

The Nett Group Real Estate Advisors

SELLER REPORT



483 Graywood Dr | Ballwin

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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	132	\$385,000	524	621	11	18	531	18	48	18	1365

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



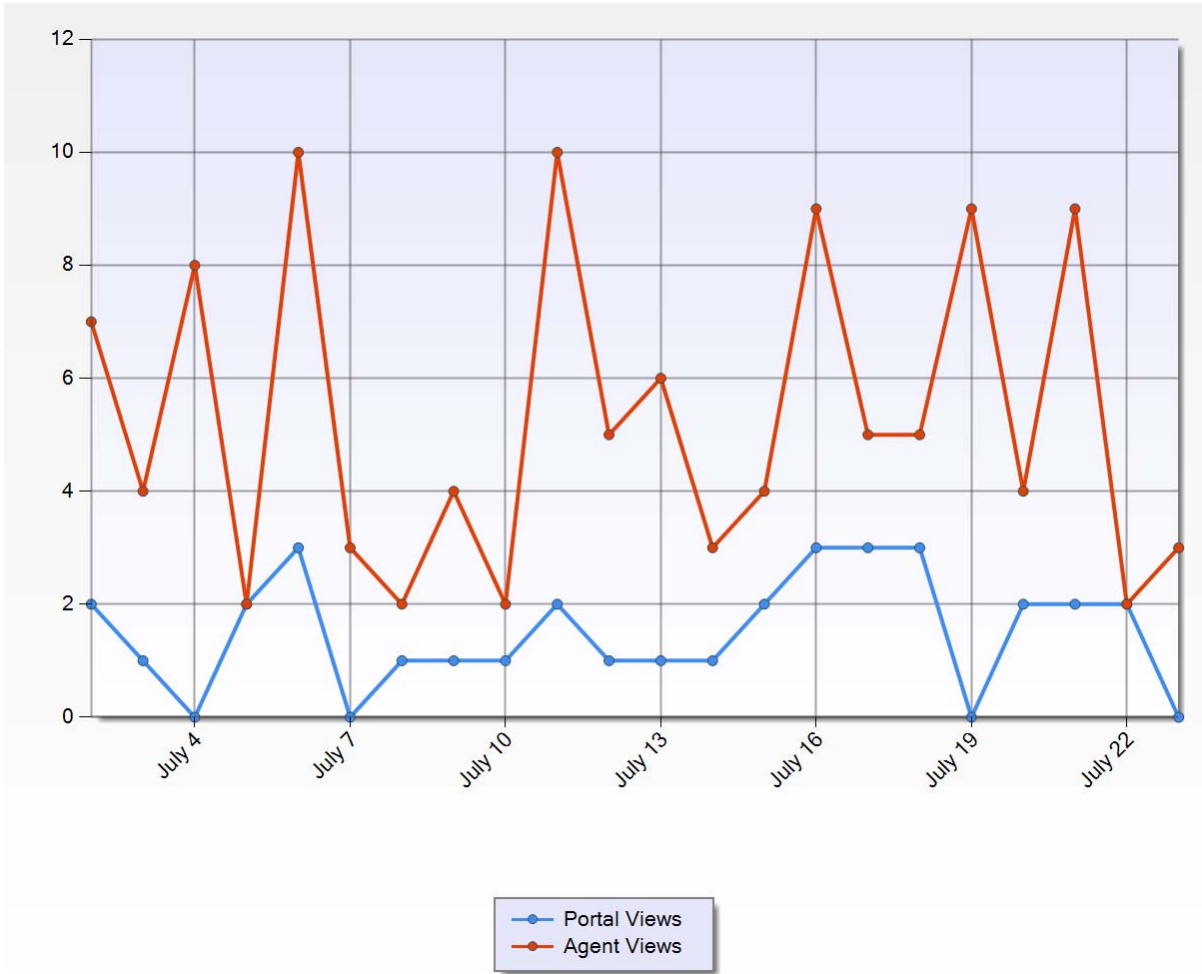
MLS #:	18016785	Status:	A	Stat Dt:	03/13/18	List Pr:	\$385,000
Area:	168	Bd:	4	Sq Ft:	2,815	Sell Pr:	
Muni/Twp:	Ballwin			Pr/SqFt:	\$136.77	CDOM:	132
GA/CR:	2/0	Bth:	3 (3 0)			Age:	50
Style/Desc:	2 Story/Other					Acre:	.273
SubD:	Oak Tree Farm Add 2 7						
Schl District:	Parkway C-2						

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 18 results.

