

The Nett Group Real Estate Advisors

SELLER REPORT



153 Keystone Ridge Dr | O'Fallon

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	26
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Client Possibilities	7
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Client Favorites	7
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Zillow Views	1264
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Zillow Saves	43
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Showings	7
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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	20000988	A	01/08/2020	RESI	153 Keystone Ridge Dr	O'Fallon	O'Fallon	408	138	\$284,999 4	2 (2 0)	1,841	0.2070	1	KWRC05
0.2 mi	19002979	S	02/28/2019	RESI	137 Keystone Ridge Dr	O'Fallon	O'Fallon	408	26	\$266,545 3	2 (2 0)	1,569	0.2060		CBG 50
0.2 mi	19001794	S	07/18/2019	RESI	149 Keystone Ridge Dr	O'Fallon	O'Fallon	408	160	\$282,879 3	2 (2 0)	1,571	0.2134		CBG 50
0.2 mi	19032243	S	07/01/2019	RESI	123 Keystone Ridge Dr	O'Fallon	O'Fallon	408	28	\$289,067 3	2 (2 0)	1,569	0.2360		CBG 50
0.2 mi	19002778	S	02/25/2019	RESI	146 Keystone Ridge Dr	O'Fallon	O'Fallon	408	31	\$299,690 4	3 (2 1)	2,538	0.2200		CBG 50
0.1 mi	19069087	S	12/17/2019	RESI	164 Keystone Ridge Dr	O'Fallon	O'Fallon	408	74	\$299,900 4	3 (2 1)	2,540	0.2000		CBG 01
0.2 mi	19002983	S	08/02/2019	RESI	125 Keystone Ridge Dr	O'Fallon	O'Fallon	408	165	\$318,763 3	2 (2 0)	1,987	0.2060		CBG 50
0.1 mi	19018131	S	05/20/2019	RESI	130 Keystone Ridge Dr	O'Fallon	O'Fallon	408	20	\$368,000 4	3 (2 1)	3,032	0.2080	1	RLVN01
0.2 mi	19044011	S	10/30/2019	RESI	309 Walnut Forest Dr	Josephville	O'Fallon	408	91	\$395,000 4	4 (3 1)	2,410	3.0000	18	CBG 21
0.1 mi	19002830	S	04/25/2019	RESI	165 Keystone Ridge Dr	O'Fallon	O'Fallon	415	30	\$323,039 4	3 (2 1)	2,941	0.2060		CBG 50
0.2 mi	18000955	X	03/01/2019	RESI	2 BBLT Keystone Ridge / Notting	O'Fallon	O'Fallon	408	379	\$274,900 4	3 (2 1)	2,941	0.1850		CBG 50
0.2 mi	19069000	C	02/03/2020	RESI	127 Keystone Ridge Dr	O'Fallon	O'Fallon	408	145	\$273,734 3	2 (2 0)	1,570	0.1850		CBG 01
0.0 mi	19067097	C	12/26/2019	RESI	153 Keystone Ridge Dr	O'Fallon	O'Fallon	408	112	\$274,900 4	2 (2 0)	1,841	0.2070	0	CBG 12
0.2 mi	19069141	C	02/03/2020	RESI	142 Keystone Ridge Dr	O'Fallon	O'Fallon	408	143	\$275,872 3	2 (2 0)	1,570	0.1900		CBG 01
0.2 mi	19069015	C	02/03/2020	RESI	151 Keystone Ridge Dr	O'Fallon	O'Fallon	408	4	\$300,685 4	3 (2 1)	2,540	0.2000		CBG 01
0.1 mi	19089186	C	02/03/2020	RESI	143 Keystone Ridge (Lt 20) Dr	O'Fallon	O'Fallon	408	42	\$302,006 4	3 (2 1)	2,538	0.2066		CBG 01

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 2/3/2020 to 2/3/2019

Latitude, Longitude is within 0.25 mi of 20000988

State Or Province is 'Missouri'

