

The Nett Group Real Estate Advisors

SELLER REPORT



904 Brook Valley | O'Fallon

TheNettGroup.com • 636.614.5132

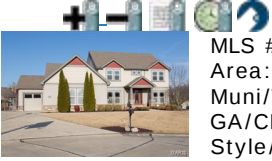
Cross Property On Market Counters

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
18004864	RESI	ACT	01/26/18	904 Brook Valley	O'Fallon	410	178	\$485,000	161	333	7	7	158	21	9	12	1200

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

Cross Property Condensed

904 Brook Valley, O'Fallon 63368-6739



MLS #:	18004864	Status:	A	Stat Dt:	01/26/18	List Pr:	\$485,000
Area:	410	Bd:	4	Sq Ft:	4,315	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$112.40	CDOM:	275		
GA/CR:	3/0	Bth:	4 (3 1)	Age:	11		
Style/Desc:	1.5 Story/Other	Acre:	.480				
SubD:	Fox Haven #3						
Schl District:	Francis Howell R-III						
Recent:	07/19/2018	Price Change	: \$494,900->\$485,000				

Search Criteria

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

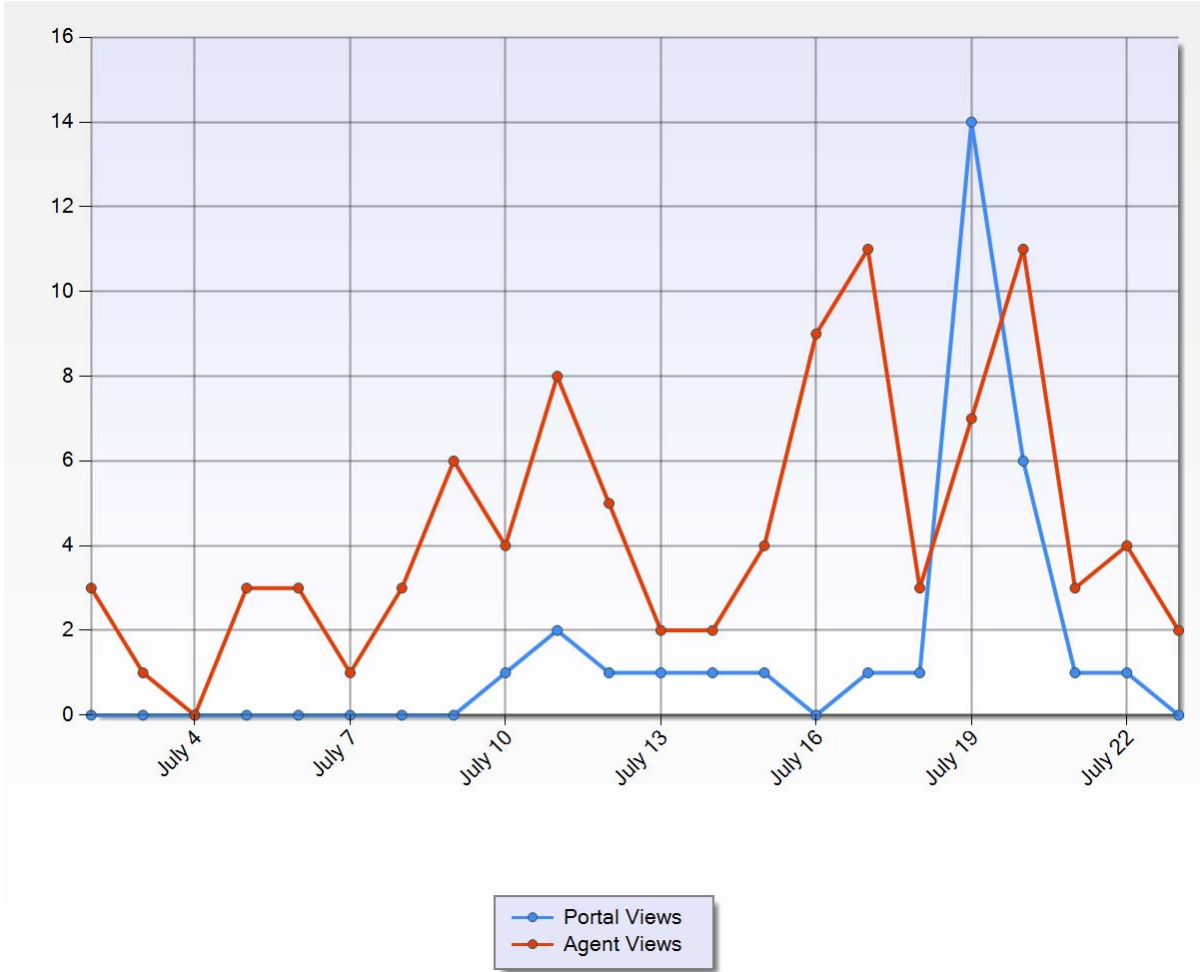
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 18 results.

