



**kw** CITY VIEW  
KELLERWILLIAMS.REALTY

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7426 Gamble Oak Dr  
San Antonio, TX 78223

Mar 18, 2025

**Subject**



Quick Sales Price:  
**\$271,315**

Adjusted Sales Price:  
**\$285,595**

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

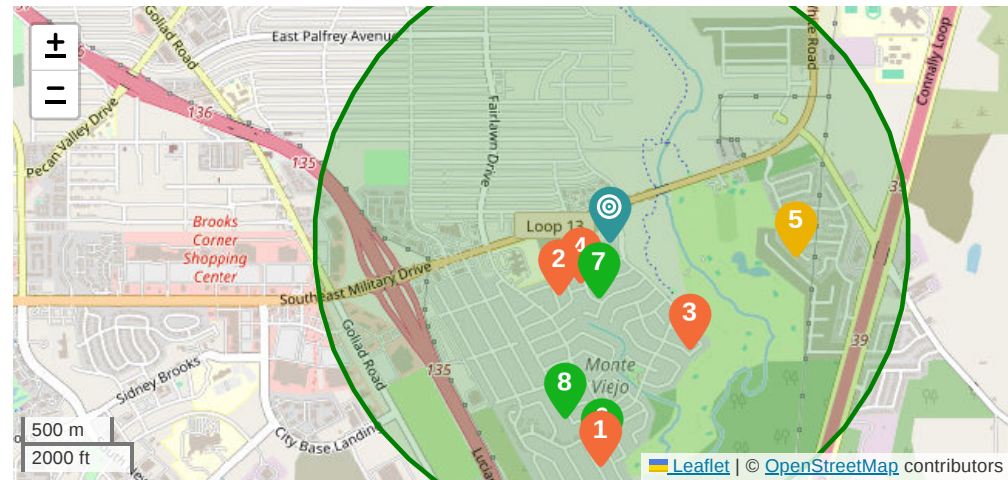
<b>MLS #</b>	1225702
<b>ADOM/CDOM</b>	22 / 22
<b>Type</b>	Residential
<b>Stories</b>	2
<b>Year Built</b>	2005
<b>Lot Size</b>	0.18 (7,841)
<b>Square Feet</b>	2,519
<b>Beds</b>	4
<b>Full Baths</b>	3
<b>Half Baths</b>	1
<b>Pool</b>	No
<b>Garage Spaces</b>	2

### Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$285,595	<b>Quick Sale Price</b>	\$271,315
<b>Sold\$/List\$ Ratio</b>	100.6%	<b>GLA/sqft Adj</b>	\$34
<b>Comp Range Gross</b>	\$265,000 - \$304,000		
<b>Comp Range Adj</b>	\$271,646 - \$301,695		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	50
<b>Rent Average</b>	\$2,217	<b>Rent Avg. \$SQFT</b>	\$0.88

### 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>	14	7	3
<b>Absorption Rate</b>	2.33	2.33	1.00
<b>Tot # Active Listings</b>	8	6	10
<b>Mos Housing Supply</b>	3.43	2.58	10.00
<b>Median Sale Price</b>	\$282,500	\$279,900	\$304,000
<b>Median Sale DOM</b>	37	30	118
<b>Median List Price</b>	\$269,950	\$287,000	\$285,000
<b>Median List DOM</b>	180.5	191	35.5
<b>Median Sale/List Price</b>	105%	98%	107%



### Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	2,435	\$291,479	\$120	\$289,667	\$116
<b>4 to 6</b>	2,421	\$285,521	\$119	\$289,129	\$121
<b>7 to 9</b>	2,361	\$287,809	\$122	\$285,688	\$123
<b>10 to 12</b>	2,385	\$296,791	\$126	\$289,333	\$123

### Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	2,436	\$2,400	\$0.98	\$2,400	\$0.99
<b>4 to 6</b>	2,235	\$1,864	\$0.84	\$1,809	\$0.82
<b>7 to 9</b>	2,361	\$1,910	\$0.81	\$1,910	\$0.81
<b>10 to 12</b>	2,440	\$2,125	\$0.87	\$2,125	\$0.88

