

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	76	\$399,000	366	484	3	3	397	64	28	19	790

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



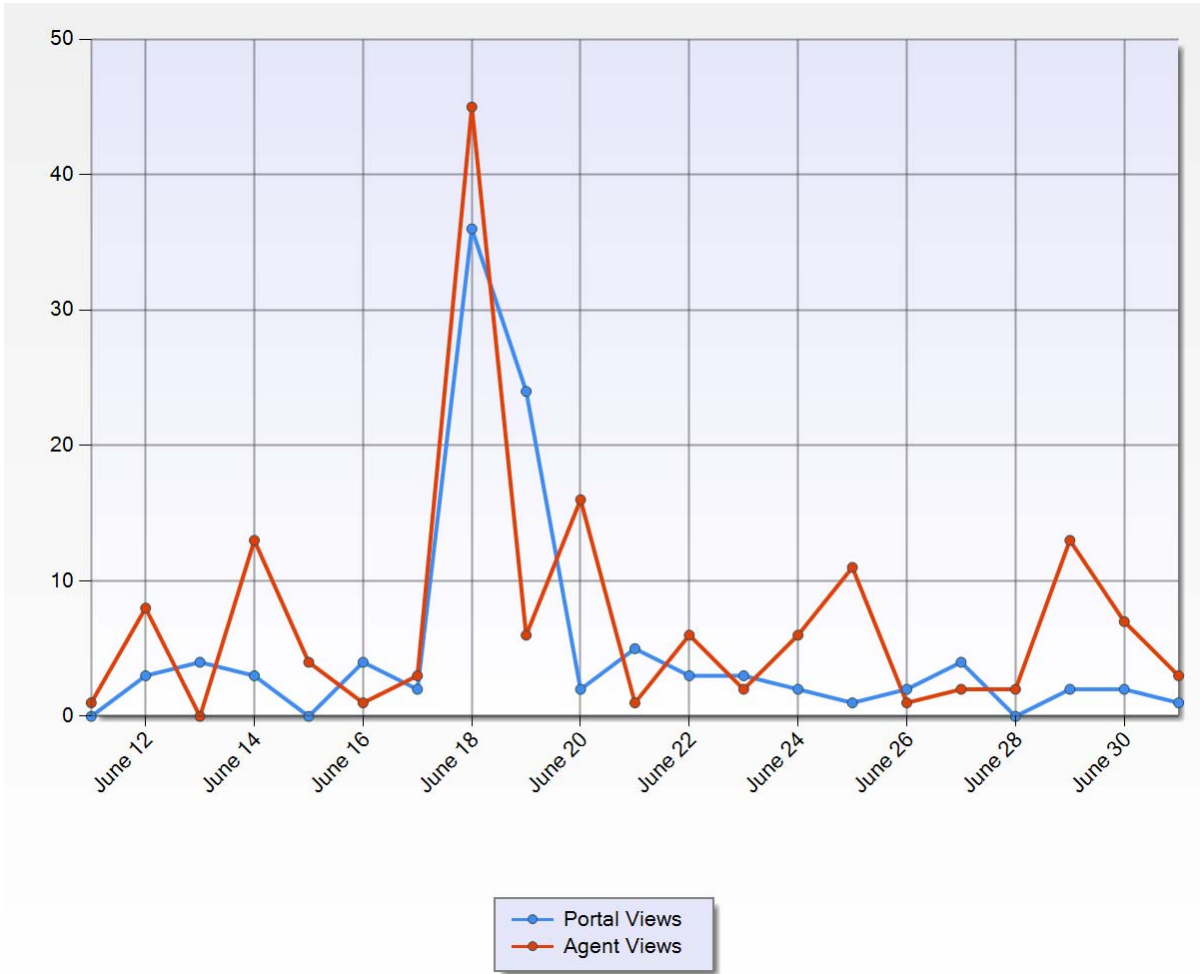
MLS #:	18027037	Status:	A	Stat Dt:	04 / 17 / 18	List Pr:	\$399,000
Area:	169	Bd:	4	Sq Ft:	2,739	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$145.67	CDOM:	76		
GA/CR:	2 / 0	Bth:	4 (3 1)	Age:	35		
Style/Desc:	2 Story / Other			Acre:	.480		
SubD:	Forest Oak Estates 1						
Schl District:	Parkway C-2						

