

The Nett Group Real Estate Advisors

SELLER REPORT



2276 Whitby Rd | Chesterfield

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	31
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Client Possibilities	4
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Client Favorites	4
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Zillow Views	41
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Zillow Saves	0
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Showings	5
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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	31	\$499,000	243	181	4	4	276	34	28	15	374

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:	31
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						

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	19037973	A	05/24/2019	RESI		2276 Whitby Rd	Clarkson Valley	Chesterfield	348	31	\$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	27	\$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
0.2 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

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 6/25/2019 to 6/25/2018
Latitude, Longitude is within 0.25 mi of 19037973
State Or Province is 'Missouri'
Price is 415000 to 615000
Selected 6 of 6 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 6/25/2019 to 6/25/2018 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	31	\$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	27	\$575,000	\$575,000

Active Totals

Listing Count :	2	Averages:	2,776	3,429	0.789						\$193.84	29	\$545,000	\$537,000
		Price :							High		\$575,000	Low	\$499,000	Median \$537,000

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
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

Closed Totals

Listing Count :	2	Averages:	2,568	3,563	0.456							\$210.92	31	\$544,450	\$534,450	\$518,500	95.30
		Price :							High		\$519,000	Low		\$518,000	Median		\$518,500

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

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

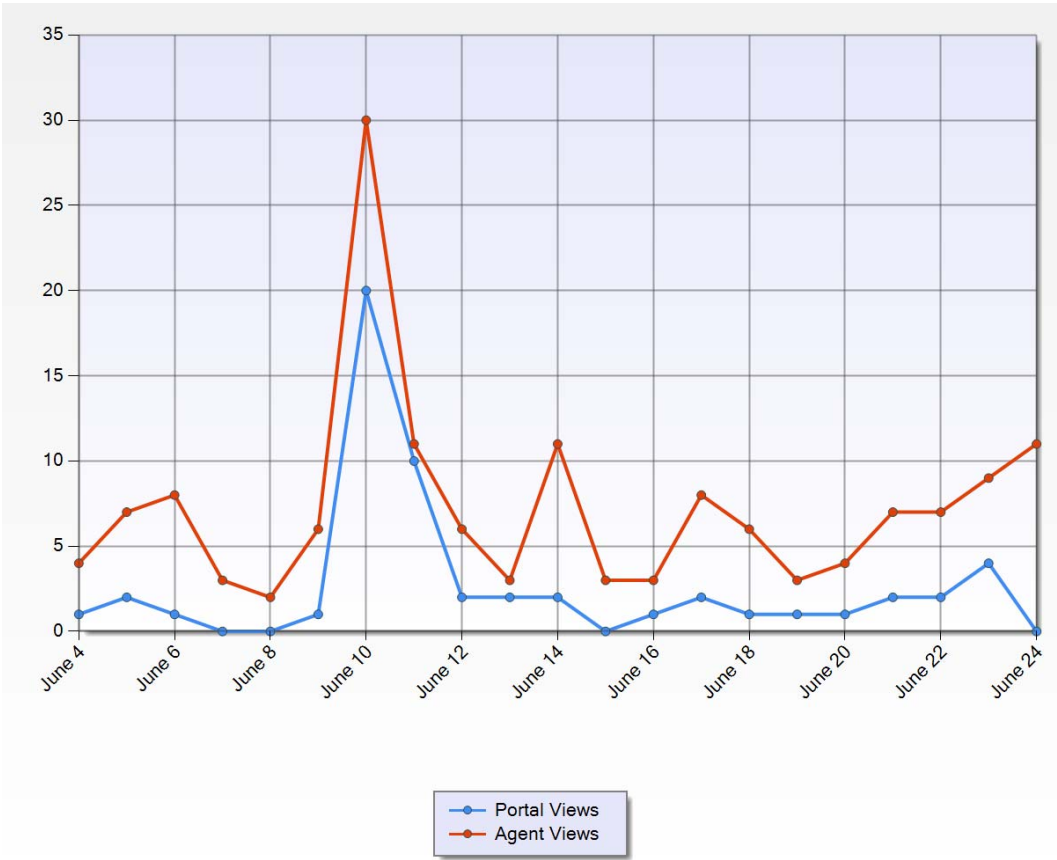
Cancelled Totals

Listing Count :	1	Averages:	2,778	4,911	1.010						\$194.02	44	\$550,000	\$539,000
		Price :							High		\$539,000	Low	\$539,000	Median \$539,000

