

The Nett Group Real Estate Advisors

LISTING REPORT



483 Graywood Drive | Ballwin, MO 63011

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
0.0 mi	18016785	A	03/13/2018	RESI	483 Graywood Dr	Ballwin	Ballwin	168	7	\$394,900	4	3 (3 0)	2,815	0.2730	50	KWRC01
1.2 mi	18009824	A	03/14/2018	RESI	748 Berquist Dr	Unincorporated	Ballwin	168	6	\$415,000	4	4 (2 2)	2,400	0.2428	42	DIEL01
2.4 mi	18020690	A	03/19/2018	RESI	431 Valley Manor Dr	Ballwin	Ballwin	348	1	\$409,900	5	4 (3 1)	2,551	0.2400	21	CBG 32
1.6 mi	18007760	A	02/07/2018	RESI	14635 Chermore	Chesterfield	Chesterfield	168	30	\$379,900	5	3 (3 0)	2,077	0.4290	39	CBG 11
1.1 mi	18010074	A	02/21/2018	RESI	308 Northmoor	Ballwin	Ballwin	168	27	\$394,900	4	4 (3 1)		0.3210	54	PLAT01
2.9 mi	18001361	A	01/18/2018	RESI	660 Huntley Heights Dr	Unincorporated	Ballwin	169	61	\$399,900	5	4 (3 1)	3,064	0.2500	37	KWRC01
1.7 mi	18013800	A	02/24/2018	RESI	605 KEHRS MILL Rd	Ballwin	Ballwin	348	24	\$399,000	3	4 (3 1)		0.4900	81	MORE01
3.0 mi	18009452	A	02/27/2018	RESI	1050 Del Ebro Dr	Ballwin	Ballwin	348	21	\$424,900	4	2 (2 0)	2,270	0.2890	47	DIEL01
1.9 mi	18017565	CO		RESI	454 Londondary	Ballwin	Ballwin	168		\$379,000	4	3 (2 1)		0.2760	44	RUSA01
1.3 mi	18019978	CO		RESI	6 Georgetown Rd	Chesterfield	Chesterfield	168		\$399,900	5	3 (3 0)	2,170	0.9900	46	BHSP01
2.9 mi	18017407	CO		RESI	246 Arbor Trails	Unincorporated	Ballwin	169		\$399,000	4	3 (2 1)	2,628	0.1900	15	KWRC01
2.3 mi	17058060	P		RESI	15055 Isleview Ct	Chesterfield	Chesterfield	168	208	\$399,777	3	3 (2 1)	2,404	0.3490	43	CBG 11
2.9 mi	18008297	P		RESI	238 Arbor Trails Dr	Unincorporated	Ballwin	169	14	\$390,000	4	3 (2 1)	3,064	0.1700	16	CBG 15
2.9 mi	18008997	P	03/13/2018	RESI	1257 Arbor Bluff Cir	Unincorporated	Ballwin	169	12	\$409,000	4	3 (2 1)	2,907	0.1800	17	WCLK01
1.2 mi	17091935	S	03/13/2018	RESI	1213 Du Motier Dr	Unincorporated	Ballwin	168	64	\$375,000	4	3 (2 1)	2,278	0.2480	39	BHAL05
1.1 mi	17015754	X	03/14/2018	RESI	14508 Wellington Estates Manor	Chesterfield	Chesterfield	168	193	\$400,000	3	4 (3 1)	2,320	0.3000	27	KWRC01

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 3/13/2018+
 Selected 16 of 16 results.

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

Residential Condensed



MLS #: 18016785 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 2 Story/Other
 SubD: Oak Tree Farm Add 2 7

483 Graywood Dr, Ballwin 63011-3460

Stat Dt: 03/13/18 List Pr: \$394,900
 Sqft Above: 2,815 Sell Pr:
 Pr/SqFt: \$140.28 CDOM: 7
 Age: 50 Schl Dst: Parkway C-2
 Acres: .273



MLS #: 18009824 Status: **A**
 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

748 Berquist Dr, Ballwin 63011-4214

Stat Dt: 03/14/18 List Pr: \$415,000
 Sqft Above: 2,400 Sell Pr:
 Pr/SqFt: \$172.92 CDOM: 6
 Age: 42 Schl Dst: Parkway C-2
 Acres: .243

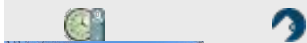
Open House **Agent Only Openhouse: Tue Mar 20, 10:00AM-2:00PM**