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 Historical Views for 483 Graywood Dr



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
2.8 mi	18036383	A	07/20/2018	RESI	298 Arbor Trails Dr	Unincorporated	Ballwin	169	3	\$389,000	4	3 (2 1)	2,840	0.160 0	16	WCLK01
2.0 mi	18028563	A	04/14/2018	RESI	429 Londondary	Ballwin	Ballwin	168	94	\$409,000	4	3 (3 0)	1,537	0.263 0	44	KWSW01
2.8 mi	18054334	A	07/06/2018	RESI	424 Mayfair Dr	Ballwin	Ballwin	348	32	\$415,000	3	2 (2 0)	1,845	0.386 0	53	CBG 11
2.1 mi	18027037	CN	07/18/2018	RESI	1409 Birchwood Cove Ct	Unincorporated	Ballwin	169	93	\$389,900	4	4 (3 1)	2,739	0.480 0	35	KWRC01
0.7 mi	18048729	O	07/20/2018	RESI	706 Muirkirk	Manchester	Manchester	168	30	\$385,000	4	3 (2 1)	2,142	0.394 0	42	PLAT01
2.1 mi	18038078	P		RESI	15116 Isleview Dr	Chesterfield	Chesterfield	168	44	\$375,000	6	5 (3 2)	3,645	0.573 0	46	BHSP09
2.3 mi	18031658	S	07/16/2018	RESI	14535 Exton Lane	Chesterfield	Chesterfield	167	34	\$388,000	4	4 (3 1)	2,636	0.411 0	43	BHAL05
2.5 mi	18039776	S	07/20/2018	RESI	1948 Cedarmill Dr	Chesterfield	Chesterfield	168	8	\$381,000	4	4 (3 1)	2,442	0.244 0	41	BHSP02
0.5 mi	18029237	S	07/17/2018	RESI	347 Glan Tai Dr	Manchester	Manchester	168	12	\$405,000	4	3 (2 1)	2,790	0.440 0	35	KWRC01

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Residential Condensed

298 Arbor Trails Dr, Ballwin 63021-3306



MLS #: 18036383 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Arbor Trails
 Recent: 07/20/2018 : New

Stat Dt: 07/20/18 List Pr: \$389,000
 Sqft Above: 2,840 Sell Pr:
 Pr/SqFt: \$136.97 CDOM: 3
 Age: 16 Schl Dst: Parkway C-2
 \$385 Acres: .160

429 Londondary, Ballwin 63011-2412



MLS #: 18028563 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: Multi-Level/Split Foyer
 SubD: Park Huntington 2
 Recent: 07/23/2018 : BoM : T->A

Stat Dt: 04/14/18 List Pr: \$409,000
 Sqft Above: 1,537 Sell Pr:
 Pr/SqFt: \$266.10 CDOM: 94
 Age: 44 Schl Dst: Parkway C-2
 \$95 Acres: .263

424 Mayfair Dr, Ballwin 63011-1561



MLS #: 18054334 Status: **A**
 Area: 348 Bd: 3
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Mayfair
 Recent: 07/21/2018 : Price Change : \$429,900->\$415,000

Stat Dt: 07/06/18 List Pr: \$415,000
 Sqft Above: 1,845 Sell Pr:
 Pr/SqFt: \$224.93 CDOM: 32
 Age: 53 Schl Dst: Rockwood R-VI
 Acres: .386

1409 Birchwood Cove Ct, Ballwin 63021-5765



MLS #: 18027037 Status: **CN**
 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: 07/19/2018 : Contingent Sale : A->CN

Stat Dt: 07/18/18 List Pr: \$389,900
 Sqft Above: 2,739 Sell Pr:
 Pr/SqFt: \$142.35 CDOM: 93
 Age: 35 Schl Dst: Parkway C-2
 Acres: .480

706 Muirkirk, Manchester 63011-4030



MLS #: 18048729 Status: **O**
 Area: 168 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Muirkirk Lane
 Recent: 07/21/2018 : Option : A->O

Stat Dt: 07/20/18 List Pr: \$385,000
 Sqft Above: 2,142 Sell Pr:
 Pr/SqFt: \$179.74 CDOM: 30
 Age: 42 Schl Dst: Parkway C-2
 Acres: .394

15116 Islevew Dr, Chesterfield 63017-7741



MLS #: 18038078 Status: **P**
 Area: 168 Bd: 6
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 5 (3 2)
 Style/Desc: 1.5 Story/Ranch
 SubD: Claymont Woods
 Recent: 07/21/2018 : Pending : O->P

