



**kw** CITY VIEW  
KELLER WILLIAMS REALTY

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4211 Eulalee Dr  
San Antonio, TX 78220

Mar 18, 2025

**Subject**



Quick Sales Price:  
**\$128,763**

Adjusted Sales Price:  
**\$135,540**

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

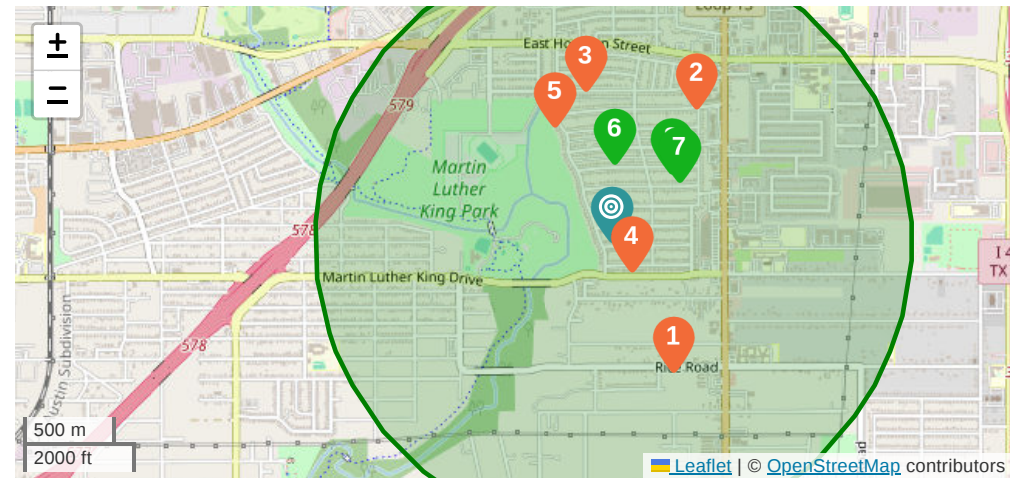
<b>MLS #</b>	
<b>ADOM/CDOM</b>	/ 0
<b>Type</b>	Residential
<b>Stories</b>	1
<b>Year Built</b>	1963
<b>Lot Size</b>	0.22 (9,583)
<b>Square Feet</b>	1,401
<b>Beds</b>	3
<b>Full Baths</b>	2
<b>Half Baths</b>	0
<b>Pool</b>	No
<b>Garage Spaces</b>	0

## Selected Comps/Rental Analysis

<b>Adjusted Sales Price</b>	\$135,540	<b>Quick Sale Price</b>	\$128,763
<b>Sold\$/List\$ Ratio</b>	91.0%	<b>GLA/sqft Adj</b>	\$30
<b>Comp Range Gross</b>	\$80,000 - \$215,000		
<b>Comp Range Adj</b>	\$85,711 - \$194,355		
<b>Last 6 Months</b>		<b>Avg Days On Market</b>	80
<b>Rent Average</b>	\$1,709	<b>Rent Avg. \$\$SQFT</b>	\$1.12

## Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
<b>Tot # Sales (Settled)</b>	16	2	4
<b>Absorption Rate</b>	2.67	0.67	1.33
<b>Tot # Active Listings</b>	9	14	20
<b>Mos Housing Supply</b>	3.37	20.90	15.04
<b>Median Sale Price</b>	\$141,250	\$190,000	\$121,250
<b>Median Sale DOM</b>	40.5	117	34.5
<b>Median List Price</b>	\$177,500	\$198,250	\$204,500
<b>Median List DOM</b>	257	149.5	132
<b>Median Sale/List Price</b>	80%	96%	59%



## Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,379	\$167,673	\$119	\$138,125	\$108
<b>4 to 6</b>	1,373	\$201,709	\$148	\$190,000	\$121
<b>7 to 9</b>	1,309	\$161,891	\$125	\$145,857	\$115
<b>10 to 12</b>	1,266	\$155,232	\$124	\$143,433	\$114

## Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
<b>0 to 3</b>	1,448	\$1,695	\$1.17	\$0	\$0.00
<b>4 to 6</b>	1,211	\$1,343	\$1.09	\$1,600	\$1.22
<b>7 to 9</b>	1,544	\$1,650	\$1.06	\$1,650	\$1.07
<b>10 to 12</b>	0	\$0	\$0.00	\$0	\$0.00

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702 Rice Rd  
San Antonio, TX 78220

Closed 1



102 Stolnet St  
San Antonio, TX 78220

Closed 2



362 Kenmar Dr  
San Antonio, TX 78220

Closed 3



4226 Jarbet Dr  
San Antonio, TX 78220

Closed 4



907 UPLAND  
San Antonio, TX 78220

Closed 5



339 Charcliff  
San Antonio, TX 78220

Active 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1963
Lot Size	0.22 (9,583)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,401
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	0
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.48
1783200
17 / 17
Residential
1
1950
0.97 (42,253)
2024-06-20
\$179,000
2024-07-26
\$179,000
1,496
3
2
0
No
2
-\$3,622
-\$9,403
-\$2,855
\$15,880
-\$15,880
\$163,120

