

The Nett Group Real Estate Advisors

SELLER REPORT



571 Beacon Point Lane | Grover

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

DAYS ON MARKET 19

CLIENT POSSIBILITIES 4

CLIENT FAVORITES 4

ZILLOW VIEWS 2392

ZILLOW SAVES 98

SHOWINGS 10

Good activity is an average of 3-4 showings weekly.
Price Adjustments should be considered after two weeks with little to no activity or after 10 showings and no offers.

Residential Single Line

Distance	MLS #	St	Status	Date	P Type	Address	Muni/Typ	City	Area	CDOM	Price Bd	Bth	Sqft	Abv	Lsz	Age	Off ID
0.0 mi	20017257	A		03/19/2020	RESI	571 Beacon Point Lane	Wildwood	Grover	346	19	\$379,000.4	3 (2 1)	3,376		0.2800	31	KWRC05
0.2 mi	20016103	AC		03/17/2020	RESI	257 Beacon Point Lane	Wildwood	Grover	346	26	\$395,000.4	4 (3 1)	2,490		0.2600	27	BHAL02
0.2 mi	19075026	S		12/03/2019	RESI	16187 Sunrise Ct	Wildwood	Grover	346	34	\$325,000.3	3 (2 1)	2,652		0.2600	30	CBG 31
0.2 mi	19033623	S		08/27/2019	RESI	16286 Sunrise Ct	Wildwood	Wildwood	346	35	\$350,000.3	3 (2 1)	2,452		0.2300	30	CBG 31
0.2 mi	19089534	S		09/27/2019	RESI	2686 Beacon Point	Wildwood	Grover	346	32	\$350,000.3	3 (2 1)	2,452		0.2300	30	KWRC01
0.2 mi	19090032	S		03/06/2020	RESI	309 Capelet Lakes Blvd	Wildwood	Grover	346	35	\$370,000.4	4 (2 3)	2,795		0.3900	30	WCLK01
0.2 mi	19012965	S		03/04/2020	RESI	16104 Briar Reef Ct	Wildwood	Wildwood	346	11	\$329,900.4	4 (2 3)	2,704		0.3200	31	AVER01
0.1 mi	19056004	S		04/09/2019	RESI	422 Beacon Point Lane	Wildwood	Wildwood	346	4	\$384,000.4	4 (3 1)	2,818		0.4000	30	KWRC01
0.2 mi	19066595	S		09/25/2019	RESI	518 Beacon Point Lane	Wildwood	Grover	346	35	\$385,000.4	4 (3 1)	2,803		0.2400	28	SAPR01
0.2 mi	19031956	S		12/10/2019	RESI	260 Beacon Point Lane	Wildwood	Wildwood	346	96	\$395,000.4	4 (3 1)	3,011		0.2200	28	REG007
0.0 mi	19035401	X		07/09/2019	RESI	559 Beacon Point Lane	Wildwood	Wildwood	346	21	\$400,000.4	4 (3 1)	2,936		0.2700	29	WHRG01
0.0 mi	19066877	X		08/14/2019	RESI	269 Beacon Point	Wildwood	Grover	346	38	\$349,900.5	3 (2 1)	3,100		0.2300	30	STRA01
0.2 mi	19002507	C		02/14/2020	RESI	571 Beacon Point Lane	Wildwood	Wildwood	346	81	\$384,900.4	3 (2 1)	3,376		0.2800	31	RDK'02
0.2 mi				07/16/2019	RESI	16300 Centerpointe Dr	Wildwood	Wildwood	346	227	\$325,000.4	3 (2 1)	3,206		0.2600	30	CBG 32

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Active Under Contract', 'Hold', 'Pending'
Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
Search Contractual Date is 4/7/2020 to 4/8/2019
Latitude, Longitude is within 0.25 mi of 20017257
State Or Province is 'Missouri'
Price is 300000 to 500000
Selected 14 of 14 results.

