



kw CITY VIEW
KELLER WILLIAMS REALTY

Maynard "Doc" Stephens

✉ docs@kw.com

☎ (210) 639-9403

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9015 TIMBER LAUREL
San Antonio, TX 78250

Mar 18, 2025

Subject



Quick Sales Price:
\$267,918

Adjusted Sales Price:
\$282,019

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

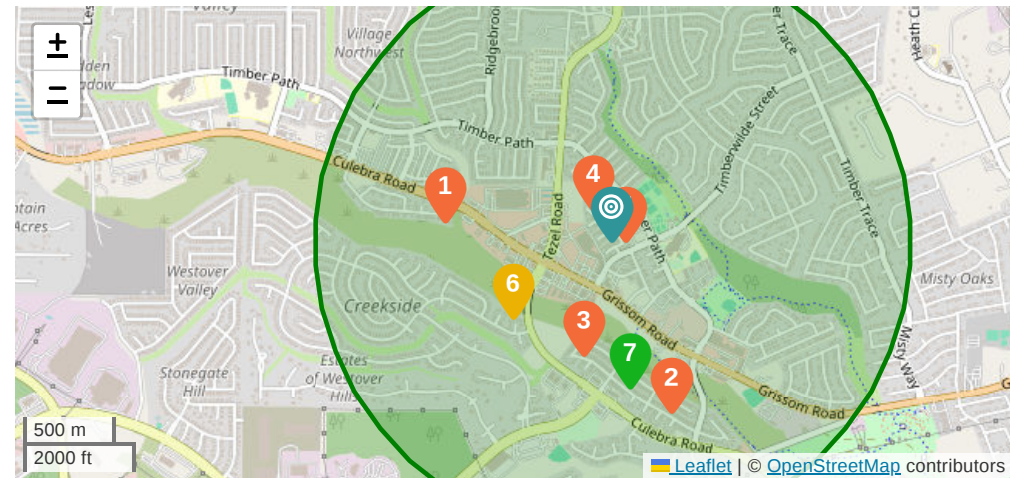
MLS #	908928
ADOM/CDOM	83 / 83
Type	Residential
Stories	2
Year Built	2004
Lot Size	0.12 (5,227)
Square Feet	2,510
Beds	5
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

Adjusted Sales Price	\$282,019	Quick Sale Price	\$267,918
Sold\$/List\$ Ratio	99.8%	GLA/sqft Adj	\$35
Comp Range Gross	\$260,000 - \$310,000		
Comp Range Adj	\$265,558 - \$305,154		
Last 6 Months		Avg Days On Market	72
Rent Average	\$2,108	Rent Avg. \$SQFT	\$0.87

Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	8	5	4
Absorption Rate	1.33	1.67	1.33
Tot # Active Listings	12	8	9
Mos Housing Supply	9.02	4.79	6.77
Median Sale Price	\$285,250	\$315,000	\$260,250
Median Sale DOM	75	74	79
Median List Price	\$289,500	\$299,950	\$305,000
Median List DOM	102	143.5	36
Median Sale/List Price	99%	105%	85%



Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	2,340	\$326,800	\$140	\$268,250	\$116
4 to 6	2,263	\$308,400	\$139	\$298,740	\$136
7 to 9	2,324	\$375,745	\$162	\$377,250	\$160
10 to 12	2,258	\$275,450	\$123	\$268,100	\$117

Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	2,205	\$1,967	\$0.90	\$2,200	\$0.80
4 to 6	2,428	\$2,049	\$0.85	\$2,008	\$0.85
7 to 9	2,184	\$2,082	\$0.95	\$1,965	\$0.90
10 to 12	2,263	\$1,973	\$0.88	\$1,998	\$0.90

9015 TIMBER LA...
San Antonio, TX 78250

Subject



9506 Nueces Cyn
San Antonio, TX 78251

Closed 1



8803 LAGUNA ...
San Antonio, TX 78251

Closed 2



9211 LAGUNA ...
San Antonio, TX 78251

Closed 3



5710 Timber Hvn
San Antonio, TX 78250

Closed 4



5506 Timber Hvn
San Antonio, TX 78250

Closed 5



5015 Kallies Cir
San Antonio, TX 78251

Pending 6



Distance	
MLS #	908928
ADOM/CDOM	83 / 83
Type	Residential
Stories	2
Year Built	2004
Lot Size	0.12 (5,227)
List Date	2011-08-17
List Price	\$113,900
Sold Date	2011-11-22
S/L Price	\$109,650
Square Feet	2,510
Beds	5
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Lot Size Adj	-\$252
Square Feet Adj	-\$4,594
Full Baths Adj	
Gross Adjs.	\$4,846
Net Adjs.	-\$4,846
Adjusted Value	\$305,154

0.56
1824332
17 / 144
Residential
2
2007
0.13 (5,663)
2024-11-19
\$312,000
2024-12-23
\$310,000
2,642
5
2
1
No
2
-\$252
-\$4,594
\$4,846
-\$4,846
\$305,154

