

The Nett Group Real Estate Advisors

SELLER REPORT



1409 Birchwood Cove Ct | Ballwin

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
18027037	RESI	ACT	04/17/18	1409 Birchwood Cove Ct	Ballwin	169	42	\$423,900	243	352	2	2	273	56	17	16	537

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 11 results.

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

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
4.6 mi	18040968	A	05/29/2018	RESI	1539 Deerhorn Dr	Chesterfield	Chesterfield	167	0	\$440,000	4	4 (3 1)	2,355	0.360 0	35		RDKY03
3.8 mi	18041632	A	05/26/2018	RESI	14206 Cedar Springs	Town And County	Chesterfield	168	3	\$400,000	4	3 (2 1)	2,720	0.330 0	38		CBG 32
4.3 mi	18038078	A	05/25/2018	RESI	15116 Isleview Dr	Chesterfield	Chesterfield	168	4	\$439,900	6	5 (3 2)	3,645	0.573 0	46		BHSP09
1.6 mi	18040919	A	05/23/2018	RESI	13049 Winding Trail Lane	Des Peres	St Louis	169	6	\$410,000	4	4 (3 1)	2,298	0.248 0	41		STRA01
1.1 mi	18040645	A	05/23/2018	RESI	2494 Barrett Heights Dr	Des Peres	Ballwin	169	6	\$425,000	4	4 (3 1)	2,270	0.190 0	22		KWRC01
1.2 mi	18039983	A	05/25/2018	RESI	2451 Barrett Heights Dr	Des Peres	Des Peres	169	4	\$495,000	4	4 (3 1)	2,800	0.390 0	22		CBPR01
3.9 mi	18024533	A	05/09/2018	RESI	579 Briarwyck Dr	Ballwin	Ballwin	168	13	\$409,900	4	3 (2 1)	2,382	0.287 0	44		CBG 03
0.0 mi	18027037	A	04/17/2018	RESI	1409 Birchwood Cove Ct	Unincorporated	Ballwin	169	42	\$423,900	4	4 (3 1)	2,739	0.480 0	35		KWRC01
2.5 mi	18040093	CO		RESI	1221 Arbor Bluff Cir	Unincorporated	Ballwin	169		\$415,000	5	4 (3 1)	2,668	0.160 0			RDKY03
4.6 mi	18036974	P		RESI	407 Hunters Hill Dr	Chesterfield	Chesterfield	167	10	\$425,000	4	4 (3 1)	2,574	0.310 0	36		CBG 15
3.4 mi	18035692	P		RESI	5 Middlebury Lane	Town And County	Chesterfield	168	8	\$500,000	4	4 (2 2)	2,509	1.003 0	51		BHAL05
4.9 mi	18017124	S	05/23/2018	RESI	1924 Preston Ridge Dr	Chesterfield	Chesterfield	167	6	\$420,000	6	5 (4 1)	3,155	0.300 0	34		BHAL02
3.9 mi	18028117	S	05/24/2018	RESI	1623 Chalmers Dr	Chesterfield	Chesterfield	167	3	\$482,000	4	4 (3 1)	3,085	0.382 9	40		FNBG03
3.6 mi	18026899	S	05/17/2018	RESI	404 Sunnyslope	Ballwin	Ballwin	168	9	\$400,000	5	3 (3 0)	3,024	0.344 0	52		KWRC01
3.5 mi	18026373	S	05/25/2018	RESI	14720 Chermore Dr	Chesterfield	Chesterfield	168	4	\$443,000	4	3 (3 0)	2,202	0.466 7	40		KWRC01
2.6 mi	18023094	S	05/18/2018	RESI	927 Baintree Lane	Unincorporated	St Louis	168	3	\$460,000	4	4 (3 1)	2,516	0.373 3	37		LAUP01
3.8 mi	18028716	S	05/25/2018	RESI	2400 North Ballas	Town And County	St Louis	168	196	\$475,000	3	3 (3 0)	1,779	1.140 0	64		RDKY02

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

Residential Condensed

1539 Deerhorn Dr, Chesterfield 63017-5511



MLS #: 18040968 **Status:** A
Area: 167 **Bd:** 4
Muni/Twp: Chesterfield
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Greenleaf Estates 2
Recent: 05/29/2018 : New

