

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	62	\$399,000	276	413	2	2	302	41	19	16	669

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:	\$399,000
Area:	169	Bd:	4	Sq Ft:	2,739	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$145.67	CDOM:	62		
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 / 18 / 2018 : Price Change : \$415,900->\$399,000						

Search Criteria

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

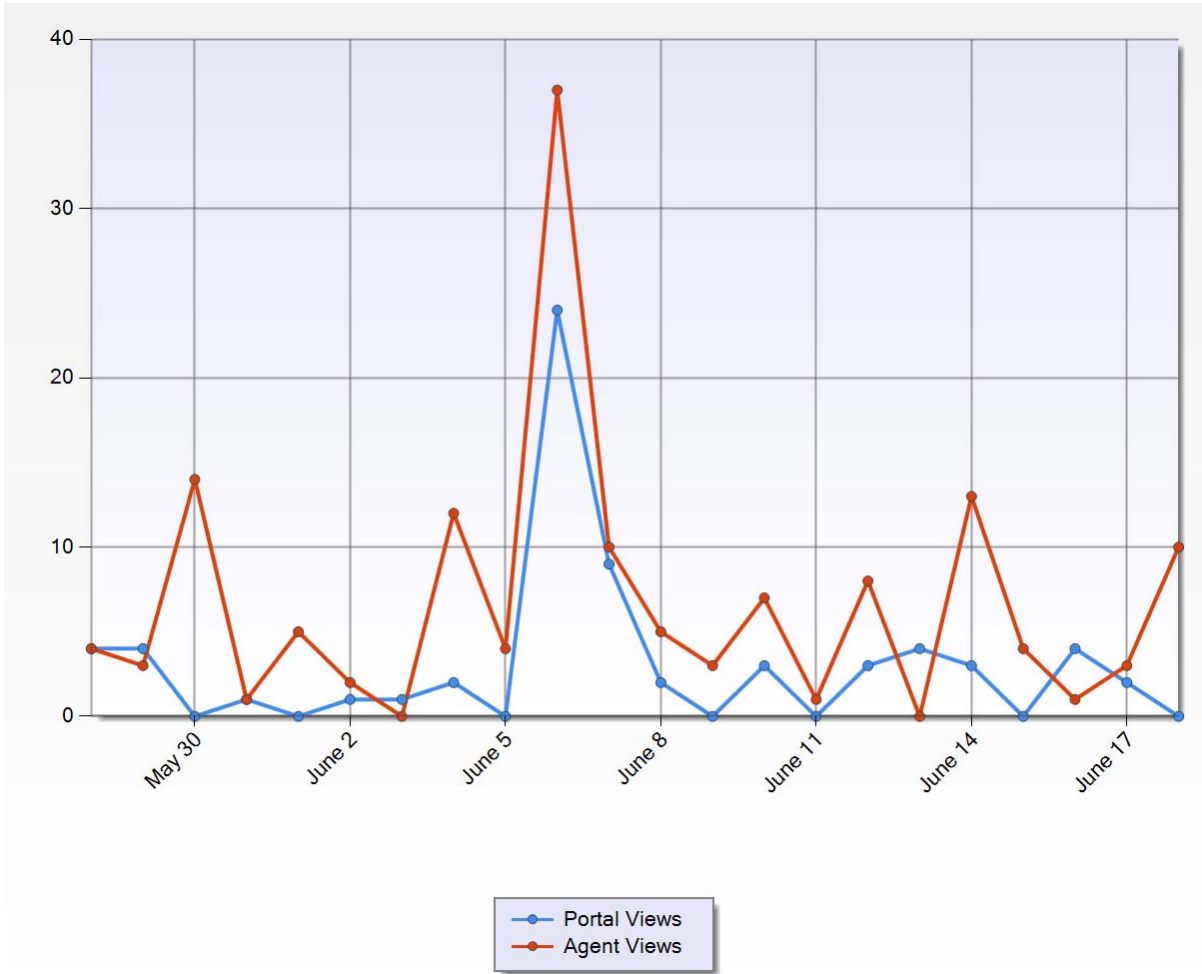
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 11 results.