Listings as of 04/07/2020 at 9:46 AM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Status' is one of 'Active', 'Active Under Contract', 'Hold', 'Pending', 'Status' is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 4/7/2020 to 4/8/2019 Latitude, Longitude is within 0.25 mi of 20017257 State Or Province is Missouri Price is 300000 to 500000

Residential

Active Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20017257	571 Beacon Point Lane	Eureka	Estates At Lake Ch	4 3 (2 1)	3,376	3,376	0.280	31	03/19/20	\$112.26	19	\$379,000	\$379,000

Active Totals

Listing Count :	1	Averages:	3,376	3,376	0.280					\$112.26	19	\$379,000	\$379,000
		Price :						High		\$379,000	Low	\$379,000	Median
													\$379,000

Active Under Contract Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20016103	257 Beacon Point Lane	Eureka	Estates At Lake Ch	4 4 (3 1)	2,490	3,290	0.260	27	03/17/20	\$158.63	26	\$395,000	\$395,000

Active Under Contract Totals

Listing Count :	1	Averages:	2,490	3,290	0.260					\$158.63	26	\$395,000	\$395,000
		Price :						High		\$395,000	Low	\$395,000	Median
													\$395,000

Closed Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
19078042	16187 Surfview Ct	Eureka	Chesterfield Shores	3 3 (2 1)	2,632		0.260	30	12/05/19	\$123.48	4	\$330,000	\$330,000	\$325,000	98.48
19030929	16188 Surfview Ct	Eureka	Chesterfield Shores	5 3 (2 1)	2,402		0.230	28	07/26/19	\$137.39	35	\$340,000	\$340,000	\$330,000	97.06
19036042	266 Beacon Point	Eureka	Estates At Lake Ch	4 3 (2 1)	2,615	3,225	0.210	30	08/27/19	\$134.99	32	\$375,000	\$359,900	\$353,000	94.13
19089684	309 Copper Lakes Blvd	Eureka	Copper Lakes One	4 4 (2 2)	2,786	3,466	0.390	30	02/06/20	\$132.81	35	\$375,000	\$375,000	\$370,000	98.67
19090032	16104 Barrier Reef Ct	Eureka	The Estates At Lake	4 4 (3 1)	2,704	4,018	0.320	31	03/04/20	\$140.50	11	\$379,900	\$379,900	\$379,900	100.00
19012965	422 Beacon Point Lane	Eureka	Estates At Lake Ch	4 4 (3 1)	2,818	3,900	0.400	30	04/09/19	\$136.27	4	\$389,900	\$389,900	\$384,000	98.49
19056004	518 Beacon Point Lane	Eureka	Estates At Lake Ch	4 4 (3 1)	2,803	3,803	0.240	28	09/25/19	\$137.35	35	\$409,900	\$385,000	\$385,000	93.93
19066595	260 Beacon Point Lane	Eureka	Estates At Lake Ch	4 4 (3 1)	3,011	4,259	0.220	28	12/10/19	\$131.19	96	\$415,000	\$399,900	\$395,000	95.18
19031956	559 Beacon Point Lane	Eureka	Estates At Lake Ch	4 4 (3 1)	2,936	3,836	0.270	29	07/09/19	\$136.24	21	\$405,000	\$405,000	\$400,000	98.77

Closed Totals

Listing Count :	9	Averages:	2,745	3,787	0.282					\$134.47	30	\$379,967	\$373,844	\$369,100	97.19
		Price :						High		\$400,000	Low	\$325,000	Median		\$379,900

Expired Properties

Listing #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19035401	269 Beacon Point	Eureka	Estates At Lake Ch	5 3 (2 1)	3,100	3,100	0.230	30	08/15/19	\$112.87	38	\$355,000	\$349,900
19066877	571 Beacon Point Lane	Eureka	Estates At Lake Ch	4 3 (2 1)	3,376	3,376	0.280	31	02/15/20	\$114.01	81	\$389,900	\$384,900

Expired Totals

Presented By: Mike Nettemeyer Phone: 636-614-5132
Featured properties may not be listed by the office/agent presenting the brochure.
All information herein has not been verified and is not guaranteed.
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Listings as of 04/07/2020 at 9:46 AM

CMA 1 Line (Landscape)

