

The Nett Group Real Estate Advisors

SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

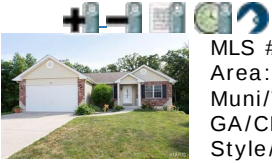
Cross Property On Market Counters

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	41	\$229,900	103	148	1	2	115	12	5	9	347

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



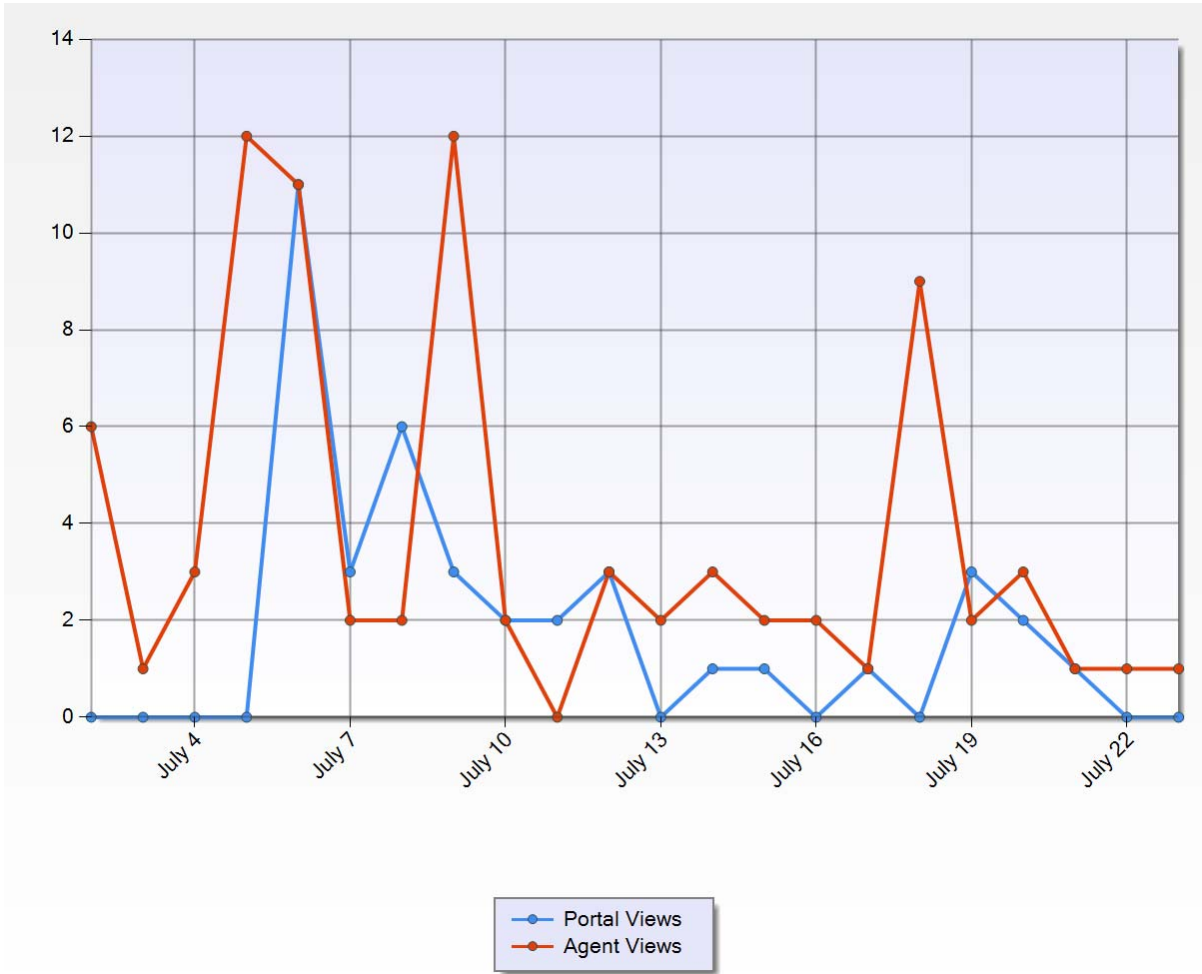
MLS #:	18044396	Status:	A	Stat Dt:	06/12/18	List Pr:	\$229,900
Area:	458	Bd:	3	Sq Ft:	1,708	Sell Pr:	
Muni/Twp:	Unincorporated	Pr/SqFt:	\$134.60	CDOM:	41		
GA/CR:	2/0	Bth:	2 (2 0)	Age:	12		
Style/Desc:	1 Story/Ranch	Acre:	.526				
SubD:	Rockport 01						
Schl District:	Troy R-III						

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 18 results.

