



**kw** CITY VIEW  
KELLER WILLIAMS REALTY

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5313 Stayman Dr  
San Antonio, TX 78222

Mar 17, 2025

**Subject**



Quick Sales Price:  
**\$174,442**

Adjusted Sales Price:  
**\$183,623**

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

## Features

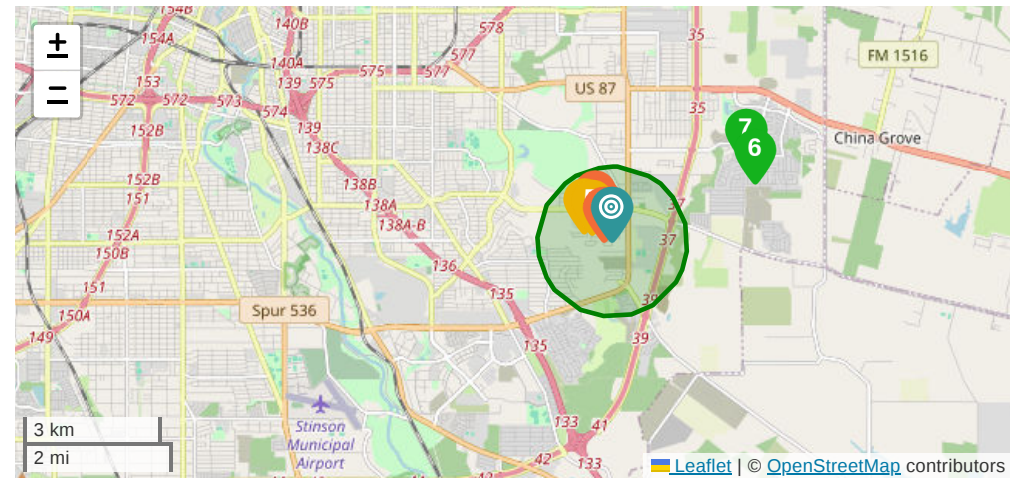
<b>MLS #</b>	/ 0
<b>ADOM/CDOM</b>	/ 0
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1988
<b>Lot Size</b>	0.00 (0)
<b>Square Feet</b>	1,269
<b>Beds</b>	2
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	1

## Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$183,623	<b>Quick Sale Price</b>	\$174,442
<b>Sold\$/List\$ Ratio</b>	98.1%	<b>GLA/sqft Adj</b>	\$49
<b>Comp Range Gross</b>	\$175,000 - \$199,200		
<b>Comp Range Adj</b>	\$179,138 - \$188,571		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	61
<b>Rent Average</b>	\$0	<b>Rent Avg. \$SQFT</b>	\$0.00

## Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	6	2	1
<b>Absorption Rate</b>	1.00	0.67	0.33
<b>Tot # Active Listings</b>	4	5	3
<b>Mos Housing Supply</b>	4.00	7.46	9.09
<b>Median Sale Price</b>	\$187,000	\$219,600	\$175,000
<b>Median Sale DOM</b>	62.5	30	65
<b>Median List Price</b>	\$227,450	\$219,900	\$170,000
<b>Median List DOM</b>	145	70	48
<b>Median Sale/List Price</b>	82%	100%	103%



## Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,183	\$178,725	\$152	\$175,000	\$169
<b>4 to 6</b>	1,306	\$209,967	\$161	\$219,600	\$164
<b>7 to 9</b>	1,215	\$184,967	\$152	\$182,250	\$149
<b>10 to 12</b>	1,288	\$206,690	\$160	\$194,000	\$152

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4326 Stayman Dr  
San Antonio, TX 78222

Closed 1



4223 CHANDLER  
San Antonio, TX 78222

Closed 2



4243 Apple Tree...  
San Antonio, TX 78222

Closed 3



4159 Freestone St  
San Antonio, TX 78222

Pending 4



4202 apple tree  
San Antonio, TX 78222

Pending 5



3562 Horizon Lk  
San Antonio, TX 78222

Active 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1988
Lot Size	0.00 (0)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,269
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	1
Full Baths Adj	
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.1
1825836
65 / 65
Residential
1
1986
0.13 (5,663)
2024-11-26
\$185,000
2025-02-12
\$175,000
1,034
2
2
0
No
2
-\$2,796
-\$2,423
-\$2,181
\$11,538
\$18,938
\$4,138
\$179,138

