

The Nett Group Real Estate Advisors

SELLER REPORT



329 Autumn Forest | O'Fallon

TheNettGroup.com • 636.614.5132

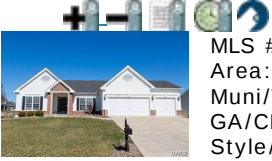
Cross Property On Market Counters

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	178	\$259,900	396	870	13	17	391	34	31	20	1566

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



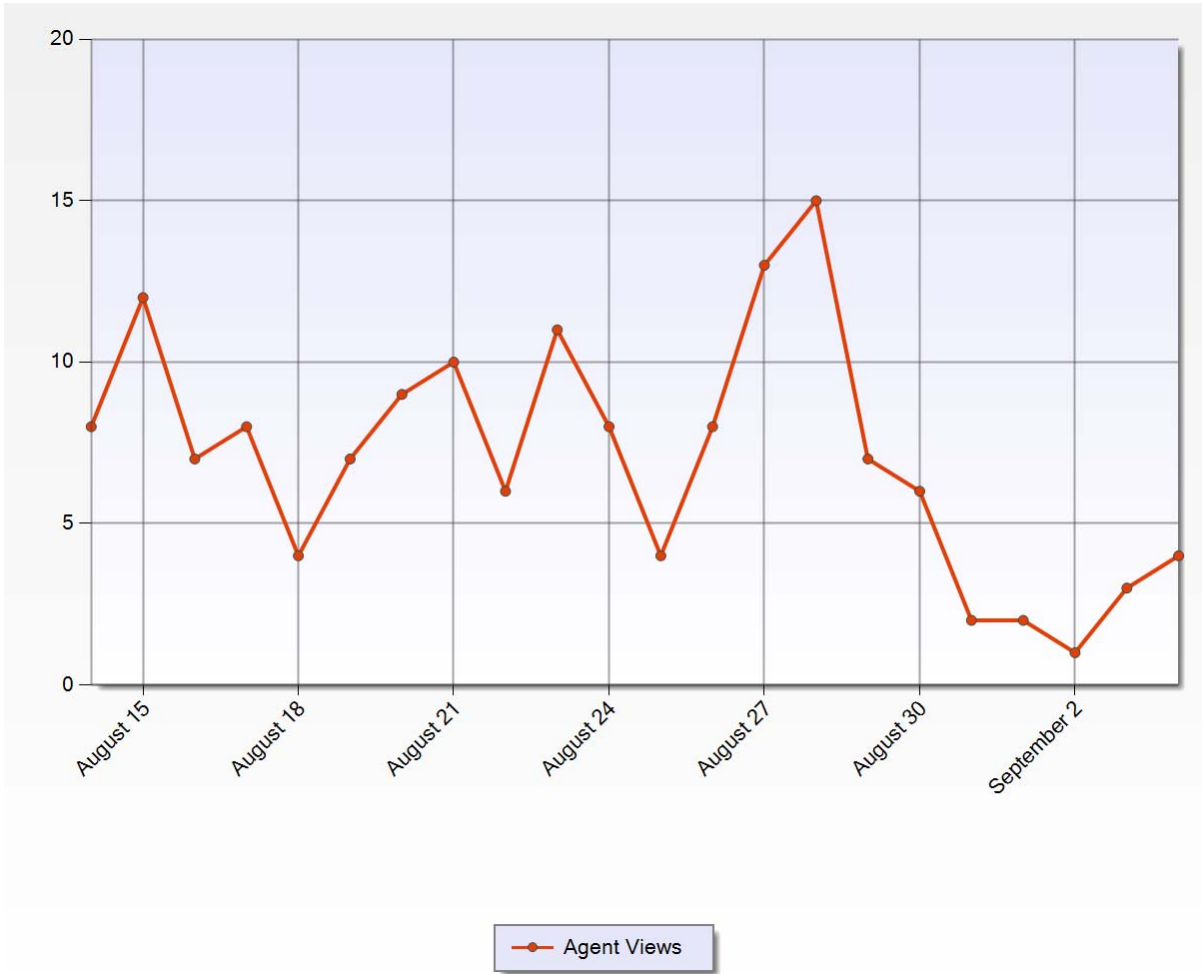
MLS #:	18010189	Status:	A	Stat Dt:	03/07/18	List Pr:	\$259,900
Area:	408	Bd:	3	Sq Ft:	2,268	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$114.59	CDOM:	243		
GA/CR:	3/0	Bth:	3 (3 0)	Age:	15		
Style/Desc:	1 Story/Ranch			Acre:	.280		
SubD:	Ests At Dames Park #2						
Schl District:	Ft. Zumwalt R-II						

