

The Nett Group Real Estate Advisors

SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

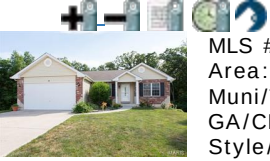
Cross Property On Market Counters

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	20	\$234,900	94	100	1	1	108	20	5	10	267

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:	\$234,900
Area:	458	Bd:	3	Sq Ft:	1,708	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$137.53	CDOM:	20		
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'

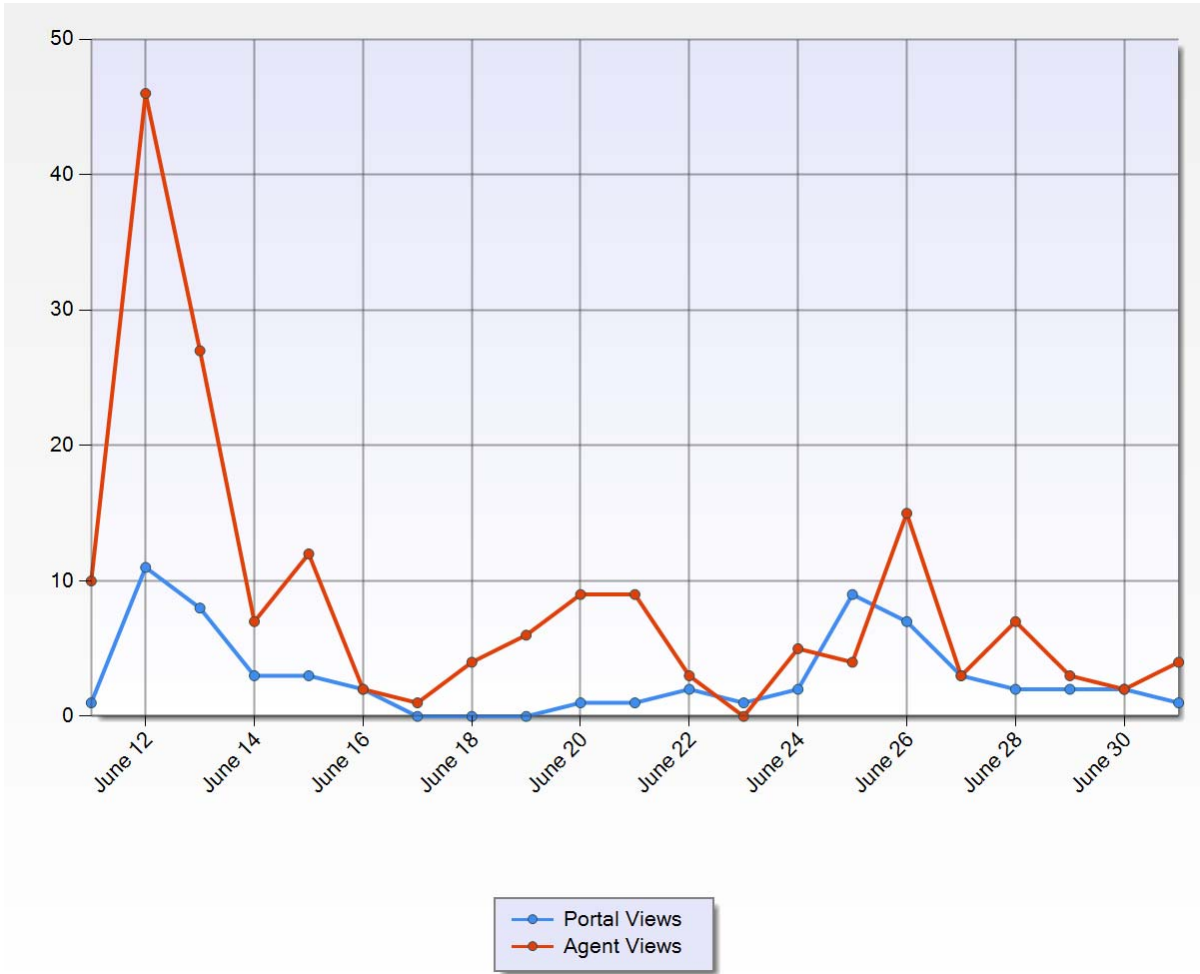
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 16 results.

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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
2.9 mi	18052588	A	06/29/2018	RESI	8 Woodbourne Place		Troy	458	3	\$239,900	4	3 (3 0)	1,604	0.550	9	CANN
3.6 mi	18047436	A	06/28/2018	RESI	31559 Mimosa Ct	Wright City	Foristell	470	4	\$240,000	3	2 (2 0)	1,780	0.180	15	EXRP01
1.4 mi	18048741	A	06/15/2018	RESI	140 Creek Hollow Way (Lot 12 5) Ct	Troy	Moscow Mills	458	17	\$214,300	3	2 (2 0)	1,468	0.200		BLKA01
0.0 mi	18044396	A	06/12/2018	RESI	60 Citori Ct	Unincorporated	Troy	458	20	\$234,900	3	2 (2 0)	1,708	0.526	12	KWRC01
1.3 mi	18036119	A	05/14/2018	RESI	1166 Emerald Dr	Unincorporated	Moscow Mills	458	49	\$272,500	3	2 (2 0)	1,092	2.450	29	KWRP01
2.1 mi	18034022	P	06/28/2018	RESI	113 Briarwood Dr	Moscow Mills	Moscow Mills	458	38	\$210,000	3	3 (2 1)	1,470	0.360	14	BHSP14
5.0 mi	18040017	S	06/29/2018	RESI	653 Dietrich	Unincorporated	Foristell	415	17	\$225,000	2	2 (1 1)	1,092	3.000	34	EXRT01

