

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
2.7 mi	18000198	A	03/26/2018	RESI	TBB Laurel Oaks Manor -Brookfield	Manchester	Manchester	169	1	\$407,000	3	3 (2 1)	2,376			AMRH01
1.3 mi	18019978	CO		RESI	6 Georgetown Rd	Chesterfield	Chesterfield	168		\$399,900	5	3 (3 0)	2,170	0.990	46	BHSP01
1.6 mi	18007760	O	03/19/2018	RESI	14635 Chermore	Chesterfield	Chesterfield	168	30	\$379,900	5	3 (3 0)	2,077	0.429	39	CBG 11
2.7 mi	18022720	S	03/26/2018	RESI	14860 Sycamore Manor	Chesterfield	Chesterfield	167	0	\$415,000	5	4 (3 1)	2,863	0.350	39	REMV01
1.1 mi	18005115	S	03/23/2018	RESI	318 Algonquin	Ballwin	Ballwin	168	8	\$390,000	4	3 (3 0)	2,660	0.331	54	KWRC01
2.9 mi	18008297	S	03/23/2018	RESI	238 Arbor Trails Dr	Unincorporated	Ballwin	169	14	\$385,000	4	3 (2 1)	3,064	0.170	16	CBG 15

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 3/20/2018+
 Selected 6 of 6 results.

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

Residential Condensed

TBB Laurel Oaks Manor -Brookfield, Manchester



MLS #: 18000198 Status: **A**
 Area: 169 Bd: 3
 Muni/Twp: Manchester
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: Laurel Oaks Manor
 Recent: 03/26/2018 : New

Stat Dt: 03/26/18 List Pr: \$407,000
 Sqft Above: 2,376 Sell Pr:
 Pr/SqFt: \$171.30 CDOM: 1
 Age: TBB Schl Dst: Parkway C-2
 \$500 Acres: 0

6 Georgetown Rd, Chesterfield 63017-7919



MLS #: 18019978 Status: **CO**
 Area: 168 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Georgetown Estates

Stat Dt: List Pr: \$399,900
 Sqft Above: 2,170 Sell Pr:
 Pr/SqFt: \$184.29 CDOM:
 Age: 46 Schl Dst: Parkway C-2
 Acres: .990

14635 Chermore, Chesterfield 63017-8044



MLS #: 18007760 Status: **O**
 Area: 168 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Schoettler Place

Stat Dt: 03/19/18 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

14860 Sycamore Manor, Chesterfield 63017-5



MLS #: 18022720 Status: **S**
 Area: 167 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 1.5 Story/Ranch
 SubD: Sycamore Manor 1
 Recent: 03/26/2018 : Sold : P->S

Stat Dt: 03/26/18 List Pr: \$415,000
 Sqft Above: 2,863 Sell Pr: \$415,000
 Pr/SqFt: \$144.95 CDOM:
 Age: 39 Schl Dst: Parkway C-2
 Acres: .350

318 Algonquin, Ballwin 63011-2534



MLS #: 18005115 Status: **S**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Claymont 10
 Recent: 03/24/2018 : Sold : P->S

Stat Dt: 03/23/18 List Pr: \$395,000
 Sqft Above: 2,660 Sell Pr: \$390,000
 Pr/SqFt: \$146.62 CDOM: 8
 Age: 54 Schl Dst: Parkway C-2
 \$35 Acres: .331

238 Arbor Trails Dr, Ballwin 63021-3306



MLS #: 18008297 Status: **S**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Arbor Trails
 Recent: 03/23/2018 : Sold : P->S

Stat Dt: 03/23/18 List Pr: \$390,000
 Sqft Above: 3,064 Sell Pr: \$385,000
 Pr/SqFt: \$125.65 CDOM: 14
 Age: 16 Schl Dst: Parkway C-2
 \$385 Acres: .170

