

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
2.9 mi	18033395	A	05/04/2018	RESI	15680 Dresden Lake Ct	Chesterfield	Chesterfield	167	5	\$385,000	5	3 (3 0)	2,880	0.2600	42	RLGR01	
2.9 mi	18035620	A	05/04/2018	RESI	1871 Clover Ridge Ct	Chesterfield	Chesterfield	167	5	\$399,900	4	3 (3 0)	2,490	0.2380	43	CBG 05	
1.8 mi	18034201	A	05/07/2018	RESI	622 Claymont Estates	Chesterfield	Chesterfield	168	2	\$375,000	5	3 (3 0)	3,024	0.6400	51	REMV01	
2.7 mi	18026336	A	04/06/2018	RESI	1208 Arbor Bluff Cir	Unincorporated	Ballwin	169	33	\$389,000	4	3 (2 1)	2,674	0.1700	18	CBG 03	
2.6 mi	18031926	A	04/24/2018	RESI	537 Huntley Heights	Unincorporated	Ballwin	169	97	\$420,000	4	4 (3 1)	2,604	0.2300	35	KWSW01	
2.2 mi	18031303	O	05/02/2018	RESI	14247 Cedar Springs Dr	Town And County	Chesterfield	168	12	\$399,900	3	3 (2 1)	1,971	0.3300	37	CBG 11	
0.9 mi	18010441	S	05/03/2018	RESI	267 Spring Oaks Drive	Ballwin	Ballwin	168	4	\$380,000	4	3 (2 1)	2,806	0.3530	41	MCAR01	

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 5/2/2018+
Selected 7 of 7 results.

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

Residential Condensed

15680 Dresden Lake Ct, Chesterfield 63017-51



MLS #: 18033395 Status: **A**
 Area: 167 Bd: 5
 Muni/Twp: Chesterfield
 GA/CR: 4/0 Bth: 3 (3 0)
 Style/Desc: 1.5 Story/Other
 SubD: Baxter Lakes 2 Lts 274 & 275
 Bdy
 Recent: 05/04/2018 : New

Stat Dt: 05/04/18 List Pr: \$385,000
 Sqft Above: 2,880 Sell Pr:
 Pr/SqFt: \$133.68 CDOM: 5
 Age: 42 Schl Dst: Parkway C-2
 \$195 Acres: .260

1871 Clover Ridge Ct, Chesterfield 63017-540



MLS #: 18035620 Status: **A**
 Area: 167 Bd: 4
 Muni/Twp: Chesterfield
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Bridle Creek
 Recent: 05/04/2018 : New

Stat Dt: 05/04/18 List Pr: \$399,900
 Sqft Above: 2,490 Sell Pr:
 Pr/SqFt: \$160.60 CDOM: 5
 Age: 43 Schl Dst: Parkway C-2
 \$325 Acres: .238

622 Claymont Estates, Chesterfield 63017-70



MLS #: 18034201 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 2
 Recent: 05/07/2018 : New

Stat Dt: 05/07/18 List Pr: \$375,000
 Sqft Above: 3,024 Sell Pr:
 Pr/SqFt: \$124.01 CDOM: 2
 Age: 51 Schl Dst: Parkway C-2
 Acres: .640

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

Stat Dt: 04/06/18 List Pr: \$389,000
 Sqft Above: 2,674 Sell Pr:
 Pr/SqFt: \$145.47 CDOM: 33
 Age: 18 Schl Dst: Parkway C-2
 \$350 Acres: .170

537 Huntley Heights, Ballwin 63021-5884



MLS #: 18031926 Status: **A**
 Area: 169 Bd: 4
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 4 (3 1)
 Style/Desc: 2 Story/Other
 SubD: Ridgemont 4
 Recent: 05/08/2018 : Price Change : \$430,000->\$420,000

