

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
1.9 mi	18017565	A	04/02/2018	RESI	454 Londondary	Ballwin	Ballwin	168	0	\$379,000	4	3 (2 1)	2,494	0.276 0	44	RUSA01
1.3 mi	18019978	A	03/29/2018	RESI	6 Georgetown Rd	Chesterfield	Chesterfield	168	4	\$399,900	5	3 (3 0)	2,170	0.990 0	46	BHSP01
2.7 mi	18000198	A	03/26/2018	RESI	TBB Laurel Oaks Manor -Brook field	Manchester	Manchester	169	7	\$407,000	3	3 (2 1)	2,376			AMRH01
2.9 mi	18008108	S	03/29/2018	RESI	15357 Grantley	Chesterfield	Chesterfield	167	6	\$410,000	4	4 (3 1)	2,568	0.340 0	36	MORE01
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 0	39	REMV01
2.7 mi	18009135	S	03/26/2018	RESI	2021 Jeffrimill Ct	Chesterfield	Chesterfield	348	4	\$380,000	4	3 (2 1)	2,124	0.240 0	39	BHAL05

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 3/26/2018+
 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

454 Londondary, Ballwin 63011-2413



MLS #: 18017565 Status: **A**
 Area: 168 Bd: 4
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Park Huntington 2
 Recent: 04/02/2018 : New

Stat Dt: 04/02/18 List Pr: \$379,000
 Sqft Above: 2,494 Sell Pr:
 Pr/SqFt: \$151.96 CDOM:
 Age: 44 Schl Dst: Parkway C-2
 \$100 Acres: .276

6 Georgetown Rd, Chesterfield 63017-7919



MLS #: 18019978 Status: **A**
 Area: 168 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 3/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Georgetown Estates
 Recent: 03/29/2018 : New

Stat Dt: 03/29/18 List Pr: \$399,900
 Sqft Above: 2,170 Sell Pr:
 Pr/SqFt: \$184.29 CDOM: 4
 Age: 46 Schl Dst: Parkway C-2
 Acres: .990

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

Stat Dt: 03/26/18 List Pr: \$407,000
 Sqft Above: 2,376 Sell Pr:
 Pr/SqFt: \$171.30 CDOM: 7
 Age: TBB Schl Dst: Parkway C-2
 \$500 Acres: 0

15357 Grantley, Chesterfield 63017-5456



MLS #: 18008108 Status: **S**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc 2 Story/Other
 SubD: Westfield Farm 2
 Recent: 03/30/2018 : Sold : P->S

Stat Dt: 03/29/18 List Pr: \$409,900
 Sqft Above: 2,568 Sell Pr: \$410,000
 Pr/SqFt: \$159.66 CDOM: 6
 Age: 36 Schl Dst: Parkway C-2
 Acres: .340

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

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

2021 Jeffrimill Ct, Chesterfield 63017-7501



MLS #: 18009135 Status: **S**
 Area: 348 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Kehrs Mill Bend

Stat Dt: 03/26/18 List Pr: \$375,000
 Sqft Above: 2,124 Sell Pr: \$380,000
 Pr/SqFt: \$178.91 CDOM: 4
 Age: 39 Schl Dst: Rockwood R-VI
 \$110 Acres: .240

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Property Type is 'Residential'

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Price is 375000 to 425000

CTH Last Modified Date Time is 3/26/2018+

Selected 6 of 6 results.

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Cross Property On Market Counters