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 Historical Views for 904 Brook Valley



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
2.3 mi	18056806	A	07/19/2018	RESI	334 Trailhead Way	Dardenne Prairie	Dardenne Prairie	410	4	\$510,000	4	5 (4 1)	3,794	0.260 0	11	BHSP02
3.0 mi	18056929	A	07/20/2018	RESI	511 Shorewood Ct	Lake St. Louis	Lake St Louis	416	3	\$515,000	4	5 (4 1)	2,813	0.700 0	9	BHSP02
3.6 mi	18057784	A	07/19/2018	RESI	15 Charlemagne Ct	Lake St. Louis	Lake St Louis	416	168	\$550,000	4	4 (3 1)	2,450	0.570 0	14	BHGR01
0.0 mi	18004864	A	01/26/2018	RESI	904 Brook Valley	O'Fallon	O'Fallon	410	275	\$485,000	4	4 (3 1)	4,315	0.480 0	11	KWRC01
2.3 mi	18042760	A	06/06/2018	RESI	304 Trailhead Way	Dardenne Prairie	Dardenne Prairie	410	47	\$557,000	4	4 (3 1)	3,866	0.280 0	13	CBG 11
3.9 mi	18010999	A	02/23/2018	RESI	35 Royale Ct	Lake St. Louis	Lake St Louis	415	150	\$575,000	3	3 (3 0)	2,536	0.361 0	37	BHSP13
2.3 mi	18039442	P	07/18/2018	RESI	323 Trailhead	Dardenne Prairie	Dardenne Prairie	410	38	\$500,000	4	4 (3 1)	5,358	0.240 0	6	KWRC01

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Residential Condensed

334 Trailhead Way, Dardenne Prairie 63368-7151



MLS #: 18056806 **Status:** A
Area: 410 **Bd:** 4
Muni/Twp: Dardenne Prairie
GA/CR: 3/0 **Bth:** 5 (4 1)
Style/Desc: 1.5 Story/Other
SubD: Barathaven
Recent: 07/19/2018 : New

Stat Dt: 07/19/18 **List Pr:** \$510,000
Sqft Above: 3,794 **Sell Pr:**
Pr/SqFt: \$134.42 **CDOM:** 4
Age: 11 **Schl Dst:** Francis Howell
Acres: .260

511 Shorewood Ct, Lake St Louis 63367-2655



MLS #: 18056929 **Status:** A
Area: 416 **Bd:** 4
Muni/Twp: Lake St. Louis
GA/CR: 3/0 **Bth:** 5 (4 1)
Style/Desc: 1 Story/Ranch
SubD: Breckenridge
Recent: 07/20/2018 : New

Stat Dt: 07/20/18 **List Pr:** \$515,000
Sqft Above: 2,813 **Sell Pr:**
Pr/SqFt: \$183.08 **CDOM:** 3
Age: 9 **Schl Dst:** Wentzville R-IV
Acres: .700

15 Charlemagne Ct, Lake St Louis 63367-2438



MLS #: 18057784 **Status:** A
Area: 416 **Bd:** 4
Muni/Twp: Lake St. Louis
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 1 Story/Ranch
SubD: Woodfield
Recent: 07/19/2018 : New

Stat Dt: 07/19/18 **List Pr:** \$550,000
Sqft Above: 2,450 **Sell Pr:**
Pr/SqFt: \$224.49 **CDOM:** 168
Age: 14 **Schl Dst:** Wentzville R-IV
Acres: .570

904 Brook Valley, O'Fallon 63368-6739



MLS #: 18004864 **Status:** A
Area: 410 **Bd:** 4
Muni/Twp: O'Fallon
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 1.5 Story/Other
SubD: Fox Haven #3
Recent: 07/19/2018 : Price Change : \$494,900->\$485,000

