

The Nett Group Real Estate Advisors

SELLER REPORT



139 Benedictine Ct | Florissant

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	118
----------------	-----

Client Possibilities	3
----------------------	---

Client Favorites	3
------------------	---

Zillow Views	639
--------------	-----

Zillow Saves	31
--------------	----

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/Twp	City	Area	CDOM	Price Bd	Bth	SqFt Abv	Lsz	Age	Off ID
0.0 mi	19068167	A	09/10/2019	RESI	139 Benedictine Ct	Hazelwood	Florissant	48	275	\$228,000	3	3 (2 1)	1,834	0.2760	36 KWRC05
0.1 mi	20000696	A	01/04/2020	RESI	132 Mission Walk Ct	Hazelwood	Florissant	48	140	\$245,000	3	4 (3 1)	2,593	0.3000	36 CBG 06
0.2 mi	19082399	A	12/04/2019	RESI	33 Meditation Way	Hazelwood	Florissant	48	33	\$289,000	5	3 (3 0)	3,200	0.2800	34 KWRC01
0.1 mi	19087088	P	12/09/2019	RESI	165 Chardonnay Ct	Hazelwood	Florissant	48	5	\$239,000	4	3 (2 1)	2,474	0.2900	36 BHSP13
0.2 mi	19061758	P	12/10/2019	RESI	145 Riverwood Park Dr	Hazelwood	Florissant	48	106	\$285,000	5	3 (2 1)	2,705	0.2900	17 ALXD01
0.1 mi	19085052	S	11/15/2019	RESI	109 Benedictine	Hazelwood	Florissant	48	0	\$157,000	3	3 (2 1)	1,820	0.2300	36 CBPR01
0.1 mi	19081581	S	12/13/2019	RESI	924 Gastorf Place	Hazelwood	Florissant	48	3	\$183,150	3	3 (3 0)	1,511	0.1800	35 BHSP05
0.2 mi	19073162	S	12/19/2019	RESI	95 Rivermeadows Dr	Hazelwood	Florissant	48	6	\$225,000	4	2 (2 0)	1,846	0.1800	16 CBG 31
0.2 mi	19009948	S	05/10/2019	RESI	109 Mission Walk	Hazelwood	Florissant	48	8	\$225,000	3	3 (3 0)	2,182	0.2300	36 BHSP13
0.1 mi	18061002	S	02/01/2019	RESI	15 Seminary Ct	Hazelwood	Florissant	48	148	\$228,000	3	3 (3 0)	2,367	0.3400	31 CBG 12
0.1 mi	19055267	S	10/10/2019	RESI	108 Benedictine Ct	Hazelwood	Florissant	48	25	\$245,500	3	2 (2 0)	2,377	0.2390	36 BHSP05
0.2 mi	19011476	S	04/16/2019	RESI	54 Meditation Way Ct	Hazelwood	Hazelwood	48	16	\$258,000	3	3 (3 0)	1,632	0.2400	35 CBG 06
0.2 mi	19043572	S	07/31/2019	RESI	74 rivermeadows Dr	Hazelwood	Florissant	48	13	\$260,000	4	3 (2 1)	2,600	0.1900	15 HDTR01
0.2 mi	19042624	S	08/09/2019	RESI	5 Meditation Way	Hazelwood	Florissant	48	26	\$269,000	4	3 (3 0)	2,645	0.3600	35 BHSP13
0.2 mi	19006146	S	05/14/2019	RESI	169 Riverwood Park	Hazelwood	Florissant	48	39	\$274,000	4	4 (3 1)	3,122	0.2300	17 CBG 06
0.2 mi	19059659	S	10/02/2019	RESI	67 Rivermeadows Dr	Hazelwood	Florissant	48	4	\$276,000	4	4 (3 1)	2,586	0.2000	16 KWRP01
0.1 mi	19044030	X	09/10/2019	RESI	132 Mission Walk	Hazelwood	Florissant	48	20	\$239,900	3	4 (3 1)	2,593	0.3000	35 CBG 05
0.2 mi	19071312	X	12/31/2019	RESI	102 Riverwood Park Dr	Hazelwood	Florissant	48	46	\$270,000	4	5 (4 1)	2,672	0.2500	18 BHSP13
0.0 mi	19013975	C	08/09/2019	RESI	139 Benedictine Ct	Hazelwood	Florissant	48	157	\$232,000	3	3 (2 1)	1,834	0.2760	36 CBG 06
0.1 mi	19038416	C	06/04/2019	RESI	132 Mission Walk	Hazelwood	Florissant	48	12	\$239,950	3	4 (3 1)	2,593	0.3000	35 BKOR01
0.1 mi	19068071	C	01/01/2020	RESI	132 Mission Walk Ct	Hazelwood	Hazelwood	48	138	\$245,000	3	4 (3 1)	2,593	0.3000	36 EMAR01
0.2 mi	19070218	C	11/01/2019	RESI	125 Mission Walk	Hazelwood	Florissant	48	1	\$279,900	3	3 (3 0)	2,160	0.2800	36 USRL01