Stat Dt: 05/29/18 **List Pr:** \$440,000
Sqft Above: 2,355 **Sell Pr:**
Pr/SqFt: \$186.84 **CDOM:**
Age: 35 **Schl Dst:** Parkway C-2
\$300 **Acres:** .360

14206 Cedar Springs, Chesterfield 63017-5725



MLS #: 18041632 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Town And Country
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Cedar Springs
Recent: 05/26/2018 : New

Stat Dt: 05/26/18 **List Pr:** \$400,000
Sqft Above: 2,720 **Sell Pr:**
Pr/SqFt: \$147.06 **CDOM:** 3
Age: 38 **Schl Dst:** Parkway C-2
\$340 **Acres:** .330

15116 Islevue Dr, Chesterfield 63017-7741



MLS #: 18038078 **Status:** A
Area: 168 **Bd:** 6
Muni/Twp: Chesterfield
GA/CR: 2/0 **Bth:** 5 (3 2)
Style/Desc: 1.5 Story/Ranch
SubD: Claymont Woods
Recent: 05/25/2018 : New

Stat Dt: 05/25/18 **List Pr:** \$439,900
Sqft Above: 3,645 **Sell Pr:**
Pr/SqFt: \$120.69 **CDOM:** 4
Age: 46 **Schl Dst:** Parkway C-2
\$46 **Acres:** .573

13049 Winding Trail Lane, St Louis 63131-2245



MLS #: 18040919 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Des Peres
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Dougherty Ridge 2
Recent: 05/23/2018 : New

Stat Dt: 05/23/18 **List Pr:** \$410,000
Sqft Above: 2,298 **Sell Pr:**
Pr/SqFt: \$178.42 **CDOM:** 6
Age: 41 **Schl Dst:** Parkway C-2
\$275 **Acres:** .248

2494 Barrett Heights Dr, Ballwin 63021-5894



MLS #: 18040645 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Des Peres
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Barrett Heights
Recent: 05/23/2018 : New

Stat Dt: 05/23/18 **List Pr:** \$425,000
Sqft Above: 2,270 **Sell Pr:**
Pr/SqFt: \$187.22 **CDOM:** 6
Age: 22 **Schl Dst:** Parkway C-2
\$300 **Acres:** .190

2451 Barrett Heights Dr, Des Peres 63021



MLS #: 18039983 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Des Peres
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Barrett Heights
Recent: 05/25/2018 : New

Stat Dt: 05/25/18 **List Pr:** \$495,000
Sqft Above: 2,800 **Sell Pr:**
Pr/SqFt: \$176.79 **CDOM:** 4
Age: 22 **Schl Dst:** Parkway C-2
\$300 **Acres:** .390

579 Briarwyck Dr, Ballwin 63011-2455



MLS #: 18024533 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Park Huntington
 Recent: 05/24/2018 : BoM : CN->A

Stat Dt: 05/09/18 List Pr: \$409,900
 Sqft Above: 2,382 Sell Pr:
 Pr/SqFt: \$172.08 CDOM: 13
 Age: 44 Schl Dst: Parkway C-2
 \$100 Acres: .287

1409 Birchwood Cove Ct, Ballwin 63021-5765



MLS #: 18027037 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Forest Oak Estates 1

Stat Dt: 04/17/18 List Pr: \$423,900
 Sqft Above: 2,739 Sell Pr:
 Pr/SqFt: \$154.76 CDOM: 42
 Age: 35 Schl Dst: Parkway C-2
 Acres: .480

1221 Arbor Bluff Cir, Ballwin 63021



MLS #: 18040093 Status: **CO**
 Area: 169 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/A-Frame
 SubD: Arbor Bluffs
 Recent: 05/28/2018 : Coming Soon : I->CO

Stat Dt: List Pr: \$415,000
 Sqft Above: 2,668 Sell Pr:
 Pr/SqFt: \$155.55 CDOM:
 Age: Unknown Schl Dst: Parkway C-2
 \$350 Acres: .160