Selected 16 of 16 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 2/3/2020 to 2/3/2019 Latitude, Longitude is within 0.25 mi of 20000988 State Or Province is 'Missouri'

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
20000988	153 Keystone Ridge Dr	Fort Zumwalt No	Keystone Ridge	4	2 (2 0)	1,841	1,841	0.207	1	01/08/20	\$154.81	138	\$290,000	\$284,999

Active Totals

Listing Count :	1	Averages:	1,841	1,841	0.207						\$154.81	138	\$290,000	\$284,999		
		Price :								High	\$284,999	Low	\$284,999	Median	\$284,999	

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
19002979	137 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,569		0.206		02/28/19	\$169.88	26	\$249,900	\$249,900	\$266,545	106.66
19001794	149 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,571		0.213		07/18/19	\$180.06	160	\$279,900	\$279,900	\$282,879	101.06
19032243	123 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,569		0.236		07/01/19	\$184.24	28	\$259,925	\$264,425	\$289,067	111.21
19002778	146 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	4	3 (2 1)	2,538		0.220		02/25/19	\$118.08	31	\$271,388	\$271,388	\$299,690	110.43
19069087	164 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	4	3 (2 1)	2,540		0.200		12/17/19	\$118.07	74	\$305,128	\$299,900	\$299,900	98.29
19002983	125 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,987		0.206		08/02/19	\$160.42	165	\$299,300	\$320,353	\$318,763	106.50
19002830	165 Keystone Ridge Dr	Wentzville-Holt	Estates at Keystone	4	3 (2 1)	2,941		0.206		04/25/19	\$109.84	30	\$314,900	\$314,900	\$323,039	102.58
19018131	130 Keystone Ridge Dr	Fort Zumwalt No	Keystone Ridge	4	3 (2 1)	3,032	3,032	0.208	1	05/20/19	\$121.37	20	\$374,900	\$374,900	\$368,000	98.16
19044011	309 Walnut Forest Dr	Fort Zumwalt No	Walnut Forest	4	4 (3 1)	2,410	3,410	3.000	18	10/30/19	\$163.90	91	\$475,000	\$424,900	\$395,000	83.16

Closed Totals

Listing Count :	9	Averages:	2,240	3,221	0.522						\$147.32	69	\$314,482	\$311,174	\$315,876	102.01
		Price :								High	\$395,000	Low	\$266,545	Median	\$299,900	

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18000955	2 BBLT Keystone Ridge / Notti	Fort Zumwalt No	Estates at Keystone	4	3 (2 1)	2,941		0.185		03/02/19	\$93.47	379	\$274,900	\$274,900

Expired Totals

Listing Count :	1	Averages:	2,941		0.185						\$93.47	379	\$274,900	\$274,900		
		Price :								High	\$274,900	Low	\$274,900	Median	\$274,900	

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19069000	127 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,570		0.185		02/03/20	\$174.35	145	\$273,764	\$273,734
19067097	153 Keystone Ridge Dr	Fort Zumwalt No	Keystone Ridge	4	2 (2 0)	1,841		0.207	0	12/26/19	\$149.32	112	\$309,900	\$274,900
19069141	142 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	3	2 (2 0)	1,570		0.190		02/03/20	\$175.71	143	\$275,582	\$275,872
19069015	151 Keystone Ridge Dr	Fort Zumwalt No	Estates at Keystone	4	3 (2 1)	2,540		0.200		02/03/20	\$118.38	4	\$300,685	\$300,685

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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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19089186	143 Keystone Ridge (Lt 20) Dr Fort Zumwalt No		Keystone Ridge	4	3 (2 1)	2,538		0.207		02/03/20	\$118.99	42	\$302,006	\$302,006

Cancelled Totals

Listing Count :	5		Averages:			2,012		0.198			\$147.35	89	\$292,387	\$285,439
			Price :					High			\$302,006	Low	\$273,734	Median \$275,872