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358 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
5.0 mi	18059366	A	07/21/2018	RESI	92 Wedgewood Drive	Troy	Troy	458	2	\$227,900	4	3 (3 0)	1,714	0.502 0	30	SHLR01	
0.3 mi	18059266	A	07/20/2018	RESI	820 Glen Eagle Dr	Unincorporated	Troy	458	3	\$229,900	4	3 (3 0)	1,800	0.385 0	10	CROU01	
3.6 mi	18057162	A	07/18/2018	RESI	10446 Fairway Dr	Foristell	Foristell	470	5	\$239,900	3	2 (2 0)	1,480		0	FHBD01	
0.4 mi	18050210	A	06/21/2018	RESI	436 Cass Dr		Troy	458	25	\$218,175	3	2 (2 0)	1,643		0	CANN	
4.0 mi	18027700	A	04/18/2018	RESI	996 Huntington	Troy	Troy	458	90	\$207,000	4	3 (3 0)	1,672	0.334 0	15	BLKA01	
3.4 mi	18034458	A	05/07/2018	RESI	25 Lot Upper Incline Estates	Foristell	Foristell	470	77	\$239,000	3	2 (2 0)	1,720			BHAL08	
0.2 mi	18029649	O	07/19/2018	RESI	153 Rockport Dr	Unincorporated	Troy	458	93	\$213,000	4	2 (2 0)	1,602	0.406 0	13	MNST01	
2.6 mi	18036980	S	07/20/2018	RESI	1741 Highway J	Unincorporated	Troy	458	7	\$234,900	3	3 (3 0)	1,635	1.450 0	21	EDGE01	
4.7 mi	18048363	S	07/19/2018	RESI	286 Sun Swept Dr	Unincorporated	Troy	458	1	\$261,000	3	4 (3 1)	2,038	3.000 0	24	BHSP14	

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Residential Condensed

92 Wedgewood Drive, Troy 63379



MLS #: 18059366 **Status:** A
Area: 458 **Bd:** 4
Muni/Twp: Troy
GA/CR: 3/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Wedgewood
Recent: 07/21/2018 : New

Stat Dt: 07/21/18 **List Pr:** \$227,900
Sqft Above: 1,714 **Sell Pr:**
Pr/SqFt: \$132.96 **CDOM:** 2
Age: 30 **Schl Dst:** Troy R-III
Acres: .502

820 Glen Eagle Dr, Troy 63379-3577



MLS #: 18059266 **Status:** A
Area: 458 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Glen Meadows
Recent: 07/20/2018 : New

Stat Dt: 07/20/18 **List Pr:** \$229,900
Sqft Above: 1,800 **Sell Pr:**
Pr/SqFt: \$127.72 **CDOM:** 3
Age: 10 **Schl Dst:** Troy R-III
Acres: .385

10446 Fairway Dr, Foristell 63348



MLS #: 18057162 **Status:** A
Area: 470 **Bd:** 3
Muni/Twp: Foristell
GA/CR: 2/0 **Bth:** 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Incline Village
Recent: 07/18/2018 : New

Stat Dt: 07/18/18 **List Pr:** \$239,900
Sqft Above: 1,480 **Sell Pr:**
Pr/SqFt: \$162.09 **CDOM:** 5
Age: \$595 **Schl Dst:** Wright City R-I
Acres: 0 (Builder)

436 Cass Dr, Troy 63379



MLS #: 18050210 **Status:** A
Area: 458 **Bd:** 3
Muni/Twp:
GA/CR: 3/0 **Bth:** 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Rockport
Recent: 07/18/2018 : BoM : P->A

