

The Nett Group Real Estate Advisors

SELLER REPORT



7514 Little Oaks Dr | O'Fallon

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LISTING SCORECARD

Days on Market	65
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Client Possibilities	5
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Client Favorites	11
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Zillow Views	2880
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Zillow Saves	82
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Showings	23
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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	19077594	A	10/24/2019	RESI	7514 Little Oaks Dr	O'Fallon	O'Fallon	407	117	\$260,000	4	4 (2 2)	2,352	0.2100	24 KWRC05
0.1 mi	19084419	AC	12/24/2019	RESI	1155 Hampton Meadows Dr	Dardenne Prairie	Dardenne Prairie	407	46	\$280,000	5	4 (3 1)	2,454	0.2200	23 KWRC01
0.1 mi	19041422	P	12/31/2019	RESI	7491 Little Oaks Dr	O'Fallon	O'Fallon	407	209	\$259,900	4	3 (2 1)	2,640	0.1800	25 CBG 31
0.0 mi	19038300	S	07/03/2019	RESI	7501 Little Oaks Dr	O'Fallon	O'Fallon	407	2	\$260,000	4	3 (2 1)	2,376	0.2000	25 CBG 11
0.2 mi	19067377	S	12/19/2019	RESI	1102 Hampton Meadows Dr	Dardenne Prairie	Dardenne Prairie	407	9	\$265,000	3	2 (2 0)	1,630	0.2400	21 KWRC01
0.2 mi	19050261	S	08/15/2019	RESI	13 White Dove Ct	Dardenne Prairie	Dardenne Prairie	407	47	\$265,000	3	3 (3 0)	1,848	0.2400	19 CBG 31
0.1 mi	19036399	S	08/19/2019	RESI	1156 Hampton Meadows Dr	Dardenne Prairie	Dardenne Prairie	407	36	\$275,000	4	3 (2 1)	2,475	0.2300	21 KWRC01
0.1 mi	19023001	S	06/07/2019	RESI	7445 Little Oaks Dr	O'Fallon	O'Fallon	407	7	\$284,700	4	3 (2 1)	2,496	0.2500	24 CBG 31
0.2 mi	19017152	S	05/21/2019	RESI	9 Onward Way	O'Fallon	O'Fallon	407	64	\$287,500	4	4 (3 1)	2,540	0.1800	24 KWRC01
0.1 mi	19039866	S	06/28/2019	RESI	7486 Little Oaks Dr	O'Fallon	O'Fallon	407	9	\$292,000	4	3 (2 1)	2,352	0.2100	25 SNRH01
0.1 mi	19059617	S	12/17/2019	RESI	60 Winding Stair Way	O'Fallon	O'Fallon	407	103	\$300,000	4	3 (2 1)	2,524	0.2200	24 ANGP01
0.1 mi	19022051	S	05/24/2019	RESI	4 Eads Ct	O'Fallon	O'Fallon	407	40	\$300,000	4	3 (2 1)	2,800	0.1900	23 MADA01
0.0 mi	19062485	C	10/10/2019	RESI	7514 Little Oaks Dr	O'Fallon	O'Fallon	407	52	\$279,900	4	4 (2 2)	2,352	0.2100	24 REMV01

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 1/3/2020 to 1/3/2019

Latitude, Longitude is within 0.25 mi of 19077594

State Or Province is 'Missouri'

Price is 250000 to 300000

Selected 13 of 13 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 1/3/2020 to 1/3/2019 Latitude, Longitude is within 0.25 mi of 19077594 State Or Province is 'Missouri' Price is 250000 to 300000

Residential**Active Properties**

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19077594	7514 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys Vill	4	4 (2 2)	2,352	2,352	0.210	24	12/12/19	\$110.54	117	\$275,000	\$260,000

Active Totals

Listing Count :	1	Averages:	2,352	2,352	0.210						\$110.54	117	\$275,000	\$260,000		
		Price :							High		\$260,000	Low	\$260,000	Median	\$260,000	