Stat Dt: 04/24/18 List Pr: \$420,000
 Sqft Above: 2,604 Sell Pr:
 Pr/SqFt: \$161.29 CDOM: 97
 Age: 35 Schl Dst: Parkway C-2
 \$200 Acres: .230

14247 Cedar Springs Dr, Chesterfield 63017-5



MLS #: 18031303 Status: **O**
 Area: 168 Bd: 3
 Muni/Twp: Town And Country
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1 Story/Ranch
 SubD: Cedar Spgs

Stat Dt: 05/02/18 List Pr: \$399,900
 Sqft Above: 1,971 Sell Pr:
 Pr/SqFt: \$202.89 CDOM: 12
 Age: 37 Schl Dst: Parkway C-2
 \$340 Acres: .330

267 Spring Oaks Drive, Ballwin 63011-3835



MLS #: 18010441 Status: **S**
Area: 168 Bd: 4
Muni/Twp: Ballwin
GA/CR: 2/0 Bth: 3 (2 1)
Style/Desc 2 Story/Other
SubD: Springwood 1
Recent: **05/04/2018 : Sold : P->S**

Stat Dt: 05/03/18
Sqft Above: 2,806
Pr/SqFt: \$135.42
Age: 41

List Pr: \$375,000
Sell Pr: \$380,000
CDOM: 4
Schl Dst: Parkway C-2
Acres: .353

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 5/2/2018+

Selected 7 of 7 results.

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Cross Property On Market Counters

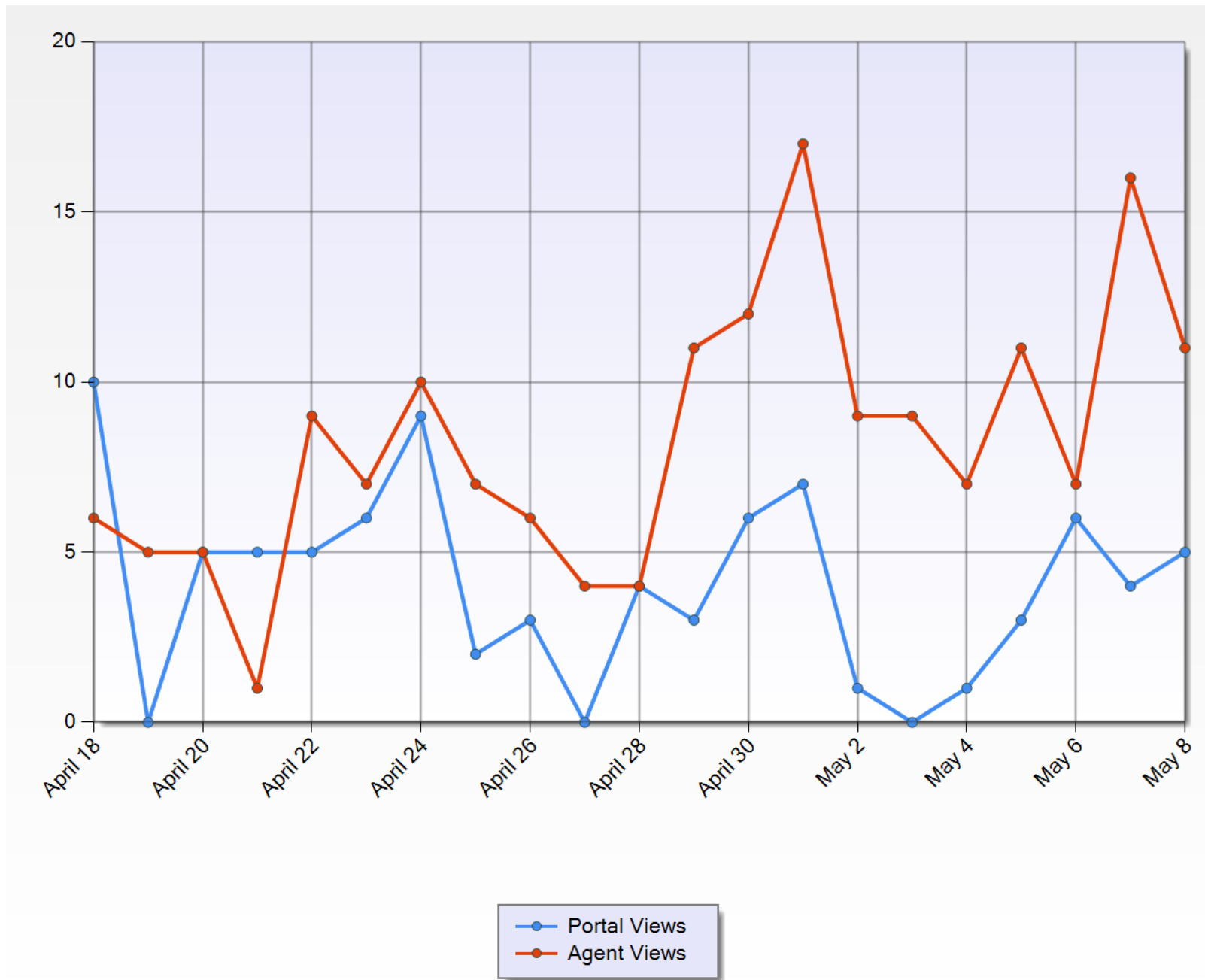
MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18016785	RESI	ACT	03/13/18	483 Graywood Dr	Ballwin	168	57	\$394,900	494	533	5	10	513	30	42	24	824

