

The Nett Group Real Estate Advisors

SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

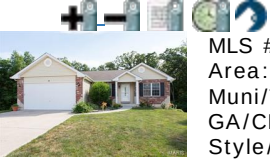
Cross Property On Market Counters

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
18044396	RESI	ACT	06/12/18	60 Citori Ct	Troy	458	13	\$239,900	97	71	0	1	112	26	6	10	229

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

Cross Property Condensed

60 Citori Ct, Troy 63379-3572



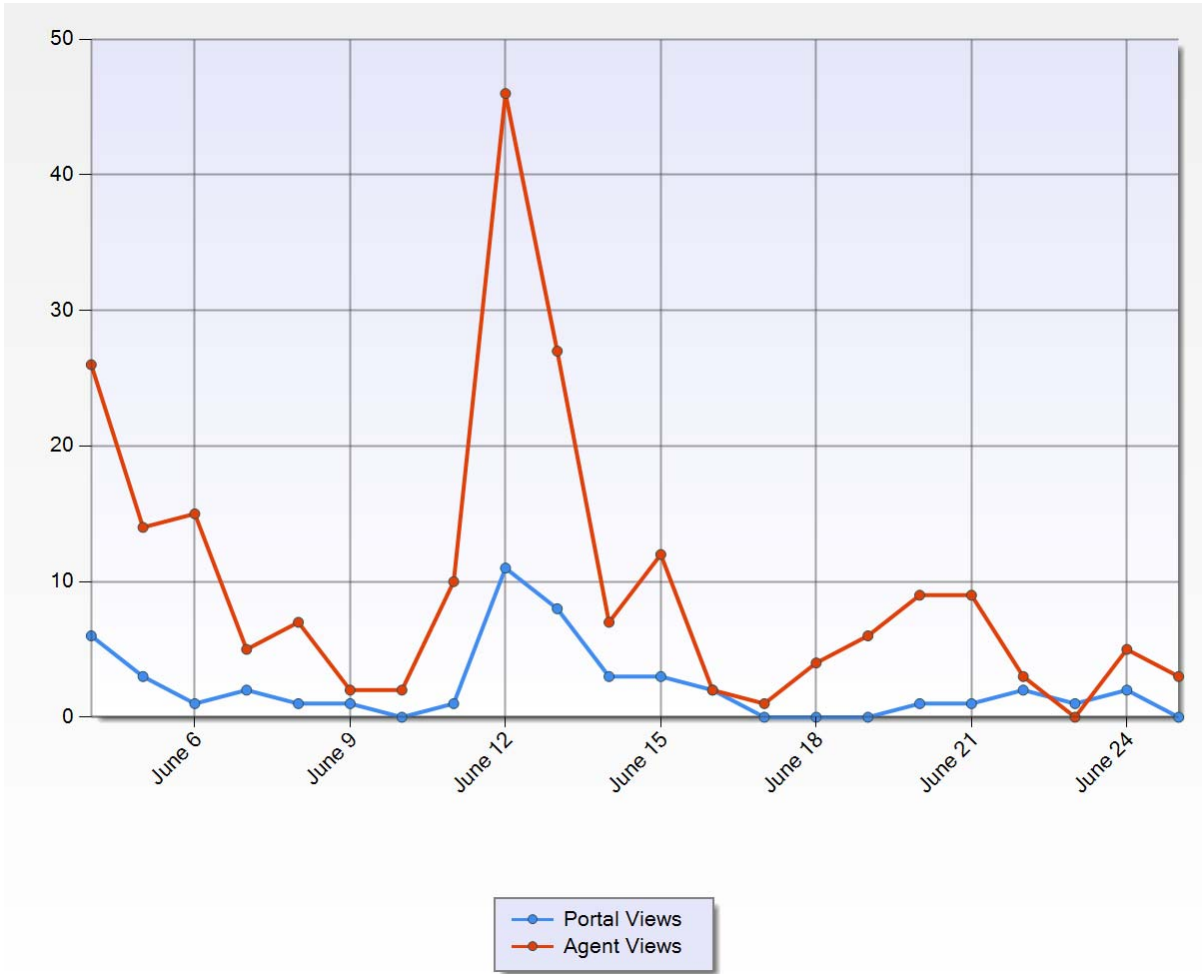
MLS #:	18044396	Status:	A	Stat Dt:	06/12/18	List Pr:	\$239,900
Area:	458	Bd:	3	Sq Ft:	1,708	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$140.46	CDOM:	13		
GA/CR:	2/0	Bth:	2 (2 0)	Age:	12		
Style/Desc:	1 Story/Ranch			Acre:	.526		
SubD:	Rockport 01						
Schl District:	Troy R-III						

