

The Nett Group Real Estate Advisors

# SELLER REPORT



483 Graywood Dr | Ballwin

TheNettGroup.com • 636.614.5132

## 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 |
|----------|----------|----|-------------|--------|-----------------------|----------------|--------------|------|------|-----------|-----|---------|-------|------------|-----|------|----|
| 3.0 mi   | 18036974 | A  | 05/10/2018  | RESI   | 407 Hunters Hill Dr   | Chesterfield   | Chesterfield | 167  | 4    | \$425,000 | 4   | 4 (3 1) | 2,574 | 0.310<br>0 | 36  | CBG  | 15 |
| 1.8 mi   | 18034201 | A  | 05/07/2018  | RESI   | 622 Claymont Estates  | Chesterfield   | Chesterfield | 168  | 7    | \$375,000 | 5   | 3 (3 0) | 3,024 | 0.640<br>0 | 51  | REMV | 01 |
| 1.9 mi   | 18024533 | A  | 05/09/2018  | RESI   | 579 Briarwyck Dr      | Ballwin        | Ballwin      | 168  | 5    | \$409,900 | 4   | 3 (2 1) | 2,382 | 0.287<br>0 | 44  | CBG  | 03 |
| 1.9 mi   | 18029097 | A  | 05/11/2018  | RESI   | 637 Canary Estates Dr | Manchester     | Manchester   | 169  | 3    | \$375,000 | 3   | 4 (3 1) | 2,124 | 0.190<br>0 | 22  | RMXS | 01 |
| 3.0 mi   | 18033821 | A  | 05/12/2018  | RESI   | 2 bblt Ruppel Farms   | Ballwin        | Ballwin      | 348  | 2    | \$379,900 | 3   | 2 (2 0) | 1,569 | 0.172<br>1 |     | CBG  | 50 |
| 2.6 mi   | 18031926 | A  | 04/24/2018  | RESI   | 537 Huntley Heights   | Unincorporated | Ballwin      | 169  | 102  | \$420,000 | 4   | 4 (3 1) | 2,604 | 0.230<br>0 | 35  | KWSW | 01 |
| 2.8 mi   | 18032797 | A  | 04/25/2018  | RESI   | 2300 Coventry Farm Ct | Chesterfield   | Chesterfield | 348  | 19   | \$375,000 | 4   | 3 (2 1) | 2,522 | 0.230<br>0 | 30  | RLTM | 01 |
| 2.0 mi   | 18031450 | P  |             | RESI   | 35 Log Hill Lane      | Ballwin        | Ballwin      | 348  | 9    | \$400,000 | 4   | 3 (2 1) | 2,451 | 0.310<br>0 | 25  | RMXR | 02 |

### 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 3.00 mi of 18016785

Price is 375000 to 425000

CTH Last Modified Date Time is 5/7/2018+

Selected 8 of 8 results.

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

Property Type: Residential

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 3.00 mi of 18016785 Price is 375000 to 425000 CTH Last Modified Date Time is 5/7/2018+

**407 Hunters Hill Dr, Chesterfield 63017-3446**

MLS #: **18036974** Status: **ACT**  
 Area: **Parkway Central** Bd: **4**  
 Muni/Twp: **Chesterfield**  
 GA/CR: **2/0** Bth: **4 (3 1)**  
 Style: **2 Story/Other**  
 SubD: **Conway Meadows Six**  
 Lot SF: **13,504 (County Records)**

Stat Dt: **05/10/18**  
 Sq Ft: **2574**  
 Pr/SqFt: **\$165.11**  
 Age: **36**

List Pr: **\$425,000**  
 Sell Pr:  
 CDOM: **4**  
 Schl Dist: **Parkway C-2**  
 Acre: **0.310**

**622 Claymont Estates, Chesterfield 63017-7062**

MLS #: **18034201** Status: **ACT**  
 Area: **Parkway West** Bd: **5**  
 Muni/Twp: **Chesterfield**  
 GA/CR: **2/0** Bth: **3 (3 0)**  
 Style: **1.5 Story/Other**  
 SubD: **Claymont Estates 2**  
 Lot SF: **27,878 (County Records)**

