

The Nett Group Real Estate Advisors

SELLER REPORT



903 Finberry Grove Ct | Cottleville

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	20
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Client Possibilities	1
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Client Favorites	1
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Zillow Views	32
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Zillow Saves	0
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Showings	2
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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	16066442	A	09/29/2016	RESI	1 TBB TBB-Ashton @ Ashford Knc	Cottleville	Cottleville	412	977	\$322,900 3	2 (2 0)	1,785				BHSP02
0.0 mi	16066441	A	09/29/2016	RESI	1 TBB TBB-Geneva II @ Ashford K	Cottleville	Cottleville	412	977	\$322,900 3	2 (2 0)	1,779				BHSP02
0.0 mi	17033572	A	05/01/2017	RESI	1 TBB TBB-Fairfax @ Ashford Knc	Cottleville	Cottleville	412	763	\$330,900 4	3 (2 1)	2,480				BHSP02
0.0 mi	16066446	A	09/29/2016	RESI	1 TBB TBB-Meridian @ Ashford K	Cottleville	Cottleville	412	977	\$340,900 3	2 (2 0)	2,339				BHSP02
0.0 mi	18076805	A	10/04/2018	RESI	1 TBB TBB - Denmark 1.5 @ Ash	Cottleville	Cottleville	412	242	\$342,900 4	3 (3 0)	2,283				BHSP02
0.0 mi	16066456	A	09/29/2016	RESI	1 TBB TBB-Bristol @ Ashford Knc	Cottleville	Cottleville	412	977	\$346,900 4	3 (2 1)	2,754				BHSP02
0.0 mi	16066445	A	09/29/2016	RESI	1 TBB TBB-Ashton II @ Ashford K	Cottleville	Cottleville	412	977	\$351,900 3	3 (2 1)	2,161				BHSP02
0.0 mi	16066448	A	09/29/2016	RESI	1 TBB TBB-Meridian II-3@Ashford	Cottleville	Cottleville	412	977	\$354,900 3	2 (2 0)	2,501				BHSP02
0.0 mi	16066450	A	09/29/2016	RESI	1 TBB TBB-Montego @ Ashford K	Cottleville	Cottleville	412	977	\$355,900 4	3 (2 1)	2,691				BHSP02
0.0 mi	16066449	A	09/29/2016	RESI	1 TBB TBB-Meridian II-4@Ashford	Cottleville	Cottleville	412	977	\$364,900 4	3 (3 0)	2,672				BHSP02
0.0 mi	16066459	A	09/29/2016	RESI	1 TBB TBB Bristol II @ Ashford K	Cottleville	Cottleville	412	977	\$365,900 4	3 (2 1)	3,243				BHSP02
0.0 mi	16066457	A	09/29/2016	RESI	1 TBB TBB-Breckenridge@Ashford	Cottleville	Cottleville	412	977	\$366,900 4	3 (2 1)	3,186				BHSP02
0.0 mi	16066461	A	09/29/2016	RESI	1 TBB TBB-BreckenridgeII@Ashfo	Cottleville	Cottleville	412	977	\$376,900 4	3 (2 1)	3,388				BHSP02
0.0 mi	16066452	A	09/29/2016	RESI	1 TBB TBB-Montego II @ Ashford	Cottleville	Cottleville	412	977	\$376,900 4	3 (2 1)	3,090				BHSP02
0.0 mi	19035112	A	05/14/2019	RESI	903 Finberry Grove Ct	Cottleville	Cottleville	412	73	\$415,000 3	3 (2 1)	3,186		0.1810	2	KWRC01
0.0 mi	19023912	P	04/05/2019	RESI	711 UC Tinsley Ct	Cottleville	Cottleville	412	0	\$347,865 2	2 (2 0)	1,746		0.2300		BHSP02
0.0 mi	19014858	P	03/07/2019	RESI	906 UC Finberry Grove Ct	Cottleville	Cottleville	412	0	\$361,602 3	2 (2 0)	1,746		0.2400		BHSP02
0.0 mi	19023933	P	04/05/2019	RESI	613 UC Glenberry Place	Cottleville	Cottleville	412	0	\$431,420 4	3 (3 0)	1,779		0.2400		BHSP02
0.0 mi	19014926	P	03/08/2019	RESI	624 UC Glenberry Place	Cottleville	Cottleville	412	0	\$431,776 5	3 (2 1)	3,388		0.3600		BHSP02
0.0 mi	18093025	P	04/14/2019	RESI	811 UC Brimley Dr	Cottleville	Cottleville	412	96	\$439,846 4	3 (2 1)	2,779		0.2500		BHSP02
0.0 mi	19014856	P	03/07/2019	RESI	615 UC Glenberry Place	Cottleville	Cottleville	412	0	\$441,770 5	3 (2 1)	3,388		0.2100		BHSP02
0.0 mi	18073564	S	11/15/2018	RESI	812 Brimley Dr	Cottleville	Cottleville	412	0	\$320,948 3	2 (2 0)	1,746		0.2200		BHSP02
0.0 mi	18047513	S	09/26/2018	RESI	803 Brimley Dr	Cottleville	Cottleville	412	0	\$335,323 3	2 (2 0)	2,339		0.1900		BHSP02
0.0 mi	18091664	S	04/01/2019	RESI	902 Finberry Grove Ct	Cottleville	Cottleville	412	91	\$360,900 3	2 (2 0)	1,785		0.1800		BHSP02
0.0 mi	18020298	S	06/21/2018	RESI	901 UC Finberry Grove Ct	Cottleville	Cottleville	412	0	\$362,674 3	2 (2 0)	1,785		0.2400		BHSP02