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 Historical Views for 1409 Birchwood Cove Ct



Residential Single Line

Distance	MLS #	St	Status Date	P Type	Address	Muni/Twp	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lsz	Age	Off ID
4.4 mi	18048389	A	06/15/2018	RESI	2095 Sandy Bay Ct	Chesterfield	Chesterfield	168	3	\$450,000	4	4 (3 1)	2,646	0.278 0	41	HRLG01
3.6 mi	18048327	A	06/15/2018	RESI	12311 Harflo	Town And Count ry	Town and Country	168	3	\$465,000	4	4 (3 1)	3,088	1.006 0	40	MANN01
3.2 mi	18048965	A	06/16/2018	RESI	411 Pine Hollow Ct	Ballwin	Ballwin	169	2	\$419,000	4	4 (3 1)	2,502	0.240 0	24	KWRC01
0.6 mi	18035586	A	06/13/2018	RESI	940 Lynwood Forest Dr	Manchester	Manchester	169	5	\$425,000	4	4 (3 1)	2,200	0.280 0	29	KWSW01
4.3 mi	18046185	A	06/14/2018	RESI	14582 Bexhill Ct	Chesterfield	Chesterfield	167	4	\$475,000	4	4 (2 2)	2,744	0.640 0		WLRE01
4.6 mi	18014085	A	02/26/2018	RESI	12044 Conway Rd	Westwood	Westwood	167	79	\$450,000	5	3 (3 0)	3,112	1.040 0	80	BHAL05
3.9 mi	18028563	A	04/14/2018	RESI	429 Londondary	Ballwin	Ballwin	168	65	\$420,000	4	3 (3 0)	1,537	0.263 0	44	KWSW01
2.4 mi	18038126	A	05/14/2018	RESI	1357 Haute Loire Dr	Unincorporated	Ballwin	168	35	\$434,900	4	3 (2 1)	2,836	0.508 0	42	BHAL05
1.5 mi	18042932	A	06/06/2018	RESI	2426 Hollyhead Dr	Des Peres	St Louis	169	12	\$459,900	4	3 (2 1)	2,360	0.260 0	42	KWRC01
4.0 mi	18034983	P	06/13/2018	RESI	1696 Claymont Estates	Chesterfield	Chesterfield	168	16	\$435,000	5	4 (3 1)	2,482	0.474 0	50	MNRB01
2.4 mi	18027844	P		RESI	13033 Barrett Crossing Ct	Unincorporated	St Louis	169	33	\$437,500	4	3 (2 1)	2,665	0.250 0	31	JJNR01
2.9 mi	18036448	P		RESI	1369 Red Oak Plantation Dr	Unincorporated	Ballwin	169	19	\$449,900	4	4 (3 1)	2,532	0.194 0	8	CBG 11
0.7 mi	18042847	P		RESI	1707 Warmington Ct	Unincorporated	Ballwin	169	8	\$450,000	4	4 (3 1)	2,736	0.260 0	35	BHSP04
2.0 mi	18045792	P		RESI	12836 Wood Valley Ct	Des Peres	Des Peres	169	3	\$459,900	4	4 (3 1)	2,688	0.350 0	33	MCAR01
4.6 mi	18036974	S	06/15/2018	RESI	407 Hunters Hill Dr	Chesterfield	Chesterfield	167	10	\$411,500	4	4 (3 1)	2,574	0.310 0	36	CBG 15
1.8 mi	18023392	S	06/11/2018	RESI	846 Pheasant Woods	Manchester	Manchester	169	2	\$400,000	4	3 (2 1)	2,500	0.180 0	28	RDKY02
4.5 mi	17088242	X	06/15/2018	RESI	14426 Open Meadow Ct	Chesterfield	Chesterfield	167	242	\$469,944	2	4 (3 1)	2,921	0.181 0	35	MORE01

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Residential Condensed

2095 Sandy Bay Ct, Chesterfield 63017-5418



MLS #: 18048389 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Baxter Lakes Add 2 Lts 132 &
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$450,000
 Sqft Above: 2,646 Sell Pr:
 Pr/SqFt: \$170.07 CDOM: 3
 Age: 41 Schl Dst: Parkway C-2
 Acres: .278

