



**kw** CITY VIEW  
KELLERWILLIAMS.REALTY

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1116 Rigsby Ave  
San Antonio, TX 78210

Mar 18, 2025

**Subject**



Quick Sales Price:  
**\$210,431**

Adjusted Sales Price:  
**\$221,507**

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>	1709172
<b>ADOM/CDOM</b>	25 / 25
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1923
<b>Lot Size</b>	0.17 (7,405)
<b>Square Feet</b>	1,330
<b>Beds</b>	3
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	1

### Selected Comps/Rental Analysis

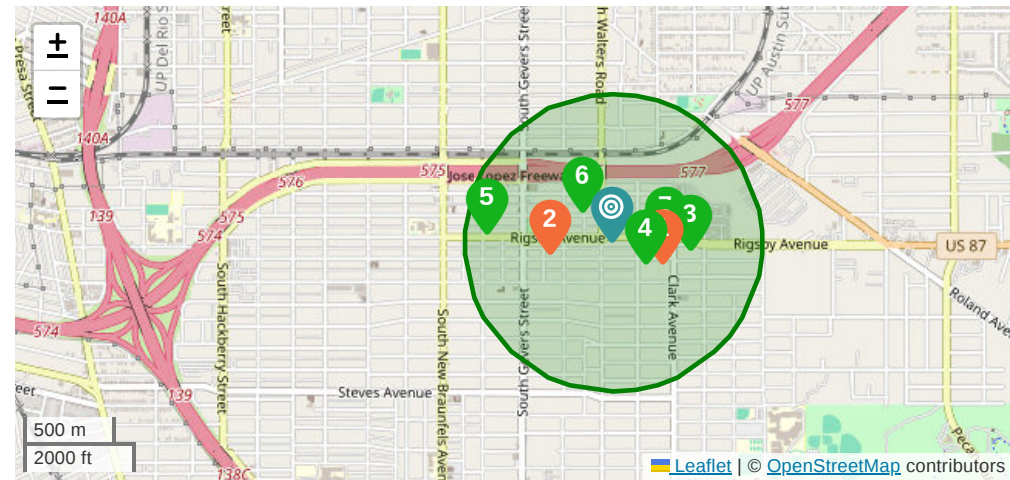
<b>Adjusted Sales Price</b>	\$221,507	<b>Quick Sale Price</b>	\$210,431
<b>Sold\$/List\$ Ratio</b>	98.5%	<b>GLA/sqft Adj</b>	\$52
<b>Comp Range Gross</b>	\$189,700 - \$242,500		
<b>Comp Range Adj</b>	\$199,392 - \$243,621		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	82
<b>Rent Average</b>	\$1,317	<b>Rent Avg. \$SQFT</b>	\$1.28

### Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	2	2	3
<b>Absorption Rate</b>	0.33	0.67	1.00
<b>Tot # Active Listings</b>	8	11	11
<b>Mos Housing Supply</b>	24.24	16.42	11.00
<b>Median Sale Price</b>	\$143,250	\$241,250	\$189,700
<b>Median Sale DOM</b>	105	47.5	25
<b>Median List Price</b>	\$220,950	\$229,800	\$240,000
<b>Median List DOM</b>	185.5	113	111
<b>Median Sale/List Price</b>	65%	105%	79%

### Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,403	\$193,933	\$139	\$169,900	\$135
<b>4 to 6</b>	1,311	\$228,766	\$176	\$241,250	\$175
<b>7 to 9</b>	1,269	\$219,850	\$173	\$0	\$0
<b>10 to 12</b>	1,296	\$247,300	\$189	\$143,250	\$118



### Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,222	\$2,025	\$1.69	\$0	\$0.00
<b>4 to 6</b>	1,471	\$1,508	\$1.02	\$1,400	\$0.99
<b>7 to 9</b>	1,302	\$1,600	\$1.22	\$0	\$0.00
<b>10 to 12</b>	1,396	\$1,275	\$0.91	\$1,275	\$0.91

