

The Nett Group Real Estate Advisors

SELLER REPORT



329 Autumn Forest | O'Fallon

TheNettGroup.com • 636.614.5132

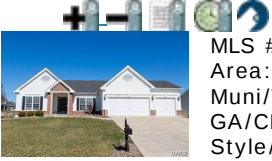
Cross Property On Market Counters

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
18010189	RESI	ACT	03/07/18	329 Autumn Forest	O'Fallon	408	170	\$259,900	394	845	13	16	394	99	34	17	1514

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

Cross Property Condensed

329 Autumn Forest, O'Fallon 63366-1089



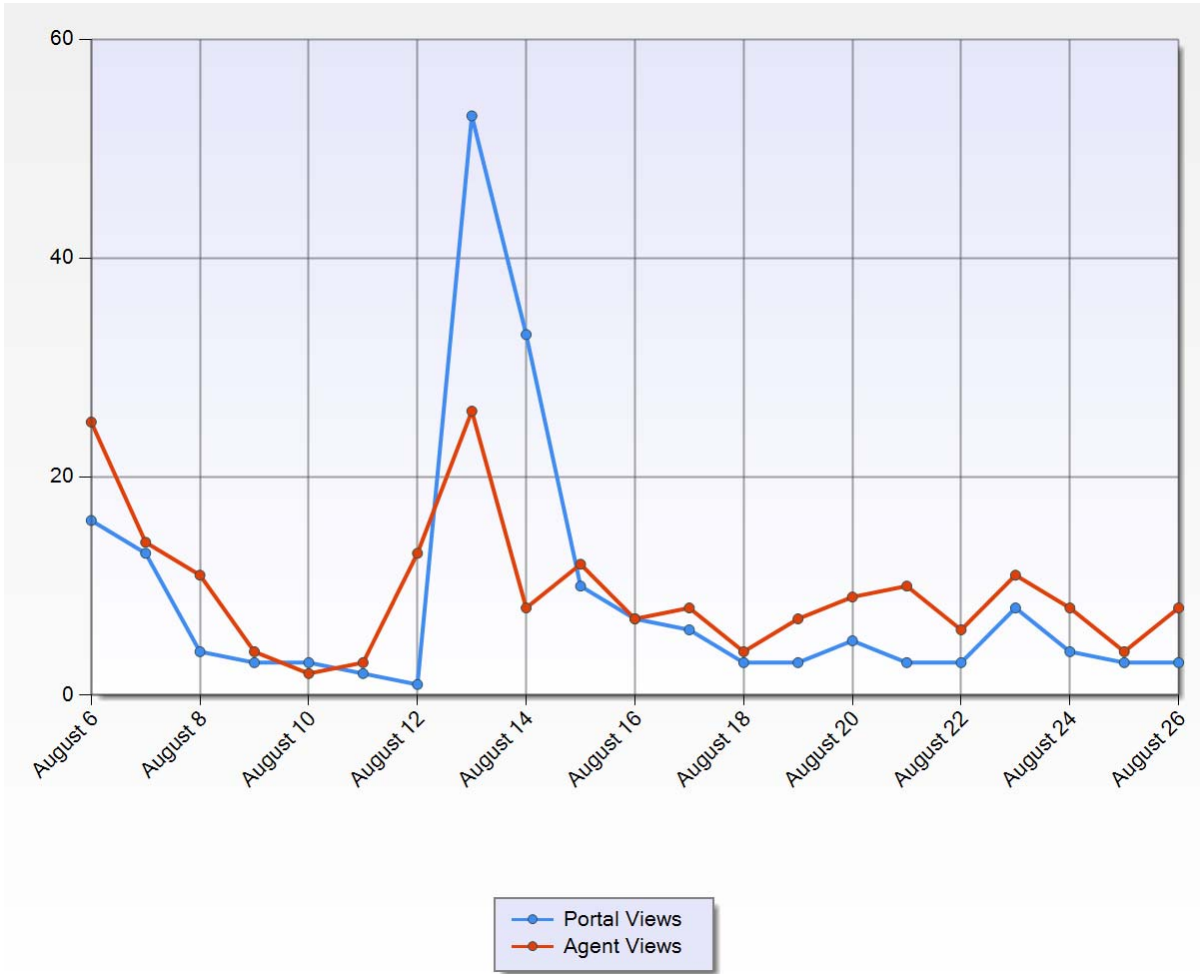
MLS #:	18010189	Status:	A	Stat Dt:	03/07/18	List Pr:	\$259,900
Area:	408	Bd:	3	Sq Ft:	2,268	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$114.59	CDOM:	235		
GA/CR:	3/0	Bth:	3 (3 0)	Age:	15		
Style/Desc:	1 Story/Ranch			Acre:	.280		
SubD:	Ests At Dames Park #2						
Schl District:	Ft. Zumwalt R-II						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 18 results.