Property Type: Residential

Residential
Listing Count : 2

Cancelled Properties

Listing # Address Area
19002507 16300 Centerpointe Dr Eureka

Averages: 3,238 3,238 0.255 High \$113.44 60 \$372,450 \$367,400
Price : \$384,900 Low \$349,900 Median \$367,400

Community Bd Bth Lot Sz Age Date
Harbors At Lake Ct 4 3 (2 1) 0.260 30 07/16/19

Cancelled Totals
Listing Count : 1

Averages: 3,206 3,206 0.260 High \$101.37 227 \$349,999 \$325,000
Price : \$325,000 Low \$325,000 Median \$325,000

Grand Totals
Count : 14

Averages: \$/SqFt: \$129.24 CDOM: 47 OP: \$377,757 LP: \$371,314 SP: \$369,100

Cross Property Condensed

571 Beacon Point Lane, Grover 63040-1811



MLS #:
Area:
Muni/Twp:
GA/CR:
Style/Desc:
SubD:
Schl District:

[20017257](#)
346
Wildwood
2/0
1.5 Story/Other
Estates At Lake Chesterfield The
Rockwood R-VI

Status: **A**
Bd: **4**
Bth: **3 (2 1)**

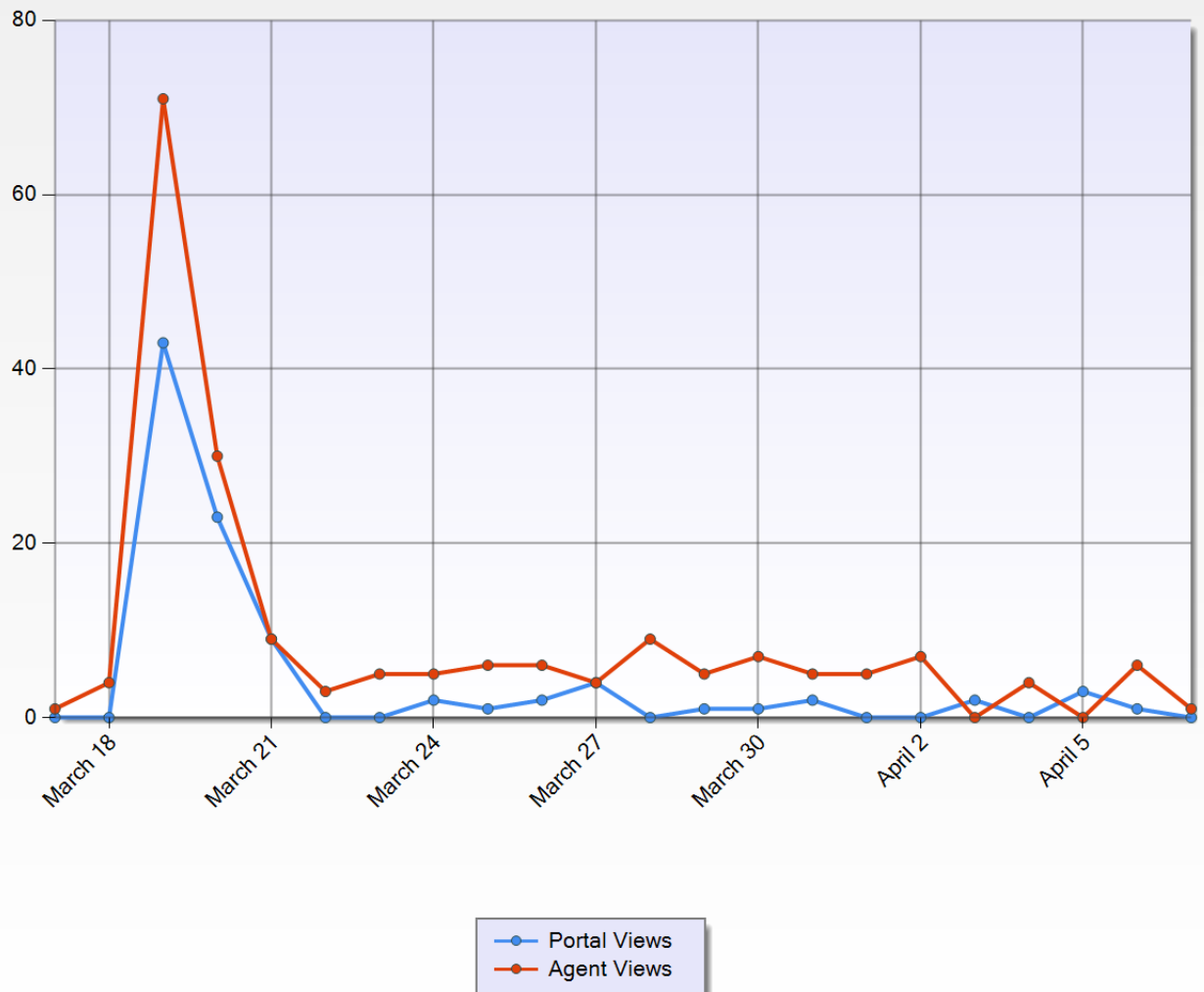
Stat Dt: **03/19/20**
Sq Ft: **3,376**
Pr/SqFt: **\$112.26**
\$702