407 Hunters Hill Dr, Chesterfield 63017-3446



MLS #: 18036974 Status: **P**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Conway Meadows Six
 Recent: 05/28/2018 : Pending : O->P

Stat Dt: List Pr: \$425,000
 Sqft Above: 2,574 Sell Pr:
 Pr/SqFt: \$165.11 CDOM: 10
 Age: 36 Schl Dst: Parkway C-2
 \$750 Acres: .310

5 Middlebury Lane, Chesterfield 63017-8317



MLS #: 18035692 Status: **P**
 Area: 168 Bd: 4
 Muni/Twp: Town And Country
 GA/CR: 3/0 Bth: 4 (2 2)
 Style/Desc: 2 Story/Other
 SubD: Winchester Estates
 Recent: 05/24/2018 : Pending : O->P

Stat Dt: List Pr: \$500,000
 Sqft Above: 2,509 Sell Pr:
 Pr/SqFt: \$199.28 CDOM: 8
 Age: 51 Schl Dst: Parkway C-2
 Acres: 1.003

1924 Preston Ridge Dr, Chesterfield 63017-87



MLS #: 18017124 Status: **S**
 Area: 167 Bd: 6
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 5 (4 1)
 Style/Desc: 1.5 Story/Other
 SubD: Villages At Baxter Ridge
 Recent: 05/25/2018 : Sold : P->S

Stat Dt: 05/23/18 List Pr: \$445,000
 Sqft Above: 3,155 Sell Pr: \$420,000
 Pr/SqFt: \$133.12 CDOM: 6
 Age: 34 Schl Dst: Parkway C-2
 \$390 Acres: .300

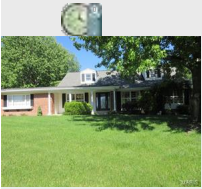
1623 Chalmers Dr, Chesterfield 63017



MLS #: 18028117 Status: **S**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Chesterfield Hill First Add 7
 Recent: 05/25/2018 : Sold : P->S

Stat Dt: 05/24/18 List Pr: \$500,000
 Sqft Above: 3,085 Sell Pr: \$482,000
 Pr/SqFt: \$156.24 CDOM: 3
 Age: 40 Schl Dst: Parkway C-2
 Acres: .383

404 Sunnyslope, Ballwin 63011-2419



MLS #: 18026899 Status: **S**
Area: 168 Bd: 5
Muni/Twp: Ballwin
GA/CR: 2/0 Bth: 3 (3 0)
Style/Desc: 1.5 Story/Ranch
SubD: Claymont 14
Recent: 05/23/2018 : Sold : P->S

Stat Dt: 05/17/18 List Pr: \$399,900
Sqft Above: 3,024 Sell Pr: \$400,000
Pr/SqFt: \$132.28 CDOM: 9
Age: 52 Schl Dst: Parkway C-2
Acres: .344

14720 Chermore Dr, Chesterfield 63017-792



MLS #: 18026373 Status: **S**
Area: 168 Bd: 4
Muni/Twp: Chesterfield
GA/CR: 2/0 Bth: 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Scarborough West
Recent: 05/28/2018 : Sold : P->S

Stat Dt: 05/25/18 List Pr: \$443,000
Sqft Above: 2,202 Sell Pr: \$443,000
Pr/SqFt: \$201.18 CDOM: 4
Age: 40 Schl Dst: Parkway C-2
Acres: .467

927 Baintree Lane, St Louis 63011



MLS #: 18023094 Status: **S**
Area: 168 Bd: 4
Muni/Twp: Unincorporated
GA/CR: 2/0 Bth: 4 (3 1)
Style/Desc: 2 Story/Other
SubD: SunnyBrook Farms
Recent: 05/25/2018 : Sold : P->S

Stat Dt: 05/18/18 List Pr: \$464,500
Sqft Above: 2,516 Sell Pr: \$460,000
Pr/SqFt: \$182.83 CDOM: 3
Age: 37 Schl Dst: Parkway C-2
Acres: .373

2400 North Ballas, St Louis 63131-3041



MLS #: 18028716 Status: **S**
Area: 168 Bd: 3
Muni/Twp: Town And Country
GA/CR: 2/0 Bth: 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Crystal View Sub
Recent: 05/26/2018 : Sold : P->S

