



**kw** CITY VIEW  
KELLERWILLIAMS.REALTY

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4711 Argonne Dr  
San Antonio, TX 78220

Mar 18, 2025

Subject



Quick Sales Price:  
\$132,798

Adjusted Sales Price:  
\$139,788

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

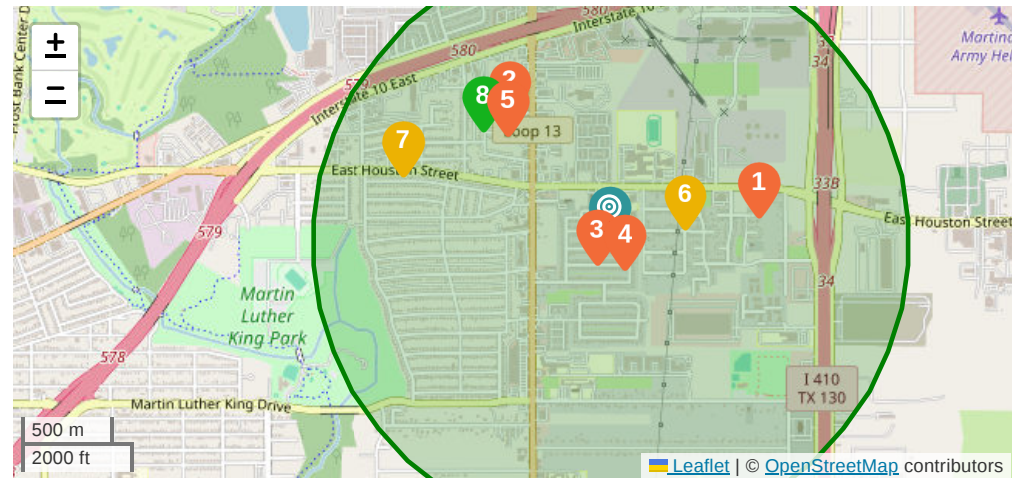
<b>MLS #</b>	/ 0
<b>ADOM/CDOM</b>	/ 0
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1970
<b>Lot Size</b>	0.2 (8,712)
<b>Square Feet</b>	1,068
<b>Beds</b>	3
<b>Full Baths</b>	2
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	1

## Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$139,788	<b>Quick Sale Price</b>	\$132,798
<b>Sold\$/List\$ Ratio</b>	91.7%	<b>GLA/sqft Adj</b>	\$40
<b>Comp Range Gross</b>	\$110,000 - \$208,750		
<b>Comp Range Adj</b>	\$103,937 - \$208,748		
<b>Last 6 Months</b>	<b>Avg Days On Market</b>	76	
<b>Rent Average</b>	\$1,388	<b>Rent Avg. \$\$SQFT</b>	\$1.35

## Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	8	1	5
<b>Absorption Rate</b>	1.33	0.33	1.67
<b>Tot # Active Listings</b>	3	4	3
<b>Mos Housing Supply</b>	2.26	12.12	1.80
<b>Median Sale Price</b>	\$130,750	\$80,000	\$160,000
<b>Median Sale DOM</b>	45	143	48
<b>Median List Price</b>	\$146,000	\$152,500	\$140,000
<b>Median List DOM</b>	147	112	146
<b>Median Sale/List Price</b>	90%	52%	114%



## Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,130	\$135,137	\$122	\$136,400	\$123
<b>4 to 6</b>	1,154	\$161,967	\$138	\$80,000	\$81
<b>7 to 9</b>	1,175	\$146,500	\$125	\$123,833	\$108
<b>10 to 12</b>	987	\$163,243	\$169	\$146,550	\$151

## Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	927	\$1,365	\$1.45	\$1,135	\$1.39
<b>4 to 6</b>	1,237	\$1,485	\$1.20	\$1,485	\$1.20
<b>7 to 9</b>	0	\$0	\$0.00	\$0	\$0.00
<b>10 to 12</b>	1,092	\$1,340	\$1.23	\$1,340	\$1.23



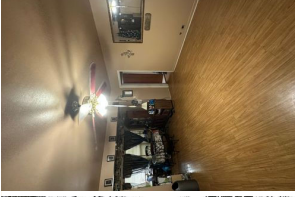
4711 Argonne Dr  
San Antonio, TX 78220

Subject 



343 Tomrob Dr  
San Antonio, TX 78220

Pending 7



215 Midland Dr  
San Antonio, TX 78219

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1970
Lot Size	0.2 (8,712)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,068
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	1
Lot Size Adj	
Square Feet Adj	
Full Baths Adj	
Garage Spaces Adj	
Half Baths Adj	
Pool Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.72
1838494
47 / 47
Residential
1
1955
0.21 (9,148)
2025-01-30
\$110,000
1,112
2
1
0
No
-\$129
-\$1,749
\$2,143
\$1,857
\$5,878
\$2,122
\$112,122

0.56
1818261
146 / 146
Residential
1
1955
0.2 (8,712)
2024-10-23
\$217,000
1,233
3
1
1
No
2
-\$6,558
\$2,143
-\$1,857
-\$1,071
\$11,629
-\$7,343
\$209,657

### Housing Supply On Demand

7-12 Months Ago



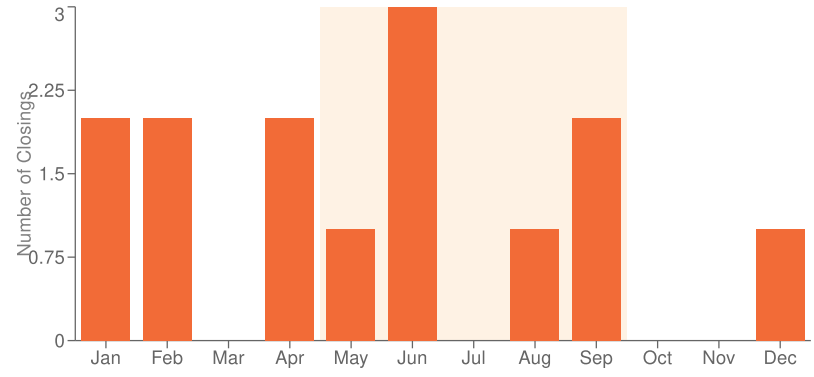
4-6 Months Ago



0-3 Months Ago

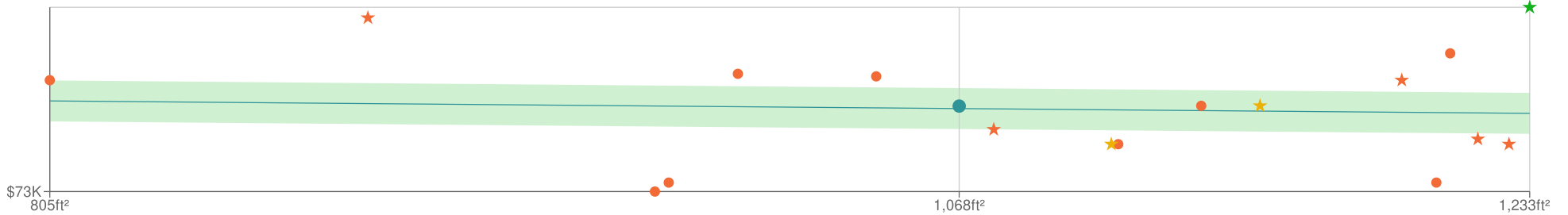


### Seasonal Demand



### Plot Your Price

● Closed ● Pending ● Active



### Days On Market (DOM) Matters

