

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
1.7 mi	18026899	A		04/07/2018	RESI		404 Sunnyslope	Ballwin	Ballwin	168	3	\$399,900	5	3 (3 0)	3,024		0.3440	52		KWRC01
2.7 mi	18026336	A		04/06/2018	RESI		1208 Arbor Bluff Cir	Unincorporated	Ballwin	169	4	\$409,000	4	3 (2 1)	2,674		0.1700	18		CBG 03
1.2 mi	18009824	A		03/14/2018	RESI		748 Berquist Dr	Unincorporated	Ballwin	168	27	\$399,500	4	4 (2 2)	2,400		0.2428	42		DIEL01
2.3 mi	18013467	P		04/07/2018	RESI		819 Big Bend Woods Dr	Manchester	Manchester	169	6	\$389,900	4	3 (3 0)	1,965		0.2672	48		JONA01
3.0 mi	18004352	S		04/06/2018	RESI		15914 Woodlet Park Ct	Chesterfield	Chesterfield	348	131	\$395,000	4	3 (2 1)	2,807		0.3410	40		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 4/3/2018+
Selected 5 of 5 results.

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

Residential Condensed

404 Sunnyslope, Ballwin 63011-2419



MLS #: 18026899 Status: **A**
 Area: 168 Bd: 5
 Muni/Twp: Ballwin
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1.5 Story/Ranch
 SubD: Claymont 14
 Recent: 04/07/2018 : New

Stat Dt: 04/07/18 List Pr: \$399,900
 Sqft Above: 3,024 Sell Pr:
 Pr/SqFt: \$132.24 CDOM: 3
 Age: 52 Schl Dst: Parkway C-2
 Acres: .344

1208 Arbor Bluff Cir, Ballwin 63021-3700



MLS #: 18026336 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Arbor Bluffs
 Recent: 04/06/2018 : New

Stat Dt: 04/06/18 List Pr: \$409,000
 Sqft Above: 2,674 Sell Pr:
 Pr/SqFt: \$152.95 CDOM: 4
 Age: 18 Schl Dst: Parkway C-2
 Acres: .170

748 Berquist Dr, Ballwin 63011-4214



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
 Recent: 04/08/2018 : Price Change : \$415,000->\$399,500

Stat Dt: 03/14/18 List Pr: \$399,500
 Sqft Above: 2,400 Sell Pr:
 Pr/SqFt: \$166.46 CDOM: 27
 Age: 42 Schl Dst: Parkway C-2
 Acres: .243

819 Big Bend Woods Dr, Manchester 63021-75



MLS #: 18013467 Status: **P**
 Area: 169 Bd: 4
 Muni/Twp: Manchester
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Big Bend Woods 2
 Recent: 04/07/2018 : Pending : CN->P

Stat Dt: 04/07/18 List Pr: \$389,900
 Sqft Above: 1,965 Sell Pr:
 Pr/SqFt: \$198.42 CDOM: 6
 Age: 48 Schl Dst: Parkway C-2
 Acres: .267

15914 Woodlet Park Ct, Chesterfield 63017-50



MLS #: 18004352 Status: **S**
 Area: 348 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Clarkson Woods 4
 Recent: 04/09/2018 : Sold : P->S

Stat Dt: 04/06/18 List Pr: \$395,000
 Sqft Above: 2,807 Sell Pr: \$395,000
 Pr/SqFt: \$140.72 CDOM: 131
 Age: 40 Schl Dst: Rockwood R-VI
 Acres: .341

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 4/3/2018+
 Selected 5 of 5 results.

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Cross Property On Market Counters

