

The Nett Group Real Estate Advisors

SELLER REPORT



329 Autumn Forest | O'Fallon

TheNettGroup.com • 636.614.5132

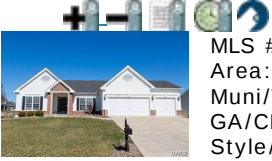
Cross Property On Market Counters

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	149	\$265,000	342	617	10	11	356	69	31	15	1314

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:	\$265,000
Area:	408	Bd:	3	Sq Ft:	2,268	Sell Pr:	
Muni/Twp:	O'Fallon			Pr/SqFt:	\$116.84	CDOM:	214
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						
Recent:	08/03/2018	BoM	CW->A				

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

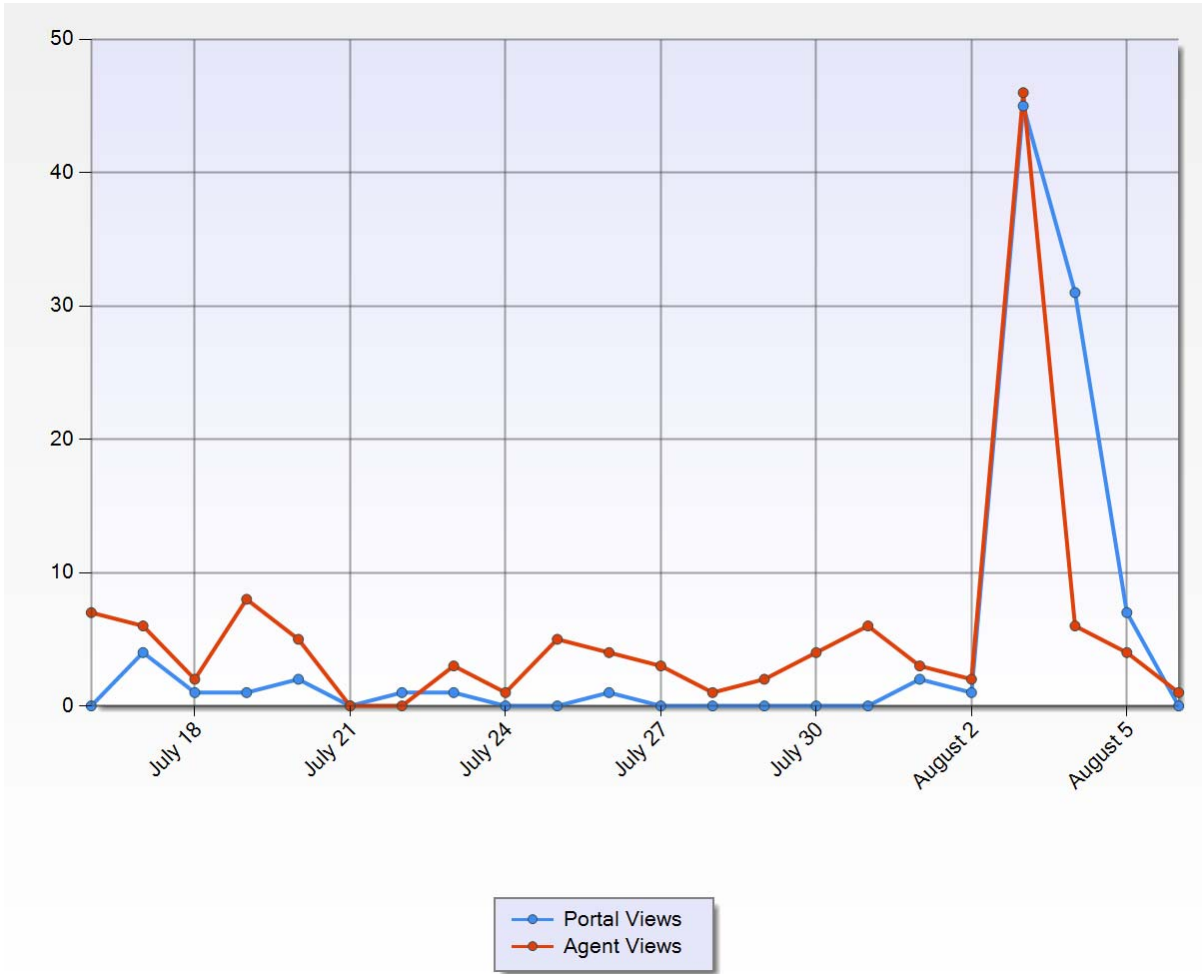
Listing Agent ID is 'MBNETTEM'