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 6/4/2019 to 6/4/2018

Latitude, Longitude is within 0.25 mi of 19035112

State Or Province is 'Missouri'

Price is 315000 to 515000

Selected 25 of 45 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 6/4/2019 to 6/4/2018 Latitude, Longitude is within 0.25 mi of 19035112 State Or Province is 'Missouri' Price is 315000 to 515000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
16066442	1 TBB TBB-Ashton @ Ashford	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,785	1,785			09/29/16	\$180.90	977	\$291,900	\$322,900
16066441	1 TBB TBB-Geneva II @Ashfc	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,779	1,779			09/29/16	\$181.51	977	\$292,900	\$322,900
17033572	1 TBB TBB-Fairfax @ Ashford	Francis Howell C	Ashford Knoll	4	3 (2 1)	2,480	2,480			05/01/17	\$133.43	763	\$303,900	\$330,900
16066446	1 TBB TBB-Meridian @ Ashfo	Francis Howell C	Ashford Knoll	3	2 (2 0)	2,339	2,339			09/29/16	\$145.75	977	\$307,900	\$340,900
18076805	1 TBB TBB - Denmark 1.5 @ ,	Francis Howell C	Ashford Knoll	4	3 (3 0)	2,283	2,283			10/04/18	\$150.20	242	\$333,900	\$342,900
16066456	1 TBB TBB-Bristol @ Ashford	Francis Howell C	Ashford Knoll	4	3 (2 1)	2,754	2,754			09/29/16	\$125.96	977	\$315,900	\$346,900
16066445	1 TBB TBB-Ashton II @ Ashfo	Francis Howell C	Ashford Knoll	3	3 (2 1)	2,161	2,161			09/29/16	\$162.84	977	\$321,900	\$351,900
16066448	1 TBB TBB-Meridian II-3@Asf	Francis Howell C	Ashford Knoll	3	2 (2 0)	2,501	2,501			09/29/16	\$141.90	977	\$319,900	\$354,900
16066450	1 TBB TBB-Montego @ Ashfo	Francis Howell C	Ashford Knoll	4	3 (2 1)	2,691	2,691			09/29/16	\$132.26	977	\$325,900	\$355,900
16066449	1 TBB TBB-Meridian II-4@Asf	Francis Howell C	Ashford Knoll	4	3 (3 0)	2,672	2,672			09/29/16	\$136.56	977	\$335,900	\$364,900
16066459	1 TBB TBB Bristol II @ Ashfor	Francis Howell C	Ashford Knoll	4	3 (2 1)	3,243	3,243			09/29/16	\$112.83	977	\$335,900	\$365,900
16066457	1 TBB TBB-Breckenridge@As	Francis Howell C	Ashford Knoll	4	3 (2 1)	3,186	3,186			09/29/16	\$115.16	977	\$333,900	\$366,900
16066461	1 TBB TBB-Breckenridgell@A	Francis Howell C	Ashford Knoll	4	3 (2 1)	3,388	3,388			09/29/16	\$111.25	977	\$347,900	\$376,900
16066452	1 TBB TBB-Montego II @ Ash	Francis Howell C	Ashford Knoll	4	3 (2 1)	3,090	3,090			09/29/16	\$121.97	977	\$342,900	\$376,900
19035112	903 Finberry Grove Ct	Francis Howell C	Ashford Knoll #1	3	3 (2 1)	3,186	3,186	0.181	2	05/14/19	\$130.26	73	\$415,000	\$415,000

