

The Nett Group Real Estate Advisors

SELLER REPORT



1409 Birchwood Cove Ct | Ballwin

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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
18027037	RESI	ACT	04/17/18	1409 Birchwood Cove Ct	Ballwin	169	55	\$415,900	270	408	2	2	296	40	17	17	639

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

Cross Property Condensed

1409 Birchwood Cove Ct, Ballwin 63021-5765



MLS #:	18027037	Status:	A	Stat Dt:	04 / 17 / 18	List Pr:	\$415,900
Area:	169	Bd:	4	Sq Ft:	2,739	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$151.84	CDOM:	55		
GA/CR:	2 / 0	Bth:	4 (3 1)	Age:	35		
Style/Desc:	2 Story / Other	Acre:	.480				
SubD:	Forest Oak Estates 1						
Schl District:	Parkway C-2						
Recent:	06 / 06 / 2018	Price Change :	\$423,900 -> \$415,900				

Search Criteria

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

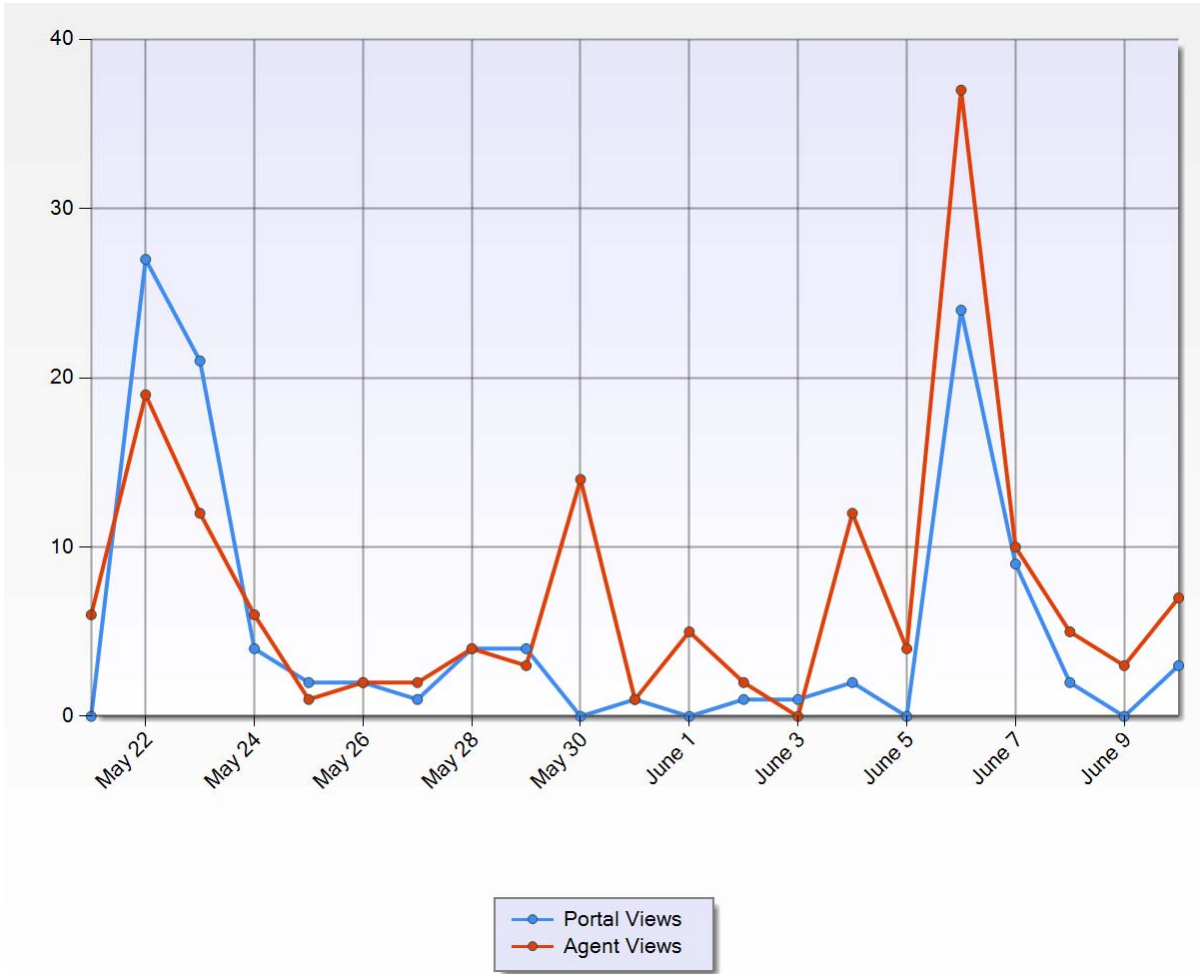
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 11 results.