12311 Harflo, Town and Country 63131-3114



MLS #: 18048327 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Town And Country
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc Multi-Level/Tri-Level
 SubD: Harflo Acres Add
 Recent: 06/15/2018 : New

Stat Dt: 06/15/18 List Pr: \$465,000
 Sqft Above: 3,088 Sell Pr:
 Pr/SqFt: \$150.58 CDOM: 3
 Age: 40 Schl Dst: Parkway C-2
 Acres: 1.006

411 Pine Hollow Ct, Ballwin 63021-6288



MLS #: 18048965 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Pine Hollow
 Recent: 06/16/2018 : New

Stat Dt: 06/16/18 List Pr: \$419,000
 Sqft Above: 2,502 Sell Pr:
 Pr/SqFt: \$167.47 CDOM: 2
 Age: 24 Schl Dst: Parkway C-2
 Acres: .240

940 Lynwood Forest Dr, Manchester 63021-55



MLS #: 18035586 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Lynwood Add
 Recent: 06/13/2018 : New

Stat Dt: 06/13/18 List Pr: \$425,000
 Sqft Above: 2,200 Sell Pr:
 Pr/SqFt: \$193.18 CDOM: 5
 Age: 29 Schl Dst: Parkway C-2
 Acres: .280

14582 Bexhill Ct, Chesterfield 63017-5610



MLS #: 18046185 Status: **A**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Chesterfield Hill 2
 Recent: 06/14/2018 : BoM : T->A

Stat Dt: 06/14/18 List Pr: \$475,000
 Sqft Above: 2,744 Sell Pr:
 Pr/SqFt: \$173.10 CDOM: 4
 Age: Unknown Schl Dst: Parkway C-2
 Acres: .640

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

Stat Dt: 02/26/18 List Pr: \$450,000
 Sqft Above: 3,112 Sell Pr:
 Pr/SqFt: \$144.60 CDOM: 79
 Age: 80 Schl Dst: Parkway C-2
 Acres: 1.040

429 Londondary, Ballwin 63011-2412



MLS #: 18028563 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Ballwin
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: Multi-Level/ Split Foyer
SubD: Park Huntington 2
Recent: 06/13/2018 : Price Change : \$439,000->\$420,000

Stat Dt: 04/14/18
Sqft Above: 1,537
Pr/SqFt: \$273.26
Age: 44
\$95

List Pr: \$420,000
Sell Pr:
CDOM: 65
Schl Dst: Parkway C-2
Acres: .263

1357 Haute Loire Dr, Ballwin 63011-2965



MLS #: 18038126 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Lafayette Farms
Recent: 06/13/2018 : Price Change : \$450,000->\$434,900

Stat Dt: 05/14/18
Sqft Above: 2,836
Pr/SqFt: \$153.35
Age: 42
\$190

List Pr: \$434,900
Sell Pr:
CDOM: 35
Schl Dst: Parkway C-2
Acres: .508

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: 06/14/2018 : Price Change : \$475,000->\$459,900

Stat Dt: 06/06/18
Sqft Above: 2,360
Pr/SqFt: \$194.87
Age: 42
\$336

List Pr: \$459,900
Sell Pr:
CDOM: 12
Schl Dst: Parkway C-2
Acres: .260

1696 Claymont Estates, Chesterfield 63017-7



MLS #: 18034983 **Status:** P
Area: 168 **Bd:** 5
Muni/Twp: Chesterfield
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Claymont Woods 2a
Recent: 06/14/2018 : Pending : CN->P

Stat Dt: 06/13/18
Sqft Above: 2,482
Pr/SqFt: \$175.26
Age: 50

List Pr: \$435,000
Sell Pr:
CDOM: 16
Schl Dst: Parkway C-2
Acres: .474

13033 Barrett Crossing Ct, St Louis 63122-490



MLS #: 18027844 **Status:** P
Area: 169 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Barrett Crossing
Recent: 06/14/2018 : Pending : O->P

Stat Dt:
Sqft Above: 2,665
Pr/SqFt: \$164.17
Age: 31
\$250

List Pr: \$437,500
Sell Pr:
CDOM: 33
Schl Dst: Parkway C-2
Acres: .250

1369 Red Oak Plantation Dr, Ballwin 63021-33



MLS #: 18036448 **Status:** P
Area: 169 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Arbor Valley
Recent: 06/15/2018 : Pending : O->P