Active Under Contract Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19084419	1155 Hampton Meadows Dr	Fort Zumwalt We	Hamptons At Darde	5	4 (3 1)	2,454	3,650	0.220	23	12/24/19	\$114.10	46	\$280,000	\$280,000

Active Under Contract Totals

Listing Count :	1	Averages:	2,454	3,650	0.220						\$114.10	46	\$280,000	\$280,000		
		Price :							High		\$280,000	Low	\$280,000	Median	\$280,000	

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19041422	7491 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,640	2,640	0.180	25	12/31/19	\$98.45	209	\$283,000	\$259,900

Pending Totals

Listing Count :	1	Averages:	2,640	2,640	0.180						\$98.45	209	\$283,000	\$259,900		
		Price :							High		\$259,900	Low	\$259,900	Median	\$259,900	

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
19038300	7501 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,376	2,852	0.200	25	07/03/19	\$109.43	2	\$256,900	\$256,900	\$260,000	101.21
19067377	1102 Hampton Meadows Dr	Fort Zumwalt We	Hamptons At Darde	3	2 (2 0)	1,630	1,630	0.240	21	12/19/19	\$162.58	9	\$265,000	\$265,000	\$265,000	100.00
19050261	13 White Dove Ct	Fort Zumwalt We	Quail Hollow	3	3 (3 0)	1,848		0.240	19	08/15/19	\$143.40	47	\$269,900	\$269,900	\$265,000	98.18
19036399	1156 Hampton Meadows Dr	Fort Zumwalt We	Hamptons At Darde	4	3 (2 1)	2,475		0.230	21	08/19/19	\$111.11	36	\$280,000	\$280,000	\$275,000	98.21
19023001	7445 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,496	2,496	0.250	24	06/07/19	\$114.06	7	\$284,700	\$284,700	\$284,700	100.00
19017152	9 Onward Way	Fort Zumwalt We	Twin Chimneys Vill	4	4 (3 1)	2,540		0.180	24	05/21/19	\$113.19	64	\$296,500	\$294,000	\$287,500	96.96
19039866	7486 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys Vill	4	3 (2 1)	2,352	2,646	0.210	25	06/28/19	\$124.15	9	\$292,000	\$292,000	\$292,000	100.00
19059617	60 Winding Stair Way	Fort Zumwalt We	Twin Chimneys	4	3 (2 1)	2,524	3,524	0.220	24	12/17/19	\$118.86	103	\$315,000	\$300,000	\$300,000	95.24
19022051	4 Eads Ct	Fort Zumwalt We	Twin Chimneys Vill	4	3 (2 1)	2,800	3,900	0.190	23	05/24/19	\$107.14	40	\$324,900	\$314,900	\$300,000	92.34

Closed Totals

Listing Count :	9	Averages:	2,338	2,841	0.218						\$122.66	35	\$287,211	\$284,156	\$281,022	98.02
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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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CMA 1 Line (Landscape)

Residential

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19062485	7514 Little Oaks Dr	Fort Zumwalt We	Twin Chimneys Vill	4	4 (2 2)	2,352		0.210	24	10/10/19	\$119.01	52	\$289,900	\$279,900

Price :	High	\$279,900	Low	\$279,900	Median	\$279,900
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Count :	13	Averages:	\$/SqFt: \$118.92	CDOM: 57	OP: \$285,600	LP: \$279,785	SP: \$281,022
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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
19077594	RESI	ACT	10/24/19	7514 Little Oaks Dr	O'Fallon	407	65	\$260,000	452	498	11	5	471	54	31	19	727