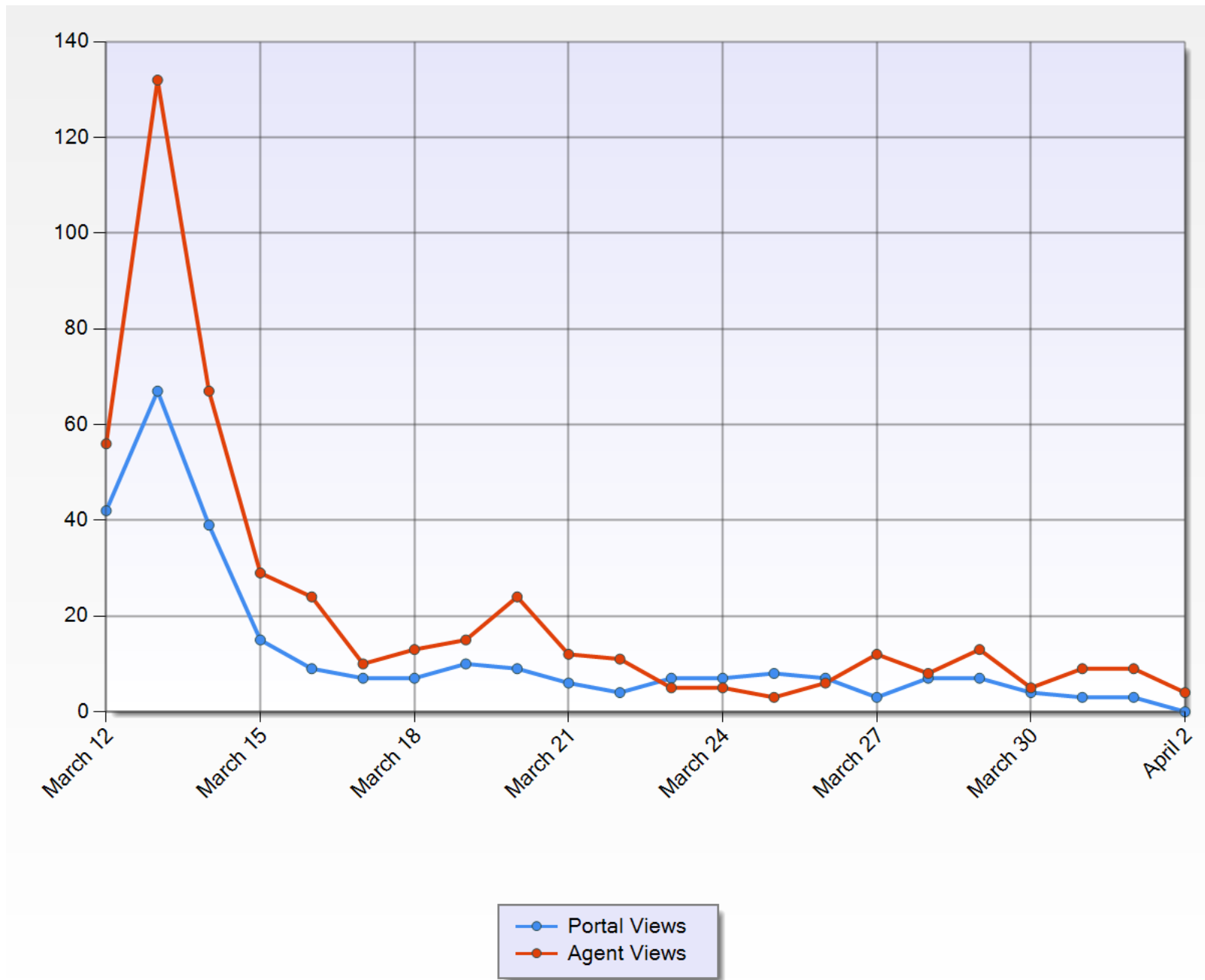
MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18016785	RESI	ACT	03/13/18	483 Graywood Dr	Ballwin	168	20	\$394,900	436	397	6	4	475	48	46	25	468

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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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