Stat Dt:
Sqft Above: 2,532
Pr/SqFt: \$177.69
Age: 8
\$450

List Pr: \$449,900
Sell Pr:
CDOM: 19
Schl Dst: Parkway C-2
Acres: .194

1707 Warmington Ct, Ballwin 63021-5873



MLS #: 18042847 Status: **P**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Ridgemont
 Recent: 06/18/2018 : Pending : O->P

Stat Dt:
 Sqft Above: 2,736
 Pr/SqFt: \$164.47
 Age: 35
 List Pr: \$450,000
 Sell Pr:
 CDOM: 8
 Schl Dst: Parkway C-2
 Acres: .260

12836 Wood Valley Ct, Des Peres 63131-2051



MLS #: 18045792 Status: **P**
 Area: 169 Bd: 4
 Muni/Twp: Des Peres
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Wood Valley Court Amd
 Recent: 06/17/2018 : Pending : O->P

Stat Dt:
 Sqft Above: 2,688
 Pr/SqFt: \$171.09
 Age: 33
 List Pr: \$459,900
 Sell Pr:
 CDOM: 3
 Schl Dst: Parkway C-2
 Acres: .350

407 Hunters Hill Dr, Chesterfield 63017-3446



MLS #: 18036974 Status: **S**
 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: 06/15/2018 : Sold : P->S

Stat Dt: 06/15/18
 Sqft Above: 2,574
 Pr/SqFt: \$159.87
 Age: 36
 List Pr: \$425,000
 Sell Pr: \$411,500
 CDOM: 10
 Schl Dst: Parkway C-2
 Acres: .310

846 Pheasant Woods, Manchester 63021-4300



MLS #: 18023392 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Audubon Woods

Stat Dt: 06/11/18
 Sqft Above: 2,500
 Pr/SqFt: \$160.00
 Age: 28
 List Pr: \$389,900
 Sell Pr: \$400,000
 CDOM: 2
 Schl Dst: Parkway C-2
 Acres: .180

14426 Open Meadow Ct West, Chesterfield 63021-4300



MLS #: 17088242 Status: **X**
 Area: 167 Bd: 2
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Townhouse
 SubD: Conway Meadows
 Recent: 06/16/2018 : Expired : A->X

Stat Dt: 06/15/18
 Sqft Above: 2,921
 Pr/SqFt: \$160.88
 Age: 35
 List Pr: \$469,944
 Sell Pr:
 CDOM: 242
 Schl Dst: Parkway C-2
 Acres: .181

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 6/11/2018+
 Selected 17 of 17 results.

