

The Nett Group Real Estate Advisors

SELLER REPORT



483 Graywood Dr | Ballwin

TheNettGroup.com • 636.614.5132

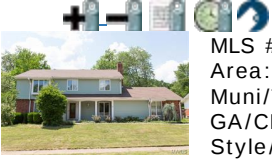
Cross Property On Market Counters

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	160	\$385,000	500	638	14	16	501	17	47	18	1491

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:	160		
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'

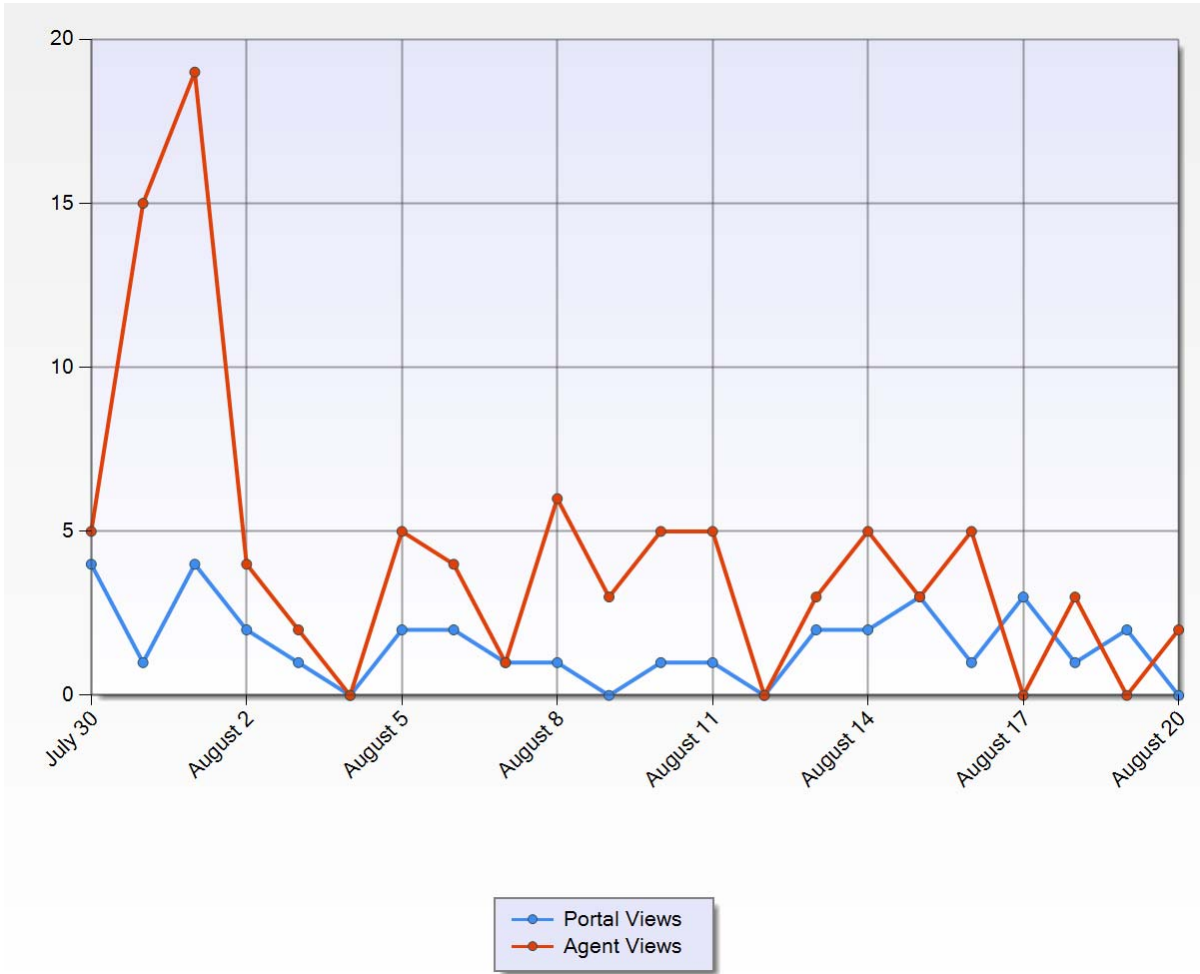
Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 19 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
1.7 mi	18065299	A	08/15/2018	RESI	617 Packford Dr	Chesterfield	Chesterfield	168	5	\$419,900	5	3 (3 0)	2,970	0.600 0	50		BHGR01
1.8 mi	18049481	A	06/21/2018	RESI	538 Kenilworth	Ballwin	Ballwin	168	60	\$409,000	4	3 (2 1)	2,620	0.344 0	44		KWSW01
1.8 mi	18035586	A	06/13/2018	RESI	940 Lynwood Forest Dr	Manchester	Manchester	169	68	\$389,000	4	4 (3 1)	2,200	0.280 0	29		KWSW01
2.8 mi	18054334	A	07/06/2018	RESI	424 Mayfair Dr	Ballwin	Ballwin	348	60	\$389,900	3	2 (2 0)	1,845	0.386 0	53	CBG 11	
1.9 mi	18063627	CO		RESI	323 Redwood Forest	Unincorporated	Ballwin	169		\$425,000	4	3 (3 0)	2,542	0.490 0	33		BHAL05