0.53
1834965
24 / 24
Residential
1
1950
0.23 (10,019)
2025-01-15
\$95,000
2025-02-11
\$82,500
1,290
3
2
0
No
0
-\$125
\$3,336
\$3,461
\$3,211
\$85,711

0.51
1841629
8 / 8
Residential
1
1955
0.19 (8,276)
2025-02-11
\$94,500
2025-02-26
\$80,000
1,206
3
2
0
No
\$376
\$5,860
\$6,236
\$6,236
\$86,236

0.12
1786906
130 / 130
Residential
1
1966
0.24 (10,454)
2024-06-22
\$225,000
2024-12-12
\$215,000
1,681
3
2
0
Yes
2
-\$3,622
-\$251
-\$8,414
-\$8,358
\$20,645
-\$20,645
\$194,355

0.43
1793508
41 / 41
Residential
1
1956
0.19 (8,276)
2024-07-17
\$159,000
2024-09-06
\$140,000
1,138
3
2
0
No
0
\$376
\$7,903
\$8,279
\$8,279
\$148,279

0.26
1848583
8 / 8
Residential
1
1952
0.21 (9,148)
2025-03-10
\$129,900
1,664
3
2
0
No
0
\$125
-\$7,903
\$8,028
-\$7,778
\$122,122

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219 Leonidas Dr  
San Antonio, TX 78220

Active 7

234 Charcliff Dr  
San Antonio, TX 78220

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
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Stories	1
Year Built	1963
Lot Size	0.22 (9,583)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,401
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	0
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.3
1823276
124 / 124
Residential
1
1956
0.21 (9,148)
2024-11-14
\$220,000
1,645
4
2
0
No
0
\$125
-\$7,332
\$7,457
-\$7,207
\$212,793

0.31
1776548
303 / 303
Residential
1
1952
0.21 (9,148)
2024-05-19
\$149,000
1,080
3
1
0
No
0
\$125
\$9,646
\$2,090
\$11,861
\$11,861
\$160,861

### Housing Supply On Demand

7-12 Months Ago



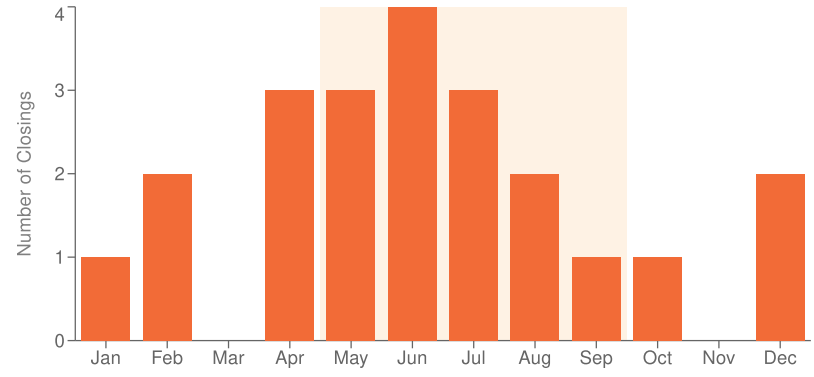
4-6 Months Ago



0-3 Months Ago

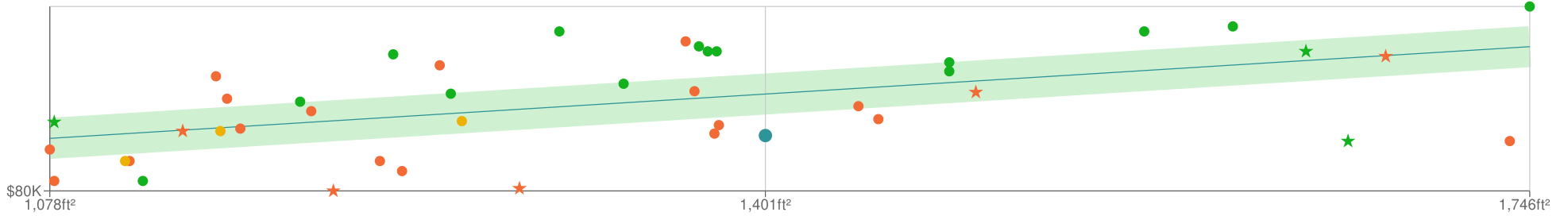


### Seasonal Demand



### Plot Your Price

● Closed ● Active ● Pending



### Days On Market (DOM) Matters

