

The Nett Group Real Estate Advisors

SELLER REPORT



329 Autumn Forest | O'Fallon

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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
18010189	RESI	ACT	03/07/18	329 Autumn Forest	O'Fallon	408	198	\$250,000	550	1232	17	19	549	119	38	24	1761

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



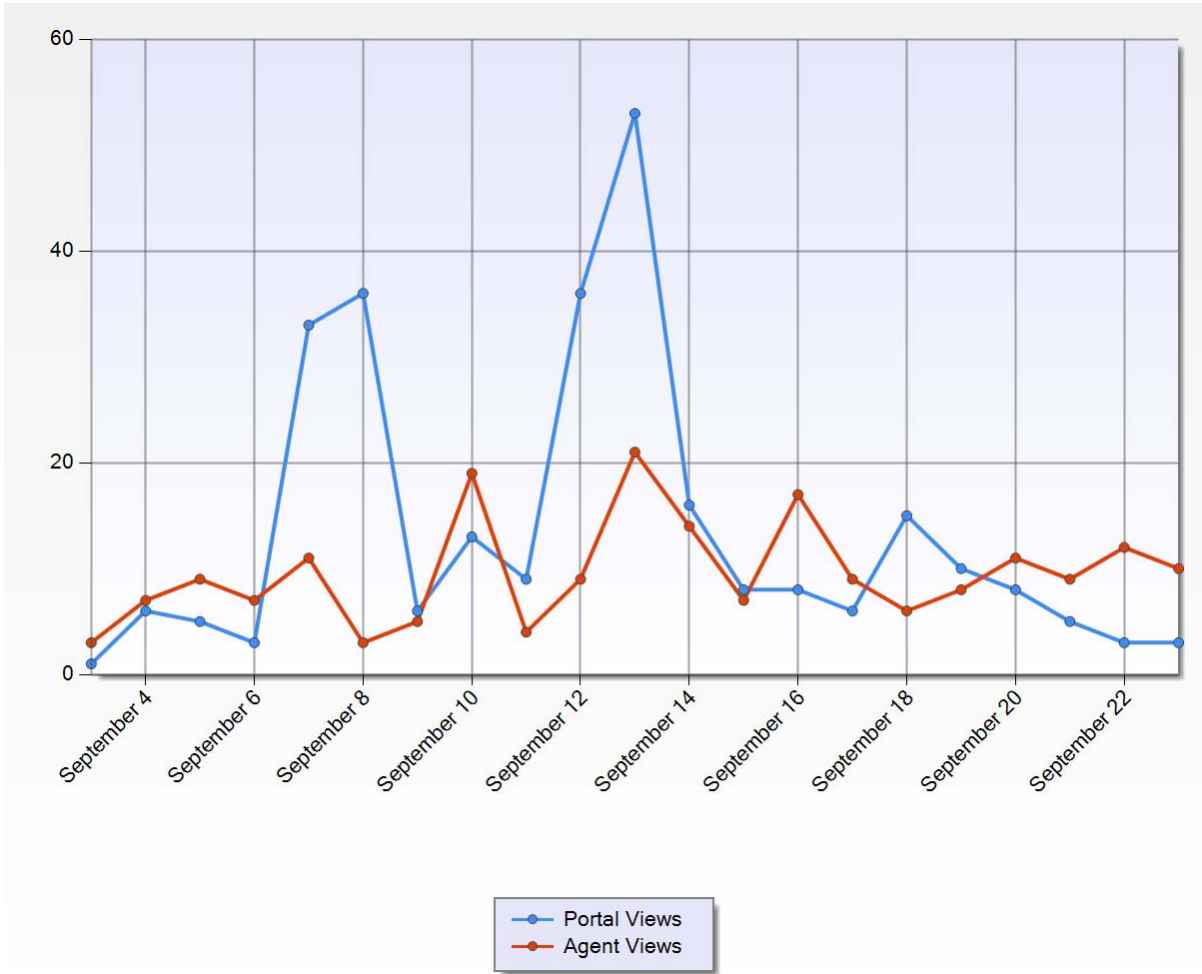
MLS #:	18010189	Status:	A	Stat Dt:	03/07/18	List Pr:	\$250,000
Area:	408	Bd:	3	Sq Ft:	2,268	Sell Pr:	
Muni/Twp:	O'Fallon			Pr/SqFt:	\$110.23	CDOM:	263
GA/CR:	3/0	Bth:	3 (3 0)			Age:	15
Style/Desc:	1 Story/Ranch					Acre:	.280
SubD:	Ests At Dames Park #2						
Schl District:	Ft. Zumwalt R-II						

