



kw CITY VIEW
KELLERWILLIAMS.REALTY

Maynard "Doc" Stephens

✉ docs@kw.com

☎ (210) 639-9403

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11306 El Sendero St
San Antonio, TX 78233

Mar 18, 2025

Subject



Quick Sales Price:
\$210,480

Adjusted Sales Price:
\$221,558

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 #	852683
ADOM/CDOM	209 / 209
Type	Residential
Stories	1
Year Built	1971
Lot Size	0.18 (7,841)
Square Feet	1,499
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

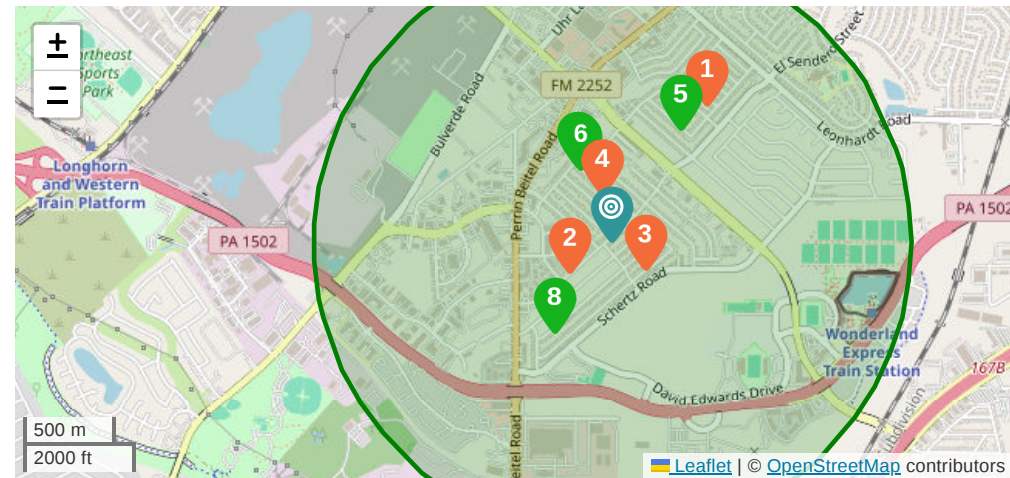
Adjusted Sales Price	\$221,558	Quick Sale Price	\$210,480
Sold\$/List\$ Ratio	98.0%	GLA/sqft Adj	\$44
Comp Range Gross	\$203,000 - \$238,525		
Comp Range Adj	\$200,049 - \$231,082		
Last 6 Months		Avg Days On Market	64
Rent Average	\$1,709	Rent Avg. \$SQFT	\$1.17

Area Market Condition

	7 to 12	4 to 6	0 to 3
Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	17	7	7
Absorption Rate	2.83	2.33	2.33
Tot # Active Listings	14	14	14
Mos Housing Supply	4.95	6.01	6.01
Median Sale Price	\$237,000	\$203,000	\$230,000
Median Sale DOM	50	48	42
Median List Price	\$219,700	\$227,250	\$229,999
Median List DOM	102	135.5	106.5
Median Sale/List Price	108%	89%	100%

Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,382	\$233,014	\$169	\$236,575	\$165
4 to 6	1,440	\$218,978	\$155	\$191,286	\$132
7 to 9	1,493	\$238,282	\$161	\$245,218	\$161
10 to 12	1,491	\$231,989	\$156	\$225,415	\$148



Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	0	\$0	\$0.00	\$0	\$0.00
4 to 6	1,345	\$1,557	\$1.17	\$1,598	\$1.14
7 to 9	0	\$0	\$0.00	\$0	\$0.00
10 to 12	1,349	\$1,700	\$1.26	\$1,700	\$1.26

11306 El Sender...
San Antonio, TX 78233

Subject ©

4638 La LOMA
San Antonio, TX 78233

Closed 1

11223 El Sender...
San Antonio, TX 78233

Closed 2

4435 Bayliss St
San Antonio, TX 78233

Closed 3

4402 Las Cruces
San Antonio, TX 78233

Closed 4

4566 Los Ranchi...
San Antonio, TX 78233

Active 5

4326 Las Cruce...
San Antonio, TX 78233

Active 6



Distance	
MLS #	852683
ADOM/CDOM	209 / 209
Type	Residential
Stories	1
Year Built	1971
Lot Size	0.18 (7,841)
List Date	2010-08-10
List Price	\$99,900
Sold Date	2011-03-15
S/L Price	\$82,000
Square Feet	1,499
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Lot Size Adj	
Square Feet Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.56
1804280
66 / 66
Residential
1
1974
0.16 (6,970)
2024-08-27
\$219,500
2024-11-15
\$203,000
1,575
4
2
0
No
2
\$401
-\$3,352
\$3,753
-\$2,951
\$200,049

