

The Nett Group Real Estate Advisors

SELLER REPORT



421 Villa Blanc #14B | O'Fallon

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LISTING SCORECARD

Days on Market	16
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Client Possibilities	9
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Client Favorites	6
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Zillow Views	526
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Zillow Saves	12
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Showings	5
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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.

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
19060820	RESI	ACT	08/16/19	421 Villa Blanc #14B	O'Fallon	408	14	\$217,500	544	297	5	5	588	85	31	22	300

Cross Property Condensed

421 Villa Blanc #14B, O'Fallon 63366-4446



MLS #:	19060820	Status:	A	Stat Dt:	08/16/19	List Pr:	\$217,500
Area:	408	Bd:	3	Sq Ft:	1,505	Sell Pr:	
Muni/Twp:	O'Fallon			Pr/SqFt:	\$144.52	CDOM:	14
GA/CR:	2/0	Bth:	3 (3 0)		\$195	Age:	18
Style/Desc:	1 Story/Villa					Acre:	.064
SubD:	Villa Crossing #2 Resub 14a						
Schl District:	Ft. Zumwalt R-II						
Recent:	08/30/2019 : BoM : P->A						

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.

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	19060820	A	08/16/2019	RESI	421 Villa Blanc #14B	O'Fallon	O'Fallon	408	14	\$217,500	3	3 (3 0)	1,505	0.0640	18 KWRC01
0.2 mi	19059060	A	08/06/2019	RESI	7 Queen Victoria Ct	O'Fallon	O'Fallon	408	27	\$259,900	4	3 (2 1)	1,960	0.2700	19 RXGT01
0.2 mi	19038517	P	07/27/2019	RESI	3 Renaud Pass	O'Fallon	O'Fallon	408	60	\$284,000	4	3 (2 1)	3,156	0.1800	16 BHSP05
0.1 mi	19043625	S	07/16/2019	RESI	1143 Villa Flora Dr #23B	O'Fallon	O'Fallon	408	3	\$230,000	2	2 (2 0)	1,486	0.0640	16 WCLK01
0.2 mi	18076802	S	10/31/2018	RESI	1180 Villa Flora	O'Fallon	O'Fallon	408	9	\$245,000	2	3 (3 0)	1,496	0.0670	19 SOTO01
0.1 mi	19027507	S	05/23/2019	RESI	535 Duke William Ct	O'Fallon	O'Fallon	408	3	\$257,900	4	4 (2 2)	1,745	0.3100	18 RMPM01
0.1 mi	18042321	S	09/14/2018	RESI	557 Rascal Crossing	O'Fallon	O'Fallon	408	108	\$265,000	4	4 (3 1)	2,378	0.2300	13 CBG 31
0.2 mi	18069340	S	10/12/2018	RESI	621 Zumwalt Crossing	O'Fallon	O'Fallon	408	60	\$285,000	5	4 (3 1)	2,670	0.2600	19 BHAL05
0.1 mi	18090116	S	03/14/2019	RESI	5 The Crossings	O'Fallon	O'Fallon	408	72	\$286,000	4	4 (3 1)	3,247	0.2700	17 MADA01
0.1 mi	18050367	S	09/28/2018	RESI	542 Rascal Xing	O'Fallon	O'Fallon	408	60	\$288,500	4	3 (2 1)	2,764	0.2200	16 CHEM01
0.2 mi	18081193	S	11/19/2018	RESI	513 Rascal Crossing	O'Fallon	O'Fallon	408	4	\$299,500	4	3 (2 1)	3,267	0.2000	15 JSRE01
0.2 mi	19044624	S	08/15/2019	RESI	613 Raintree Crossing	O'Fallon	O'Fallon	408	20	\$300,000	4	4 (3 1)	2,890	0.2200	20 CBPR01
0.2 mi	19025214	S	06/26/2019	RESI	616 Zumwalt Xing	O'Fallon	O'Fallon	408	28	\$309,000	4	3 (2 1)	3,166	0.1900	18 WCLK01
0.2 mi	18046525	S	10/30/2018	RESI	1 Raintree Crossing Ct	O'Fallon	O'Fallon	408	43	\$312,500	4	4 (3 1)	2,746	0.3300	18 LMRK01
0.2 mi	18091916	S	02/06/2019	RESI	1 Renaud Pass	O'Fallon	O'Fallon	408	36	\$331,500	4	4 (2 2)	3,154	0.2500	16 CBG 09
0.1 mi	18084936	C	01/18/2019	RESI	516 Villa Piazza #34A	O'Fallon	O'Fallon	408	43	\$239,900	3	3 (3 0)	1,458	0.0700	19 MYRC01
0.0 mi	19060425	A	08/13/2019	COND	421 Villa Blanc #14B	O'Fallon	O'Fallon	408	81	\$217,500	3	3 (3 0)	1,505	0.0640	18 KWRC01
0.1 mi	18090387	S	01/03/2019	COND	438 Villa Blanc Ct	O'Fallon	O'Fallon	408	21	\$200,000	2	2 (2 0)	1,459	0.0680	17 RGRS01
0.1 mi	18084725	S	01/18/2019	COND	516 Villa Piazza #34A	O'Fallon	O'Fallon	408	43	\$240,000	3	3 (3 0)	1,458	0.0700	19 MYRC01
0.1 mi	19023683	S	05/14/2019	COND	1132 Villa Flora Dr #44B	O'Fallon	O'Fallon	408	1	\$253,500	3	3 (3 0)	1,516	0.0710	18 MEYR01
0.0 mi	19038245	X	08/02/2019	COND	421 Villa Blanc #14B	O'Fallon	O'Fallon	408	65	\$225,000	3	3 (3 0)	1,505	0.0640	18 BHSP02