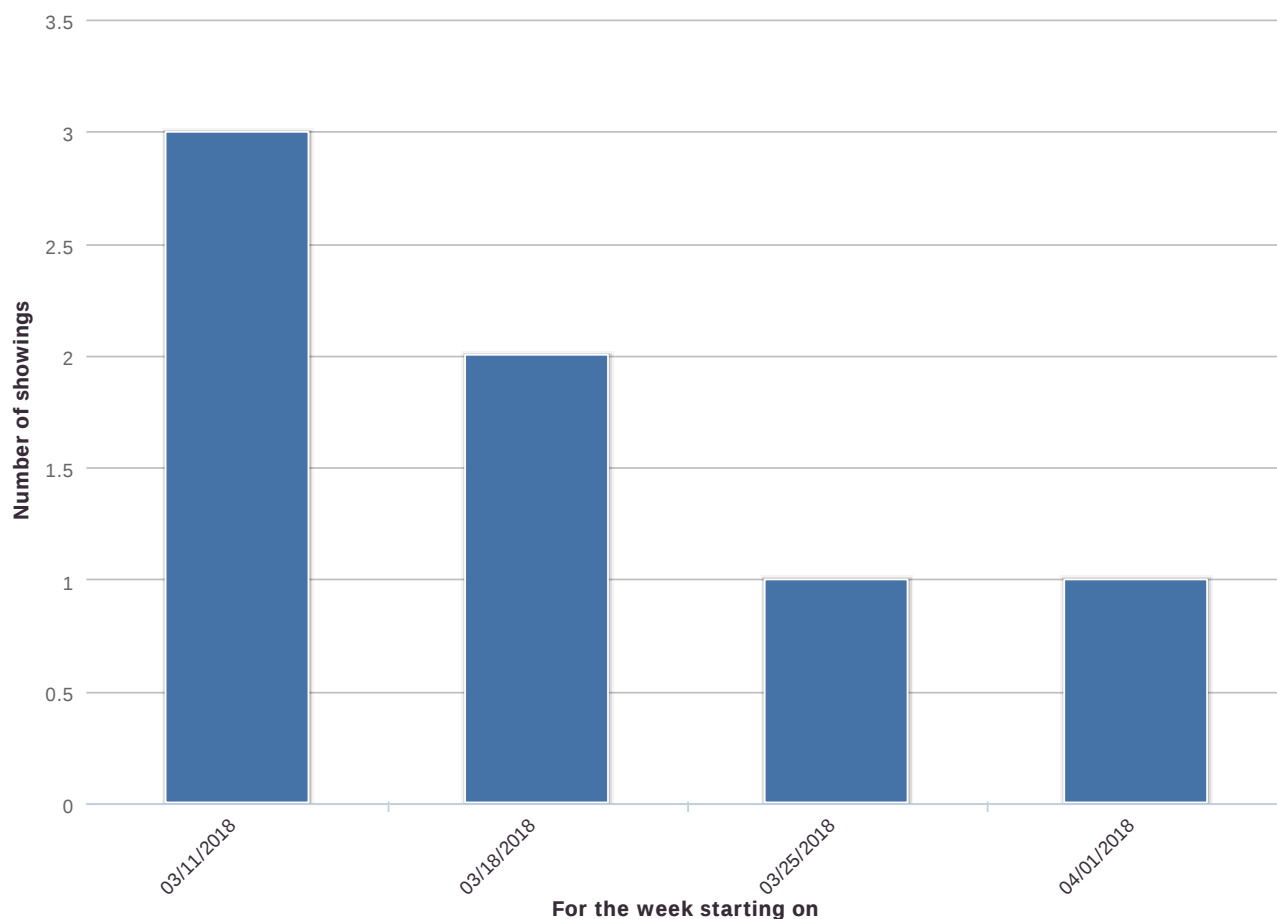
Snapshot for Mar 12, 2018 - Apr 02, 2018



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

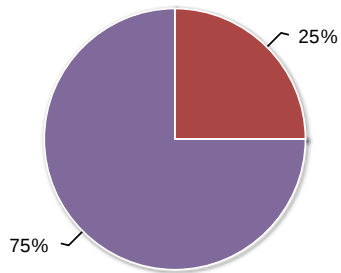
Total number of appointments: 7
 Appointments in the last 30 days: 7
 Appointments in the last 7 days: 2
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

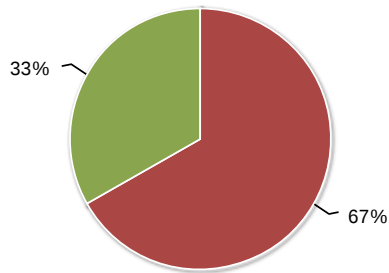
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (0)
Not interested (3)

* 4 responses

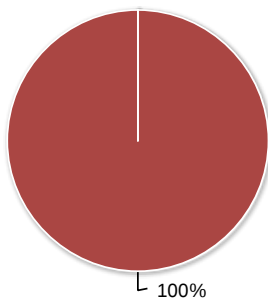
Please rate your overall experience at this showing.



Excellent (0)
Good (2)
Fair (1)
Poor (0)

* 3 responses

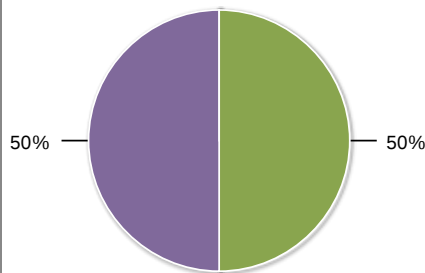
Your (and your client's) opinion of the price:



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 03/27/2018 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

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 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 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	03/12/2018	