

The Nett Group Real Estate Advisors

LISTING REPORT



678 Rolling Thunder Dr. | O'Fallon, MO 63366

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	18015664	A	03/20/2018	RESI	678 Rolling Thunder	O'Fallon	O'Fallon	407	7	\$250,000	4	3 (0 3)	1,931	0.180 0	15	KWRC01
1.0 mi	18020495	A	03/22/2018	RESI	1504 Westfield Cir	Dardenne Prairie	Dardenne Prairie	410	5	\$269,900	3	3 (3 0)	1,745	0.350 0	21	BHSP02
0.5 mi	18017316	A	03/08/2018	RESI	9 Osperey Way	O'Fallon	O'Fallon	407	8	\$265,000	3	2 (2 0)	1,742	0.270 0	22	BHAL08
0.6 mi	18022765	CO		RESI	7197 Heartland Dr	Dardenne Prairie	Dardenne Prairie	407		\$239,900	3	2 (2 0)	1,615	0.280 0	17	KWRC01
0.7 mi	18015162	CW	03/22/2018	RESI	93 Perennial Ct	Dardenne Prairie	Dardenne Prairie	407	25	\$300,000	4	3 (2 1)	3,132	0.360 0	15	CBG 21
0.2 mi	18020018	CN	03/20/2018	RESI	465 Boardwalk Springs Place	O'Fallon	O'Fallon	407	5	\$220,000	4	3 (2 1)	2,394	0.190 0	16	BHAL05
1.7 mi	18005151	CN	03/22/2018	RESI	3 Brook View Ct	Unincorporated	O'Fallon	410	11	\$289,000	5	3 (3 0)	2,497	2.400 0	35	BHAL14
0.4 mi	18021111	CN	03/26/2018	RESI	621 Summer Stone	O'Fallon	O'Fallon	417	7	\$250,000	4	4 (2 2)	2,020	0.170 0	16	KWRC01
1.8 mi	17076895	S	03/22/2018	RESI	7222 Picasso	Dardenne Prairie	Dardenne Prairie	407	152	\$213,500	3	3 (2 1)	1,502	0.240 0	24	STRA01
0.6 mi	18003651	S	03/22/2018	RESI	6 Wing Stem Ct	Dardenne Prairie	Dardenne Prairie	407	21	\$252,000	3	2 (2 0)	1,770	0.280 0	17	BHAL02
1.8 mi	18008852	S	03/20/2018	RESI	2065 Magnolia Garden Dr	O'Fallon	O'Fallon	407	9	\$278,000	4	4 (2 2)	2,139	0.240 0	21	CBG 12
0.8 mi	18001022	S	03/23/2018	RESI	4 Fair Count Ct	O'Fallon	O'Fallon	407	21	\$288,000	4	4 (2 2)	2,461	0.210 0	24	GRSM01
1.1 mi	18003632	S	03/22/2018	RESI	8 Griesenauer Ct	O'Fallon	Dardenne Prairie	410	35	\$225,500	3	3 (3 0)	1,448	0.260 0	26	BHR 01
1.0 mi	18004745	S	03/21/2018	RESI	18 Griesenauer Ct	O'Fallon	O'Fallon	410	2	\$232,000	3	3 (2 1)	1,954	0.330 0	27	BHGR01

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Contingent Sale', 'Pending', 'Sold', 'Expired'

Property Type is 'Residential'

Latitude, Longitude is within 2.00 mi of 18015664

Price is 200000 to 300000

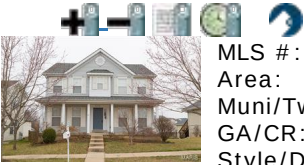
CTH Last Modified Date Time is 3/20/2018+

Selected 14 of 14 results.