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 16 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
0.9 mi	18063863	A	08/31/2018	RESI	710 Longfellow Cir	O'Fallon	O'Fallon	408	4	\$259,900	3	2 (2 0)	1,816	0.320 0	16	KWRW01
2.4 mi	18052504	A	07/25/2018	RESI	647 Zumwalt Crossing	O'Fallon	O'Fallon	408	41	\$294,900	4	3 (2 1)	3,235	0.270 0	18	KWRW01
2.4 mi	18050367	O	09/03/2018	RESI	542 Rascal Xing	O'Fallon	O'Fallon	408	60	\$285,000	4	3 (2 1)	2,764	0.220 0	16	CHEM01
0.9 mi	18060723	P		RESI	812 Lauralee Dr	O'Fallon	O'Fallon	408	5	\$264,900	5	3 (3 0)	1,722	0.230 0	16	CBG 11
1.2 mi	18061460	P	08/30/2018	RESI	62 Homefield Manors Court	O'Fallon	O'Fallon	408	5	\$285,000	3	3 (3 0)	1,649	0.250 0	16	EPRT01
2.9 mi	18045740	S	08/28/2018	RESI	446 Winter Wind	O'Fallon	O'Fallon	407	27	\$260,000	4	3 (2 1)	2,230	0.280 0	23	EXPR01
1.0 mi	18057083	S	08/31/2018	RESI	327 Centerfield Dr	O'Fallon	O'Fallon	408	8	\$252,000	3	3 (3 0)	1,633	0.210 0	16	CBG 21
0.1 mi	18039965	S	08/30/2018	RESI	45 Logan Crossing Cir	O'Fallon	O'Fallon	408	75	\$260,000	4	3 (2 1)	2,472	0.230 0	13	KWRW01
1.2 mi	18040666	S	08/31/2018	RESI	1949 Hedge Dr	O'Fallon	O'Fallon	408	59	\$261,000	4	3 (2 1)	2,535	0.260 0	20	KWRC01

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Residential Condensed

710 Longfellow Cir, O'Fallon 63366-7448



MLS #: 18063863 Status: **A**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Vlgs At Walden Pond #1
 Recent: 08/31/2018 : New

Stat Dt: 08/31/18 List Pr: \$259,900
 Sqft Above: 1,816 Sell Pr:
 Pr/SqFt: \$143.12 CDOM: 4
 Age: 16 Schl Dst: Ft. Zumwalt R-
 \$200 Acres: .320

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: 09/01/2018 : BoM : X->A

Stat Dt: 07/25/18 List Pr: \$294,900
 Sqft Above: 3,235 Sell Pr:
 Pr/SqFt: \$91.16 CDOM: 41
 Age: 18 Schl Dst: Ft. Zumwalt R-
 \$125 Acres: .270

542 Rascal Xing, O'Fallon 63366-4459



MLS #: 18050367 Status: **O**
 Area: 408 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Crossings Village C #3
 Recent: 09/03/2018 : Option : A->O

Stat Dt: 09/03/18 List Pr: \$285,000
 Sqft Above: 2,764 Sell Pr:
 Pr/SqFt: \$103.11 CDOM: 60
 Age: 16 Schl Dst: Ft. Zumwalt R-
 \$125 Acres: .220

812 Lauralee Dr, O'Fallon 63366-2150



MLS #: 18060723 Status: **P**
 Area: 408 Bd: 5
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Towerwood Estate
 Recent: 08/31/2018 : Pending : O->P

Stat Dt: List Pr: \$264,900
 Sqft Above: 1,722 Sell Pr:
 Pr/SqFt: \$153.83 CDOM: 5
 Age: 16 Schl Dst: Ft. Zumwalt R-
 Acres: .230