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 Historical Views for 1409 Birchwood Cove Ct



Residential Condensed

2426 Hollyhead Dr, St Louis 63131-2137



MLS #: 18042932 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Des Peres
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Dougherty Lake Four
Recent: 06/06/2018 : New

Stat Dt: 06/06/18 **List Pr:** \$475,000
Sqft Above: 2,360 **Sell Pr:**
Pr/SqFt: \$201.27 **CDOM:** 5
Age: 42 **Schl Dst:** Parkway C-2
\$336 **Acres:** .260

14884 Greenleaf Valley, Chesterfield 63017-51



MLS #: 18032808 **Status:** A
Area: 167 **Bd:** 4
Muni/Twp: Chesterfield
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Greenleaf Estates 1
Recent: 06/06/2018 : BoM : T->A

Stat Dt: 04/26/18 **List Pr:** \$499,000
Sqft Above: 2,788 **Sell Pr:**
Pr/SqFt: \$178.98 **CDOM:** 28
Age: 39 **Schl Dst:** Parkway C-2
\$300 **Acres:** 1.020

807 Orpington Ct, Des Peres 63131-2030



MLS #: 18014102 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Des Peres
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Four Winds Farm Estates

Stat Dt: 02/27/18 **List Pr:** \$479,900
Sqft Above: 2,931 **Sell Pr:**
Pr/SqFt: \$163.73 **CDOM:** 95
Age: 40 **Schl Dst:** Parkway C-2
\$300 **Acres:** .298

12044 Conway Rd, Westwood 63131-2417



MLS #: 18014085 **Status:** A
Area: 167 **Bd:** 5
Muni/Twp: Westwood
GA/CR: 3/3 **Bth:** 3 (3 0)
Style/Desc: 1.5 Story/Other
SubD: None
Recent: 06/11/2018 : Price Change : \$460,000->\$450,000

Stat Dt: 02/26/18 **List Pr:** \$450,000
Sqft Above: 3,112 **Sell Pr:**
Pr/SqFt: \$144.60 **CDOM:** 72
Age: 80 **Schl Dst:** Parkway C-2
\$300 **Acres:** 1.040

12222 Ballas Lane, St Louis 63131-3101



MLS #: 18025870 **Status:** A
Area: 168 **Bd:** 2
Muni/Twp: Town And Country
GA/CR: 2/0 **Bth:** 1 (1 0)
Style/Desc: 1 Story/Ranch
SubD: Ballas Acres
Recent: 06/05/2018 : Price Change : \$449,900->\$420,000

Stat Dt: 04/13/18 **List Pr:** \$420,000
Sqft Above: 1,516 **Sell Pr:**
Pr/SqFt: \$277.04 **CDOM:** 59
Age: 59 **Schl Dst:** Parkway C-2
\$150 **Acres:** .960

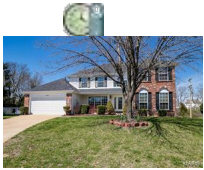
707 Chancellor Heights Dr, Manchester 63011



MLS #: 18023048 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Manchester
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 1.5 Story/Other
SubD: Westridge Manor Estates

Stat Dt: 05/04/18 **List Pr:** \$424,900
Sqft Above: 2,748 **Sell Pr:**
Pr/SqFt: \$154.62 **CDOM:** 38
Age: 31 **Schl Dst:** Parkway C-2
\$300 **Acres:** .260

629 Charleston Oaks Dr, Ballwin 63021-7390



MLS #: 18028984 Status: **A** Stat Dt: 04/16/18 List Pr: \$409,900
 Area: 169 Bd: 4 Sqft Above: 2,666 Sell Pr:
 Muni/Twp: Unincorporated Pr/SqFt: \$153.75 CDOM: 56
 GA/CR: 2/0 Bth: 4 (3 1) Age: 23 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other \$200 Acres: .290
 SubD: Charleston Oaks
 Recent: 06/06/2018 : Price Change : \$419,900->\$409,900

1409 Birchwood Cove Ct, Ballwin 63021-5765



MLS #: 18027037 Status: **A** Stat Dt: 04/17/18 List Pr: \$415,900
 Area: 169 Bd: 4 Sqft Above: 2,739 Sell Pr:
 Muni/Twp: Unincorporated Pr/SqFt: \$151.84 CDOM: 55
 GA/CR: 2/0 Bth: 4 (3 1) Age: 35 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .480
 SubD: Forest Oak Estates 1
 Recent: 06/06/2018 : Price Change : \$423,900->\$415,900

928 Pheasant Woods Dr, Manchester 63021-4



MLS #: 18028058 Status: **A** Stat Dt: 04/12/18 List Pr: \$429,000
 Area: 169 Bd: 4 Sqft Above: 2,696 Sell Pr:
 Muni/Twp: Manchester Pr/SqFt: \$159.12 CDOM: 43
 GA/CR: 3/0 Bth: 4 (3 1) Age: 26 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other \$90 Acres: .250
 SubD: Audubon Woods Add
 Recent: 06/05/2018 : Price Change : \$439,000->\$429,000

