

The Nett Group Real Estate Advisors

SELLER REPORT



483 Graywood Dr | Ballwin

TheNettGroup.com • 636.614.5132

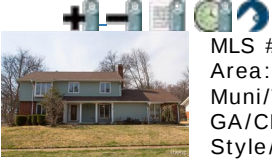
Cross Property On Market Counters

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
18016785	RESI	ACT	03/13/18	483 Graywood Dr	Ballwin	168	90	\$385,000	548	648	9	14	558	70	45	24	1090

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

Cross Property Condensed

483 Graywood Dr, Ballwin 63011-3460



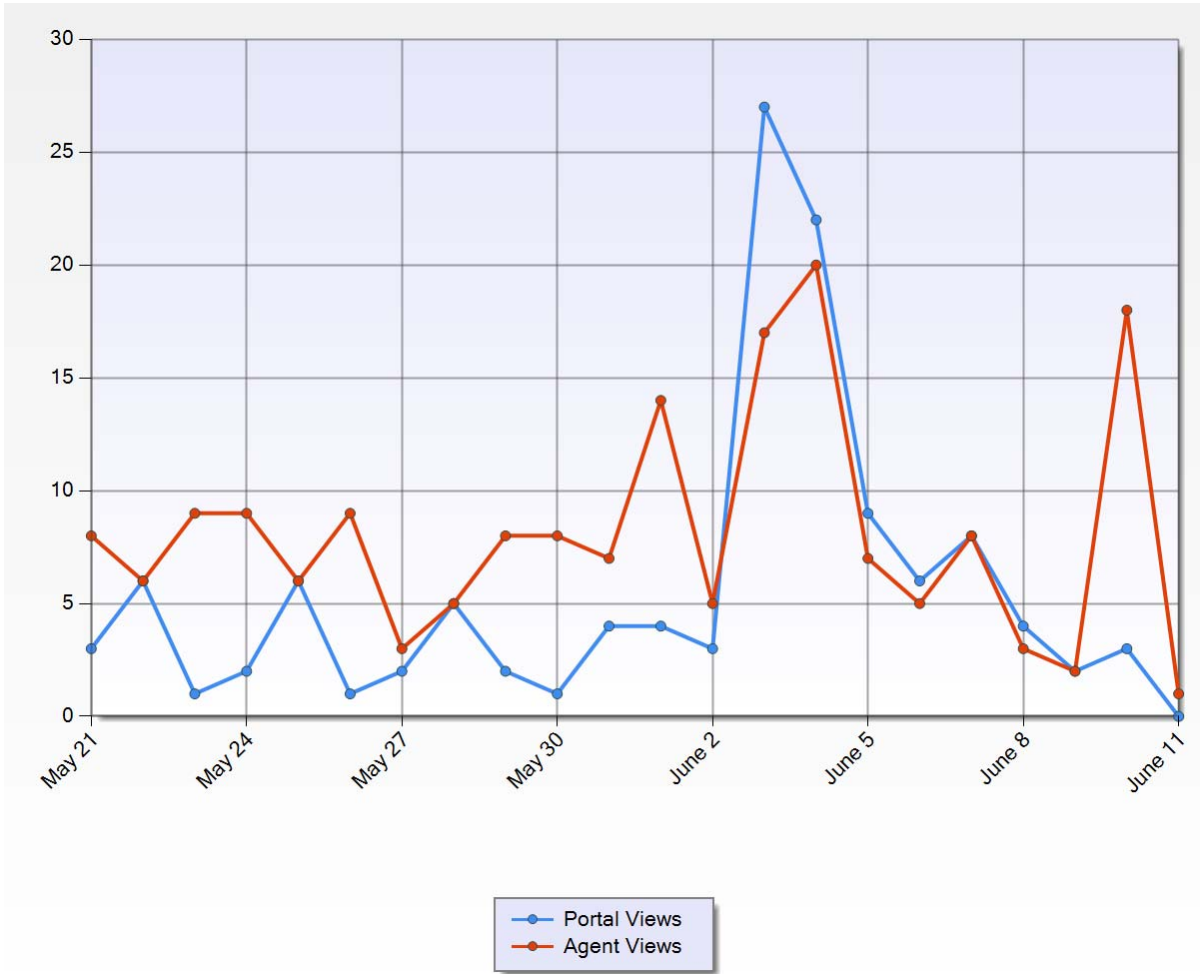
MLS #:	18016785	Status:	A	Stat Dt:	03/13/18	List Pr:	\$385,000
Area:	168	Bd:	4	Sq Ft:	2,815	Sell Pr:	
Muni/Twp:	Ballwin	Pr/SqFt:	\$136.77	CDOM:	90		
GA/CR:	2/0	Bth:	3 (3 0)	Age:	50		
Style/Desc:	2 Story/Other			Acre:	.273		
SubD:	Oak Tree Farm Add 2 7						
Schl District:	Parkway C-2						

