

The Nett Group Real Estate Advisors

SELLER REPORT



2560 Forest Glen Ct | Pacific

TheNettGroup.com • 636.614.5132

Residential Single Line

Distance	MLS #	St	Status	Date	P Type	Address	Muni/Typ	City	Area	CDOM	Price Bd	Bth	SqFt	Abv	Lz	Age	Of ID
0.0 mi	20021789	A		04/14/2020	RESI	2560 Forest Glen	Pacific	Pacific	361	21	\$390,000	5	4	(3	1)	2,538	KWRC05
0.1 mi	19009978	X		07/13/2019	RESI	2360 Forest Glen Ct	Pacific	Pacific	361	83	\$399,999	5	4	(3	1)	2,538	PMR03
0.2 mi	19006772	A		02/03/2019	NEWC	10 Forest Glen Drive	Pacific	Pacific	361	448	\$399,000	4	4	(2	2)	2,444	ROUT05

Search Criteria

Transaction Type is one of 'Sale', 'Auction'
Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'
Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'
Search Contractual Date is 5/5/2020 to 5/6/2019
Latitude, Longitude is within 0.25 mi of 20021789
State Or Province is 'Missouri'
Price is 300000 to 500000
Selected 3 of 3 results.

Listings as of 05/05/2020 at 7:15 AM

CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending', 'Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search
Contractual Date is 5/5/2020 to 5/6/2019 Latitude, Longitude is within 0.25 mi of 20021789 State Or Province is Missouri Price is 300000 to 500000

Residential

Active Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20021789	2560 Forest Glen	Pacific/Meramec	Forest Glen Estates 5	4 (3 1)	2,358	4,244	0.863	13	04/14/20	\$165.39	21	\$390,000	\$390,000

Active Totals

Listings Count :	1	Averages:	2,358	4,244	0.863					\$165.39	21	\$390,000	\$390,000
		Price :					High			\$390,000	Low	\$390,000	Median

Expired Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19009978	2560 Forest Glen Ct	Pacific/Meramec	Forest Glen Estates 5	4 (3 1)	2,358	2,358	0.863	12	07/16/19	\$169.63	83	\$425,000	\$399,999

Expired Totals

Listings Count :	1	Averages:	2,358	2,358	0.863					\$169.63	83	\$425,000	\$399,999
		Price :					High			\$399,999	Low	\$399,999	Median

New Construction

Active Properties

Listings #	Address	Area	Community	Bd Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19006777	10 Forest Glen Drive	Pacific/Meramec	Forest Glen Estates 4	4 (2 2)	2,444	2,444	1.000		03/03/20	\$163.26	448	\$399,000	\$399,000

Active Totals

Listings Count :	1	Averages:	2,444	2,444	1.000					\$163.26	448	\$399,000	\$399,000
		Price :					High			\$399,000	Low	\$399,000	Median

Grand Totals

Count :	3	Averages:	\$/SqFt: \$166.10	CDOM: 184	OP: \$404,667	LP: \$396,333	SP:
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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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Cross Property On Market Counters

MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Enrolls	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
20021789	RESI	ACT	04/14/20	2560 Forest Glen	Pacific	361	21	\$390,000	77	134	4	4	85	11	7	5	336

