

The Nett Group Real Estate Advisors

# SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

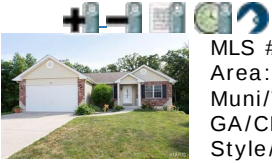
Cross Property On Market Counters

| 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  | 34  | \$229,900 | 107            | 146          | 1                | 2                    | 121         | 21                | 5               | 10             | 328         |

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



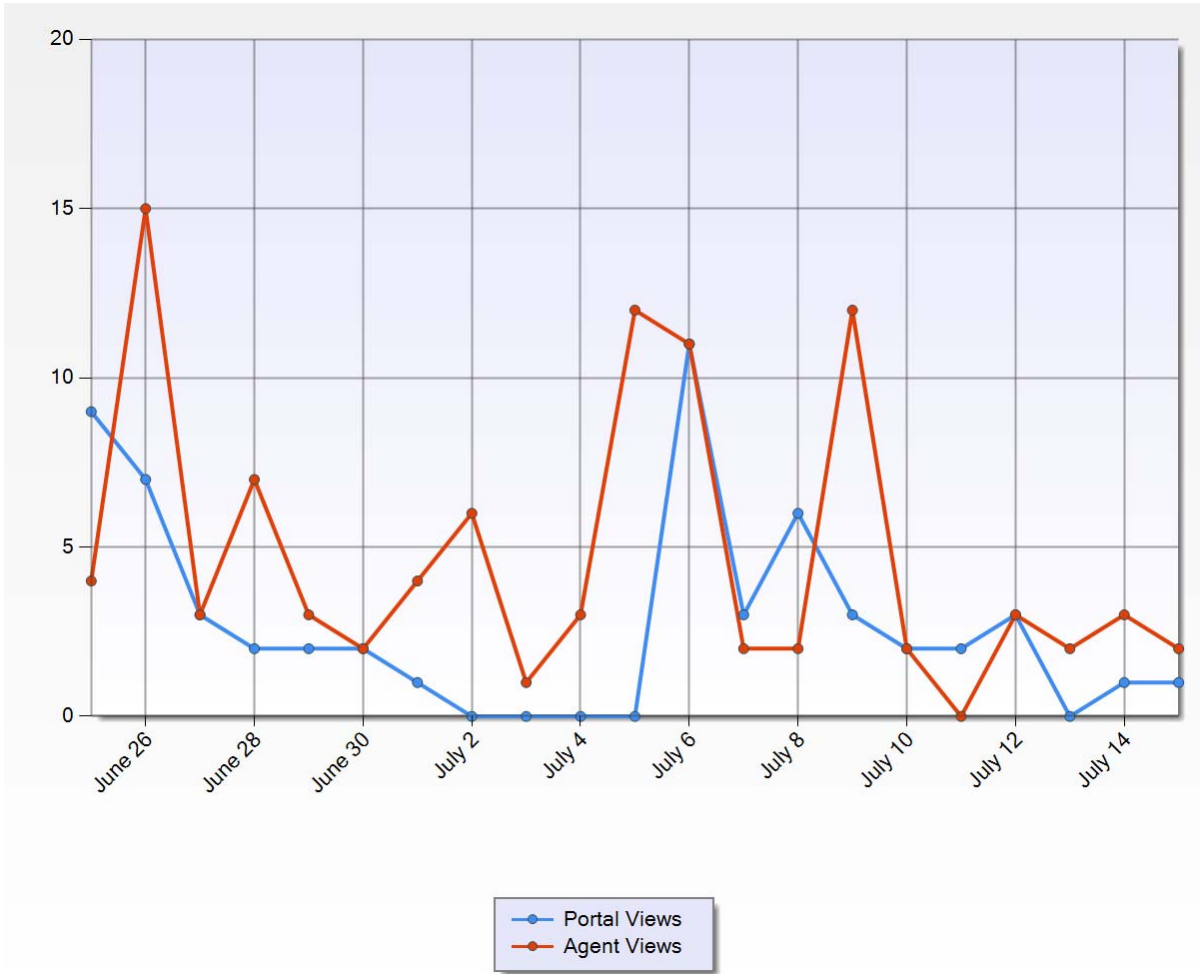
|                |                |          |          |          |          |          |           |
|----------------|----------------|----------|----------|----------|----------|----------|-----------|
| MLS #:         | 18044396       | Status:  | A        | Stat Dt: | 06/12/18 | List Pr: | \$229,900 |
| Area:          | 458            | Bd:      | 3        | Sq Ft:   | 1,708    | Sell Pr: |           |
| Muni/Twp:      | Unincorporated | Pr/SqFt: | \$134.60 | CDOM:    | 34       |          |           |
| 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 16 results.

