

The Nett Group Real Estate Advisors

SELLER REPORT



483 Graywood Dr | Ballwin

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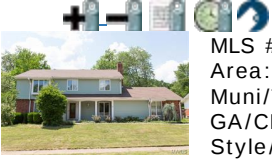
Cross Property On Market Counters

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	118	\$385,000	522	623	10	15	527	15	47	18	1288

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



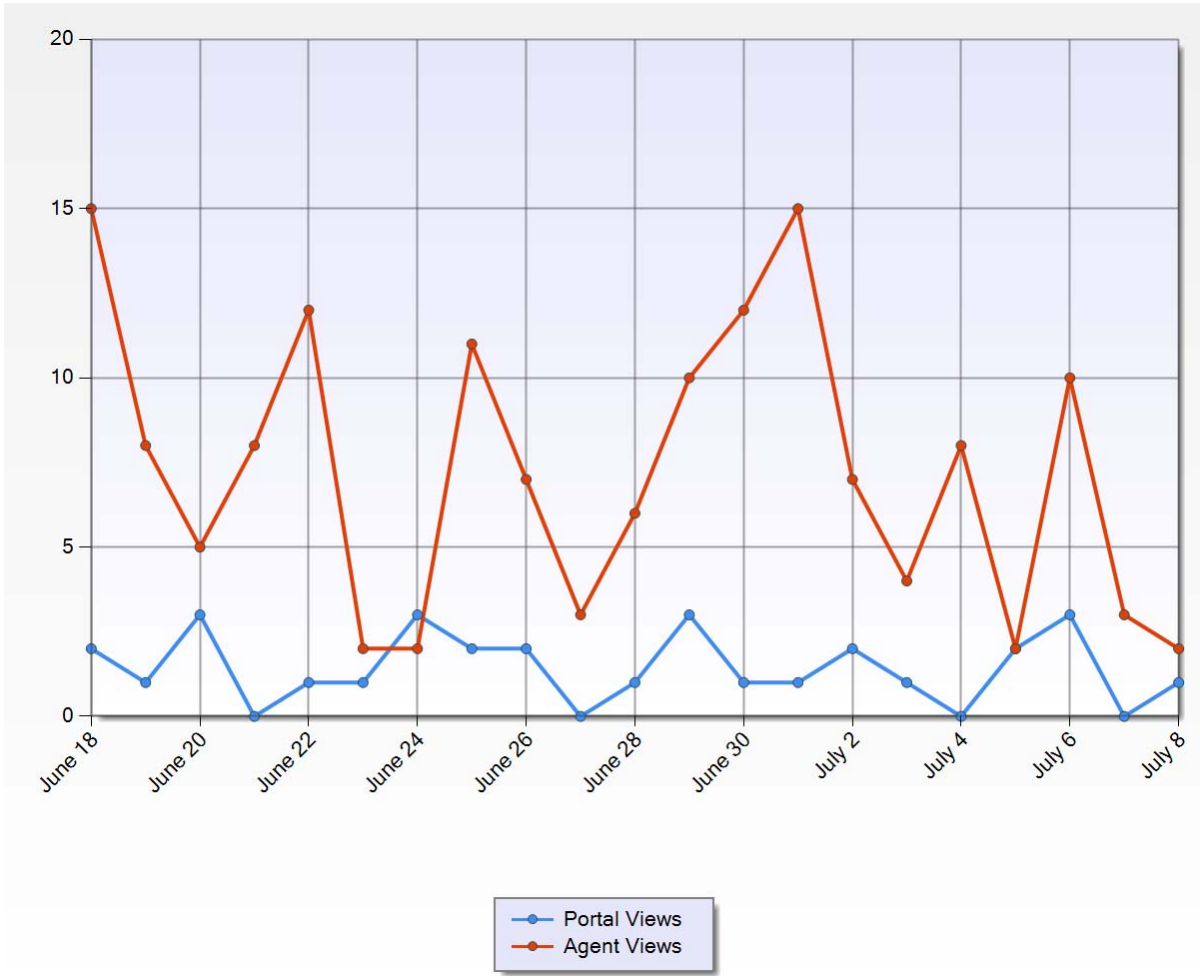
MLS #:	18016785	Status:	A	Stat Dt:	03/13/18	List Pr:	\$385,000
Area:	168	Bd:	4	Sq Ft:	2,815	Sell Pr:	
Muni/Twp:	Ballwin	Pr/SqFt:	\$136.77	CDOM:	118		
GA/CR:	2/0	Bth:	3 (3 0)	Age:	50		
Style/Desc:	2 Story/Other			Acre:	.273		
SubD:	Oak Tree Farm Add 2 7						
Schl District:	Parkway C-2						