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 3/20/2018+

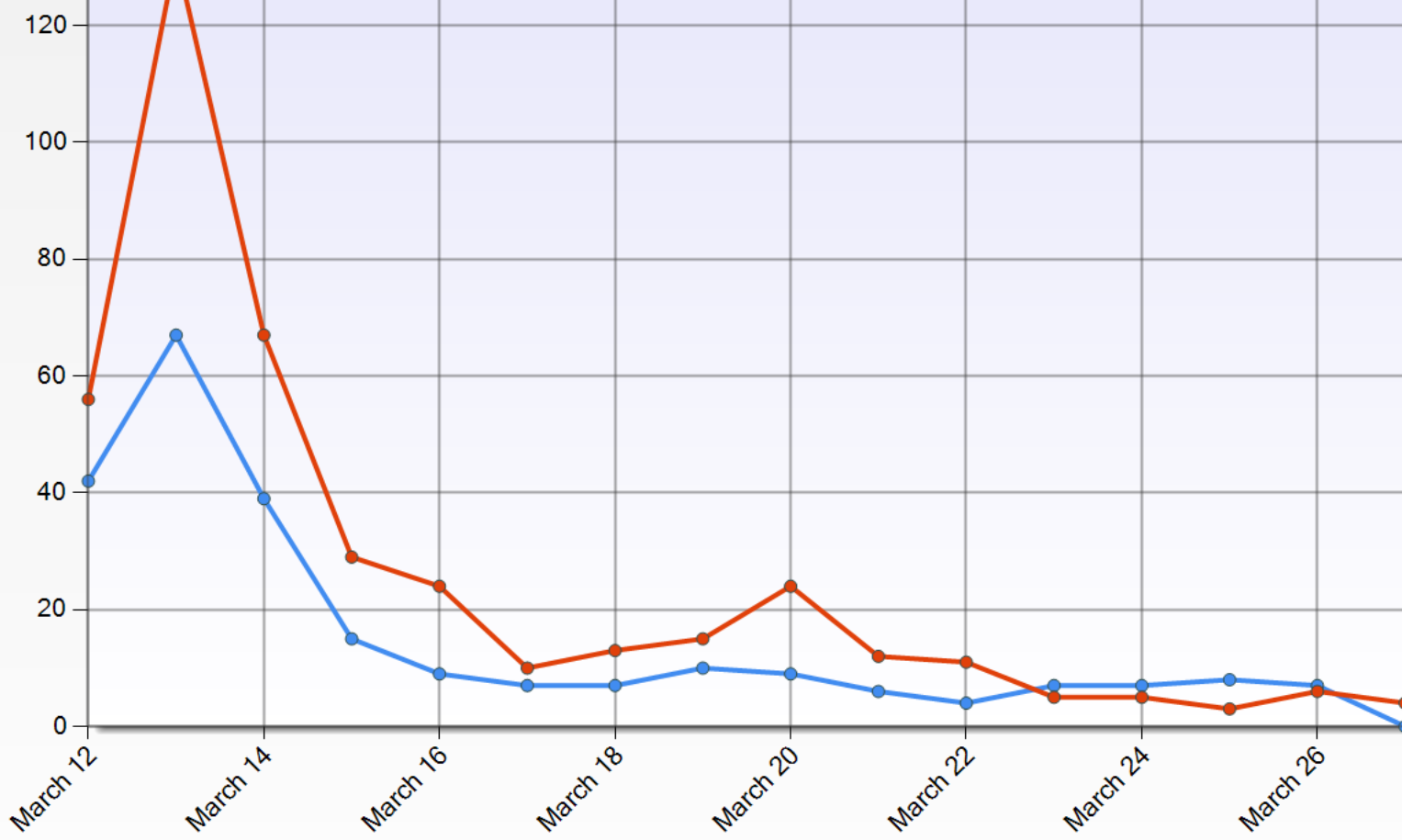
Selected 6 of 6 results.

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Historical Views for 483 Graywood Dr

Save



Portal Views
Agent Views

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	14	\$394,900	422	355	6	3	469	120	43	22	412

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 13 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 12, 2018 - Mar 20, 2018

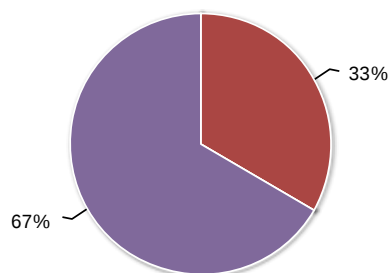


Listing ID: 18016785
 Address: 483 Graywood Drive, Ballwin, MO 63011
 Price: \$394,900
 Status: ACTIVE

Total number of appointments: 5
 Appointments in the last 30 days: 5
 Appointments in the last 7 days: 1
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Feedback at a Glance

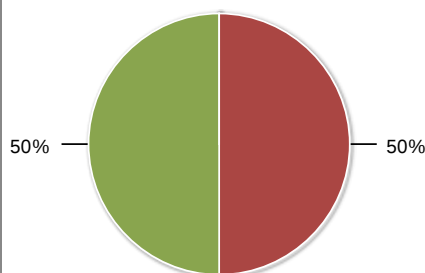
Is your client interested in this listing?



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

* 3 responses

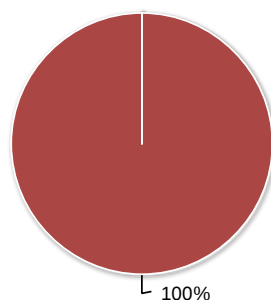
Please rate your overall experience at this showing.



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

* 2 responses

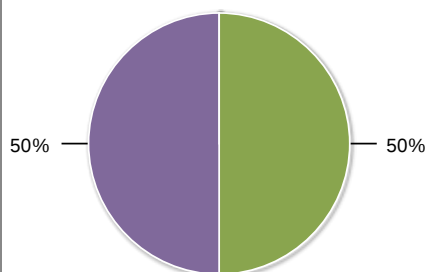
Your (and your client's) opinion of the price:



Just right (0)
 Too high (3)
 Too low (0)

* 3 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 03/20/2018 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
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	