

The Nett Group Real Estate Advisors

SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

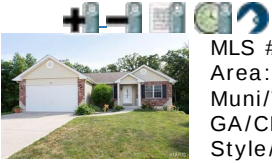
Cross Property On Market Counters

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	48	\$229,900	104	159	1	2	116	6	5	9	363

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:	48
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'

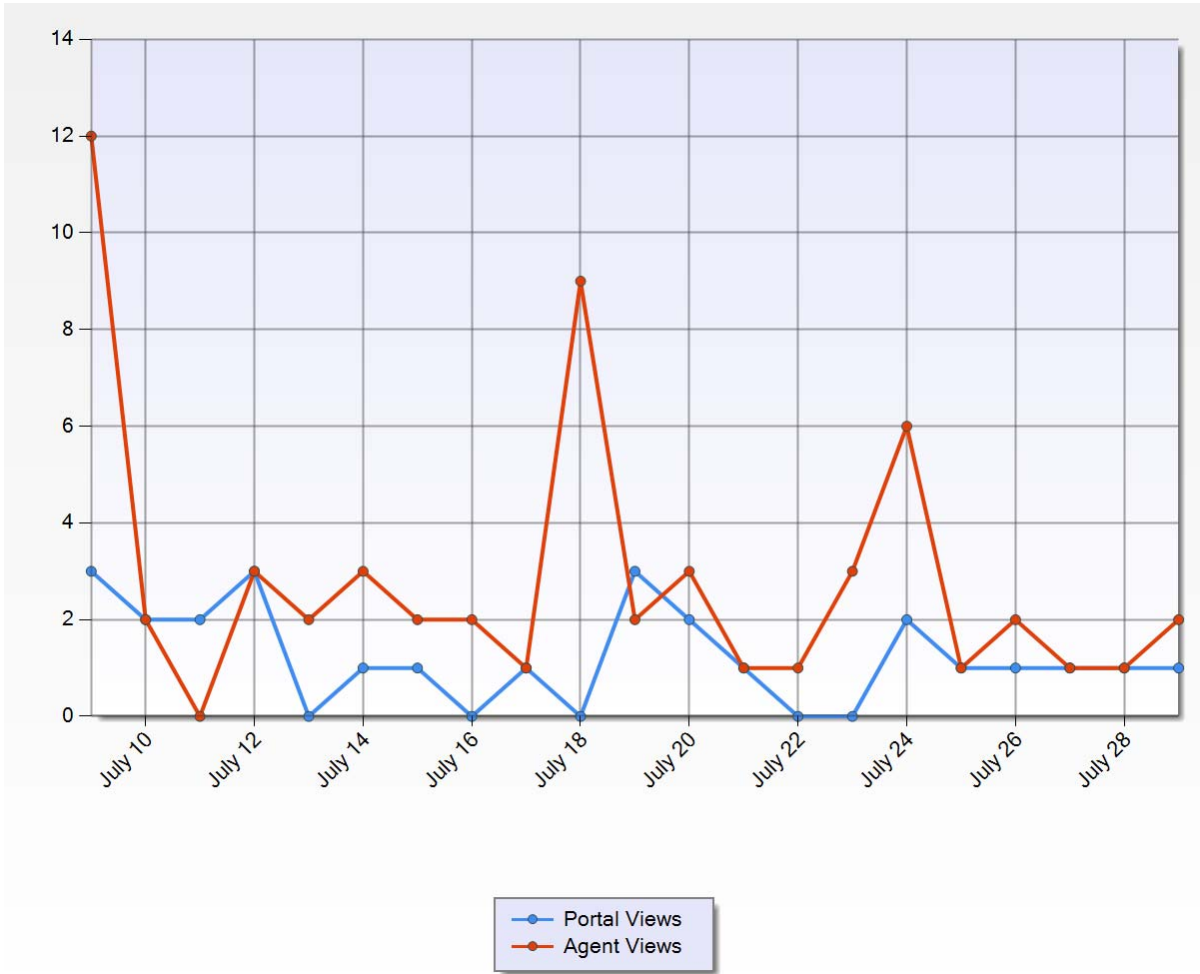
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 19 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
0.4 mi	18060591	A	07/25/2018	RESI		811 Glen Eagle Dr	Troy	Troy	458	5	\$209,900	3	2 (2 0)	1,656					BHAL08
4.2 mi	18034756	A	05/01/2018	RESI		50 White Birch Ct		Troy	458	90	\$264,900	5	3 (3 0)	1,741	0.257	0	12		BHSP14
3.6 mi	18047436	A	06/28/2018	RESI		31559 Mimosa Ct	Wright City	Foristell	470	32	\$235,000	3	2 (2 0)	1,780	0.180	0	15		EXRP01
3.7 mi	18046368	S	07/26/2018	RESI		301 Zoar Church Rd	Unincorporated	Wright City	470	48	\$238,000	4	3 (2 1)	1,300	3.400	0	15		TRAC01

