

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	83	\$399,000	353	443	4	3	374	16	27	16	823

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



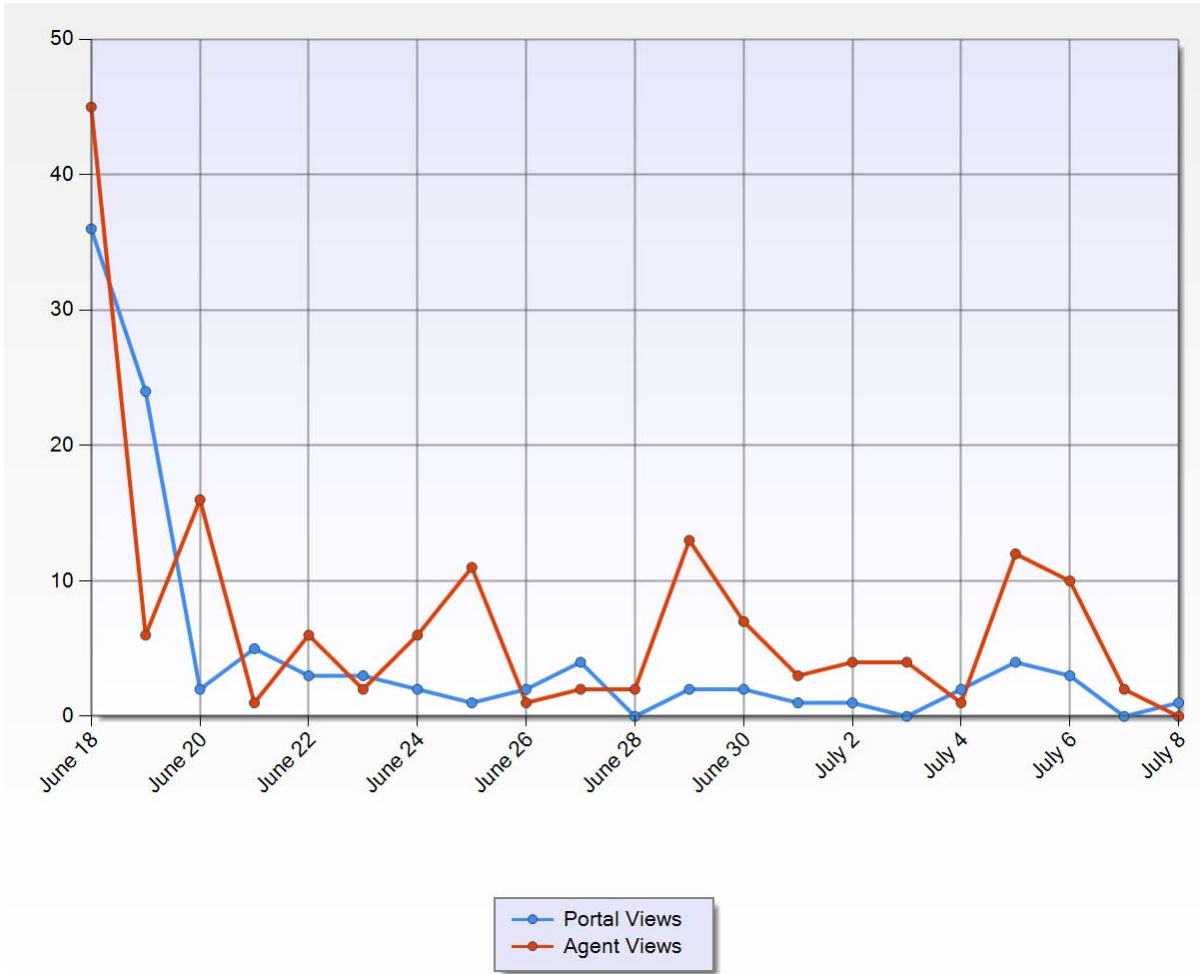
MLS #:	18027037	Status:	A	Stat Dt:	04 / 17 / 18	List Pr:	\$399,000
Area:	169	Bd:	4	Sq Ft:	2,739	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$145.67	CDOM:	83		
GA/CR:	2 / 0	Bth:	4 (3 1)	Age:	35		
Style/Desc:	2 Story / Other			Acre:	.480		
SubD:	Forest Oak Estates 1						
Schl District:	Parkway C-2						

