



**kw** CITY VIEW  
KELLER WILLIAMS REALTY

# Maynard "Doc" Stephens

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## Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$173,662	<b>Quick Sale Price</b>	\$164,979
<b>Sold\$/List\$ Ratio</b>	99.1%	<b>GLA/sqft Adj</b>	\$57
<b>Comp Range Gross</b>	\$95,000 - \$250,500		
<b>Comp Range Adj</b>	\$96,896 - \$244,439		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	55
<b>Rent Average</b>	\$1,147	<b>Rent Avg. \$\$SQFT</b>	\$1.51

## Area Market Condition

	7 to 12	4 to 6	0 to 3
<b>Months Ago</b>	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	12	5	2
<b>Absorption Rate</b>	2.00	1.67	0.67
<b>Tot # Active Listings</b>	9	10	12
<b>Mos Housing Supply</b>	4.50	5.99	17.91
<b>Median Sale Price</b>	\$172,450	\$116,000	\$135,000
<b>Median Sale DOM</b>	96	32	58
<b>Median List Price</b>	\$140,000	\$152,500	\$144,250
<b>Median List DOM</b>	167	153	54.5
<b>Median Sale/List Price</b>	123%	76%	94%

## Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	885	\$142,933	\$162	\$135,000	\$174
<b>4 to 6</b>	908	\$148,988	\$168	\$138,380	\$146
<b>7 to 9</b>	880	\$162,285	\$185	\$144,307	\$167
<b>10 to 12</b>	897	\$159,738	\$182	\$164,780	\$170

1927 Schley Ave  
San Antonio, TX 78210

Mar 18, 2025

**Subject**



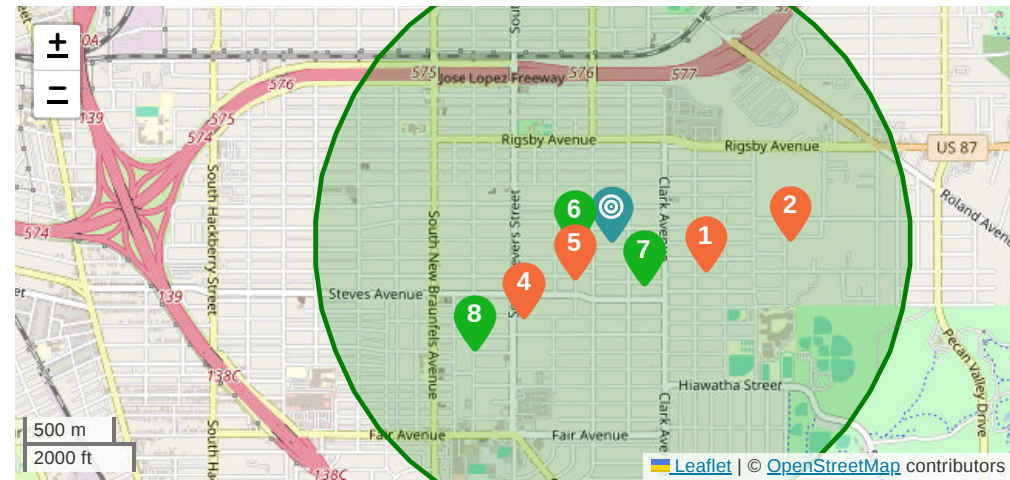
**Quick Sales Price:**  
\$164,979

**Adjusted Sales Price:**  
\$173,662

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>	1253125
<b>ADOM/CDOM</b>	5 / 5
<b>Type</b>	Residential Lease
<b>Stories</b>	1
<b>Year Built</b>	1954
<b>Lot Size</b>	0.14 (6,098)
<b>Square Feet</b>	882
<b>Beds</b>	2
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	0



## Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	839	\$1,350	\$1.60	\$0	\$0.00
<b>4 to 6</b>	1,057	\$1,565	\$1.47	\$1,350	\$1.30
<b>7 to 9</b>	1,015	\$1,350	\$1.33	\$1,375	\$1.35
<b>10 to 12</b>	1,065	\$1,500	\$1.40	\$1,500	\$1.41

1927 Schley Ave  
San Antonio, TX 78210

Subject ©

2215 Hicks Ave  
San Antonio, TX 78210

Closed 1

2510 Schley Ave  
San Antonio, TX 78210

Closed 2

907 Vanderbilt St  
San Antonio, TX 78210

Closed 3

1303 Vanderbilt St  
San Antonio, TX 78210

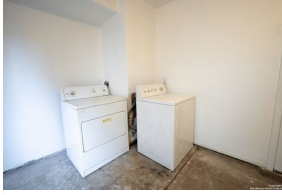
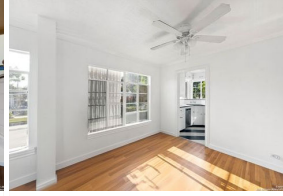
Closed 4