Active Totals

Listing Count :	15	Averages:	2,636	2,636	0.181		\$138.85	853	\$328,373	\$355,773	
		Price :				High	\$415,000	Low	\$322,900	Median	\$354,900

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
18073564	812 Brimley Dr	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,746	1,746	0.220		11/15/18	\$183.82	0	\$325,000	\$325,000	\$320,948	98.75
18047513	803 Brimley Dr	Francis Howell C	Ashford Knoll	3	2 (2 0)	2,339	2,339	0.190		09/26/18	\$143.36	0	\$335,323	\$335,323	\$335,323	100.00
18091664	902 Finberry Grove Ct	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,785	1,785	0.180		04/01/19	\$202.18	91	\$399,063	\$371,563	\$360,900	90.44
18020298	901 UC Finberry Grove Ct	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,785	1,785	0.240		06/21/18	\$203.18	0	\$362,674	\$362,674	\$362,674	100.00

Closed Totals

Listing Count :	4	Averages:	1,914	1,914	0.208		\$183.14	23	\$355,515	\$348,640	\$344,961	97.30
		Price :				High	\$362,674	Low	\$320,948	Median	\$348,112	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19023912	711 UC Tinsley Ct	Francis Howell C	Ashford Knoll	2	2 (2 0)	1,746	1,746	0.230		04/05/19	\$199.24	0	\$347,865	\$347,865
19014858	906 UC Finberry Grove Ct	Francis Howell C	Ashford Knoll	3	2 (2 0)	1,746	1,746	0.240		03/07/19	\$207.10	0	\$361,602	\$361,602

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

Residential

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19023933	613 UC Glenberry Place	Francis Howell C	Ashford Knoll	4	3 (3 0)	1,779	2,575	0.240		04/05/19	\$242.51	0	\$431,420	\$431,420
19014926	624 UC Glenberry Place	Francis Howell C	Ashford Knoll	5	3 (2 1)	3,388	3,388	0.360		03/08/19	\$127.44	0	\$431,776	\$431,776
18093025	811 UC Brimley Dr	Francis Howell C	Ashford Knoll	4	3 (2 1)	2,779	2,779	0.250		04/14/19	\$158.27	96	\$439,846	\$439,846
19014856	615 UC Glenberry Place	Francis Howell C	Ashford Knoll	5	3 (2 1)	3,388	3,388	0.210		03/07/19	\$130.39	0	\$441,770	\$441,770

Pending Totals

Listing Count :	6	Averages:	2,471	2,604	0.255						\$177.49	16	\$409,047	\$409,047
		Price :							High		\$441,770	Low	\$347,865	Median \$431,598

Grand Totals

Count :	25	Averages:	\$/SqFt: \$155.21	CDOM: 520	OP: \$352,078	LP: \$367,418	SP: \$344,961
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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
19035112	RESI	ACT	05/14/19	903 Finberry Grove Ct	Cottleville	412	20	\$415,000	79	47	1	1	83	8	3	6	226

Cross Property Condensed

903 Finberry Grove Ct, Cottleville 63304-7189



MLS #:	19035112	Status:	A	Stat Dt:	05/14/19	List Pr:	\$415,000
Area:	412	Bd:	3	Sq Ft:	3,186	Sell Pr:	
Muni/Twp:	Cottleville	Pr/SqFt:	\$130.26	CDOM:	73	Age:	2
GA/CR:	3/0	Bth:	3 (2 1)			Acre:	.181
Style/Desc:	2 Story/Other						
SubD:	Ashford Knoll #1						
Schl District:	Francis Howell R-III						