Stat Dt: **05/07/18**  
 Sq Ft: **3024**  
 Pr/SqFt: **\$124.01**  
 Age: **51**

List Pr: **\$375,000**  
 Sell Pr:  
 CDOM: **7**  
 Schl Dist: **Parkway C-2**  
 Acre: **0.640**

**579 Briarwyck Dr, Ballwin 63011-2455**

MLS #: **18024533** Status: **ACT**  
 Area: **Parkway West** Bd: **4**  
 Muni/Twp: **Ballwin**  
 GA/CR: **2/0** Bth: **3 (2 1)**  
 Style: **2 Story/Other**  
 SubD: **Park Huntington**  
 Lot SF: **12,502 (County Records)**

Stat Dt: **05/09/18**  
 Sq Ft: **2382**  
 Pr/SqFt: **\$172.08**  
 Age: **44**

List Pr: **\$409,900**  
 Sell Pr:  
 CDOM: **5**  
 Schl Dist: **Parkway C-2**  
 Acre: **0.287**

**637 Canary Estates Dr, Manchester 63021**

MLS #: **18029097** Status: **ACT**  
 Area: **Parkway South** Bd: **3**  
 Muni/Twp: **Manchester**  
 GA/CR: **2/0** Bth: **4 (3 1)**  
 Style: **1.5 Story/Other**  
 SubD: **Canary Estates**  
 Lot SF: **8,276 (County Records)**

Stat Dt: **05/11/18**  
 Sq Ft: **2124**  
 Pr/SqFt: **\$176.55**  
 Age: **22**

List Pr: **\$375,000**  
 Sell Pr:  
 CDOM: **3**  
 Schl Dist: **Parkway C-2**  
 Acre: **0.190**

**2 bblt Ruppel Farms, Ballwin 63021**

MLS #: **18033821** Status: **ACT**  
 Area: **Marquette** Bd: **3**  
 Muni/Twp: **Ballwin**  
 GA/CR: **2/0** Bth: **2 (2 0)**  
 Style: **1 Story/Ranch**  
 SubD: **Ruppel Farms**  
 Lot SF: **7,497 (Builder)**

Stat Dt: **05/12/18**  
 Sq Ft: **1569**  
 Pr/SqFt: **\$242.13**  
 Age:

List Pr: **\$379,900**  
 Sell Pr:  
 CDOM: **2**  
 Schl Dist: **Rockwood R-VI**  
 Acre: **0.172**

**537 Huntley Heights, Ballwin 63021-5884**

MLS #: **18031926** Status: **ACT**  
 Area: **Parkway South** Bd: **4**  
 Muni/Twp: **Unincorporated**  
 GA/CR: **2/0** Bth: **4 (3 1)**  
 Style: **2 Story/Other**  
 SubD: **Ridgemont 4**  
 Lot SF: **10,019 (County Records)**

Stat Dt: **04/24/18**  
 Sq Ft: **2604**  
 Pr/SqFt: **\$161.29**  
 Age: **35**

List Pr: **\$420,000**  
 Sell Pr:  
 CDOM: **102**  
 Schl Dist: **Parkway C-2**  
 Acre: **0.230**

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Property Type: Residential

**2300 Coventry Farm Ct, Chesterfield 63017-7475**

MLS #: **18032797** Status: **ACT**  
Area: **Marquette** Bd: **4**  
Muni/Twp: **Chesterfield**  
GA/CR: **2/0** Bth: **3 (2 1)**  
Style: **2 Story/Other**  
SubD: **Coventry Farm**  
Lot SF: **10,019 (County Records)**

Stat Dt: **04/25/18**  
Sq Ft: **2522**  
Pr/SqFt: **\$148.69**  
Age: **30**

List Pr: **\$375,000**  
Sell Pr:  
CDOM: **19**  
Schl Dist: **Rockwood R-VI**  
Acre: **0.230**

**35 Log Hill Lane, Ballwin 63011-3234**

MLS #: **18031450** Status: **PND**  
Area: **Marquette** Bd: **4**  
Muni/Twp: **Ballwin**  
GA/CR: **2/0** Bth: **3 (2 1)**  
Style: **2 Story/Other**  
SubD: **Log Hill Estates**  
Lot SF: **13,504 (County Records)**

