



kw CITY VIEW
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2602 Tyne Dr
San Antonio, TX 78222

Mar 18, 2025

Subject



Quick Sales Price:
\$183,720

Adjusted Sales Price:
\$193,390

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

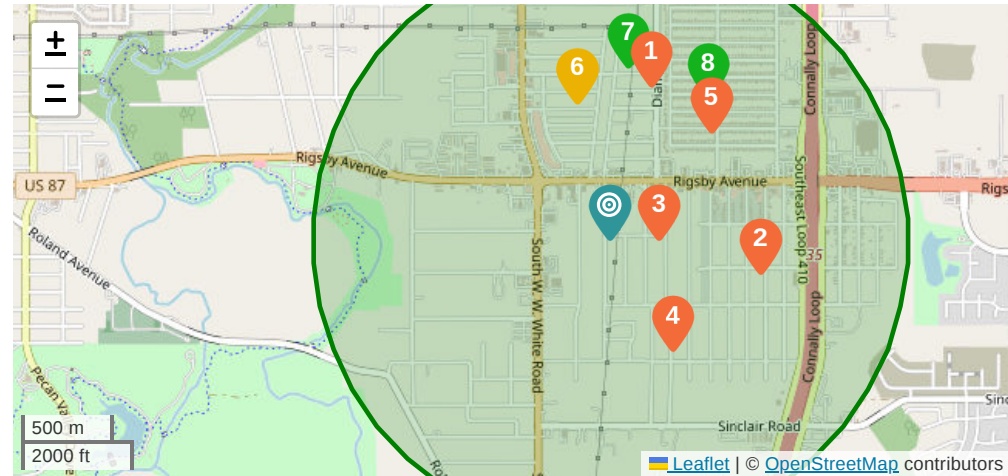
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1960
Lot Size	0.33 (14,375)
Square Feet	1,512
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

Adjusted Sales Price	\$193,390	Quick Sale Price	\$183,720
Sold\$/List\$ Ratio	97.7%	GLA/sqft Adj	\$39
Comp Range Gross	\$120,000 - \$229,000		
Comp Range Adj	\$126,882 - \$233,221		
Last 6 Months		Avg Days On Market	80
Rent Average	\$1,542	Rent Avg. \$SQFT	\$1.01

Area Market Condition

	7 to 12	4 to 6	0 to 3
Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	15	7	6
Absorption Rate	2.50	2.33	2.00
Tot # Active Listings	12	10	8
Mos Housing Supply	4.80	4.29	4.00
Median Sale Price	\$188,000	\$180,000	\$178,995
Median Sale DOM	26	76	44
Median List Price	\$204,450	\$202,000	\$209,500
Median List DOM	194	161	56.5
Median Sale/List Price	92%	89%	85%



Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,402	\$193,608	\$139	\$165,998	\$124
4 to 6	1,323	\$191,627	\$145	\$172,843	\$133
7 to 9	1,452	\$193,733	\$134	\$180,271	\$130
10 to 12	1,438	\$219,831	\$153	\$198,625	\$147

Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,389	\$1,409	\$1.03	\$1,400	\$1.05
4 to 6	1,638	\$1,575	\$0.97	\$1,575	\$0.98
7 to 9	1,808	\$1,648	\$0.91	\$1,648	\$0.91
10 to 12	1,464	\$1,604	\$1.09	\$1,574	\$1.08

2602 Tyne Dr
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4835 Lakewood Dr
San Antonio, TX 78220

Closed 1



2707 Christian Dr
San Antonio, TX 78222

Closed 2



2603 Kaiser Dr
San Antonio, TX 78222

Closed 3



2922 Kaiser Dr
San Antonio, TX 78222

Closed 4



4942 Stoneleigh ...
San Antonio, TX 78220

Closed 5



4703 SEABREEZE
San Antonio, TX 78220

Pending 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1960
Lot Size	0.33 (14,375)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,512
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Full Baths Adj	
Half Baths Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.54
1822533
79 / 79
Residential
1
1961
0.19 (8,276)
2024-11-10
\$195,000
2025-01-06
\$188,000
1,490
4
2
0
No
1
\$2,405
\$2,331
\$849
\$5,585
\$5,585
\$193,585

0.52
1762362
335 / 335
Residential
1
1967
0.19 (8,276)
2024-03-28
\$218,000
2025-03-05
\$218,000
1,569
4
2
0
No
1
\$2,405
\$2,331
-\$2,201
\$6,937
\$2,535
\$220,535

