

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	69	\$399,000	360	476	2	3	394	65	27	20	751

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



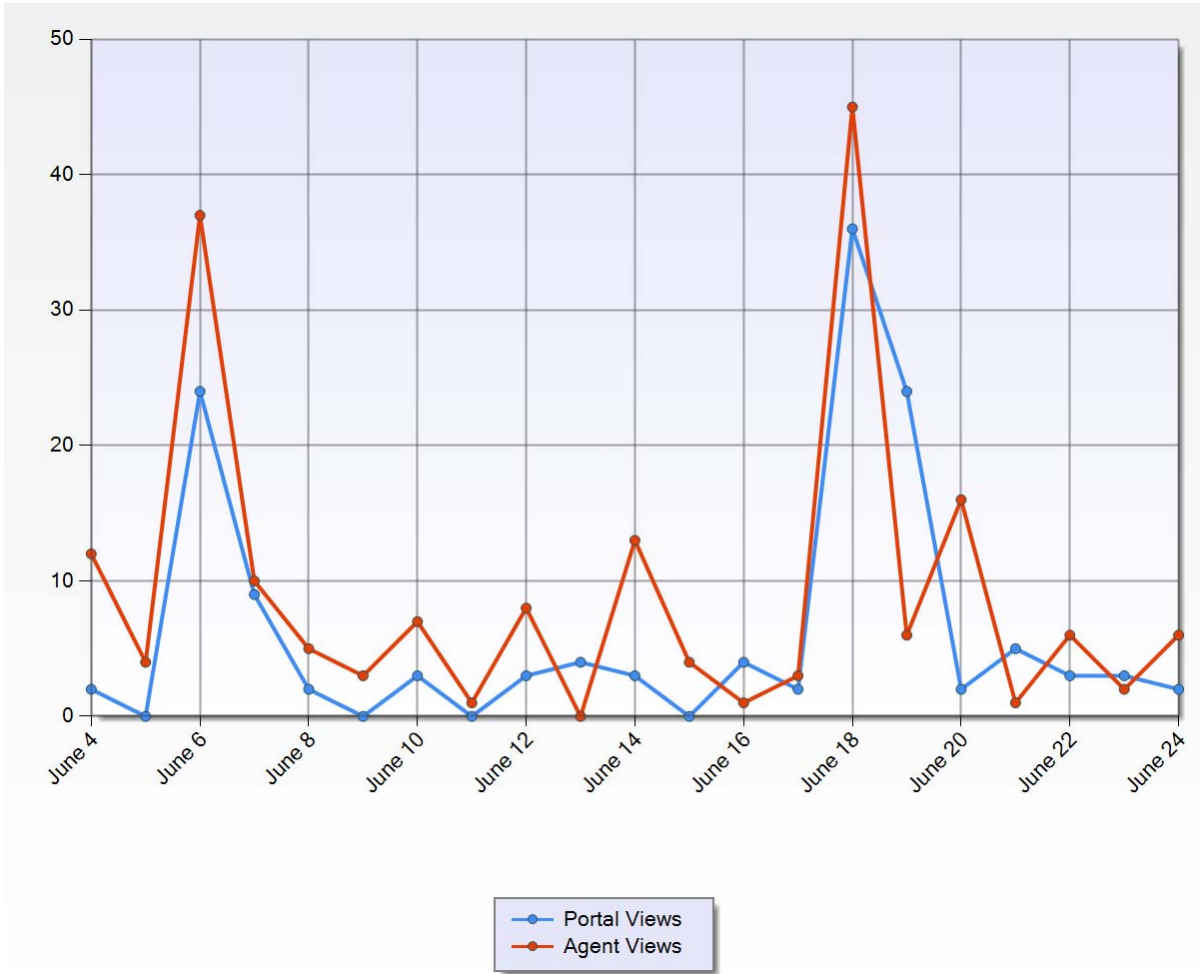
MLS #:	18027037	Status:	A	Stat Dt:	04 / 17 / 18	List Pr:	\$399,000
Area:	169	Bd:	4	Sq Ft:	2,739	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$145.67	CDOM:	69		
GA/CR:	2 / 0	Bth:	4 (3 1)	Age:	35		
Style/Desc:	2 Story / Other			Acre:	.480		
SubD:	Forest Oak Estates 1						
Schl District:	Parkway C-2						