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 1/6/2020 to 1/6/2019

Latitude, Longitude is within 0.25 mi of 19068167

State Or Province is 'Missouri'

Price is 150000 to 350000

Selected 22 of 22 results.

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 1/6/2020 to 1/6/2019 Latitude, Longitude is within 0.25 mi of 19068167 State Or Province is 'Missouri' Price is 150000 to 350000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19068167	139 Benedictine Ct	Hazelwood West	Riverwood Estates	3	3 (2 1)	1,834	1,834	0.276	36	12/20/19	\$124.32	275	\$230,000	\$228,000
20000696	132 Mission Walk Ct	Hazelwood West	Riverwood Estates	3	4 (3 1)	2,593		0.300	36	01/04/20	\$94.49	140	\$245,000	\$245,000
19082399	33 Meditation Way	Hazelwood West	Riverwood Estates	5	3 (3 0)	3,200	2,660	0.280	34	12/04/19	\$90.31	33	\$300,000	\$289,000

Active Totals

Listing Count :	3	Averages:	2,542	2,247	0.285							\$103.04	149	\$258,333	\$254,000
		Price :							High	\$289,000	Low	\$228,000		Median	\$245,000

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19087088	165 Chardonay Ct	Hazelwood West	Riverwood Estates	4	3 (2 1)	2,474	3,230	0.290	36	12/09/19	\$96.60	5	\$239,000	\$239,000
19061758	145 Riverwood Park Dr	Hazelwood West	Park At Riverwood	5	3 (2 1)	2,705		0.290	17	12/10/19	\$105.36	106	\$292,500	\$285,000

Pending Totals

Listing Count :	2	Averages:	2,590	3,230	0.290							\$100.98	56	\$265,750	\$262,000	
		Price :							High	\$285,000	Low			\$239,000	Median	\$262,000

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
19085052	109 Benedictine	Hazelwood West	Riverwood Estates	3	3 (2 1)	1,820		0.230	36	11/15/19	\$86.26	0	\$157,000	\$157,000	\$157,000	100.00
19081581	924 Gastorf Place	Hazelwood West	Riverwood Place	3	3 (3 0)	1,511		0.180	35	12/13/19	\$121.21	3	\$179,000	\$179,000	\$183,150	102.32
19073162	95 Rivermeadows Dr	Hazelwood West	The Estates At Rive	4	2 (2 0)	1,846	1,846	0.180	16	12/19/19	\$121.89	6	\$220,000	\$220,000	\$225,000	102.27
19009948	109 Mission Walk	Hazelwood West	Riverwood Estates	3	3 (3 0)	2,182	3,174	0.230	36	05/10/19	\$103.12	8	\$225,000	\$225,000	\$225,000	100.00
18061002	15 Seminary Ct	Hazelwood West	Riverwood Estates	3	3 (3 0)	2,367	3,021	0.340	31	02/01/19	\$96.32	148	\$242,900	\$233,500	\$228,000	93.87
19055267	108 Benedictine Ct	Hazelwood West	Riverwood Estates	3	2 (2 0)	2,377		0.239	36	10/10/19	\$103.28	25	\$250,000	\$247,500	\$245,500	98.20
19011476	54 Meditation Way Ct	Hazelwood West	Riverwood Estates	3	3 (3 0)	1,632	2,632	0.240	35	04/16/19	\$158.09	16	\$265,000	\$265,000	\$258,000	97.36
19043572	74 rivermeadows Dr	Hazelwood West	Estates at Riverme	4	3 (2 1)	2,600	2,600	0.190	15	07/31/19	\$100.00	13	\$270,000	\$260,000	\$260,000	96.30
19042624	5 Meditation Way	Hazelwood West	Riverwood Estates	4	3 (3 0)	2,645		0.360	35	08/09/19	\$101.70	26	\$295,000	\$275,000	\$269,000	91.19
19006146	169 Riverwood Park	Hazelwood West	Park At Riverwood	4	4 (3 1)	3,122	4,358	0.230	17	05/14/19	\$87.76	39	\$295,900	\$288,000	\$274,000	92.60
19059659	67 Rivermeadows Dr	Hazelwood West	Estates At Riverme	4	4 (3 1)	2,586	3,191	0.200	16	10/02/19	\$106.73	4	\$279,777	\$279,777	\$276,000	98.65

Closed Totals

Listing Count :	11	Averages:	2,244	2,975	0.238						\$107.85	26	\$243,598	\$239,071	\$236,423	97.52
		Price :							High		\$276,000	Low	\$157,000	Median	\$245,500	

Expired Properties

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.

