|-----------|-----|-----------|

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 |
|--------------------------|------|------|-----------|-------------------------------|----------|------|-----|-----------|----------------|--------------|------------------|----------------------|-------------|-------------------|-----------------|----------------|-------------|
| <a href="#">19039620</a> | RESI | ACT  | 06/01/19  | 17528 Summit View Place Ridge | Wildwood | 346  | 16  | \$535,000 | 214            | 125          | 0                | 3                    | 241         | 33                | 20              | 12             | 241         |

## Cross Property Condensed

**17528 Summit View Place Ridge, Wildwood 63038-2105**



|                |                                                            |         |                |          |                 |          |                  |
|----------------|------------------------------------------------------------|---------|----------------|----------|-----------------|----------|------------------|
| MLS #:         | <a href="#">19039620</a>                                   | Status: | <b>A</b>       | Stat Dt: | <b>06/01/19</b> | List Pr: | <b>\$535,000</b> |
| Area:          | <b>346</b>                                                 | Bd:     | <b>4</b>       | Sq Ft:   | <b>3,500</b>    | Sell Pr: |                  |
| Muni/Twp:      | <b>Wildwood</b>                                            |         |                | Pr/SqFt: | <b>\$152.86</b> | CDOM:    | <b>142</b>       |
| GA/CR:         | <b>3/0</b>                                                 | Bth:    | <b>6 (3 3)</b> |          | <b>\$800</b>    | Age:     | <b>30</b>        |
| Style/Desc:    | <b>1.5 Story/Other</b>                                     |         |                |          |                 | Acre:    | <b>3.021</b>     |
| SubD:          | <b>Summit View Place</b>                                   |         |                |          |                 |          |                  |
| Schl District: | <b>Rockwood R-VI</b>                                       |         |                |          |                 |          |                  |
| Recent:        | <b>06/17/2019 : Price Change : \$550,000-&gt;\$535,000</b> |         |                |          |                 |          |                  |

### Search Criteria

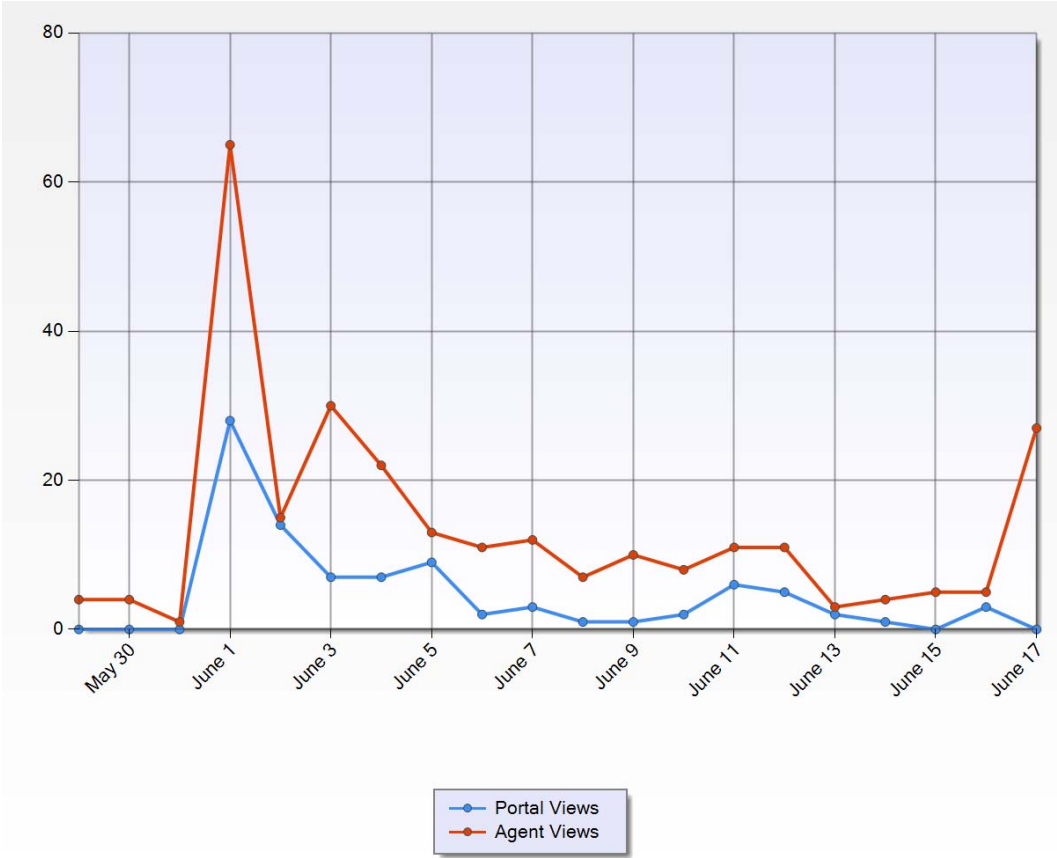
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 42 results.