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 13 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
5.0 mi	18049730	A	06/21/2018	RESI	1420 Sycamore Manor	Chesterfield	Chesterfield	167	4	\$425,000	4	2 (2 0)	2,384	0.280 0	34		WCLK01
4.1 mi	18047166	A	06/22/2018	RESI	14945 Royalbrook Dr	Chesterfield	Chesterfield	168	3	\$425,000	4	4 (3 1)	2,842	0.300 0	32		KWRC01
3.7 mi	18049481	A	06/21/2018	RESI	538 Kenilworth	Ballwin	Ballwin	168	4	\$439,000	4	3 (2 1)	2,620	0.344 0	44		KWSW01
2.9 mi	18050313	A	06/22/2018	RESI	274 Arbor Trails Dr	Unincorporated	Ballwin	169	3	\$400,000	4	3 (2 1)	2,696	0.180 0	16		CBG 32
3.7 mi	18050491	A	06/22/2018	RESI	755 Arbor Haven Dr	Unincorporated	Ballwin	169	3	\$425,000	5	3 (3 0)	2,410	0.280 0	27		FFRR01
1.3 mi	18049077	A	06/20/2018	RESI	2418 Fairoyal Dr	Des Peres	Des Peres	169	5	\$495,000	5	4 (3 1)	2,762	0.240 0	36		DIEL01
1.5 mi	18026299	A	04/13/2018	RESI	2325 East Royal Ct	Des Peres	Des Peres	169	40	\$439,500	4	4 (3 1)	2,508	0.330 0	35		MADA01
4.5 mi	18032808	A	04/26/2018	RESI	14884 Greenleaf Valley	Chesterfield	Chesterfield	167	42	\$485,000	4	4 (3 1)	2,788	1.020 0	39		WCLK01
4.4 mi	18048389	A	06/15/2018	RESI	2095 Sandy Bay Ct	Chesterfield	Chesterfield	168	10	\$425,000	4	4 (3 1)	2,646	0.278 0	41		HLRG01
1.2 mi	18039983	A	05/25/2018	RESI	2451 Barrett Heights Dr	Des Peres	Des Peres	169	31	\$475,000	4	4 (3 1)	2,800	0.390 0	22		CBPR01
3.7 mi	18048978	CO		RESI	425 Briarwyck Dr	Ballwin	Ballwin	168		\$479,900	4	3 (3 0)	2,361	0.303 0	45		CBPR02
4.6 mi	18040968	P	06/20/2018	RESI	1539 Deerhorn Dr	Chesterfield	Chesterfield	167	22	\$425,000	4	4 (3 1)	2,355	0.360 0	35		RDKY03
4.0 mi	18037287	P	06/20/2018	RESI	511 Redondo Dr	Chesterfield	Chesterfield	168	35	\$429,900	4	3 (3 0)	2,550	0.580 0	52		LAUP01
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
4.0 mi	18034983	S	06/20/2018	RESI	1696 Claymont Estates	Chesterfield	Chesterfield	168	16	\$430,000	5	4 (3 1)	2,482	0.474 0	50		MNRB01
1.1 mi	18040645	S	06/21/2018	RESI	2494 Barrett Heights Dr	Des Peres	Ballwin	169	9	\$415,000	4	4 (3 1)	2,270	0.190 0	22		KWRC01
1.2 mi	18026807	S	06/15/2018	RESI	1727 Connemara Dr	Manchester	Ballwin	169	42	\$415,000	5	3 (2 1)	2,530	0.210 0	34		LAUP01
2.4 mi	18027844	S	06/20/2018	RESI	13033 Barrett Crossing Ct	Unincorporated	St Louis	169	33	\$430,000	4	3 (2 1)	2,665	0.250 0	31		JJNR01
1.2 mi	18033138	S	06/19/2018	RESI	649 Dougherty Terrace	Unincorporated	Ballwin	169	6	\$464,000	4	3 (2 1)	2,371	0.275 0	40		BHSP04
4.5 mi	17088242	X	06/18/2018	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