MLS #: 18020690 Status: **A**
 Area: 348 Bd: 5
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Ballwin Valley Manor
 Recent: 03/19/2018 : New

431 Valley Manor Dr, Ballwin 63021-6330

Stat Dt: 03/19/18 List Pr: \$409,900
 Sqft Above: 2,551 Sell Pr:
 Pr/SqFt: \$160.68 CDOM: 1
 Age: 21 Schl Dst: Rockwood R-VI
 Acres: .240



MLS #: 18007760 Status: **A**
 Area: 168 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Schoettler Place
 Recent: 03/16/2018 : BoM : W->A

14635 Chermore, Chesterfield 63017-8044

Stat Dt: 02/07/18 List Pr: \$379,900
 Sqft Above: 2,077 Sell Pr:
 Pr/SqFt: \$182.91 CDOM: 30
 Age: 39 Schl Dst: Parkway C-2
 Acres: .429



MLS #: 18010074 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 1 Story/Ranch
 SubD: Claymont
 Recent: 03/15/2018 : Price Change : \$404,900->\$394,900

308 Northmoor, Ballwin 63011-2512

Stat Dt: 02/21/18 List Pr: \$394,900
 Sqft Above:
 Pr/SqFt: 54 Sell Pr:
 Age: 54 CDOM: 27
 Schl Dst: Parkway C-2
 Acres: .321



MLS #: 18001361 Status: **A**
 Area: 169 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Ridgemont 1
 Recent: 03/18/2018 : Price Change : \$419,900->\$399,900

660 Huntley Heights Dr, Ballwin 63021-5877

Stat Dt: 01/18/18 List Pr: \$399,900
 Sqft Above: 3,064 Sell Pr:
 Pr/SqFt: \$130.52 CDOM: 61
 Age: 37 Schl Dst: Parkway C-2
 Acres: .250

605 KEHRS MILL Rd, Ballwin 63011-3216



MLS #: 18013800 Status: **A** Stat Dt: 02/24/18 List Pr: \$399,000
 Area: 348 Bd: 3 Sqft Above: Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: CDOM: 24
 GA/CR: 3/0 Bth: 4 (3 1) Age: 81 Schl Dst: Rockwood R-VI
 Style/Desc: 1 Story/Atrium Acres: .490
 SubD: JAMES HOLLOWAY ESTATE
 Recent: 03/19/2018 : Price Change : \$415,000->\$399,000

1050 Del Ebro Dr, Ballwin 63011-1521



MLS #: 18009452 Status: **A** Stat Dt: 02/27/18 List Pr: \$424,900
 Area: 348 Bd: 4 Sqft Above: 2,270 Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: \$187.18 CDOM: 21
 GA/CR: 2/0 Bth: 2 (2 0) Age: 47 Schl Dst: Rockwood R-VI
 Style/Desc: 1 Story/Ranch Acres: .289
 SubD: Clearview 2
 Recent: 03/16/2018 : Price Change : \$434,900->\$424,900

454 Londondary, Ballwin 63011-2413



MLS #: 18017565 Status: **CO** Stat Dt: List Pr: \$379,000
 Area: 168 Bd: 4 Sqft Above: Sell Pr:
 Muni/Twp: Ballwin Pr/SqFt: CDOM:
 GA/CR: 2/0 Bth: 3 (2 1) Age: 44 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .276
 SubD: Park Huntington 2
 Recent: 03/19/2018 : Coming Soon : I->CO

6 Georgetown Rd, Chesterfield 63017-7919



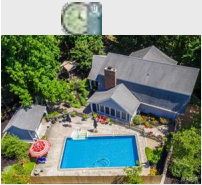
MLS #: 18019978 Status: **CO** Stat Dt: List Pr: \$399,900
 Area: 168 Bd: 5 Sqft Above: 2,170 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$184.29 CDOM:
 GA/CR: 2/0 Bth: 3 (3 0) Age: 46 Schl Dst: Parkway C-2
 Style/Desc: 1 Story/Ranch Acres: .990
 SubD: Georgetown Estates
 Recent: 03/20/2018 : Coming Soon : I->CO

246 Arbor Trails, Ballwin 63021-3306



MLS #: 18017407 Status: **CO** Stat Dt: List Pr: \$399,000
 Area: 169 Bd: 4 Sqft Above: 2,628 Sell Pr:
 Muni/Twp: Unincorporated Pr/SqFt: \$151.83 CDOM:
 GA/CR: 2/0 Bth: 3 (2 1) Age: 15 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .190
 SubD: Arbor Trails
 Recent: 03/15/2018 : Coming Soon : I->CO