Cross Property Condensed

7514 Little Oaks Dr, O'Fallon 63368-6117



MLS #:	19077594	Status:	A	Stat Dt:	10/24/19	List Pr:	\$260,000
Area:	407	Bd:	4	Sq Ft:	2,352	Sell Pr:	
Muni/Twp:	O'Fallon	Pr/SqFt:	\$110.54	CDOM:	117	Age:	24
GA/CR:	2/0	Bth:	4 (2 2)	Acre:	.210		
Style/Desc:	2 Story/Other						
SubD:	Twin Chimneys Village G						
Schl District:	Ft. Zumwalt R-II						

Search Criteria

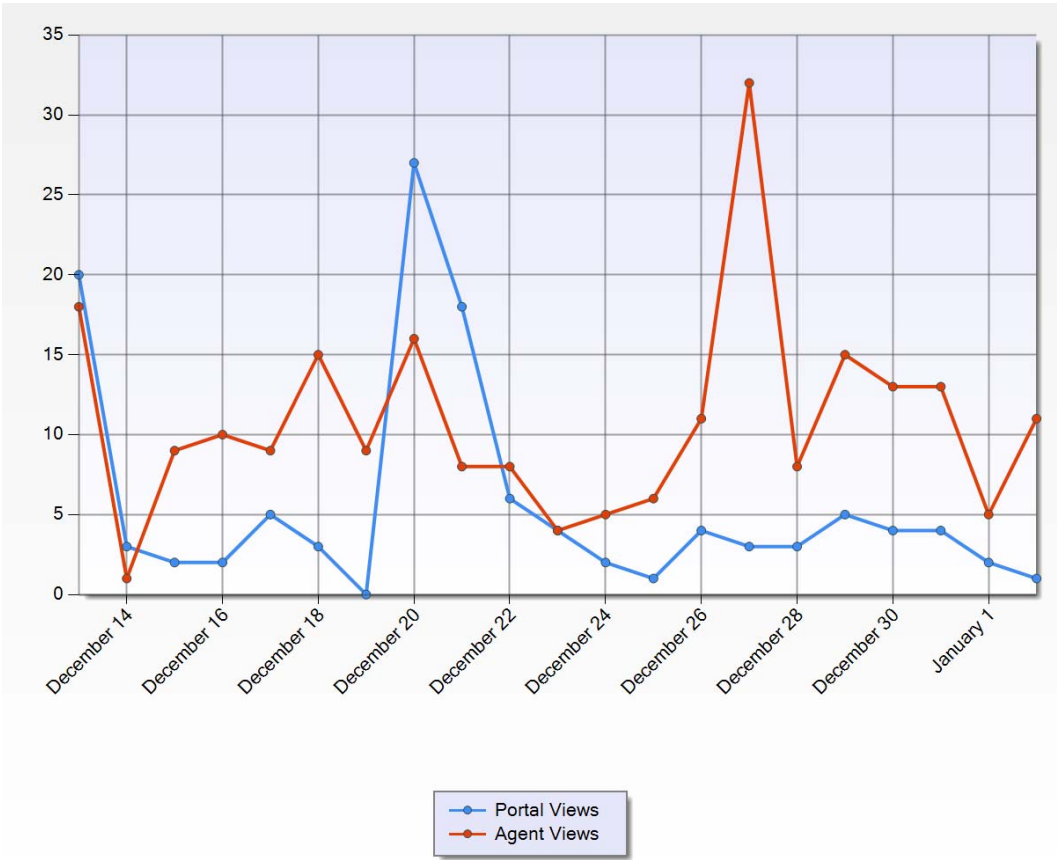
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