Copyright © 2020 MARIS. All rights reserved.

CMA 1 Line (Landscape)**Property Type: Residential****Residential****Expired Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19044030	132 Mission Walk	Hazelwood West	Riverwood Estates	3	4 (3 1)	2,593	3,593	0.300	35	09/11/19	\$92.52	20	\$239,900	\$239,900
19071312	102 Riverwood Park Dr	Hazelwood West	Park At Riverwood	4	5 (4 1)	2,672		0.250	18	01/01/20	\$101.05	46	\$270,000	\$270,000

Expired Totals

Listing Count :	2	Averages:	2,633	3,593	0.275							\$96.78	33	\$254,950	\$254,950
		Price :						High	\$270,000	Low	\$239,900	Median	\$254,950		

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19013975	139 Benedictine Ct	Hazelwood West	Riverwood Estates	3	3 (2 1)	1,834		0.276	36	08/09/19	\$126.50	157	\$240,000	\$232,000
19038416	132 Mission Walk	Hazelwood West	Riverwood Estates	3	4 (3 1)	2,593	2,593	0.300	35	06/04/19	\$92.54	12	\$239,950	\$239,950
19068071	132 Mission Walk Ct	Hazelwood West	Riverwood Estates	3	4 (3 1)	2,593	3,400	0.300	36	01/03/20	\$94.49	138	\$253,000	\$245,000
19070218	125 Mission Walk	Hazelwood West	Riverwood Estates	3	3 (3 0)	2,160		0.280	36	11/01/19	\$129.58	1	\$279,900	\$279,900

Cancelled Totals

Listing Count :	4	Averages:	2,295	2,997	0.289							\$110.78	77	\$253,213	\$249,213
		Price :						High	\$279,900	Low	\$232,000			Median	\$242,475

Grand Totals

Count :	22	Averages:	\$/SqFt:	\$106.10	CDOM:	56	OP:	\$250,401	LP:	\$246,479	SP:	\$236,423
----------------	----	------------------	-----------------	----------	--------------	----	------------	-----------	------------	-----------	------------	-----------

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.

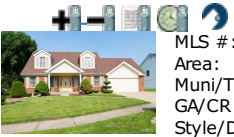
Copyright © 2020 MARIS. All rights reserved.

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
19068167	RESI	ACT	09/10/19	139 Benedictine Ct	Florissant	48	118	\$228,000	207	110	3	3	221	12	14	10	613

Cross Property Condensed

139 Benedictine Ct, Florissant 63031-6519



MLS #:	19068167	Status:	A	Stat Dt:	09/10/19	List Pr:	\$228,000
Area:	48	Bd:	3	Sq Ft:	1,834	Sell Pr:	
Muni/Twp:	Hazelwood	Pr/SqFt:	\$124.32	CDOM:	275	Age:	36
GA/CR:	2/0	Bth:	3 (2 1)	Acre:	.276		
Style/Desc:	2 Story/Other						
SubD:	Riverwood Estates 1						
Schl District:	Hazelwood						

