

The Nett Group Real Estate Advisors

SELLER REPORT



197 River Bend Cir | Chesterfield

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	19
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Client Possibilities	1
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Client Favorites	1
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Zillow Views	23
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Zillow Saves	0
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Showings	3
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Good Activity is an average of *3-4 showings weekly*.

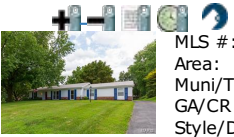
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

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
19055854	RESI	ACT	07/25/19	197 River Bend Cir	Chesterfield	167	18	\$310,000	379	124	1	0	452	22	18	46	316

Cross Property Condensed

197 River Bend Cir, Chesterfield 63017-2644



MLS #:	19055854	Status:	A	Stat Dt:	07/25/19	List Pr:	\$310,000
Area:	167	Bd:	3	Sq Ft:	1,774	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$174.75	CDOM:	18
GA/CR:	2/0	Bth:	2 (2 0)		\$90	Age:	57
Style/Desc:	1 Story/Ranch					Acre:	.411
SubD:	River Bend Estates 1st Add						
Schl District:	Parkway C-2						

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 37 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
0.1 mi	19017887	A	03/20/2019	RESI	214 River Bend Dr	Chesterfield	Chesterfield	167	146	\$299,900	3	3 (2 1)	1,888	0.3310	57 RMXS01
0.0 mi	19055854	A	07/25/2019	RESI	197 River Bend Cir	Chesterfield	Chesterfield	167	19	\$310,000	3	2 (2 0)	1,774	0.4110	57 KWRC01
0.2 mi	19043327	A	08/09/2019	RESI	305 Ridge Trail Dr	Chesterfield	Chesterfield	167	4	\$310,000	3	2 (2 0)	1,864	0.3150	55 BHSP09
0.2 mi	19026538	S	05/24/2019	RESI	170 Henning Dr	Chesterfield	Chesterfield	167	2	\$250,800	3	2 (2 0)	1,884	0.5880	56 KWSW01
0.1 mi	18067866	S	10/16/2018	RESI	238 Crownridge Dr	Chesterfield	Chesterfield	167	11	\$260,000	4	3 (2 1)	2,402	0.3790	54 BHSP09
0.2 mi	18084973	S	06/06/2019	RESI	133 Ridgecrest Dr	Chesterfield	Chesterfield	167	168	\$275,000	3	3 (2 1)	2,384	0.3864	57 RMXR04
0.2 mi	19003727	S	04/01/2019	RESI	166 Southdown	Chesterfield	Chesterfield	167	188	\$285,000	5	4 (3 1)	2,486	0.3820	56 KWSW01
0.0 mi	18086686	S	12/28/2018	RESI	196 River Bend Dr	Chesterfield	Chesterfield	167	36	\$295,000	3	2 (2 0)	2,104	0.5230	57 MANN01
0.2 mi	19021209	S	06/06/2019	RESI	288 Ridge Trail	Chesterfield	Chesterfield	167	21	\$300,000	4	3 (2 1)	2,344	0.3440	54 MORE01
0.1 mi	19001475	S	04/02/2019	RESI	224 Crownridge Dr	Chesterfield	Chesterfield	167	16	\$360,000	4	3 (2 1)	2,212	0.3200	56 RKLN01
0.1 mi	19020082	S	05/20/2019	RESI	238 Crownridge Dr	Chesterfield	Chesterfield	167	53	\$400,000	4	3 (2 1)	2,402	0.3790	55 BHAL14
0.2 mi	18054179	X	12/31/2018	RESI	166 Southdown Dr	Chesterfield	Chesterfield	167	174	\$309,000	5	4 (3 1)	2,486	0.3818	55 DIEL01
0.1 mi	18051942	X	12/31/2018	RESI	214 River Bend Dr	Chesterfield	Chesterfield	167	379	\$315,000	3	3 (2 1)	1,888	0.3306	57 BHSP09
0.2 mi	18052016	X	10/22/2018	RESI	254 Ridge Trail Dr	Chesterfield	Chesterfield	167	117	\$349,900	3	4 (3 1)	1,967	0.3440	54 BHAL08
0.2 mi	18089188	W	05/23/2019	RESI	254 Ridge Trail Dr	Chesterfield	Chesterfield	167	308	\$315,000	3	3 (3 0)	1,967	0.3440	55 BHSP09

