



**kw** CITY VIEW  
KELLERWILLIAMS.REALTY

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14406 Meadow Briar St  
San Antonio, TX 78247

Mar 18, 2025

**Subject**



Quick Sales Price:  
**\$210,196**

Adjusted Sales Price:  
**\$221,259**

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>	750537
<b>ADOM/CDOM</b>	83 / 83
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1979
<b>Lot Size</b>	0.19 (8,276)
<b>Square Feet</b>	1,397
<b>Beds</b>	3
<b>Full Baths</b>	2
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	2

### Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$221,259	<b>Quick Sale Price</b>	\$210,196
<b>Sold\$/List\$ Ratio</b>	95.4%	<b>GLA/sqft Adj</b>	\$53
<b>Comp Range Gross</b>	\$160,000 - \$239,000		
<b>Comp Range Adj</b>	\$151,000 - \$253,139		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	41
<b>Rent Average</b>	\$1,495	<b>Rent Avg. \$SQFT</b>	\$1.07

### 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>	27	9	7
<b>Absorption Rate</b>	4.50	3.00	2.33
<b>Tot # Active Listings</b>	5	7	20
<b>Mos Housing Supply</b>	1.11	2.33	8.58
<b>Median Sale Price</b>	\$259,000	\$253,000	\$249,779
<b>Median Sale DOM</b>	41	19	21
<b>Median List Price</b>	\$249,000	\$255,000	\$280,450
<b>Median List DOM</b>	49	75	40.5
<b>Median Sale/List Price</b>	104%	99%	89%



### Sales Market Trend

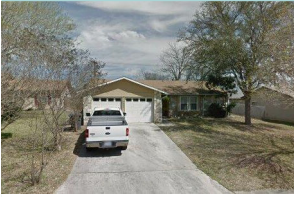
Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,466	\$262,057	\$179	\$231,826	\$170
<b>4 to 6</b>	1,411	\$256,882	\$183	\$251,529	\$180
<b>7 to 9</b>	1,367	\$248,886	\$184	\$245,145	\$184
<b>10 to 12</b>	1,467	\$266,364	\$183	\$265,754	\$182

### Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,735	\$1,895	\$1.09	\$1,895	\$1.09
<b>4 to 6</b>	1,715	\$1,795	\$1.04	\$1,795	\$1.05
<b>7 to 9</b>	1,472	\$1,750	\$1.19	\$1,750	\$1.20
<b>10 to 12</b>	1,698	\$1,970	\$1.16	\$1,970	\$1.16

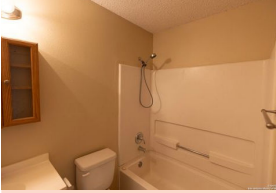
14406 Meadow B...  
San Antonio, TX 78247

Subject ©



15403 WOOD S...  
San Antonio, TX 78247

Closed 1



15526 KNOLLG...  
San Antonio, TX 78247

Closed 2



15538 KNOLLG...  
San Antonio, TX 78247

Closed 3



4726 PURLANE  
San Antonio, TX 78247

Closed 4



14415 Briarmall St  
San Antonio, TX 78247

Pending 5



4867 CAMAS  
San Antonio, TX 78247

Active 6



Distance	
MLS #	750537
ADOM/CDOM	83 / 83
Type	Residential
Stories	1
Year Built	1979
Lot Size	0.19 (8,276)
List Date	2008-10-22
List Price	\$64,900
Sold Date	2009-02-18
S/L Price	\$62,000
Square Feet	1,397
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.2	1783666
131 / 131	Residential
2	1992
0.14 (6,098)	2024-06-12
\$204,900	2024-11-14
\$160,000	1,606
3	3
2	2
1	0
No	1
1	\$2,742
-\$1,582	
\$949	
-\$11,109	
\$16,382	
-\$9,000	
\$151,000	

0.26	1773792
83 / 83	Residential
1	1986
0.12 (5,227)	2024-05-09
\$221,500	2024-09-13
\$229,750	1,156
3	3
2	2
0	0
No	2
\$1,329	
\$12,810	
\$14,139	
\$14,139	
\$243,889	

0.28	1777379
33 / 33	Residential
1	1986
0.12 (5,227)	2024-05-22
\$239,900	2024-07-17
\$239,000	1,156
3	3
2	2
0	0
No	2
\$1,329	
\$12,810	
\$14,139	
\$14,139	
\$253,139	