List Pr: **\$379,000**
Sell Pr:
CDOM: **19**
Age: **31**
Acre: **.280**

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	Ag Re
20017257	RESI	ACT	03/19/20	571 Beacon Point Lane	Grover	346	19	\$379,000	202	145	4	4	225	12	11	14

Search Criteria
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 23 results.

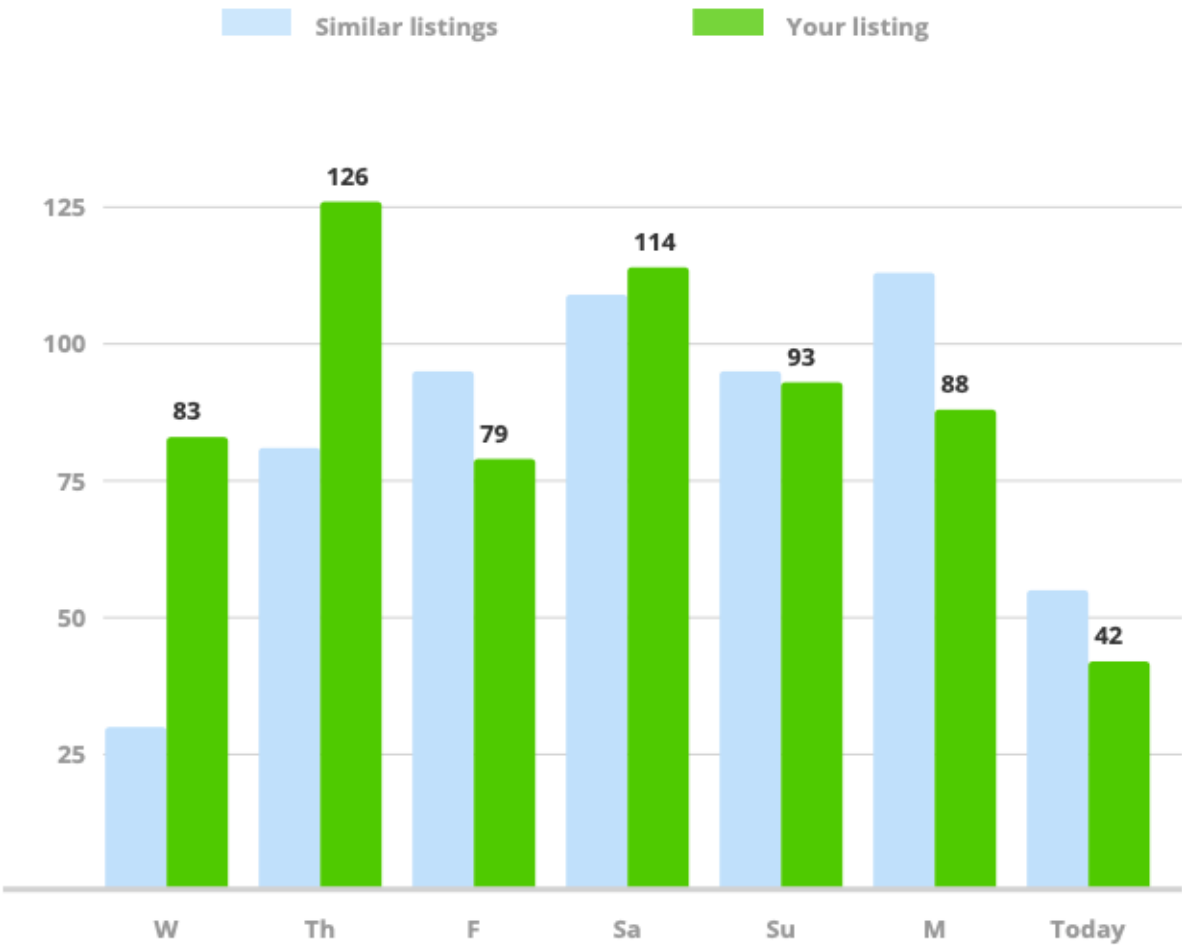
359 Historical Views for 571 Beacon Point Lane