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

Residential Condensed

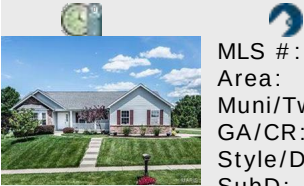
678 Rolling Thunder, O'Fallon 63368-4085



MLS #: 18015664 Status: **A**
 Area: 407 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (0 3)
 Style/Desc: 2 Story/Other
 SubD: Stoney Mountain Village

Stat Dt: 03/20/18 List Pr: \$250,000
 Sqft Above: 1,931 Sell Pr:
 Pr/SqFt: \$129.47 CDOM: 7
 Age: 15 Schl Dst: Ft. Zumwalt R-
 Acres: .180

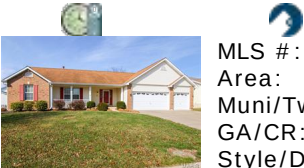
1504 Westfield Cir, Dardenne Prairie 63368-86



MLS #: 18020495 Status: **A**
 Area: 410 Bd: 3
 Muni/Twp: Dardenne Prairie
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc: 1 Story/Ranch
 SubD: Westfield Woods #1
 Recent: 03/22/2018 : New

Stat Dt: 03/22/18 List Pr: \$269,900
 Sqft Above: 1,745 Sell Pr:
 Pr/SqFt: \$154.67 CDOM: 5
 Age: 21 Schl Dst: Francis Howell
 Acres: .350

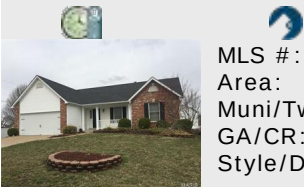
9 Osprey Way, O'Fallon 63368-8039



MLS #: 18017316 Status: **A**
 Area: 407 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 3/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Vlgs At Dardenne Oakland
 Village
 Recent: 03/27/2018 : BoM : CN->A

Stat Dt: 03/08/18 List Pr: \$265,000
 Sqft Above: 1,742 Sell Pr:
 Pr/SqFt: \$152.12 CDOM: 8
 Age: 22 Schl Dst: Ft. Zumwalt R-
 Acres: .270

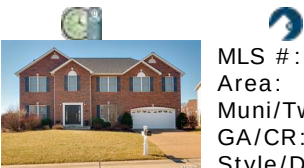
7197 Heartland Dr, Dardenne Prairie 63368-80



MLS #: 18022765 Status: **CO**
 Area: 407 Bd: 3
 Muni/Twp: Dardenne Prairie
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc: 1 Story/Ranch
 SubD: Vlgs At Dardenne Cheneaox
 Village
 Recent: 03/26/2018 : Coming Soon : I->CO

Stat Dt: List Pr: \$239,900
 Sqft Above: 1,615 Sell Pr:
 Pr/SqFt: \$148.54 CDOM:
 Age: 17 Schl Dst: Ft. Zumwalt R-
 Acres: .280

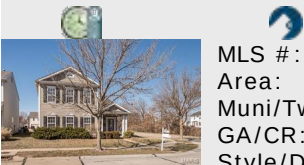
93 Perennial Ct, Dardenne Prairie 63368-9757



MLS #: 18015162 Status: **CW**
 Area: 407 Bd: 4
 Muni/Twp: Dardenne Prairie
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 2 Story/Other
 SubD: Vlgs At Dardenne McCluer
 Village
 Recent: 03/23/2018 : Contingent Sale : A->CW

Stat Dt: 03/22/18 List Pr: \$300,000
 Sqft Above: 3,132 Sell Pr:
 Pr/SqFt: \$95.79 CDOM: 25
 Age: 15 Schl Dst: Ft. Zumwalt R-
 Acres: .360

465 Boardwalk Springs Place, O'Fallon 63368-



MLS #: 18020018 Status: **CN**
 Area: 407 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc: 1.5 Story/Other
 SubD: Winghaven

Stat Dt: 03/20/18 List Pr: \$220,000
 Sqft Above: 2,394 Sell Pr:
 Pr/SqFt: \$91.90 CDOM: 5
 Age: 16 Schl Dst: Ft. Zumwalt R-
 Acres: .190

3 Brook View Ct, O'Fallon 63368-8204



MLS #: 18005151 Status: **CN**
 Area: 410 Bd: 5
 Muni/Twp: Unincorporated
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 2 Story/Other
 SubD: Oak View Estate
 Recent: 03/22/2018 : Contingent Sale : A->CN

Stat Dt: 03/22/18 List Pr: \$289,000
 Sqft Above: 2,497 Sell Pr:
 Pr/SqFt: \$115.74 CDOM: 11
 Age: 35 Schl Dst: Ft. Zumwalt R-
 Acres: 2.400

621 Summer Stone, O'Fallon 63368-7680



MLS #: 18021111 Status: **CN**
 Area: 417 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Summer Stone Village
 Recent: 03/27/2018 : Contingent Sale : A->CN