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 15 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
1.5 mi	18053826	A	07/03/2018	RESI	13132 Dougherty Ridge Ct	Des Peres	St Louis	169	6	\$460,000	4	4 (2 2)	2,485	0.230 0	42		BHSP01
2.9 mi	18053134	A	07/02/2018	RESI	1380 Red Oak Plantation Dr	Unincorporated	Ballwin	169	7	\$479,900	4	3 (2 1)	2,994	0.172 0	8		CBG 11
4.1 mi	18047166	A	06/22/2018	RESI	14945 Royalbrook Dr	Chesterfield	Chesterfield	168	17	\$410,000	4	4 (3 1)	2,842	0.300 0	32		KWRC01
1.9 mi	18023048	A	05/04/2018	RESI	707 Chancellor Heights Dr	Manchester	Manchester	168	66	\$415,000	4	3 (2 1)	2,748	0.260 0	31		CBG 03
0.6 mi	18035586	A	06/13/2018	RESI	940 Lynwood Forest Dr	Manchester	Manchester	169	26	\$412,000	4	4 (3 1)	2,200	0.280 0	29		KWSW01
1.9 mi	18053007	A	07/01/2018	RESI	12845 Crab Thicket Lane	Des Peres	Des Peres	169	8	\$415,000	5	3 (3 0)	1,994	0.273 0			BHAL05
1.2 mi	18039983	A	05/25/2018	RESI	2451 Barrett Heights Dr	Des Peres	Des Peres	169	45	\$459,900	4	4 (3 1)	2,800	0.390 0	22		CBPR01
4.4 mi	18053565	S	07/03/2018	RESI	82 Meadowbrook Country Club Est	Ballwin	Ballwin	168	0	\$400,000	3	4 (3 1)	3,078	0.768 0	50		KWSW01
2.0 mi	18045792	S	07/05/2018	RESI	12836 Wood Valley Ct	Des Peres	Des Peres	169	3	\$470,000	4	4 (3 1)	2,688	0.350 0	33		MCAR01
2.0 mi	18018274	S	07/06/2018	RESI	12865 Four Winds Farm	Des Peres	St Louis	169	21	\$479,900	4	4 (3 1)	2,405	0.384 0	41		BOUT01
1.5 mi	18042932	C	07/06/2018	RESI	2426 Hollyhead Dr	Des Peres	St Louis	169	30	\$445,000	4	3 (2 1)	2,360	0.260 0	42		KWRC01

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Residential Condensed

13132 Dougherty Ridge Ct, St Louis 63131



MLS #: 18053826 Status: A
 Area: 169 Bd: 4
 Muni/Twp: Des Peres
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Dougherty Ridge
 Recent: 07/03/2018 : New

Stat Dt: 07/03/18 List Pr: \$460,000
 Sqft Above: 2,485 Sell Pr:
 Pr/SqFt: \$185.11 CDOM: 6
 Age: 42 Schl Dst: Parkway C-2
 \$275 Acres: .230

1380 Red Oak Plantation Dr, Ballwin 63021-73



MLS #: 18053134 Status: A
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Arbor Valley

Stat Dt: 07/02/18 List Pr: \$479,900
 Sqft Above: 2,994 Sell Pr:
 Pr/SqFt: \$160.29 CDOM: 7
 Age: 8 Schl Dst: Parkway C-2
 Acres: .172

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: 07/06/2018 : Price Change : \$425,000->\$410,000

Stat Dt: 06/22/18 List Pr: \$410,000
 Sqft Above: 2,842 Sell Pr:
 Pr/SqFt: \$144.26 CDOM: 17
 Age: 32 Schl Dst: Parkway C-2
 \$200 Acres: .300

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
 Recent: 07/05/2018 : Price Change : \$424,900->\$415,000

Stat Dt: 05/04/18 List Pr: \$415,000
 Sqft Above: 2,748 Sell Pr:
 Pr/SqFt: \$151.02 CDOM: 66
 Age: 31 Schl Dst: Parkway C-2
 \$300 Acres: .260

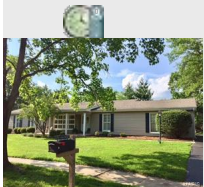
940 Lynwood Forest Dr, Manchester 63021-55



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: 07/07/2018 : Price Change : \$425,000->\$412,000

Stat Dt: 06/13/18 List Pr: \$412,000
 Sqft Above: 2,200 Sell Pr:
 Pr/SqFt: \$187.27 CDOM: 26
 Age: 29 Schl Dst: Parkway C-2
 \$100 Acres: .280

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: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Dougherty Lake
 Recent: 07/06/2018 : Price Change : \$439,500->\$415,000