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 9/2/2019 to 9/2/2018

Latitude, Longitude is within 0.25 mi of 19060820

State Or Province is 'Missouri'

Price is 150000 to 350000

Selected 21 of 21 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 9/2/2019 to 9/2/2018 Latitude, Longitude is within 0.25 mi of 19060820 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
19060820	421 Villa Blanc #14B	Fort Zumwalt No	Villa Crossing #2 R	3	3 (3 0)	1,505	1,685	0.064	18	08/30/19	\$144.52	14	\$217,500	\$217,500
19059060	7 Queen Victoria Ct	Fort Zumwalt No	Kings Crossing #1	4	3 (2 1)	1,960		0.270	19	08/06/19	\$132.60	27	\$259,900	\$259,900

Active Totals

Listing Count :	2	Averages:	1,733	1,685	0.167							\$138.56	21	\$238,700	\$238,700
		Price :							High	\$259,900	Low		\$217,500	Median	\$238,700

Pending Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19038517	3 Renaud Pass	Fort Zumwalt No	Crossings Village C	4	3 (2 1)	3,156	3,156	0.180	16	07/27/19	\$89.99	60	\$300,000	\$284,000

Pending Totals

Listing Count :	1	Averages:	3,156	3,156	0.180							\$89.99	60	\$300,000	\$284,000	
		Price :							High	\$284,000	Low			\$284,000	Median	\$284,000

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
19043625	1143 Villa Flora Dr #23B	Fort Zumwalt No	Villa Crossing #1 R	2	2 (2 0)	1,486	1,486	0.064	16	07/16/19	\$154.78	3	\$228,900	\$228,900	\$230,000	100.48
18076802	1180 Villa Flora	Fort Zumwalt No	Villa Crossing #1 R	2	3 (3 0)	1,496	2,500	0.067	19	10/31/18	\$163.77	9	\$254,900	\$254,900	\$245,000	96.12
19027507	535 Duke William Ct	Fort Zumwalt No	Kings Crossing #2	4	4 (2 2)	1,745	2,444	0.310	18	05/23/19	\$147.79	3	\$264,900	\$264,900	\$257,900	97.36
18042321	557 Rascal Crossing	Fort Zumwalt No	The Crossings	4	4 (3 1)	2,378	2,378	0.230	13	09/14/18	\$111.44	108	\$299,557	\$269,900	\$265,000	88.46
18069340	621 Zumwalt Crossing	Fort Zumwalt No	Crossing Village B	5	4 (3 1)	2,670		0.260	19	10/12/18	\$106.74	60	\$295,000	\$289,999	\$285,000	96.61
18090116	5 The Crossings North	Fort Zumwalt No	Crossings Village C	4	4 (3 1)	3,247		0.270	17	03/14/19	\$88.08	72	\$323,900	\$323,900	\$286,000	88.30
18050367	542 Rascal Xing	Fort Zumwalt No	Crossings Village C	4	3 (2 1)	2,764	2,764	0.220	16	09/28/18	\$104.38	60	\$320,000	\$285,000	\$288,500	90.16
18081193	513 Rascal Crossing	Fort Zumwalt No	Crossings Village C	4	3 (2 1)	3,267	3,267	0.200	15	11/19/18	\$91.67	4	\$299,500	\$299,500	\$299,500	100.00
19044624	613 Raintree Crossing	Fort Zumwalt No	Crossing Village	4	4 (3 1)	2,890	2,890	0.220	20	08/15/19	\$103.81	20	\$310,000	\$310,000	\$300,000	96.77
19025214	616 Zumwalt Xing	Fort Zumwalt No	Crossing Village B	4	3 (2 1)	3,166		0.190	18	06/26/19	\$97.60	28	\$319,000	\$319,000	\$309,000	96.87
18046525	1 Raintree Crossing Ct	Fort Zumwalt No	Crossings Village	4	4 (3 1)	2,746	3,374	0.330	18	10/30/18	\$113.80	43	\$314,900	\$314,900	\$312,500	99.24
18091916	1 Renaud Pass	Fort Zumwalt No	Crossings Village C	4	4 (2 2)	3,154	4,154	0.250	16	02/06/19	\$105.10	36	\$330,000	\$330,000	\$331,500	100.45