Search Criteria

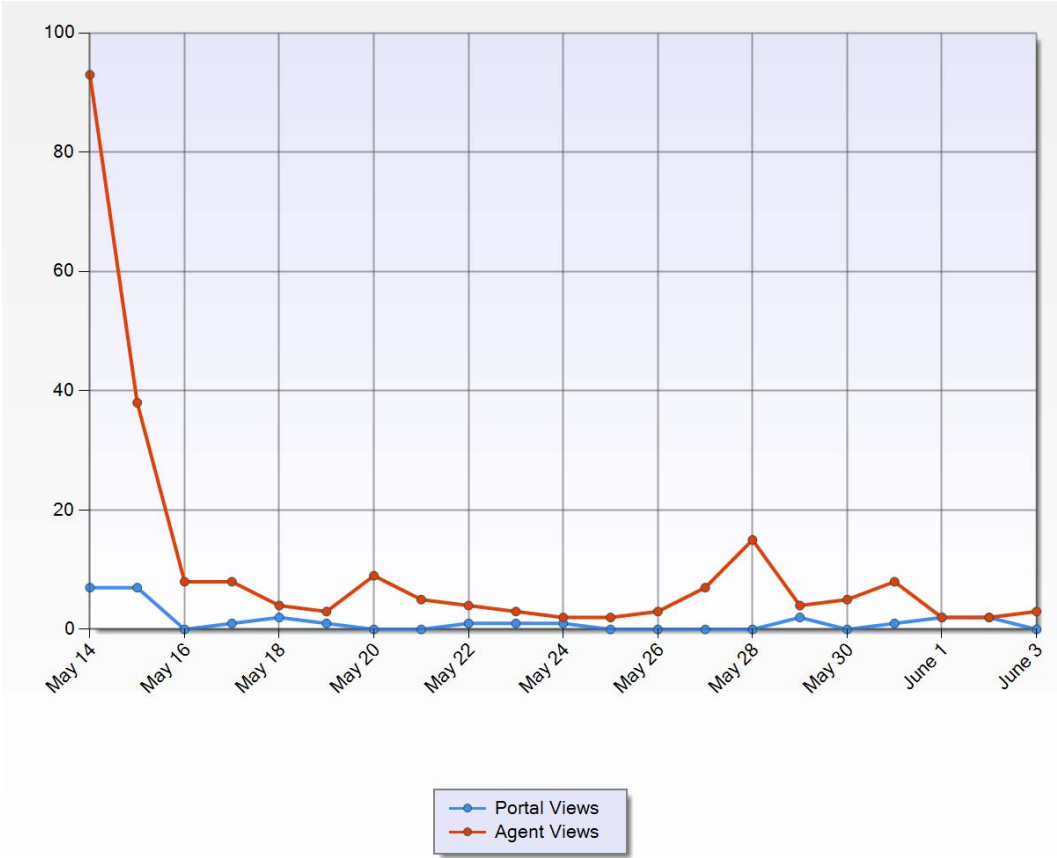
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 33 results.