0.17
1830699
40 / 40
Residential
1
1973
0.17 (7,405)
2024-12-22
\$229,900
2025-02-25
\$230,000
1,479
4
2
0
No
2
\$200
\$882
\$1,082
\$1,082
\$231,082

0.14
1835283
12 / 12
Residential
1
1973
0.19 (8,276)
2025-01-16
\$218,500
2025-02-14
\$218,500
1,361
4
2
0
No
2
-\$200
\$6,086
\$6,286
\$5,886
\$224,386

0.16
1816727
49 / 49
Residential
1
1971
0.2 (8,712)
2024-10-16
\$240,000
2024-12-23
\$238,525
1,667
4
2
0
No
2
-\$401
-\$7,409
\$7,810
-\$7,810
\$230,715

0.44
1846717
14 / 371
Residential
1
1973
0.2 (8,712)
2025-03-04
\$229,999
1,484
3
2
0
No
0
-\$401
\$662
\$5,785
\$6,848
\$6,046
\$236,045

0.26
1840871
39 / 39
Residential
1
1977
0.2 (8,712)
2025-02-07
\$260,000
1,352
4
2
0
No
2
-\$401
\$6,483
\$6,884
\$6,082
\$266,082

11306 El Sender...
San Antonio, TX 78233

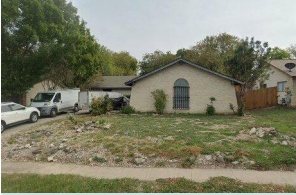
Subject 

4314 Las Cruces St
San Antonio, TX 78233

Active 7

4214 EAGLE NEST
San Antonio, TX 78233

Active 8



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List Price	\$99,900
Sold Date	2011-03-15
S/L Price	\$82,000
Square Feet	1,499
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Lot Size Adj	
Square Feet Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.28
1795569
237 / 237
Residential
1
1971
0.19 (8,276)
2024-07-24
\$205,000
1,511
2
2
0
No
2
-\$200
-\$529
\$729
-\$729
\$204,271

0.36
1815559
158 / 158
Residential
1
1970
0.19 (8,276)
2024-10-11
\$250,000
1,454
3
2
0
No
2
-\$200
\$1,985
\$2,185
\$1,785
\$251,785

Housing Supply On Demand

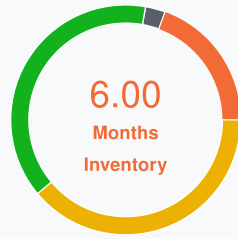
7-12 Months Ago



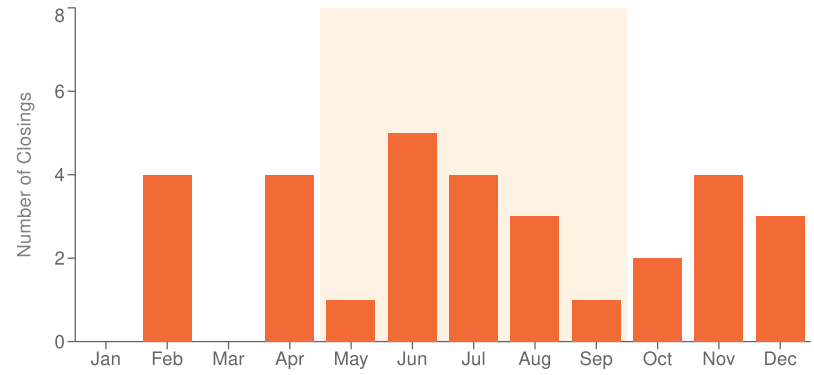
4-6 Months Ago



0-3 Months Ago

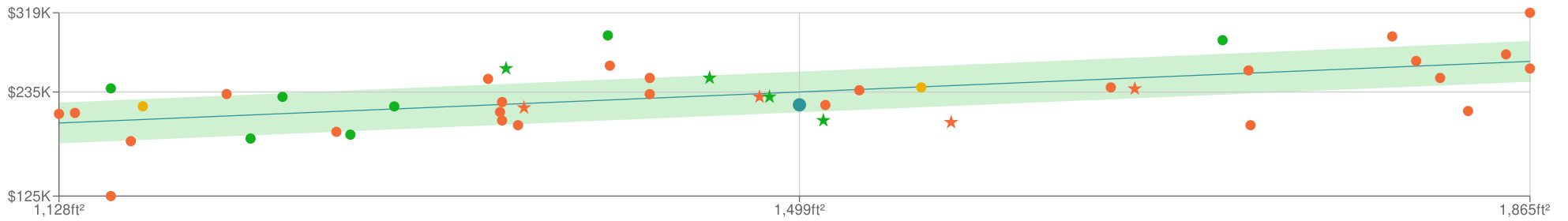


Seasonal Demand



Plot Your Price

● Closed ● Active ● Pending



Days On Market (DOM) Matters