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

Listing Activity Report

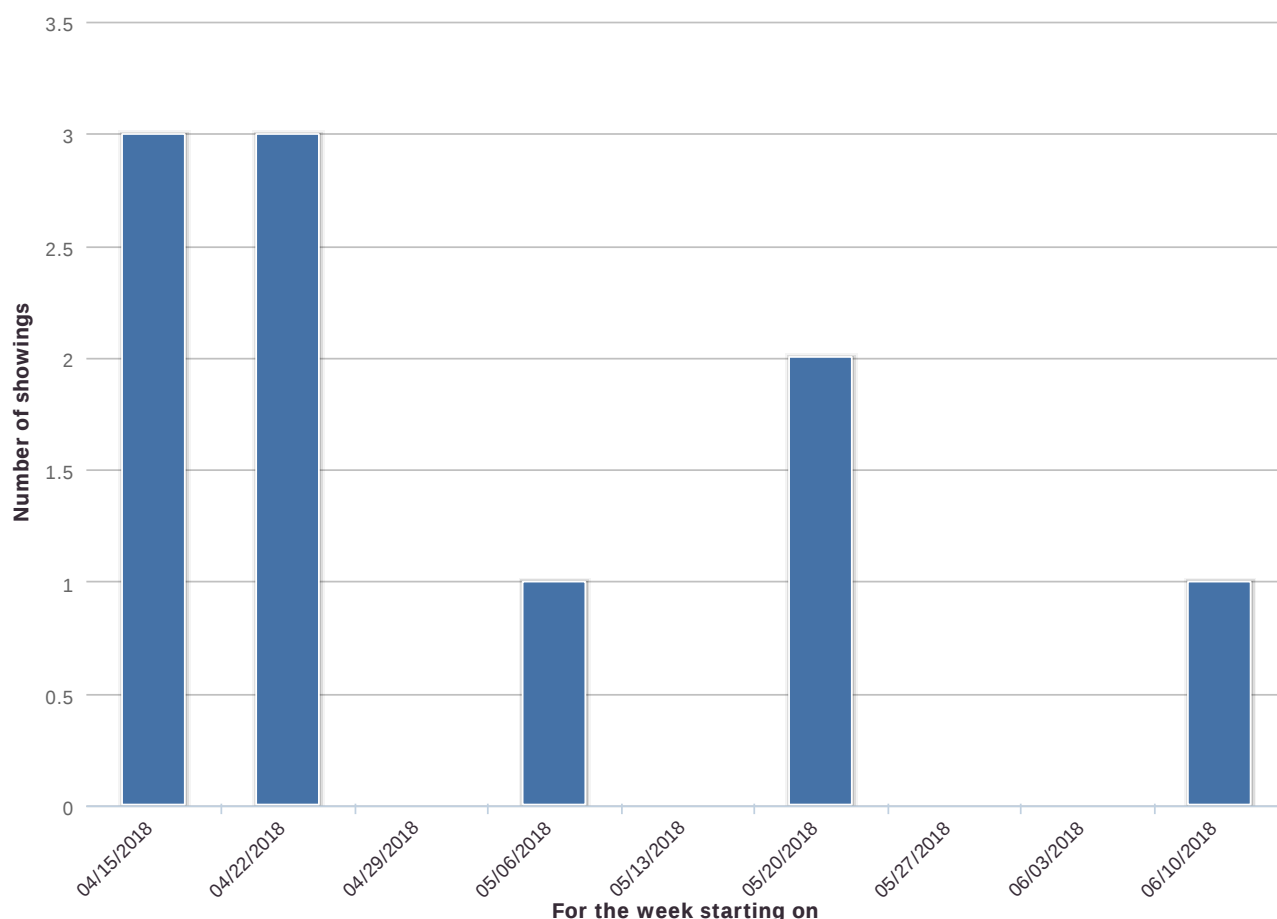
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - Jun 18, 2018



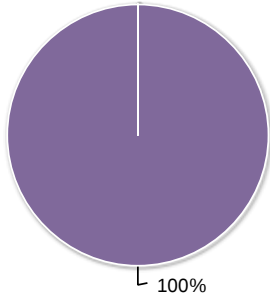
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$399,000
Status:	ACTIVE
Total number of appointments:	10
Appointments in the last 30 days:	3
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week



Feedback at a Glance

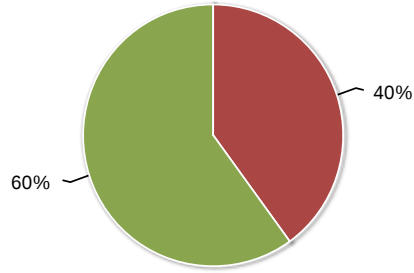
Is your client interested in this listing?



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

* 7 responses

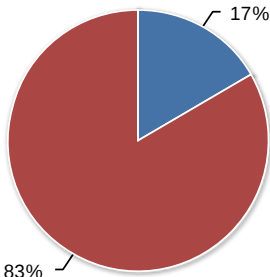
Please rate your overall experience at this showing.



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

* 5 responses

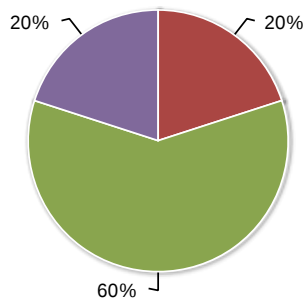
Your (and your client's) opinion of the price:



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? Not interested 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: 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	06/18/2018 8:24 AM	

Activity Type	Activity Date	Comments
 Price Change	06/18/2018 3:23 AM	
 Past Showing	06/13/2018 4:00 PM - 5:00 PM	
 Price Change Notification	06/06/2018 9:27 AM	
 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	