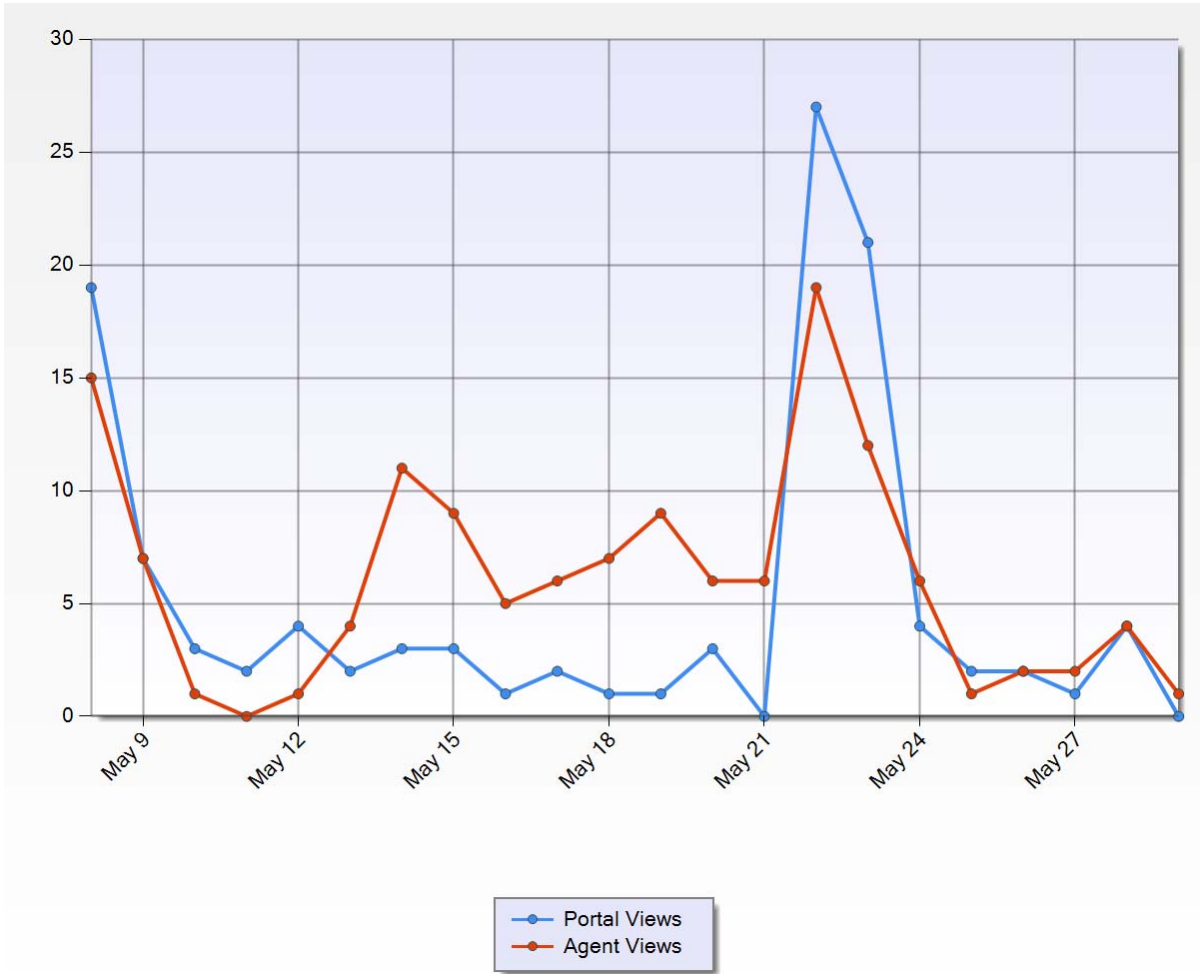
Stat Dt: 05/25/18 List Pr: \$499,000
Sqft Above: 1,779 Sell Pr: \$475,000
Pr/SqFt: \$267.00 CDOM: 196
Age: 64 Schl Dst: Parkway C-2
Acres: 1.140

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Pending', 'Sold', 'Expired', 'Cancelled'
Property Type is 'Residential'
Latitude, Longitude is within 5.00 mi of 1409 Birchwood Cove Ct, Ballwin, MO 63021, USA
SchoolDistrict is 'Parkway C-2'
Price is 400000 to 500000
CTH Last Modified Date Time is 5/22/2018+
Selected 17 of 17 results.

