



kw CITY VIEW
KELLER WILLIAMS REALTY

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Selected Comps/Rental Analysis

Adjusted Sales Price	\$152,038	Quick Sale Price	\$144,436
Sold\$/List\$ Ratio	90.7%	GLA/sqft Adj	\$41
Comp Range Gross	\$105,000 - \$199,900		
Comp Range Adj	\$103,712 - \$190,928		
Last 6 Months		Avg Days On Market	46
Rent Average	\$1,336	Rent Avg. \$SQFT	\$1.13

Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	11	4	2
Absorption Rate	1.83	1.33	0.67
Tot # Active Listings	3	1	3
Mos Housing Supply	1.64	0.75	4.48
Median Sale Price	\$177,000	\$177,500	\$109,500
Median Sale DOM	42	48	11
Median List Price	\$190,000	\$210,000	\$210,000
Median List DOM	76	106	53
Median Sale/List Price	93%	85%	52%

Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,173	\$175,500	\$149	\$109,500	\$103
4 to 6	1,252	\$196,650	\$158	\$177,475	\$155
7 to 9	1,337	\$170,475	\$127	\$177,300	\$133
10 to 12	1,234	\$182,100	\$149	\$178,863	\$147

5003 Bernadine Dr
San Antonio, TX 78220

Mar 18, 2025

Subject



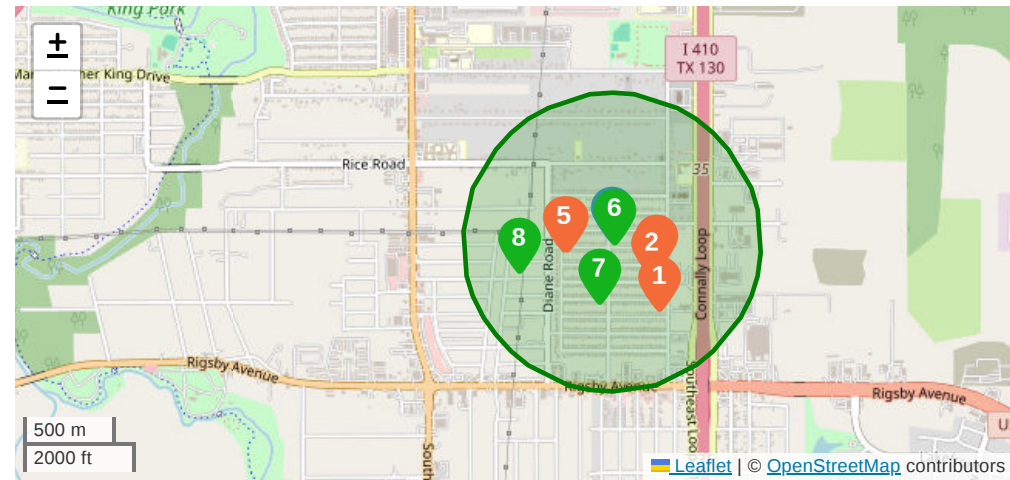
Quick Sales Price:
\$144,436

Adjusted Sales Price:
\$152,038

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	1964
Lot Size	0.2 (8,712)
Square Feet	1,172
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	0



Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,375	\$1,550	\$1.12	\$0	\$0.00
4 to 6	1,448	\$1,650	\$1.13	\$1,650	\$1.14
7 to 9	0	\$0	\$0.00	\$0	\$0.00
10 to 12	1,291	\$1,500	\$1.16	\$1,500	\$1.16

5003 Bernadine Dr
San Antonio, TX 78220

Subject ©



5055 Seabreeze...
San Antonio, TX 78220

Closed 1



5043 Hershey Dr
San Antonio, TX 78220

Closed 2



4906 Bernadine Dr
San Antonio, TX 78220

Closed 3



5050 Creekmoor...
San Antonio, TX 78220

Closed 4



4902 Bernadine Dr
San Antonio, TX 78220

Closed 5



5007 BERNADINE
San Antonio, TX 78220

Active 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1964
Lot Size	0.2 (8,712)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,172
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	0
Full Baths Adj	
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.28
1813255
20 / 20
Residential
1
1963
0.18 (7,841)
2024-10-02
\$175,000
2024-11-01
\$175,000
936
3
1
0
No
0
\$2,247
\$1,123
\$270
\$9,628
\$13,268
\$13,268
\$188,268

0.18
1808411
8 / 8
Residential
1
1965
0.2 (8,712)
2024-09-13
\$199,900
2024-10-17
\$199,900
1,324
3
2
0
No
2
\$1,123
-\$6,201
-\$3,894
\$11,218
-\$8,972
\$190,928