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 14 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

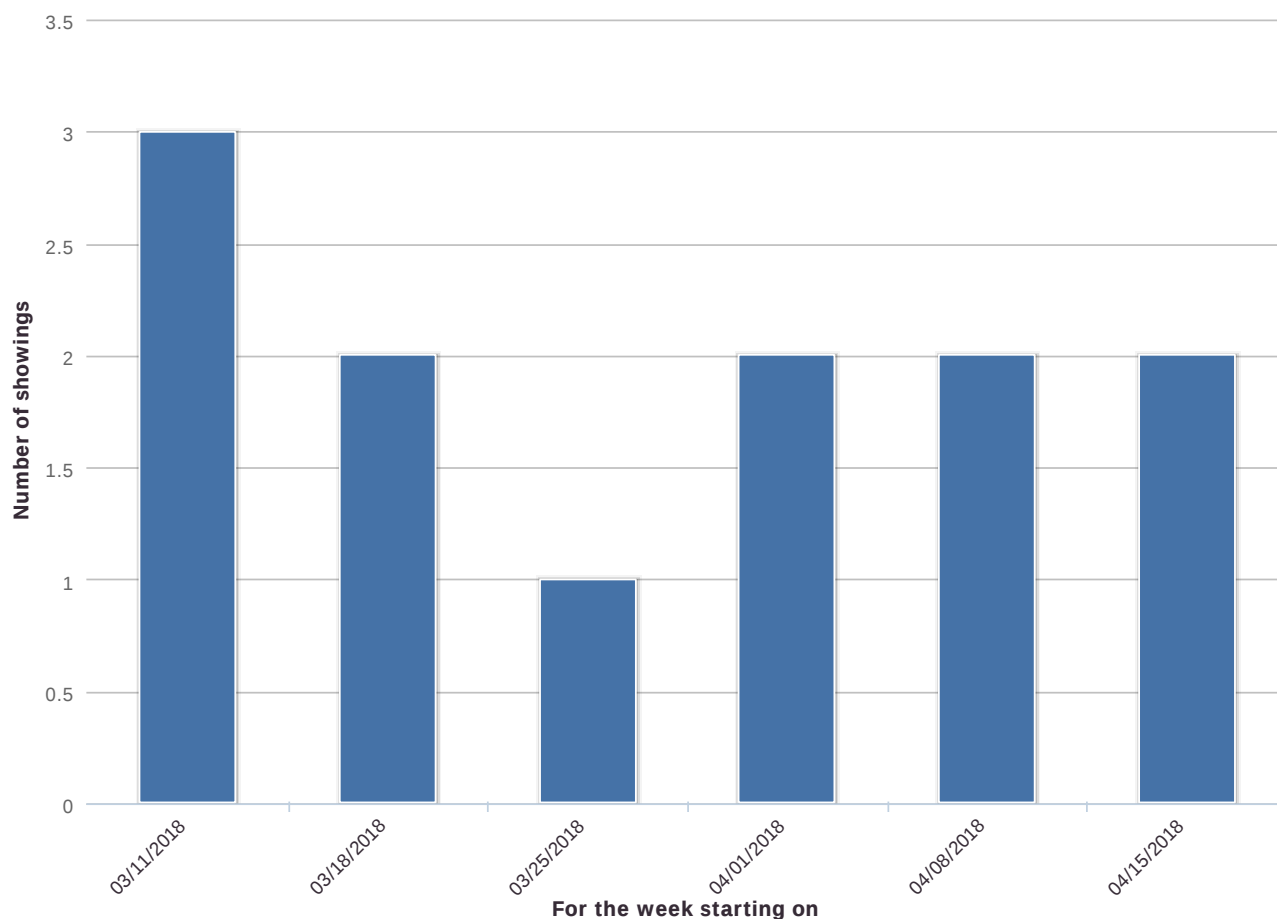
Snapshot for Mar 13, 2018 - Apr 20, 2018