Stat Dt:  
Sq Ft: **2451**  
Pr/SqFt: **\$163.20**  
Age: **25**

List Pr: **\$400,000**  
Sell Pr:  
CDOM: **9**  
Schl Dist: **Rockwood R-VI**  
Acre: **0.310**

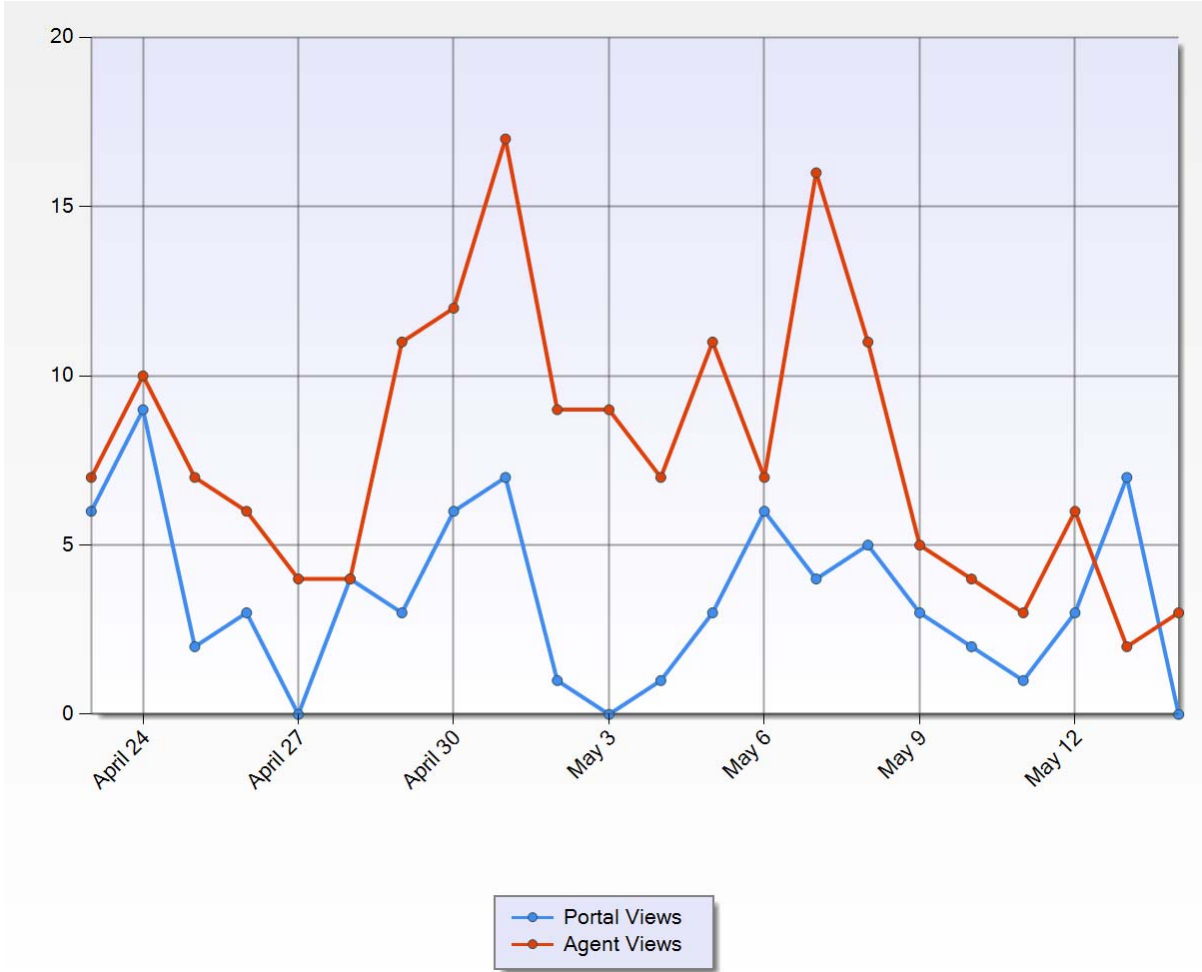
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 **Historical Views for 483 Graywood Dr**