 Historical Views for 903 Finberry Grove Ct



● FOR SALE

903 Finberry Grove Court, Cottleville, MO 63304

List price: \$415,000

3 Beds · 3 Baths · 3,186 Sq Ft



EDIT LISTING



ADD 3D HOME



MORE ▾

Latest Activity

Your listing performance is average

Last two days of activity



Similar listings



Your listing



VIEWS

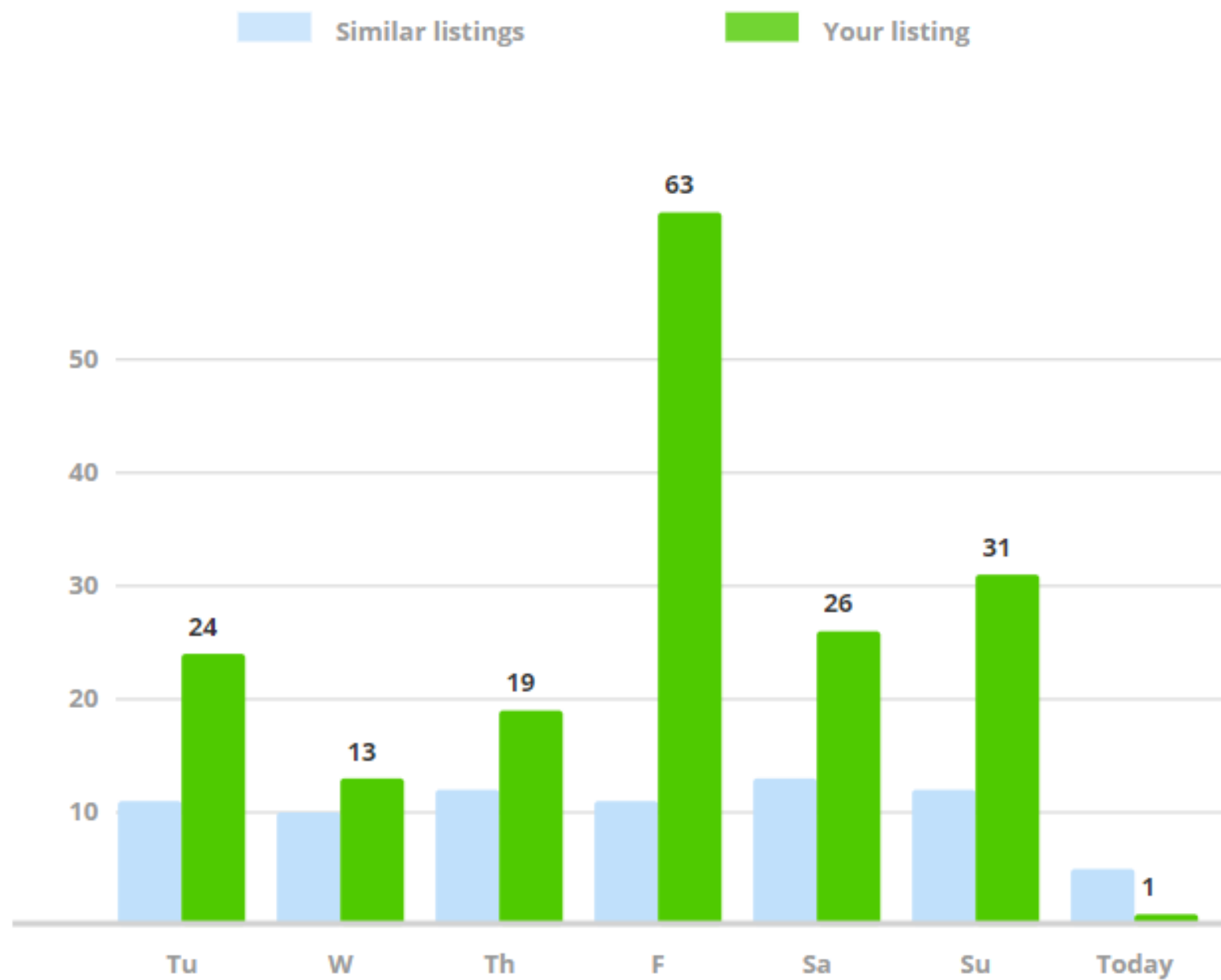
32

SAVES

0

This Week

Last 30 Days





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

Listing Activity Report

903 Finberry Grove Court, Cottleville, MO 63304

Snapshot for May 14, 2019 - Jun 01, 2019

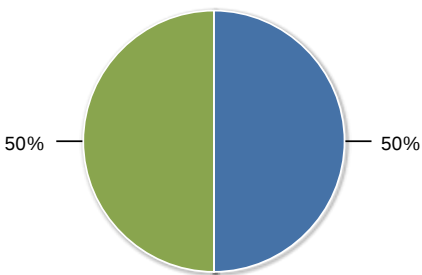


Listing ID: 19035112
 Address: 903 Finberry Grove Court, Cottleville, MO 63304
 Price: \$415,000
 Status: ACTIVE

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

Feedback at a Glance

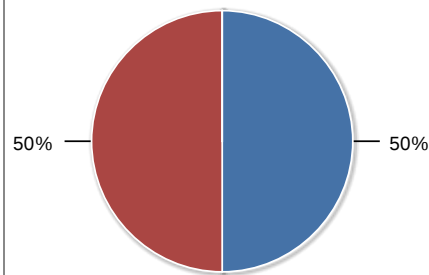
Is your client interested in writing an offer on this listing?



Very (1)
 Maybe (0)
 Not interested (1)

* 2 responses

Please rate your overall experience at this showing.



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 06/01/2019 1:30 PM - 2:30 PM	06/01/2019 03:01 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:	Very Good Too high 4 I can see the trouble on this one as it is only a 3 bedroom and the main floor flooring...but my clients do have interest. I talked to Geoff about questions I had: builder's warranty transferrable, seller moving timeframe, contingent offer
Showing 05/28/2019 4:45 PM - 5:45 PM	05/28/2019 06:56 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:	Not interested Excellent The home shows very well. The buyer loved the elevation of the home. Unfortunately the layout of the upstairs did not work for my buyer. Thank you for letting us come thru.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Declined Showing	06/01/2019 1:30 PM - 2:30 PM	
 Past Showing	06/01/2019 1:30 PM - 2:30 PM	
 Past Showing	05/28/2019 4:45 PM - 5:45 PM	
 New Listing	05/14/2019	