Stat Dt: 03/26/18 List Pr: \$250,000
 Sqft Above: 2,020 Sell Pr:
 Pr/SqFt: \$123.76 CDOM: 7
 Age: 16 Schl Dst: Wentzville R-1
 Acres: .170

7222 Picasso, Dardenne Prairie 63368-6822



MLS #: 17076895 Status: **S**
 Area: 407 Bd: 3
 Muni/Twp: Dardenne Prairie
 GA/CR: 2/0 Bth: 3 (2 1)
 Style/Desc 1 Story/Ranch
 SubD: Canvas Cove #4
 Recent: 03/22/2018 : Sold : P->S

Stat Dt: 03/22/18 List Pr: \$225,000
 Sqft Above: 1,502 Sell Pr: \$213,500
 Pr/SqFt: \$142.14 CDOM: 152
 Age: 24 Schl Dst: Ft. Zumwalt R-
 Acres: .240

6 Wing Stem Ct, Dardenne Prairie 63368-9650



MLS #: 18003651 Status: **S**
 Area: 407 Bd: 3
 Muni/Twp: Dardenne Prairie
 GA/CR: 2/0 Bth: 2 (2 0)
 Style/Desc 1 Story/Ranch
 SubD: Vlgs At Dardenne McCluer
 Village #1
 Recent: 03/23/2018 : Sold : P->S

Stat Dt: 03/22/18 List Pr: \$259,000
 Sqft Above: 1,770 Sell Pr: \$252,000
 Pr/SqFt: \$142.37 CDOM: 21
 Age: 17 Schl Dst: Ft. Zumwalt R-
 Acres: .280

2065 Magnolia Garden Dr, O'Fallon 63368-720



MLS #: 18008852 Status: **S**
 Area: 407 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Vlgs At Dardenne Bates
 Village

Stat Dt: 03/20/18 List Pr: \$279,900
 Sqft Above: 2,139 Sell Pr: \$278,000
 Pr/SqFt: \$129.97 CDOM: 9
 Age: 21 Schl Dst: Ft. Zumwalt R-
 Acres: .240

4 Fair Count Ct, O'Fallon 63368-8231



MLS #: 18001022 Status: **S**
 Area: 407 Bd: 4
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 4 (2 2)
 Style/Desc 2 Story/Other
 SubD: Twin Chimneys Ph4 Village F
 Recent: 03/23/2018 : Sold : P->S

Stat Dt: 03/23/18 List Pr: \$298,000
 Sqft Above: 2,461 Sell Pr: \$288,000
 Pr/SqFt: \$117.03 CDOM: 21
 Age: 24 Schl Dst: Ft. Zumwalt R-
 Acres: .210

8 Griesenauer Ct, Dardenne Prairie 63368-802



MLS #: 18003632 Status: **S**
 Area: 410 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 2/0 Bth: 3 (3 0)
 Style/Desc 1 Story/Ranch
 SubD: Carriage Hills #3
 Recent: 03/22/2018 : Sold : P->S

Stat Dt: 03/22/18 List Pr: \$229,900
 Sqft Above: 1,448 Sell Pr: \$225,500
 Pr/SqFt: \$155.73 CDOM: 35
 Age: 26 Schl Dst: Francis Howell
 Acres: .260

18 Griesenauer Ct, O'Fallon 63368-8027



MLS #: 18004745 Status: **S**
 Area: 410 Bd: 3
 Muni/Twp: O'Fallon
 GA/CR: 3/0 Bth: 3 (2 1)
 Style/Desc 2 Story/Other
 SubD: Carriage Hills
 Recent: 03/26/2018 : Sold : P->S

Stat Dt: 03/21/18 List Pr: \$225,000
 Sqft Above: 1,954 Sell Pr: \$232,000
 Pr/SqFt: \$118.73 CDOM: 2
 Age: 27 Schl Dst: Francis Howell
 Acres: .330

Search Criteria

CTH Change_Type is one of 'New Listing', 'Price Change', 'Coming Soon', 'Contingent Sale', 'Pending', 'Sold', 'Expired'
 Property Type is 'Residential'
 Latitude, Longitude is within 2.00 mi of 18015664
 Price is 200000 to 300000
 CTH Last Modified Date Time is 3/20/2018+
 Selected 14 of 14 results.