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 11 results.

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 Historical Views for 483 Graywood Dr



Residential Condensed

15534 Canyon View, Chesterfield 63017-5117



MLS #: 18045845 Status: **A**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Baxter Lakes Add
 Recent: 06/06/2018 : New

Stat Dt: 06/06/18 List Pr: \$400,000
 Sqft Above: 2,608 Sell Pr:
 Pr/SqFt: \$153.37 CDOM: 5
 Age: 41 Schl Dst: Parkway C-2
 \$195 Acres: .293

2 bblt Ruppel Farms, Ballwin 63021



MLS #: 18045538 Status: **A**
 Area: 348 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Ruppel Farms
 Recent: 06/05/2018 : New

Stat Dt: 06/05/18 List Pr: \$379,900
 Sqft Above: 2,802 Sell Pr:
 Pr/SqFt: \$135.58 CDOM: 6
 Age: TBB Schl Dst: Rockwood R-VI
 \$350 Acres: .220

707 Chancellor Heights Dr, Manchester 63011



MLS #: 18023048 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1.5 Story/Other
 SubD: Westridge Manor Estates

Stat Dt: 05/04/18 List Pr: \$424,900
 Sqft Above: 2,748 Sell Pr:
 Pr/SqFt: \$154.62 CDOM: 38
 Age: 31 Schl Dst: Parkway C-2
 \$300 Acres: .260

1221 Arbor Bluff Cir, Ballwin 63021



MLS #: 18040093 Status: **A**
 Area: 169 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/A-Frame
 SubD: Arbor Bluffs
 Recent: 06/08/2018 : Price Change : \$415,000->\$399,000

Stat Dt: 05/30/18 List Pr: \$399,000
 Sqft Above: 2,668 Sell Pr:
 Pr/SqFt: \$149.55 CDOM: 12
 Age: 17 Schl Dst: Parkway C-2
 \$350 Acres: 0 (County Recd)

1409 Birchwood Cove Ct, Ballwin 63021-5765



MLS #: 18027037 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Forest Oak Estates 1
 Recent: 06/06/2018 : Price Change : \$423,900->\$415,900

Stat Dt: 04/17/18 List Pr: \$415,900
 Sqft Above: 2,739 Sell Pr:
 Pr/SqFt: \$151.84 CDOM: 55
 Age: 35 Schl Dst: Parkway C-2
 \$195 Acres: .480

2 Springlake Ct, Ballwin 63011-3549



MLS #: 18044576 Status: **O**
 Area: 168 Bd: 5
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Woodsmill

Stat Dt: 06/04/18 List Pr: \$385,000
 Sqft Above: 2,240 Sell Pr:
 Pr/SqFt: \$171.88 CDOM: 3
 Age: 50 Schl Dst: Parkway C-2
 \$120 Acres: .326

748 Berquist Dr, Ballwin 63011-4214



MLS #: 18009824 Status: **O**
 Area: 168 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc: 2 Story/Other
 SubD: Woodstone 2 Lt 12 22q630041
 Recent: 06/06/2018 : Option : A->O