Stat Dt: 01/26/18 **List Pr:** \$485,000
Sqft Above: 4,315 **Sell Pr:**
Pr/SqFt: \$112.40 **CDOM:** 275
Age: 11 **Schl Dst:** Francis Howell
Acres: .480

304 Trailhead Way, Dardenne Prairie 63368-7151



MLS #: 18042760 **Status:** A
Area: 410 **Bd:** 4
Muni/Twp: Dardenne Prairie
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Barathaven
Recent: 07/20/2018 : Price Change : \$564,900->\$557,000

Stat Dt: 06/06/18 **List Pr:** \$557,000
Sqft Above: 3,866 **Sell Pr:**
Pr/SqFt: \$144.08 **CDOM:** 47
Age: 13 **Schl Dst:** Francis Howell
Acres: .280

35 Royale Ct, Lake St Louis 63367-1223



MLS #: 18010999 **Status:** A
Area: 415 **Bd:** 3
Muni/Twp: Lake St. Louis
GA/CR: 3/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Other
SubD: Lsl North Pt

Stat Dt: 02/23/18 **List Pr:** \$575,000
Sqft Above: 2,536 **Sell Pr:**
Pr/SqFt: \$226.74 **CDOM:** 150
Age: 37 **Schl Dst:** Wentzville R-IV
Acres: .361



MLS #: 18039442 Status: **P**
 Area: 410 Bd: 4
 Muni/Twp: Dardenne Prairie
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc: 1.5 Story/Other
 SubD: Barathaven
 Recent: 07/18/2018 : Pending : CN->P

Stat Dt: 07/18/18 List Pr: \$500,000
 Sqft Above: 5,358 Sell Pr:
 Pr/SqFt: \$93.32 CDOM: 38
 Age: 6 Schl Dst: Francis Howell
 \$450 Acres: .240

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold'
 Property Type is 'Residential'
 Latitude, Longitude is within 5.00 mi of 18004864
 Price is 475000 to 575000
 CTH Last Modified Date Time is 7/16/2018+
 Selected 7 of 7 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
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 michael@thenettgroup.com

Listing Activity Report

904 Brook Valley, O'Fallon, MO 63368

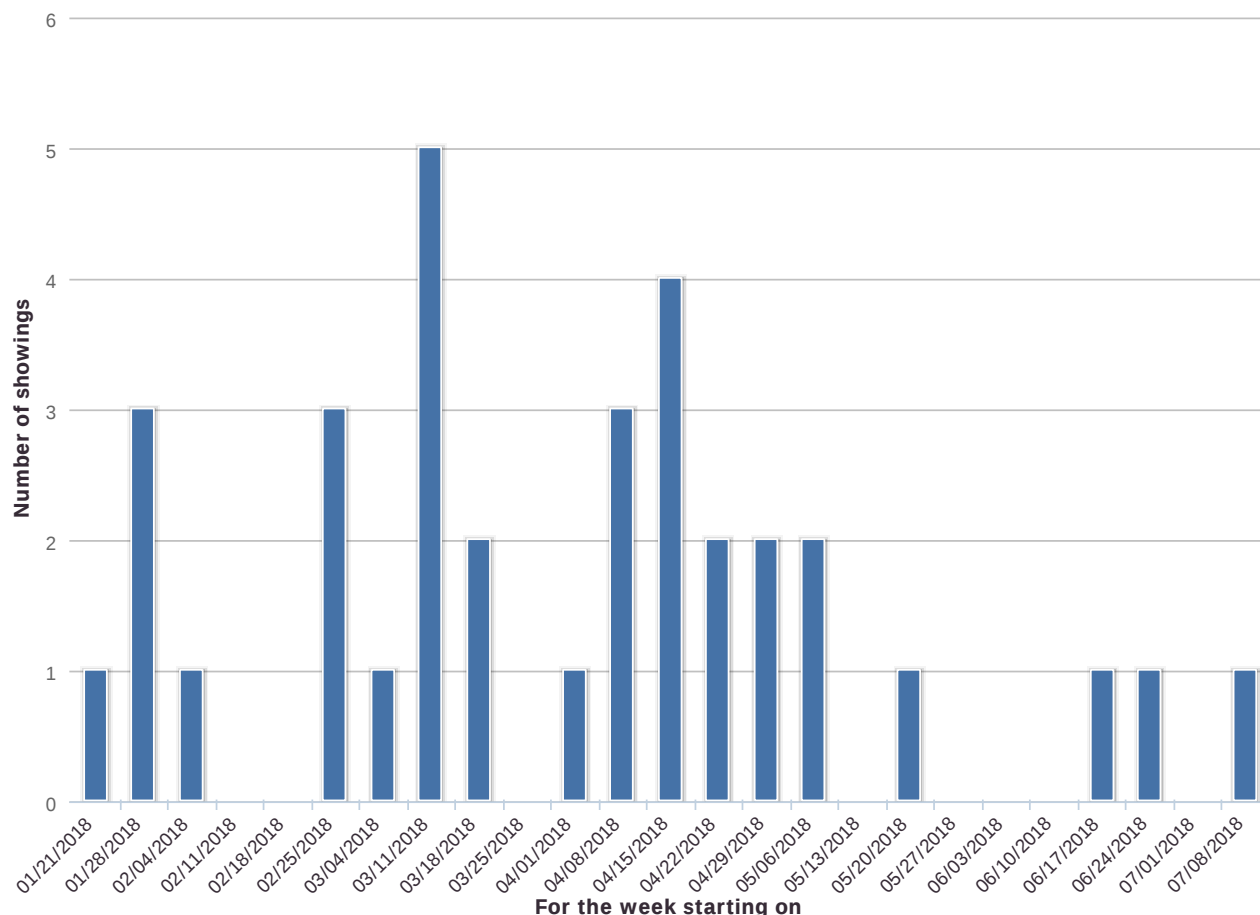
Snapshot for Jan 25, 2018 - Jul 19, 2018