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 32 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
2.9 mi	18074407	A	09/18/2018	RESI	10 Winter Park Ct	O'Fallon	O'Fallon	408	6	\$282,900	5	4 (4 0)	2,380	0.2200	20 AMRH01
0.7 mi	17094360	A	12/07/2017	RESI	965 #TBB Highway P / Hermitag	O'Fallon	O'Fallon	408	291	\$248,900	4	3 (2 1)	2,540	0.1700	CBG 50
0.7 mi	17095323	A	12/14/2017	RESI	965 #TBB Highway P / Hermitag	O'Fallon	O'Fallon	408	284	\$263,900	4	3 (2 1)	2,540	0.2000	CBG 50
0.8 mi	18005224	A	01/26/2018	RESI	965 TBB Highway P / Expanded	O'Fallon	O'Fallon	408	241	\$278,900	3	2 (2 0)	1,987	0.1700	CBG 50
0.7 mi	17094309	A	12/07/2017	RESI	967 #TBB Highway P / Pin Oak	O'Fallon	O'Fallon	408	291	\$283,900	3	3 (2 1)	2,963		CBG 50
0.7 mi	17095322	A	12/14/2017	RESI	965 #TBB Highway P / Pin Oak	O'Fallon	O'Fallon	408	284	\$298,900	3	3 (2 1)	2,963		CBG 50
1.0 mi	18057508	A	07/19/2018	RESI	2621 Montauk Dr	O'Fallon	O'Fallon	408	144	\$299,000	3	4 (3 1)	2,297	0.2800	15 BHAL08
0.9 mi	18060723	S	09/14/2018	RESI	812 Lauralee Dr	O'Fallon	O'Fallon	408	5	\$268,000	5	3 (3 0)	1,722	0.2300	16 CBG 11
0.2 mi	18056023	S	09/21/2018	RESI	183 Roxbury	O'Fallon	O'Fallon	408	71	\$284,900	5	4 (3 1)	2,013	0.1700	12 CBG 21
0.8 mi	18003428	S	06/14/2018	RESI	1357 Woodgrove Park	O'Fallon	O'Fallon	408	123	\$298,400	4	3 (2 1)	2,706	0.2200	CBG 50

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Residential Condensed

10 Winter Park Ct, O'Fallon 63366-5548



MLS #: [18074407](#) Status: **A** Stat Dt: **09/18/18** List Pr: **\$282,900**
 Area: **408** Bd: **5** Sqft Above: **2,380** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$118.87** CDOM: **6**
 GA/CR: **2/0** Bth: **4 (4 0)** Age: **20** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1.5 Story/Other** Acres: **.220**
 SubD: **Winterhaven**

965 #TBB Highway P / Hermitage II, O'Fallon



MLS #: [17094360](#) Status: **A** Stat Dt: **12/07/17** List Pr: **\$248,900**
 Area: **408** Bd: **4** Sqft Above: **2,540** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$97.99** CDOM: **291**
 GA/CR: **2/0** Bth: **3 (2 1)** Age: **TBB** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **2 Story/Other** Acres: **.170**
 SubD: **Estates at Cobblestone Crossing**
 Recent: **09/19/2018 : Price Change : \$244,900->\$248,900**

965 #TBB Highway P / Hermitage II, O'Fallon



MLS #: [17095323](#) Status: **A** Stat Dt: **12/14/17** List Pr: **\$263,900**
 Area: **408** Bd: **4** Sqft Above: **2,540** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$103.90** CDOM: **284**
 GA/CR: **3/0** Bth: **3 (2 1)** Age: **TBB** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **2 Story/Other** Acres: **.200**
 SubD: **Enclave at Cobblestone Crossing**
 Recent: **09/19/2018 : Price Change : \$265,900->\$263,900**