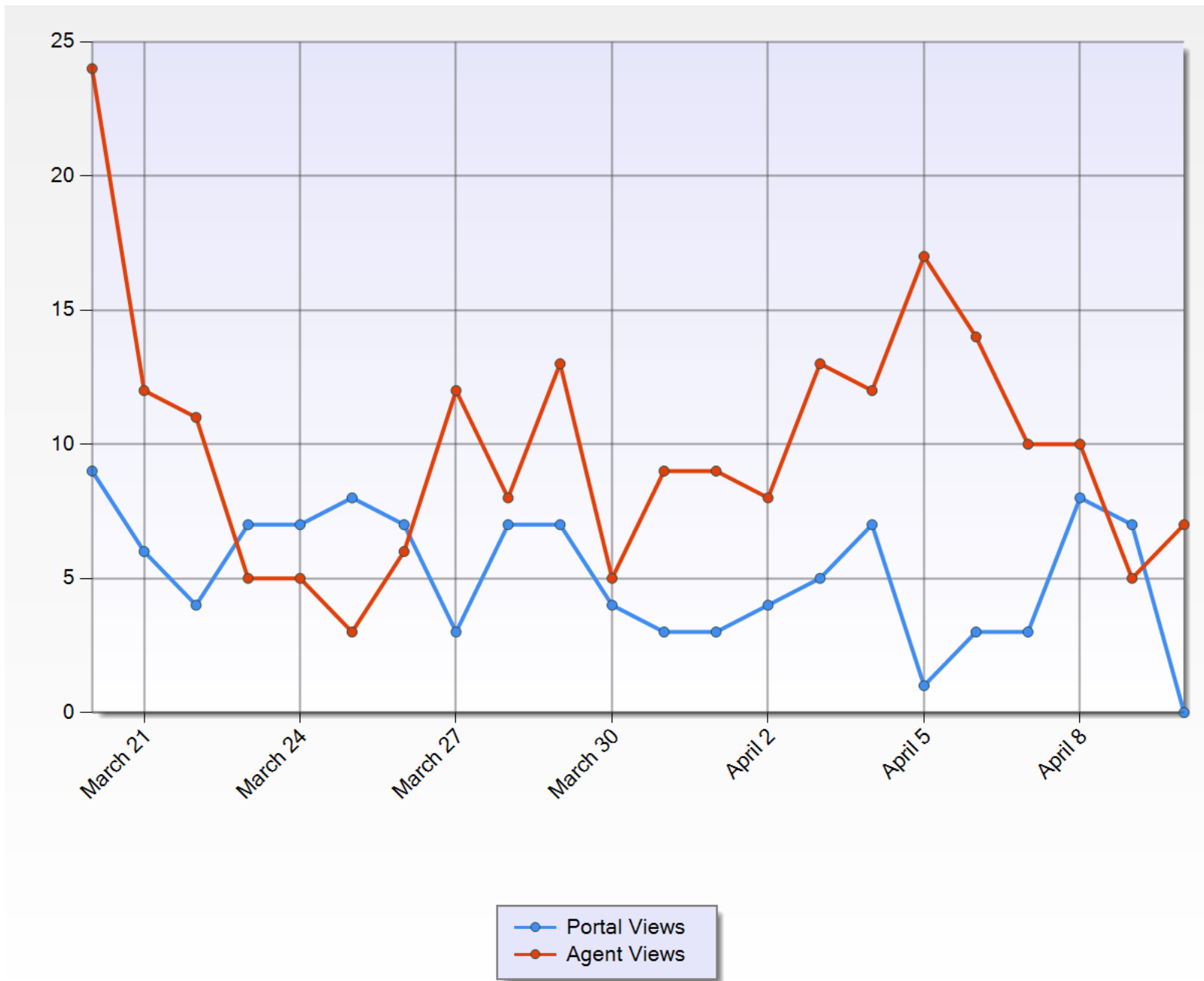
MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18016785	RESI	ACT	03/13/18	483 Graywood Dr	Ballwin	168	28	\$394,900	449	426	6	7	478	39	46	26	557