Listing ID: 18004864
 Address: 904 Brook Valley, O'Fallon, MO 63368
 Price: \$485,000
 Status: ACTIVE

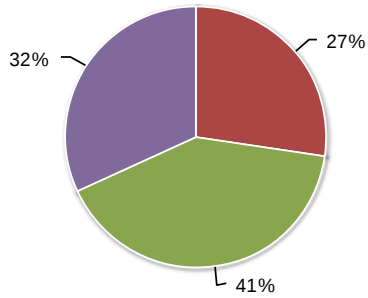
Total number of appointments: 34
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 0
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

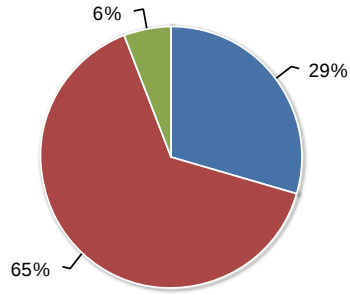
Is your client interested in this listing?



Very (0)
 Somewhat (6)
 Maybe (9)
 Not interested (7)

* 22 responses

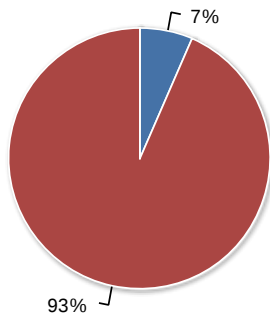
Please rate your overall experience at this showing.



Excellent (5)
 Good (11)
 Fair (1)
 Poor (0)

* 17 responses

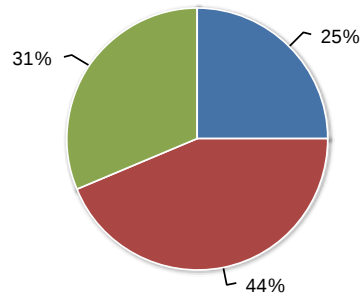
Your (and your client's) opinion of the price:



Just right (1)
 Too high (14)
 Too low (0)

* 15 responses

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



5(Best) (4)
 4 (7)
 3 (5)
 2 (0)
 1(Worst) (0)

* 16 responses

Feedback Responses

Activity Details	Received
Showing 05/26/2018 9:30 AM - 10:30 AM	05/26/2018 12:37 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:	Somewhat Good Too high 4 Clients loved the neighborhood and liked the house. Think it may be overpriced w/o a finished basement and no privacy. Still in consideration
Showing 05/11/2018 4:30 PM - 5:30 PM	05/12/2018 09:28 AM