Search Criteria

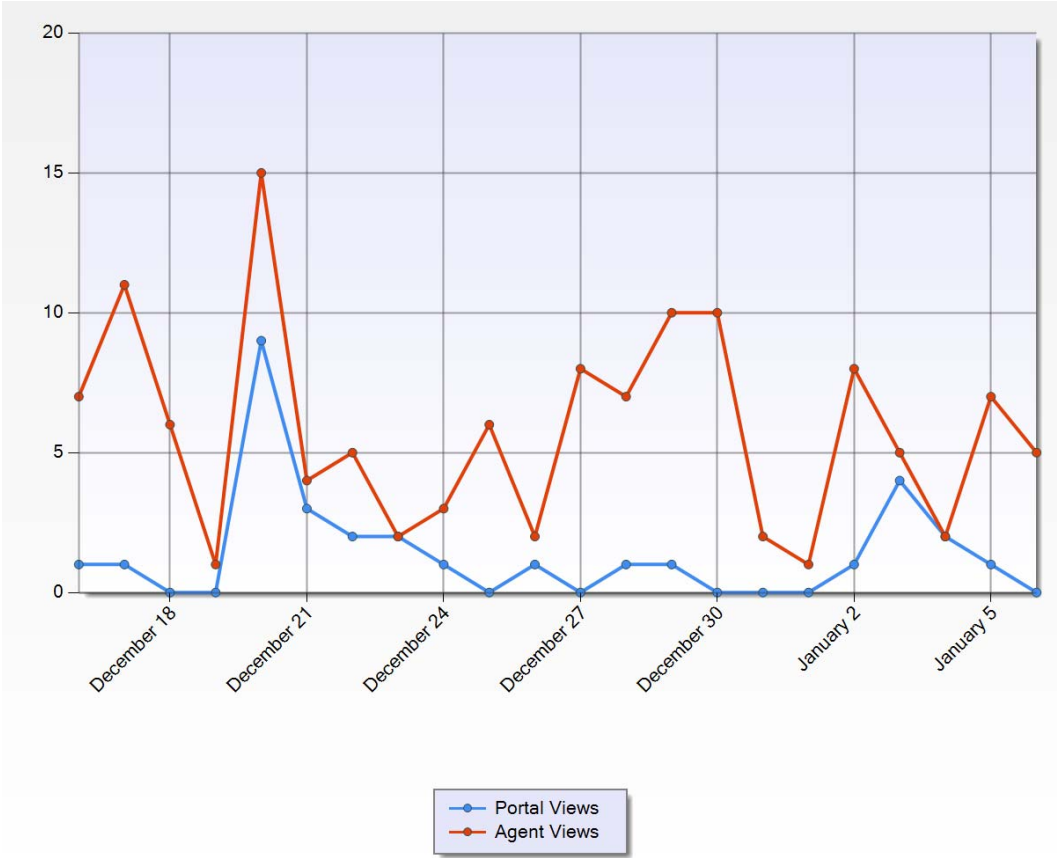
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 35 results.