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 60 Citori 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
4.7 mi	18048363	A	06/25/2018	RESI	286 Sun Swept Dr	Unincorporated	Troy	458	0	\$269,900	3	4 (3 1)	2,038	3.000 0	24	BHSP14
4.0 mi	18027700	A	04/18/2018	RESI	996 Huntington	Troy	Troy	458	62	\$208,000	4	3 (3 0)	1,672	0.334 0	15	BLKA01
0.4 mi	18022375	A	03/23/2018	RESI	720 Glen Eagle Dr	Troy	Troy	458	46	\$219,000	3	2 (2 0)	1,730			BHAL08
2.8 mi	18039074	A	05/19/2018	RESI	19 Hampton Dr	Troy	Troy	458	37	\$249,900	5	4 (3 1)	2,184	0.206 0	11	BHSP14
2.8 mi	18037515	P	06/21/2018	RESI	1 Rose Ct	Unincorporated	Troy	458	42	\$219,900	3	2 (2 0)	1,425	0.337 0	2	TRAC01
3.6 mi	18000446	P	06/21/2018	RESI	51 Hamlet Dr		Troy	458	122	\$247,900	4	3 (2 1)	2,040	0.361 0	15	BHSP02
0.3 mi	18033381	S	06/15/2018	RESI	193 Rockport	Unincorporated	Troy	458	2	\$209,900	3	2 (2 0)	1,623	0.258 0	9	KWRC01

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Residential Condensed

286 Sun Swept Dr, Troy 63379-3910



MLS #: 18048363 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp: Unincorporated
GA/CR: 3/0 **Bth:** 4 (3 1)
Style/Desc: 1 Story/Ranch
SubD: Sun Swept Village Re-Subd
Recent: 06/25/2018 : New

Stat Dt: 06/25/18 **List Pr:** \$269,900
Sqft Above: 2,038 **Sell Pr:**
Pr/SqFt: \$132.43 **CDOM:**
Age: 24 **Schl Dst:** Troy R-III
\$50 **Acres:** 3.000

996 Huntington, Troy 63379-2257



MLS #: 18027700 **Status:** A
Area: 458 **Bd:** 4
Muni/Twp: Troy
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Buchanan Creek Estate
Recent: 06/22/2018 : BoM : CW->A

Stat Dt: 04/18/18 **List Pr:** \$208,000
Sqft Above: 1,672 **Sell Pr:**
Pr/SqFt: \$124.40 **CDOM:** 62
Age: 15 **Schl Dst:** Troy R-III
\$250 **Acres:** .334

720 Glen Eagle Dr, Troy 63379



MLS #: 18022375 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp: Troy
GA/CR: 2/0 **Bth:** 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Glen Meadows

Stat Dt: 03/23/18 **List Pr:** \$219,000
Sqft Above: 1,730 **Sell Pr:**
Pr/SqFt: \$126.59 **CDOM:** 46
Age: NC **Schl Dst:** Troy R-III
\$250 **Acres:** 0

19 Hampton Dr, Troy 63379-2959



MLS #: 18039074 **Status:** A
Area: 458 **Bd:** 5
Muni/Twp: Troy
GA/CR: 2/0 **Bth:** 4 (3 1)
Style/Desc: 2 Story/Other
SubD: Hamptons The
Recent: 06/19/2018 : Price Change : \$259,900->\$249,900