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8306 PRICKLY ...  
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Closed 1

7414 BAJO LUNA  
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Closed 2

7830 Black Oak ...  
San Antonio, TX 78223

Closed 3

3907 Blue Oak P...  
San Antonio, TX 78223

Closed 4

7211 Republic P...  
San Antonio, TX 78223

Pending 5

8243 Puente  
San Antonio, TX 78223

Active 6



Distance	
MLS #	1225702
ADOM/CDOM	22 / 22
Type	Residential
Stories	2
Year Built	2005
Lot Size	0.18 (7,841)
List Date	2017-02-18
List Price	\$190,000
Sold Date	2017-03-28
S/L Price	\$172,365
Square Feet	2,519
Beds	4
Full Baths	3
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$13,350
Net Adjs.	\$13,350
Adjusted Value	\$293,250

Distance	0.75
MLS #	1800708
ADOM/CDOM	42 / 42
Type	Residential
Stories	2
Year Built	2017
Lot Size	0.11 (4,792)
List Date	2024-08-13
List Price	\$269,900
Sold Date	2024-10-31
S/L Price	\$279,900
Square Feet	2,300
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,761
Square Feet Adj	\$7,397
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$13,350
Net Adjs.	\$13,350
Adjusted Value	\$293,250

Distance	0.25
MLS #	1795045
ADOM/CDOM	99 / 512
Type	Residential
Stories	2
Year Built	2003
Lot Size	0.13 (5,663)
List Date	2024-07-22
List Price	\$269,900
Sold Date	2024-10-30
S/L Price	\$269,000
Square Feet	2,602
Beds	5
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,258
Square Feet Adj	-\$2,804
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$8,254
Net Adjs.	\$2,646
Adjusted Value	\$271,646

Distance	0.45
MLS #	1790348
ADOM/CDOM	38 / 38
Type	Residential
Stories	2
Year Built	2005
Lot Size	0.21 (9,148)
List Date	2024-07-05
List Price	\$307,000
Sold Date	2024-09-11
S/L Price	\$304,000
Square Feet	2,689
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	-\$755
Square Feet Adj	-\$5,742
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$10,689
Net Adjs.	-\$2,305
Adjusted Value	\$301,695

Distance	0.17
MLS #	1782978
ADOM/CDOM	36 / 36
Type	Residential
Stories	2
Year Built	2005
Lot Size	0.13 (5,663)
List Date	2024-06-10
List Price	\$265,000
Sold Date	2024-08-08
S/L Price	\$265,000
Square Feet	2,361
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,258
Square Feet Adj	\$5,337
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$10,787
Net Adjs.	\$10,787
Adjusted Value	\$275,787

Distance	0.62
MLS #	1843897
ADOM/CDOM	26 / 26
Type	Residential
Stories	2
Year Built	2016
Lot Size	0.13 (5,663)
List Date	2025-02-20
List Price	\$350,000
Sold Date	
S/L Price	
Square Feet	2,525
Beds	4
Full Baths	2
Half Baths	1
Pool	Yes
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,258
Square Feet Adj	-\$203
Pool Adj	-\$16,769
Half Baths Adj	
Gross Adjs.	\$22,422
Net Adjs.	-\$11,522
Adjusted Value	\$338,478

Distance	0.71
MLS #	1849831
ADOM/CDOM	4 / 4
Type	Residential
Stories	1
Year Built	2015
Lot Size	0.12 (5,227)
List Date	2025-03-14
List Price	\$300,000
Sold Date	
S/L Price	
Square Feet	2,542
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,509
Square Feet Adj	-\$777
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$6,478
Net Adjs.	\$4,924
Adjusted Value	\$304,924

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3802 Blue Oak P...  
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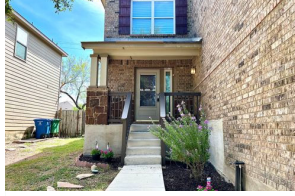
Active 7