 Historical Views for 139 Benedictine Ct

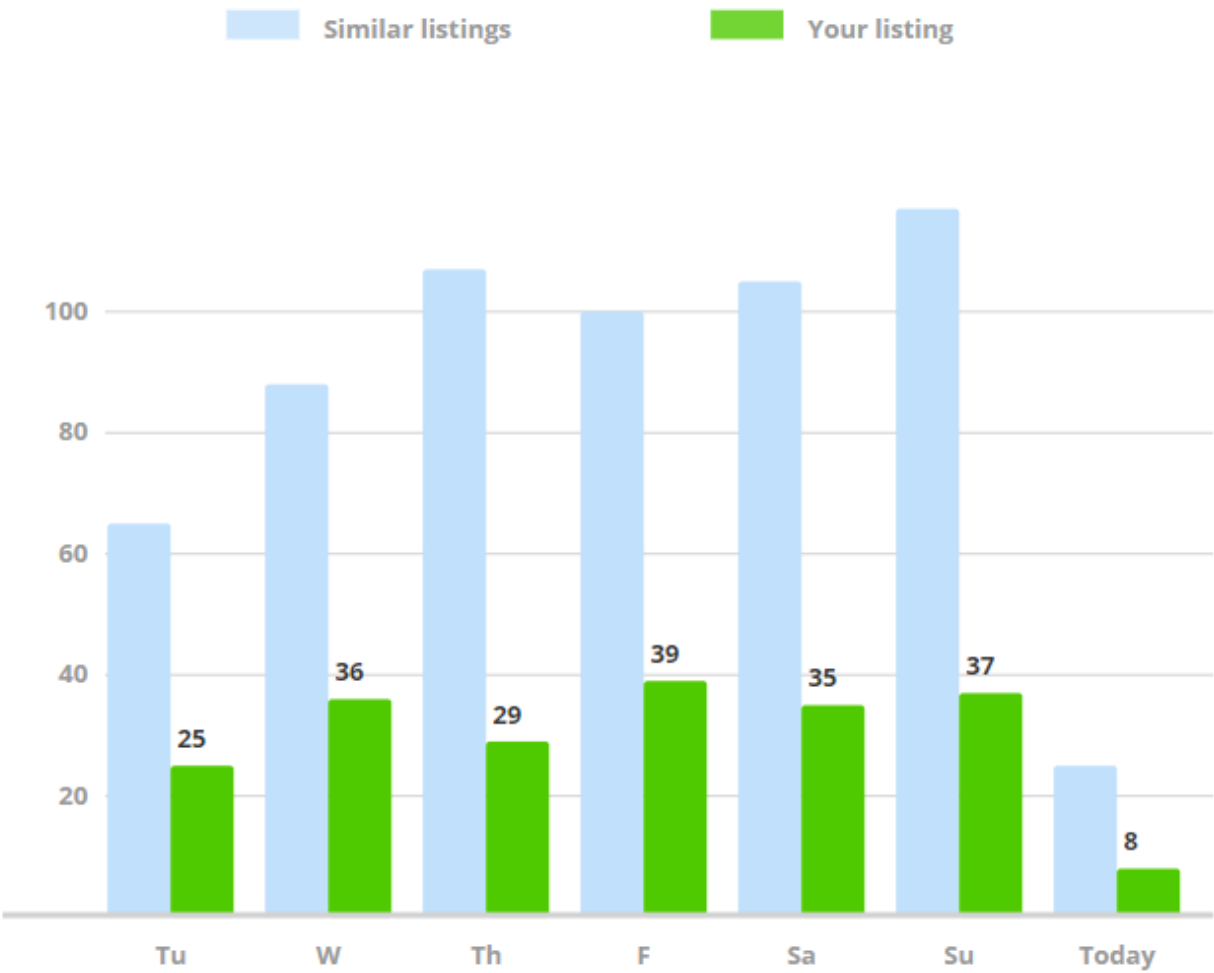


Time on Zillow
104 days

Views
639

Saves
31

This Week Last 30 Days



MARIS



Mike B Nettemeyer Sr
Keller Williams Realty Chesterfield
(636) 614-5132
mike@thenettgroup.com

Listing Activity Report

139 Benedictine Court, Florissant, MO 63031

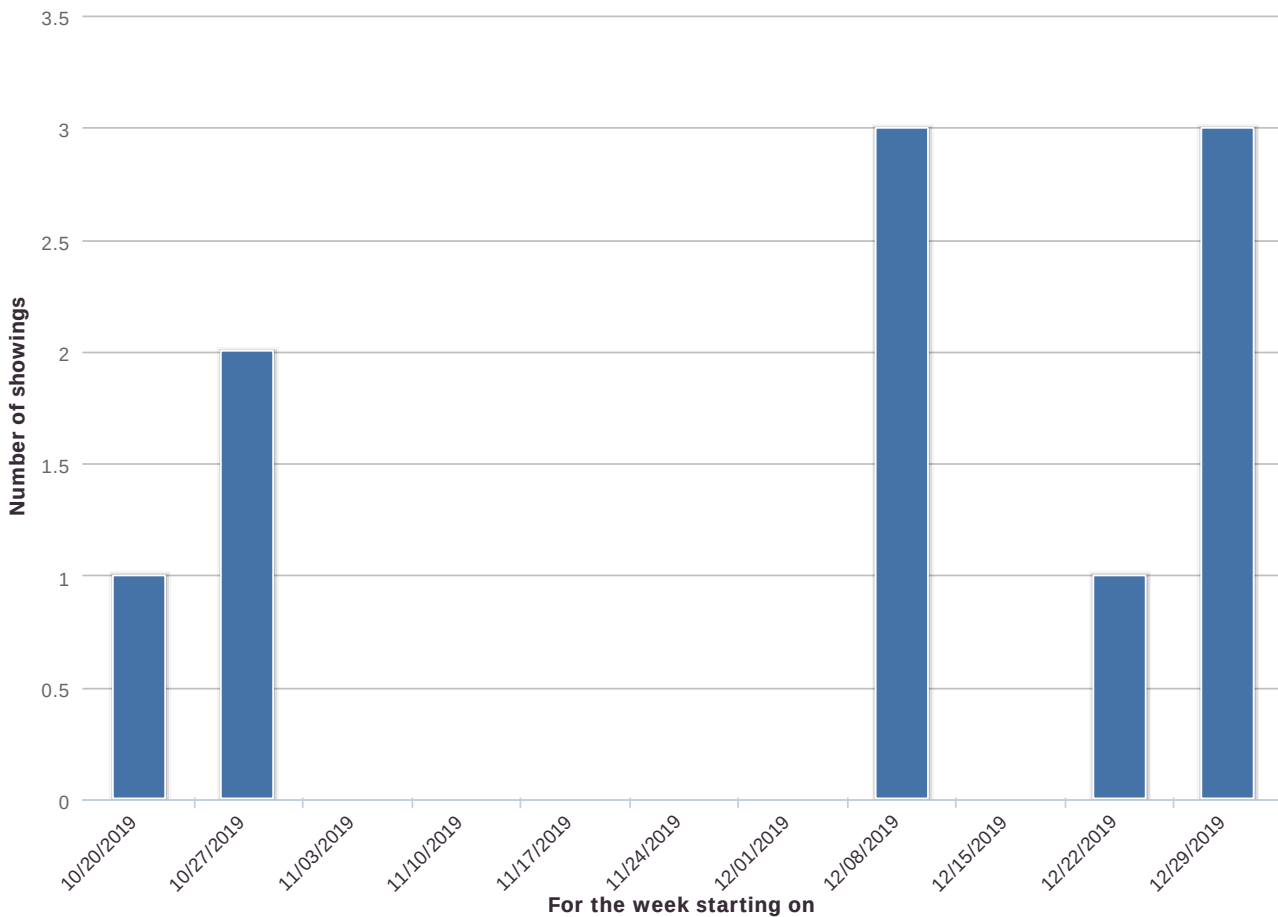
Snapshot for Sep 10, 2019 - Jan 04, 2020