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 Historical Views for 329 Autumn Forest



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
2.3 mi	18069340	A	08/24/2018	RESI	621 Zumwalt Crossing	O'Fallon	O'Fallon	408	36	\$295,000	5	4 (3 1)	2,670	0.260 0	19	BHAL05
0.1 mi	18067267	A	08/24/2018	RESI	215 Roxbury	O'Fallon	O'Fallon	408	3	\$299,900	4	4 (3 1)	2,620	0.190 0	12	KWRP01
2.4 mi	18052504	A	07/25/2018	RESI	647 Zumwalt Crossing	O'Fallon	O'Fallon	408	33	\$299,900	4	3 (2 1)	3,235	0.270 0	18	KWRW01
0.1 mi	18055994	A	07/12/2018	RESI	43 Logan Crossing Cir	O'Fallon	O'Fallon	408	46	\$272,900	3	3 (2 1)	2,572	0.230 0	13	CRTN01
0.9 mi	18062604	A	08/09/2018	RESI	745 Longfellow Cir	O'Fallon	O'Fallon	408	18	\$284,900	3	4 (3 1)	2,101	0.290 0	17	MAGN01
2.6 mi	18056834	S	08/23/2018	RESI	424 Rascal Xing	O'Fallon	O'Fallon	408	5	\$242,000	4	3 (3 0)	1,844	0.200 0	18	CBG 15
0.8 mi	18033493	S	05/23/2018	RESI	209 Bluestem Lane	O'Fallon	O'Fallon	408	12	\$273,469	3	2 (2 0)	1,745			CBG 50
1.8 mi	18054612	S	08/22/2018	RESI	9 Onyx	O'Fallon	O'Fallon	408	18	\$284,900	5	4 (3 1)	2,117	0.270 0	18	SHMR01
2.9 mi	18048618	S	08/23/2018	RESI	417 Dovedale	O'Fallon	O'Fallon	417	18	\$293,000	4	4 (3 1)	2,814	0.180 0	14	MLRA01

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Residential Condensed

621 Zumwalt Crossing, O'Fallon 63366-4426



MLS #: 18069340 **Status:** A
Area: 408 **Bd:** 5
Muni/Twp: O'Fallon
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Crossing Village B
Recent: 08/24/2018 : New

Stat Dt: 08/24/18 **List Pr:** \$295,000
Sqft Above: 2,670 **Sell Pr:**
Pr/SqFt: \$110.49 **CDOM:** 36
Age: 19 **Schl Dst:** Ft. Zumwalt R-
\$75 **Acres:** .260

215 Roxbury, O'Fallon 63366-1493



MLS #: 18067267 **Status:** A
Area: 408 **Bd:** 4
Muni/Twp: O'Fallon
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Hyland Green #3
Recent: 08/24/2018 : New

Stat Dt: 08/24/18 **List Pr:** \$299,900
Sqft Above: 2,620 **Sell Pr:**
Pr/SqFt: \$114.47 **CDOM:** 3
Age: 12 **Schl Dst:** Ft. Zumwalt R-
\$350 **Acres:** .190

647 Zumwalt Crossing, O'Fallon 63366-4424



MLS #: 18052504 **Status:** A
Area: 408 **Bd:** 4
Muni/Twp: O'Fallon
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Crossing Village B
Recent: 08/21/2018 : BoM : CW->A