Grand Totals

Count :	16		Averages:			\$/SqFt: \$144.43		CDOM: 99		OP: \$303,574		LP: \$299,229		SP: \$315,876
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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
20000988	RESI	ACT	01/08/20	153 Keystone Ridge Dr	O'Fallon	408	26	\$284,999	381	267	7	7	398	76	34	14	517

Cross Property Condensed

153 Keystone Ridge Dr, O'Fallon 63366-5093



MLS #:	20000988	Status:	A	Stat Dt:	01/08/20	List Pr:	\$284,999
Area:	408	Bd:	4	Sq Ft:	1,841	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$154.81	CDOM:	138	Age:	1
GA/CR:	2/0	Bth:	2 (2 0)	Acre:	.207		
Style/Desc:	1 Story/Ranch						
SubD:	Keystone Ridge						
Schl District:	Ft. Zumwalt R-II						

Search Criteria

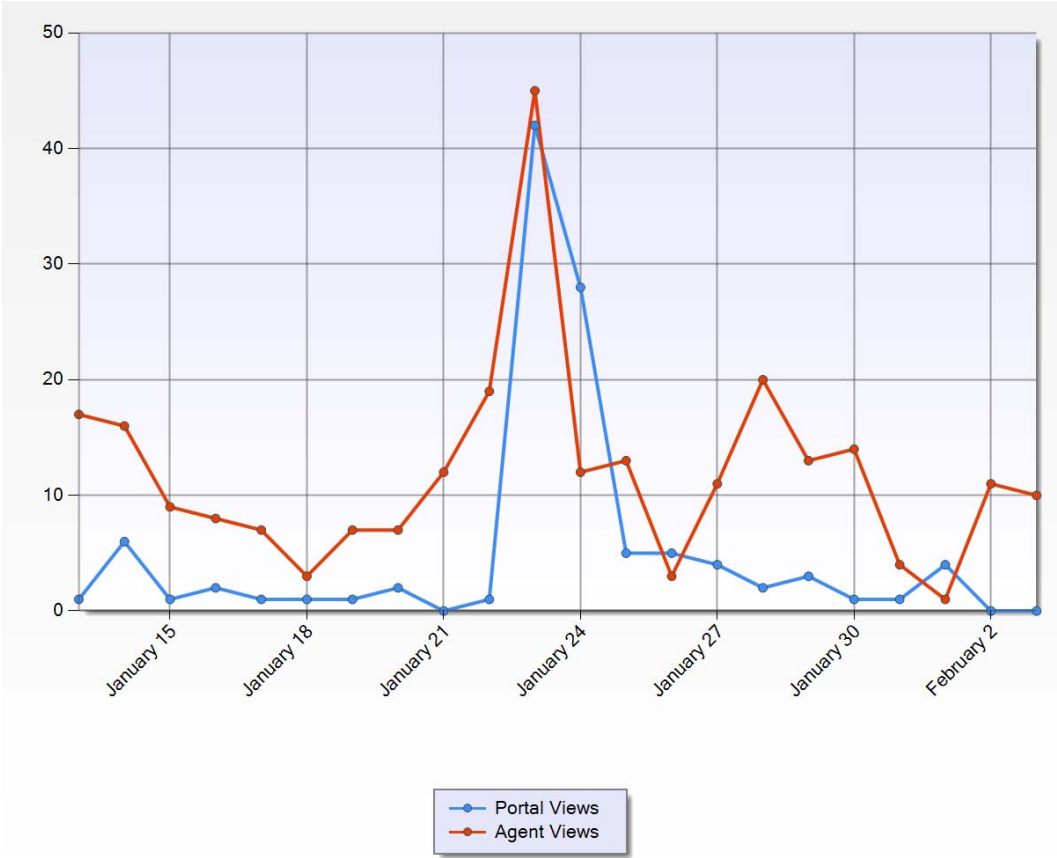
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 21 results.