Stat Dt: 06/21/18 **List Pr:** \$218,175
Sqft Above: 1,643 **Sell Pr:**
Pr/SqFt: \$132.79 **CDOM:** 25
Age: \$150 **Schl Dst:** Troy R-III
Acres: 0

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: 07/19/2018 : Price Change : \$208,000->\$207,000

Stat Dt: 04/18/18 **List Pr:** \$207,000
Sqft Above: 1,672 **Sell Pr:**
Pr/SqFt: \$123.80 **CDOM:** 90
Age: 15 **Schl Dst:** Troy R-III
Acres: .334

25 Lot Upper Incline Estates, Foristell 63348



MLS #: 18034458 **Status:** A
Area: 470 **Bd:** 3
Muni/Twp: Foristell
GA/CR: 3/0 **Bth:** 2 (2 0)
Style/Desc: 1 Story/Ranch
SubD: Incline Estates

Stat Dt: 05/07/18 **List Pr:** \$239,000
Sqft Above: 1,720 **Sell Pr:**
Pr/SqFt: \$138.95 **CDOM:** 77
Age: NC **Schl Dst:** Wright City R-I
Acres: 0

153 Rockport Dr, Troy 63379-3567



MLS #: 18029649 Status: **O**
Area: 458 Bd: 4
Muni/Twp: Unincorporated
GA/CR: 2/0 Bth: 2 (2 0)
Style/Desc 1 Story/Ranch
SubD: Rockport
Recent: 07/19/2018 : Option : A->O

Stat Dt: 07/19/18 List Pr: \$213,000
Sqft Above: 1,602 Sell Pr:
Pr/SqFt: \$132.96 CDOM: 93
Age: 13 Schl Dst: Troy R-III
\$150 Acres: .406

1741 Highway J, Troy 63379-3701



MLS #: 18036980 Status: **S**
Area: 458 Bd: 3
Muni/Twp: Unincorporated
GA/CR: 3/0 Bth: 3 (3 0)
Style/Desc 1 Story/Ranch
SubD: None
Recent: 07/20/2018 : Sold : P->S

Stat Dt: 07/20/18 List Pr: \$234,900
Sqft Above: 1,635 Sell Pr: \$234,900
Pr/SqFt: \$143.67 CDOM: 7
Age: 21 Schl Dst: Troy R-III
Acres: 1.450

286 Sun Swept Dr, Troy 63379-3910



MLS #: 18048363 Status: **S**
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: 07/19/2018 : Sold : P->S

Stat Dt: 07/19/18 List Pr: \$269,900
Sqft Above: 2,038 Sell Pr: \$261,000
Pr/SqFt: \$128.07 CDOM: 1
Age: 24 Schl Dst: Troy R-III
\$50 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 7/16/2018+