**The Nett Group Real Estate Advisors**  
 Keller Williams Realty Chesterfield  
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# Listing Activity Report

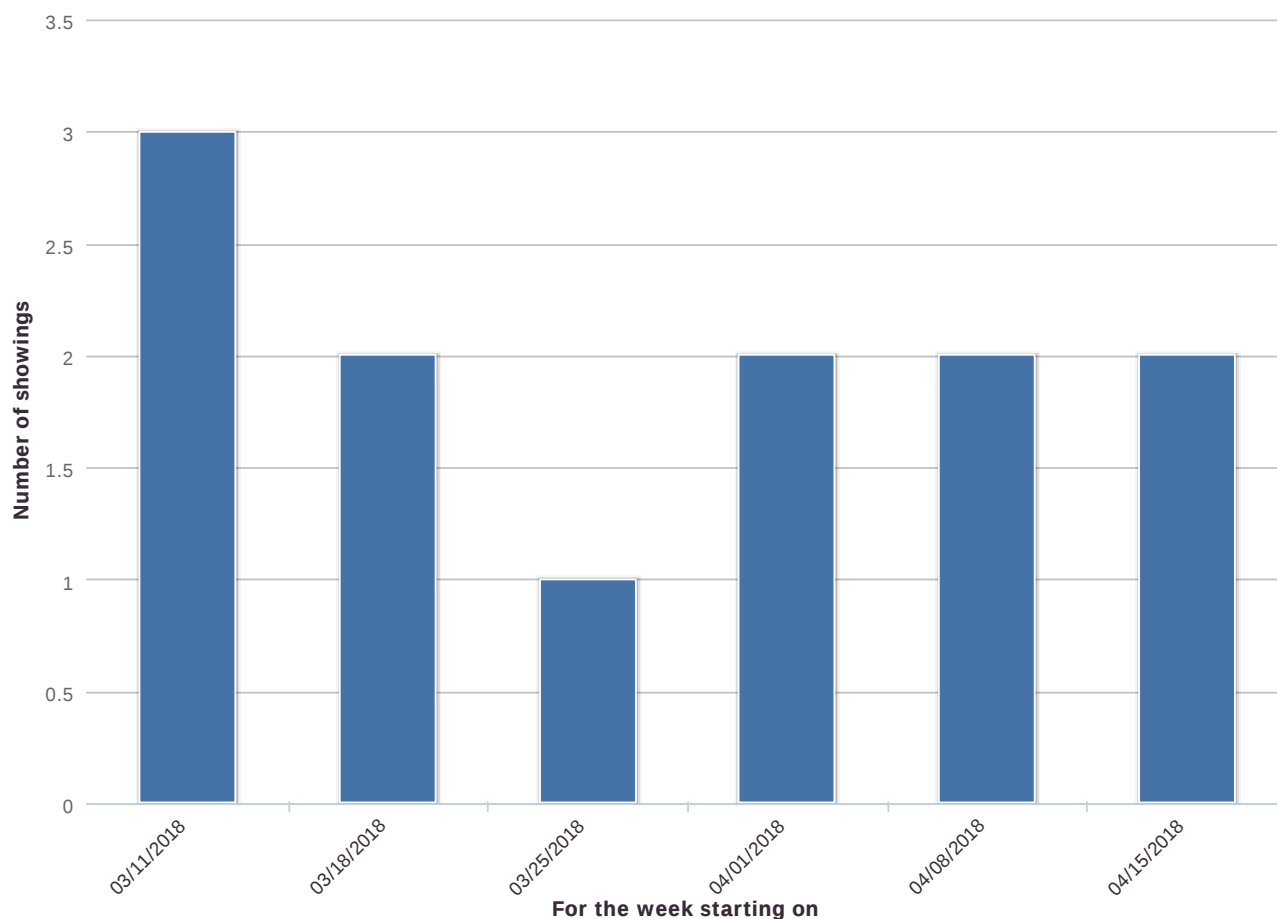
483 Graywood Drive, Ballwin, MO 63011

Snapshot for Mar 13, 2018 - Apr 20, 2018



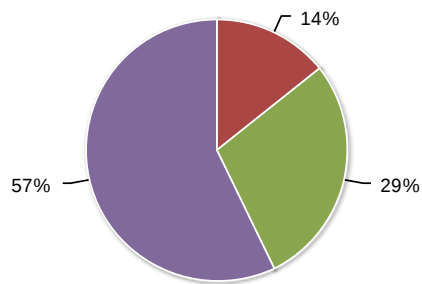
Listing ID: 18016785  
 Address: 483 Graywood Drive, Ballwin, MO 63011  
 Price: \$394,900  
 Status: ACTIVE  
 Total number of appointments: 12  
 Appointments in the last 30 days: 2  
 Appointments in the last 7 days: 0  
 Total number of agent previews: 2  
 Total number of agent inquiries: 0