Stat Dt: 05/19/18 **List Pr:** \$249,900
Sqft Above: 2,184 **Sell Pr:**
Pr/SqFt: \$114.42 **CDOM:** 37
Age: 11 **Schl Dst:** Troy R-III
\$250 **Acres:** .206

1 Rose Ct, Troy 63379-3019



MLS #: 18037515 **Status:** P
Area: 458 **Bd:** 3
Muni/Twp: Unincorporated
GA/CR: 3/0 **Bth:** 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Elm Tree Estates
Recent: 06/21/2018 : Pending : A->P

Stat Dt: 06/21/18 **List Pr:** \$219,900
Sqft Above: 1,425 **Sell Pr:**
Pr/SqFt: \$154.32 **CDOM:** 42
Age: 2 **Schl Dst:** Troy R-III
\$250 **Acres:** .337

51 Hamlet Dr, Troy 63379-2365



MLS #: 18000446 **Status:** P
Area: 458 **Bd:** 4
Muni/Twp:
GA/CR: 3/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: The Legends Estates
Recent: 06/21/2018 : Pending : CN->P

Stat Dt: 06/21/18 **List Pr:** \$247,900
Sqft Above: 2,040 **Sell Pr:**
Pr/SqFt: \$121.52 **CDOM:** 122
Age: 15 **Schl Dst:** Troy R-III
\$250 **Acres:** .361

193 Rockport, Troy 63379-3567



MLS #: 18033381 Status: **S**
Area: 458 Bd: 3
Muni/Twp: Unincorporated
GA/CR: 3/0 Bth: 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Rockport
Recent: **06/20/2018 : Sold : P->S**

Stat Dt: 06/15/18 List Pr: \$209,900
Sqft Above: 1,623 Sell Pr: \$209,900
Pr/SqFt: \$129.33 CDOM: 2
Age: 9 Schl Dst: Troy R-III
Acres: .258

Search Criteria

CTH Change_Type is one of 'New Listing', 'Back On Market', 'Price Change', 'Coming Soon', 'Option', 'Pending', 'Sold', 'Expired'

Property Type is 'Residential'

Latitude, Longitude is within 5.00 mi of 18044396

State Or Province is 'Missouri'

Price is 200000 to 275000

CTH Last Modified Date Time is 6/18/2018+

Selected 7 of 7 results.

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

Listing Activity Report

60 Citori Court, Troy, MO 63379

Snapshot for Jun 03, 2018 - Jun 24, 2018

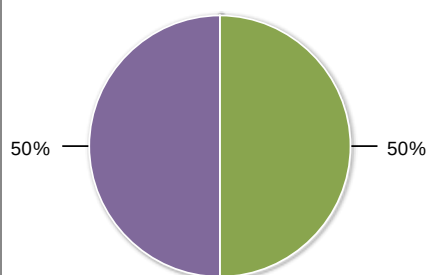


Listing ID: 18044396
 Address: 60 Citori Court, Troy, MO 63379
 Price: \$239,900
 Status: ACTIVE

Total number of appointments: 3
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 2
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

Is your client interested in this listing?



- Very (0)
- Somewhat (0)
- Maybe (1)
- Not interested (1)

* 2 responses

Feedback Responses

Activity Details	Received
Showing 06/23/2018 11:15 AM - 12:00 PM	06/23/2018 02:49 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 Excellent Too high Great home, buyer thinks is priced too high and does not prefer the road sounds	
Showing 06/17/2018 3:00 PM - 4:00 PM	06/18/2018 04:32 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 Like the house, would like more depth in back yard. Thank you for allowing us to show

Listing Activity Details		
Activity Type	Activity Date	Comments
 Canceled Showing	06/24/2018 5:00 PM - 6:00 PM	
 Past Showing	06/23/2018 11:15 AM - 12:00 PM	
 Past Showing	06/20/2018 4:15 PM - 5:15 PM	
 Past Showing	06/17/2018 3:00 PM - 4:00 PM	
 Status Change	06/12/2018 3:53 PM	
 New Listing	06/12/2018	
 Price Change	06/03/2018 10:45 AM	