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 16 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
4.2 mi	18038533	A	06/28/2018	RESI	15145 Denwoods	Chesterfield	Chesterfield	168	4	\$479,000	4	4 (3 1)	2,819	1.340 0	46	EXSL02	
3.7 mi	18048978	A	06/25/2018	RESI	425 Briarwyck Dr	Ballwin	Ballwin	168	7	\$479,900	4	3 (3 0)	2,361	0.303 0	45	CBPR02	
1.3 mi	18046539	A	06/27/2018	RESI	2712 Barrett Springs Ct	Unincorporated	Ballwin	169	5	\$435,000	4	3 (2 1)	2,530	0.230 0	25	CBPR01	
1.9 mi	18053007	A	07/01/2018	RESI	12845 Crab Thicket Lane	Des Peres	Des Peres	169	1	\$439,500	5	4 (3 1)	1,994	0.273 0		BHAL05	
4.7 mi	18041353	A	06/07/2018	RESI	15374 Squires Way Dr	Chesterfield	Chesterfield	167	25	\$499,500	3	4 (3 1)	3,172	0.240 0	14	CBG 11	
1.5 mi	18042932	A	06/06/2018	RESI	2426 Hollyhead Dr	Des Peres	St Louis	169	26	\$445,000	4	3 (2 1)	2,360	0.260 0	42	KWRC01	
1.1 mi	18050353	A	06/22/2018	RESI	2502 Johnson Place	Unincorporated	Ballwin	169	10	\$499,900	4	4 (2 2)	2,659	0.380 0	25	LKW 01	
4.5 mi	18021611	P	06/28/2018	RESI	449 Hunters Hill Dr	Chesterfield	Chesterfield	167	63	\$465,000	3	3 (3 0)	3,226	0.320 0	36	KWRC01	
3.6 mi	18036333	P		RESI	1845 Buckingham	Chesterfield	Chesterfield	168	18	\$452,900	4	4 (2 2)	2,573	0.393 0	41	RDKY03	
3.8 mi	18016669	S	06/27/2018	RESI	660 Pine Creek Dr	Town And Count ry	Town and Country	167	56	\$427,500	3	3 (2 1)	2,770	0.249 0	30	BHAL02	
1.8 mi	18033715	S	06/26/2018	RESI	720 Woodridge Heights Ct	Manchester	Manchester	168	3	\$407,000	4	3 (2 1)	2,487	0.240 0	28	CBG 11	
3.4 mi	18035692	S	06/25/2018	RESI	5 Middlebury Lane	Town And Count ry	Chesterfield	168	8	\$485,000	4	4 (2 2)	2,509	1.003 0	51	BHAL05	
3.6 mi	18038021	S	06/29/2018	RESI	760 Arbor Haven Dr	Unincorporated	Ballwin	169	5	\$410,000	6	3 (3 0)	2,566	0.290 0	27	FFRR01	
0.7 mi	18031926	S	06/22/2018	RESI	537 Huntley Heights	Unincorporated	Ballwin	169	107	\$413,000	4	4 (3 1)	2,604	0.230 0	35	KWSW01	
2.9 mi	18036448	S	06/25/2018	RESI	1369 Red Oak Plantation Dr	Unincorporated	Ballwin	169	19	\$425,000	4	4 (3 1)	2,532	0.194 0	8	CBG 11	
0.7 mi	18036877	S	06/27/2018	RESI	795 Whispering Meadows Dr	Manchester	Manchester	169	1	\$434,900	4	3 (3 0)	2,332	0.250 0	31	CBG 11	
0.2 mi	18020928	S	06/26/2018	RESI	1322 Dietrich Oaks Dr	Unincorporated	Ballwin	169	62	\$450,000	4	4 (3 1)	2,658	0.410 0	31	BHSP04	
3.4 mi	18028984	C	06/28/2018	RESI	629 Charleston Oaks Dr	Unincorporated	Ballwin	169	73	\$409,900	4	4 (3 1)	2,666	0.290 0	23	STRA01	
1.8 mi	18014102	C	06/29/2018	RESI	807 Orpington Ct	Des Peres	Des Peres	169	114	\$479,900	4	4 (3 1)	2,931	0.298 0	40	MCAR01	