0.17
1817987
58 / 58
Residential
1
1956
0.33 (14,375)
2024-10-22
\$130,000
2024-12-26
\$120,000
1,432
3
1
1
No
1
\$2,405
\$3,089
\$2,775
-\$1,387
\$9,656
\$6,882
\$126,882

0.43
1820995
30 / 30
Residential
1
1954
0.19 (8,276)
2024-11-04
\$169,990
2024-12-31
\$169,990
1,180
3
1
0
No
\$4,810
\$2,331
\$12,819
\$2,775
\$22,735
\$22,735
\$192,725

0.5
1808986
32 / 32
Residential
1
1961
0.2 (8,712)
2024-09-15
\$229,000
2024-10-31
\$229,000
1,521
3
2
0
No
1
\$2,405
\$2,164
-\$348
\$4,917
\$4,221
\$233,221

0.47
1848283
10 / 10
Residential
1
1959
0.19 (8,276)
2025-03-08
\$195,000
1,592
3
2
0
No
1
\$2,405
\$2,331
-\$3,089
\$7,825
\$1,647
\$196,647

2602 Tyne Dr
San Antonio, TX 78222

Subject 

4811 Hershey
San Antonio, TX 78220

Active 7

4938 Lakewood Dr
San Antonio, TX 78220

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1960
Lot Size	0.33 (14,375)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,512
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Full Baths Adj	
Half Baths Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.58
1826623
106 / 132
Residential
1
1959
0.19 (8,276)
2024-12-02
\$210,000
1,440
3
2
0
No
2
\$2,331
\$2,780
\$5,111
\$5,111
\$215,111

0.58
1841865
34 / 34
Residential
1
1962
0.2 (8,712)
2025-02-12
\$198,000
1,327
2
1
0
No
2
\$2,164
\$7,143
\$2,775
\$12,082
\$12,082
\$210,082

Housing Supply On Demand

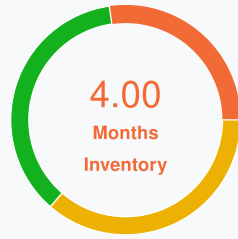
7-12 Months Ago



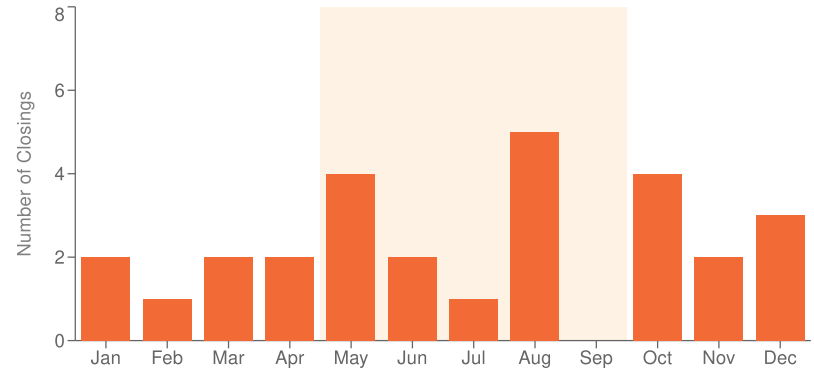
4-6 Months Ago



0-3 Months Ago

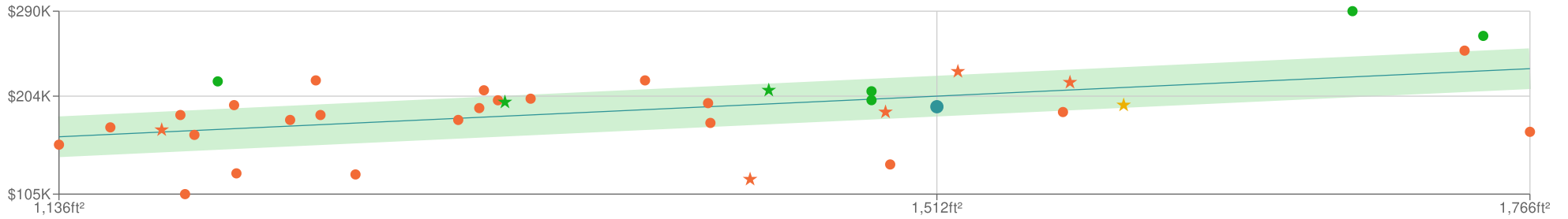


Seasonal Demand



Plot Your Price

● Closed ● Pending ● Active



Days On Market (DOM) Matters