2451 Barrett Heights Dr, Des Peres 63021



MLS #: 18039983 Status: **A** Stat Dt: 05/25/18 List Pr: \$479,000
 Area: 169 Bd: 4 Sqft Above: 2,800 Sell Pr:
 Muni/Twp: Des Peres Pr/SqFt: \$171.07 CDOM: 17
 GA/CR: 2/0 Bth: 4 (3 1) Age: 22 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other \$300 Acres: .390
 SubD: Barrett Heights
 Recent: 06/10/2018 : Price Change : \$495,000->\$479,000

14582 Bexhill Ct, Chesterfield 63017-5610



MLS #: 18046185 Status: **CO** Stat Dt: List Pr: \$475,000
 Area: 167 Bd: 4 Sqft Above: 2,744 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$173.10 CDOM:
 GA/CR: 2/0 Bth: 4 (2 2) Age: Unknown Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .640
 SubD: Chesterfield Hill 2
 Recent: 06/06/2018 : Coming Soon : I->CO

14535 Exton Lane, Chesterfield 63017-5618



MLS #: 18031658 Status: **P** Stat Dt: List Pr: \$400,000
 Area: 167 Bd: 4 Sqft Above: 2,636 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$151.75 CDOM: 34
 GA/CR: 2/0 Bth: 4 (3 1) Age: 43 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other \$250 Acres: .411
 SubD: Chesterfield Hill 2

14517 Amstel Ct, Chesterfield 63017-5607



MLS #: 18038459 Status: **P** Stat Dt: 06/06/18 List Pr: \$415,000
 Area: 167 Bd: 4 Sqft Above: 2,513 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$165.14 CDOM: 5
 GA/CR: 2/0 Bth: 3 (2 1) Age: 41 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/A-Frame Acres: .411
 SubD: Chesterfield Hill 3
 Recent: 06/06/2018 : Pending : A->P

2014 Lynn Bay Ct, Chesterfield 63017-5410



MLS #: 18035713 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Baxter Lakes
 Recent: 06/08/2018 : Sold : P->S

Stat Dt: 06/08/18 List Pr: \$459,900
 Sqft Above: 2,112 Sell Pr: \$450,000
 Pr/SqFt: \$213.07 CDOM: 4
 Age: 41 Schl Dst: Parkway C-2
 \$195 Acres: .370

2312 Manor Ridge Dr, Chesterfield 63017-7711



MLS #: 18015767 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 1.5 Story/Other
 SubD: Claymont Manor
 Recent: 06/08/2018 : Sold : P->S

Stat Dt: 06/07/18 List Pr: \$489,000
 Sqft Above: 3,844 Sell Pr: \$470,000
 Pr/SqFt: \$122.27 CDOM: 11
 Age: 43 Schl Dst: Parkway C-2
 Acres: .404

13125 Dougherty Ridge Ct, Des Peres 63131-2



MLS #: 18029322 Status: **S**
 Area: 169 Bd: 5
 Muni/Twp: Des Peres
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Dougherty Ridge
 Recent: 06/06/2018 : Sold : P->S

Stat Dt: 06/06/18 List Pr: \$395,000
 Sqft Above: 2,502 Sell Pr: \$415,000
 Pr/SqFt: \$165.87 CDOM: 3
 Age: 42 Schl Dst: Parkway C-2
 \$300 Acres: .275

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 6/4/2018+
 Selected 16 of 16 results.

