

The Nett Group Real Estate Advisors

SELLER REPORT



2453 Wesford Dr | Maryland Heights

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	94
----------------	----

Client Possibilities	8
----------------------	---

Client Favorites	14
------------------	----

Zillow Views	1778
--------------	------

Zillow Saves	70
--------------	----

Showings	19
----------	----

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	19071005	A	09/20/2019	RESI	2453 Wesford Dr	Maryland Heights	Maryland Heights	76	94	\$193,000 3	2 (2 0)	1,464	0.1800	51	KWRC05
0.1 mi	19087445	A	12/04/2019	RESI	2412 Wesbay Dr	Maryland Heights	Maryland Heights	76	19	\$199,900 3	3 (3 0)	1,104	0.1764	51	ULTM01
0.2 mi	19085650	A	11/22/2019	RESI	2543 Wesford Dr	Maryland Heights	Maryland Heights	76	31	\$199,900 3	2 (1 1)	1,054	0.1780	51	CBG 03
0.1 mi	19040168	S	07/31/2019	RESI	2471 Wesbay Dr	Maryland Heights	Maryland Heights	76	27	\$152,000 3	1 (1 0)	884	0.1890	51	MRTY01
0.1 mi	19049845	S	08/16/2019	RESI	2494 Wesford	Maryland Heights	Maryland Heights	76	39	\$165,000 3	2 (1 1)	1,028	0.2070	51	ROTM01
0.2 mi	18065986	S	06/27/2019	RESI	2565 Westrick Dr	Maryland Heights	Maryland Heights	76	201	\$166,000 3	2 (2 0)	1,364	0.1950	50	RXGT01
0.2 mi	19057133	S	10/30/2019	RESI	2540 Wesford Dr	Maryland Heights	Maryland Heights	76	42	\$170,000 3	2 (1 1)	1,208	0.2070	51	CBG 31
0.2 mi	19059855	S	09/26/2019	RESI	12120 Wesmeade	Maryland Heights	Maryland Heights	76	13	\$175,000 3	2 (1 1)	1,028	0.1720	53	MAGN01
0.1 mi	19008591	S	05/03/2019	RESI	2500 Wesglen Estates	Maryland Heights	Maryland Heights	76	47	\$179,400 3	2 (2 0)	864	0.1750	50	RMXS01
0.2 mi	19016031	S	04/25/2019	RESI	2528 Wesmeade Dr	Maryland Heights	Maryland Heights	76	7	\$181,250 3	2 (1 1)	1,092	0.3083	42	KWRC01
0.2 mi	19050748	S	08/16/2019	RESI	12023 Wesco Dr	Maryland Heights	Maryland Heights	76	37	\$182,000 3	2 (2 0)	886	0.1950	51	BHGR01
0.1 mi	19006423	S	04/24/2019	RESI	12018 Wesington Dr	Maryland Heights	Maryland Heights	76	69	\$193,000 3	2 (2 0)	886	0.1700	50	MADA01
0.1 mi	19035500	S	06/27/2019	RESI	12024 Wesington Dr	Maryland Heights	Maryland Heights	76	5	\$207,000 3	2 (2 0)	1,136	0.1720	50	KWRW01
0.2 mi	19048616	S	09/20/2019	RESI	2369 Wesford	Maryland Heights	Maryland Heights	76	55	\$207,300 4	2 (2 0)	1,486	0.1810	52	SAND01
0.2 mi	18095591	S	04/25/2019	RESI	12114 Glenpark Dr	Maryland Heights	Maryland Heights	76	130	\$216,000 3	2 (2 0)	1,403	0.1700	21	CBG 05

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 12/23/2019 to 12/23/2018

Latitude, Longitude is within 0.25 mi of 19071005

State Or Province is 'Missouri'

Price is 150000 to 250000

Selected 15 of 15 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 12/23/2019 to 12/23/2018 Latitude, Longitude is within 0.25 mi of 19071005 State Or Province is 'Missouri' Price is 150000 to 250000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	
19071005	2453 Wesford Dr	Pattonville	Westglen Estates	4	3	2 (2 0)	1,464	1,464	0.180	51	09/20/19	\$131.83	94	\$200,000	\$193,000
19087445	2412 Wesbay Dr	Pattonville	Westglen Estates	5	3	3 (3 0)	1,104		0.176	51	12/04/19	\$181.07	19	\$199,900	\$199,900
19085650	2543 Wesford Dr	Pattonville	Westglen Estates	3	2	(1 1)	1,054	1,654	0.178	51	11/22/19	\$189.66	31	\$199,900	\$199,900