1116 Rigsby Ave  
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Subject 

1234 Kayton Ave  
San Antonio, TX 78210

Closed 1

935 Kayton Ave  
San Antonio, TX 78210

Closed 2

1322 Rigsby Ave  
San Antonio, TX 78210

Active 3

1210 Kayton Ave  
San Antonio, TX 78210

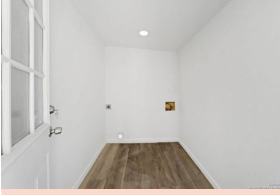
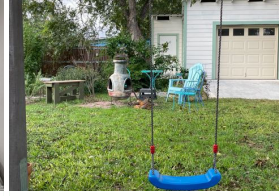
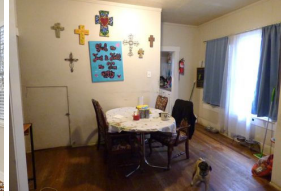
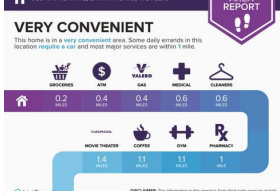
Active 4

807 Rigsby Ave  
San Antonio, TX 78210

Active 5

1027 Hammond ...  
San Antonio, TX 78210

Active 6



Distance	
MLS #	1709172
ADOM/CDOM	25 / 25
Type	Residential
Stories	1
Year Built	1923
Lot Size	0.17 (7,405)
List Date	2023-08-04
List Price	\$227,500
Sold Date	
S/L Price	
Square Feet	1,330
Beds	3
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	1
Garage Spaces Adj	
Square Feet Adj	
Full Baths Adj	
Lot Size Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

Distance	0.18
MLS #	1821319
ADOM/CDOM	21 / 101
Type	Residential
Stories	1
Year Built	1929
Lot Size	0.17 (7,405)
List Date	2024-11-05
List Price	\$189,700
Sold Date	2024-12-27
S/L Price	\$189,700
Square Feet	1,197
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0
Garage Spaces Adj	\$2,809
Square Feet Adj	\$6,883
Full Baths Adj	
Lot Size Adj	
Gross Adjs.	\$9,692
Net Adjs.	\$9,692
Adjusted Value	\$199,392

Distance	0.21
MLS #	1812390
ADOM/CDOM	25 / 25
Type	Residential
Stories	1
Year Built	1925
Lot Size	0.17 (7,405)
List Date	2024-09-12
List Price	\$250,000
Sold Date	2024-12-18
S/L Price	\$242,500
Square Feet	1,300
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	0
Garage Spaces Adj	\$2,809
Square Feet Adj	\$1,553
Full Baths Adj	-\$3,241
Lot Size Adj	
Gross Adjs.	\$7,603
Net Adjs.	\$1,121
Adjusted Value	\$243,621

Distance	0.26
MLS #	1836712
ADOM/CDOM	54 / 54
Type	Residential
Stories	1
Year Built	1926
Lot Size	0.2 (8,712)
List Date	2025-01-23
List Price	\$234,000
Sold Date	
S/L Price	
Square Feet	1,598
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	0
Garage Spaces Adj	\$2,809
Square Feet Adj	-\$13,870
Full Baths Adj	-\$3,241
Lot Size Adj	-\$583
Gross Adjs.	\$20,503
Net Adjs.	-\$14,885
Adjusted Value	\$219,115

Distance	0.13
MLS #	1839253
ADOM/CDOM	43 / 283
Type	Residential
Stories	2
Year Built	1926
Lot Size	0.17 (7,405)
List Date	2025-02-03
List Price	\$150,000
Sold Date	
S/L Price	
Square Feet	1,587
Beds	5
Full Baths	3
Half Baths	0
Pool	No
Garage Spaces	1
Garage Spaces Adj	
Square Feet Adj	-\$13,301
Full Baths Adj	-\$6,483
Lot Size Adj	
Gross Adjs.	\$19,784
Net Adjs.	-\$19,784
Adjusted Value	\$130,216

Distance	0.42
MLS #	1798925
ADOM/CDOM	225 / 313
Type	Residential
Stories	1
Year Built	1920
Lot Size	0.17 (7,405)
List Date	2024-08-05
List Price	\$250,000
Sold Date	
S/L Price	
Square Feet	1,340
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	3
Garage Spaces Adj	-\$5,619
Square Feet Adj	-\$518
Full Baths Adj	-\$3,241
Lot Size Adj	
Gross Adjs.	\$9,378
Net Adjs.	-\$9,378
Adjusted Value	\$240,622