Stat Dt: 07/01/18 List Pr: \$415,000
 Sqft Above: 1,994 Sell Pr:
 Pr/SqFt: \$208.12 CDOM: 8
 Age: Unknown Schl Dst: Parkway C-2
 Acres: .273

2451 Barrett Heights Dr, Des Peres 63021



MLS #: 18039983 Status: **A** Stat Dt: 05/25/18 List Pr: \$459,900
 Area: 169 Bd: 4 Sqft Above: 2,800 Sell Pr:
 Muni/Twp: Des Peres Pr/SqFt: \$164.25 CDOM: 45
 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: 07/05/2018 : Price Change : \$475,000->\$459,900

82 Meadowbrook Country Club Est, Ballwin 63



MLS #: 18053565 Status: **S** Stat Dt: 07/03/18 List Pr: \$440,000
 Area: 168 Bd: 3 Sqft Above: 3,078 Sell Pr: \$400,000
 Muni/Twp: Ballwin Pr/SqFt: \$129.95 CDOM:
 GA/CR: 2/0 Bth: 4 (3 1) Age: 50 Schl Dst: Parkway C-2
 Style/Desc 1 Story/Ranch Acres: .768
 SubD: Meadowbrook Country Club
 Estates
 Recent: 07/03/2018 : Sold : P->S

12836 Wood Valley Ct, Des Peres 63131-2051



MLS #: 18045792 Status: **S** Stat Dt: 07/05/18 List Pr: \$459,900
 Area: 169 Bd: 4 Sqft Above: 2,688 Sell Pr: \$470,000
 Muni/Twp: Des Peres Pr/SqFt: \$174.85 CDOM: 3
 GA/CR: 2/0 Bth: 4 (3 1) Age: 33 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other \$85 Acres: .350
 SubD: Wood Valley Court Amd
 Recent: 07/06/2018 : Sold : P->S

12865 Four Winds Farm, St Louis 63131-2022



MLS #: 18018274 Status: **S** Stat Dt: 07/06/18 List Pr: \$479,900
 Area: 169 Bd: 4 Sqft Above: 2,405 Sell Pr: \$479,900
 Muni/Twp: Des Peres Pr/SqFt: \$199.54 CDOM: 21
 GA/CR: 2/0 Bth: 4 (3 1) Age: 41 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other Acres: .384
 SubD: Four Winds Farm Estates 3a
 Recent: 07/07/2018 : Sold : P->S

2426 Hollyhead Dr, St Louis 63131-2137



MLS #: 18042932 Status: **C** Stat Dt: 07/06/18 List Pr: \$445,000
 Area: 169 Bd: 4 Sqft Above: 2,360 Sell Pr:
 Muni/Twp: Des Peres Pr/SqFt: \$188.56 CDOM: 30
 GA/CR: 2/0 Bth: 3 (2 1) Age: 42 Schl Dst: Parkway C-2
 Style/Desc 2 Story/Other \$336 Acres: .260
 SubD: Dougherty Lake Four
 Recent: 07/06/2018 : Cancelled : A->C

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 7/2/2018+
 Selected 11 of 11 results.