62 Homefield Manors Court, O'Fallon 63366



MLS #: 18061460 Status: **P**
 Area: 408 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Homefield Manors #1
 Recent: 08/30/2018 : Pending : CN->P

Stat Dt: 08/30/18 List Pr: \$285,000
 Sqft Above: 1,649 Sell Pr:
 Pr/SqFt: \$172.83 CDOM: 5
 Age: 16 Schl Dst: Ft. Zumwalt R-
 \$250 Acres: .250

446 Winter Wind, O'Fallon 63366-5536



MLS #: 18045740 Status: **S**
 Area: 407 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Winterhaven
 Recent: 09/01/2018 : Sold : P->S

Stat Dt: 08/28/18 List Pr: \$259,000
 Sqft Above: 2,230 Sell Pr: \$260,000
 Pr/SqFt: \$116.59 CDOM: 27
 Age: 23 Schl Dst: Ft. Zumwalt R-
 \$35 Acres: .280

327 Centerfield Dr, O'Fallon 63366-4487



MLS #: 18057083 Status: **S**
Area: 408 Bd: 3
Muni/Twp: O'Fallon
GA/CR: 2 / 0 Bth: 3 (3 0)
Style/Desc 1 Story/Ranch
SubD: Homefield
Recent: 08/31/2018 : Sold : P->S

Stat Dt: 08/31/18 List Pr: \$260,000
Sqft Above: 1,633 Sell Pr: \$252,000
Pr/SqFt: \$154.32 CDOM: 8
Age: 16 Schl Dst: Ft. Zumwalt R-
\$250 Acres: .210

45 Logan Crossing Cir, O'Fallon 63366-1497



MLS #: 18039965 Status: **S**
Area: 408 Bd: 4
Muni/Twp: O'Fallon
GA/CR: 2 / 0 Bth: 3 (2 1)
Style/Desc 2 Story/Other
SubD: Hyland Green #3
Recent: 08/31/2018 : Sold : P->S

Stat Dt: 08/30/18 List Pr: \$260,000
Sqft Above: 2,472 Sell Pr: \$260,000
Pr/SqFt: \$105.18 CDOM: 75
Age: 13 Schl Dst: Ft. Zumwalt R-
\$350 Acres: .230

1949 Hedge Dr, O'Fallon 63366



MLS #: 18040666 Status: **S**
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: 08/31/2018 : Sold : P->S

Stat Dt: 08/31/18 List Pr: \$265,000
Sqft Above: 2,535 Sell Pr: \$261,000
Pr/SqFt: \$102.96 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 8/28/2018+
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

