



kw CITY VIEW
KELLERWILLIAMS.REALTY

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1906 Schley Ave
San Antonio, TX 78210

Mar 18, 2025

Subject



Quick Sales Price:
\$170,503

Adjusted Sales Price:
\$179,477

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 #	1148537
ADOM/CDOM	33 / 33
Type	Residential
Stories	1
Year Built	1945
Lot Size	0.14 (6,098)
Square Feet	1,179
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

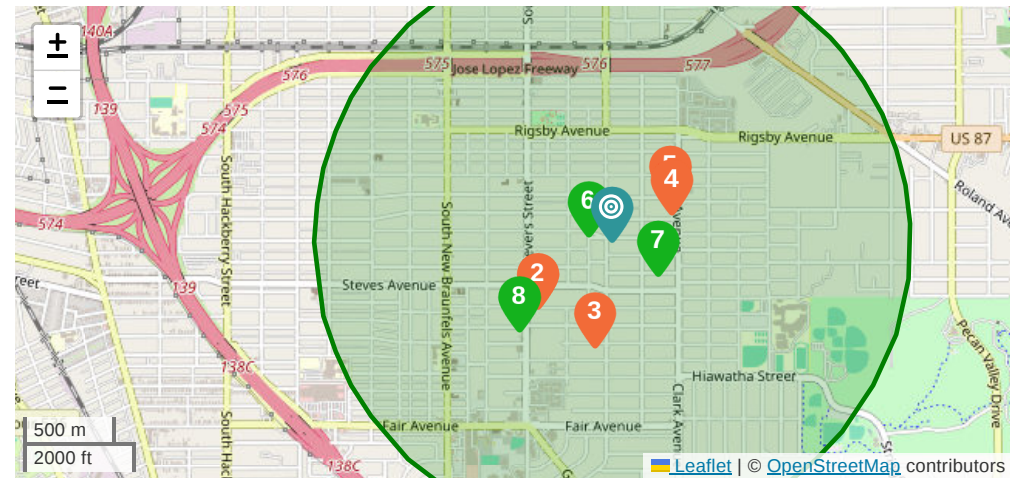
Adjusted Sales Price	\$179,477	Quick Sale Price	\$170,503
Sold\$/List\$ Ratio	96.2%	GLA/sqft Adj	\$44
Comp Range Gross	\$120,000 - \$249,000		
Comp Range Adj	\$114,121 - \$244,750		
Last 6 Months		Avg Days On Market	67
Rent Average	\$1,309	Rent Avg. \$SQFT	\$1.10

Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	14	13	4
Absorption Rate	2.33	4.33	1.33
Tot # Active Listings	17	12	21
Mos Housing Supply	7.30	2.77	15.79
Median Sale Price	\$184,125	\$172,000	\$153,050
Median Sale DOM	88.5	41	51
Median List Price	\$199,000	\$204,450	\$222,000
Median List DOM	121	152.5	43
Median Sale/List Price	93%	84%	69%

Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,190	\$197,056	\$169	\$153,775	\$118
4 to 6	1,197	\$190,405	\$159	\$179,569	\$151
7 to 9	1,122	\$188,049	\$170	\$168,292	\$155
10 to 12	1,115	\$190,700	\$172	\$178,750	\$166



Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,140	\$1,250	\$1.09	\$0	\$0.00
4 to 6	1,242	\$1,370	\$1.11	\$1,370	\$1.11
7 to 9	1,454	\$1,950	\$1.34	\$0	\$0.00
10 to 12	1,241	\$1,499	\$1.22	\$1,504	\$1.22

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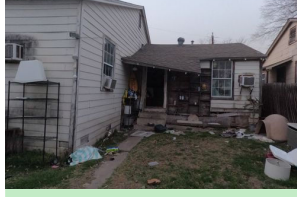
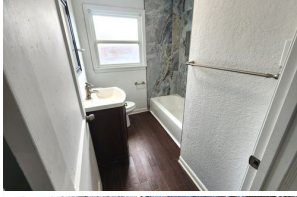
Subject ©

2022 Hicks
San Antonio, TX 78210

Active 7

1046 Greer St
San Antonio, TX 78210

Active 8



Distance	
MLS #	1148537
ADOM/CDOM	33 / 33
Type	Residential
Stories	1
Year Built	1945
Lot Size	0.14 (6,098)
List Date	2015-11-16
List Price	\$79,000
Sold Date	2015-12-21
S/L Price	\$68,000
Square Feet	1,179
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Square Feet Adj	
Lot Size Adj	
Full Baths Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.19
1848297
10 / 10
Residential
1
1951
0.14 (6,098)
2025-03-08
\$169,900
984
3
1
0
No
\$4,701
\$8,524
\$13,225
\$13,225
\$183,125

0.43
1846954
14 / 14
Residential
1
1942
0.14 (6,098)
2025-03-04
\$130,000
1,152
3
1
0
No
\$4,701
\$1,180
\$5,881
\$5,881
\$135,881

Housing Supply On Demand

7-12 Months Ago



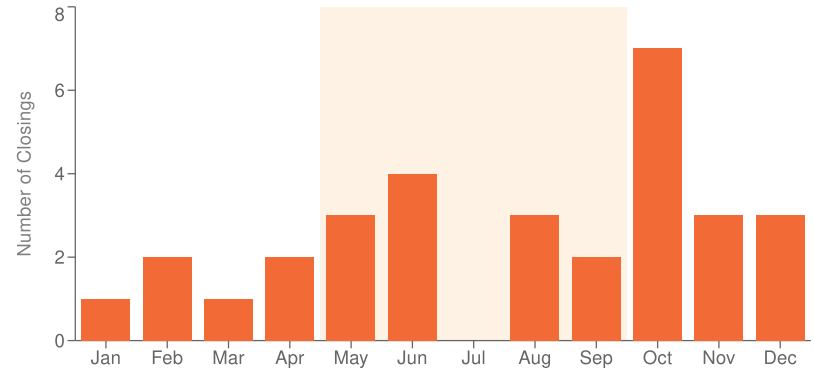
4-6 Months Ago



0-3 Months Ago

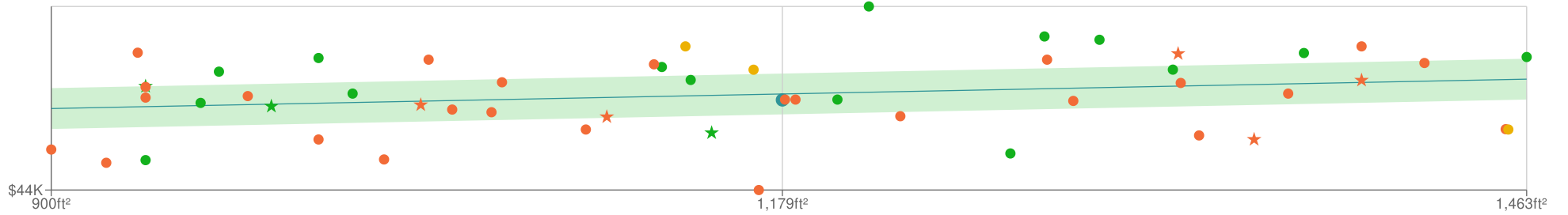


Seasonal Demand



Plot Your Price

● Active ● Closed ● Pending



Days On Market (DOM) Matters