Distance	0.19
MLS #	1225702
ADOM/CDOM	22 / 22
Type	Residential
Stories	2
Year Built	2005
Lot Size	0.18 (7,841)
List Date	2017-02-18
List Price	\$190,000
Sold Date	2017-03-28
S/L Price	\$172,365
Square Feet	2,519
Beds	4
Full Baths	3
Half Baths	1
Pool	No
Garage Spaces	2
Full Baths Adj	\$4,192
Lot Size Adj	\$1,006
Square Feet Adj	\$5,337
Pool Adj	
Half Baths Adj	
Gross Adjs.	\$10,535
Net Adjs.	\$10,535
Adjusted Value	\$275,535

8119 MONTE SE...  
San Antonio, TX 78223

Active 8



Distance	0.61
MLS #	1794313
ADOM/CDOM	242 / 242
Type	Residential
Stories	2
Year Built	2011
Lot Size	0.14 (6,098)
List Date	2024-07-19
List Price	\$285,000
Sold Date	
S/L Price	
Square Feet	2,637
Beds	5
Full Baths	3
Half Baths	0
Pool	No
Garage Spaces	2
Full Baths Adj	
Lot Size Adj	\$1,006
Square Feet Adj	-\$3,986
Pool Adj	
Half Baths Adj	\$2,096
Gross Adjs.	\$7,088
Net Adjs.	-\$884
Adjusted Value	\$284,116

### Housing Supply On Demand

7-12 Months Ago



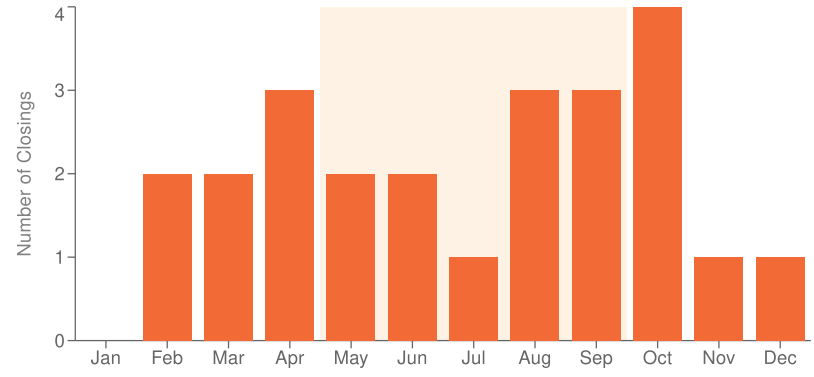
4-6 Months Ago



0-3 Months Ago

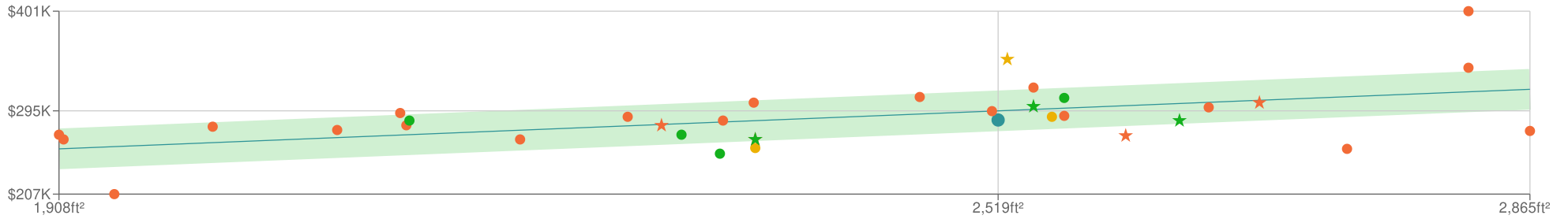


### Seasonal Demand



### Plot Your Price

● Pending ● Closed ● Active



### Days On Market (DOM) Matters