Stat Dt: List Pr: \$375,000
 Sqft Above: 3,645 Sell Pr:
 Pr/SqFt: \$102.88 CDOM: 44
 Age: 46 Schl Dst: Parkway C-2
 Acres: .573

14535 Exton Lane, Chesterfield 63017-5618



MLS #: 18031658 Status: **S**
 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: 07/16/18 List Pr: \$400,000
 Sqft Above: 2,636 Sell Pr: \$388,000
 Pr/SqFt: \$147.19 CDOM: 34
 Age: 43 Schl Dst: Parkway C-2
 \$250 Acres: .411

1948 Cedar mill Dr, Chesterfield 63017-7611



MLS #: 18039776 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Claymont Lake Estates 2 Sec
 Of

Stat Dt: 07/20/18 List Pr: \$399,900
 Sqft Above: 2,442 Sell Pr: \$381,000
 Pr/SqFt: \$156.02 CDOM: 8
 Age: 41 Schl Dst: Parkway C-2
 \$175 Acres: .244

Recent: 07/23/2018 : Sold : P->S

347 Glan Tai Dr, Manchester 63011-4075



MLS #: 18029237 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Royal Village
 Recent: 07/18/2018 : Sold : P->S

Stat Dt: 07/17/18 List Pr: \$399,000
 Sqft Above: 2,790 Sell Pr: \$405,000
 Pr/SqFt: \$145.16 CDOM: 12
 Age: 35 Schl Dst: Parkway C-2
 \$125 Acres: .440

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 7/16/2018+

Selected 9 of 9 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

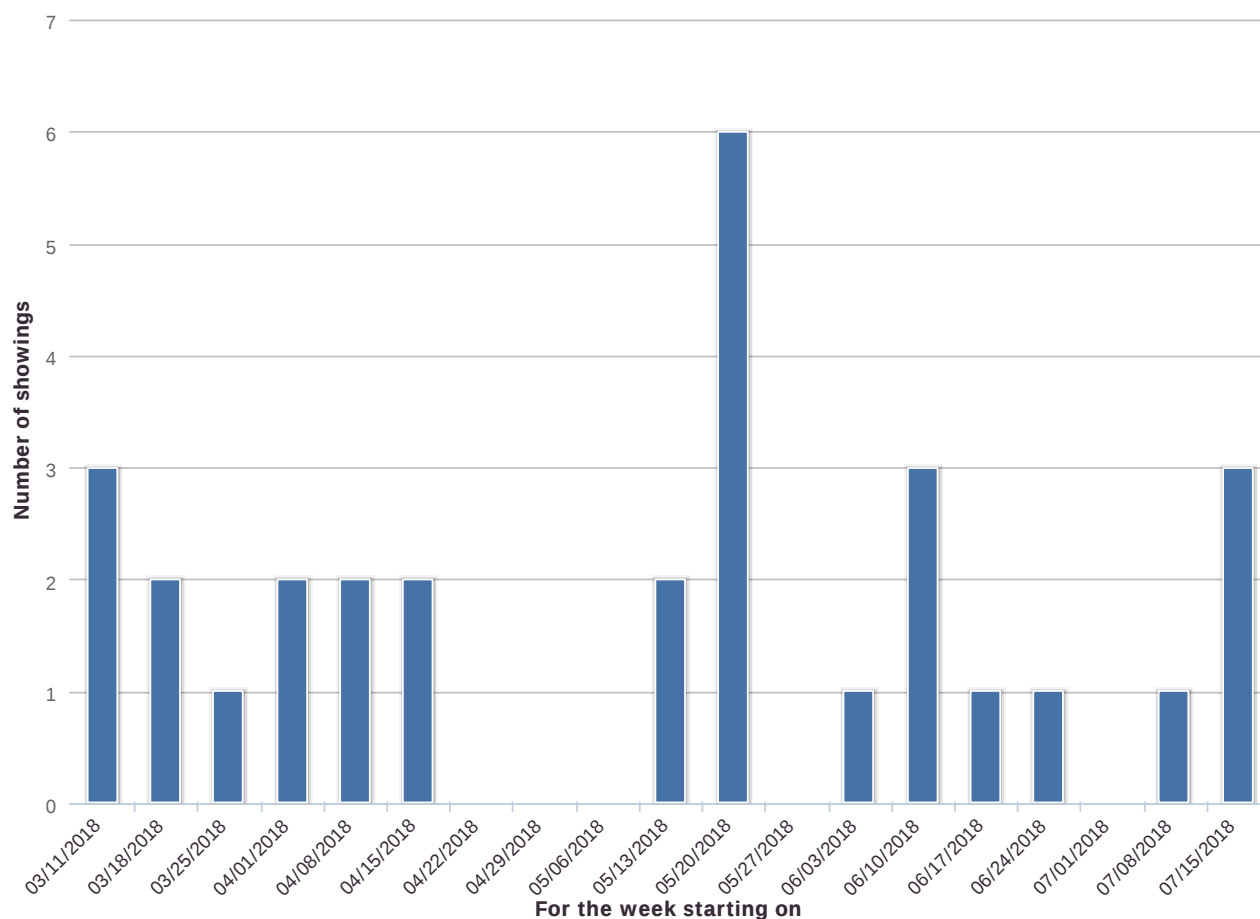
Snapshot for Mar 13, 2018 - Jul 20, 2018