965 TBB Highway P / Expanded Maple, O'Fallon



MLS #: [18005224](#) Status: **A** Stat Dt: **01/26/18** List Pr: **\$278,900**
 Area: **408** Bd: **3** Sqft Above: **1,987** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$140.36** CDOM: **241**
 GA/CR: **3/0** Bth: **2 (2 0)** Age: **TBB** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1 Story/Ranch** Acres: **.170**
 SubD: **Enclave at Cobblestone Crossing**
 Recent: **09/19/2018 : Price Change : \$274,900->\$278,900**

967 #TBB Highway P / Pin Oak Model, O'Fallon



MLS #: [17094309](#) Status: **A** Stat Dt: **12/07/17** List Pr: **\$283,900**
 Area: **408** Bd: **3** Sqft Above: **2,963** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$95.82** CDOM: **291**
 GA/CR: **2/0** Bth: **3 (2 1)** Age: **TBB** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1.5 Story/Other** Acres: **0 (Builder)**
 SubD: **Estates at Cobblestone Crossing**
 Recent: **09/19/2018 : Price Change : \$279,900->\$283,900**

965 #TBB Highway P / Pin Oak Model, O'Fallon



MLS #: [17095322](#) Status: **A** Stat Dt: **12/14/17** List Pr: **\$298,900**
 Area: **408** Bd: **3** Sqft Above: **2,963** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$100.88** CDOM: **284**
 GA/CR: **3/0** Bth: **3 (2 1)** Age: **TBB** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1.5 Story/Other** Acres: **0 (Builder)**
 SubD: **Enclave at Cobblestone Crossing**
 Recent: **09/19/2018 : Price Change : \$294,900->\$298,900**

2621 Montauk Dr, O'Fallon 63366-4570



MLS #: [18057508](#) Status: **A** Stat Dt: **07/19/18** List Pr: **\$299,000**
 Area: **408** Bd: **3** Sqft Above: **2,297** Sell Pr:
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$130.17** CDOM: **144**
 GA/CR: **3/0** Bth: **4 (3 1)** Age: **15** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1 Story/Ranch** Acres: **.280**
 SubD: **Hampton Woods Vlg**
 Recent: **09/19/2018 : Price Change : \$310,000->\$299,000**

812 Lauralee Dr, O'Fallon 63366-2150



MLS #: [18060723](#) Status: **S** Stat Dt: **09/14/18** List Pr: **\$264,900**
 Area: **408** Bd: **5** Sqft Above: **1,722** Sell Pr: **\$268,000**
 Muni/Twp: **O'Fallon** Pr/SqFt: **\$155.63** CDOM: **5**
 GA/CR: **2/0** Bth: **3 (3 0)** Age: **16** Schl Dst: **Ft. Zumwalt R-1**
 Style/Desc: **1 Story/Ranch** Acres: **.230**
 SubD: **Towerwood Estate**



MLS #: [18056023](#) Status: **S**
Area: **408** Bd: **5**
Muni/Twp: **O'Fallon**
GA/CR: **2/0** Bth: **4 (3 1)**
Style/Dsc: **1 Story/Atrium**
SubD: **Hyland Green**
Recent: **09/21/2018 : Sold : P->S**

183 Roxbury, O'Fallon 63366-1199

Stat Dt: **09/21/18** List Pr: **\$289,900**
Sqft Above: **2,013** Sell Pr: **\$284,900**
Pr/SqFt: **\$141.53** CDOM: **71**
Age: **12** Schl Dst: **Ft. Zumwalt R-1**
\$350 Acres: **.170**



MLS #: [18003428](#) Status: **S**
Area: **408** Bd: **4**
Muni/Twp: **O'Fallon**
GA/CR: **2/0** Bth: **3 (2 1)**
Style/Dsc: **2 Story/Other**
SubD: **Estates at Cobblestone**
Recent: **09/19/2018 : Sold : P->S**

1357 Woodgrove Park, O'Fallon 63366

Stat Dt: **06/14/18** List Pr: **\$297,900**
Sqft Above: **2,706** Sell Pr: **\$298,400**
Pr/SqFt: **\$110.27** CDOM: **123**
Age: **NC** Schl Dst: **Ft. Zumwalt R-1**
\$550 Acres: **.220**

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 9/17/2018+
Selected 10 of 10 results.