## Appointments Per Week



## Feedback at a Glance

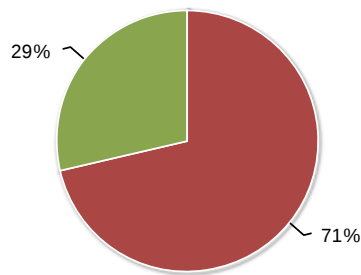
### Is your client interested in this listing?



Very (0)  
 Somewhat (1)  
 Maybe (2)  
 Not interested (4)

\* 7 responses

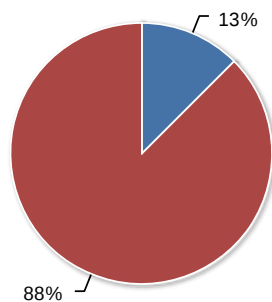
### Please rate your overall experience at this showing.



Excellent (0)  
 Good (5)  
 Fair (2)  
 Poor (0)

\* 7 responses

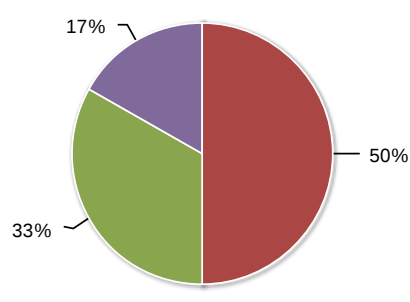
### Your (and your client's) opinion of the price:



Just right (1)  
 Too high (7)  
 Too low (0)

\* 8 responses

### Please rate this listing (5=Best; 1=Worst):



5(Best) (0)  
 4 (3)  
 3 (2)  
 2 (1)  
 1(Worst) (0)