Selected 9 of 9 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

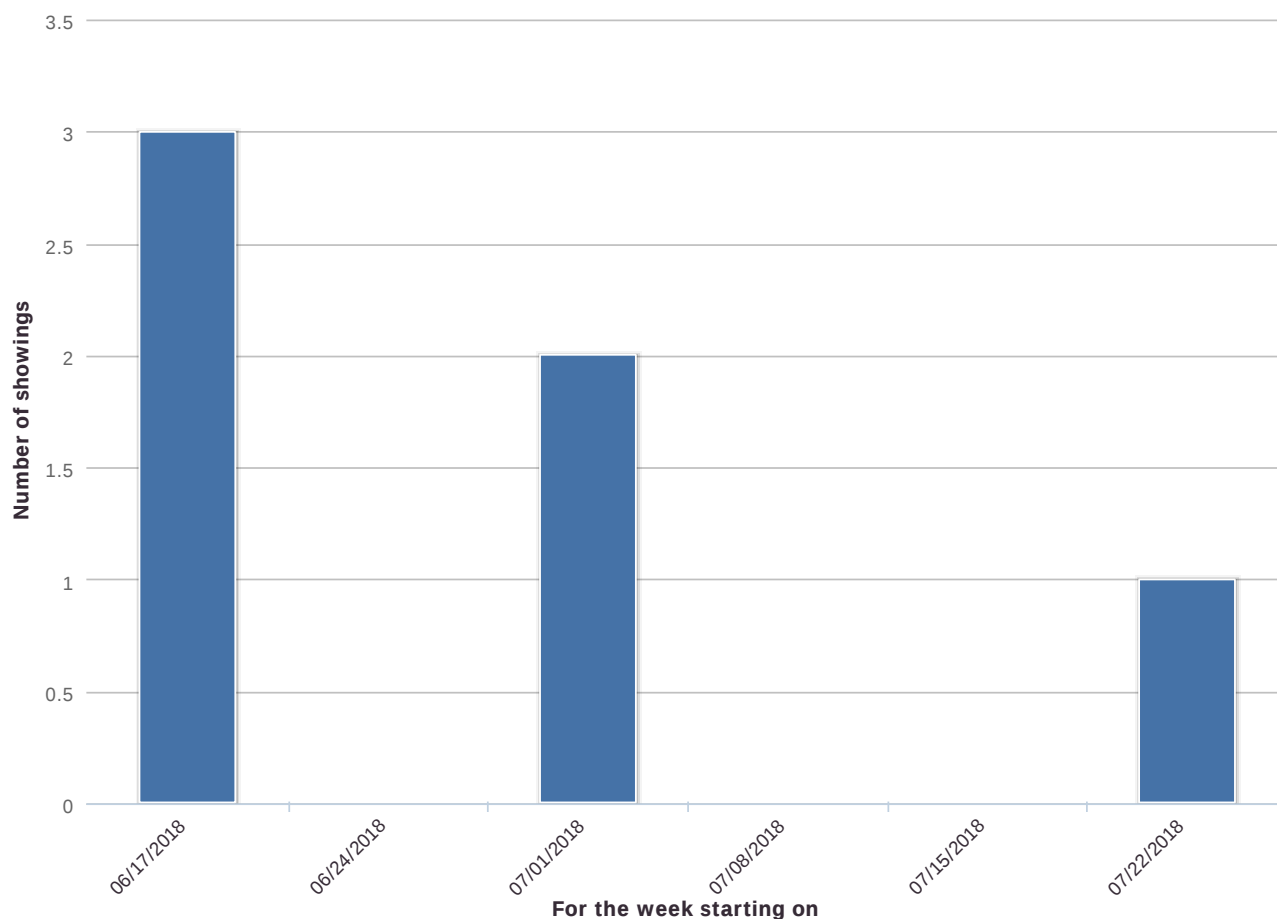
Snapshot for Jun 03, 2018 - Jul 25, 2018



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

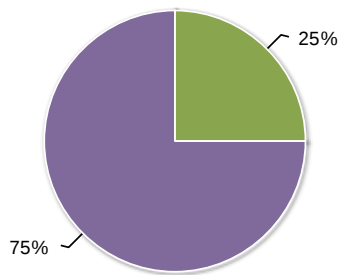
Total number of appointments: 6
 Appointments in the last 30 days: 3
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

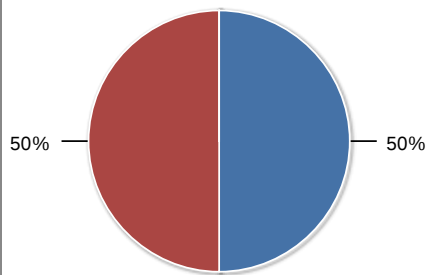
Is your client interested in this listing?



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

* 4 responses

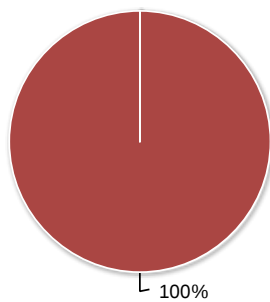
Please rate your overall experience at this showing.



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 07/07/2018 9:30 AM - 11:30 AM	07/08/2018 10:20 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	Not interested Was on the list, but found a different one
Showing 07/05/2018 5:30 PM - 6:30 PM	07/05/2018 08:43 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 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 06/23/2018 11:15 AM - 12:00 PM	06/23/2018 02:49 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 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
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
 Future Showing	07/25/2018 10:15 AM - 10:45 AM	
 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	
 Price Change	06/03/2018 10:45 AM	