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



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

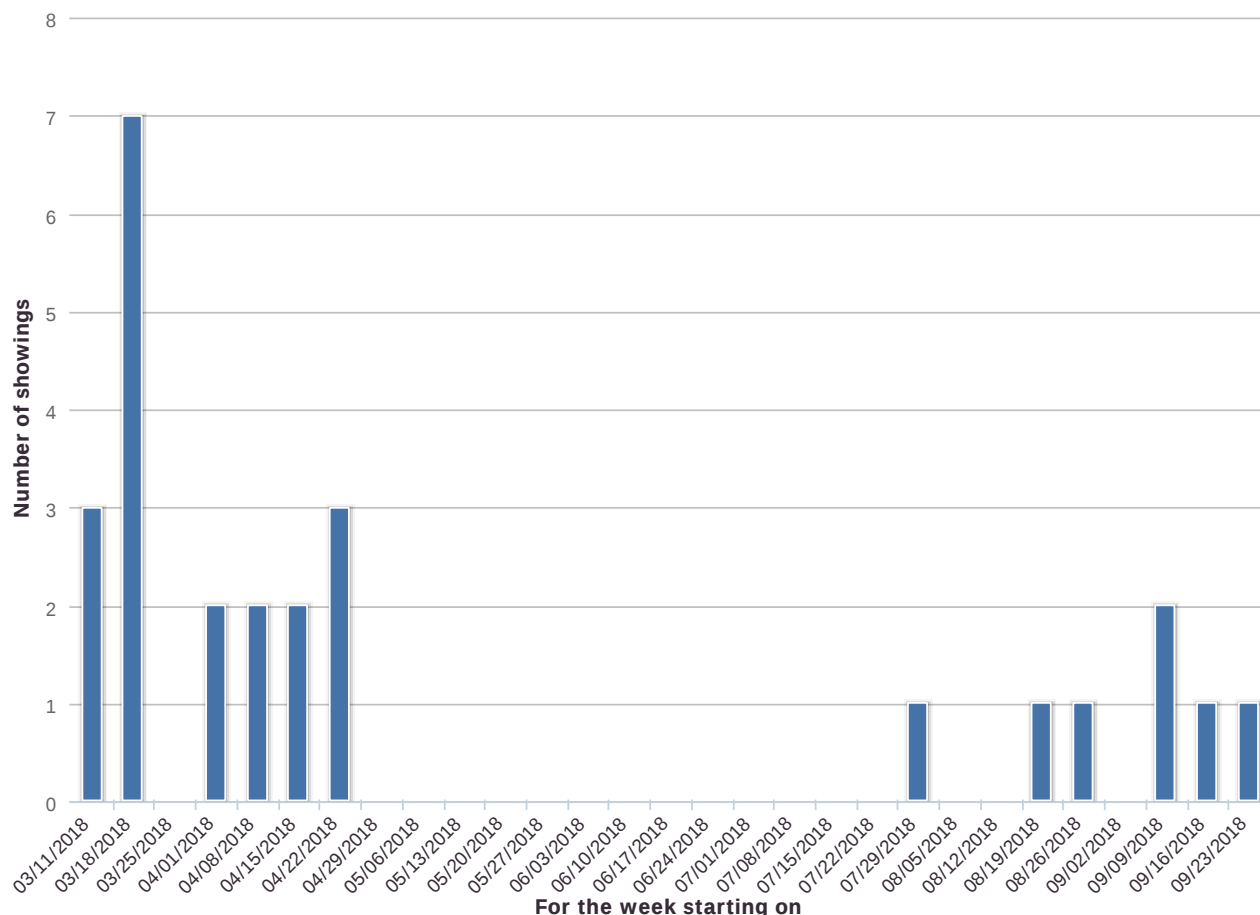
Snapshot for Mar 07, 2018 - Sep 23, 2018



Listing ID: 18010189
 Address: 329 Autumn Forest, O'Fallon, MO 63366
 Price: \$250,000
 Status: ACTIVE