Stat Dt: 06/06/18
 Sqft Above: 2,400
 Pr/SqFt: \$162.29
 Age: 42
 \$300
 List Pr: \$389,500
 Sell Pr:
 CDOM: 84
 Schl Dst: Parkway C-2
 Acres: .243

14535 Exton Lane, Chesterfield 63017-5618



MLS #: 18031658 Status: **P**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Chesterfield Hill 2

Stat Dt:
 Sqft Above: 2,636
 Pr/SqFt: \$151.75
 Age: 43
 \$250
 List Pr: \$400,000
 Sell Pr:
 CDOM: 34
 Schl Dst: Parkway C-2
 Acres: .411

14517 Amstel Ct, Chesterfield 63017-5607



MLS #: 18038459 Status: **P**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/A-Frame
 SubD: Chesterfield Hill 3
 Recent: 06/06/2018 : Pending : A->P

Stat Dt: 06/06/18
 Sqft Above: 2,513
 Pr/SqFt: \$165.14
 Age: 41
 List Pr: \$415,000
 Sell Pr:
 CDOM: 5
 Schl Dst: Parkway C-2
 Acres: .411

1824 Denton Ridge, Chesterfield 63017-8718



MLS #: 18045997 Status: **S**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Villages At Baxter Ridge 13
 The,
 Recent: 06/06/2018 : Sold : P->S

Stat Dt: 06/06/18
 Sqft Above: 2,794
 Pr/SqFt: \$146.74
 Age: 32
 List Pr: \$425,000
 Sell Pr: \$410,000
 CDOM:
 Schl Dst: Parkway C-2
 Acres: .230

1050 Del Ebro Dr, Ballwin 63011-1521



MLS #: 18009452 Status: **S**
 Area: 348 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Clearview 2
 Recent: 06/08/2018 : Sold : P->S

Stat Dt: 06/08/18
 Sqft Above: 2,270
 Pr/SqFt: \$180.62
 Age: 47
 \$75
 List Pr: \$414,900
 Sell Pr: \$410,000
 CDOM: 57
 Schl Dst: Rockwood R-VI
 Acres: .289

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 6/4/2018+
 Selected 11 of 11 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