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 15 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
2.3 mi	18054366	A	07/06/2018	RESI	15012 Valley Ridge Dr	Chesterfield	Chesterfield	168	3	\$394,900	4	3 (2 1)	2,430	0.3950	43	CBG	32
2.6 mi	18047839	A	06/13/2018	RESI	2004 Lynn Bay Ct	Chesterfield	Chesterfield	168	26	\$379,000	4	4 (3 1)	2,488	0.3280	40	MCAR	01
2.0 mi	18047166	A	06/22/2018	RESI	14945 Royalbrook Dr	Chesterfield	Chesterfield	168	17	\$410,000	4	4 (3 1)	2,842	0.3000	32	KWRC	01
0.3 mi	18023048	A	05/04/2018	RESI	707 Chancellor Heights Dr	Manchester	Manchester	168	66	\$415,000	4	3 (2 1)	2,748	0.2600	31	CBG	03
1.8 mi	18035586	A	06/13/2018	RESI	940 Lynwood Forest Dr	Manchester	Manchester	169	26	\$412,000	4	4 (3 1)	2,200	0.2800	29	KWSW	01
2.1 mi	18038078	O	07/08/2018	RESI	15116 Isleview Dr	Chesterfield	Chesterfield	168	44	\$375,000	6	5 (3 2)	3,645	0.5730	46	BHSP	09
2.9 mi	18033395	P		RESI	15680 Dresden Lake Ct	Chesterfield	Chesterfield	167	49	\$385,000	5	3 (3 0)	2,880	0.2600	42	RLGR	01
2.3 mi	18053565	S	07/03/2018	RESI	82 Meadowbrook Country Club Est	Ballwin	Ballwin	168	0	\$400,000	3	4 (3 1)	3,078	0.7680	50	KWSW	01
2.6 mi	18025791	S	07/02/2018	RESI	133 Windy Acres Estates Dr	Ballwin	Ballwin	348	5	\$409,500	4	3 (2 1)	3,686	0.1700	19	KWRW	01
2.7 mi	18026336	X	07/06/2018	RESI	1208 Arbor Bluff Cir	Unincorporated	Ballwin	169	91	\$379,000	4	3 (2 1)	2,674	0.1700	18	CBG	03
2.7 mi	18038581	C	07/02/2018	RESI	14878 Sycamore Manor Dr.	Chesterfield	Chesterfield	167	43	\$399,000	4	3 (2 1)	2,471	0.3500	40	RXSB	01

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Residential Condensed

15012 Valley Ridge Dr, Chesterfield 63017-760



MLS #: 18054366 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Claymont Lake Estates
 Recent: 07/06/2018 : New

Stat Dt: 07/06/18 List Pr: \$394,900
 Sqft Above: 2,430 Sell Pr:
 Pr/SqFt: \$162.51 CDOM: 3
 Age: 43 Schl Dst: Parkway C-2
 \$175 Acres: .395

2004 Lynn Bay Ct, Chesterfield 63017-5410



MLS #: 18047839 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Baxter Lakes Add 2
 Recent: 07/09/2018 : Price Change : \$390,000->\$379,000

Stat Dt: 06/13/18 List Pr: \$379,000
 Sqft Above: 2,488 Sell Pr:
 Pr/SqFt: \$152.33 CDOM: 26
 Age: 40 Schl Dst: Parkway C-2
 \$195 Acres: .328

14945 Royalbrook Dr, Chesterfield 63017-774



MLS #: 18047166 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Royalbrook
 Recent: 07/06/2018 : Price Change : \$425,000->\$410,000

Stat Dt: 06/22/18 List Pr: \$410,000
 Sqft Above: 2,842 Sell Pr:
 Pr/SqFt: \$144.26 CDOM: 17
 Age: 32 Schl Dst: Parkway C-2
 \$200 Acres: .300

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
 Recent: 07/05/2018 : Price Change : \$424,900->\$415,000

Stat Dt: 05/04/18 List Pr: \$415,000
 Sqft Above: 2,748 Sell Pr:
 Pr/SqFt: \$151.02 CDOM: 66
 Age: 31 Schl Dst: Parkway C-2
 \$300 Acres: .260

940 Lynwood Forest Dr, Manchester 63021-55



MLS #: 18035586 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 3/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Lynwood Add
 Recent: 07/07/2018 : Price Change : \$425,000->\$412,000

Stat Dt: 06/13/18 List Pr: \$412,000
 Sqft Above: 2,200 Sell Pr:
 Pr/SqFt: \$187.27 CDOM: 26
 Age: 29 Schl Dst: Parkway C-2
 \$100 Acres: .280