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

 **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     |
|----------|----------|----|-------------|--------|---------------------|----------------|--------------|------|------|-----------|-----|---------|-------|------------|-----|-----|--------|
| 2.1 mi   | 18054862 | A  | 07/14/2018  | RESI   | 516 Turkey Call Ct  |                | Troy         | 458  | 2    | \$209,900 | 4   | 3 (3 0) | 1,570 | 0.208<br>0 | 13  |     | BLKA01 |
| 4.4 mi   | 18054795 | A  | 07/15/2018  | RESI   | 297 Penrod Rd       | Unincorporated | Troy         | 458  | 1    | \$274,900 | 3   | 2 (2 0) | 1,496 | 3.270<br>0 | 7   |     | WRNR01 |
| 3.4 mi   | 18047045 | A  | 06/26/2018  | RESI   | 32105 Fairway Dr    | Unincorporated | Foristell    | 470  | 4    | \$275,000 | 4   | 3 (3 0) | 1,800 | 0.200<br>0 | 12  |     | RMXR04 |
| 0.3 mi   | 18036925 | A  | 05/09/2018  | RESI   | 791 Glen Eagle Dr   | Troy           | Troy         | 458  | 68   | \$204,900 | 3   | 2 (2 0) | 1,525 |            |     |     | BHAL08 |
| 0.4 mi   | 18022375 | A  | 03/23/2018  | RESI   | 720 Glen Eagle Dr   | Troy           | Troy         | 458  | 67   | \$209,900 | 3   | 2 (2 0) | 1,730 |            |     |     | BHAL08 |
| 0.4 mi   | 18050210 | P  | 07/11/2018  | RESI   | 436 Cass Dr         |                | Troy         | 458  | 20   | \$218,175 | 3   | 2 (2 0) | 1,643 |            | 0   |     | CANN   |
| 4.7 mi   | 18048363 | P  | 07/13/2018  | RESI   | 286 Sun Swept Dr    | Unincorporated | Troy         | 458  | 1    | \$269,900 | 3   | 4 (3 1) | 2,038 | 3.000<br>0 | 24  |     | BHSP14 |
| 1.2 mi   | 18032124 | S  | 07/12/2018  | RESI   | 232 Auburn Ridge Dr |                | Troy         | 458  | 20   | \$225,000 | 3   | 2 (2 0) | 1,604 | 0.330<br>0 |     |     | BHSP14 |
| 4.1 mi   | 18032049 | S  | 07/09/2018  | RESI   | 250 Victory Court   | Unincorporated | Moscow Mills | 458  | 3    | \$235,000 | 3   | 2 (2 0) | 1,412 | 3.000<br>0 | 16  |     | BHSP14 |
| 4.2 mi   | 17085897 | S  | 07/12/2018  | RESI   | 245 Victory Ct      | Unincorporated | Moscow Mills | 458  | 227  | \$275,000 | 3   | 4 (3 1) | 1,457 | 3.000<br>0 | 15  |     | CBG 31 |

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

## Residential Condensed

### 516 Turkey Call Ct, Troy 63379



MLS #: 18054862 Status: **A**  
 Area: 458 Bd: 4  
 Muni/Twp: GA/CR: 2/90 Bth: 3 (3 0)  
 Style/Desc: 1 Story/Ranch  
 SubD: Whitetail Crossing  
 Recent: 07/14/2018 : New

Stat Dt: 07/14/18 List Pr: \$209,900  
 Sqft Above: 1,570 Sell Pr:  
 Pr/SqFt: \$133.69 CDOM: 2  
 Age: 13 Schl Dst: Troy R-III  
 \$75 Acres: .208

### 297 Penrod Rd, Troy 63379



MLS #: 18054795 Status: **A**  
 Area: 458 Bd: 3  
 Muni/Twp: Unincorporated  
 GA/CR: 2/0 Bth: 2 (2 0)  
 Style/Desc: 1 Story/Ranch  
 SubD: Benton Grove Estates  
 Recent: 07/15/2018 : New

