

The Nett Group Real Estate Advisors

SELLER REPORT



60 Citori Ct | Troy

TheNettGroup.com • 636.614.5132

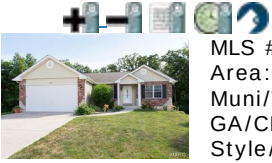
Cross Property On Market Counters

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	27	\$229,900	102	131	1	3	118	26	5	11	304

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:	27		
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						
Recent:	07/06/2018 : Price Change : \$234,900->\$229,900						

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

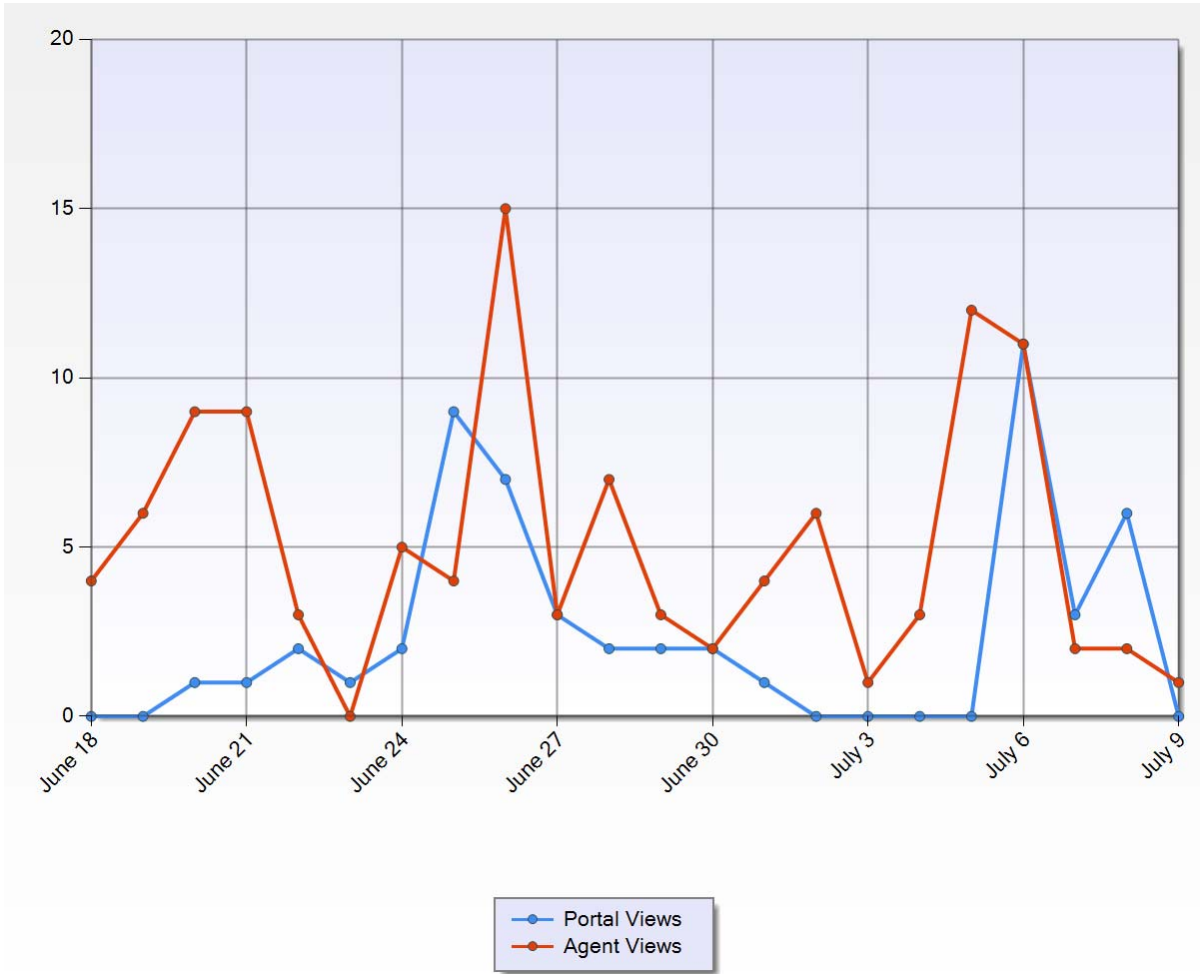
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 15 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
4.8 mi	18053112	A	07/07/2018	RESI	436 Bluff Dr		Troy	458	5	\$270,000	3	3 (2 1)	1,828	0.4590	14	CANN
0.2 mi	18029649	A	04/17/2018	RESI	153 Rockport Dr	Unincorporated	Troy	458	83	\$213,000	4	2 (2 0)	1,602	0.4060	13	MNST01
0.0 mi	18044396	A	06/12/2018	RESI	60 Citori Ct	Unincorporated	Troy	458	27	\$229,900	3	2 (2 0)	1,708	0.5260	12	KWRC01
0.2 mi	18034715	S	07/05/2018	RESI	348 Rockport Dr	Unincorporated	Troy	458	31	\$212,500	3	2 (2 0)	1,557	0.3430	11	BHAL08
3.6 mi	18000446	S	06/29/2018	RESI	51 Hamlet Dr		Troy	458	122	\$247,900	4	3 (2 1)	2,040	0.3610	15	BHSP02