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	18062098	A	07/31/2018	RESI	65 Snowberry Ridge	O'Fallon	O'Fallon	407	137	\$289,000	3	4 (2 2)	2,853	0.370 0	13	CBG	05
0.3 mi	18062114	A	07/31/2018	RESI	227 Park Ridge Dr	O'Fallon	O'Fallon	408	6	\$269,900	3	3 (3 0)	1,643	0.087 0	16	CBG	05
0.0 mi	18010189	A	03/07/2018	RESI	329 Autumn Forest	O'Fallon	O'Fallon	408	214	\$265,000	3	3 (3 0)	2,268	0.280 0	15	KWRC	01
0.5 mi	18054619	A	07/07/2018	RESI	Lot 41 Palisades Lane	Unincorporated	Pacific	361	93	\$269,715	4	3 (2 1)	2,200	0.000 0		RLVN	01
0.7 mi	18059976	A	07/23/2018	RESI	285 England Dr	O'Fallon	O'Fallon	408	14	\$260,000	4	4 (3 1)	2,102	0.210 0	18	EDGE	01
0.9 mi	18062604	CO		RESI	745 Longfellow Cir	O'Fallon	O'Fallon	408		\$289,900	3	4 (3 1)	2,101	0.290 0	17	MAGN	01
2.9 mi	18045740	P	08/02/2018	RESI	446 Winter Wind	O'Fallon	O'Fallon	407	27	\$259,000	4	3 (2 1)	2,230	0.280 0	23	EXRP	01
1.2 mi	18040666	P	08/03/2018	RESI	1949 Hedge Dr	O'Fallon	O'Fallon	408	59	\$265,000	4	3 (2 1)	2,535	0.260 0	20	KWRC	01

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Residential Condensed

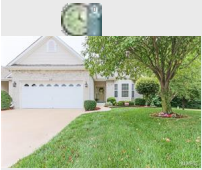
65 Snowberry Ridge, O'Fallon 63366-7697



MLS #: 18062098 Status: **A**
 Area: 407 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc: 2 Story/Other
 SubD: Magnolia Village D
 Recent: 07/31/2018 : New

Stat Dt: 07/31/18 List Pr: \$289,000
 Sqft Above: 2,853 Sell Pr:
 Pr/SqFt: \$101.30 CDOM: 137
 Age: 13 Schl Dst: Ft. Zumwalt R-
 \$395 Acres: .370

227 Park Ridge Dr, O'Fallon 63366-1086



MLS #: 18062114 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Villa
 SubD: Villas At Dames Park #2
 Recent: 07/31/2018 : New

Stat Dt: 07/31/18 List Pr: \$269,900
 Sqft Above: 1,643 Sell Pr:
 Pr/SqFt: \$164.27 CDOM: 6
 Age: 16 Schl Dst: Ft. Zumwalt R-
 \$196 Acres: .087

329 Autumn Forest, O'Fallon 63366-1089



MLS #: 18010189 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Ests At Dames Park #2
 Recent: 08/03/2018 : BoM : CW->A

Stat Dt: 03/07/18 List Pr: \$265,000
 Sqft Above: 2,268 Sell Pr:
 Pr/SqFt: \$116.84 CDOM: 214
 Age: 15 Schl Dst: Ft. Zumwalt R-
 Acres: .280

Lot 41 Palisades Lane, Pacific 63069



MLS #: 18054619 Status: **A**
 Area: 361 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Palisade Acres

Stat Dt: 07/07/18 List Pr: \$269,715
 Sqft Above: 2,200 Sell Pr:
 Pr/SqFt: \$122.60 CDOM: 93
 Age: NC Schl Dst: Meramec Valle
 \$250 Acres: 0 (County Recd)