Stat Dt: 07/15/18 List Pr: \$274,900  
 Sqft Above: 1,496 Sell Pr:  
 Pr/SqFt: \$183.76 CDOM: 1  
 Age: 7 Schl Dst: Troy R-III  
 Acres: 3.270

### 32105 Fairway Dr North, Foristell 63348-2591



MLS #: 18047045 Status: **A**  
 Area: 470 Bd: 4  
 Muni/Twp: Unincorporated  
 GA/CR: 2/0 Bth: 3 (3 0)  
 Style/Desc: 1 Story/Ranch  
 SubD: Incline Village  
 Recent: 07/12/2018 : BoM : T->A

Stat Dt: 06/26/18 List Pr: \$275,000  
 Sqft Above: 1,800 Sell Pr:  
 Pr/SqFt: \$152.78 CDOM: 4  
 Age: 12 Schl Dst: Wright City R-I  
 \$495 Acres: .200

### 791 Glen Eagle Dr, Troy 63379



MLS #: 18036925 Status: **A**  
 Area: 458 Bd: 3  
 Muni/Twp: Troy  
 GA/CR: 3/0 Bth: 2 (2 0)  
 Style/Desc: 1 Story/Ranch  
 SubD: Glen Meadows  
 Recent: 07/11/2018 : Price Change : \$209,000->\$204,900

Stat Dt: 05/09/18 List Pr: \$204,900  
 Sqft Above: 1,525 Sell Pr:  
 Pr/SqFt: \$134.36 CDOM: 68  
 Age: NC Schl Dst: Troy R-III  
 \$250 Acres: 0

### 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  
 Recent: 07/11/2018 : Price Change : \$219,000->\$209,900

Stat Dt: 03/23/18 List Pr: \$209,900  
 Sqft Above: 1,730 Sell Pr:  
 Pr/SqFt: \$121.33 CDOM: 67  
 Age: NC Schl Dst: Troy R-III  
 \$250 Acres: 0

### 436 Cass Dr, Troy 63379



MLS #: 18050210 Status: **P**  
 Area: 458 Bd: 3  
 Muni/Twp: GA/CR: 3/0 Bth: 2 (2 0)  
 Style/Desc: 1 Story/Ranch  
 SubD: Rockport  
 Recent: 07/11/2018 : Pending : A->P

Stat Dt: 07/11/18 List Pr: \$218,175  
 Sqft Above: 1,643 Sell Pr:  
 Pr/SqFt: \$132.79 CDOM: 20  
 Age: \$150 Schl Dst: Troy R-III  
 Acres: 0

### 286 Sun Swept Dr, Troy 63379-3910



MLS #: 18048363 Status: **P**  
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: 07/13/2018 : Pending : CN->P

Stat Dt: 07/13/18 List Pr: \$269,900  
Sqft Above: 2,038 Sell Pr:  
Pr/SqFt: \$132.43 CDOM: 1  
Age: 24 Schl Dst: Troy R-III  
\$50 Acres: 3.000

### 232 Auburn Ridge Dr, Troy 63379



MLS #: 18032124 Status: **S**  
Area: 458 Bd: 3  
Muni/Twp: Unincorporated  
GA/CR: 3/0 Bth: 2 (2 0)  
Style/Desc 1 Story/Ranch  
SubD: Auburn Lake Estates  
Recent: 07/12/2018 : Sold : P->S

Stat Dt: 07/12/18 List Pr: \$225,000  
Sqft Above: 1,604 Sell Pr: \$225,000  
Pr/SqFt: \$140.27 CDOM: 20  
Age: UC Schl Dst: Troy R-III  
\$1 Acres: .330

### 250 Victory Court, Moscow Mills 63362



MLS #: 18032049 Status: **S**  
Area: 458 Bd: 3  
Muni/Twp: Unincorporated  
GA/CR: 2/1 Bth: 2 (2 0)  
Style/Desc 1 Story/Ranch  
SubD: Olive Branch  
Recent: 07/10/2018 : Sold : P->S

Stat Dt: 07/09/18 List Pr: \$224,900  
Sqft Above: 1,412 Sell Pr: \$235,000  
Pr/SqFt: \$166.43 CDOM: 3  
Age: 16 Schl Dst: Troy R-III  
\$280 Acres: 3.000