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Residential Condensed

15145 Denwoods, Chesterfield 63017-7005



MLS #: 18038533 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Chesterfield
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Claymont Woods
Recent: 06/28/2018 : New

Stat Dt: 06/28/18 **List Pr:** \$479,000
Sqft Above: 2,819 **Sell Pr:**
Pr/SqFt: \$169.92 **CDOM:** 4
Age: 46 **Schl Dst:** Parkway C-2
Acres: 1.340

425 Briarwyck Dr, Ballwin 63011-2453



MLS #: 18048978 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Ballwin
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Other
SubD: PARK HUNTINGTON 1

Stat Dt: 06/25/18 **List Pr:** \$479,900
Sqft Above: 2,361 **Sell Pr:**
Pr/SqFt: \$203.26 **CDOM:** 7
Age: 45 **Schl Dst:** Parkway C-2
Acres: .303

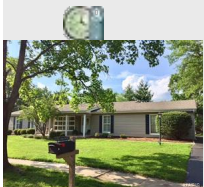
2712 Barrett Springs Ct, Ballwin 63021-3820



MLS #: 18046539 **Status:** A
Area: 169 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Barrett Spgs
Recent: 06/27/2018 : New

Stat Dt: 06/27/18 **List Pr:** \$435,000
Sqft Above: 2,530 **Sell Pr:**
Pr/SqFt: \$171.94 **CDOM:** 5
Age: 25 **Schl Dst:** Parkway C-2
Acres: .230

12845 Crab Thicket Lane, Des Peres 63131-21



MLS #: 18053007 **Status:** A
Area: 169 **Bd:** 5
Muni/Twp: Des Peres
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 1 Story/Ranch
SubD: Dougherty Lake
Recent: 07/01/2018 : New

Stat Dt: 07/01/18 **List Pr:** \$439,500
Sqft Above: 1,994 **Sell Pr:**
Pr/SqFt: \$220.41 **CDOM:** 1
Age: Unknown **Schl Dst:** Parkway C-2
Acres: .273

15374 Squires Way Dr, Chesterfield 63017-54



MLS #: 18041353 **Status:** A
Area: 167 **Bd:** 3
Muni/Twp: Chesterfield
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 1.5 Story/Other
SubD: Highland Forest
Recent: 06/30/2018 : Price Change : \$525,000->\$499,500

Stat Dt: 06/07/18 **List Pr:** \$499,500
Sqft Above: 3,172 **Sell Pr:**
Pr/SqFt: \$157.47 **CDOM:** 25
Age: 14 **Schl Dst:** Parkway C-2
Acres: .240

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: 06/28/2018 : Price Change : \$459,900->\$445,000

Stat Dt: 06/06/18 **List Pr:** \$445,000
Sqft Above: 2,360 **Sell Pr:**
Pr/SqFt: \$188.56 **CDOM:** 26
Age: 42 **Schl Dst:** Parkway C-2
Acres: .260

2502 Johnson Place, Ballwin 63021-7825



MLS #: 18050353 Status: **A** Stat Dt: 06/22/18 List Pr: \$499,900
 Area: 169 Bd: 4 Sqft Above: 2,659 Sell Pr:
 Muni/Twp: Unincorporated Pr/SqFt: \$188.00 CDOM: 10
 GA/CR: 2/0 Bth: 4 (2 2) Age: 25 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other \$350 Acres: .380
 SubD: Johnson Place
 Recent: 06/30/2018 : Price Change : \$519,900->\$499,900