 Historical Views for 7514 Little Oaks Dr

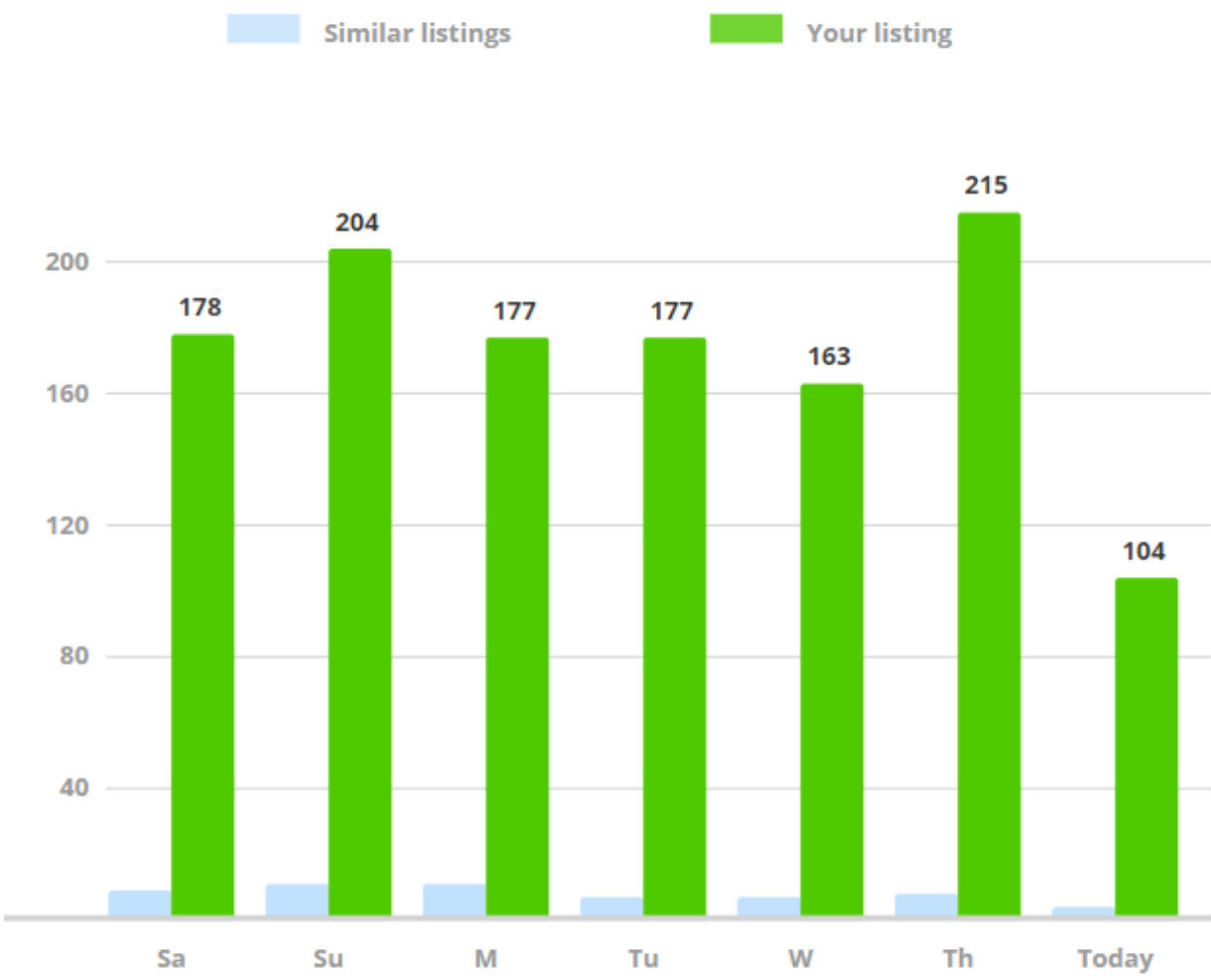


Time on Zillow
136 days

Views
2,880

Saves
82

This Week Last 30 Days



MARIS



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

Listing Activity Report