Active Totals

Listing Count :	3	Averages:	1,207	1,559	0.178		\$167.52	48	\$199,933	\$197,600		
		Price :				High	\$199,900	Low	\$193,000	Median	\$199,900	

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	
19040168	2471 Wesbay Dr	Pattonville	Westglen Estates	5	3	1 (1 0)	884	1,484	0.189	51	07/31/19	\$171.95	27	\$160,000	\$160,000	\$152,000	95.00
19049845	2494 Wesford	Pattonville	Westglen Estates	4	3	2 (1 1)	1,028	1,628	0.207	51	08/16/19	\$160.51	39	\$160,000	\$160,000	\$165,000	103.13
18065986	2565 Westrick Dr	Pattonville	Westglen Estates	A	3	2 (2 0)	1,364	1,364	0.195	50	06/27/19	\$121.70	201	\$173,999	\$170,000	\$166,000	95.40
19057133	2540 Wesford Dr	Pattonville	Westglen Estates	3	2	(1 1)	1,208	1,603	0.207	51	10/30/19	\$140.73	42	\$185,000	\$175,000	\$170,000	91.89
19059855	12120 Wesmeade	Pattonville	Westglen Estates	1	3	2 (1 1)	1,028		0.172	53	09/26/19	\$170.23	13	\$185,000	\$185,000	\$175,000	94.59
19008591	2500 Wesglen Estates	Pattonville	Westglen Estates	A	3	2 (2 0)	864	1,344	0.175	50	05/03/19	\$207.64	47	\$184,900	\$174,900	\$179,400	97.03
19016031	2528 Wesmeade Dr	Pattonville	Country Place	15	3	2 (1 1)	1,092	1,092	0.308	42	04/25/19	\$165.98	7	\$182,000	\$185,000	\$181,250	99.59
19050748	12023 Wesco Dr	Pattonville	Westglen Estates	3	2	(2 0)	886	1,550	0.195	51	08/16/19	\$205.42	37	\$179,000	\$179,000	\$182,000	101.68
19006423	12018 Wesington Dr	Pattonville	Westglen Estates	3	2	(2 0)	886	1,750	0.170	50	04/24/19	\$217.83	69	\$199,900	\$199,900	\$193,000	96.55
19035500	12024 Wesington Dr	Pattonville	Westglen Estates	5	3	2 (2 0)	1,136		0.172	50	06/27/19	\$182.22	5	\$209,900	\$209,900	\$207,000	98.62
19048616	2369 Wesford	Pattonville	Westglen Estates	3	4	2 (2 0)	1,486		0.181	52	09/20/19	\$139.50	55	\$214,900	\$214,900	\$207,300	96.46
18095591	12114 Glenpark Dr	Pattonville	David Meadows	3	2	(2 0)	1,403	1,403	0.170	21	04/25/19	\$153.96	130	\$220,000	\$220,000	\$216,000	98.18

Closed Totals

Listing Count :	12	Averages:	1,105	1,469	0.195		\$169.80	56	\$187,883	\$186,133	\$182,829	97.34
		Price :				High	\$216,000	Low	\$152,000	Median	\$180,325	

Grand Totals

Count :	15	Averages:	\$/SqFt: \$169.35	CDOM: 54	OP: \$190,293	LP: \$188,427	SP: \$182,829
---------	----	-----------	-------------------	----------	---------------	---------------	---------------

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 © 2019 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
19071005	RESI	ACT	09/20/19	2453 Wesford Dr	Maryland Heights	76	94	\$193,000	527	324	14	8	585	16	31	47	1043

Cross Property Condensed

2453 Wesford Dr, Maryland Heights 63043-4117



MLS #:	19071005	Status:	A	Stat Dt:	09/20/19	List Pr:	\$193,000
Area:	76	Bd:	3	Sq Ft:	1,464	Sell Pr:	
Muni/Twp:	Maryland Heights	Pr/SqFt:	\$131.83	CDOM:	94	Age:	51
GA/CR:	0/1	Bth:	2 (2 0)	Acre:	.180		
Style/Desc:	1 Story/Ranch						
SubD:	Westglen Estates 4						
Schl District:	Pattonville R-III						