Stat Dt: 07/25/18 **List Pr:** \$299,900
Sqft Above: 3,235 **Sell Pr:**
Pr/SqFt: \$92.70 **CDOM:** 33
Age: 18 **Schl Dst:** Ft. Zumwalt R-
\$125 **Acres:** .270

43 Logan Crossing Cir, O'Fallon 63366-1497



MLS #: 18055994 **Status:** A
Area: 408 **Bd:** 3
Muni/Twp: O'Fallon
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Hyland Green #3
Recent: 08/21/2018 : Price Change : \$274,900->\$272,900

Stat Dt: 07/12/18 **List Pr:** \$272,900
Sqft Above: 2,572 **Sell Pr:**
Pr/SqFt: \$106.10 **CDOM:** 46
Age: 13 **Schl Dst:** Ft. Zumwalt R-
\$350 **Acres:** .230

745 Longfellow Cir, O'Fallon 63366-7447



MLS #: 18062604 **Status:** A
Area: 408 **Bd:** 3
Muni/Twp: O'Fallon
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Villages at Walden Pond
Recent: 08/22/2018 : Price Change : \$289,900->\$284,900

Stat Dt: 08/09/18 **List Pr:** \$284,900
Sqft Above: 2,101 **Sell Pr:**
Pr/SqFt: \$135.60 **CDOM:** 18
Age: 17 **Schl Dst:** Ft. Zumwalt R-
\$125 **Acres:** .290

424 Rascal Xing, O'Fallon 63366-4462



MLS #: 18056834 **Status:** S
Area: 408 **Bd:** 4
Muni/Twp: O'Fallon
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Crossings Village C #1
Recent: 08/23/2018 : Sold : P->S

Stat Dt: 08/23/18 **List Pr:** \$244,900
Sqft Above: 1,844 **Sell Pr:** \$242,000
Pr/SqFt: \$131.24 **CDOM:** 5
Age: 18 **Schl Dst:** Ft. Zumwalt R-
\$125 **Acres:** .200

209 Bluestem Lane, O'Fallon 63366



MLS #: 18033493 Status: **S**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2 / 0 Bth: 2 (2 0)
 Style/Desc: 1 Story / Ranch
 SubD: Manors at Cobblestone
 Recent: 08/22/2018 : Sold : P->S

Stat Dt: 05/23/18 List Pr: \$289,069
 Sqft Above: 1,745 Sell Pr: \$273,469
 Pr/SqFt: \$156.72 CDOM: 12
 Age: NC Schl Dst: Ft. Zumwalt R-1
 \$150 Acres: 0 (Builder)

9 Onyx, O'Fallon 63366-1813



MLS #: 18054612 Status: **S**
 Area: 408 Bd: 5
 Muni/Twp: O'Fallon
 GA/CR: 2 / 0 Bth: 4 (3 1)
 Style/Desc: 2 Story / Other
 SubD: Diamond Pt #3
 Recent: 08/23/2018 : Sold : P->S

Stat Dt: 08/22/18 List Pr: \$284,900
 Sqft Above: 2,117 Sell Pr: \$284,900
 Pr/SqFt: \$134.58 CDOM: 18
 Age: 18 Schl Dst: Ft. Zumwalt R-1
 \$75 Acres: .270

417 Dovedale, O'Fallon 63366-7578



MLS #: 18048618 Status: **S**
 Area: 417 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 3 / 0 Bth: 4 (3 1)
 Style/Desc: 2 Story / Other
 SubD: Chantry Village At Thornbury
 #2
 Recent: 08/24/2018 : Sold : P->S

Stat Dt: 08/23/18 List Pr: \$297,500
 Sqft Above: 2,814 Sell Pr: \$293,000
 Pr/SqFt: \$104.12 CDOM: 18
 Age: 14 Schl Dst: Wentzville R-1
 \$400 Acres: .180

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Pending', 'Sold'
 Property Type is 'Residential'
 Latitude, Longitude is within 3.00 mi of 18010189
 State Or Province is 'Missouri'
 Price is 240000 to 300000
 CTH Last Modified Date Time is 8/20/2018+
 Selected 9 of 9 results.