483 Graywood Drive, Ballwin, MO 63011

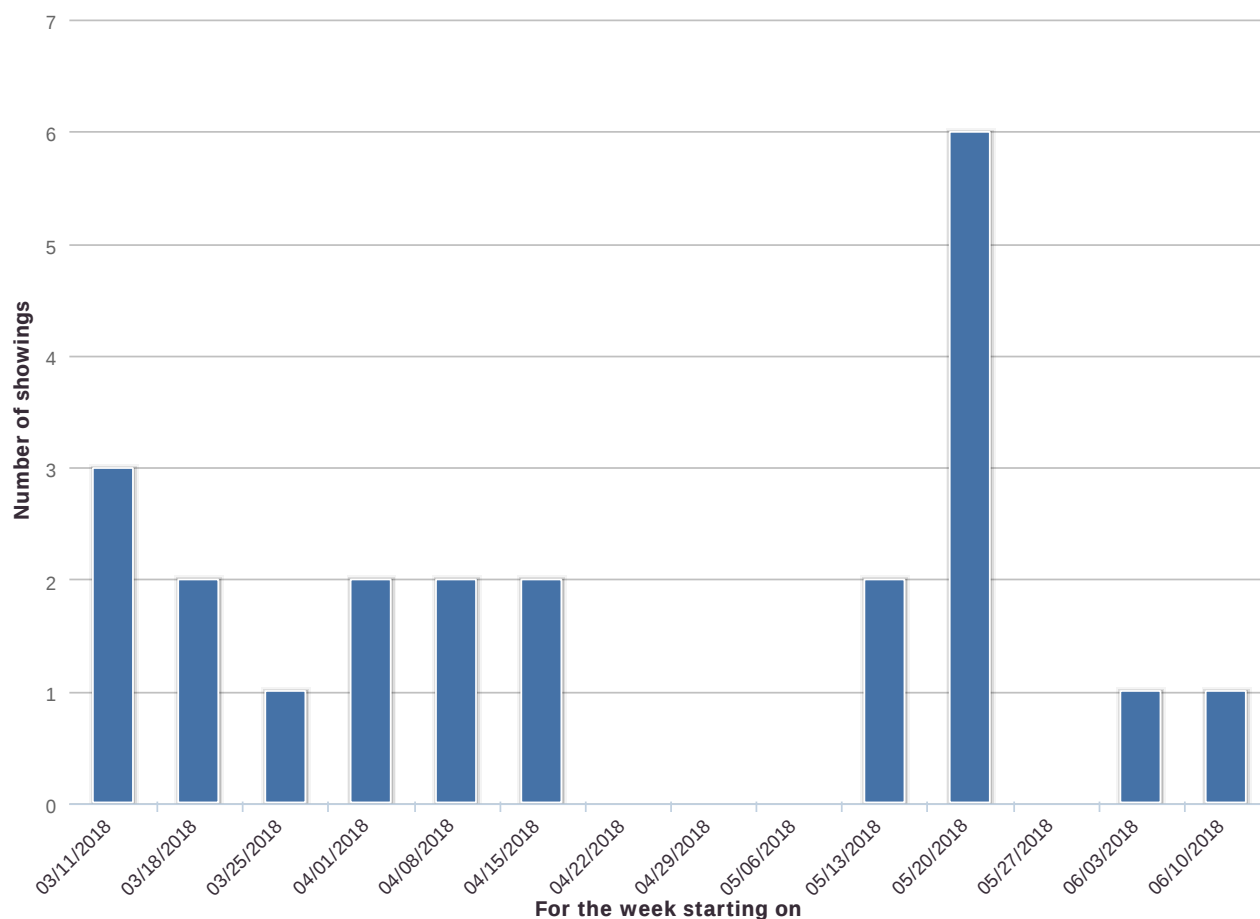
Snapshot for Mar 13, 2018 - Jun 10, 2018



Listing ID: 18016785
 Address: 483 Graywood Drive, Ballwin, MO 63011
 Price: \$385,000
 Status: ACTIVE

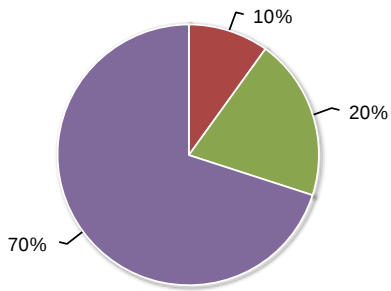
Total number of appointments: 22
 Appointments in the last 30 days: 10
 Appointments in the last 7 days: 2
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

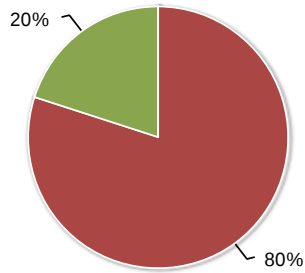
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (7)

* 10 responses

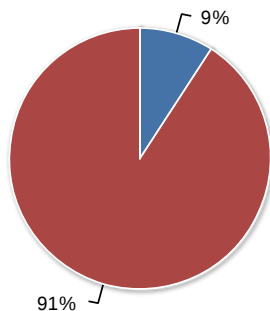
Please rate your overall experience at this showing.



Excellent (0)
Good (8)
Fair (2)
Poor (0)

* 10 responses

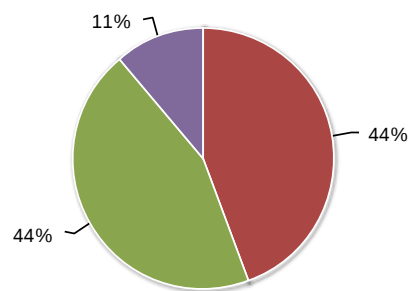
Your (and your client's) opinion of the price:



Just right (1)
Too high (10)
Too low (0)

* 11 responses

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



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

* 9 responses

Feedback Responses

Activity Details	Received
Showing 06/09/2018 2:00 PM - 3:00 PM	06/09/2018 10:24 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:	
It didn't make their A list. thanks	
Showing 05/26/2018 2:30 PM - 3:30 PM	05/26/2018 04:19 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:	
Sorry, I just sent you a message. Their child became ill so we had to cancel.	