Search Criteria

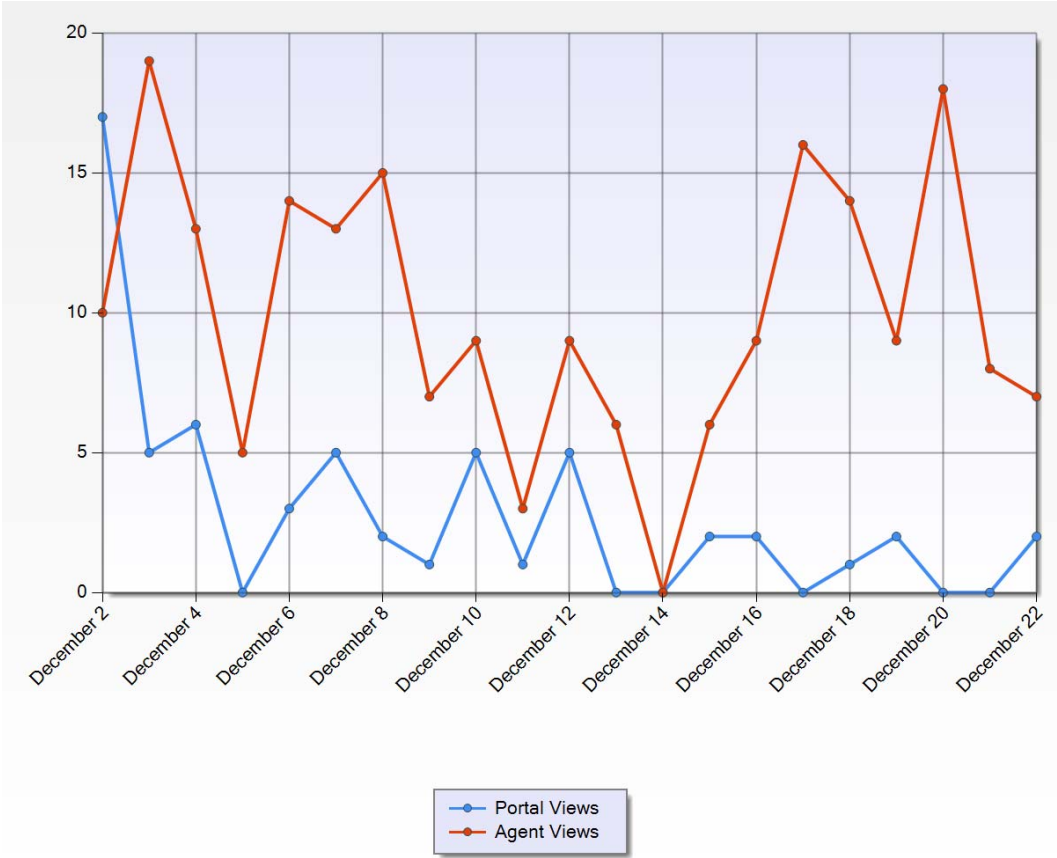
Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'

Listing Agent ID is 'MBNETTEM'

Listing Co-Agent MLS ID is 'MBNETTEM'

Selected 1 of 36 results.