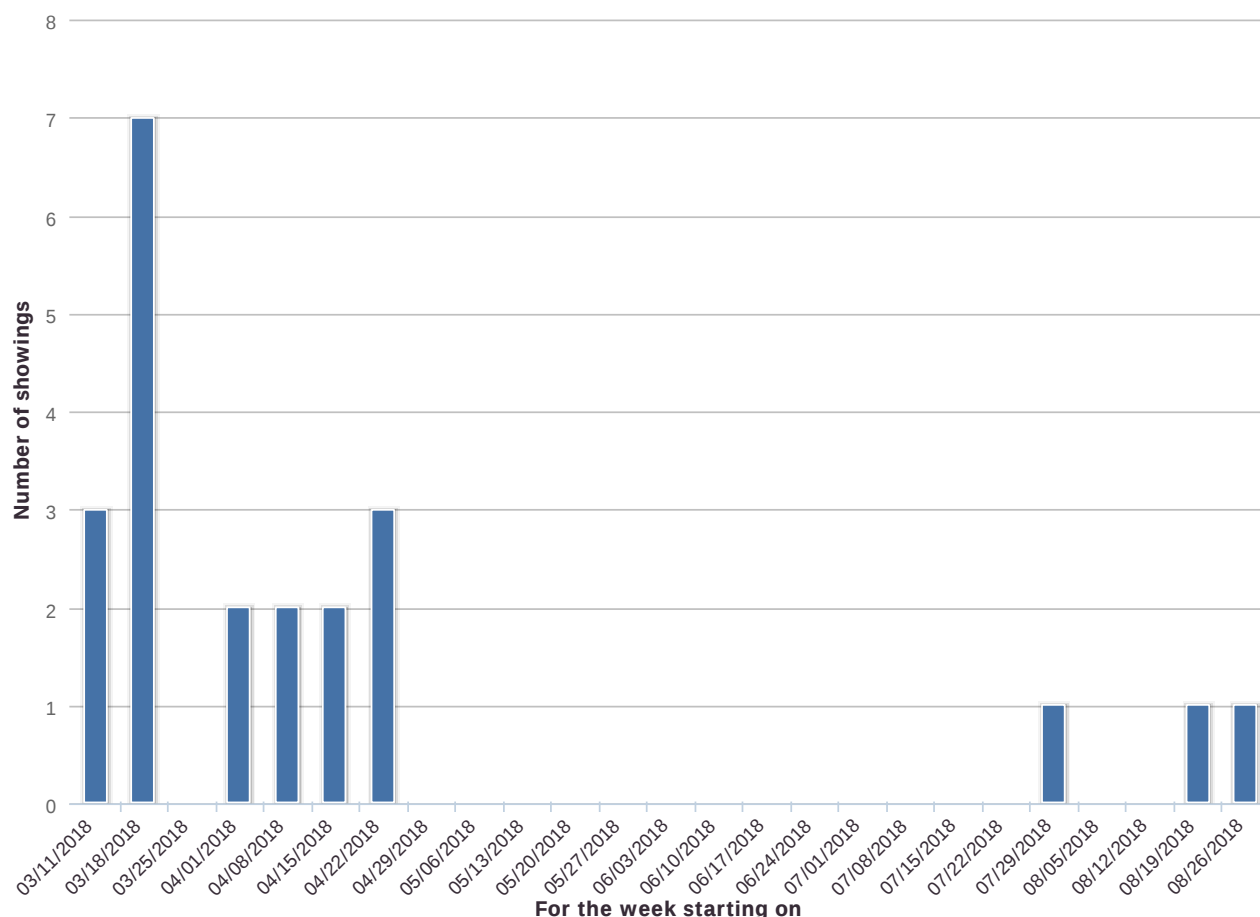
Snapshot for Mar 07, 2018 - Aug 31, 2018



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

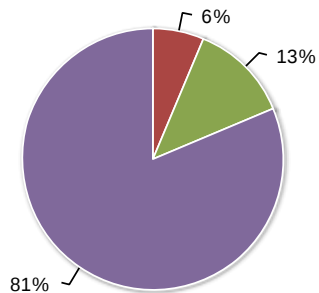
Total number of appointments: 22
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

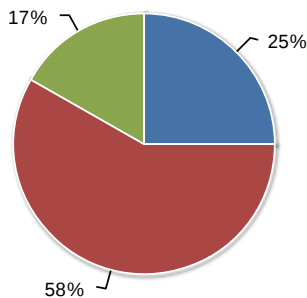
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (13)

* 16 responses

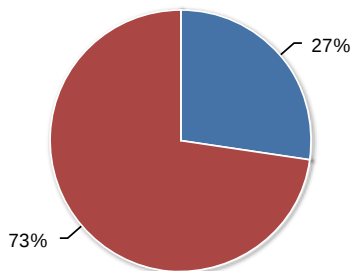
Please rate your overall experience at this showing.



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

* 12 responses

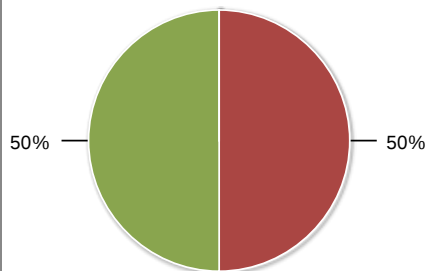
Your (and your client's) opinion of the price:



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 08/29/2018 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?

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
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
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
 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	
 Price Change	04/18/2018 4:35 AM	

Activity Type	Activity Date	Comments
 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	
 Canceled Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 11:45 AM - 12:15 PM	
 Past Showing	03/21/2018 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	
 Declined Showing	03/18/2018 9:00 AM - 10:00 AM	
 Past 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	