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

Listing Activity Report

329 Autumn Forest, O'Fallon, MO 63366

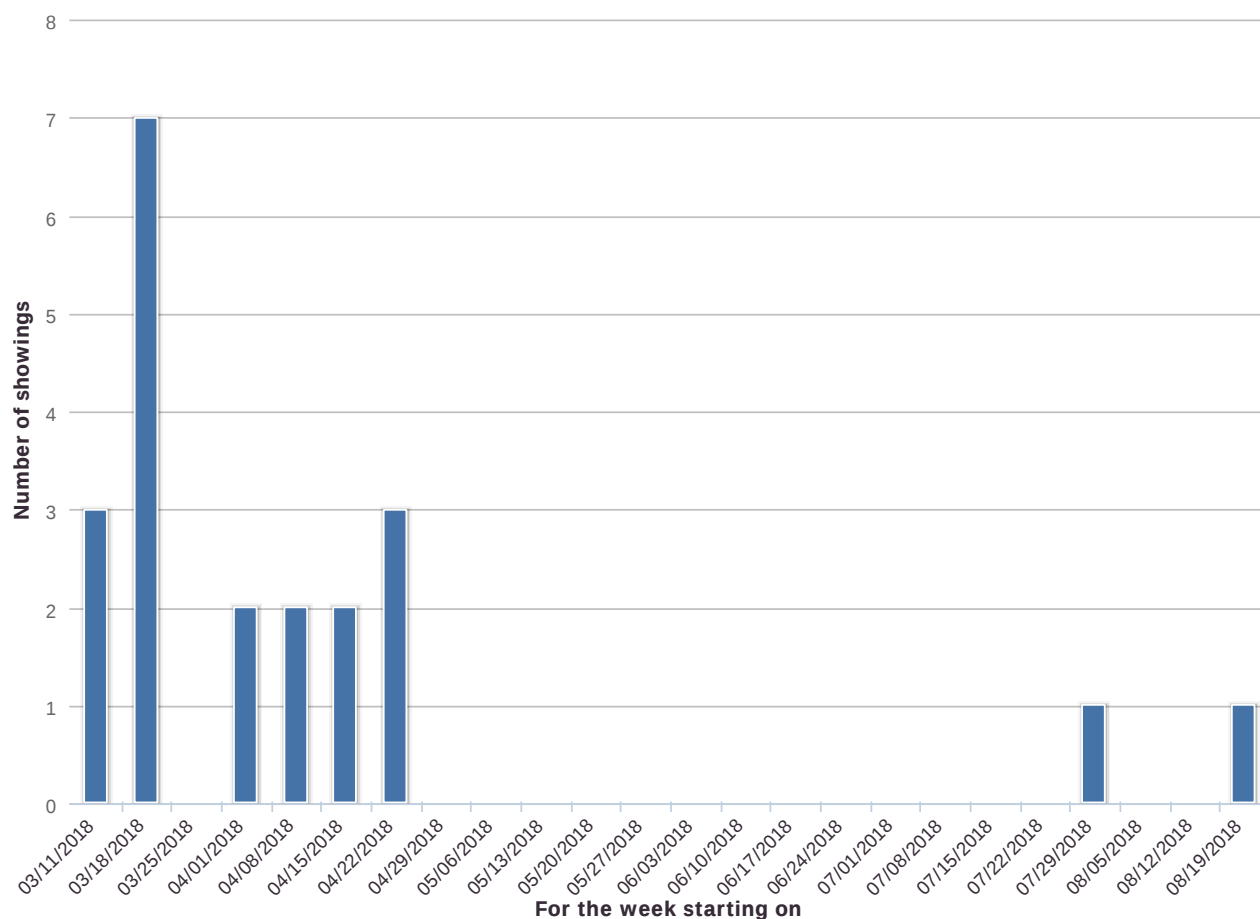
Snapshot for Mar 07, 2018 - Aug 23, 2018



Listing ID: 18010189
 Address: 329 Autumn Forest, O'Fallon, MO 63366
 Price: \$259,900
 Status: ACTIVE

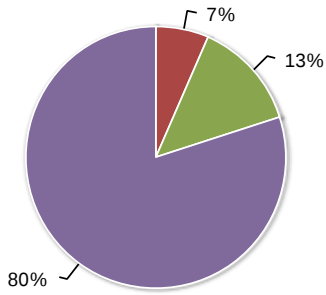
Total number of appointments: 21
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

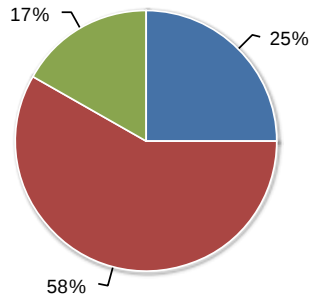
Is your client interested in this listing?