15055 Islevew Ct, Chesterfield 63017-7600



MLS #: 17058060 Status: **P** Stat Dt: List Pr: \$399,777
 Area: 168 Bd: 3 Sqft Above: 2,404 Sell Pr:
 Muni/Twp: Chesterfield Pr/SqFt: \$166.30 CDOM: 208
 GA/CR: 2/0 Bth: 3 (2 1) Age: 43 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .349
 SubD: Claymont Lake Estates

238 Arbor Trails Dr, Ballwin 63021-3306



MLS #: 18008297 Status: **P** Stat Dt: List Pr: \$390,000
 Area: 169 Bd: 4 Sqft Above: 3,064 Sell Pr:
 Muni/Twp: Unincorporated Pr/SqFt: \$127.28 CDOM: 14
 GA/CR: 2/0 Bth: 3 (2 1) Age: 16 Schl Dst: Parkway C-2
 Style/Desc: 2 Story/Other Acres: .170
 SubD: Arbor Trails

1257 Arbor Bluff Cir, Ballwin 63021-3704



MLS #: 18008997 Status: **P**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc 1.5 Story/Other
 SubD: Arbor Bluffs

Stat Dt: 03/13/18 List Pr: \$409,000
 Sqft Above: 2,907 Sell Pr:
 Pr/SqFt: \$140.69 CDOM: 12
 Age: 17 Schl Dst: Parkway C-2
 \$315 Acres: .180

1213 Du Motier Dr, Ballwin 63011-3612



MLS #: 17091935 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Lafayette Farms 3
 Recent: 03/15/2018 : Sold : P->S

Stat Dt: 03/13/18 List Pr: \$375,000
 Sqft Above: 2,278 Sell Pr: \$375,000
 Pr/SqFt: \$164.62 CDOM: 64
 Age: 39 Schl Dst: Parkway C-2
 \$190 Acres: .248

14508 Wellington Estates Manor, Chesterfield



MLS #: 17015754 Status: **X**
 Area: 168 Bd: 3
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 1 Story/Ranch
 SubD: Wellington Estates
 Recent: 03/15/2018 : Expired : T->X

Stat Dt: 03/14/18 List Pr: \$400,000
 Sqft Above: 2,320 Sell Pr:
 Pr/SqFt: \$172.41 CDOM: 193
 Age: 27 Schl Dst: Parkway C-2
 Acres: .300

Search Criteria

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 Property Type is 'Residential'
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 Price is 375000 to 425000
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 Selected 16 of 16 results.

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Cross Property On Market Counters