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 8/13/2019 to 8/13/2018

Latitude, Longitude is within 0.25 mi of 19055854

State Or Province is 'Missouri'

Price is 250000 to 400000

Selected 15 of 15 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 8/13/2019 to 8/13/2018 Latitude, Longitude is within 0.25 mi of 19055854 State Or Province is 'Missouri' Price is 250000 to 400000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19017887	214 River Bend Dr	Parkway Central	River Bend Estates	3	3 (2 1)	1,888	1,888	0.331	57	07/10/19	\$158.85	146	\$315,000	\$299,900
19055854	197 River Bend Cir	Parkway Central	River Bend Estates	3	2 (2 0)	1,774	1,774	0.411	57	07/25/19	\$174.75	19	\$310,000	\$310,000
19043327	305 Ridge Trail Dr	Parkway Central	River Bend Estates	3	2 (2 0)	1,864	1,864	0.315	55	08/09/19	\$166.31	4	\$310,000	\$310,000

Active Totals

Listing Count :	3	Averages:	1,842	1,842	0.352						\$166.63	56	\$311,667	\$306,633		
		Price :							High		\$310,000	Low	\$299,900	Median	\$310,000	

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
19026538	170 Henning Dr	Parkway Central	River Bend Estates	3	2 (2 0)	1,884		0.588	56	05/24/19	\$133.12	2	\$239,900	\$239,900	\$250,800	104.54
18067866	238 Crownridge Dr	Parkway Central	River Bend Estates	4	3 (2 1)	2,402	2,402	0.379	54	10/16/18	\$108.24	11	\$275,000	\$275,000	\$260,000	94.55
18084973	133 Ridgecrest Dr	Parkway Central	River Bend Estates	3	3 (2 1)	2,384	2,384	0.386	57	06/06/19	\$115.35	168	\$311,900	\$289,000	\$275,000	88.17
19003727	166 Southdown	Parkway Central	River Bend Estates	5	4 (3 1)	2,486	2,486	0.382	56	04/01/19	\$114.64	188	\$299,500	\$299,500	\$285,000	95.16
18086686	196 River Bend Dr	Parkway Central	River Bend Estates	3	2 (2 0)	2,104		0.523	57	12/28/18	\$140.21	36	\$299,999	\$299,999	\$295,000	98.33
19021209	288 Ridge Trail	Parkway Central	River Bend Estates	4	3 (2 1)	2,344		0.344	54	06/06/19	\$127.99	21	\$324,900	\$309,900	\$300,000	92.34
19001475	224 Crownridge Dr	Parkway Central	River Bend Estates	4	3 (2 1)	2,212	2,412	0.320	56	04/02/19	\$162.75	16	\$349,900	\$349,900	\$360,000	102.89
19020082	238 Crownridge Dr	Parkway Central	River Bend Estates	4	3 (2 1)	2,402	202	0.379	55	05/20/19	\$166.53	53	\$419,900	\$419,900	\$400,000	95.26

Closed Totals

Listing Count :	8	Averages:	2,277	1,977	0.413						\$133.60	62	\$315,125	\$310,387	\$303,225	96.40
		Price :							High		\$400,000	Low	\$250,800	Median	\$290,000	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18054179	166 Southdown Dr	Parkway Central	River Bend Estates	5	4 (3 1)	2,486		0.382	55	12/31/18	\$124.30	174	\$339,900	\$309,000
18051942	214 River Bend Dr	Parkway Central	River Bend Estates	3	3 (2 1)	1,888	1,858	0.331	57	01/01/19	\$166.84	379	\$320,000	\$315,000
18052016	254 Ridge Trail Dr	Parkway Central	River Bend Estates	3	4 (3 1)	1,967	3,467	0.344	54	10/23/18	\$177.89	117	\$349,900	\$349,900

Expired Totals

Listing Count :	3	Averages:	2,114	2,663	0.352						\$156.34	223	\$336,600	\$324,633		
		Price :							High		\$349,900	Low	\$309,000	Median	\$315,000	