0.15
1831548
17 / 17
Residential
1
1960
0.18 (7,841)
2024-12-30
\$140,000
2025-02-12
\$105,000
1,190
3
2
0
No
1
\$1,123
\$270
-\$734
-\$1,947
\$4,074
-\$1,288
\$103,712

0.18
1826548
5 / 5
Residential
1
1965
0.21 (9,148)
2024-12-02
\$145,000
2024-12-27
\$114,000
972
3
1
0
No
1
\$2,247
\$1,123
-\$135
\$8,159
-\$1,947
\$13,611
\$9,447
\$123,447

0.16
1792740
117 / 117
Residential
1
1961
0.19 (8,276)
2024-07-13
\$155,000
2024-11-25
\$155,000
1,136
2
2
0
No
2
\$1,123
\$135
\$1,469
-\$3,894
\$6,621
-\$1,167
\$153,833

0.01
1837249
53 / 53
Residential
1
1964
0.18 (7,841)
2025-01-24
\$219,000
1,204
4
1
0
No
0
\$2,247
\$1,123
\$270
-\$1,305
\$4,945
\$2,335
\$221,335

5003 Bernadine Dr
San Antonio, TX 78220

Subject 



4938 Lakewood Dr
San Antonio, TX 78220

Active 7



4811 Hershey
San Antonio, TX 78220

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1964
Lot Size	0.2 (8,712)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,172
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	0
Full Baths Adj	
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.21
1841865
34 / 34
Residential
1
1962
0.2 (8,712)
2025-02-12
\$198,000
1,327
2
1
0
No
2
\$2,247
\$1,123
-\$6,323
-\$3,894
\$13,587
-\$6,847
\$191,153

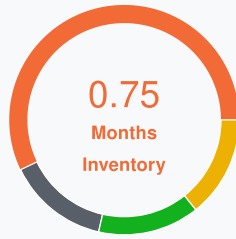
0.33
1826623
106 / 132
Residential
1
1959
0.19 (8,276)
2024-12-02
\$210,000
1,440
3
2
0
No
2
\$1,123
\$135
-\$10,933
-\$3,894
\$16,085
-\$13,569
\$196,431

Housing Supply On Demand

7-12 Months Ago



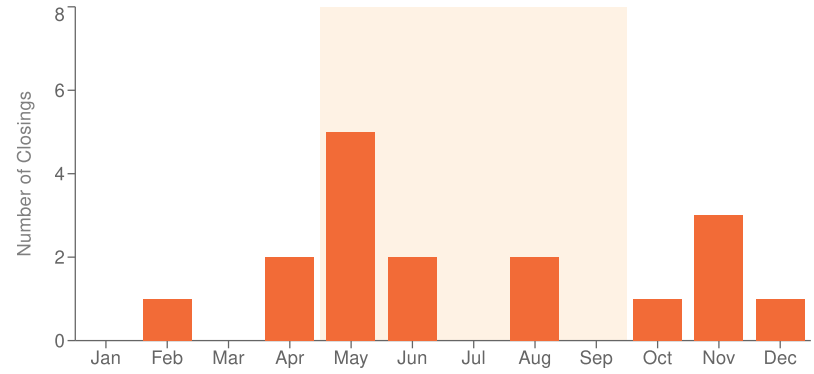
4-6 Months Ago



0-3 Months Ago

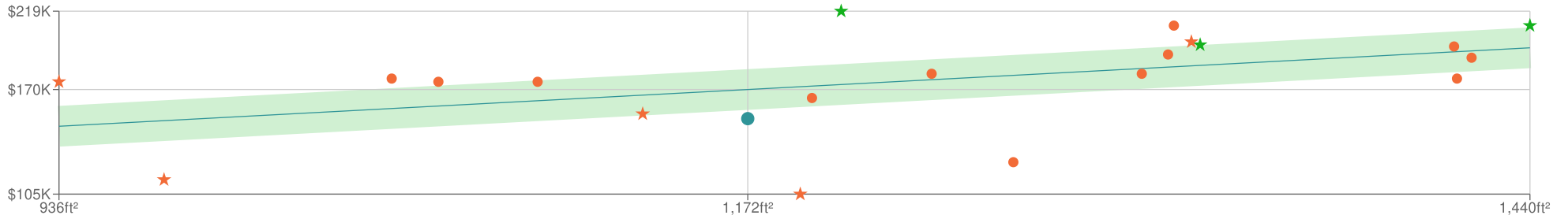


Seasonal Demand



Plot Your Price

● Active ● Closed



Days On Market (DOM) Matters