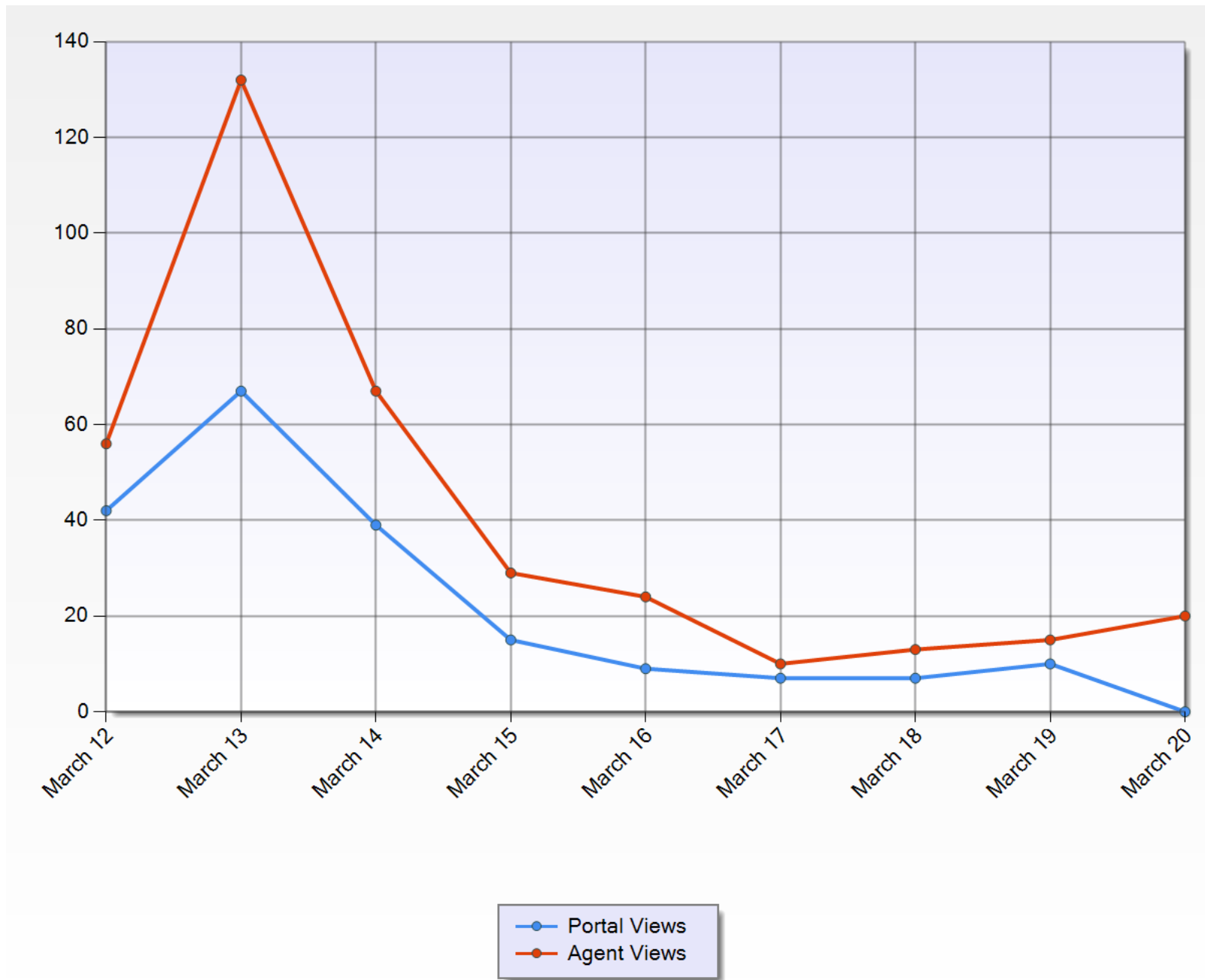
MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18016785	RESI	ACT	03/13/18	483 Graywood Dr	Ballwin	168	7	\$394,900	398	302	6	3	449	123	37	22	347

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 12 results.

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Historical Views for 483 Graywood Dr





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 12, 2018 - Mar 20, 2018

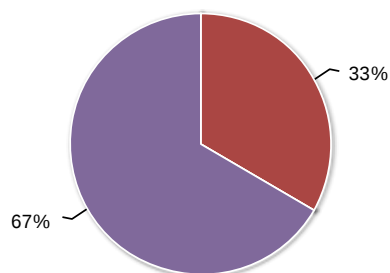


Listing ID: 18016785
 Address: 483 Graywood Drive, Ballwin, MO 63011
 Price: \$394,900
 Status: ACTIVE

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

Feedback at a Glance

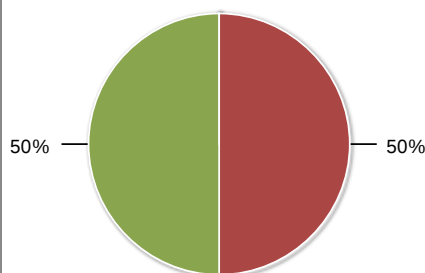
Is your client interested in this listing?



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

* 3 responses

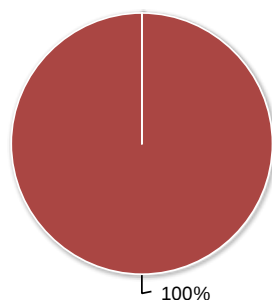
Please rate your overall experience at this showing.



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

* 2 responses

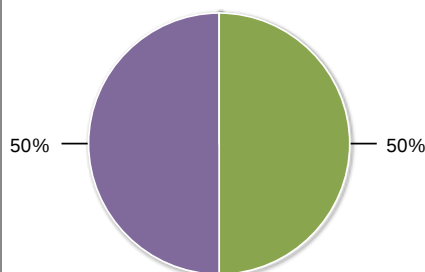
Your (and your client's) opinion of the price:



Just right (0)
 Too high (2)
 Too low (0)

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
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
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	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	03/12/2018	