7514 Little Oaks Drive, O'Fallon, MO 63368

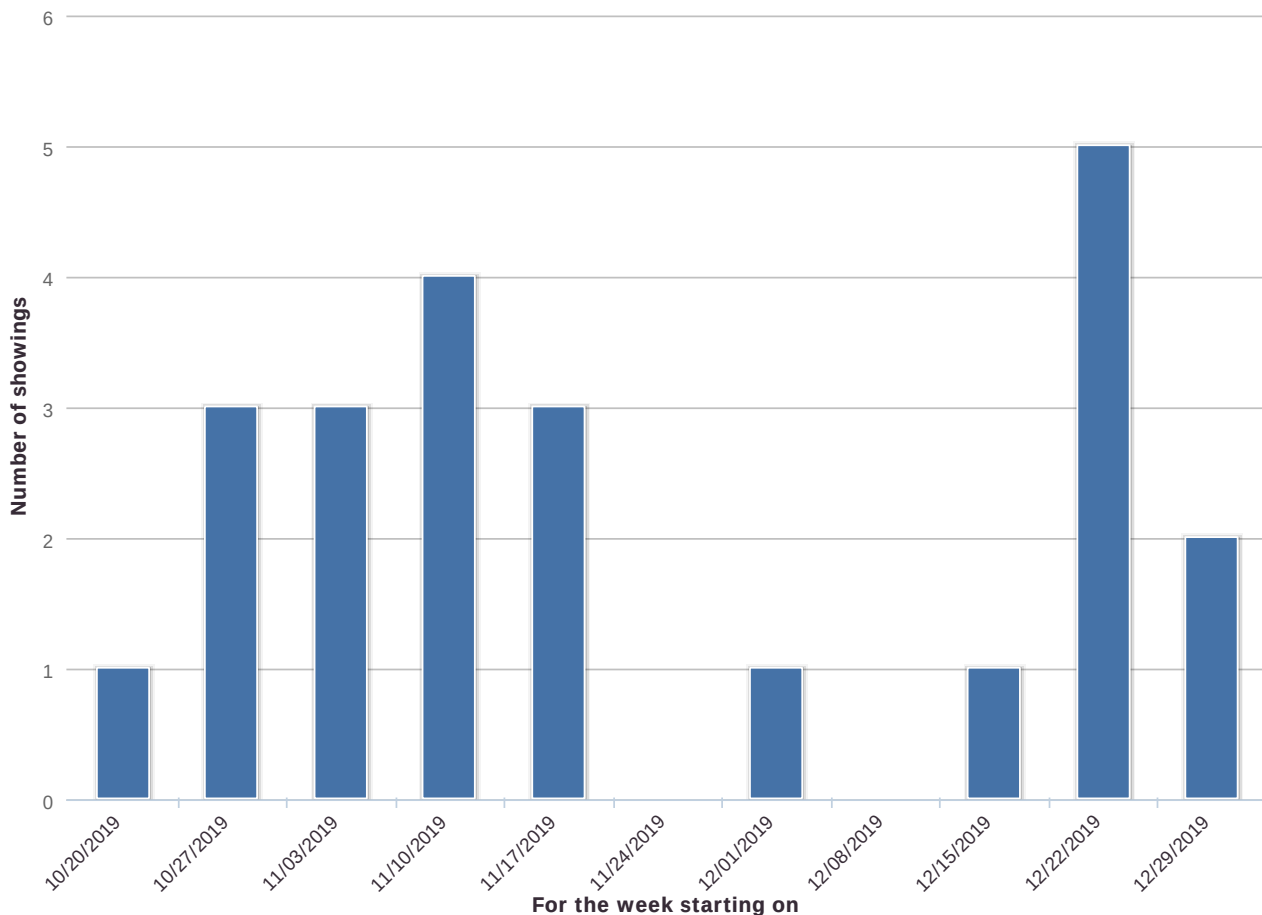
Snapshot for Oct 24, 2019 - Jan 04, 2020



Listing ID: 19077594
Address: 7514 Little Oaks Drive, O'Fallon, MO 63368
Price: \$260,000
Status: ACTIVE