Very (0)
 Somewhat (1)
 Maybe (2)
 Not interested (12)

* 15 responses

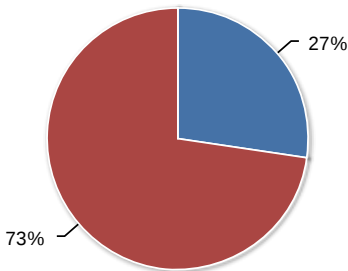
Please rate your overall experience at this showing.



Excellent (3)
 Good (7)
 Fair (2)
 Poor (0)

* 12 responses

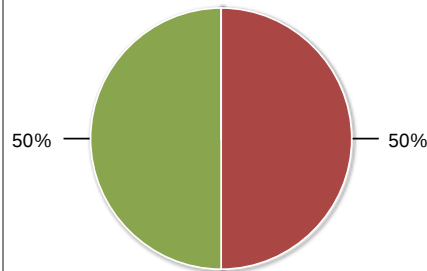
Your (and your client's) opinion of the price:



Just right (3)
 Too high (8)
 Too low (0)

* 11 responses

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



5(Best) (0)
 4 (6)
 3 (6)
 2 (0)
 1(Worst) (0)

* 12 responses

Feedback Responses

Activity Details	Received
Showing 08/23/2018 1:00 PM - 2:00 PM	08/23/2018 05:08 PM
Is your client interested in 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:	
This house is on the short list. Can you send me the utility bill history?	
Showing 08/04/2018 1:00 PM - 2:00 PM	08/04/2018 03:27 PM

Activity Details	Received
Is your client interested in 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 honestly, this house just doesn't show very well. it was dirty and needs just more work than this buyer is willing to do.
Showing 04/27/2018 5:30 PM - 6:30 PM	04/29/2018 08:37 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:	Not interested Fair Too high My buyers did not like all the different flooring throughout the home plus the yard was too small for them Thank you for letting us view it
Showing 04/23/2018 7:00 PM - 8:00 PM	04/24/2018 09:17 AM
Is your client interested in 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:	My client really likes the layout and location of this home. It shows well and is nice and clean. She is hesitant due to the flooring. She would need to make it flow better, would the seller consider a flooring credit?
Showing 04/22/2018 5:30 PM - 6:00 PM	04/23/2018 10:27 AM
Is your client interested in 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 4 Home showed well. Young daughter loved the cookies :) Yard was not ideal for their needs.
Showing 04/20/2018 9:15 AM - 9:45 AM	04/20/2018 10:44 AM
Is your client interested in 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 Good Too high 4
Showing 04/15/2018 5:00 PM - 5:30 PM	04/15/2018 08:30 PM
Is your client interested in 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:	Somewhat Excellent Too high 4 I think it's just a bit on the high side. Although it has a ton of square footage, the back yard doesn't quite fit their needs. We just started looking and so far they like it but would like to see more homes. Thanks for letting us look at it.
Showing 04/08/2018 12:30 PM - 1:15 PM	04/08/2018 02:13 PM