Closed Totals

Listing Count :	12	Averages:	2,584	2,806	0.218						\$115.75	37	\$296,713	\$290,908	\$284,158	95.90
		Price :							High		\$331,500	Low	\$230,000	Median		\$287,250

Cancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
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Presented By: Mike Nettemeyer Phone: 636-614-5132

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CMA 1 Line (Landscape)

Property Type: Residential

ResidentialCancelled Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18084936	516 Villa Piazza #34A	Fort Zumwalt No	Villa Crossing #2	R 3	3 (3 0)	1,458	3,034	0.070	19	01/21/19	\$164.54	43	\$248,000	\$239,900

Cancelled Totals

Listing Count :	1	Averages:	1,458	3,034	0.070							\$164.54	43	\$248,000	\$239,900
		Price :							High	\$239,900	Low	\$239,900		Median	\$239,900

Condo/Coop/VillaActive Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19060425	421 Villa Blanc #14B	Fort Zumwalt No	Villa Crossing #2	R 3	3 (3 0)	1,505	1,685	0.064	18	08/31/19	\$144.52	81	\$217,500	\$217,500

Active Totals

Listing Count :	1	Averages:	1,505	1,685	0.064							\$144.52	81	\$217,500	\$217,500	
		Price :							High			\$217,500	Low	\$217,500	Median	\$217,500

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
18090387	438 Villa Blanc Ct	Fort Zumwalt No	Villa Crossing #2	R 2	2 (2 0)	1,459	1,459	0.068	17	01/03/19	\$137.08	21	\$209,900	\$209,900	\$200,000	95.28
18084725	516 Villa Piazza #34A	Fort Zumwalt No	Villa Crossing #2	R 3	3 (3 0)	1,458	3,034	0.070	19	01/18/19	\$164.61	43	\$248,000	\$239,900	\$240,000	96.77
19023683	1132 Villa Flora Dr #44B	Fort Zumwalt No	Villa Crossing #1	R 3	3 (3 0)	1,516	2,283	0.071	18	05/14/19	\$167.22	1	\$255,000	\$255,000	\$253,500	99.41

Closed Totals

Listing Count :	3	Averages:	1,478	2,259	0.070							\$156.30	22	\$237,633	\$234,933	\$231,167	97.16
		Price :							High		\$253,500	Low		\$200,000	Median		\$240,000

Expired Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
19038245	421 Villa Blanc #14B	Fort Zumwalt No	Villa Crossing #2	R 3	3 (3 0)	1,505	1,685	0.064	18	08/03/19	\$149.50	65	\$230,000	\$225,000

Expired Totals

Listing Count :	1	Averages:	1,505	1,685	0.064							\$149.50	65	\$230,000	\$225,000
		Price :							High	\$225,000		Low	\$225,000	Median	\$225,000

