

The Nett Group Real Estate Advisors

SELLER REPORT



17528 Summit View Place Ridge | Wildwood

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LISTING SCORECARD

Days on Market	23
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Client Possibilities	3
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Client Favorites	1
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Zillow Views	50
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Zillow Saves	2
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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.

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
19039620	RESI	ACT	06/01/19	17528 Summit View Place Ridge	Wildwood	346	23	\$535,000	221	212	1	3	250	51	21	12	304

Cross Property Condensed

17528 Summit View Place Ridge, Wildwood 63038-2105



MLS #:	19039620	Status:	A	Stat Dt:	06/01/19	List Pr:	\$535,000
Area:	346	Bd:	4	Sq Ft:	3,500	Sell Pr:	
Muni/Twp:	Wildwood			Pr/SqFt:	\$152.86	CDOM:	149
GA/CR:	3/0	Bth:	6 (3 3)		\$800	Age:	30
Style/Desc:	1.5 Story/Other					Acre:	3.021
SubD:	Summit View Place						
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.

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	19039620	A	06/01/2019	RESI	17528 Summit View Place Ridge	Wildwood	Wildwood	346	149	\$535,000	4	6	(3 3)	3,500	3.0210	30 KWRC01
0.2 mi	18010528	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	19033653	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	19002142	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 6/24/2019 to 6/24/2018
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 6/24/2019 to 6/24/2018 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	149	\$550,000	\$535,000

Active Totals

Listing Count :	1	Averages:	3,500	5,766	3.021						\$152.86	149	\$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

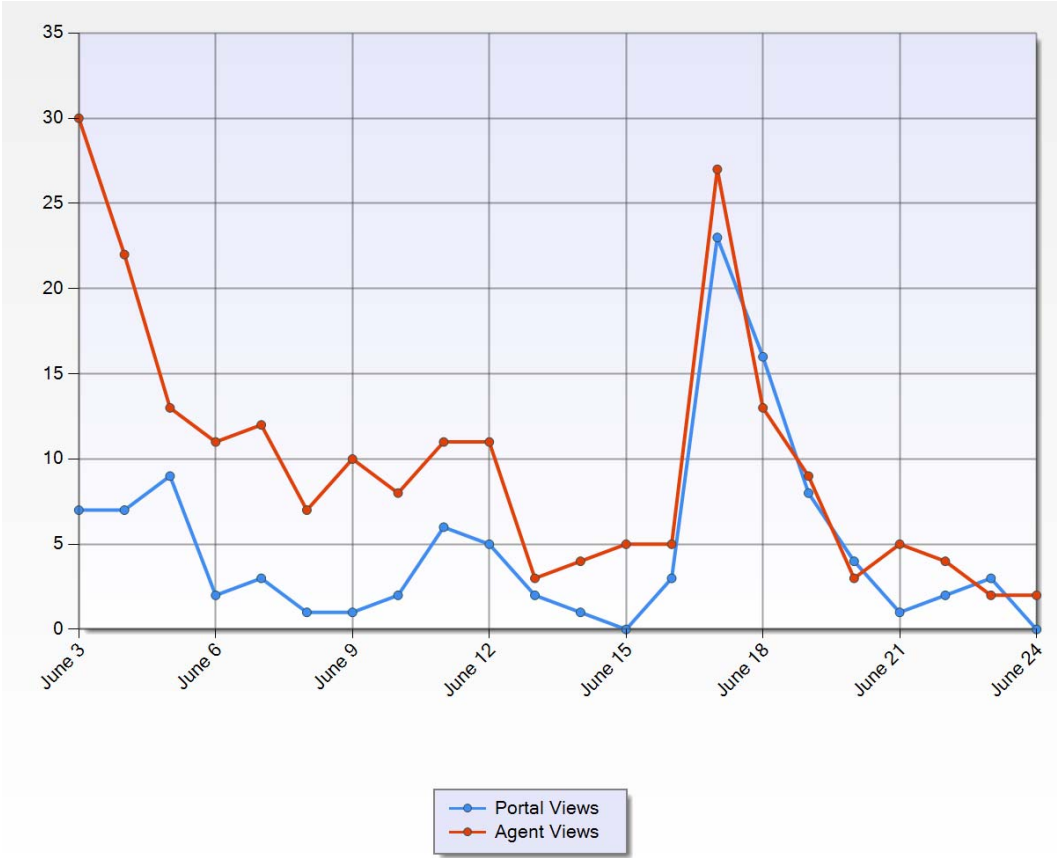
Expired Totals

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: 117	OP: \$571,750	LP: \$555,000	SP: \$535,000
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 Historical Views for 17528 Summit View Place Ridge