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

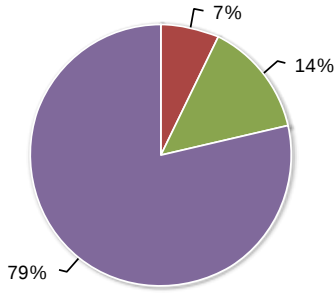
Total number of appointments: 30
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 3
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

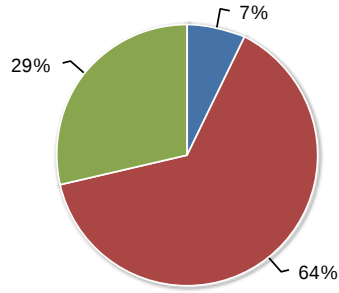
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (11)

* 14 responses

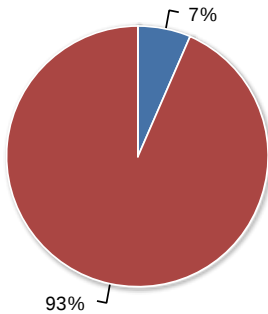
Please rate your overall experience at this showing.



Excellent (1)
Good (9)
Fair (4)
Poor (0)

* 14 responses

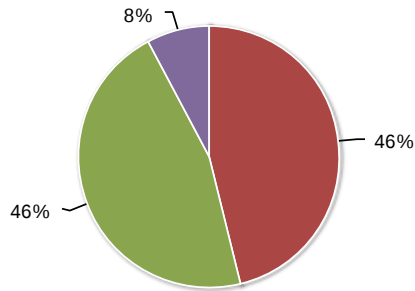
Your (and your client's) opinion of the price:



Just right (1)
Too high (14)
Too low (0)

* 15 responses

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



5(Best) (0)
4 (6)
3 (6)
2 (1)
1(Worst) (0)

* 13 responses

Feedback Responses

Activity Details	Received
Showing 07/20/2018 1:30 PM - 2:30 PM	07/20/2018 05:06 PM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Excellent Your (and your client's) opinion of the price: Too high Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: It's a great house the lot just didn't work for them.	
Showing 07/12/2018 3:00 PM - 3:30 PM	07/12/2018 08:55 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 Fair Too high 3 There is damage to the floors. The basement is very outdated. The popcorn ceilings are not popular. On the plus side, the kitchen is very nice, as is the master suite.
Showing 06/14/2018 2:40 PM - 3:25 PM		06/14/2018 05:28 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 Huge nice kitchen, huge rooms, nice master bath, no yard for kids
Showing 06/12/2018 5:45 PM - 6:45 PM		06/13/2018 07:46 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 3 The backyard was the biggest draw back but the layout of the main floor was also a negative for them - minus the open kitchen which was great. Thank you for allowing me to show!
Showing 06/10/2018 12:40 PM - 12:55 PM		06/11/2018 04:53 PM
COMMENTS/RECOMMENDATIONS:		Open house
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.
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

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 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
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

Activity Details		Received
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
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

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 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	07/20/2018 1:30 PM - 2:30 PM	
 Past Showing	07/20/2018 11:30 AM - 12:30 PM	
 Past Showing	07/17/2018 12:00 PM - 1:00 PM	
 Past Showing	07/12/2018 3:00 PM - 3:30 PM	
 Past Showing	06/30/2018 2:30 PM - 3:30 PM	
 Past Showing	06/22/2018 6:30 PM - 7:30 PM	
 Past Showing	06/14/2018 2:40 PM - 3:25 PM	
 Past Showing	06/12/2018 5:45 PM - 6:45 PM	
 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	

Activity Type	Activity Date	Comments
 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	
 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	