Grand Totals

Count :	21	Averages:	\$/SqFt: \$127.79	CDOM: 38	OP: \$273,636	LP: \$268,548	SP: \$273,560
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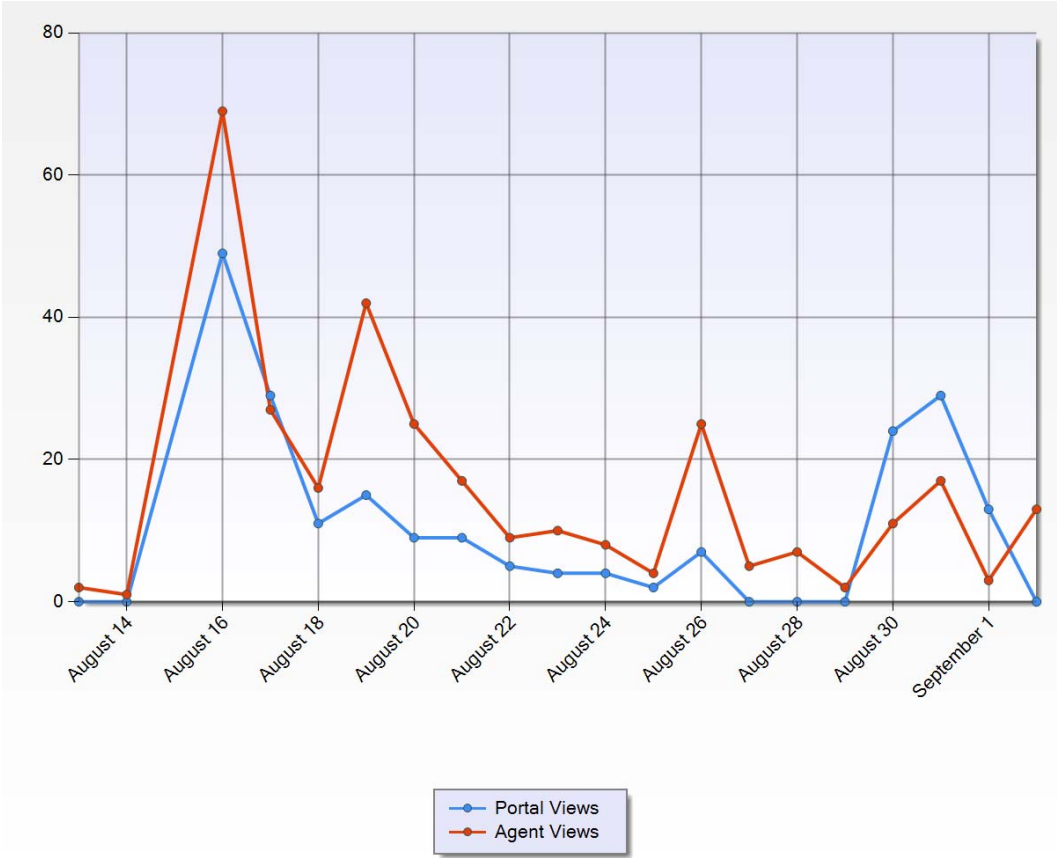
Presented By: Mike Nettemeyer Phone: 636-614-5132

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 Historical Views for 421 Villa Blanc #14B