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

 Historical Views for 1409 Birchwood Cove Ct





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

Listing Activity Report

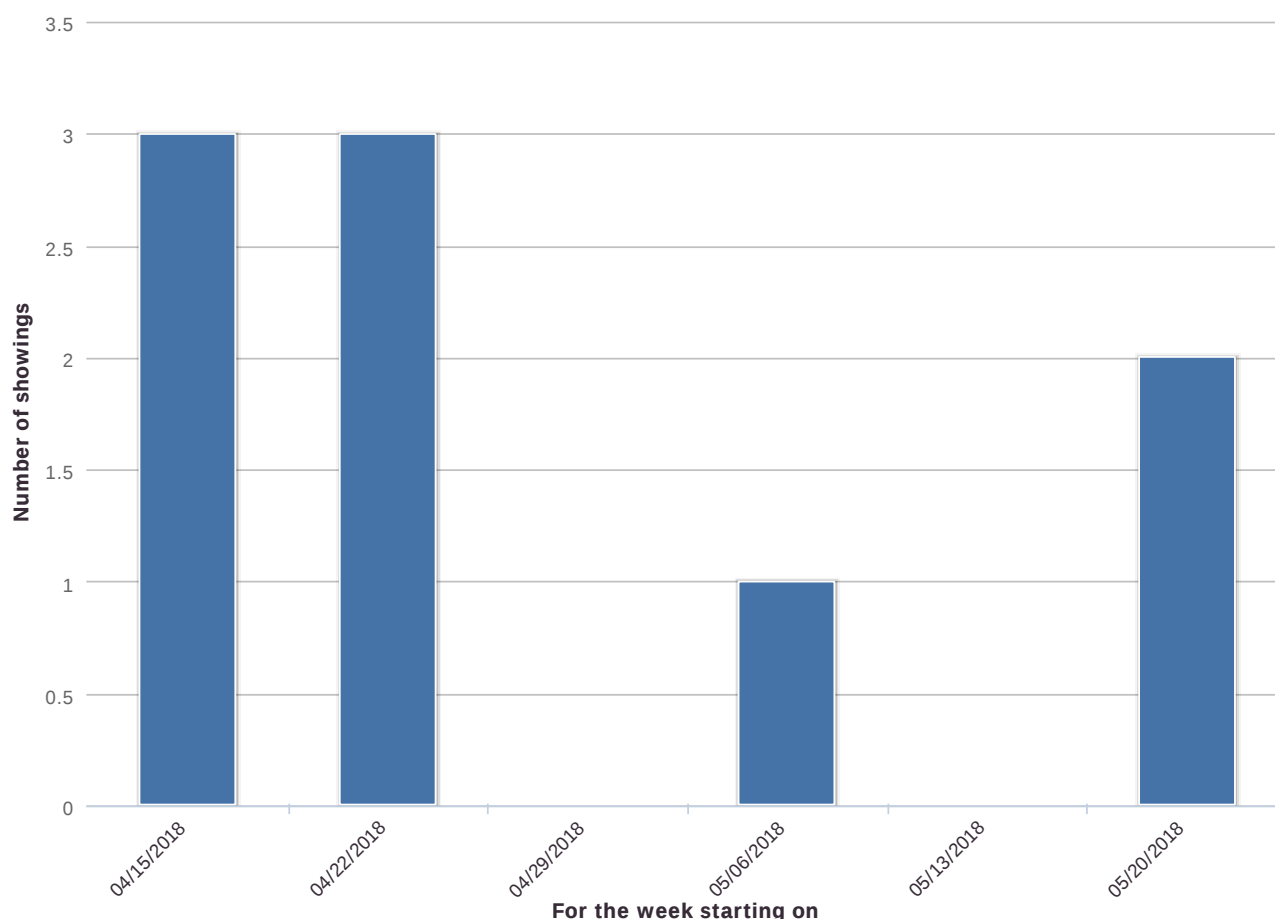
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - May 25, 2018