Grand Totals

Count :	6	Averages:	\$/SqFt: \$193.09	CDOM: 41	OP: \$538,150	LP: \$524,467	SP: \$518,500
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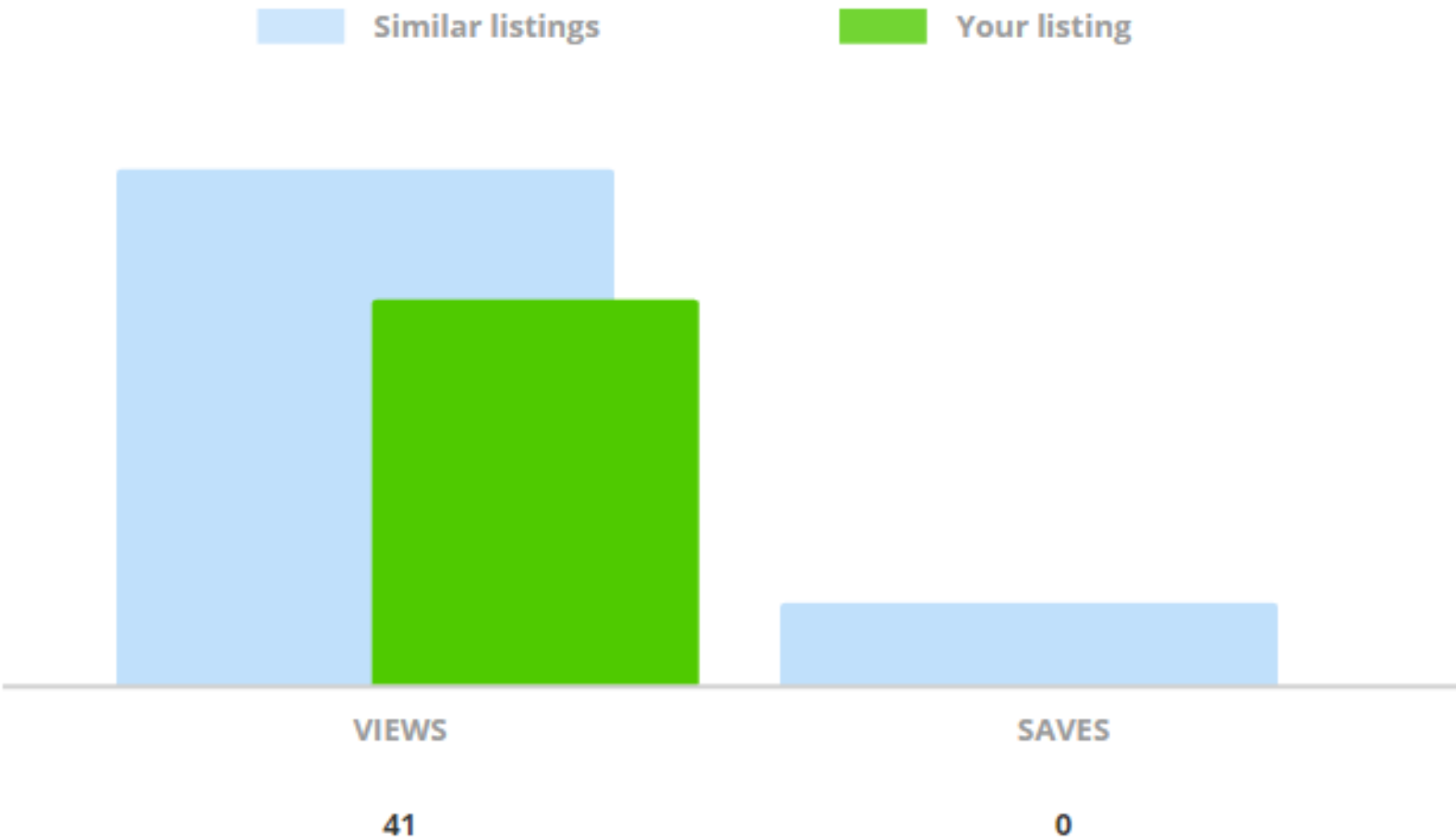
 Historical Views for 2276 Whitby Rd