### 245 Victory Ct, Moscow Mills 63362-2048



MLS #: 17085897 Status: **S**  
Area: 458 Bd: 3  
Muni/Twp: Unincorporated  
GA/CR: 5/0 Bth: 4 (3 1)  
Style/Desc 1 Story/Ranch  
SubD: Olive Branch  
Recent: 07/13/2018 : Sold : P->S

Stat Dt: 07/12/18 List Pr: \$284,000  
Sqft Above: 1,457 Sell Pr: \$275,000  
Pr/SqFt: \$188.74 CDOM: 227  
Age: 15 Schl Dst: Troy R-III  
\$280 Acres: 3.000

#### 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 7/9/2018+

Selected 10 of 10 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

60 Citori Court, Troy, MO 63379

Snapshot for Jun 03, 2018 - Jul 07, 2018

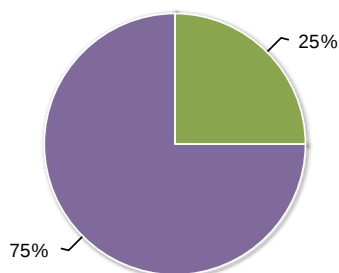


Listing ID: 18044396  
 Address: 60 Citori Court, Troy, MO 63379  
 Price: \$229,900  
 Status: ACTIVE

Total number of appointments: 5  
 Appointments in the last 30 days: 5  
 Appointments in the last 7 days: 0  
 Total number of agent previews: 0  
 Total number of agent inquiries: 0

## Feedback at a Glance

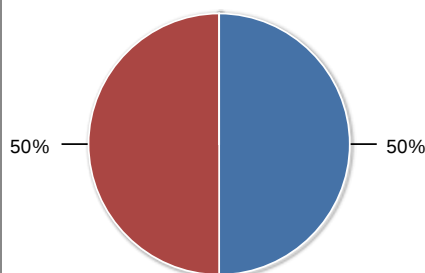
**Is your client interested in this listing?**



Very (0)  
 Somewhat (0)  
 Maybe (1)  
 Not interested (3)

\* 4 responses

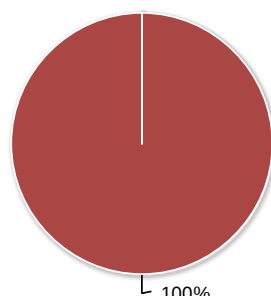
**Please rate your overall experience at this showing.**



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

\* 2 responses

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



Just right (0)  
 Too high (2)  
 Too low (0)

\* 2 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                 | Received                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>07/07/2018 9:30 AM - 11:30 AM                                                                                                                                                                                         | 07/08/2018 10:20 PM                                                                                                                                                         |
| Is your client interested in this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          | Not interested<br>Was on the list, but found a different one                                                                                                                |
| Showing<br>07/05/2018 5:30 PM - 6:30 PM                                                                                                                                                                                          | 07/05/2018 08:43 PM                                                                                                                                                         |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: | Not interested<br>Good<br>Too high<br>4<br>They really liked the floor plan and master bedroom. The lot was a plus also. They just found a different home for a lower price |
| Showing<br>06/23/2018 11:15 AM - 12:00 PM                                                                                                                                                                                        | 06/23/2018 02:49 PM                                                                                                                                                         |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: | Maybe<br>Excellent<br>Too high<br>Great home, buyer thinks is priced too high and does not prefer the road sounds                                                           |
| Showing<br>06/17/2018 3:00 PM - 4:00 PM                                                                                                                                                                                          | 06/18/2018 04:32 PM                                                                                                                                                         |
| Is your client interested in this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: | Not interested<br>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 |
|  Past Showing              | 07/07/2018 9:30 AM - 11:30 AM  |          |
|  Price Change              | 07/06/2018 5:54 AM             |          |
|  Past Showing              | 07/05/2018 5:30 PM - 6:30 PM   |          |
|  Price Change Notification | 06/26/2018 9:00 AM             |          |
|  Price Change              | 06/25/2018 11:21 AM            |          |
|  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                     |          |

| Activity Type                                                                                 | Activity Date       | Comments |
|-----------------------------------------------------------------------------------------------|---------------------|----------|
|  Price Change | 06/03/2018 10:45 AM |          |