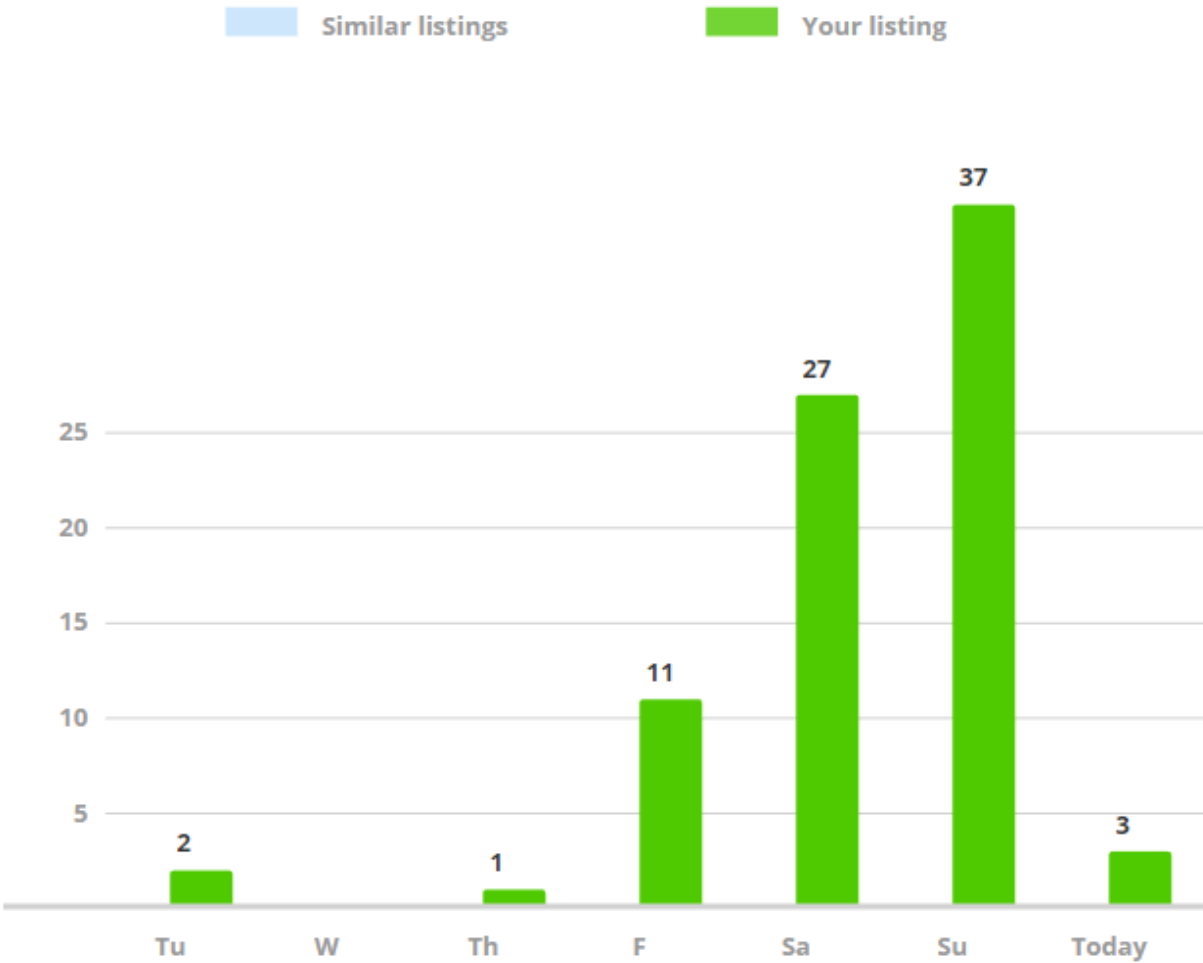


Time on Zillow
96 days

Views
526

Saves
12

[This Week](#) Last 30 Days





Listing Activity Report

421 Villa Blanc Unit# 14B, O'Fallon, MO 63366

Snapshot for Aug 16, 2019 - Aug 30, 2019



Listing ID: 19060820
Address: 421 Villa Blanc Unit# 14B, O'Fallon, MO 63366
Price: \$217,500
Status: ACTIVE
Total number of appointments: 5
Appointments in the last 30 days: 5
Appointments in the last 7 days: 1
Total number of agent previews: 0
Total number of agent inquiries: 0

Feedback Responses

Activity Details	Received
Showing 08/22/2019 7:05 PM - 7:20 PM	08/23/2019 12:22 PM
COMMENTS/RECOMMENDATIONS: They thought it was nice, there are some things they have to consider. We will let you know when they decide. Thank you for allowing us to show it.	

Listing Activity Details

Activity Type	Activity Date	Comments
Status Change	08/30/2019 4:28 PM	
Declined Showing	08/27/2019 6:30 PM - 7:30 PM	
Declined Showing	08/27/2019 10:45 AM - 12:45 PM	
Status Change	08/27/2019 9:58 AM	
Past Showing	08/26/2019 3:45 PM - 4:15 PM	
Past Showing	08/22/2019 7:05 PM - 7:20 PM	
Past Showing	08/22/2019 7:00 PM - 7:30 PM	
Declined Showing	08/22/2019 6:30 PM - 7:30 PM	
Past Showing Unconfirmed	08/21/2019 6:00 PM - 7:00 PM	
Past Showing	08/18/2019 4:15 PM - 5:00 PM	
New Listing	08/16/2019	