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:	Somewhat Good Too high 5(Best) Client loved the floor plan, location was the a little further than others we toured, yard is awesome. Buyers still see items they feel they would upgrade which pushes the \$\$ for them, they love the upstairs for the teens and the main living floorplan, Ms Buyer cant reach the microwave she is 5'1" they toured twice yesterday.
Showing 05/08/2018 12:30 PM - 1:30 PM	05/10/2018 06:40 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:	Maybe Good Too high 3
Showing 05/01/2018 2:00 PM - 3:00 PM	05/01/2018 06:26 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 Excellent 4 were concerned about water stains on ceilings and lots of scratches on wood floors.
Showing 05/01/2018 1:30 PM - 3:30 PM	05/02/2018 03:39 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:	Maybe Fair Just right 3 The house is nice. They wish there is a deck there and having some bricks at front. They are still looking.
Showing 04/27/2018 11:45 AM - 12:00 PM	04/29/2018 10:28 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:	Buyers first trip into St. Louis. Liked the area but are leaning toward new construction.
Showing 04/26/2018 2:00 PM - 3:00 PM	04/28/2018 03:02 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:	Somewhat buyers just started looking. they liked this house.
Showing 04/18/2018 10:00 AM - 11:15 AM	04/18/2018 02:39 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:		Somewhat Good Too high 4 it may make the short list... first day here in st louis, 2 more days of house shopping
Showing 04/16/2018 3:00 PM - 4:00 PM		04/16/2018 05:45 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:		Maybe Good Too high 4 Preference in the price range is to have some basement finish. Details on main floors make up somewhat.
Showing 04/14/2018 10:30 AM - 11:30 AM		04/15/2018 04:09 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 Kept it on the short list, but decided on another area of town. Thanks!
Showing 04/12/2018 4:30 PM - 5:30 PM		04/12/2018 08:39 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:		Maybe Out of town buyer - keeping it on list for now. May re-visit when husband is in town this weekend.
Showing 04/11/2018 2:30 PM - 3:30 PM		04/12/2018 08:02 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:		Maybe Good Too high Clients like the area and the space the home offers. Feel its priced to high and are still thinking about whether this is the "one" for them or not.
Showing 03/17/2018 3:00 PM - 4:00 PM		03/18/2018 08:46 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:		decided they wanted to be located closer to 70 vs hwy 40. Liked all the space this home offered and the yard but decided for their family it works better to be on the other side of ofallon
Agent Preview 03/16/2018 2:45 PM - 3:15 PM		03/16/2018 04:25 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe This was just an agent preview.

Activity Details	Received
Showing 03/11/2018 3:30 PM - 4:30 PM	03/11/2018 06:25 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:	Maybe Good Too high 3 There was quite a bit more cosmetic work that needs to be done than the buyer was willing to do.
Showing 03/11/2018 3:00 PM - 4:00 PM	03/14/2018 08:42 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:	Somewhat Good Too high 3 Love the Floor Plan, Love the bones of the home. Great start for my clients to fix up. Home is need of new flooring..carpets are clean but worn out and chewed in some places. Home has slight pet odor. Wood floors are marred and need resanding . Basement is an AWESOME blank slate but has a slight pet odor. My clients put in a offer and would purchase the home at \$470k.
Showing 03/04/2018 5:30 PM - 5:45 PM	03/04/2018 08:37 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:	Somewhat Good Too high 4 Great floor plan, needs some tlc. Flooring is all scratched up and carpets need changing. But great house with good bones.
Showing 03/03/2018 2:00 PM - 3:30 PM	03/04/2018 02:03 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:	Huge house! Clients liked the yard too. Concerned about condition of hard wood floor and some of the carpet - looks like damage due to a dog. First day out so not ready to pull the trigger on this or any home
Showing 02/26/2018 11:00 AM - 12:00 PM	02/27/2018 12:23 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 Excellent Too high 5(Best) Beautiful home, but the buyer felt that it was overpriced without a finished LL. She also would need to replace the carpet and refinish the hardwood floors.
Showing 02/25/2018 4:45 PM - 5:00 PM	02/26/2018 08:25 AM