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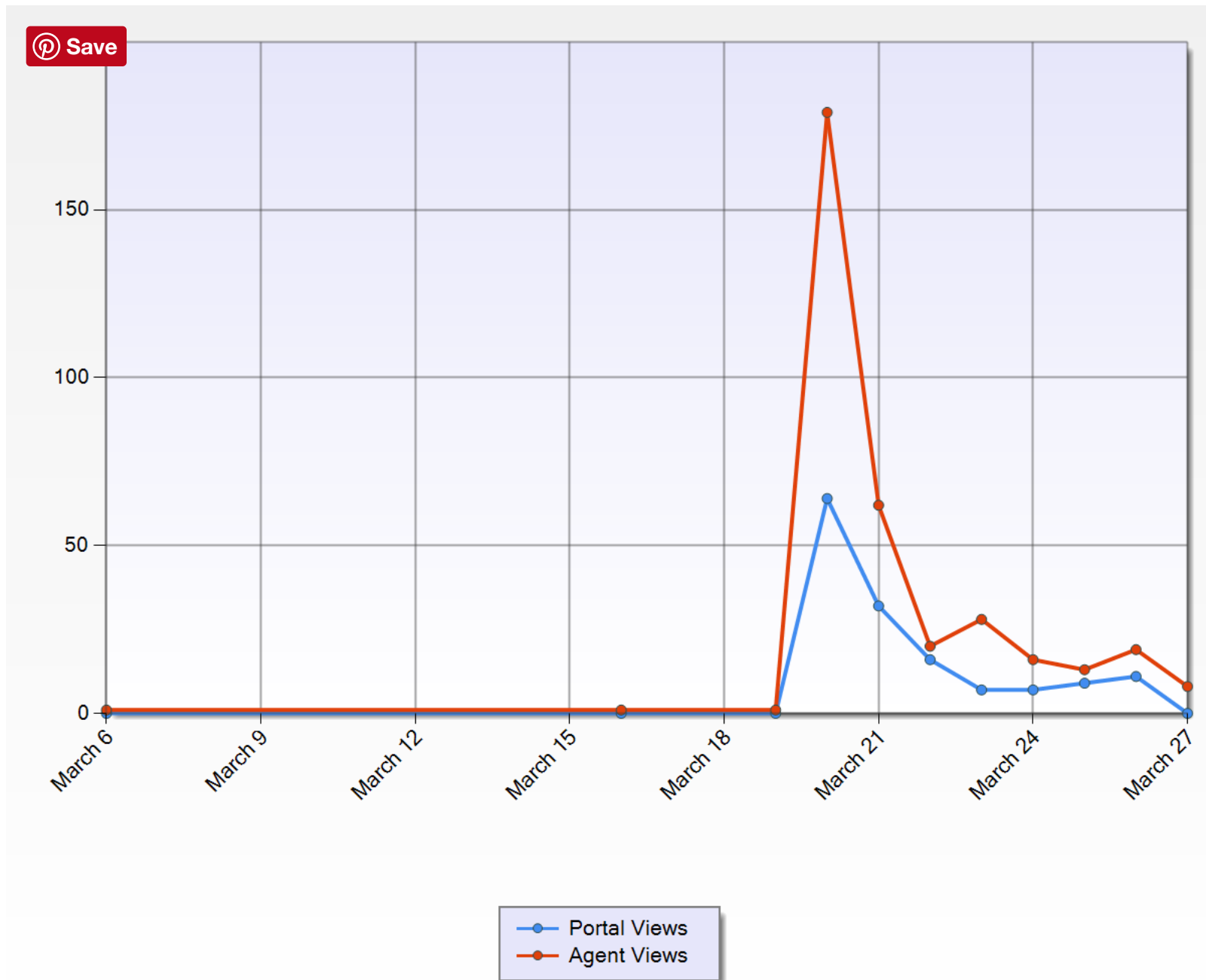
Cross Property On Market Counters

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
18015664	RESI	ACT	03/20/18	678 Rolling Thunder	O'Fallon	407	7	\$250,000	322	231	9	9	352	95	20	13	340