 Historical Views for 2453 Wesford Dr



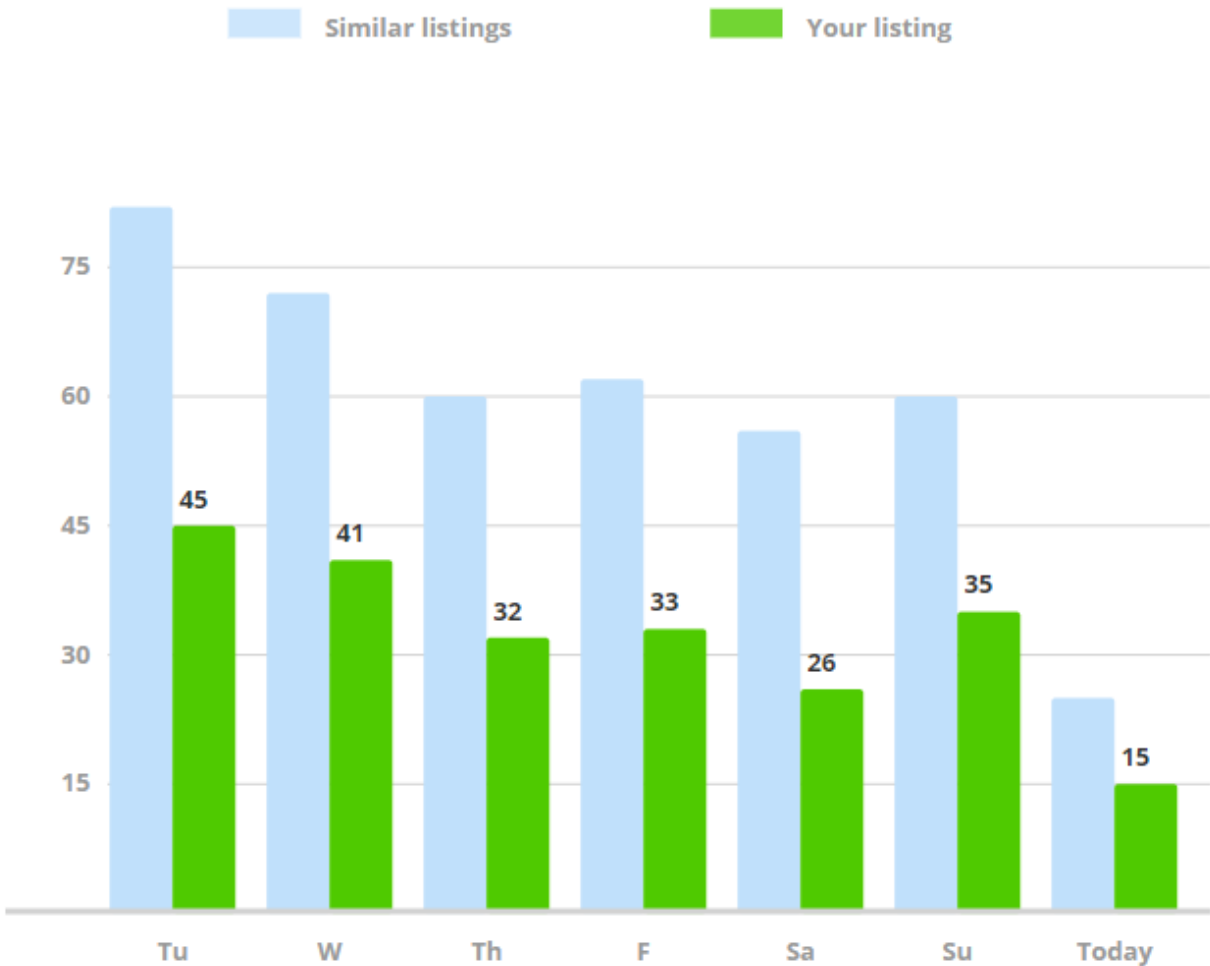
Time on Zillow
60 days

Views
1,778

Saves
70

This Week

Last 30 Days



MARIS



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

Listing Activity Report

2453 Wesford Drive, Maryland Heights, MO 63043

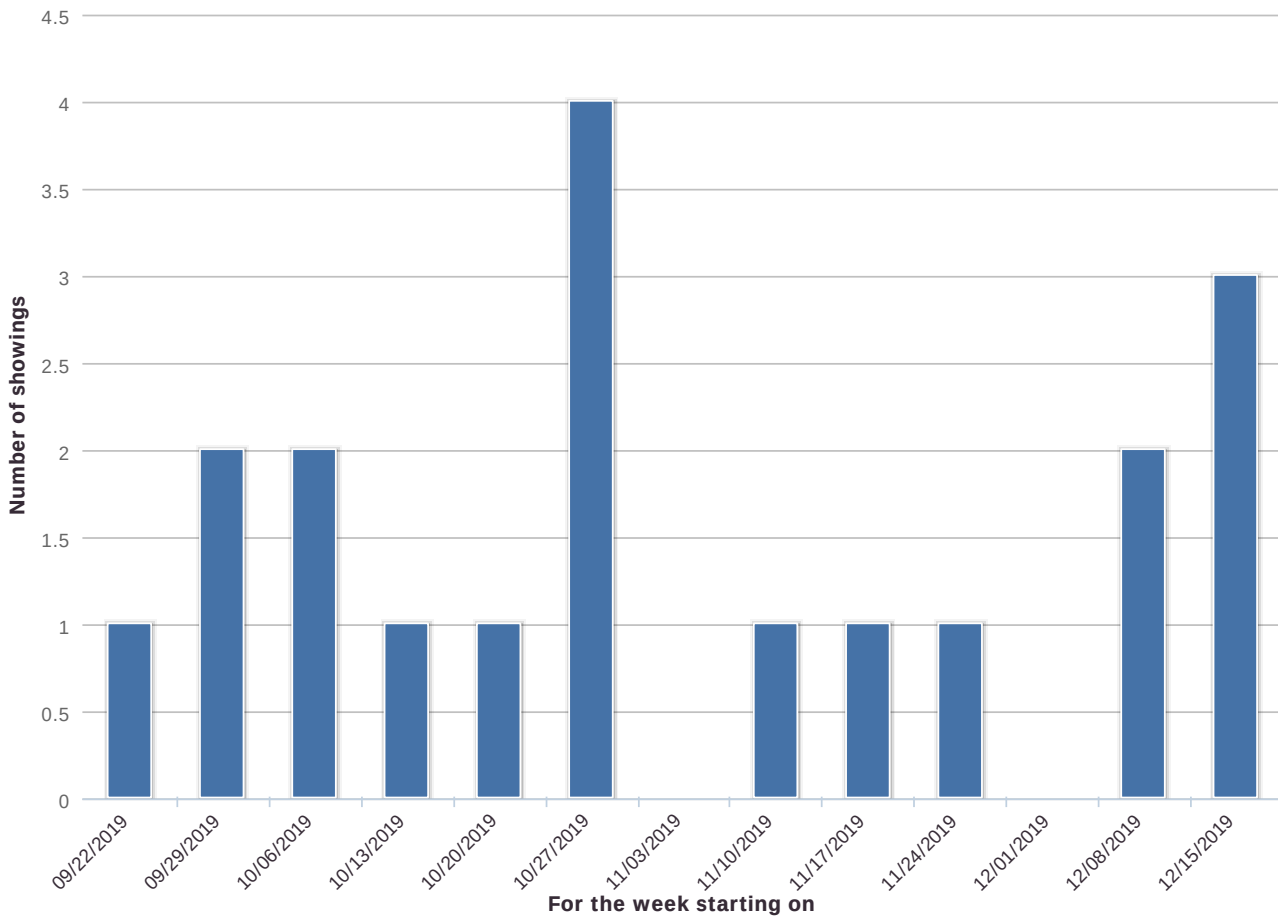
Snapshot for Sep 20, 2019 - Dec 21, 2019



Listing ID: 19071005
Address: 2453 Wesford Drive, Maryland Heights, MO 63043
Price: \$193,000
Status: ACTIVE