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Residential Condensed

811 Glen Eagle Dr, Troy 63379



MLS #: 18060591 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: 07/25/2018 : New

Stat Dt: 07/25/18 List Pr: \$209,900
 Sqft Above: 1,656 Sell Pr:
 Pr/SqFt: \$126.75 CDOM: 5
 Age: NC Schl Dst: Troy R-III
 \$250 Acres: 0

50 White Birch Ct, Troy 63379-2479



MLS #: 18034756 Status: **A**
 Area: 458 Bd: 5
 Muni/Twp:
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Westhampton Woods 01
 Recent: 07/26/2018 : Price Change : \$269,900->\$264,900

Stat Dt: 05/01/18 List Pr: \$264,900
 Sqft Above: 1,741 Sell Pr:
 Pr/SqFt: \$152.15 CDOM: 90
 Age: 12 Schl Dst: Troy R-III
 \$75 Acres: .257

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: 07/26/2018 : Price Change : \$240,000->\$235,000

Stat Dt: 06/28/18 List Pr: \$235,000
 Sqft Above: 1,780 Sell Pr:
 Pr/SqFt: \$132.02 CDOM: 32
 Age: 15 Schl Dst: Wright City R-I
 Acres: .180

301 Zoar Church Rd, Wright City 63390-1613



MLS #: 18046368 Status: **S**
 Area: 470 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: none
 Recent: 07/26/2018 : Sold : P->S

Stat Dt: 07/26/18 List Pr: \$246,500
 Sqft Above: 1,300 Sell Pr: \$238,000
 Pr/SqFt: \$183.08 CDOM: 48
 Age: 15 Schl Dst: Wright City R-I
 Acres: 3.400

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 7/23/2018+

Selected 4 of 4 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

60 Citori Court, Troy, MO 63379

Snapshot for Jun 03, 2018 - Jul 25, 2018

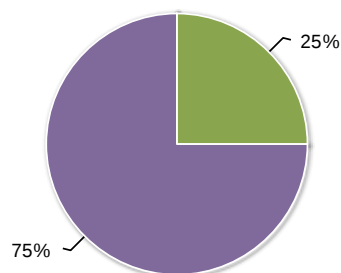


Listing ID: 18044396
 Address: 60 Citori Court, Troy, MO 63379
 Price: \$229,900
 Status: ACTIVE

Total number of appointments: 5
 Appointments in the last 30 days: 2
 Appointments in the last 7 days: 0
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

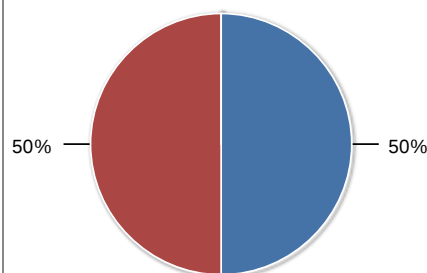
Is your client interested in this listing?



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

* 4 responses

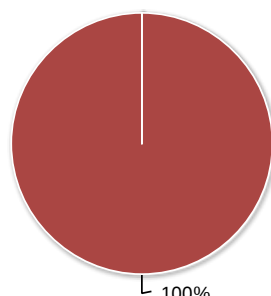
Please rate your overall experience at this showing.



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 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
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
 Canceled 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	

Activity Type	Activity Date 	Comments
 New Listing	06/12/2018	
 Price Change	06/03/2018 10:45 AM	