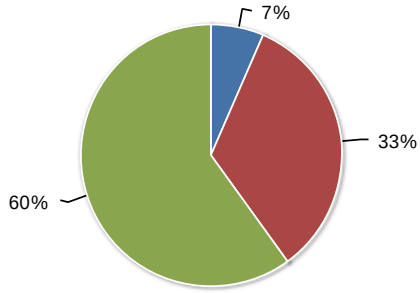
Total number of appointments: 23
Appointments in the last 30 days: 7
Appointments in the last 7 days: 4
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

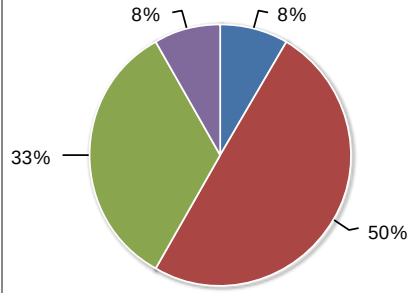
Is your client interested in writing an offer on this listing?



Very (1)
 Maybe (5)
 Not interested (9)

* 15 responses

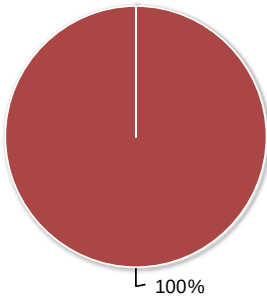
Please rate your overall experience at this showing.



Excellent (1)
 Good (6)
 Fair (4)
 Poor (1)

* 12 responses

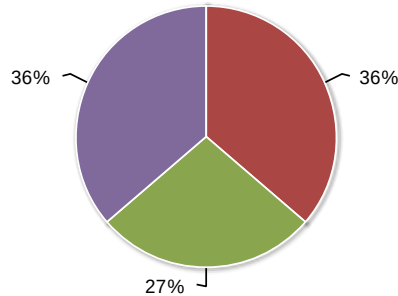
Your (and your client's) opinion of the price:



Just right (0)
 Too high (7)
 Too low (0)

* 7 responses

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



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

* 11 responses

Feedback Responses

Activity Details	Received
2nd Showing 12/29/2019 1:00 PM - 2:30 PM	12/29/2019 04:48 PM
Is your client interested in writing an offer on this listing? Please rate your overall experience at this showing. COMMENTS/RECOMMENDATIONS:	Maybe Good Buyer has choices narrowed to 2. Weighing all options/updates vs price
Showing 12/28/2019 6:35 PM - 7:05 PM	12/29/2019 08:28 PM
Is your client interested in writing an offer on this listing? Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	Very Too high 2
Showing 12/27/2019 4:25 PM - 4:40 PM	12/27/2019 04:45 PM

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:		Maybe Good 4 Buyer likes it. Was hoping for a bit more updates in kitchen and baths. This one is in top 2. A bit concerned about deferred maintenance of rear neighbors homes.
Showing 12/27/2019 1:30 PM - 2:30 PM		12/28/2019 07:14 AM
COMMENTS/RECOMMENDATIONS:		Home needs some TLC. May be a bit overpriced still for the condition.
Showing 12/26/2019 11:15 AM - 11:30 AM		12/27/2019 06:23 AM
Is your client interested in writing an offer on this listing? COMMENTS/RECOMMENDATIONS:		Not interested Needs too much work
Showing 12/23/2019 5:45 PM - 6:45 PM		12/23/2019 06:05 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
Showing 12/20/2019 11:00 AM - 12:00 PM		12/20/2019 12:17 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 Fair Too high 3 Thank you for allowing me the opportunity to show your home, unfortunately the house needs to many updates for my clients and they are not interested.
Showing 12/01/2019 2:30 PM - 3:30 PM		12/01/2019 03:55 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 Smoke smell is strong. They think new carpet & pad throughout would be needed (at minimum) to get rid of the smell.
Showing 11/21/2019 3:30 PM - 4:30 PM		11/21/2019 07:54 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 Poor 2 the smell from smoke was so overwhelming that we could not stay long in the home.
Showing 11/20/2019 5:00 PM - 6:00 PM		11/20/2019 06:04 PM