Time on Zillow
18 days

Views
2,392

Saves
98

[This Week](#) Last 30 Days



MARIS



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Keller Williams Realty Chesterfield
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Listing Activity Report

571 Beacon Point Lane, Grover, MO 63040

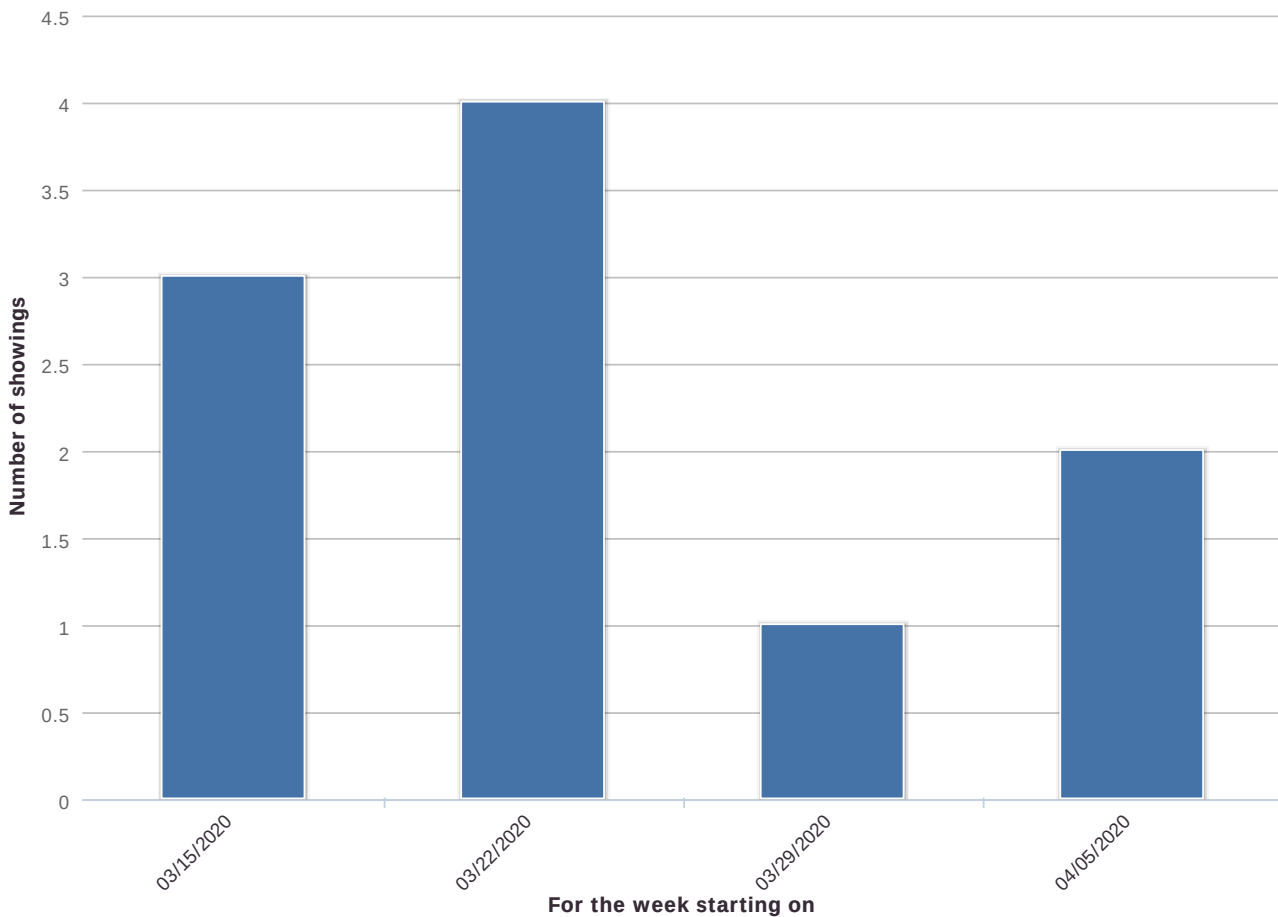
Snapshot for Mar 19, 2020 - Apr 07, 2020