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Residential Condensed

617 Packford Dr, Chesterfield 63017-7026



MLS #: 18065299 **Status:** A
Area: 168 **Bd:** 5
Muni/Twp: Chesterfield
GA/CR: 2/0 **Bth:** 3 (3 0)
Style/Desc: 1.5 Story/Other
SubD: Claymont Estates 3
Recent: 08/15/2018 : New

Stat Dt: 08/15/18 **List Pr:** \$419,900
Sqft Above: 2,970 **Sell Pr:**
Pr/SqFt: \$141.38 **CDOM:** 5
Age: 50 **Schl Dst:** Parkway C-2
Acres: .600

538 Kenilworth, Ballwin 63011-2458



MLS #: 18049481 **Status:** A
Area: 168 **Bd:** 4
Muni/Twp: Ballwin
GA/CR: 2/0 **Bth:** 3 (2 1)
Style/Desc: 2 Story/Other
SubD: Wood Valley
Recent: 08/16/2018 : Price Change : \$419,000->\$409,000

Stat Dt: 06/21/18 **List Pr:** \$409,000
Sqft Above: 2,620 **Sell Pr:**
Pr/SqFt: \$156.11 **CDOM:** 60
Age: 44 **Schl Dst:** Parkway C-2
Acres: .344

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: 08/15/2018 : Price Change : \$399,975->\$389,000

Stat Dt: 06/13/18 **List Pr:** \$389,000
Sqft Above: 2,200 **Sell Pr:**
Pr/SqFt: \$176.82 **CDOM:** 68
Age: 29 **Schl Dst:** Parkway C-2
Acres: .280

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: 08/14/2018 : Price Change : \$399,900->\$389,900

Stat Dt: 07/06/18 **List Pr:** \$389,900
Sqft Above: 1,845 **Sell Pr:**
Pr/SqFt: \$211.33 **CDOM:** 60
Age: 53 **Schl Dst:** Rockwood R-VI
Acres: .386

323 Redwood Forest, Ballwin 63021-5759



MLS #: 18063627 **Status:** CO
Area: 169 **Bd:** 4
Muni/Twp: Unincorporated
GA/CR: 4/0 **Bth:** 3 (3 0)
Style/Desc: 1 Story/Ranch
SubD: Forest Oak Estates 2
Recent: 08/17/2018 : Coming Soon : I->CO

Stat Dt: **List Pr:** \$425,000
Sqft Above: 2,542 **Sell Pr:**
Pr/SqFt: \$167.19 **CDOM:**
Age: 33 **Schl Dst:** Parkway C-2
Acres: .490

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 8/13/2018+
 Selected 5 of 5 results.