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 678 Rolling Thunder





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

678 Rolling Thunder, O'Fallon, MO 63368

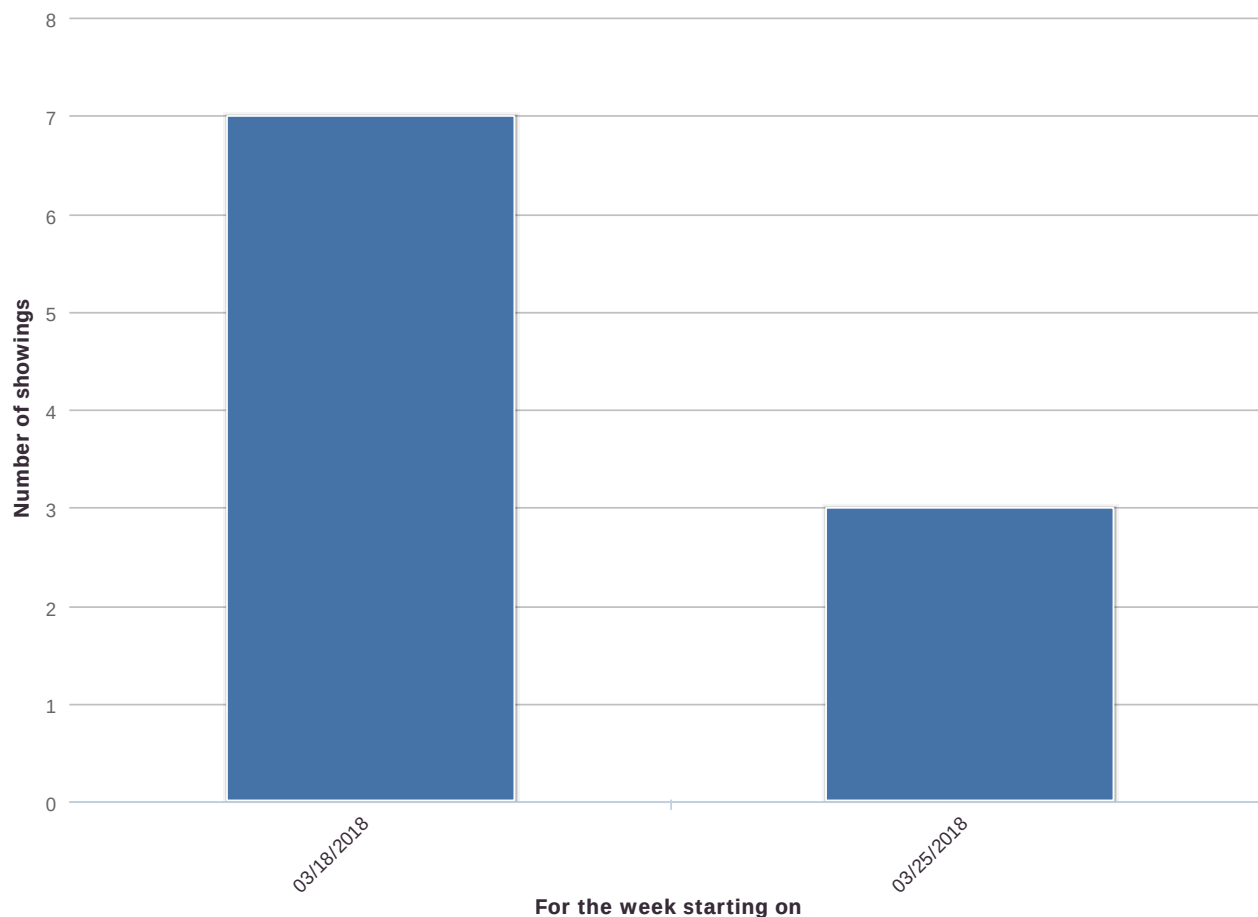
Snapshot for Mar 20, 2018 - Mar 26, 2018



Listing ID: 18015664
 Address: 678 Rolling Thunder, O'Fallon, MO 63368
 Price: \$250,000
 Status: ACTIVE

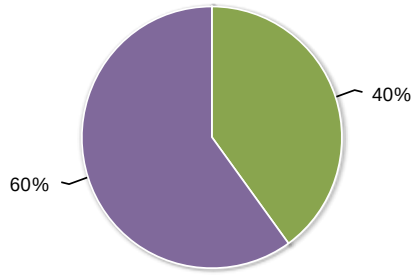
Total number of appointments: 10
 Appointments in the last 30 days: 10
 Appointments in the last 7 days: 10
 Total number of agent previews: 1
 Total number of agent inquiries: 2

Appointments Per Week



Feedback at a Glance

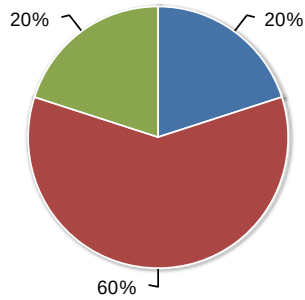
Is your client interested in this listing?