15116 Isleview Dr, Chesterfield 63017-7741



MLS #: 18038078 Status: **O**
 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: 07/08/2018 : Option : A->O

Stat Dt: 07/08/18 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



15680 Dresden Lake Ct, Chesterfield 63017-51

MLS #:	18033395	Status:	P	Stat Dt:		List Pr:	\$385,000
Area:	167	Bd:	5	Sqft Above:	2,880	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$133.68	CDOM:	49
GA/CR:	4/0	Bth:	3 (3 0)	Age:	42	Schl Dst:	Parkway C-2
Style/Desc	1.5 Story/Other				\$195	Acres:	.260
SubD:	Baxter Lakes 2 Lts 274 & 275						
	Bdy						



82 Meadowbrook Country Club Est, Ballwin 63021-42

MLS #:	18053565	Status:	S	Stat Dt:	07/03/18	List Pr:	\$440,000
Area:	168	Bd:	3	Sqft Above:	3,078	Sell Pr:	\$400,000
Muni/Twp:	Ballwin			Pr/SqFt:	\$129.95	CDOM:	
GA/CR:	2/0	Bth:	4 (3 1)	Age:	50	Schl Dst:	Parkway C-2
Style/Desc	1 Story/Ranch					Acres:	.768
SubD:	Meadowbrook Country Club						
	Estates						
Recent:	07/03/2018	Sold	P->S				



133 Windy Acres Estates Dr, Ballwin 63021-42

MLS #:	18025791	Status:	S	Stat Dt:	07/02/18	List Pr:	\$409,000
Area:	348	Bd:	4	Sqft Above:	3,686	Sell Pr:	\$409,500
Muni/Twp:	Ballwin			Pr/SqFt:	\$111.10	CDOM:	5
GA/CR:	2/0	Bth:	3 (2 1)	Age:	19	Schl Dst:	Rockwood R-VI
Style/Desc	2 Story/Other				\$150	Acres:	.170
SubD:	Windy Acres Estates						



1208 Arbor Bluff Cir, Ballwin 63021-3700

MLS #:	18026336	Status:	X	Stat Dt:	07/06/18	List Pr:	\$379,000
Area:	169	Bd:	4	Sqft Above:	2,674	Sell Pr:	
Muni/Twp:	Unincorporated			Pr/SqFt:	\$141.74	CDOM:	91
GA/CR:	2/0	Bth:	3 (2 1)	Age:	18	Schl Dst:	Parkway C-2
Style/Desc	2 Story/Other				\$350	Acres:	.170
SubD:	Arbor Bluffs						
Recent:	07/07/2018	Expired	A->X				



14878 Sycamore Manor Dr., Chesterfield 63017-51

MLS #:	18038581	Status:	C	Stat Dt:	07/02/18	List Pr:	\$399,000
Area:	167	Bd:	4	Sqft Above:	2,471	Sell Pr:	
Muni/Twp:	Chesterfield			Pr/SqFt:	\$161.47	CDOM:	43
GA/CR:	2/0	Bth:	3 (2 1)	Age:	40	Schl Dst:	Parkway C-2
Style/Desc	2 Story/Other				\$325	Acres:	.350
SubD:	Sycamore Manor						

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 7/2/2018+

Selected 11 of 11 results.

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The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