Cross Property Condensed

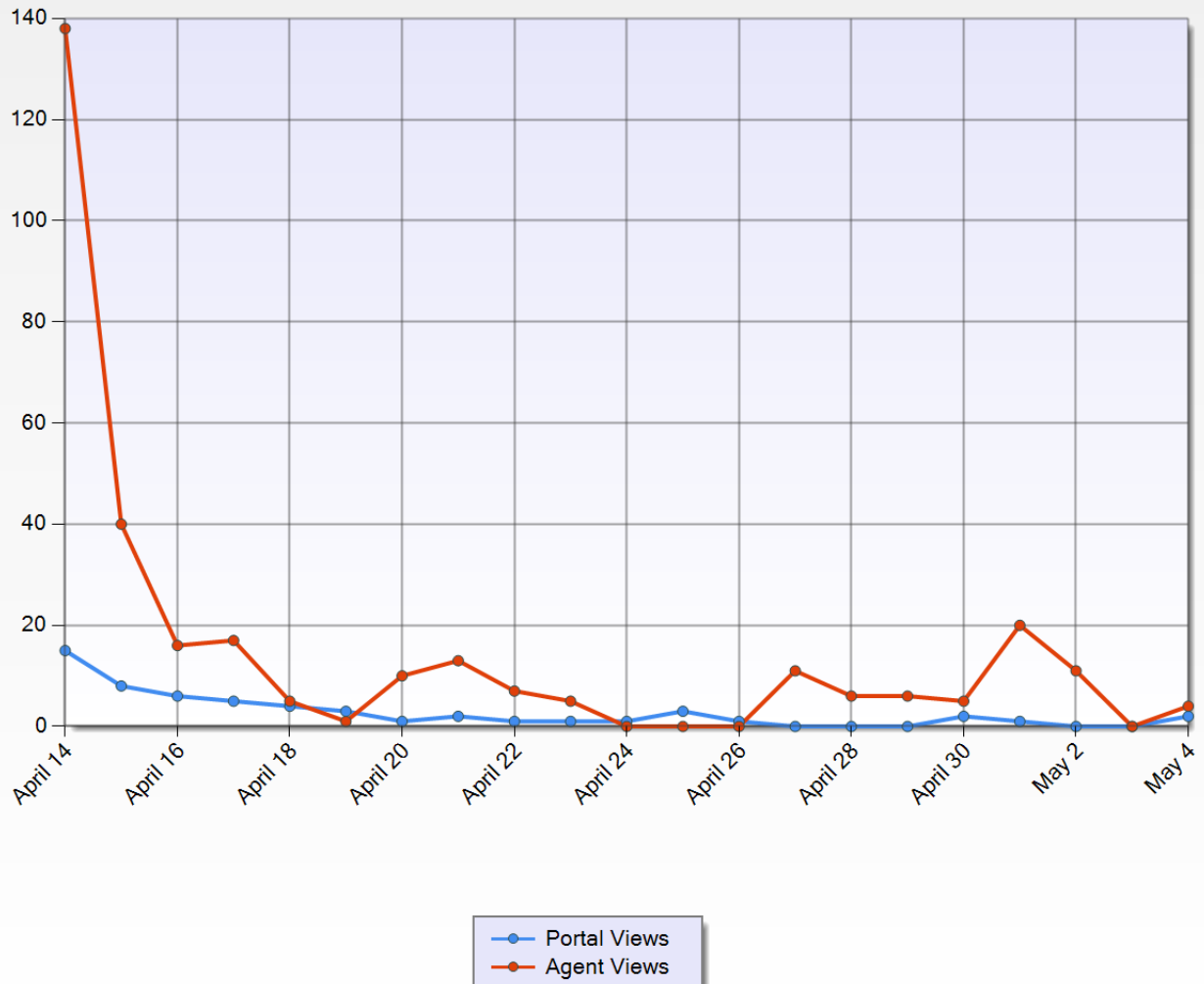
2560 Forest Glen, Pacific 63069



MLS #:	20021789	Status:	A	Stat Dt:	04/14/20	List Pr:	\$390,000
Area:	361	Bd:	5	Sq Ft:	2,358	Sell Pr:	
Muni/Twp:	Pacific			Pr/SqFt:	\$165.39	CDOM:	21
GA/CR:	3/0	Bth:	4 (3 1)		\$550	Age:	13
Style/Desc:	1 Story/Ranch					Acre:	.863
SubD:	Forest Glen Estates						
Schl District:	Meramec Valley R-III						