Activity Details		Received
Is your client interested in 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 Fair Too high 3 They will be more updates needed than they originally thought. The back yard was negative for the buyers. They also feel the price is high for what's needed.
Showing 03/23/2018 5:50 PM - 6:05 PM		03/24/2018 07:04 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested We did not get a chance to get in. We were 10 min early. Knocked, no answer. Front door was unlocked and tv on so we did not go in. Buyers decided they wanted more mature trees. Thanks anyway.
Showing 03/22/2018 3:15 PM - 4:15 PM		03/23/2018 07:36 AM
Is your client interested in 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 Two many flooring choices in the home. Good space. They did not care for the lot after previewing the home.
Showing 03/21/2018 11:45 AM - 12:15 PM		03/23/2018 03:35 PM
Is your client interested in 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 Just right 3 clients are wanting more of a back yard., property showed fine. thanks for letting us look.
Showing 03/21/2018 11:45 AM - 12:15 PM		03/23/2018 03:35 PM
Is your client interested in 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 Just right 3 COMMENTS/RECOMMENDATIONS:
Showing 03/20/2018 5:40 PM - 6:15 PM		03/28/2018 02:09 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested Good 4 Just not the floor plan they were looking for but home was stage very nicely
Showing 03/20/2018 4:45 PM - 6:00 PM		03/21/2018 12:17 AM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Not interested 3 Backyard is too small & home lacked updates buyer is looking for.
Showing 03/18/2018 9:00 AM - 10:00 AM		03/19/2018 01:04 PM

Activity Details		Received
Is your client interested in 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 3 Buyer didn't like all the different types of floor/location. However they liked the massive floor plan.
Showing 03/13/2018 4:00 PM - 5:00 PM		03/13/2018 07:17 PM
Is your client interested in 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 Too high 3 Didn't feel the quality/features were up to price. Also didn't like neighbor across street had like 8 cars at house...
Showing 03/12/2018 4:45 PM - 5:15 PM		03/13/2018 01:56 PM
Is your client interested in 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

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	08/23/2018 1:00 PM - 2:00 PM	
 Declined Showing	08/18/2018 10:30 AM - 11:30 AM	
 Price Change Notification	08/13/2018 8:38 AM	
 Price Change	08/13/2018 3:24 AM	
 Past Showing	08/04/2018 1:00 PM - 2:00 PM	
 Status Change	08/03/2018 10:55 AM	
 Status Change	05/03/2018 11:33 AM	
 Past Showing	04/27/2018 5:30 PM - 6:30 PM	
 Past Showing	04/23/2018 7:00 PM - 8:00 PM	
 Past Showing	04/22/2018 5:30 PM - 6:00 PM	
 Past Showing	04/20/2018 9:15 AM - 9:45 AM	
 Price Change Notification	04/18/2018 11:57 AM	
 Price Change	04/18/2018 4:35 AM	
 Past Showing	04/15/2018 5:00 PM - 5:30 PM	
 Canceled Showing	04/11/2018 6:45 PM - 7:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	04/09/2018 5:30 PM - 6:00 PM	
 Status Change	04/09/2018 8:26 AM	
 Past Showing	04/08/2018 12:30 PM - 1:15 PM	
 Canceled Showing	04/07/2018 12:00 PM - 12:45 PM	
 Canceled Showing	04/07/2018 11:00 AM - 12:00 PM	
 Canceled Showing	04/06/2018 6:30 PM - 7:00 PM	
 Status Change	04/06/2018 5:01 PM	
 Past Showing	04/05/2018 5:15 PM - 6:15 PM	
 Past Showing	04/04/2018 2:00 PM - 3:00 PM	
 Canceled Showing	03/30/2018 2:45 PM - 3:50 PM	
 Declined Showing	03/30/2018 9:00 AM - 11:00 AM	
 Past Showing	03/23/2018 5:50 PM - 6:05 PM	
 Past Showing	03/22/2018 3:15 PM - 4:15 PM	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Canceled Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/20/2018 5:40 PM - 6:15 PM	
 Past Showing	03/20/2018 4:45 PM - 6:00 PM	
 Past Showing	03/18/2018 9:00 AM - 10:00 AM	
 Declined Showing	03/18/2018 9:00 AM - 10:00 AM	
 Past Showing Unconfirmed	03/13/2018 4:00 PM - 5:00 PM	
 Past Showing	03/12/2018 4:45 PM - 5:15 PM	
 Past Showing	03/12/2018 4:45 PM - 5:15 PM	
 Declined Showing	03/10/2018 3:00 PM - 4:00 PM	
 Status Change	03/07/2018 3:20 PM	
 New Listing	03/07/2018	