 Historical Views for 153 Keystone Ridge Dr



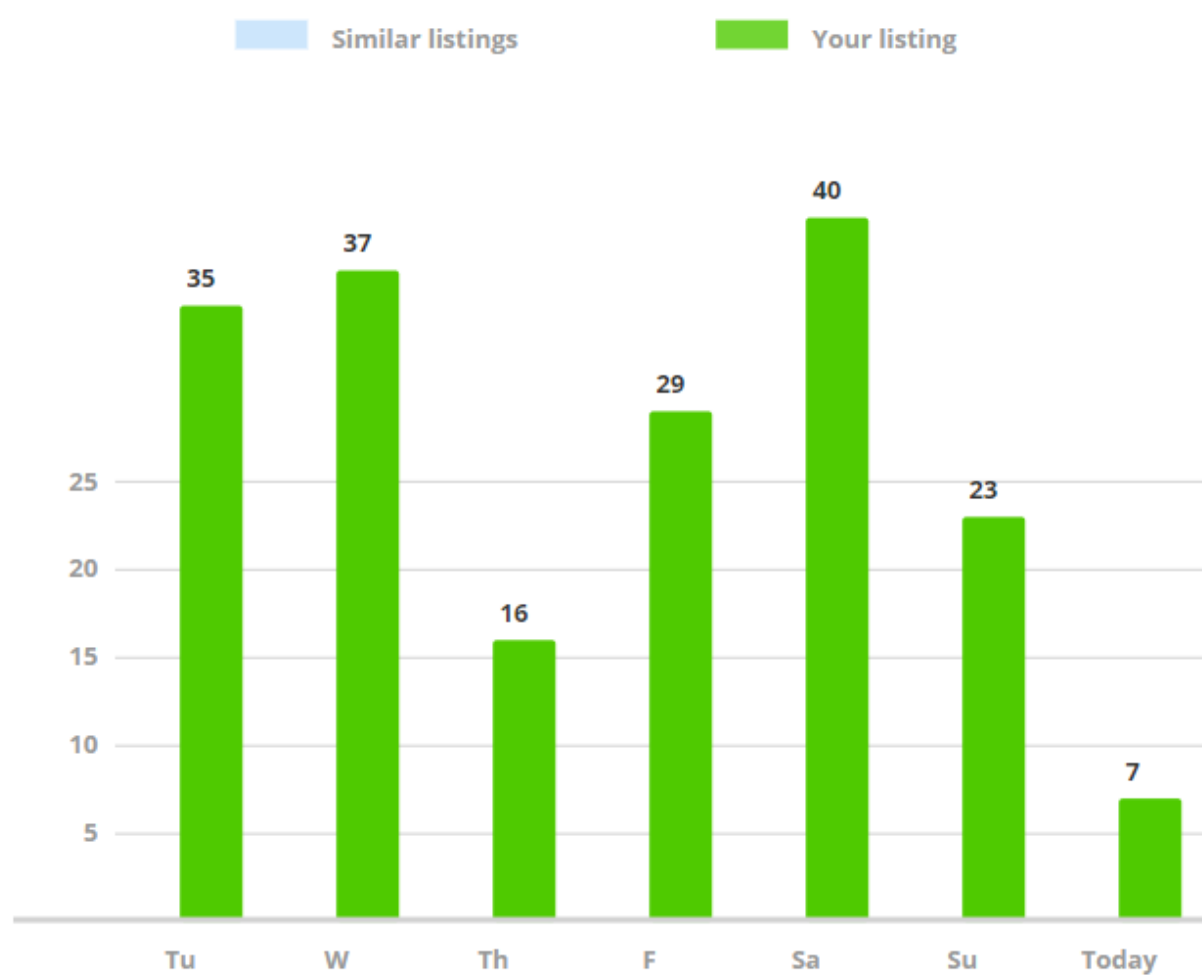
Time on Zillow
151 days

Views
1,264

Saves
43

[This Week](#)