449 Hunters Hill Dr, Chesterfield 63017-3446



MLS #: 18021611 Status: **P** Stat Dt: 06/28/18 List Pr: \$465,000
 Area: 167 Bd: 3 Sqft Above: 3,226 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$144.14 CDOM: 63
 GA/CR: 2/0 Bth: 3 (3 0) Age: 36 Schl Dst: Parkway C-2
 Style/Desc 1.5 Story/Other \$750 Acres: .320
 SubD: Conway Meadows Six
 Recent: 06/29/2018 : Pending : CN->P

1845 Buckingham, Chesterfield 63017-8039



MLS #: 18036333 Status: **P** Stat Dt: List Pr: \$452,900
 Area: 168 Bd: 4 Sqft Above: 2,573 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$176.02 CDOM: 18
 GA/CR: 2/0 Bth: 4 (2 2) Age: 41 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other Acres: .393
 SubD: Scarborough 6
 Recent: 06/29/2018 : Pending : O->P

660 Pine Creek Dr, Town and Country 63017-5



MLS #: 18016669 Status: **S** Stat Dt: 06/27/18 List Pr: \$439,000
 Area: 167 Bd: 3 Sqft Above: 2,770 Sell Pr: \$427,500
 Muni/Twp: Town And Country Pr/SqFt: \$154.33 CDOM: 56
 GA/CR: 2/0 Bth: 3 (2 1) Age: 30 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch \$300 Acres: .249
 SubD: Pinetree
 Recent: 06/28/2018 : Sold : P->S

720 Woodridge Heights Ct, Manchester 63011



MLS #: 18033715 Status: **S** Stat Dt: 06/26/18 List Pr: \$415,000
 Area: 168 Bd: 4 Sqft Above: 2,487 Sell Pr: \$407,000
 Muni/Twp: Manchester Pr/SqFt: \$163.65 CDOM: 3
 GA/CR: 2/0 Bth: 3 (2 1) Age: 28 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other Acres: .240
 SubD: Westridge Manor Estates
 Recent: 06/26/2018 : Sold : P->S

5 Middlebury Lane, Chesterfield 63017-8317



MLS #: 18035692 Status: **S** Stat Dt: 06/25/18 List Pr: \$500,000
 Area: 168 Bd: 4 Sqft Above: 2,509 Sell Pr: \$485,000
 Muni/Twp: Town And Country Pr/SqFt: \$193.30 CDOM: 8
 GA/CR: 3/0 Bth: 4 (2 2) Age: 51 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other Acres: 1.003
 SubD: Winchester Estates

760 Arbor Haven Dr, Ballwin 63021-7360



MLS #: 18038021 Status: **S** Stat Dt: 06/29/18 List Pr: \$415,000
 Area: 169 Bd: 6 Sqft Above: 2,566 Sell Pr: \$410,000
 Muni/Twp: Unincorporated Pr/SqFt: \$159.78 CDOM: 5
 GA/CR: 3/0 Bth: 3 (3 0) Age: 27 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch \$566 Acres: .290
 SubD: Arbor Oaks
 Recent: 06/29/2018 : Sold : P->S

537 Huntley Heights, Ballwin 63021-5884



MLS #: 18031926 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Ridgmont 4

Stat Dt: 06/22/18 List Pr: \$420,000
 Sqft Above: 2,604 Sell Pr: \$413,000
 Pr/SqFt: \$158.60 CDOM: 107
 Age: 35 Schl Dst: Parkway C-2
 \$200 Acres: .230

1369 Red Oak Plantation Dr, Ballwin 63021-33



MLS #: 18036448 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Arbor Valley
 Recent: 06/26/2018 : Sold : P->S

Stat Dt: 06/25/18 List Pr: \$449,900
 Sqft Above: 2,532 Sell Pr: \$425,000
 Pr/SqFt: \$167.85 CDOM: 19
 Age: 8 Schl Dst: Parkway C-2
 \$450 Acres: .194