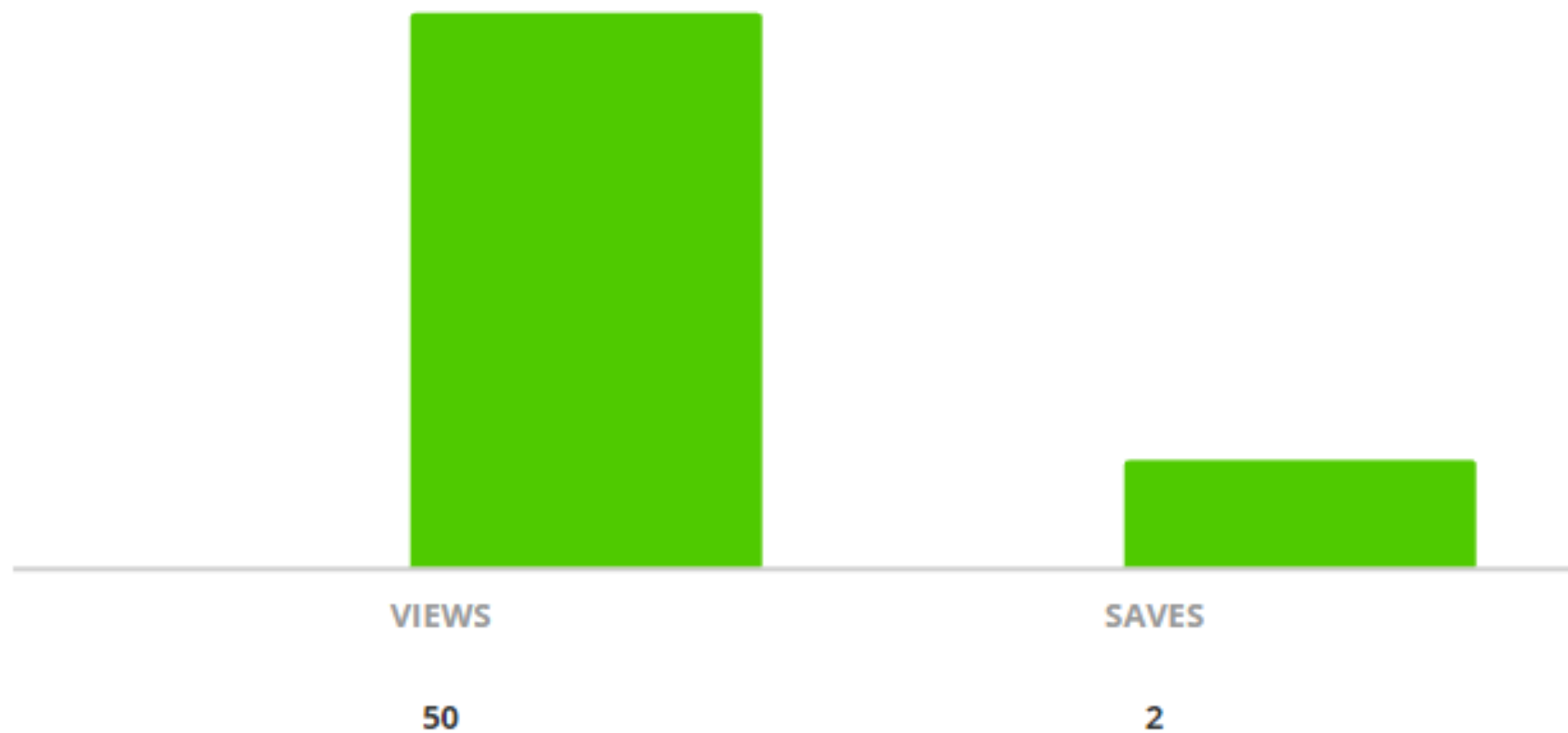


Latest Activity

Your listing traffic

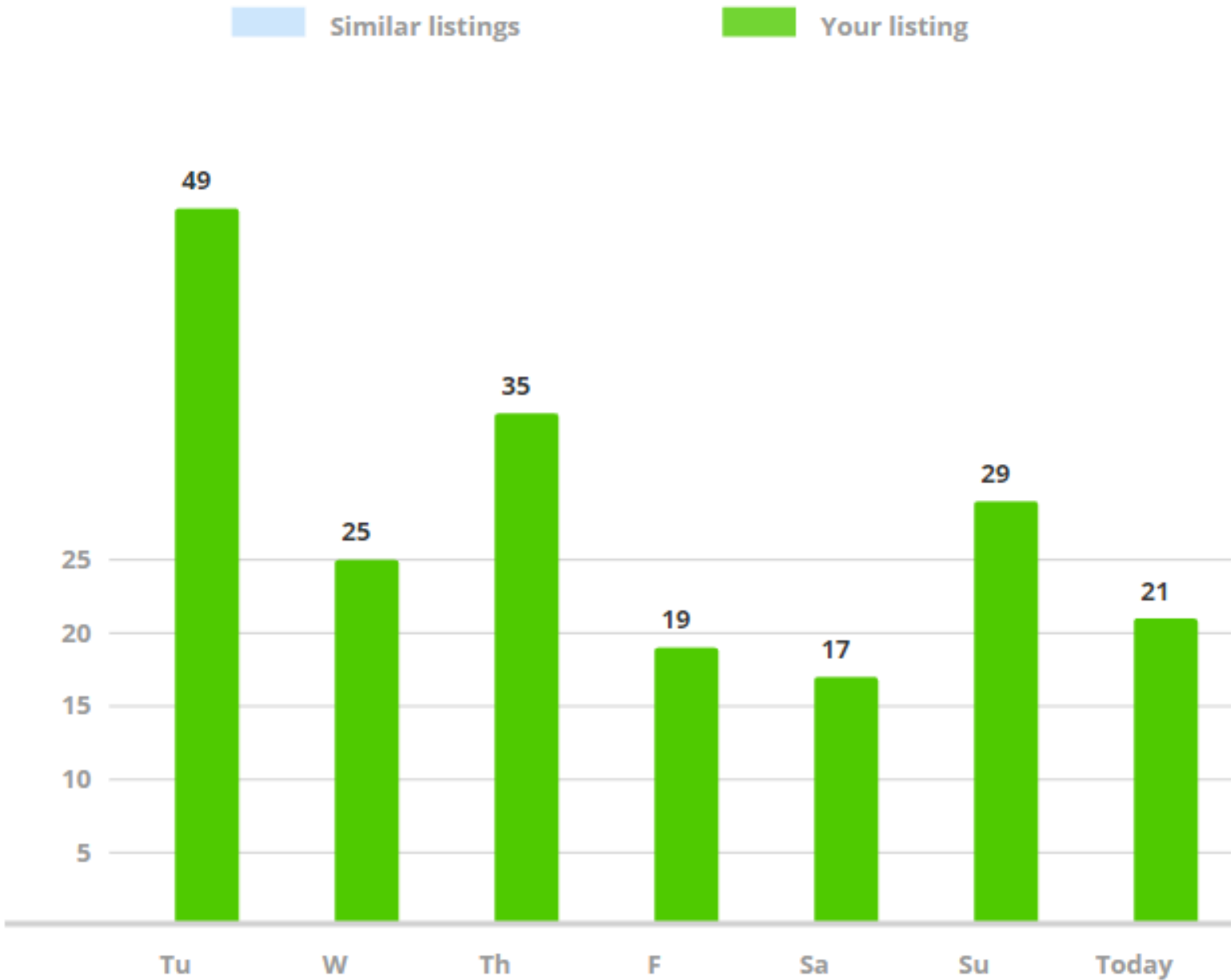
Last two days of activity

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

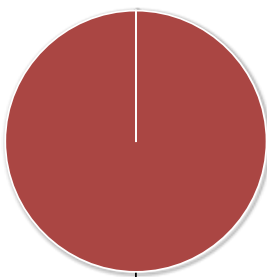


Listing ID: 19039620
 Address: 17528 Summit View Place Ridge, Wildwood, MO 63038
 Price: \$535,000
 Status: ACTIVE

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

Feedback at a Glance

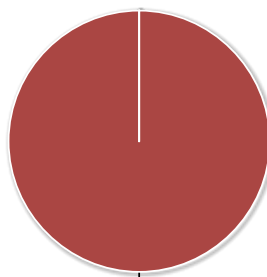
Is your client interested in writing an offer on this listing?



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

* 2 responses

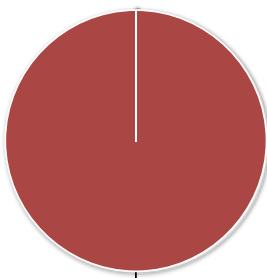
Please rate your overall experience at this showing.



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 06/11/2019 1:00 PM - 2:00 PM	06/11/2019 06:27 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 4 Top 5. Want to add a pool not sure about back yard for it
Showing 06/06/2019 5:30 PM - 6:00 PM	06/06/2019 06:31 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 4 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.

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	