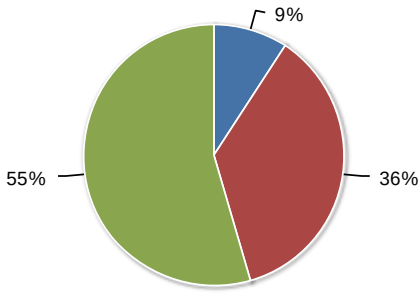
Total number of appointments: 19
Appointments in the last 30 days: 6
Appointments in the last 7 days: 3
Total number of agent previews: 0
Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

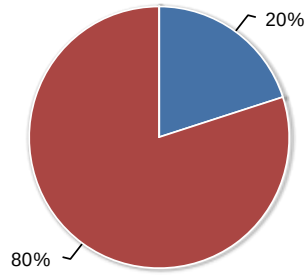
Is your client interested in writing an offer on this listing?



Very (1)
 Maybe (4)
 Not interested (6)

* 11 responses

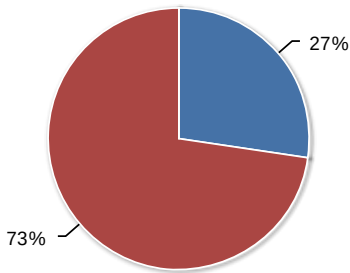
Please rate your overall experience at this showing.