\* 6 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                 | Received                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agent Preview<br>04/20/2018 3:30 PM - 4:30 PM                                                                                                                                                                                    | 04/24/2018 11:03 AM                                                                                                                                         |
| 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: | Fair<br>Too high<br>3<br>Backyard and LL finish are not good.<br>Bedrooms need to be painted neutral color. Big house, but will struggle to get this price. |
| Showing<br>04/18/2018 11:00 AM - 12:00 PM                                                                                                                                                                                        | 04/19/2018 10:34 PM                                                                                                                                         |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>Great kitchen and dining area. Looking for larger family room. Thanks for the showing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Showing<br>04/11/2018 6:00 PM - 7:00 PM                                                                                                                                                                                                                 |  | 04/11/2018 08:20 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Maybe</p> <p>Good</p> <p>Too high</p> <p>4</p> <p>Client didn't like the floor and paint in upstairs bedrooms.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Showing<br>04/11/2018 5:00 PM - 5:45 PM                                                                                                                                                                                                                 |  | 04/11/2018 08:41 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Is your client interested in this listing?</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                                                                      |  | <p>Maybe</p> <p>This was our first day of viewing homes. They are not ready to make any decisions. Thank you for allowing us to view.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Showing<br>04/07/2018 4:15 PM - 4:30 PM                                                                                                                                                                                                                 |  | 04/08/2018 07:52 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                                                                  |  | <p>Too high</p> <p>This client has opted to watch this property</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Agent Preview<br>04/02/2018 1:00 PM - 1:15 PM                                                                                                                                                                                                           |  | 04/02/2018 05:36 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Good</p> <p>Just right</p> <p>4</p> <p>This was just a preview to become more familiar with homes in the area. The kitchen and master bath are really a WOW! I am probably telling you the obvious that you are getting from other agents..... Room wall colors should be painted with a neutral color that flows consistently between the rooms. I also suggest staging...the cost for staging is less than a price reduction and can really make all the difference and show off the great details of the house. Now everyone focuses on floors and walls. It has a great floor plan and great square footage. Thank you for letting me see this.</p> |
| Showing<br>03/27/2018 4:00 PM - 4:30 PM                                                                                                                                                                                                                 |  | 03/28/2018 09:16 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Good</p> <p>My clients loved the kitchen, but did not like the backyard. The house showed nice. Sorry it didn't work for them.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Showing<br>03/20/2018 2:30 PM - 2:45 PM                                                                                                                                                                                                                 |  | 03/21/2018 02:56 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p>Your (and your client's) opinion of the price:</p> <p>COMMENTS/RECOMMENDATIONS:</p>                                                                                                                                                                  |  | <p>Too high</p> <p>Client wanted to go back in with a contractor to bid all of the work that needs to be done. They have opted to keep looking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Activity Details                                                                                                                                                                                                                                        |  | Received                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Showing<br>03/18/2018 11:00 AM - 12:00 PM                                                                                                                                                                                                               |  | 03/18/2018 02:11 PM                                                                                                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>My client didn't like the feel of the neighborhood. Kitchen size out of proportion from the rest of the house.</p>                                                                                                                                        |
| Showing<br>03/16/2018 5:45 PM - 6:30 PM                                                                                                                                                                                                                 |  | 03/17/2018 09:13 AM                                                                                                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Not interested</p> <p>Fair</p> <p>Too high</p> <p>2</p> <p>Not enough yard for my client on the busy street and too high for the amount of work that needs to be done (paint throughout the property, paneling removal, drywall in family room, fixtures, entire basement).</p> |
| Showing<br>03/15/2018 10:15 AM - 11:15 AM                                                                                                                                                                                                               |  | 03/17/2018 02:18 PM                                                                                                                                                                                                                                                                |
| <p>Is your client interested in this listing?</p> <p>Please rate your overall experience at this showing.</p> <p>Your (and your client's) opinion of the price:</p> <p>Please rate this listing (5=Best; 1=Worst):</p> <p>COMMENTS/RECOMMENDATIONS:</p> |  | <p>Somewhat</p> <p>Good</p> <p>Too high</p> <p>3</p> <p>After running comps and receiving the ones that were used to price the property, it appears to be overpriced. They are going to think about it.</p>                                                                        |

| Listing Activity Details                                                                              |                                |          |
|-------------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Activity Type                                                                                         | Activity Date                  | Comments |
|  Past Agent Preview | 04/20/2018 3:30 PM - 4:30 PM   |          |
|  Past Showing       | 04/18/2018 11:00 AM - 12:00 PM |          |
|  Past Showing       | 04/11/2018 6:00 PM - 7:00 PM   |          |
|  Past Showing       | 04/11/2018 5:00 PM - 5:45 PM   |          |
|  Past Showing       | 04/07/2018 4:15 PM - 4:30 PM   |          |
|  Canceled Showing   | 04/05/2018 12:00 PM - 1:00 PM  |          |
|  Past Agent Preview | 04/02/2018 1:00 PM - 1:15 PM   |          |
|  Past Showing       | 03/27/2018 4:00 PM - 4:30 PM   |          |
|  Past Showing       | 03/20/2018 2:30 PM - 2:45 PM   |          |
|  Past Showing       | 03/18/2018 11:00 AM - 12:00 PM |          |
|  Past Showing       | 03/16/2018 5:45 PM - 6:30 PM   |          |
|  Past Showing       | 03/16/2018 4:15 PM - 5:15 PM   |          |

| Activity Type                                                                                  | Activity Date                  | Comments |
|------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing  | 03/15/2018 10:15 AM - 11:15 AM |          |
|  Status Change | 03/13/2018 3:46 PM             |          |
|  New Listing   | 03/13/2018                     |          |