Latest Activity

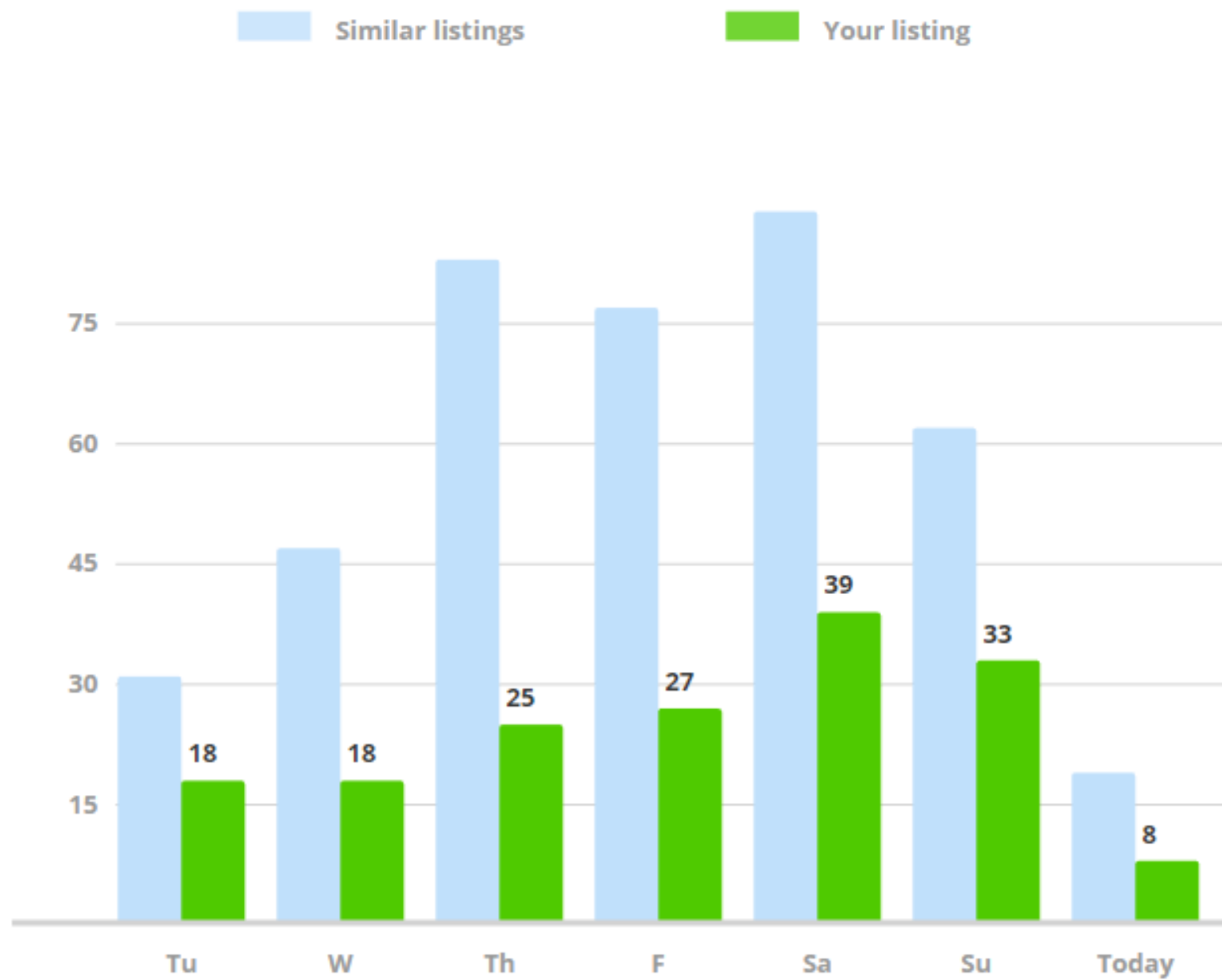
Your listing could use a little boost

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 23, 2019

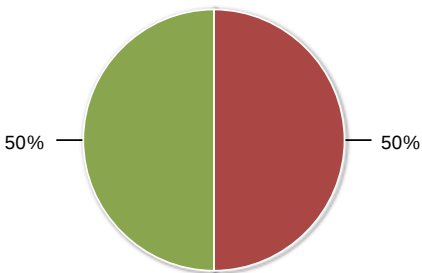


Listing ID: 19037973
 Address: 2276 Whitby Road, Chesterfield, MO 63017
 Price: \$499,000
 Status: ACTIVE

Total number of appointments: 5
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

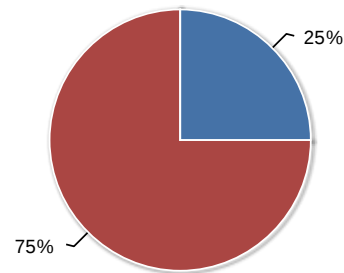
Is your client interested in writing an offer on this listing?



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

* 4 responses

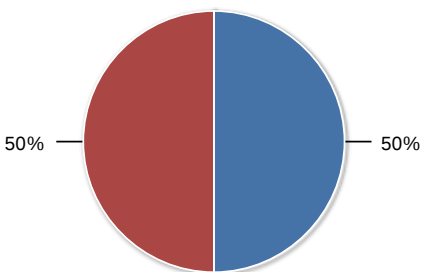
Please rate your overall experience at this showing.



Excellent (1)
 Good (3)
 Fair (0)
 Poor (0)

* 4 responses

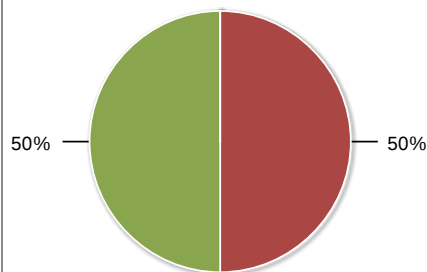
Your (and your client's) opinion of the price:



Just right (1)
 Too high (1)
 Too low (0)

* 2 responses

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



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

* 4 responses

Feedback Responses

Activity Details	Received
Showing 06/23/2019 11:15 AM - 12:30 PM	06/23/2019 05:20 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:	Not interested Good 4
Showing 06/01/2019 11:30 AM - 1:30 PM	06/14/2019 11:38 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 05/31/2019 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
 Past Showing	06/23/2019 11:15 AM - 12:30 PM	
 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	

Activity Type	Activity Date 	Comments
 New Listing	05/24/2019	