



**kw** CITY VIEW  
KELLERWILLIAMS.REALTY

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10322 Mustang Rd  
Converse, TX 78109

Mar 18, 2025

**Subject**



Quick Sales Price:  
**\$235,415**

Adjusted Sales Price:  
**\$247,805**

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>	869502
<b>ADOM/CDOM</b>	62 / 62
<b>Type</b>	Residential
<b>Stories</b>	2
<b>Year Built</b>	1996
<b>Lot Size</b>	0.14 (6,098)
<b>Square Feet</b>	1,759
<b>Beds</b>	3
<b>Full Baths</b>	2
<b>Half Baths</b>	1
<b>Pool</b>	No
<b>Garage Spaces</b>	2

## Selected Comps/Rental Analysis

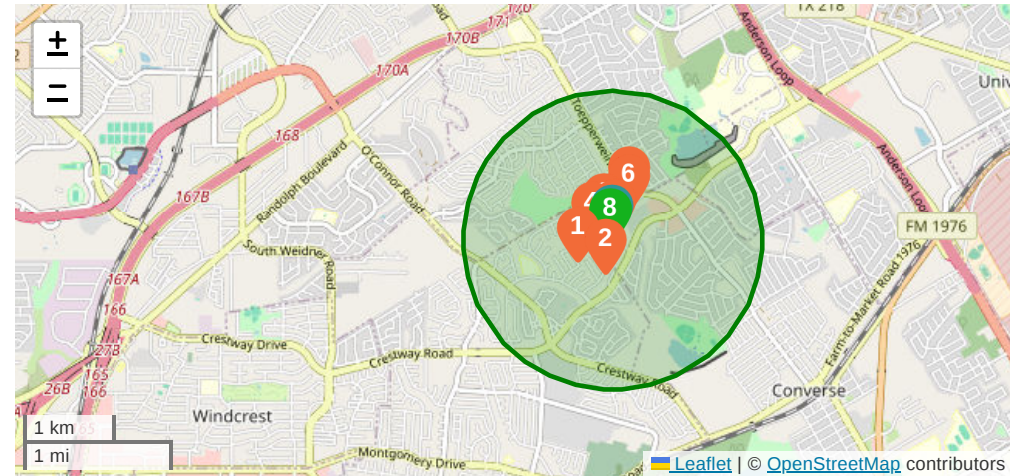
<b>Adjusted Sales Price</b>	\$247,805	<b>Quick Sale Price</b>	\$235,415
<b>Sold\$/List\$ Ratio</b>	99.4%	<b>GLA/sqft Adj</b>	\$42
<b>Comp Range Gross</b>	\$219,900 - \$275,000		
<b>Comp Range Adj</b>	\$220,646 - \$267,028		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	66
<b>Rent Average</b>	\$1,741	<b>Rent Avg. \$\$SQFT</b>	\$1.00

## Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	41	13	13
<b>Absorption Rate</b>	6.83	4.33	4.33
<b>Tot # Active Listings</b>	31	17	22
<b>Mos Housing Supply</b>	4.54	3.93	5.08
<b>Median Sale Price</b>	\$249,000	\$257,500	\$254,000
<b>Median Sale DOM</b>	35	53	35
<b>Median List Price</b>	\$260,000	\$265,000	\$259,950
<b>Median List DOM</b>	121	143	73
<b>Median Sale/List Price</b>	96%	97%	98%

## Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,769	\$258,700	\$148	\$253,646	\$139
<b>4 to 6</b>	1,684	\$254,091	\$152	\$248,069	\$151
<b>7 to 9</b>	1,730	\$250,948	\$146	\$244,514	\$142
<b>10 to 12</b>	1,718	\$255,816	\$150	\$248,118	\$148



## Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,685	\$1,650	\$0.99	\$1,601	\$0.94
<b>4 to 6</b>	1,604	\$1,610	\$1.01	\$1,610	\$1.01
<b>7 to 9</b>	1,677	\$1,737	\$1.05	\$1,737	\$1.05
<b>10 to 12</b>	1,652	\$1,729	\$1.05	\$1,729	\$1.05