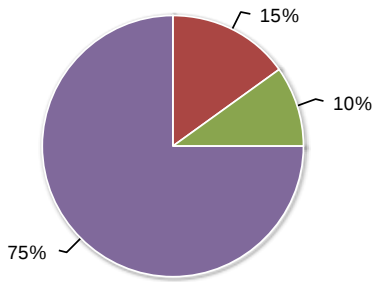
Total number of appointments: 26
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

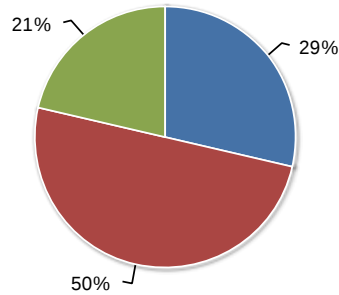
Is your client interested in this listing?



Very (0)
 Somewhat (3)
 Maybe (2)
 Not interested (15)

* 20 responses

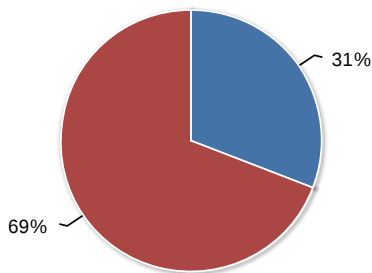
Please rate your overall experience at this showing.



Excellent (4)
 Good (7)
 Fair (3)
 Poor (0)

* 14 responses

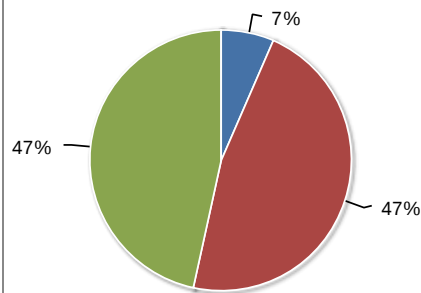
Your (and your client's) opinion of the price:



Just right (4)
 Too high (9)
 Too low (0)

* 13 responses

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



5(Best) (1)
 4 (7)
 3 (7)
 2 (0)
 1(Worst) (0)

* 15 responses

Feedback Responses

Activity Details	Received
Showing 09/23/2018 4:15 PM - 5:15 PM	09/23/2018 07:40 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 Just right 5(Best) Home showed very well and had a lot to offer, but ultimately buyers decided the location was too far from their jobs and the backyard wasn't fitting for their pets. Thanks for letting me show!
Showing 09/17/2018 12:00 PM - 1:00 PM	09/17/2018 06:45 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:		Somewhat Fair Too high 4
Showing 09/15/2018 11:00 AM - 12:30 PM		09/15/2018 02:09 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Not interested Not the yard this buyer wants.
Showing 09/13/2018 4:30 PM - 5:00 PM		09/13/2018 05:33 PM
Is your client interested in this listing? Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Somewhat 3 Very nice house but don't think the lot will work. Buyer wants to put in a pool.
Showing 08/29/2018 5:45 PM - 6:30 PM		08/29/2018 06:39 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 Too big for my client and still needs too much work for him. Thanks though.
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
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

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:		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 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
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	09/23/2018 4:15 PM - 5:15 PM	
 Past Showing	09/17/2018 12:00 PM - 1:00 PM	
 Canceled Showing	09/16/2018 3:00 PM - 4:00 PM	
 Canceled Showing	09/16/2018 11:00 AM - 12:00 PM	
 Past Showing	09/15/2018 11:00 AM - 12:30 PM	
 Past Showing	09/13/2018 4:30 PM - 5:00 PM	
 Price Change Notification	09/13/2018 9:32 AM	
 Price Change	09/12/2018 2:44 PM	
 Canceled Showing	09/08/2018 3:00 PM - 4:00 PM	
 Price Change	09/07/2018 11:08 AM	
 Canceled Showing	08/31/2018 9:00 AM - 9:15 AM	
 Past Showing	08/29/2018 5:45 PM - 6:30 PM	
 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	

Activity Type	Activity Date	Comments
 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	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Canceled Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 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	

Activity Type	Activity Date	Comments
 New Listing	03/07/2018	