Last 30 Days



MARIS



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

Listing Activity Report

153 Keystone Ridge Drive, O'Fallon, MO 63366

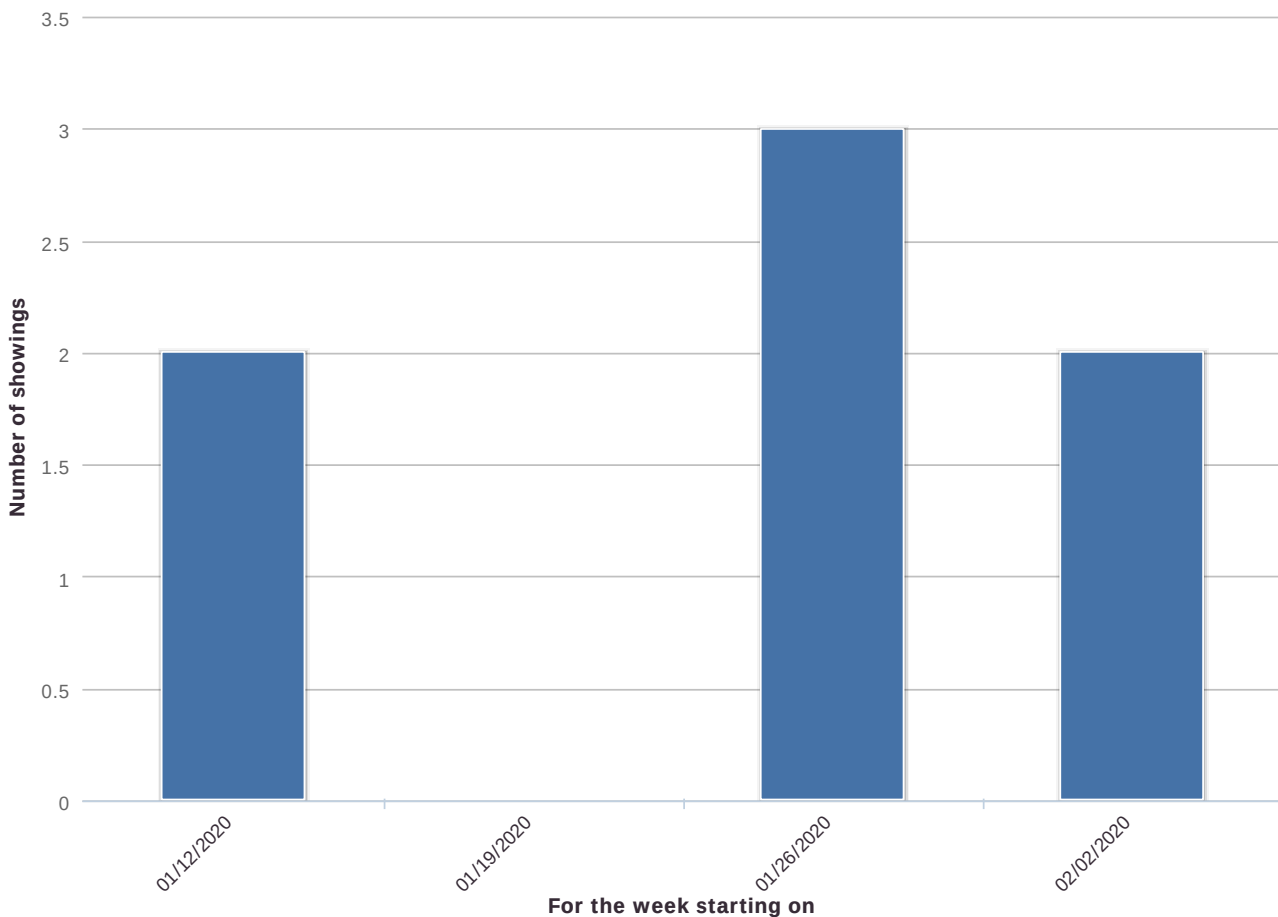
Snapshot for Jan 08, 2020 - Feb 04, 2020



Listing ID: 20000988
Address: 153 Keystone Ridge Drive, O'Fallon, MO 63366
Price: \$284,999
Status: ACTIVE