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18089188	254 Ridge Trail Dr	Parkway Central	River Bend Estates	3	3 (3 0)	1,967		0.344	55	08/09/19	\$160.14	308	\$330,000	\$315,000

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

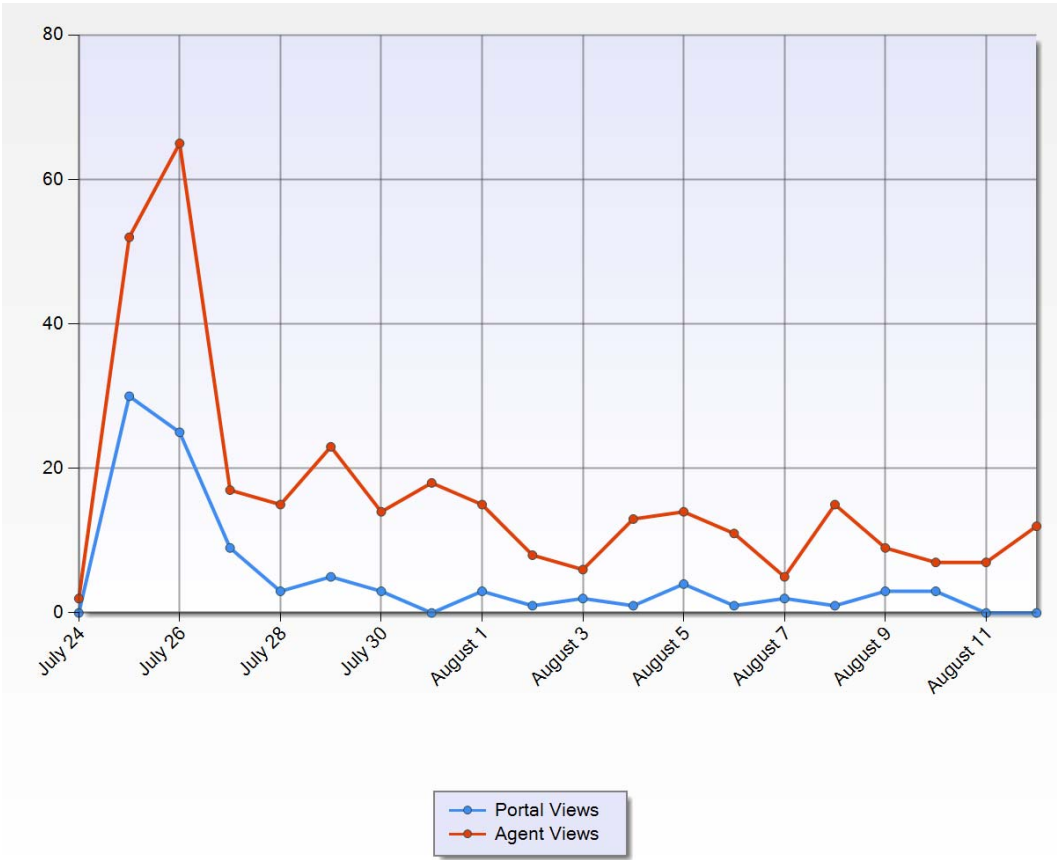
Withdrawn Totals

Listing Count :	1	Averages:	1,967	0.344	\$160.14	308	\$330,000	\$315,000	
		Price :		High	\$315,000	Low	\$315,000	Median	\$315,000

Grand Totals

Count :	15	Averages:	\$/SqFt: \$146.53	CDOM: 109	OP: \$319,720	LP: \$312,793	SP: \$303,225		
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 Historical Views for 197 River Bend Cir