Very (0)
Somewhat (0)
Maybe (2)
Not interested (3)

* 5 responses

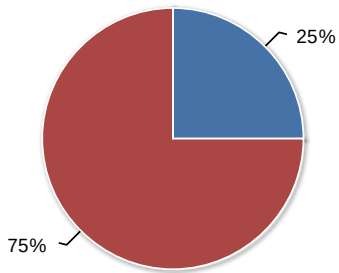
Please rate your overall experience at this showing.



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

* 5 responses

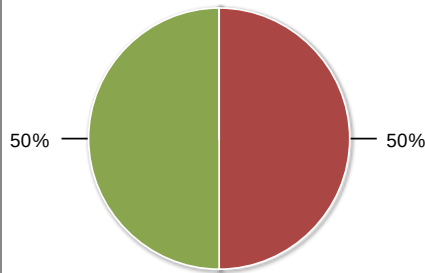
Your (and your client's) opinion of the price:



Just right (1)
Too high (3)
Too low (0)

* 4 responses

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



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

* 4 responses

Feedback Responses

Activity Details	Received
Showing 03/25/2018 1:00 PM - 1:15 PM	03/26/2018 10:11 AM
Is your client interested in this listing? Not interested Please rate your overall experience at this showing. Excellent Your (and your client's) opinion of the price: Just right Please rate this listing (5=Best; 1=Worst): 4 COMMENTS/RECOMMENDATIONS: Would need some kitchen updates buyer said before calling it home. He is looking for a home that doesn't need him to make any changes after closing so this isn't the one for him.	
Showing 03/22/2018 7:00 PM - 7:40 PM	03/22/2018 08:26 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:		Maybe Good Too high 3 This is a great home, however my clients have a very specific taste and to make it fit for them they would need to put quite a bit of money into it and it's already at the top of their budget. They may come back Sunday for the open house
Showing 03/22/2018 10:45 AM - 11:30 AM		03/22/2018 04:55 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 Fair Too high 3 She liked the larger backyard but the house shows very worn, needs to be painted and she did not like the lower level finish.
Showing 03/21/2018 7:00 PM - 8:00 PM		03/22/2018 05:29 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:		they liked the area. park location key with 2 kids. Kitchen was just way to small for them. We knew it was not big, but was smaller then they anticipated. Thanks for letting us view.
Showing 03/20/2018 4:30 PM - 5:30 PM		03/20/2018 09:53 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 Clients were put off by finishing touches that needed attention (paint inside closets, scratched hardwood flooring, no front porch railing, missing outlet cover). Thanks and good luck!
Agent Preview 03/20/2018 3:15 PM - 3:45 PM		03/22/2018 10:19 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:		Maybe Good Too high 4 Great location and good curb appeal. The nice size pantry is a definite plus. Room sizes are smaller than what the buyer needs.

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	03/26/2018 11:00 AM - 12:00 PM	
 Past Showing	03/25/2018 4:30 PM - 5:30 PM	
 Past Showing	03/25/2018 1:00 PM - 1:15 PM	

Activity Type	Activity Date	Comments
 Past Showing	03/22/2018 7:00 PM - 7:40 PM	
 Past Showing	03/22/2018 4:15 PM - 5:15 PM	
 Past Showing	03/22/2018 10:45 AM - 11:30 AM	
 Past Showing	03/21/2018 7:00 PM - 8:00 PM	
 Past Showing	03/20/2018 6:00 PM - 7:00 PM	
 Past Showing	03/20/2018 4:30 PM - 5:30 PM	
 Past Agent Preview	03/20/2018 3:15 PM - 3:45 PM	
 Status Change	03/20/2018 1:29 PM	
 Past Agent Inquiry	03/20/2018 1:02 PM	
 Past Agent Inquiry	03/20/2018 12:59 PM	
 New Listing	03/20/2018	