285 England Dr, O'Fallon 63366-1169



MLS #: 18059976 Status: **A**
 Area: 408 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Est At Highgrove
 Recent: 08/03/2018 : Price Change : \$270,000->\$260,000

Stat Dt: 07/23/18 List Pr: \$260,000
 Sqft Above: 2,102 Sell Pr:
 Pr/SqFt: \$123.69 CDOM: 14
 Age: 18 Schl Dst: Ft. Zumwalt R-
 \$448 Acres: .210

745 Longfellow Cir, O'Fallon 63366-7447



MLS #: 18062604 Status: **CO**
 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: 08/03/2018 : Coming Soon : I->CO
 Open House: Public Openhouse: Sun Aug 12, 1:00PM-3:00PM

Stat Dt: List Pr: \$289,900
 Sqft Above: 2,101 Sell Pr:
 Pr/SqFt: \$137.98 CDOM:
 Age: 17 Schl Dst: Ft. Zumwalt R-
 Acres: .290

446 Winter Wind, O'Fallon 63366-5536

MLS #: 18045740 Status: **P**
Area: 407 Bd: 4
Muni/Twp: O'Fallon
GA/CR: 2/0 Bth: 3 (2 1)
Style/Desc 2 Story/Other
SubD: Winterhaven
Recent: 08/03/2018 : Pending : T->P

Stat Dt: 08/02/18 List Pr: \$259,000
Sqft Above: 2,230 Sell Pr:
Pr/SqFt: \$116.14 CDOM: 27
Age: 23 Schl Dst: Ft. Zumwalt R-
\$35 Acres: .280

1949 Hedge Dr, O'Fallon 63366

MLS #: 18040666 Status: **P**
Area: 408 Bd: 4
Muni/Twp: O'Fallon
GA/CR: 5/0 Bth: 3 (2 1)
Style/Desc 2 Story/Other
SubD: Highgrove Place 02
Recent: 08/03/2018 : Pending : CW->P

Stat Dt: 08/03/18 List Pr: \$265,000
Sqft Above: 2,535 Sell Pr:
Pr/SqFt: \$104.54 CDOM: 59
Age: 20 Schl Dst: Ft. Zumwalt R-
\$240 Acres: .260

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 7/30/2018+
Selected 8 of 8 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