Activity Details		Received
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 Fair 3
Showing 11/16/2019 1:50 PM - 2:50 PM		11/17/2019 10:48 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:		Not interested Fair 3 Thank you for letting us tour. Buyers felt they could detect a smoke smell. For the price- they toured many homes with nicer finishes & updates that were less money.
Showing 11/14/2019 10:00 AM - 11:15 AM		11/20/2019 11:43 AM
COMMENTS/RECOMMENDATIONS:		My folks aren't interested Thanks for the showing
Showing 11/08/2019 11:45 AM - 12:00 PM		11/08/2019 05:56 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:		Not interested Good Buyer liked the curb appeal but the interior is a little rough for them. The home smelled of smoke to them and the back yard is too small. Thank you for allowing us to view this home!
Showing 11/02/2019 10:00 AM - 11:00 AM		11/02/2019 03:51 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 Fair Too high 2
Showing 10/30/2019 1:30 PM - 3:00 PM		10/31/2019 03:28 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 smelled like smoke
Showing 10/27/2019 4:00 PM - 4:15 PM		10/27/2019 06:19 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 2 Outside was nicely finished did not like lower level
Showing 10/26/2019 3:00 PM - 3:30 PM		10/26/2019 04:38 PM

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 Too high 4 Smell of cigarette smoke and small yard rules this home put for these clients

Listing Activity Details		
Activity Type	Activity Date	Comments
 Future Showing	01/04/2020 2:00 PM - 2:30 PM	
 Canceled Showing	01/01/2020 11:45 AM - 12:00 PM	
 Past 2nd Showing	12/29/2019 1:00 PM - 2:30 PM	
 Past Showing	12/28/2019 6:35 PM - 7:05 PM	
 Past Showing	12/27/2019 4:25 PM - 4:40 PM	
 Past Showing	12/27/2019 1:30 PM - 2:30 PM	
 Past Showing	12/26/2019 11:15 AM - 11:30 AM	
 Past Showing	12/23/2019 5:45 PM - 6:45 PM	
 Past Showing	12/20/2019 11:00 AM - 12:00 PM	
 Price Change	12/20/2019 7:29 AM	
 Status Change	12/12/2019 11:54 AM	
 Status Change	12/06/2019 10:49 AM	
 Past Showing	12/01/2019 2:30 PM - 3:30 PM	
 Price Change	12/01/2019 3:58 AM	
 Past Showing	11/23/2019 12:15 PM - 1:15 PM	
 Past Showing	11/21/2019 3:30 PM - 4:30 PM	
 Past Showing	11/20/2019 5:00 PM - 6:00 PM	
 Past Showing	11/16/2019 1:50 PM - 2:50 PM	
 Past Showing	11/15/2019 2:00 PM - 2:15 PM	
 Past Showing	11/14/2019 6:50 PM - 7:35 PM	
 Past Showing	11/14/2019 10:00 AM - 11:15 AM	
 Canceled Showing	11/11/2019 1:15 PM - 2:15 PM	
 Price Change Notification	11/11/2019 12:39 PM	

Activity Type	Activity Date	Comments
 Price Change	11/11/2019 6:16 AM	
 Past Showing	11/09/2019 12:30 PM - 1:30 PM	
 Past Showing	11/08/2019 6:00 PM - 7:00 PM	
 Past Showing	11/08/2019 11:45 AM - 12:00 PM	
 Past Showing	11/02/2019 10:00 AM - 11:00 AM	
 Past Showing	10/30/2019 1:30 PM - 3:00 PM	
 Past Showing	10/27/2019 4:00 PM - 4:15 PM	
 Past Showing	10/26/2019 3:00 PM - 3:30 PM	
 Status Change	10/24/2019 4:23 PM	
 New Listing	10/24/2019	