10322 Mustang R...  
Converse, TX 78109

Subject ©

7135 Winter Rdg  
Converse, TX 78109

Closed 1

9766 Spruce Rdg  
Converse, TX 78109

Closed 2

7503 SUTTERS ...  
Converse, TX 78109

Closed 3

9918 Spruce Rid...  
Converse, TX 78109

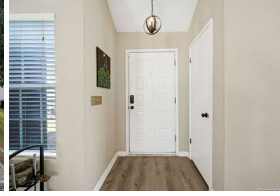
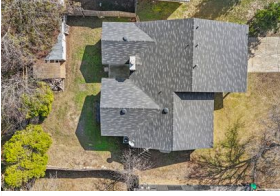
Closed 4

7723 BROKEN ...  
Converse, TX 78109

Closed 5

7706 BROKEN ...  
Converse, TX 78109

Closed 6



Distance	0.27
MLS #	869502
ADOM/CDOM	62 / 62
Type	Residential
Stories	2
Year Built	1996
Lot Size	0.14 (6,098)
List Date	2010-12-06
List Price	\$82,900
Sold Date	2011-06-10
S/L Price	\$71,900
Square Feet	1,759
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

Distance	0.27
MLS #	1823536
ADOM/CDOM	73 / 209
Type	Residential
Stories	1
Year Built	1982
Lot Size	0.19 (8,276)
List Date	2024-11-15
List Price	\$219,900
Sold Date	2025-02-07
S/L Price	\$224,000
Square Feet	1,834
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,865
Lot Size Adj	-\$1,119
Square Feet Adj	-\$3,129
Gross Adjs.	\$6,113
Net Adjs.	-\$2,383
Adjusted Value	\$221,617

Distance	0.23
MLS #	1823605
ADOM/CDOM	24 / 24
Type	Residential
Stories	1
Year Built	1985
Lot Size	0.19 (8,276)
List Date	2024-11-15
List Price	\$219,900
Sold Date	2024-12-18
S/L Price	\$219,900
Square Feet	1,759
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,865
Lot Size Adj	-\$1,119
Square Feet Adj	
Gross Adjs.	\$2,984
Net Adjs.	\$746
Adjusted Value	\$220,646

Distance	0.1
MLS #	1817504
ADOM/CDOM	6 / 6
Type	Residential
Stories	1
Year Built	1995
Lot Size	0.14 (6,098)
List Date	2024-10-19
List Price	\$260,000
Sold Date	2024-11-22
S/L Price	\$260,000
Square Feet	1,830
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,865
Lot Size Adj	
Square Feet Adj	-\$2,962
Gross Adjs.	\$4,827
Net Adjs.	-\$1,097
Adjusted Value	\$258,903

Distance	0.14
MLS #	1819463
ADOM/CDOM	20 / 348
Type	Residential
Stories	1
Year Built	1983
Lot Size	0.19 (8,276)
List Date	2024-10-28
List Price	\$255,000
Sold Date	2024-12-02
S/L Price	\$257,500
Square Feet	1,696
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,865
Lot Size Adj	-\$1,119
Square Feet Adj	\$2,628
Gross Adjs.	\$5,612
Net Adjs.	\$3,374
Adjusted Value	\$260,874

Distance	0.29
MLS #	1811238
ADOM/CDOM	123 / 123
Type	Residential
Stories	2
Year Built	1988
Lot Size	0.13 (5,663)
List Date	2024-09-23
List Price	\$259,000
Sold Date	2025-02-13
S/L Price	\$254,000
Square Feet	1,712
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	
Lot Size Adj	\$224
Square Feet Adj	\$1,961
Gross Adjs.	\$2,185
Net Adjs.	\$2,185
Adjusted Value	\$256,185

Distance	0.23
MLS #	1765699
ADOM/CDOM	215 / 215
Type	Residential
Stories	2
Year Built	1988
Lot Size	0.16 (6,970)
List Date	2024-04-11
List Price	\$254,900
Sold Date	2024-11-06
S/L Price	\$250,000
Square Feet	1,763
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	
Lot Size Adj	-\$448
Square Feet Adj	-\$167
Gross Adjs.	\$615
Net Adjs.	-\$615
Adjusted Value	\$249,385