0.31
1814096
25 / 25
Residential
1
1984
0.98 (42,689)
2024-10-05
\$200,000
2024-11-14
\$199,200
1,200
2
1
0
No
0
\$2,423
-\$16,440
\$3,388
\$22,251
-\$10,629
\$188,571

0.2
1774567
29 / 120
Residential
1
1980
0.18 (7,841)
2024-05-12
\$185,000
2024-07-11
\$185,000
1,188
3
2
0
No
1
-\$2,796
-\$3,020
\$3,977
\$9,793
-\$1,839
\$183,161

0.39
1836031
57 / 57
Residential
1
1982
0.17 (7,405)
2025-01-20
\$170,000
1,278
4
2
0
Yes
2
-\$2,796
-\$2,423
-\$2,852
-\$442
-\$11,184
\$19,697
-\$19,697
\$150,303

0.29
1843396
48 / 140
Residential
1
1980
0.19 (8,276)
2025-01-29
\$130,000
1,174
3
2
0
No
1
-\$2,796
-\$3,187
\$4,664
\$10,647
-\$1,319
\$128,681

2.09
1846184
17 / 17
Residential
1
2000
0.13 (5,663)
2025-03-01
\$210,000
1,311
3
2
0
No
1
-\$2,796
-\$2,181
-\$2,062
\$7,039
-\$7,039
\$202,961

5313 Stayman Dr  
San Antonio, TX 78222

Subject 



3335 Lake TAHOE  
San Antonio, TX 78222

Active 7



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1988
Lot Size	0.00 (0)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,269
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	1
Full Baths Adj	
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

2.09
1822380
129 / 129
Residential
1
1980
0.18 (7,841)
2024-11-09
\$199,000
1,420
4
2
0
No
2
-\$2,796
-\$2,423
-\$3,020
-\$7,414
\$15,653
-\$15,653
\$183,347

### Housing Supply On Demand

7-12 Months Ago



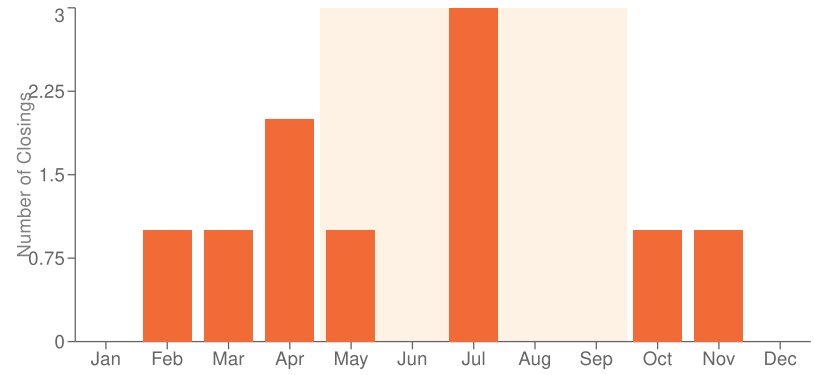
4-6 Months Ago



0-3 Months Ago

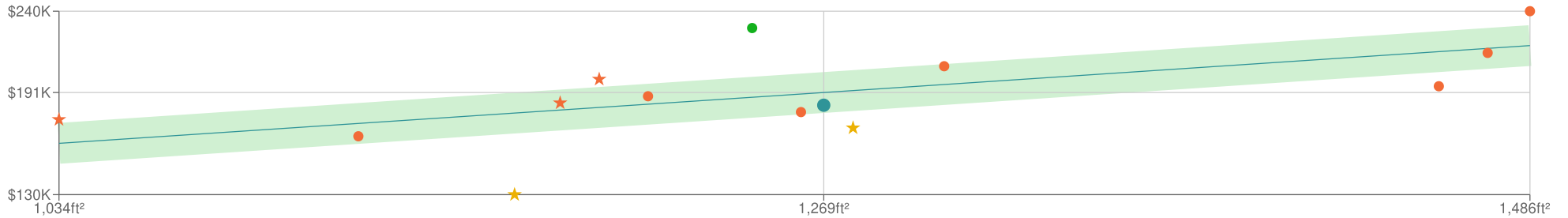


### Seasonal Demand



### Plot Your Price

● Closed ● Pending ● Active



### Days On Market (DOM) Matters