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





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

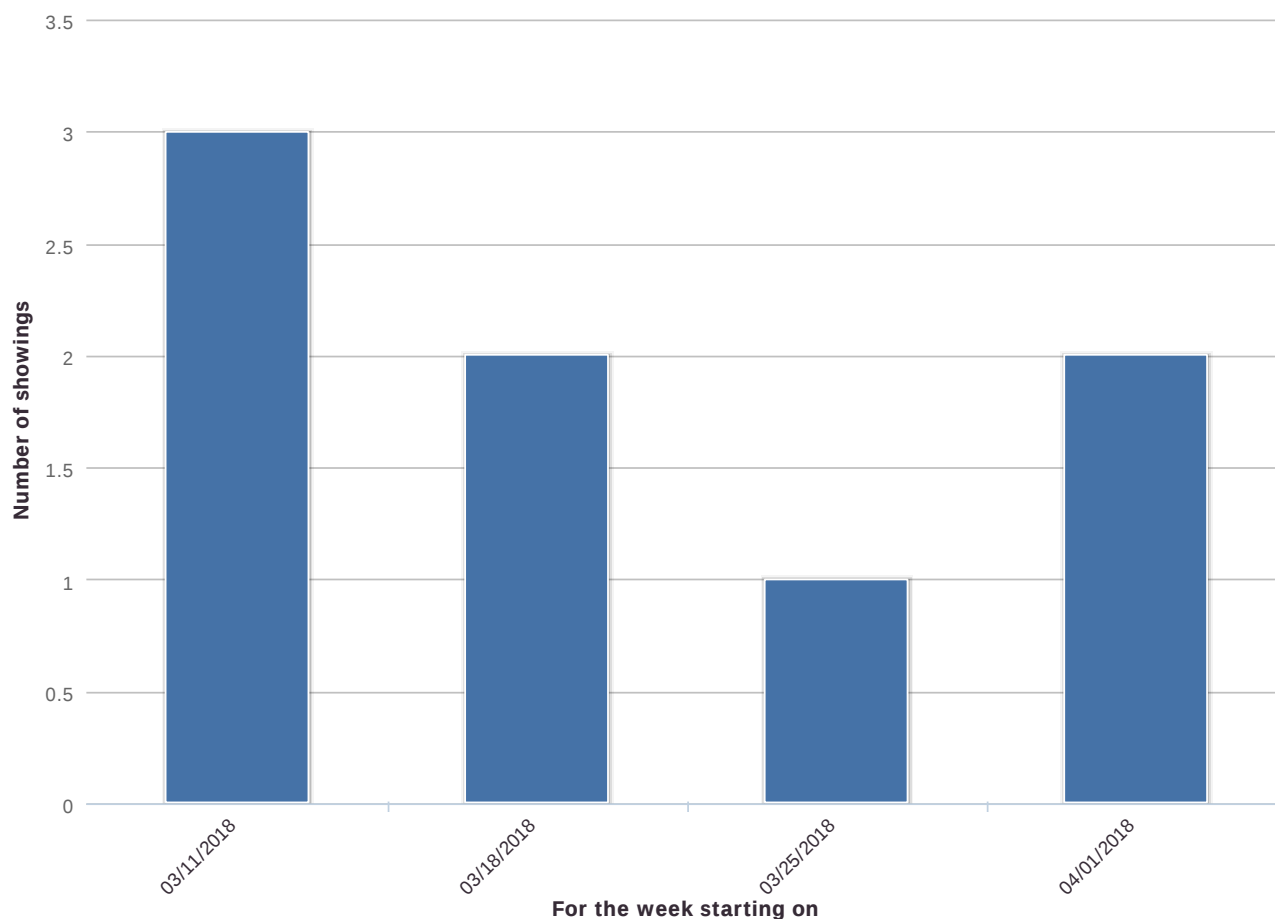
Snapshot for Mar 12, 2018 - Apr 07, 2018



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

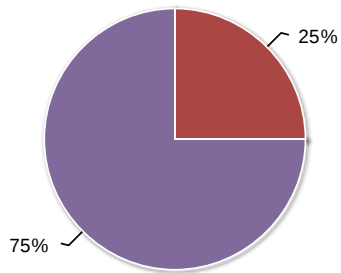
Total number of appointments: 8
 Appointments in the last 30 days: 8
 Appointments in the last 7 days: 1
 Total number of agent previews: 1
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

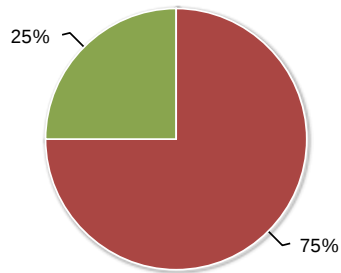
Is your client interested in this listing?



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

* 4 responses

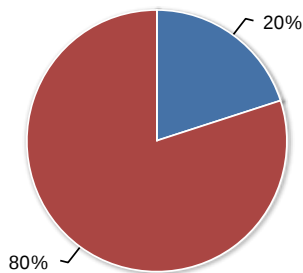
Please rate your overall experience at this showing.



Excellent (0)
Good (3)
Fair (1)
Poor (0)

* 4 responses

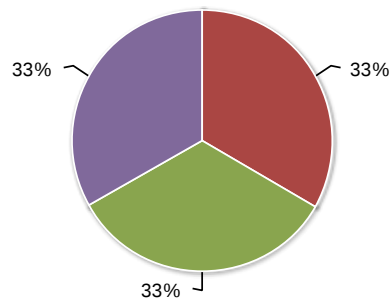
Your (and your client's) opinion of the price:



Just right (1)
Too high (4)
Too low (0)

* 5 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
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: Too high COMMENTS/RECOMMENDATIONS: 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	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	03/12/2018	