Distance	0.14
MLS #	1826049
ADOM/CDOM	111 / 111
Type	Residential
Stories	1
Year Built	1930
Lot Size	0.18 (7,841)
List Date	2024-11-27
List Price	\$320,000
Sold Date	
S/L Price	
Square Feet	1,212
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	1
Garage Spaces Adj	
Square Feet Adj	\$6,107
Full Baths Adj	-\$3,241
Lot Size Adj	-\$194
Gross Adjs.	\$9,542
Net Adjs.	\$2,672
Adjusted Value	\$322,672

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Subject 



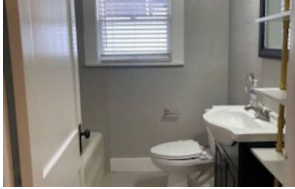
1240 Rigsby Ave  
San Antonio, TX 78210

Active 7



1239 Kayton Ave  
San Antonio, TX 78210

Active 8



<b>Distance</b>	
<b>MLS #</b>	1709172
<b>ADOM/CDOM</b>	25 / 25
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1923
<b>Lot Size</b>	0.17 (7,405)
<b>List Date</b>	2023-08-04
<b>List Price</b>	\$227,500
<b>Sold Date</b>	
<b>S/L Price</b>	
<b>Square Feet</b>	1,330
<b>Beds</b>	3
<b>Full Baths</b>	1
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	1
<b>Garage Spaces Adj</b>	
<b>Square Feet Adj</b>	
<b>Full Baths Adj</b>	
<b>Lot Size Adj</b>	
<b>Gross Adjs.</b>	
<b>Net Adjs.</b>	
<b>Adjusted Value</b>	

0.18
1846661
15 / 162
Residential
1
1923
0.17 (7,405)
2025-03-03
\$240,000
1,420
3
1
0
No
\$2,809
-\$4,658
\$7,467
-\$1,849
\$238,151

0.18
1823497
123 / 367
Residential
1
1923
0.17 (7,405)
2024-11-15
\$229,800
1,474
3
2
0
No
0
\$2,809
-\$7,452
-\$3,241
\$13,502
-\$7,884
\$221,916

### Housing Supply On Demand

7-12 Months Ago



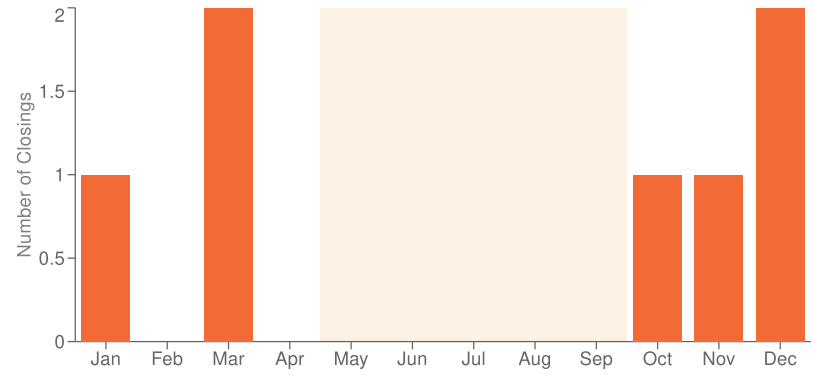
4-6 Months Ago



0-3 Months Ago

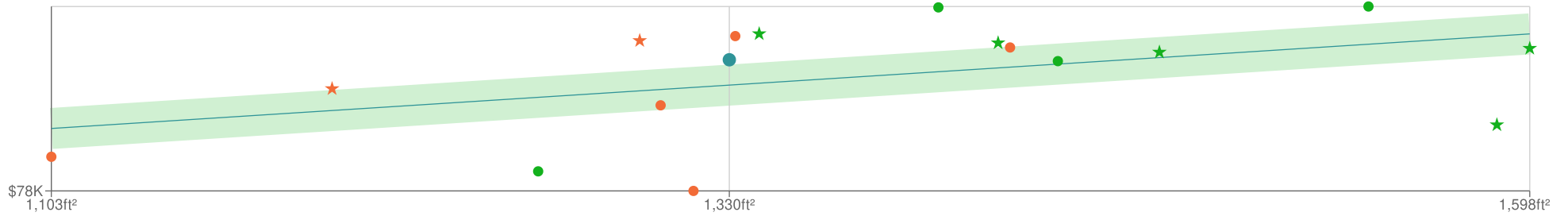


### Seasonal Demand



### Plot Your Price

● Closed ● Active



### Days On Market (DOM) Matters