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 Excellent Too high 5(Best) Home has an awesome floor plan and great bones. Will bring them back this week for a second viewing and educate them on the items they considered negative. Twas their first day out looking at homes.
Showing 02/06/2018 11:00 AM - 11:15 AM	02/06/2018 04:04 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:	Maybe Good 4 Did not care for the front elevation but LOVED The house. I will let you know if we are coming back for a second showing.
Showing 02/03/2018 12:30 PM - 2:00 PM	02/04/2018 02:24 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 My clients like the layout of the home but not the exterior color combination. They are in the beginning stage of the home search.
Showing 02/01/2018 3:00 PM - 4:00 PM	02/14/2018 01:13 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 Excellent Too high 5(Best) The home shows very well. My buyers ended up buying a home with similar square footage but it had a finished lower level.
Showing 02/01/2018 3:00 PM - 4:00 PM	02/01/2018 04:18 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 Excellent Too high 4 Nice house, showed very well. Buyers just starting their search and have a home to sell. Price seems a little high with no basement finish, we saw some others similar in sq ft and finishes that were at a lower price point that I think they would lean towards over this one if they were to do something soon, mainly because of price.
Showing 01/27/2018 1:30 PM - 2:30 PM	01/28/2018 05:16 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:	Maybe Good Too high 3 Nice lot. My clients liked the 2nd floor loft and the configuration up stairs. They would prefer a more open kitchen and the carpet needs to be replaced upstairs.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Price Change Notification	07/19/2018 3:19 PM	
 Price Change	07/19/2018 10:17 AM	
 Past Showing	07/11/2018 8:00 PM - 8:30 PM	
 Past Showing	06/30/2018 10:45 AM - 12:00 PM	
 Past Showing	06/22/2018 11:30 AM - 12:00 PM	
 Price Change Notification	06/18/2018 9:30 AM	
 Price Change	06/16/2018 11:28 AM	
 Past Showing	05/26/2018 9:30 AM - 10:30 AM	
 Past Showing	05/11/2018 4:30 PM - 5:30 PM	
 Past Showing	05/08/2018 12:30 PM - 1:30 PM	
 Past Showing	05/01/2018 2:00 PM - 3:00 PM	
 Past Showing	05/01/2018 1:30 PM - 3:30 PM	
 Past Showing	04/27/2018 11:45 AM - 12:00 PM	
 Past Showing	04/26/2018 2:00 PM - 3:00 PM	
 Price Change Notification	04/19/2018 10:11 AM	
 Past Showing	04/18/2018 11:45 AM - 1:30 PM	
 Past Showing	04/18/2018 10:00 AM - 11:15 AM	
 Price Change	04/17/2018 4:13 AM	
 Past Showing	04/16/2018 3:00 PM - 4:00 PM	
 Price Change	04/15/2018 1:15 PM	
 Past Showing	04/15/2018 11:30 AM - 1:00 PM	
 Past Showing	04/14/2018 10:30 AM - 11:30 AM	

Activity Type	Activity Date	Comments
 Past Showing	04/12/2018 4:30 PM - 5:30 PM	
 Past Showing	04/11/2018 2:30 PM - 3:30 PM	
 Past Showing	04/05/2018 12:45 PM - 1:00 PM	
 Past Showing	03/23/2018 1:00 PM - 2:00 PM	
 Past Showing	03/20/2018 1:00 PM - 3:30 PM	
 Past Showing	03/17/2018 5:30 PM - 5:45 PM	
 Past Showing	03/17/2018 3:00 PM - 4:00 PM	
 Past Agent Preview	03/16/2018 2:45 PM - 3:15 PM	
 Price Change	03/13/2018 2:56 PM	
 Past Showing	03/11/2018 3:30 PM - 4:30 PM	
 Past Showing	03/11/2018 3:00 PM - 4:00 PM	
 Past Showing	03/04/2018 5:30 PM - 5:45 PM	
 Past Showing	03/03/2018 2:00 PM - 3:30 PM	
 Past Showing	02/26/2018 11:00 AM - 12:00 PM	
 Past Showing	02/25/2018 4:45 PM - 5:00 PM	
 Past Showing	02/06/2018 11:00 AM - 11:15 AM	
 Past Showing	02/03/2018 12:30 PM - 2:00 PM	
 Past Showing	02/01/2018 3:00 PM - 4:00 PM	
 Past Showing	02/01/2018 3:00 PM - 4:00 PM	
 Past Showing	01/27/2018 1:30 PM - 2:30 PM	
 Status Change	01/26/2018 4:01 PM	
 New Listing	01/26/2018	
 Status Change	01/25/2018 2:16 PM	
 Price Change	01/25/2018 8:14 AM	