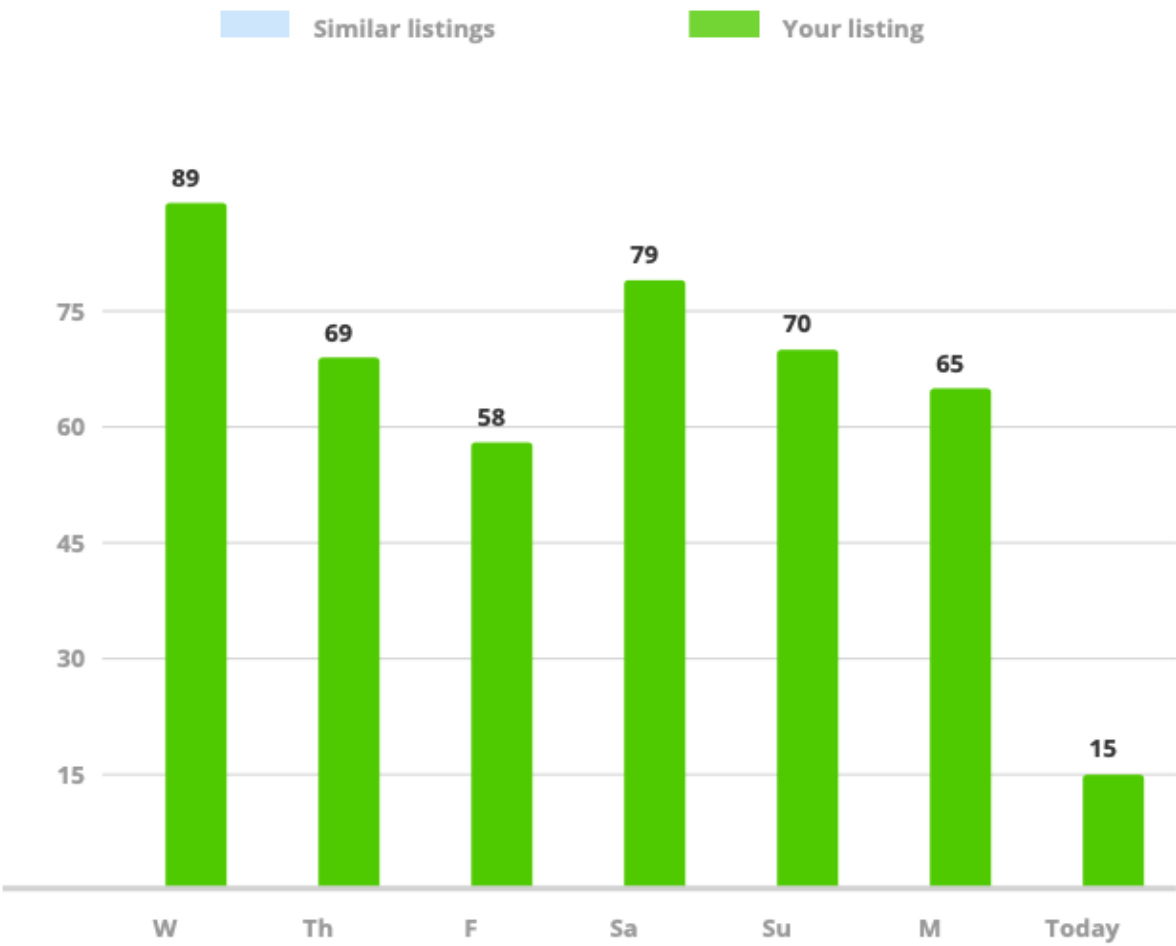
Search Criteria

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 20 results.

358 Historical Views for 2560 Forest Glen

Time on Zillow **18 days** | Views **1,625** | Saves **79**

This Week Last 30 Days



MARIS



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Listing Activity Report

2560 Forest Glen, Pacific, MO 63069

Snapshot for Apr 14, 2020 - May 01, 2020

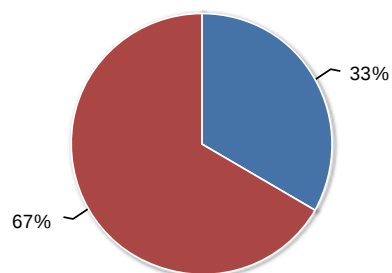


Listing ID: 20021789
Address: 2560 Forest Glen, Pacific, MO 63069
Price: \$390,000
Status: ACTIVE

Total number of appointments: 5
Appointments in the last 30 days: 5
Appointments in the last 7 days: 2
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback at a Glance

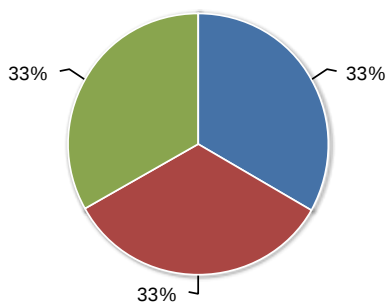
Is your client interested in writing an offer on this listing?



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

* 3 responses

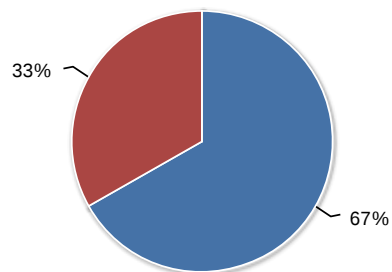
Please rate your overall experience at this showing.



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

* 3 responses

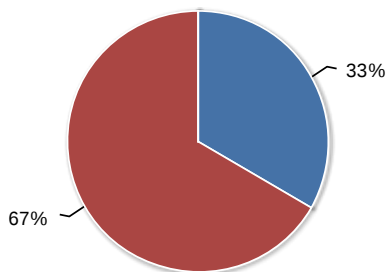
Your (and your client's) opinion of the price:



■ Just right (2)
■ Too high (1)
■ Too low (0)

* 3 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 05/01/2020 4:00 PM - 5:00 PM	05/01/2020 06:13 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:	Maybe Fair Just right 4 The home is beautiful and set up nicely. The backyard is the only issue my clients see with the house and the top deck is a tad higher than they would prefer. It has some neat features and a great neighborhood.
Showing 04/17/2020 5:00 PM - 6:00 PM	04/18/2020 08:03 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:	Too high writing an offer
Showing 04/15/2020 5:30 PM - 5:45 PM	04/15/2020 06:50 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:	Very Excellent Just right 5(Best) Beautiful house! (Kitties are adorable!)
Showing 04/15/2020 9:15 AM - 10:00 AM	04/15/2020 12:46 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:	Maybe Good 4

Listing Activity Details

Activity Type	Activity Date	Comments
 Past Showing	05/01/2020 4:00 PM - 5:00 PM	
 Past Showing Unconfirmed	04/29/2020 11:30 AM - 12:30 PM	
 Past Showing	04/17/2020 5:00 PM - 6:00 PM	
 Past Showing	04/15/2020 5:30 PM - 5:45 PM	
 Declined Showing	04/15/2020 2:45 PM - 3:15 PM	
 Past Showing	04/15/2020 9:15 AM - 10:00 AM	
 Status Change	04/14/2020 9:57 AM	
 New Listing	04/14/2020	