218 Candler St  
San Antonio, TX 78210

Closed 5

118 Candler St  
San Antonio, TX 78210

Active 6



<b>Distance</b>	
<b>MLS #</b>	1253125
<b>ADOM/CDOM</b>	5 / 5
<b>Type</b>	Residential Lease
<b>Stories</b>	1
<b>Year Built</b>	1954
<b>Lot Size</b>	0.14 (6,098)
<b>List Date</b>	2017-06-30
<b>List Price</b>	\$795
<b>Sold Date</b>	
<b>S/L Price</b>	
<b>Square Feet</b>	882
<b>Beds</b>	2
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	0
<b>Full Baths Adj</b>	
<b>Garage Spaces Adj</b>	
<b>Lot Size Adj</b>	
<b>Square Feet Adj</b>	
<b>Gross Adjs.</b>	
<b>Net Adjs.</b>	
<b>Adjusted Value</b>	

0.33
1782854
23 / 122
Residential
1
1960
0.2 (8,712)
2024-06-10
\$177,900
2024-08-23
\$185,250
975
3
2
0
No
1
-\$2,705
-\$2,345
-\$974
-\$5,296
\$11,320
-\$11,320
\$173,930

0.6
1821692
85 / 192
Residential
1
1946
0.16 (6,970)
2024-11-07
\$95,000
2025-03-12
\$95,000
843
2
1
0
No
0
-\$325
\$2,221
\$2,546
\$1,896
\$96,896

0.38
1811980
15 / 15
Residential
1
1944
0.21 (9,148)
2024-09-27
\$175,000
2024-11-04
\$172,000
1,041
2
1
0
No
1
-\$2,345
-\$1,136
-\$9,054
\$12,535
-\$12,535
\$159,465

0.38
1801454
41 / 41
Residential
1
1949
0.14 (6,098)
2024-08-15
\$199,000
2024-10-12
\$199,000
936
2
1
0
No
1
-\$2,345
-\$3,075
\$5,420
-\$5,420
\$193,580

0.17
1760458
141 / 141
Residential
1
1946
0.19 (8,276)
2024-03-21
\$269,500
2024-08-29
\$250,500
933
2
1
0
No
1
-\$2,345
-\$812
-\$2,904
\$6,061
-\$6,061
\$244,439

0.12
1805507
198 / 198
Residential
1
1947
0.14 (6,098)
2024-09-01
\$199,900
936
2
1
0
No
1
-\$2,345
-\$3,075
\$5,420
-\$5,420
\$194,480



### Housing Supply On Demand

7-12 Months Ago



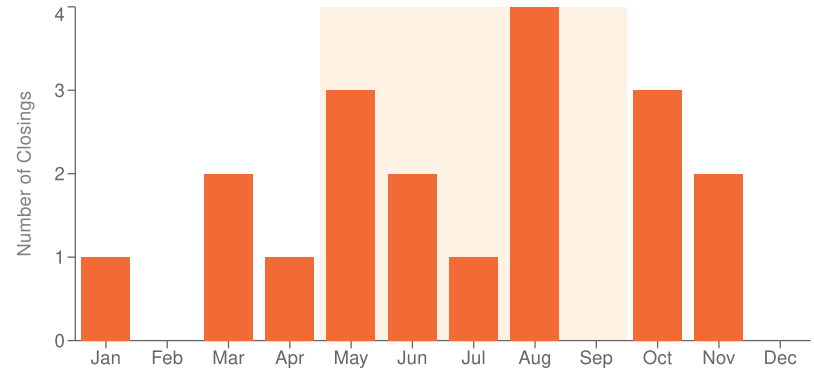
4-6 Months Ago



0-3 Months Ago

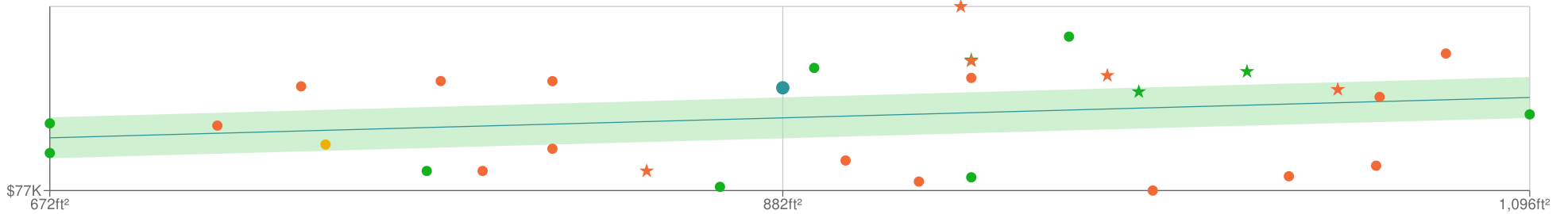


### Seasonal Demand



### Plot Your Price

● Active ● Closed ● Pending



### Days On Market (DOM) Matters