795 Whispering Meadows Dr, Manchester 63021-33



MLS #: 18036877 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 6/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Carman Meadows
 Recent: 06/27/2018 : Sold : P->S

Stat Dt: 06/27/18 List Pr: \$434,900
 Sqft Above: 2,332 Sell Pr: \$434,900
 Pr/SqFt: \$186.49 CDOM: 1
 Age: 31 Schl Dst: Parkway C-2
 \$180 Acres: .250

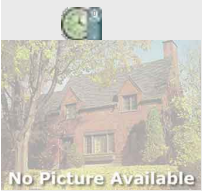
1322 Dietrich Oaks Dr, Ballwin 63021-8007



MLS #: 18020928 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Spring Oaks
 Recent: 06/26/2018 : Sold : P->S

Stat Dt: 06/26/18 List Pr: \$457,900
 Sqft Above: 2,658 Sell Pr: \$450,000
 Pr/SqFt: \$169.30 CDOM: 62
 Age: 31 Schl Dst: Parkway C-2
 \$300 Acres: .410

629 Charleston Oaks Dr, Ballwin 63021-7390



MLS #: 18028984 Status: **C**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Charleston Oaks
 Recent: 06/28/2018 : Cancelled : A->C

Stat Dt: 06/28/18 List Pr: \$409,900
 Sqft Above: 2,666 Sell Pr:
 Pr/SqFt: \$153.75 CDOM: 73
 Age: 23 Schl Dst: Parkway C-2
 \$200 Acres: .290

807 Orpington Ct, Des Peres 63131-2030



MLS #: 18014102 Status: **C**
 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
 Recent: 06/30/2018 : Cancelled : A->C

Stat Dt: 06/29/18 List Pr: \$479,900
 Sqft Above: 2,931 Sell Pr:
 Pr/SqFt: \$163.73 CDOM: 114
 Age: 40 Schl Dst: Parkway C-2
 \$300 Acres: .298

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 6/25/2018+

Selected 19 of 19 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

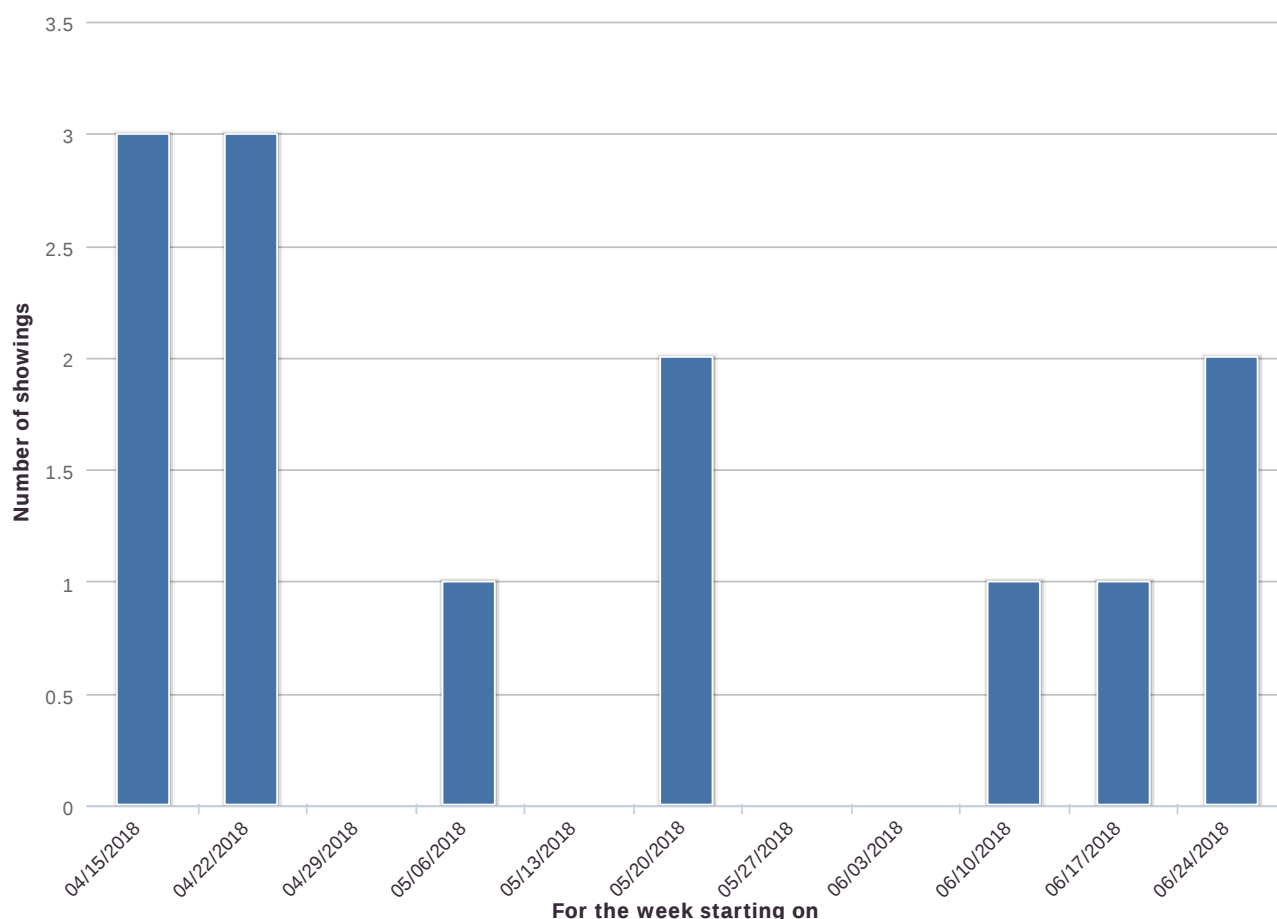
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - Jun 30, 2018