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

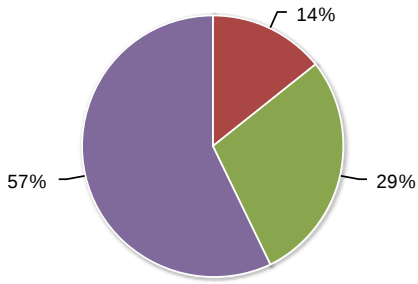
Total number of appointments: 12
 Appointments in the last 30 days: 4
 Appointments in the last 7 days: 0
 Total number of agent previews: 2
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

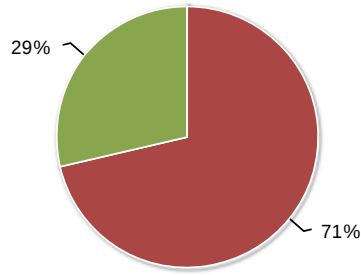
Is your client interested in this listing?



Very (0)
Somewhat (1)
Maybe (2)
Not interested (4)

* 7 responses

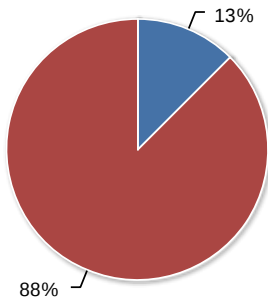
Please rate your overall experience at this showing.



Excellent (0)
Good (5)
Fair (2)
Poor (0)

* 7 responses

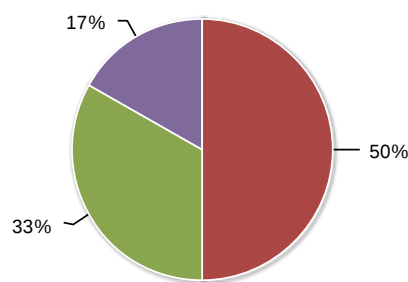
Your (and your client's) opinion of the price:



Just right (1)
Too high (7)
Too low (0)

* 8 responses

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



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

* 6 responses

Feedback Responses

Activity Details	Received
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

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 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
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.

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 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	

Activity Type	Activity Date	Comments
 Past Showing	03/15/2018 10:15 AM - 11:15 AM	
 Status Change	03/13/2018 3:46 PM	
 New Listing	03/13/2018	