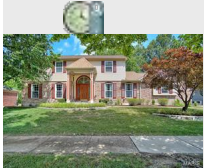
1420 Sycamore Manor, Chesterfield 63017-55



MLS #: 18049730 **Status:** A
Area: 167 **Bd:** 4
Muni/Twp: Chesterfield
GA/CR: 3 / 0 **Bth:** 2 (2 0)
Style/Desc: 1 Story / Ranch
SubD: Westchester Place
Recent: 06/21/2018 : New

Stat Dt: 06/21/18 **List Pr:** \$425,000
Sqft Above: 2,384 **Sell Pr:**
Pr/SqFt: \$178.27 **CDOM:** 4
Age: 34 **Schl Dst:** Parkway C-2
Acres: .280

14945 Royalbrook Dr, Chesterfield 63017-774



MLS #: 18047166 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Chesterfield
GA/CR: 2 / 0 **Bth:** 4 (3 1)
Style/Desc: 2 Story / Other
SubD: Royalbrook
Recent: 06/22/2018 : New

Stat Dt: 06/22/18 **List Pr:** \$425,000
Sqft Above: 2,842 **Sell Pr:**
Pr/SqFt: \$149.54 **CDOM:** 3
Age: 32 **Schl Dst:** Parkway C-2
Acres: .300

538 Kenilworth, Ballwin 63011-2458



MLS #: 18049481 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Ballwin
GA/CR: 2 / 0 **Bth:** 3 (2 1)
Style/Desc: 2 Story / Other
SubD: Wood Valley
Recent: 06/21/2018 : New

Stat Dt: 06/21/18 **List Pr:** \$439,000
Sqft Above: 2,620 **Sell Pr:**
Pr/SqFt: \$167.56 **CDOM:** 4
Age: 44 **Schl Dst:** Parkway C-2
Acres: .344

274 Arbor Trails Dr, Ballwin 63021-3306



MLS #: 18050313 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2 / 0 **Bth:** 3 (2 1)
Style/Desc: 2 Story / Other
SubD: Arbor Trails
Recent: 06/22/2018 : New

Stat Dt: 06/22/18 **List Pr:** \$400,000
Sqft Above: 2,696 **Sell Pr:**
Pr/SqFt: \$148.37 **CDOM:** 3
Age: 16 **Schl Dst:** Parkway C-2
Acres: .180

755 Arbor Haven Dr, Ballwin 63021-7357



MLS #: 18050491 **Status:** A
Area: 169 **Bd:** 5
Muni/Twp: Unincorporated
GA/CR: 2 / 0 **Bth:** 3 (3 0)
Style/Desc: 1 Story / Atrium
SubD: Arbor Oaks
Recent: 06/22/2018 : New

Stat Dt: 06/22/18 **List Pr:** \$425,000
Sqft Above: 2,410 **Sell Pr:**
Pr/SqFt: \$176.35 **CDOM:** 3
Age: 27 **Schl Dst:** Parkway C-2
Acres: .280

2418 Fairroyal Dr, Des Peres 63131-1915



MLS #: 18049077 **Status:** A
Area: 169 **Bd:** 5
Muni/Twp: Des Peres
GA/CR: 2 / 0 **Bth:** 4 (3 1)
Style/Desc: 2 Story / Other
SubD: Dougherty Oaks One
Recent: 06/20/2018 : New