Listing ID: 19068167
Address: 139 Benedictine Court, Florissant, MO 63031
Price: \$228,000
Status: ACTIVE

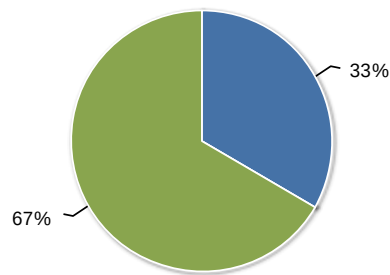
Total number of appointments: 10
Appointments in the last 30 days: 7
Appointments in the last 7 days: 3
Total number of agent previews: 0
Total number of agent inquiries: 1

Appointments Per Week



Feedback at a Glance

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 01/04/2020 10:30 AM - 12:00 PM	01/04/2020 12:08 PM
COMMENTS/RECOMMENDATIONS: House not bad but soooo much furniture it made it look small	
Showing 12/14/2019 11:10 AM - 11:25 AM	12/14/2019 03:18 PM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:	Very Has look other also and might wanna pass thru the house again on Monday ok
Showing 12/13/2019 5:30 PM - 6:30 PM	12/14/2019 06:39 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 Excellent Too high 3 The house felt too closed off for them
Showing 10/27/2019 2:45 PM - 3:45 PM	10/30/2019 05:22 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 there was not a bedroom on the main level
Showing 10/24/2019 5:30 PM - 6:30 PM	10/25/2019 09:28 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:	 need tto reschedule - client not well

Listing Activity Details

Activity Type	Activity Date	Comments
---------------	---------------	----------

 Past Showing	01/04/2020 10:30 AM - 12:00 PM	
 Past Showing	12/31/2019 3:00 PM - 4:00 PM	
 Past Showing	12/30/2019 5:30 PM - 6:30 PM	
 Canceled Showing	12/29/2019 3:30 PM - 4:30 PM	
 Past Showing	12/27/2019 2:30 PM - 3:00 PM	
 Canceled Showing	12/23/2019 6:15 PM - 7:15 PM	
 Canceled Showing	12/22/2019 3:00 PM - 4:00 PM	
 Status Change	12/20/2019 9:08 AM	
 Status Change	12/20/2019 1:13 AM	
 Past Showing	12/14/2019 4:30 PM - 5:30 PM	
 Past Showing	12/14/2019 11:10 AM - 11:25 AM	
 Past Showing	12/13/2019 5:30 PM - 6:30 PM	
 Price Change Notification	12/04/2019 8:13 AM	
 Price Change	12/04/2019 8:13 AM	
 Declined Showing	11/29/2019 9:00 AM - 11:00 AM	
 Past Showing	11/01/2019 2:30 PM - 2:45 PM	
 Canceled Showing	10/31/2019 5:30 PM - 5:45 PM	
 Past Showing	10/27/2019 2:45 PM - 3:45 PM	
 Past Showing	10/24/2019 5:30 PM - 6:30 PM	
 Canceled Showing	10/23/2019 4:00 PM - 5:00 PM	
 Past Agent Inquiry	09/10/2019 5:05 PM	
 Status Change	09/10/2019 1:57 PM	
 New Listing	09/10/2019	