### 10322 Mustang R...

Converse, TX 78109

Subject 



### 10402 Mustang R...

Converse, TX 78109

Closed 7



### 10314 Mustang R...

Converse, TX 78109

Active 8



<b>Distance</b>	
<b>MLS #</b>	869502
<b>ADOM/CDOM</b>	62 / 62
<b>Type</b>	Residential
<b>Stories</b>	2
<b>Year Built</b>	1996
<b>Lot Size</b>	0.14 (6,098)
<b>List Date</b>	2010-12-06
<b>List Price</b>	\$82,900
<b>Sold Date</b>	2011-06-10
<b>S/L Price</b>	\$71,900
<b>Square Feet</b>	1,759
<b>Beds</b>	3
<b>Full Baths</b>	2
<b>Half Baths</b>	1
<b>Pool</b>	No
<b>Garage Spaces</b>	2
<b>Half Baths Adj</b>	
<b>Lot Size Adj</b>	-\$671
<b>Square Feet Adj</b>	-\$7,301
<b>Gross Adjs.</b>	\$7,972
<b>Net Adjs.</b>	-\$7,972
<b>Adjusted Value</b>	\$267,028

0.05
1780888
38 / 38
Residential
2
1996
0.17 (7,405)
2024-06-03
\$285,000
2024-08-16
\$275,000
1,934
4
2
1
No
2
-\$671
-\$7,301
\$7,972
-\$7,972
\$267,028

0.02
1805664
197 / 316
Residential
1
1996
0.14 (6,098)
2024-09-02
\$249,500
1,759
3
2
1
No
2

### Housing Supply On Demand

7-12 Months Ago



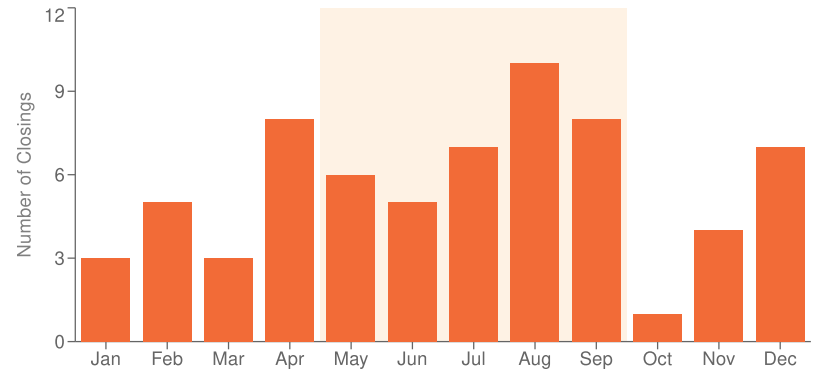
4-6 Months Ago



0-3 Months Ago

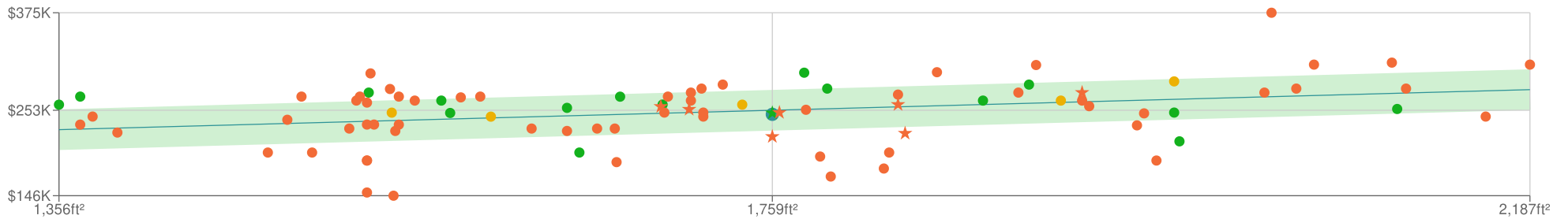


### Seasonal Demand



### Plot Your Price

● Active ● Closed ● Pending



### Days On Market (DOM) Matters