Stat Dt: 06/20/18 **List Pr:** \$495,000
Sqft Above: 2,762 **Sell Pr:**
Pr/SqFt: \$179.22 **CDOM:** 5
Age: 36 **Schl Dst:** Parkway C-2
Acres: .240

Open House: Agent Only Openhouse: Tue Jun 26, 11:00AM-1:00PM

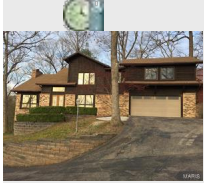
2325 East Royal Ct, Des Peres 63131-1941



MLS #: 18026299 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Des Peres
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 1 Story/Ranch
 SubD: Dougherty Oaks 3-B
 Recent: 06/20/2018 : BoM : T->A

Stat Dt: 04/13/18 List Pr: \$439,500
 Sqft Above: 2,508 Sell Pr:
 Pr/SqFt: \$175.24 CDOM: 40
 Age: 35 Schl Dst: Parkway C-2
 \$150 Acres: .330

14884 Greenleaf Valley, Chesterfield 63017-5181



MLS #: 18032808 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 1
 Recent: 06/23/2018 : Price Change : \$499,000->\$485,000

Stat Dt: 04/26/18 List Pr: \$485,000
 Sqft Above: 2,788 Sell Pr:
 Pr/SqFt: \$173.96 CDOM: 42
 Age: 39 Schl Dst: Parkway C-2
 \$300 Acres: 1.020

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: 06/20/2018 : Price Change : \$450,000->\$425,000

Stat Dt: 06/15/18 List Pr: \$425,000
 Sqft Above: 2,646 Sell Pr:
 Pr/SqFt: \$160.62 CDOM: 10
 Age: 41 Schl Dst: Parkway C-2
 Acres: .278

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: 06/22/2018 : Price Change : \$479,000->\$475,000

Stat Dt: 05/25/18 List Pr: \$475,000
 Sqft Above: 2,800 Sell Pr:
 Pr/SqFt: \$169.64 CDOM: 31
 Age: 22 Schl Dst: Parkway C-2
 \$300 Acres: .390

425 Briarwyck Dr, Ballwin 63011-2453



MLS #: 18048978 Status: **CO**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Other
 SubD: PARK HUNTINGTON 1
 Recent: 06/23/2018 : Coming Soon : I->CO

Stat Dt: List Pr: \$479,900
 Sqft Above: 2,361 Sell Pr:
 Pr/SqFt: \$203.26 CDOM:
 Age: 45 Schl Dst: Parkway C-2
 Acres: .303

1539 Deerhorn Dr, Chesterfield 63017-5511



MLS #: 18040968 Status: **P**
 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: 06/20/2018 : Pending : A->P

Stat Dt: 06/20/18 List Pr: \$425,000
 Sqft Above: 2,355 Sell Pr:
 Pr/SqFt: \$180.47 CDOM: 22
 Age: 35 Schl Dst: Parkway C-2
 \$300 Acres: .360

511 Redondo Dr, Chesterfield 63017-7071



MLS #: 18037287 Status: **P**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Claymont Estates 1
 Recent: 06/20/2018 : Pending : A->P

Stat Dt: 06/20/18 List Pr: \$429,900
 Sqft Above: 2,550 Sell Pr:
 Pr/SqFt: \$168.59 CDOM: 35
 Age: 52 Schl Dst: Parkway C-2
 \$300 Acres: .580

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

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

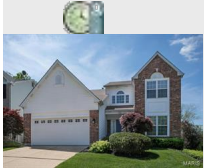
1696 Claymont Estates, Chesterfield 63017-7



MLS #: 18034983 Status: **S**
 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: 06/22/2018 : Sold : P->S

Stat Dt: 06/20/18 List Pr: \$435,000
 Sqft Above: 2,482 Sell Pr: \$430,000
 Pr/SqFt: \$173.25 CDOM: 16
 Age: 50 Schl Dst: Parkway C-2
 Acres: .474