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Residential Condensed

8 Woodbourne Place, Troy 63379



MLS #: 18052588 **Status:** A
Area: 458 **Bd:** 4
Muni/Twp:
GA/CR: 2 / 0 **Bth:** 3 (3 0)
Style/Desc 1 Story / Ranch
SubD: Stonebridge
Recent: 06/29/2018 : New

Stat Dt: 06/29/18 **List Pr:** \$239,900
Sqft Above: 1,604 **Sell Pr:**
Pr/SqFt: \$149.56 **CDOM:** 3
Age: 9 **Schl Dst:** Troy R-III
Acres: .550

31559 Mimosa Ct, Foristell 63348-2341



MLS #: 18047436 **Status:** A
Area: 470 **Bd:** 3
Muni/Twp: Wright City
GA/CR: 3 / 0 **Bth:** 2 (2 0)
Style/Desc 1 Story / Ranch
SubD: INCLINE VILLAGE
Recent: 06/28/2018 : New

Stat Dt: 06/28/18 **List Pr:** \$240,000
Sqft Above: 1,780 **Sell Pr:**
Pr/SqFt: \$134.83 **CDOM:** 4
Age: 15 **Schl Dst:** Wright City R-I
Acres: .180

140 Creek Hollow Way (Lot 125) Ct, Moscow M



MLS #: 18048741 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp: Troy
GA/CR: 3 / 0 **Bth:** 2 (2 0)
Style/Desc 1 Story / Ranch
SubD: Meadows at Crooked Creek
Recent: 06/26/2018 : Price Change : \$215,164->\$214,300

Stat Dt: 06/15/18 **List Pr:** \$214,300
Sqft Above: 1,468 **Sell Pr:**
Pr/SqFt: \$145.98 **CDOM:** 17
Age: NC **Schl Dst:** Troy R-III
Acres: .200

60 Citori Ct, Troy 63379-3572



MLS #: 18044396 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp: Unincorporated
GA/CR: 2 / 0 **Bth:** 2 (2 0)
Style/Desc 1 Story / Ranch
SubD: Rockport 01

Stat Dt: 06/12/18 **List Pr:** \$234,900
Sqft Above: 1,708 **Sell Pr:**
Pr/SqFt: \$137.53 **CDOM:** 20
Age: 12 **Schl Dst:** Troy R-III
Acres: .526

1166 Emerald Dr, Moscow Mills 63362-1905



MLS #: 18036119 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp: Unincorporated
GA/CR: 6 / 0 **Bth:** 2 (2 0)
Style/Desc 1.5 Story / Other
SubD: Emerald Green Estates
Recent: 07/01/2018 : Price Change : \$280,000->\$272,500

Stat Dt: 05/14/18 **List Pr:** \$272,500
Sqft Above: 1,092 **Sell Pr:**
Pr/SqFt: \$249.54 **CDOM:** 49
Age: 29 **Schl Dst:** Troy R-III
Acres: 2.450

113 Briarwood Dr, Moscow Mills 63362



MLS #: 18034022 **Status:** P
Area: 458 **Bd:** 3
Muni/Twp: Moscow Mills
GA/CR: 2 / 0 **Bth:** 3 (2 1)
Style/Desc 1 Story / Atrium
SubD: Briarwood Estates
Recent: 06/28/2018 : Pending : CN->P

Stat Dt: 06/28/18 **List Pr:** \$210,000
Sqft Above: 1,470 **Sell Pr:**
Pr/SqFt: \$142.86 **CDOM:** 38
Age: 14 **Schl Dst:** Troy R-III
Acres: .360

653 Dietrich, Foristell 63348-2611



MLS #: 18040017 Status: **S**
Area: 415 Bd: 2
Muni/Twp: Unincorporated
GA/CR: 5/0 Bth: 2 (1 1)
Style/Desc: 1 Story/Ranch
SubD: None
Recent: **06/29/2018 : Sold : P->S**

Stat Dt: 06/29/18 List Pr: \$229,900
Sqft Above: 1,092 Sell Pr: \$225,000
Pr/SqFt: \$206.04 CDOM: 17
Age: 34 Schl Dst: Wentzville R-1
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 6/25/2018+

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 26, 2018

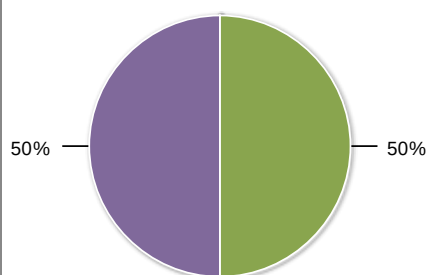


Listing ID: 18044396
 Address: 60 Citori Court, Troy, MO 63379
 Price: \$234,900
 Status: ACTIVE

Total number of appointments: 3
 Appointments in the last 30 days: 3
 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 (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
 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	
 Price Change	06/03/2018 10:45 AM	