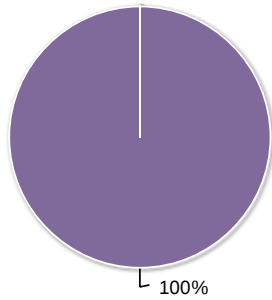
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$423,900
Status:	ACTIVE
Total number of appointments:	9
Appointments in the last 30 days:	3
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week



Feedback at a Glance

Is your client interested in this listing?

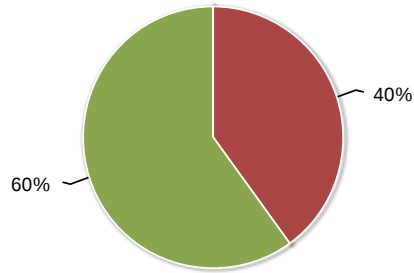


100%

Very (0)
Somewhat (0)
Maybe (0)
Not interested (6)

* 6 responses

Please rate your overall experience at this showing.



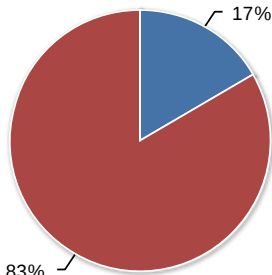
60%

40%

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

* 5 responses

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



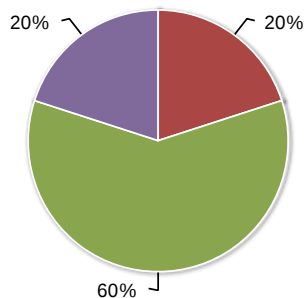
17%

83%

Just right (1)
Too high (5)
Too low (0)

* 6 responses

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



20%

20%

60%

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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 05/20/2018 12:30 PM - 1:30 PM	05/20/2018 03:29 PM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Fair Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 3 COMMENTS/RECOMMENDATIONS: for today's buyers -- too many changes to either do or pay someone to do. older kitchen, flooring, paint, etc.	
Showing 04/26/2018 1:00 PM - 2:00 PM	04/26/2018 08:04 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 Fair Too high 3 We went through the house and for the price point, the updating he wants to do would price it out of the neighborhood.
Showing 04/22/2018 12:00 PM - 1:30 PM		04/22/2018 02:36 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 Nice house but it wasn't a good fit for this family. Thanks for letting us view. Susan
Showing 04/20/2018 4:30 PM - 5:30 PM		04/21/2018 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:		Not interested Too high
Showing 04/17/2018 1:00 PM - 2:00 PM		04/17/2018 05:19 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 Thank you for allowing me to show. They love the location, but at this price there is just too much they would want to change...brass and green carpet for starters.
Showing 04/17/2018 12:30 PM - 1:00 PM		04/17/2018 01:55 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 2 The buyer thought this home needed too much updating for their taste. Thanks for letting us show! Sandy

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	05/25/2018 5:00 PM - 7:00 PM	
 Price Change Notification	05/22/2018 12:09 PM	
 Price Change	05/22/2018 6:52 AM	
 Past Showing	05/20/2018 12:30 PM - 1:30 PM	
 Past Showing	05/09/2018 2:00 PM - 2:20 PM	
 Price Change Notification	05/07/2018 9:34 AM	

Activity Type	Activity Date	Comments
 Price Change	05/07/2018 3:54 AM	
 Past Showing	04/26/2018 1:00 PM - 2:00 PM	
 Past Showing	04/22/2018 12:00 PM - 1:30 PM	
 Canceled Showing	04/22/2018 11:45 AM - 1:15 PM	
 Past Showing	04/22/2018 11:30 AM - 1:00 PM	
 Past Showing	04/20/2018 4:30 PM - 5:30 PM	
 Status Change	04/17/2018 9:46 PM	
 Past Showing	04/17/2018 1:00 PM - 2:00 PM	
 Past Showing	04/17/2018 12:30 PM - 1:00 PM	
 New Listing	04/17/2018	