2494 Barrett Heights Dr, Ballwin 63021-5894



MLS #: 18040645 Status: **S**
 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: 06/21/2018 : Sold : P->S

Stat Dt: 06/21/18 List Pr: \$425,000
 Sqft Above: 2,270 Sell Pr: \$415,000
 Pr/SqFt: \$182.82 CDOM: 9
 Age: 22 Schl Dst: Parkway C-2
 \$300 Acres: .190

1727 Connemara Dr, Ballwin 63021-7113



MLS #: 18026807 Status: **S**
 Area: 169 Bd: 5
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Seven Oaks
 Recent: 06/19/2018 : Sold : P->S

Stat Dt: 06/15/18 List Pr: \$429,000
 Sqft Above: 2,530 Sell Pr: \$415,000
 Pr/SqFt: \$164.03 CDOM: 42
 Age: 34 Schl Dst: Parkway C-2
 \$150 Acres: .210

13033 Barrett Crossing Ct, St Louis 63122-490



MLS #: 18027844 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Barrett Crossing
 Recent: 06/21/2018 : Sold : P->S

Stat Dt: 06/20/18 List Pr: \$437,500
 Sqft Above: 2,665 Sell Pr: \$430,000
 Pr/SqFt: \$161.35 CDOM: 33
 Age: 31 Schl Dst: Parkway C-2
 \$250 Acres: .250

649 Dougherty Terrace, Ballwin 63021-5851



MLS #: 18033138 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Dougherty Estates 3
 Recent: 06/22/2018 : Sold : P->S

Stat Dt: 06/19/18 List Pr: \$445,000
 Sqft Above: 2,371 Sell Pr: \$464,000
 Pr/SqFt: \$195.70 CDOM: 6
 Age: 40 Schl Dst: Parkway C-2
 \$240 Acres: .275

14426 Open Meadow Ct West, Chesterfield 63



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

Stat Dt: 06/18/18 List Pr: \$469,944
 Sqft Above: 2,921 Sell Pr:
 Pr/SqFt: \$160.88 CDOM: 242
 Age: 35 Schl Dst: Parkway C-2
 \$510 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 6/18/2018+