Activity Details	Received
Showing 05/26/2018 1:00 PM - 3:00 PM	05/28/2018 07:02 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 3 Wrote on another property.
Showing 05/25/2018 12:00 PM - 1:00 PM	05/26/2018 08:04 AM
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 3
Showing 05/24/2018 4:30 PM - 5:30 PM	05/25/2018 06:26 AM
COMMENTS/RECOMMENDATIONS:	They would like a bigger backyard
Showing 05/23/2018 10:30 AM - 12:30 PM	05/24/2018 11:33 AM
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:	This is a nice home & in good condition. My clients are in the beginning stage of their home search.
Showing 05/16/2018 4:30 PM - 5:30 PM	05/16/2018 07:51 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 Priced to high. Not a good fit for this buyer. Thanks.
Agent Preview 04/20/2018 3:30 PM - 4:30 PM	04/24/2018 11:03 AM
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:	Fair Too high 3 Backyard and LL finish are not good. Bedrooms need to be painted neutral color. Big house, but will struggle to get this price.
Showing 04/18/2018 11:00 AM - 12:00 PM	04/19/2018 10:34 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 Great kitchen and dining area. Looking for larger family room. Thanks for the showing.
Showing 04/11/2018 6:00 PM - 7:00 PM	04/11/2018 08:20 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 Good Too high 4 Client didn't like the floor and paint in upstairs bedrooms.
Showing 04/11/2018 5:00 PM - 5:45 PM		04/11/2018 08:41 PM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:		Maybe This was our first day of viewing homes. They are not ready to make any decisions. Thank you for allowing us to view.
Showing 04/07/2018 4:15 PM - 4:30 PM		04/08/2018 07:52 AM
Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Too high This client has opted to watch this property
Agent Preview 04/02/2018 1:00 PM - 1:15 PM		04/02/2018 05:36 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:		Good Just right 4 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.
Showing 03/27/2018 4:00 PM - 4:30 PM		03/28/2018 09:16 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 My clients loved the kitchen, but did not like the backyard. The house showed nice. Sorry it didn't work for them.
Showing 03/20/2018 2:30 PM - 2:45 PM		03/21/2018 02:56 PM
Your (and your client's) opinion of the price: COMMENTS/RECOMMENDATIONS:		Too high 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.
Showing 03/18/2018 11:00 AM - 12:00 PM		03/18/2018 02:11 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 My client didn't like the feel of the neighborhood. Kitchen size out of proportion from the rest of the house.
Showing 03/16/2018 5:45 PM - 6:30 PM		03/17/2018 09:13 AM
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 Fair Too high 2 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).
Showing 03/15/2018 10:15 AM - 11:15 AM		03/17/2018 02:18 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:		Somewhat Good Too high 3 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.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	06/10/2018 12:40 PM - 12:55 PM	
 Past Showing	06/09/2018 2:00 PM - 3:00 PM	
 Price Change Notification	06/04/2018 8:51 AM	
 Price Change	06/03/2018 7:37 AM	
 Past Showing	05/26/2018 2:30 PM - 3:30 PM	
 Past Showing	05/26/2018 1:00 PM - 3:00 PM	
 Past Showing	05/25/2018 12:00 PM - 1:00 PM	
 Past Showing	05/24/2018 4:30 PM - 5:30 PM	
 Past Showing	05/23/2018 10:30 AM - 12:30 PM	
 Past Showing	05/20/2018 12:15 PM - 3:15 PM	
 Past Showing	05/17/2018 10:00 AM - 11:00 AM	
 Past Showing	05/16/2018 4:30 PM - 5:30 PM	
 Past Agent Preview	04/20/2018 3:30 PM - 4:30 PM	

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