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Listing Activity Report

483 Graywood Drive, Ballwin, MO 63011

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

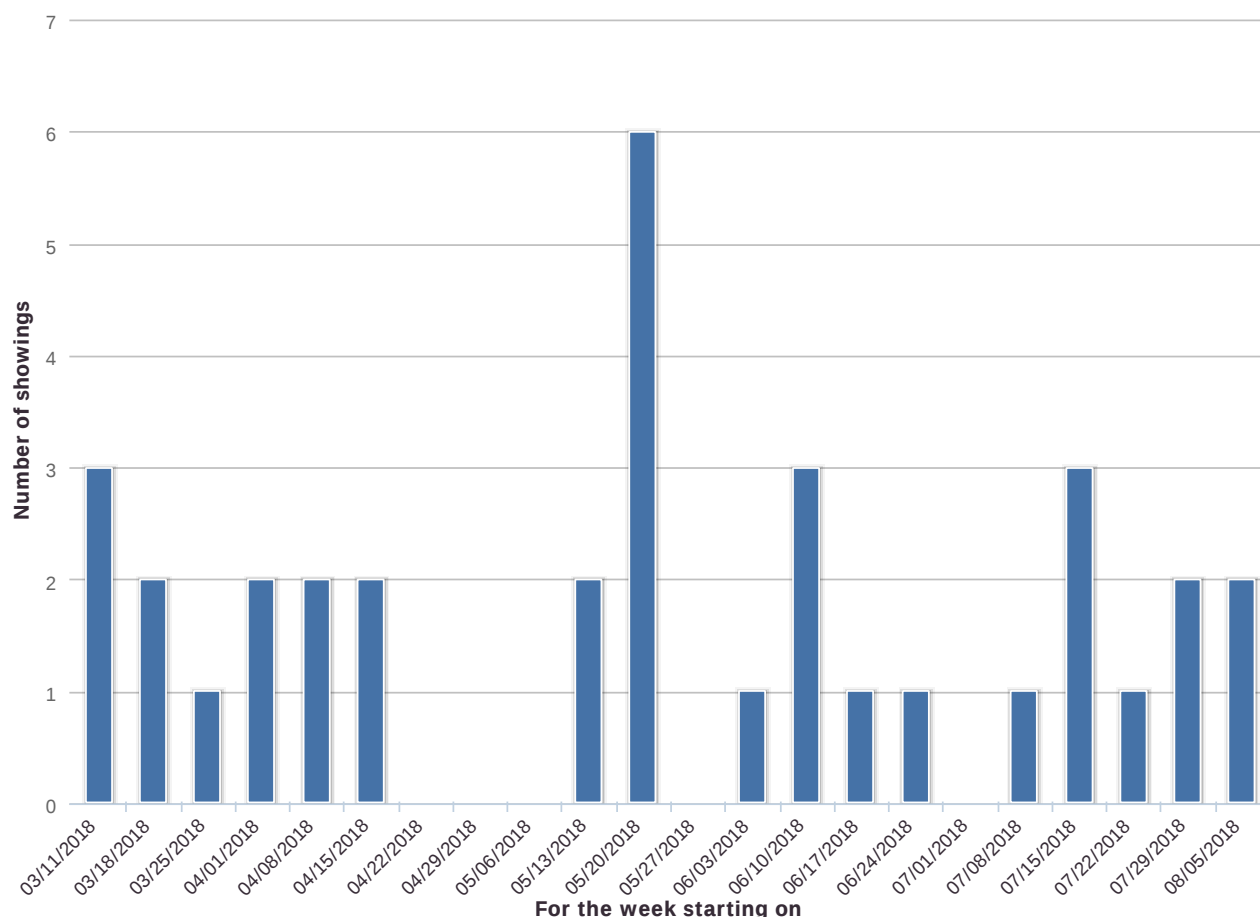
Snapshot for Mar 13, 2018 - Aug 08, 2018