Listing ID: 20017257
Address: 571 Beacon Point Lane, Grover, MO 63040
Price: \$379,000
Status: ACTIVE

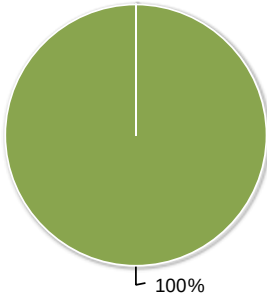
Total number of appointments: 10
Appointments in the last 30 days: 10
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

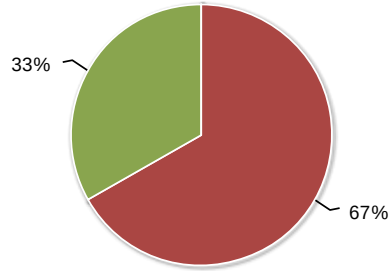
Is your client interested in writing an offer on this listing?



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

* 3 responses

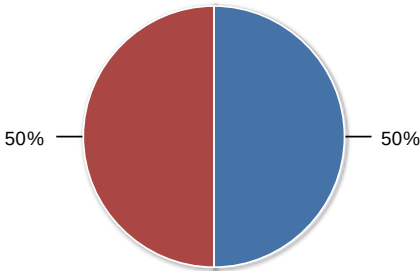
Please rate your overall experience at this showing.



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

* 3 responses

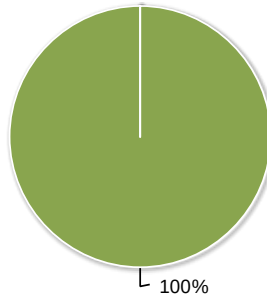
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 2 responses

Feedback Responses

Activity Details	Received
Showing 04/05/2020 3:15 PM - 4:15 PM	04/05/2020 07:36 PM
Is your client interested in writing an offer on 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 Her price range is much higher than this but she decided she'd rather not spend \$100k updating this house. It's a lovely setting and view and seems well maintained.
Showing 03/27/2020 3:45 PM - 4:00 PM	03/28/2020 07:46 AM

Activity Details	Received
Is your client interested in writing an offer on 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 Just right 3
Showing 03/21/2020 10:00 AM - 11:00 AM	03/21/2020 11:21 AM
Is your client interested in writing an offer on 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 Buyers loved the floor plan but feel like there are way too many updates for the price. Thanks for letting us view.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	04/07/2020 5:00 PM - 6:00 PM	
 Past Showing	04/05/2020 3:15 PM - 4:15 PM	
 Past Showing	03/30/2020 2:40 PM - 3:25 PM	
 Past Showing	03/28/2020 12:15 PM - 1:15 PM	
 Past Showing	03/28/2020 11:45 AM - 12:15 PM	
 Past Showing	03/27/2020 3:45 PM - 4:00 PM	
 Past Showing	03/25/2020 4:50 PM - 5:25 PM	
 Past Showing	03/21/2020 3:30 PM - 4:30 PM	
 Past Showing	03/21/2020 2:30 PM - 3:30 PM	
 Past Showing	03/21/2020 10:00 AM - 11:00 AM	
 Status Change	03/19/2020 3:09 PM	
 New Listing	03/19/2020	