329 Autumn Forest, O'Fallon, MO 63366

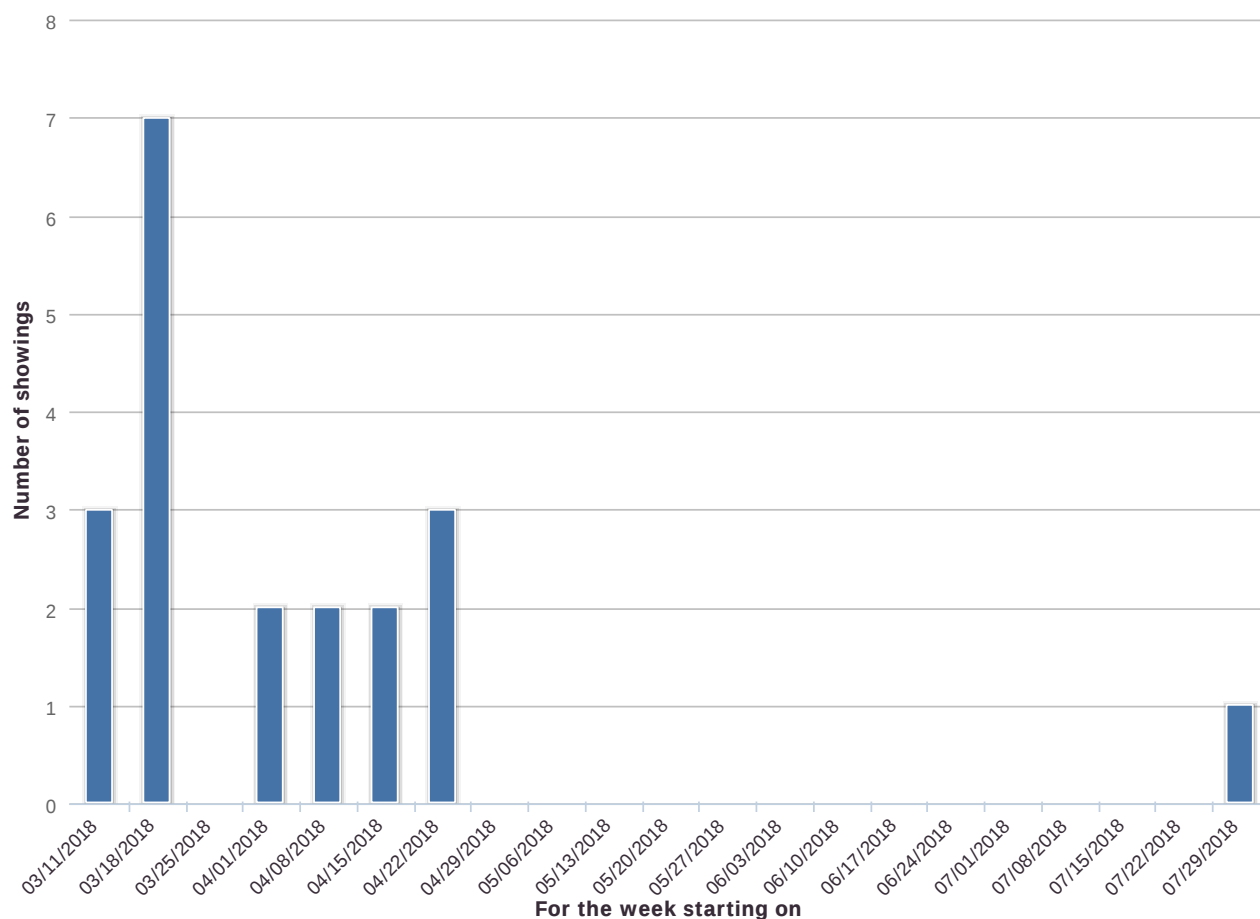
Snapshot for Mar 07, 2018 - Aug 04, 2018



Listing ID: 18010189
 Address: 329 Autumn Forest, O'Fallon, MO 63366
 Price: \$265,000
 Status: ACTIVE

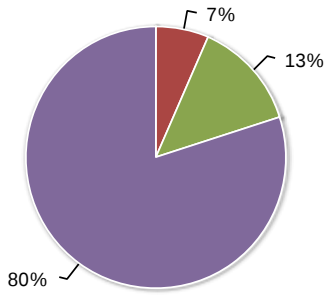
Total number of appointments: 20
 Appointments in the last 30 days: 1
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

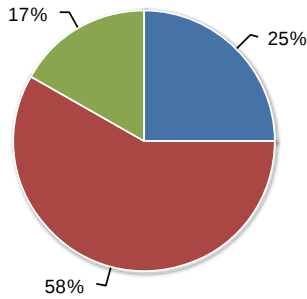
Is your client interested in this listing?



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

* 15 responses

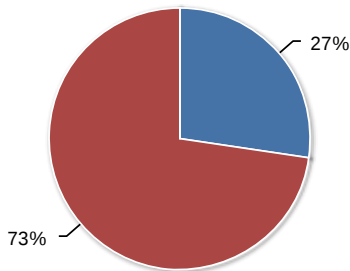
Please rate your overall experience at this showing.



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

* 12 responses

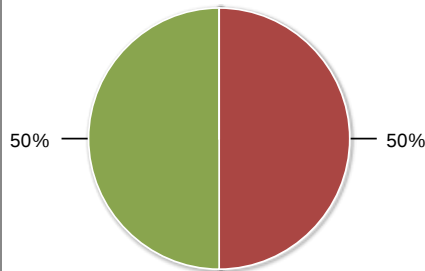
Your (and your client's) opinion of the price:



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 08/04/2018 1:00 PM - 2:00 PM	08/04/2018 03:27 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 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

Activity Details	Received
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
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

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 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
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 03/20/2018 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
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

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 4

Listing Activity Details		
Activity Type	Activity Date	Comments
 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	
 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	

Activity Type	Activity Date	Comments
 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	