 **Historical Views for 17528 Summit View Place Ridge**

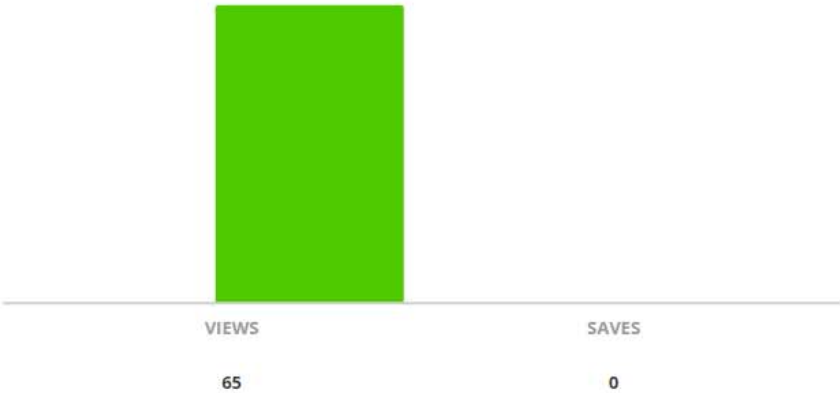


# Latest Activity

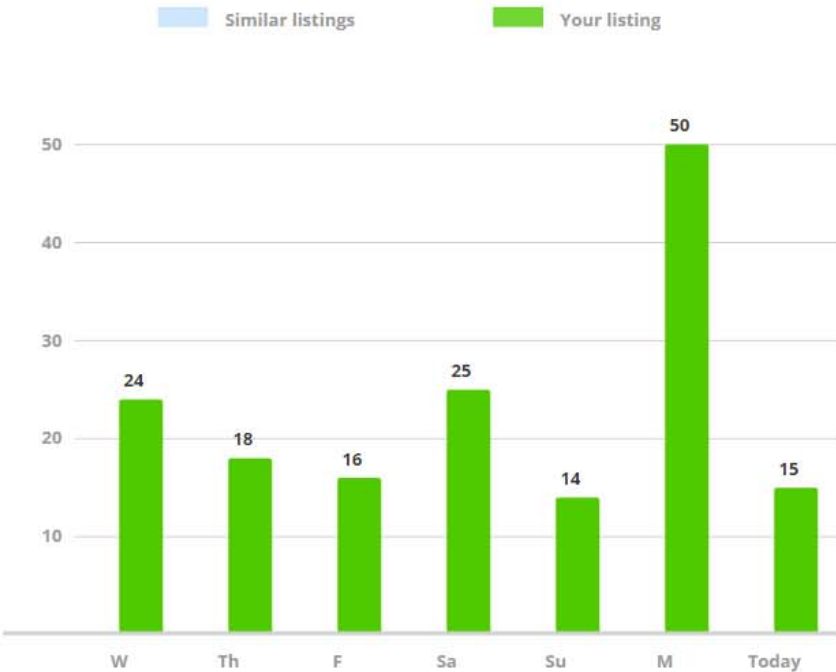
## Your listing traffic

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

17528 Summit View Place Ridge, Wildwood, MO 63038

Snapshot for Jun 01, 2019 - Jun 17, 2019

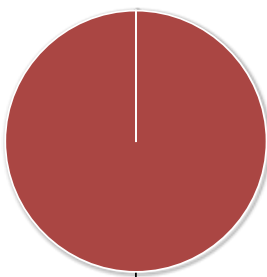


Listing ID: 19039620  
 Address: 17528 Summit View Place Ridge, Wildwood, MO 63038  
 Price: \$535,000  
 Status: ACTIVE

Total number of appointments: 3  
 Appointments in the last 30 days: 3  
 Appointments in the last 7 days: 2  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

### Feedback at a Glance

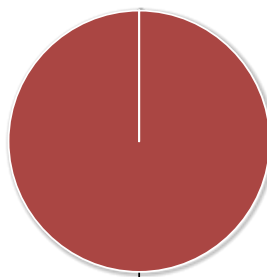
Is your client interested in writing an offer on this listing?



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

\* 2 responses

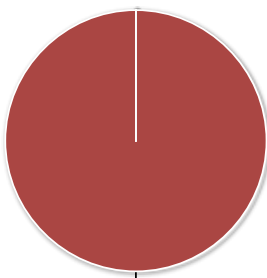
Please rate your overall experience at this showing.



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

\* 2 responses

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



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

## Feedback Responses

| Activity Details                                                                                                                                                                                                      | Received                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>06/11/2019 1:00 PM - 2:00 PM                                                                                                                                                                               | 06/11/2019 06:27 PM                                                                                                                                                                                                                                                                                                   |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>4</p> <p>Top 5. Want to add a pool not sure about back yard for it</p>                                                                                                                                                                                                                    |
| Showing<br>06/06/2019 5:30 PM - 6:00 PM                                                                                                                                                                               | 06/06/2019 06:31 PM                                                                                                                                                                                                                                                                                                   |
| <p>Is your client interested in writing an offer on this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> | <p>Maybe</p> <p>Good</p> <p>4</p> <p>This is at the absolute top of their price range. I think they were expecting the kitchen and master bath to be more updated and no vinyl. Overall they really like it. But at that price, they wouldn't have any money left to do those updates and clean up the back yard.</p> |

## Listing Activity Details

| Activity Type                                                                                                | Activity Date                | Comments |
|--------------------------------------------------------------------------------------------------------------|------------------------------|----------|
|  Past Showing               | 06/17/2019 3:45 PM - 4:45 PM |          |
|  Price Change Notification | 06/17/2019 1:31 PM           |          |
|  Price Change              | 06/17/2019 8:19 AM           |          |
|  Past Showing              | 06/11/2019 1:00 PM - 2:00 PM |          |
|  Past Showing              | 06/06/2019 5:30 PM - 6:00 PM |          |
|  Canceled Showing          | 06/04/2019 2:00 PM - 3:15 PM |          |
|  New Listing               | 06/01/2019                   |          |