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

Listing Activity Report

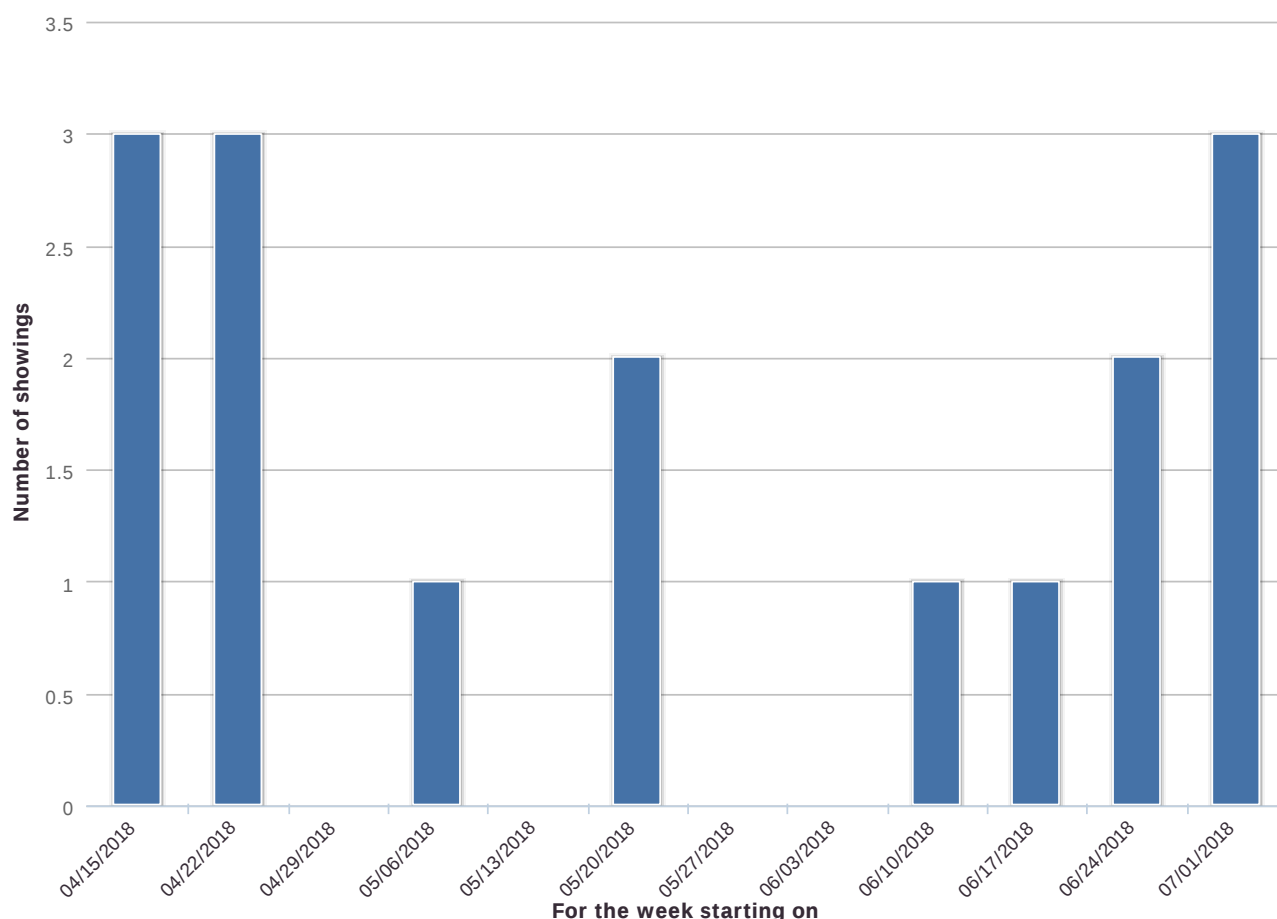
1409 Birchwood Cove Court, Ballwin, MO 63021

Snapshot for Apr 17, 2018 - Jul 06, 2018



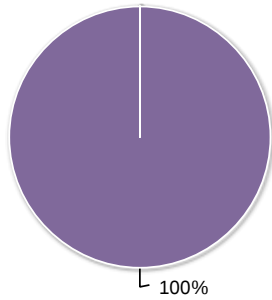
Listing ID:	18027037
Address:	1409 Birchwood Cove Court, Ballwin, MO 63021
Price:	\$399,000
Status:	ACTIVE
Total number of appointments:	16
Appointments in the last 30 days:	7
Appointments in the last 7 days:	3
Total number of agent previews:	0
Total number of agent inquiries:	0

Appointments Per Week

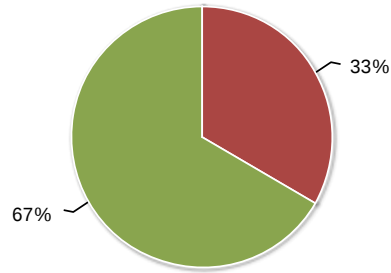


Feedback at a Glance

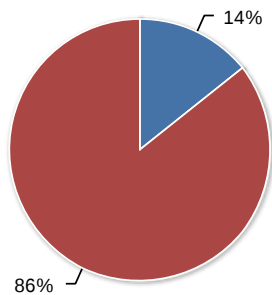
Is your client interested in this listing?



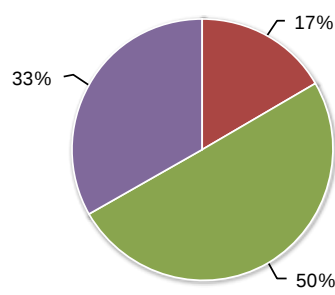
Please rate your overall experience at this showing.



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	07/06/2018 2:30 PM - 3:30 PM	
 Past Showing	07/05/2018 10:00 AM - 10:15 AM	
 Past Showing	07/05/2018 10:00 AM - 10:45 AM	
 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	

Activity Type	Activity Date 	Comments
 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	