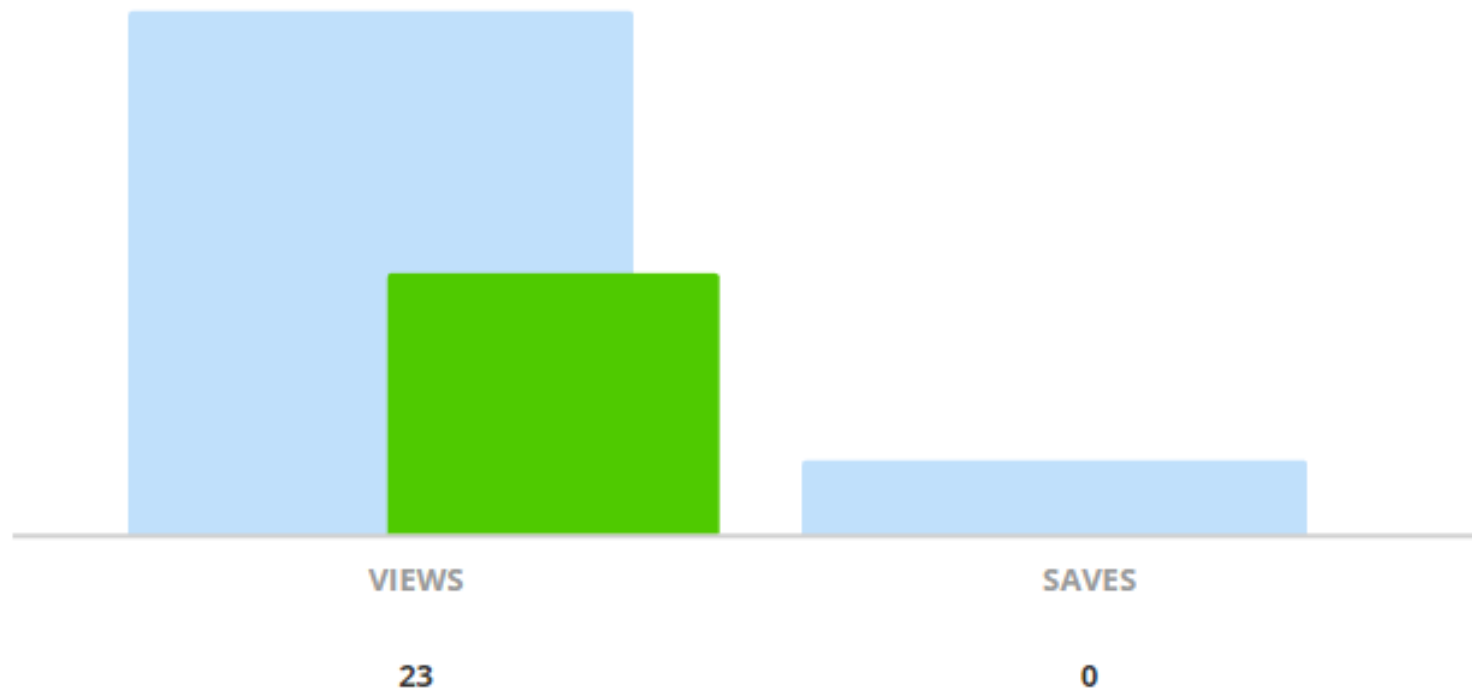


Latest Activity

Your listing isn't getting the attention it deserves

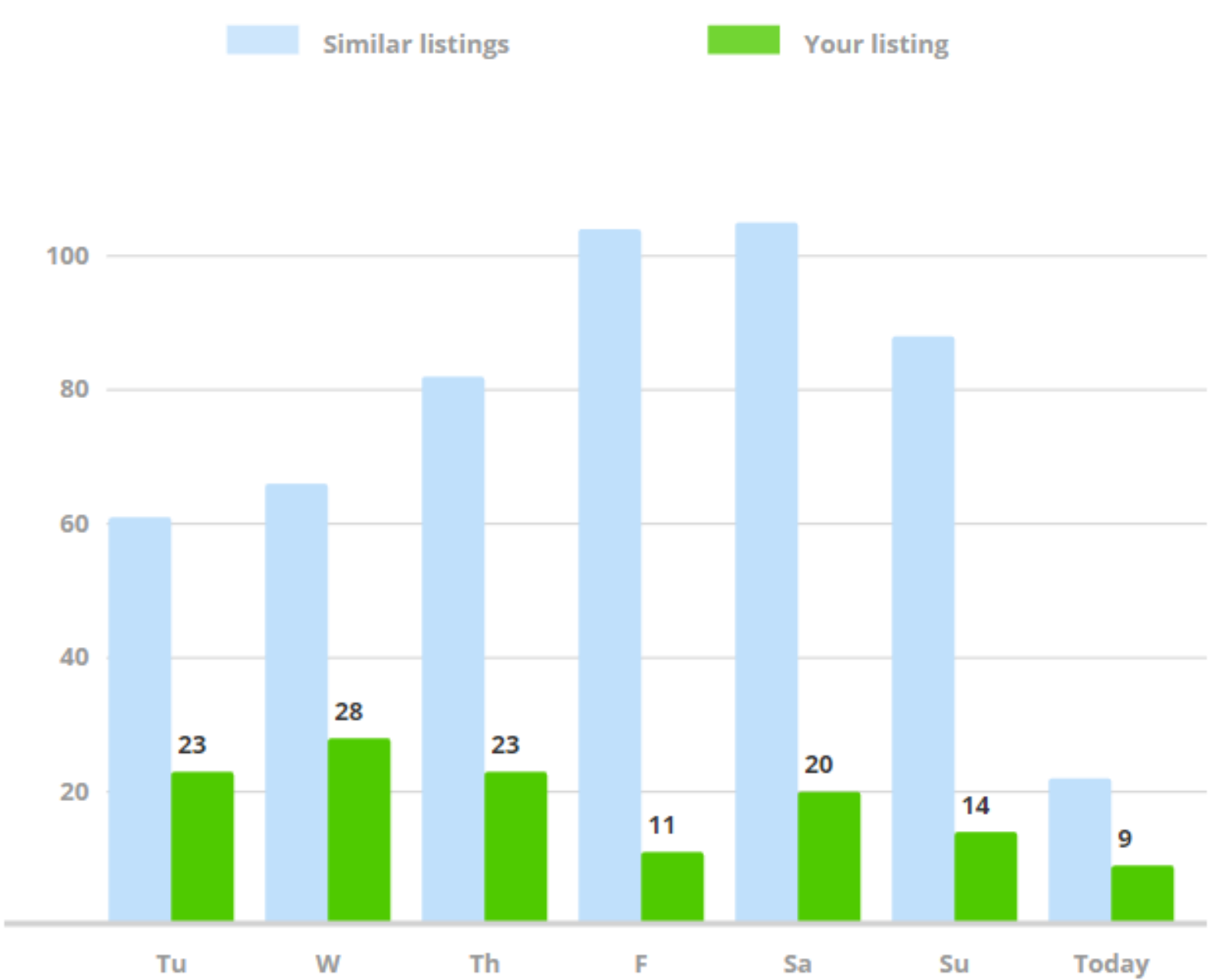
Last two days of activity

Similar listings Your listing



This Week

Last 30 Days





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (636) 614-5132
 mike@thenettgroup.com

Listing Activity Report

197 River Bend Circle, Chesterfield, MO 63017

Snapshot for Jul 25, 2019 - Aug 13, 2019

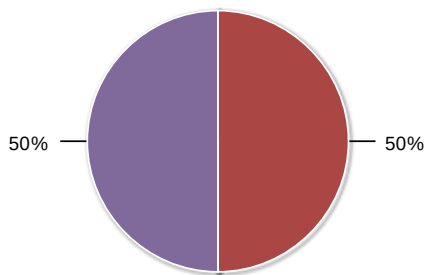


Listing ID: 19055854
 Address: 197 River Bend Circle, Chesterfield, MO 63017
 Price: \$310,000
 Status: ACTIVE

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

Feedback at a Glance

Please rate your overall experience at this showing.



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

* 2 responses

Feedback Responses

Activity Details	Received
Agent Preview 08/09/2019 3:55 PM - 5:00 PM	08/11/2019 09:19 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:	Good I was previewing
Showing 08/07/2019 11:30 AM - 12:15 PM	08/07/2019 01:45 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 Poor Too high 1(Worst) The electric is not on and there is VERY bad smell in the home.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	08/13/2019 4:00 PM - 4:30 PM	
 Past Agent Preview	08/09/2019 3:55 PM - 5:00 PM	
 Canceled Agent Preview	08/09/2019 1:00 PM - 3:00 PM	
 Canceled Showing	08/09/2019 10:30 AM - 12:00 PM	
 Past Showing	08/07/2019 11:30 AM - 12:15 PM	
 Status Change	07/25/2019 4:45 PM	
 New Listing	07/25/2019	