Excellent (2)
 Good (8)
 Fair (0)
 Poor (0)

* 10 responses

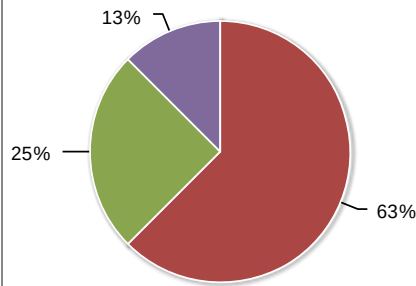
Your (and your client's) opinion of the price:



Just right (3)
 Too high (8)
 Too low (0)

* 11 responses

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



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

* 8 responses

Feedback Responses

Activity Details	Received
Showing 12/21/2019 9:00 AM - 10:00 AM	12/21/2019 11:43 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:	Not interested Good Too high 3 These clients need more unfinished basement space. Nice deck and opening kitchen living area.
Showing 12/18/2019 10:15 AM - 11:15 AM	12/19/2019 02:10 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 Just right 4 They like it but want to see a few more before making decision. House showed well with exception of refrigerator needing cleaned. We may be back for a second look
Showing 12/13/2019 11:30 AM - 12:30 PM		12/13/2019 12:54 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 Good Too high 3 The house had nice space, but needs updates to substantiate the list price.
Showing 12/09/2019 4:30 PM - 5:30 PM		12/09/2019 06:36 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 Too high 4 My clients really like the location and yard. They feel updating the bathrooms and fixtures would do a lot for this house. However, the size of the bedrooms will not work. Thank you
Showing 11/17/2019 1:00 PM - 1:45 PM		11/17/2019 03:46 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:		Not interested Good Too high Needs more work than my client wants. has potential though.
3rd Showing 11/02/2019 2:30 PM - 3:15 PM		11/09/2019 05:15 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: COMMENTS/RECOMMENDATIONS:		Maybe Good Too high Considered writing an offer but was too high
Showing 10/27/2019 3:00 PM - 4:00 PM		10/28/2019 08:20 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: COMMENTS/RECOMMENDATIONS:		Maybe Good Too high We are going back for a second showing tomorrow
Showing 10/23/2019 12:00 PM - 2:00 PM		10/24/2019 01:40 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 Too high 2 Update the bathroom. This is not a \$200,000 house - wrong subdivision and needs updating. There was a box on the porch

Activity Details	Received
Showing 10/19/2019 11:35 AM - 11:50 AM	10/19/2019 11:52 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:	Maybe Excellent Too high 4 The buyer really liked the home. She asked if 180k would buy the property and I advised her that we would need a more competitive offer. She said she Will consider writing an offer between now and Monday
Showing 10/12/2019 10:00 AM - 11:00 AM	10/12/2019 12:47 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:	Not interested Just right 4 Nice home, but they have decided to go up in price to get something larger
Showing 09/24/2019 12:00 PM - 12:15 PM	09/25/2019 12:47 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 4 They would have written an offer but they were not able to be preapproved due to credit complications.

Listing Activity Details		
Activity Type	Activity Date	Comments
 Past Showing	12/21/2019 9:00 AM - 10:00 AM	
 Past Showing	12/18/2019 3:00 PM - 4:00 PM	
 Past Showing	12/18/2019 10:15 AM - 11:15 AM	
 Past Showing	12/13/2019 11:30 AM - 12:30 PM	
 Past Showing	12/09/2019 4:30 PM - 5:30 PM	
 Price Change Notification	12/01/2019 8:21 AM	
 Price Change	12/01/2019 8:20 AM	
 Past Showing	11/24/2019 3:00 PM - 4:00 PM	
 Past Showing	11/17/2019 1:00 PM - 1:45 PM	
 Past Showing	11/16/2019 2:30 PM - 3:00 PM	
 Price Change	11/13/2019 9:14 AM	
 Past 3rd Showing	11/02/2019 2:30 PM - 3:15 PM	
 Past Showing	11/01/2019 5:30 PM - 6:00 PM	

Activity Type	Activity Date	Comments
 Past 2nd Showing	10/29/2019 5:00 PM - 6:00 PM	
 Past Showing	10/27/2019 3:00 PM - 4:00 PM	
 Past Showing	10/23/2019 12:00 PM - 2:00 PM	
 Past Showing	10/19/2019 11:35 AM - 11:50 AM	
 Past Showing	10/12/2019 10:00 AM - 11:00 AM	
 Past Showing	10/11/2019 1:00 PM - 1:15 PM	
 Price Change	10/10/2019 4:10 AM	
 Past Showing	10/02/2019 5:30 PM - 5:45 PM	
 Past Showing	10/02/2019 12:00 PM - 12:30 PM	
 Past Showing	09/24/2019 12:00 PM - 12:15 PM	
 Status Change	09/20/2019 2:16 PM	
 New Listing	09/20/2019	