Selected 20 of 20 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

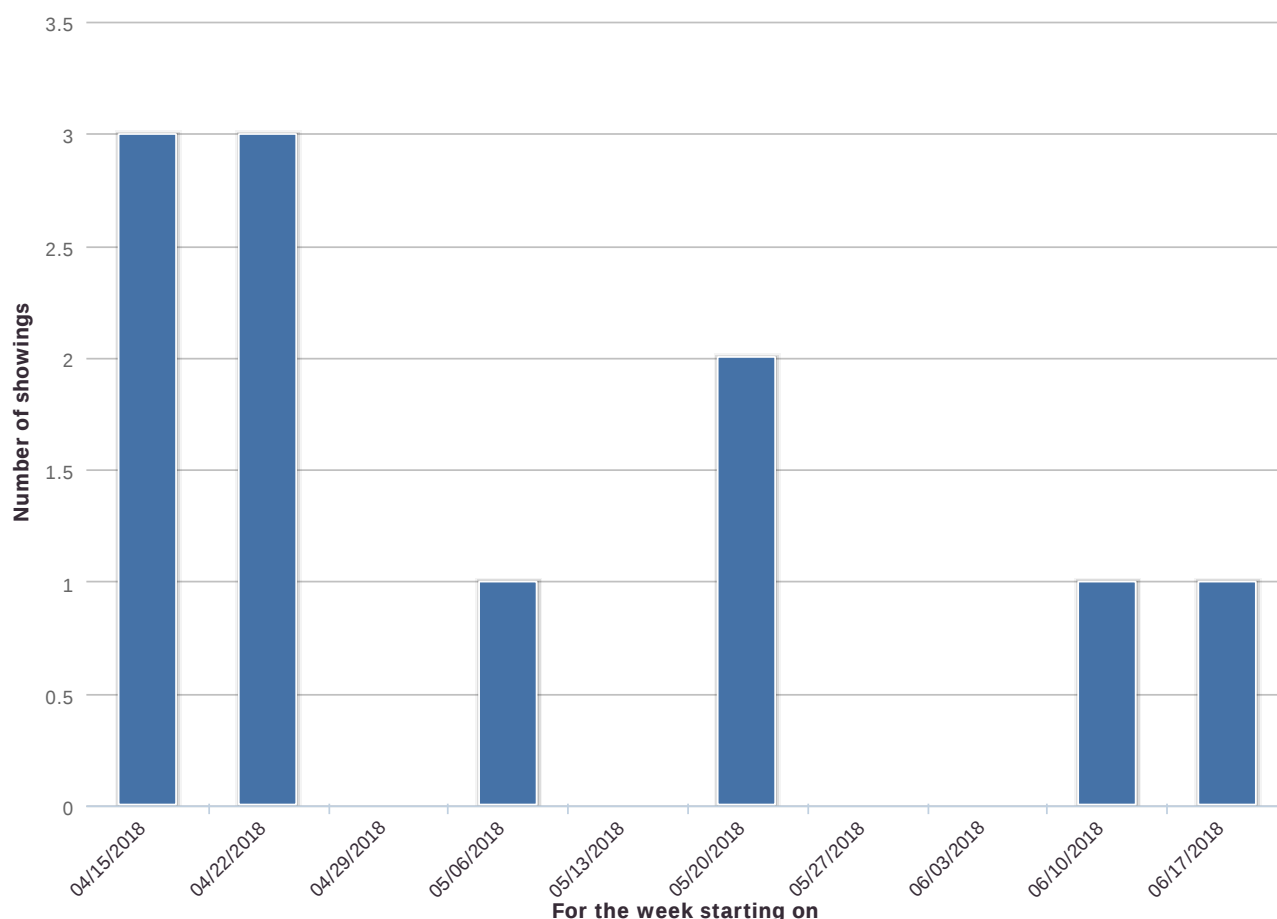
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - Jun 20, 2018



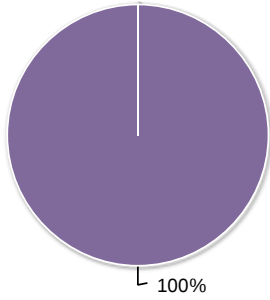
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$399,000
Status:	ACTIVE
Total number of appointments:	11
Appointments in the last 30 days:	2
Appointments in the last 7 days:	1
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week



Feedback at a Glance

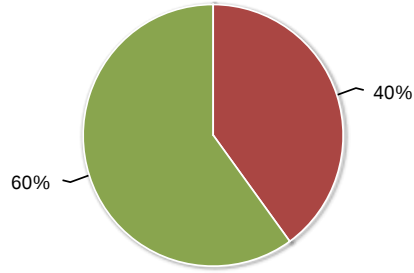
Is your client interested in this listing?



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

* 7 responses

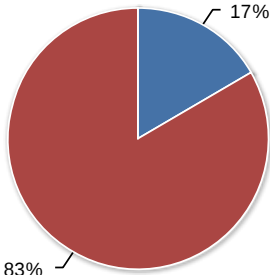
Please rate your overall experience at this showing.



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

* 5 responses

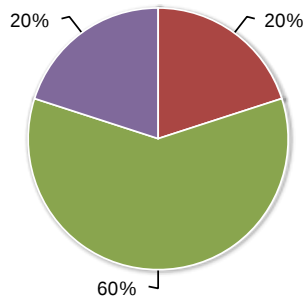
Your (and your client's) opinion of the price:



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
 Past Showing	06/20/2018 4:00 PM - 5:00 PM	

Activity Type	Activity Date	Comments
 Price Change Notification	06/18/2018 8:24 AM	
 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	