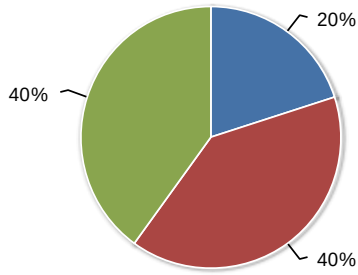
Total number of appointments: 7
Appointments in the last 30 days: 6
Appointments in the last 7 days: 3
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

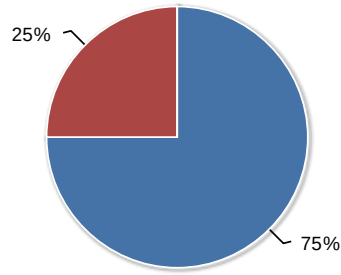
Is your client interested in writing an offer on this listing?



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

* 5 responses

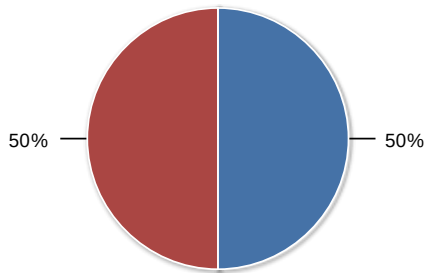
Please rate your overall experience at this showing.



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

* 4 responses

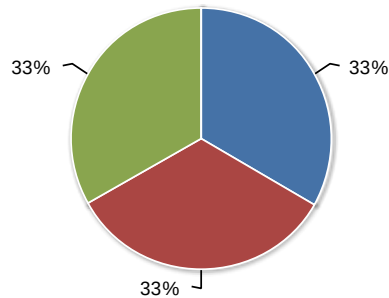
Your (and your client's) opinion of the price:



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

* 2 responses

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



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

* 3 responses

Feedback Responses

Activity Details	Received
Showing 02/03/2020 4:15 PM - 5:15 PM	02/03/2020 07:56 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 We would like to make an offer but have some questions. Please call back when you can. Thank you!
Showing 01/29/2020 6:00 PM - 7:00 PM	01/29/2020 07:14 PM
COMMENTS/RECOMMENDATIONS:	Nice home. Spoke to agent Joe. He is getting 2 things in writing from builder-explanation why the corner (at eye level) by the egress window in basement is wet and what part of the builder warranty is transferred to the new buyer.

Activity Details		Received
Showing 01/27/2020 2:30 PM - 3:00 PM		01/27/2020 07:32 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 Just right 3 house showed very well. just not what my clients are looking for .
Showing 01/26/2020 2:30 PM - 3:30 PM		01/26/2020 05:14 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 I'm very sorry that we did not make it to this home. My clients found a home they want to write an offer on.
Showing 01/15/2020 3:45 PM - 4:15 PM		01/16/2020 11:55 AM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:		Maybe Excellent 5(Best) They might be attending the open house this weekend. They have looked at this model before but they are early inn the process. Thanks for letting us see the home
Showing 01/14/2020 12:00 PM - 1:00 PM		01/15/2020 01:48 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 Too high 4

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	02/04/2020 5:00 PM - 6:00 PM	
 Canceled Showing	02/03/2020 4:30 PM - 5:15 PM	
 Past Showing	02/03/2020 4:15 PM - 5:15 PM	
 Declined Showing	02/03/2020 3:00 PM - 3:45 PM	
 Past Showing	01/29/2020 6:00 PM - 7:00 PM	
 Canceled Showing	01/29/2020 9:30 AM - 11:00 AM	
 Past Showing	01/27/2020 2:30 PM - 3:00 PM	
 Past Showing	01/26/2020 2:30 PM - 3:30 PM	
 Declined Showing	01/25/2020 10:30 AM - 11:30 AM	
 Price Change Notification	01/23/2020 9:42 AM	

Activity Type	Activity Date	Comments
 Price Change	01/23/2020 2:41 AM	
 Past Showing	01/15/2020 3:45 PM - 4:15 PM	
 Past Showing	01/14/2020 12:00 PM - 1:00 PM	
 Status Change	01/08/2020 9:37 AM	
 New Listing	01/08/2020	