0.28	1762472
41 / 41	Residential
1	1993
0.13 (5,663)	2024-03-29
\$215,000	2024-07-03
\$215,000	1,056
3	3
2	2
0	0
No	1
	\$2,742
\$1,139	
\$18,126	
\$22,007	
\$22,007	
\$237,007	

0.08	1834243
65 / 65	Residential
1	1979
0.18 (7,841)	2025-01-12
\$245,000	
	1,397
3	3
2	2
0	0
No	2
\$190	
\$190	
\$190	
\$245,190	

0.34	1845059
32 / 32	Residential
1	1993
0.11 (4,792)	2025-02-14
\$239,900	
	1,316
3	3
2	2
0	0
No	1
	\$2,742
\$1,519	
\$4,306	
\$8,567	
\$8,567	
\$248,467	

14406 Meadow B...  
San Antonio, TX 78247

Subject 



15603 WOOD SO...  
San Antonio, TX 78247

Active 7



14422 Briarmall St  
San Antonio, TX 78247

Active 8



Distance	
MLS #	750537
ADOM/CDOM	83 / 83
Type	Residential
Stories	1
Year Built	1979
Lot Size	0.19 (8,276)
List Date	2008-10-22
List Price	\$64,900
Sold Date	2009-02-18
S/L Price	\$62,000
Square Feet	1,397
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.35
1827439
102 / 102
Residential
1
1992
0.11 (4,792)
2024-12-06
\$256,000
1,334
3
2
0
No
2
\$1,519
\$3,349
\$4,868
\$4,868
\$260,868

0.08
1840739
40 / 40
Residential
1
1979
0.16 (6,970)
2025-02-06
\$289,999
1,438
4
2
0
Yes
2
\$570
-\$2,179
-\$12,656
\$15,405
-\$14,265
\$275,734

### Housing Supply On Demand

7-12 Months Ago



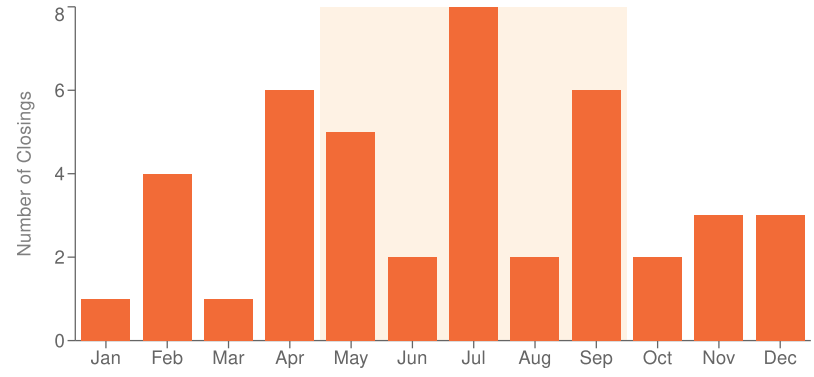
4-6 Months Ago



0-3 Months Ago

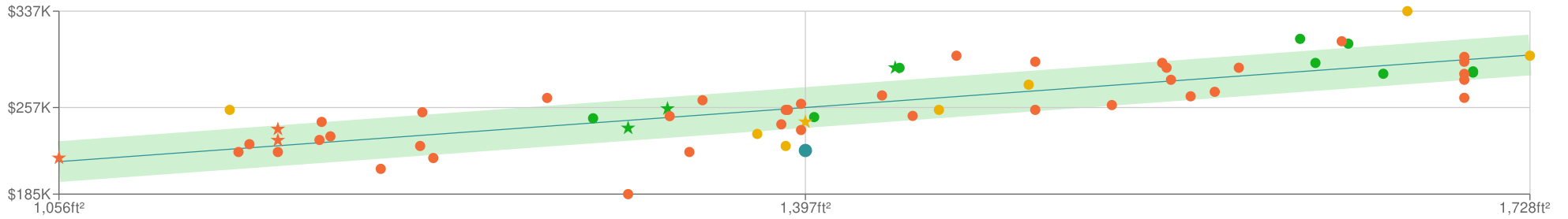


### Seasonal Demand



### Plot Your Price

● Active ● Pending ● Closed



### Days On Market (DOM) Matters