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

Listing Activity Report

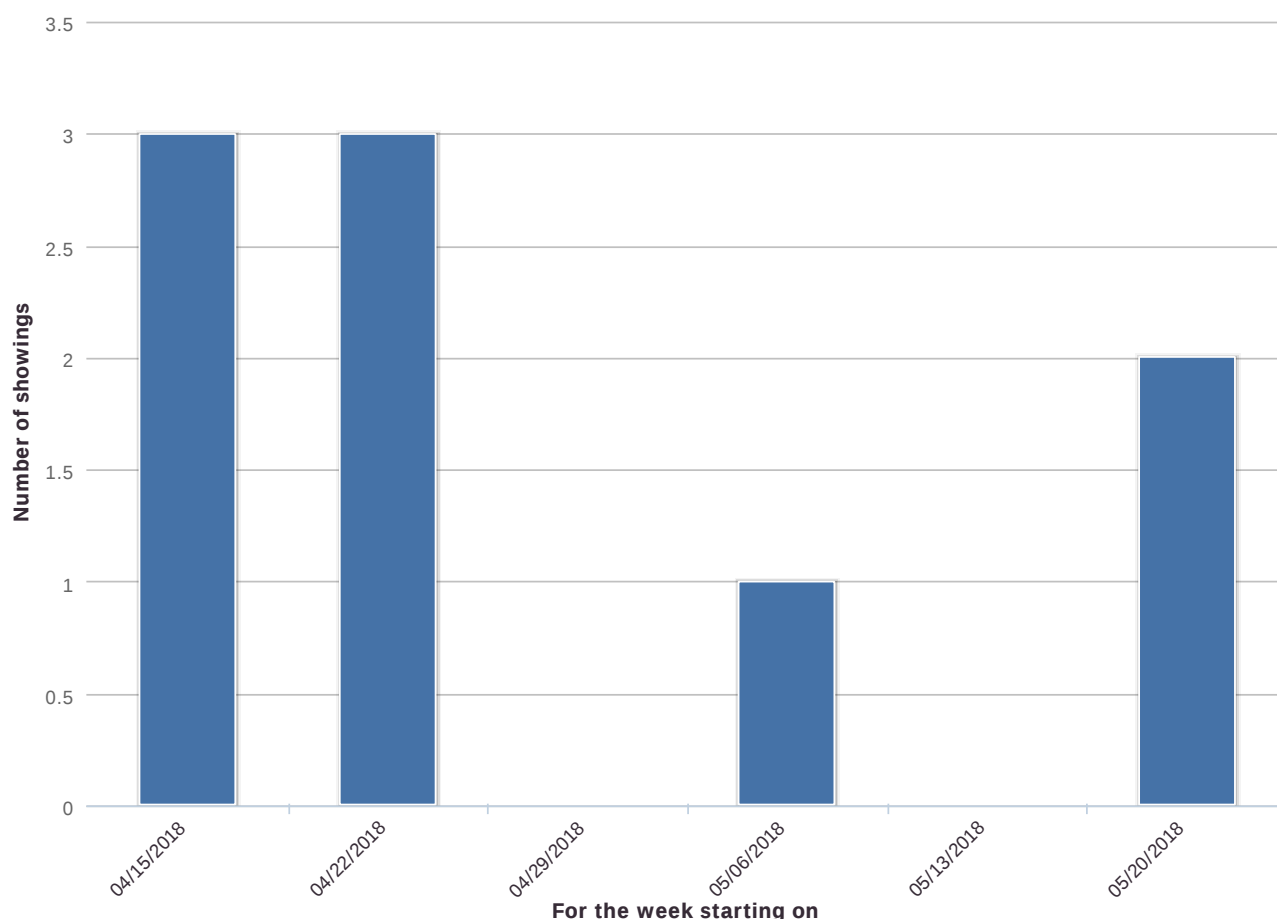
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - Jun 06, 2018



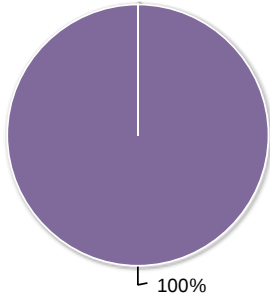
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$415,900
Status:	ACTIVE
Total number of appointments:	9
Appointments in the last 30 days:	2
Appointments in the last 7 days:	0
Total number of agent previews:	0
Total number of agent inquiries	0

Appointments Per Week



Feedback at a Glance

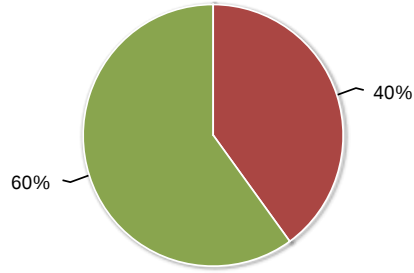
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (0)
Not interested (7)

* 7 responses

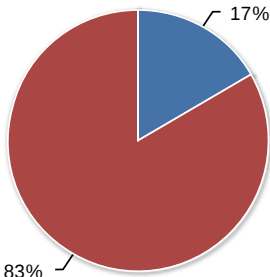
Please rate your overall experience at this showing.



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

* 5 responses

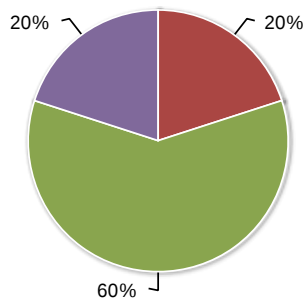
Your (and your client's) opinion of the price:



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

* 6 responses

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



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

* 5 responses

Feedback Responses

Activity Details	Received
Showing 05/25/2018 5:00 PM - 7:00 PM	05/31/2018 03:46 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 Buyer felt it needed significant work for the price point...
Showing 05/20/2018 12:30 PM - 1:30 PM	05/20/2018 03:29 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 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
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
 Price Change Notification	06/06/2018 9:27 AM	

Activity Type	Activity Date	Comments
 Price Change	06/06/2018 4:24 AM	
 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	
 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	