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Residential Condensed

436 Bluff Dr, Troy 63379-2043



MLS #: 18053112 Status: **A**
 Area: 458 Bd: 3
 Muni/Twp: GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: Bluffview Estates
 Recent: 07/07/2018 : New

Stat Dt: 07/07/18 List Pr: \$270,000
 Sqft Above: 1,828 Sell Pr:
 Pr/SqFt: \$147.70 CDOM: 5
 Age: 14 Schl Dst: Troy R-III
 Acres: .459

153 Rockport Dr, Troy 63379-3567



MLS #: 18029649 Status: **A**
 Area: 458 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Rockport
 Recent: 07/06/2018 : Price Change : \$214,900->\$213,000

Stat Dt: 04/17/18 List Pr: \$213,000
 Sqft Above: 1,602 Sell Pr:
 Pr/SqFt: \$132.96 CDOM: 83
 Age: 13 Schl Dst: Troy R-III
 Acres: .406

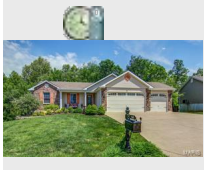
60 Citori Ct, Troy 63379-3572



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
 Recent: 07/06/2018 : Price Change : \$234,900->\$229,900

Stat Dt: 06/12/18 List Pr: \$229,900
 Sqft Above: 1,708 Sell Pr:
 Pr/SqFt: \$134.60 CDOM: 27
 Age: 12 Schl Dst: Troy R-III
 Acres: .526

348 Rockport Dr, Troy 63379-3576



MLS #: 18034715 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: 07/06/2018 : Sold : P->S

Stat Dt: 07/05/18 List Pr: \$217,500
 Sqft Above: 1,557 Sell Pr: \$212,500
 Pr/SqFt: \$136.48 CDOM: 31
 Age: 11 Schl Dst: Troy R-III
 Acres: .343

51 Hamlet Dr, Troy 63379-2365



MLS #: 18000446 Status: **S**
 Area: 458 Bd: 4
 Muni/Twp: GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: The Legends Estates

Stat Dt: 06/29/18 List Pr: \$247,900
 Sqft Above: 2,040 Sell Pr: \$247,900
 Pr/SqFt: \$121.52 CDOM: 122
 Age: 15 Schl Dst: Troy R-III
 Acres: .361

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 7/2/2018+
 Selected 5 of 5 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 07, 2018

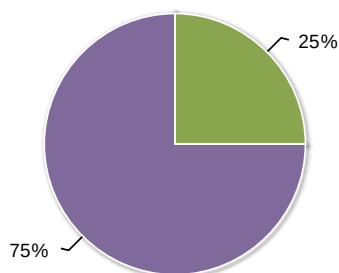


Listing ID: 18044396
 Address: 60 Citori Court, Troy, MO 63379
 Price: \$229,900
 Status: ACTIVE

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

Feedback at a Glance

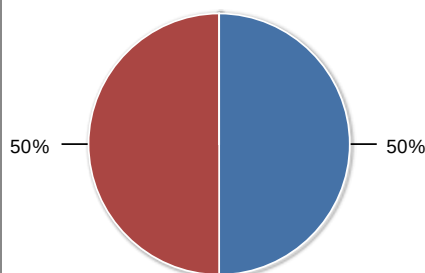
Is your client interested in this listing?



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

* 4 responses

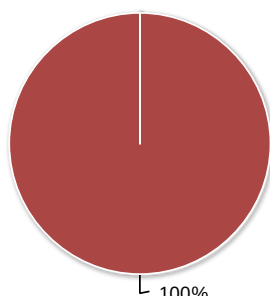
Please rate your overall experience at this showing.



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
 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	