0.61
1804096
74 / 74
Residential
2
2005
0.11 (4,792)
2024-08-26
\$269,900
2024-12-02
\$269,900
2,642
5
2
1
No
2
\$252
-\$4,594
\$4,846
-\$4,342
\$265,558

0.39
1804810
78 / 78
Residential
2
2003
0.12 (5,227)
2024-08-29
\$254,900
2024-12-17
\$260,000
1,883
3
2
1
No
2
\$21,822
\$21,822
\$21,822
\$281,822

0.12
1791063
115 / 115
Residential
2
2004
0.13 (5,663)
2024-07-08
\$274,000
2024-11-15
\$274,000
2,492
4
2
1
No
2
-\$252
\$626
\$878
\$374
\$274,374

0.05
1728178
99 / 99
Residential
2
2005
0.12 (5,227)
2023-10-20
\$289,900
2024-04-16
\$283,500
2,519
4
2
1
No
2
-\$313
\$313
-\$313
\$283,187

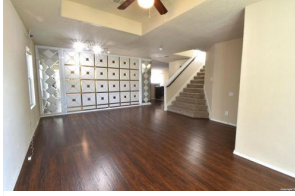
0.42
1833174
69 / 230
Residential
2
1998
0.29 (12,632)
2025-01-08
\$267,000
2,399
4
2
1
No
2
-\$4,276
\$3,863
\$8,139
-\$413
\$266,587

9015 TIMBER LA...

San Antonio, TX 78250

Subject ©**8931 LAGUNA RIO**

San Antonio, TX 78251

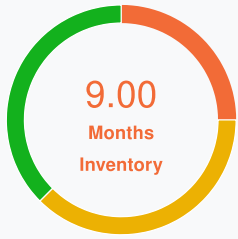
Active 7

Distance	
MLS #	908928
ADOM/CDOM	83 / 83
Type	Residential
Stories	2
Year Built	2004
Lot Size	0.12 (5,227)
List Date	2011-08-17
List Price	\$113,900
Sold Date	2011-11-22
S/L Price	\$109,650
Square Feet	2,510
Beds	5
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Lot Size Adj	
Square Feet Adj	-\$6,543
Full Baths Adj	-\$4,192
Gross Adjs.	\$10,735
Net Adjs.	-\$10,735
Adjusted Value	\$294,265

0.49
1845942
18 / 90
Residential
1
2004
0.12 (5,227)
2025-02-28
\$305,000
2,698
5
3
1
No
2
-\$6,543
-\$4,192
\$10,735
-\$10,735
\$294,265

Housing Supply On Demand

7-12 Months Ago



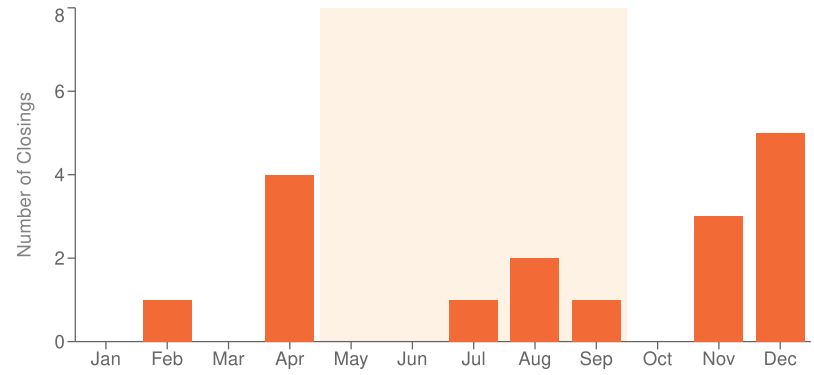
4-6 Months Ago



0-3 Months Ago

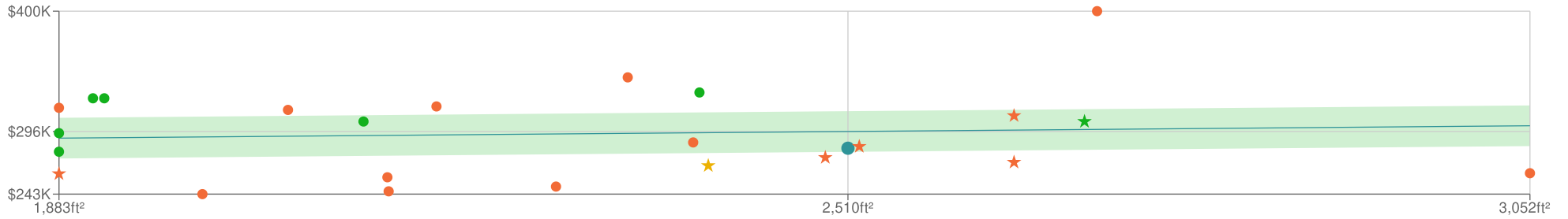


Seasonal Demand



Plot Your Price

● Closed ● Pending ● Active



Days On Market (DOM) Matters