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

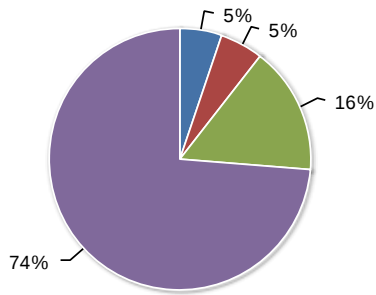
Total number of appointments: 35
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 0
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

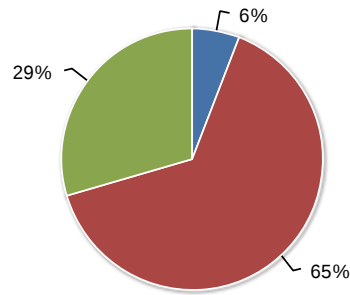
Is your client interested in this listing?



Very (1)
Somewhat (1)
Maybe (3)
Not interested (14)

* 19 responses

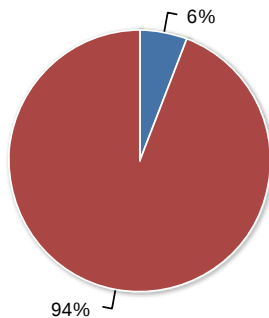
Please rate your overall experience at this showing.



Excellent (1)
Good (11)
Fair (5)
Poor (0)

* 17 responses

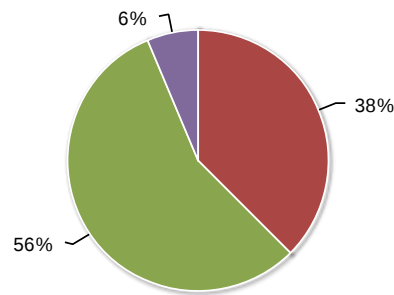
Your (and your client's) opinion of the price:



Just right (1)
Too high (16)
Too low (0)

* 17 responses

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



5(Best) (0)
4 (6)
3 (9)
2 (1)
1(Worst) (0)

* 16 responses

Feedback Responses

Activity Details	Received
Showing 08/08/2018 2:30 PM - 3:00 PM	08/08/2018 08:29 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 Fair Too high 3 Wood floors need to be refinished
Showing 08/05/2018 10:00 AM - 11:00 AM	08/05/2018 01:04 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Maybe Good 3
Showing 08/01/2018 6:00 PM - 6:15 PM	08/01/2018 09:33 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 3 Liked most of the home outside of the basement and they are really looking for a bigger yard.
Showing 07/29/2018 3:15 PM - 4:30 PM	07/29/2018 05:54 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:	Very Buyer's fiance is training in Denver and won't be back in STL for a few weeks. They will see it then if it's still available. It's #1 on the list.
Showing 07/25/2018 5:45 PM - 6:45 PM	07/26/2018 08:27 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:	The home showed well but the Buyers did not like the proximity to Olive and the intersection there.
Showing 07/20/2018 1:30 PM - 2:30 PM	07/20/2018 05:06 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 Excellent Too high 4 It's a great house the lot just didn't work for them.
Showing 07/20/2018 11:30 AM - 12:30 PM	07/24/2018 11:00 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 Nice house, but not the right layout for this client.
Showing 07/12/2018 3:00 PM - 3:30 PM	07/12/2018 08:55 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 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

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 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
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

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:		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
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	08/08/2018 2:30 PM - 3:00 PM	
 Past Showing	08/05/2018 10:00 AM - 11:00 AM	
 Past Showing	08/01/2018 6:00 PM - 6:15 PM	
 Past Showing	07/29/2018 3:15 PM - 4:30 PM	
 Past Showing	07/25/2018 5:45 PM - 6:45 PM	
 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	