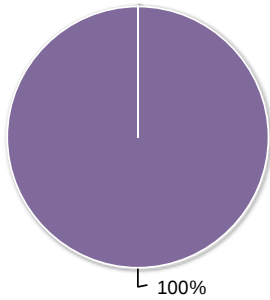
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$399,000
Status:	ACTIVE
Total number of appointments:	13
Appointments in the last 30 days:	4
Appointments in the last 7 days:	2
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week

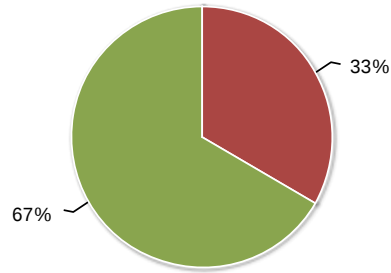


Feedback at a Glance

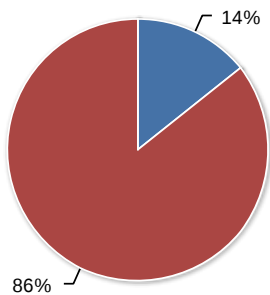
Is your client interested in this listing?



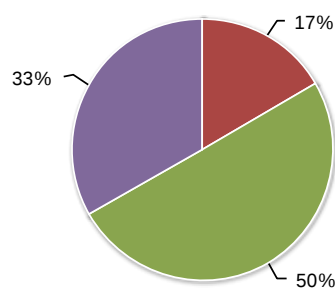
Please rate your overall experience at this showing.



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



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



Feedback Responses

Activity Details	Received
Showing 06/30/2018 5:45 PM - 6:45 PM	07/01/2018 09:01 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:	
Nice floor plan but it needs everything!	
Showing 06/29/2018 12:30 PM - 2:00 PM	06/29/2018 02:55 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 Way more updating needed than this client is willing to do.	

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
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

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 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	06/30/2018 5:45 PM - 6:45 PM	
 Past Showing	06/29/2018 12:30 PM - 2:00 PM	
 Past Showing	06/20/2018 4:00 PM - 5:00 PM	
 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	

Activity Type	Activity Date	Comments
 New Listing	04/17/2018	