483 Graywood Drive, Ballwin, MO 63011

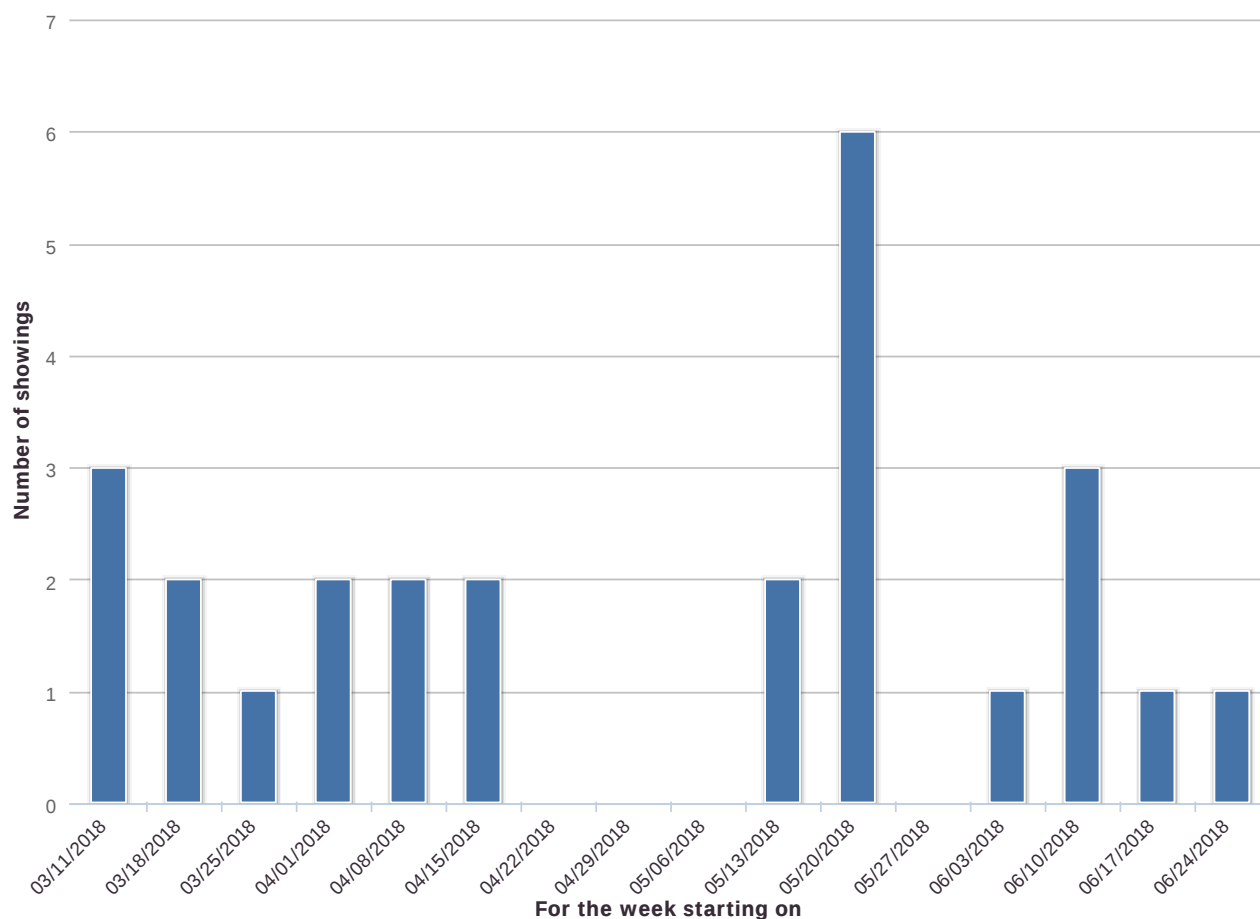
Snapshot for Mar 13, 2018 - Jun 30, 2018



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

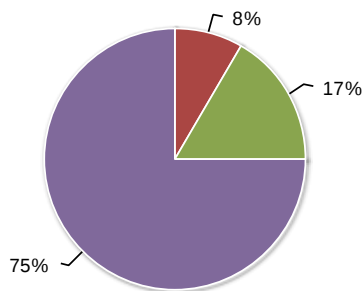
Total number of appointments: 26
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 0
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

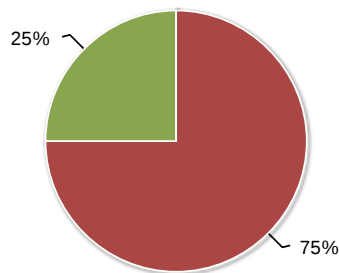
Is your client interested in this listing?



Very (0)
 Somewhat (1)
 Maybe (2)
 Not interested (9)

* 12 responses

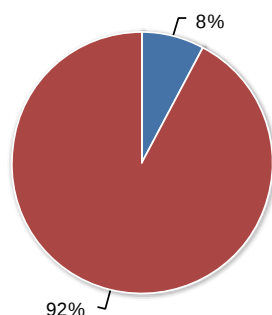
Please rate your overall experience at this showing.



Excellent (0)
 Good (9)
 Fair (3)
 Poor (0)

* 12 responses

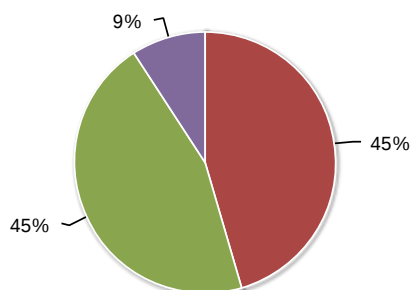
Your (and your client's) opinion of the price:



Just right (1)
 Too high (12)
 Too low (0)

* 13 responses

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



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

* 11 responses

Feedback Responses

Activity Details	Received
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

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 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
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

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 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
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

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:	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
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

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:	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	06/30/2018 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	
 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	

Activity Type	Activity Date	Comments
 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	