



kw CITY VIEW
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810 Meadow PEAK
Converse, TX 78109

Mar 18, 2025

Subject



Quick Sales Price:
\$238,609

Adjusted Sales Price:
\$251,168

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

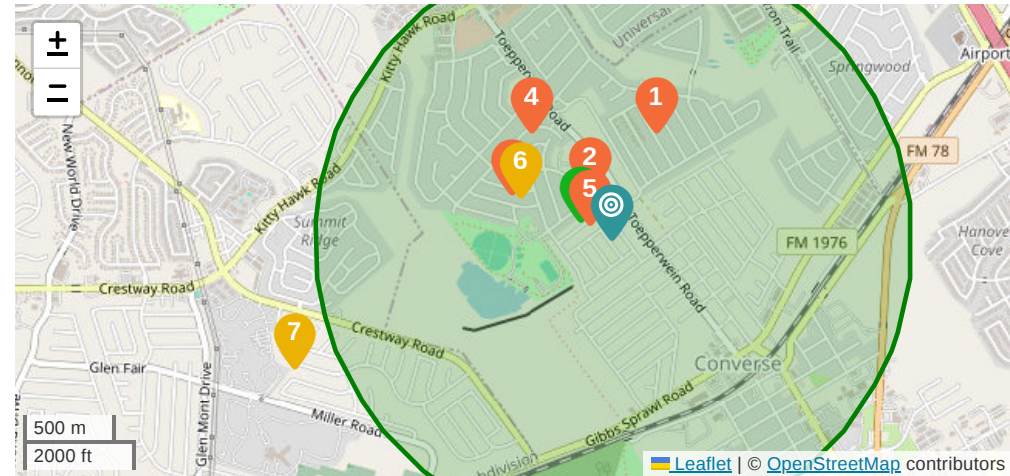
MLS #	870792
ADOM/CDOM	176 / 38000176
Type	Residential
Stories	2
Year Built	1994
Lot Size	0.13 (5,663)
Square Feet	1,808
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

Adjusted Sales Price	\$251,168	Quick Sale Price	\$238,609
Sold\$/List\$ Ratio	98.3%	GLA/sqft Adj	\$42
Comp Range Gross	\$230,000 - \$280,000		
Comp Range Adj	\$224,514 - \$266,566		
Last 6 Months		Avg Days On Market	62
Rent Average	\$1,772	Rent Avg. \$\$SQFT	\$1.01

Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	24	8	8
Absorption Rate	4.00	2.67	2.67
Tot # Active Listings	24	8	12
Mos Housing Supply	6.00	3.00	4.49
Median Sale Price	\$250,000	\$240,500	\$240,000
Median Sale DOM	46.5	60.5	19
Median List Price	\$251,500	\$247,250	\$247,200
Median List DOM	105.5	114.5	79.5
Median Sale/List Price	99%	97%	97%



Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,790	\$246,189	\$139	\$239,750	\$131
4 to 6	1,701	\$247,108	\$148	\$242,031	\$151
7 to 9	1,722	\$252,007	\$148	\$248,693	\$145
10 to 12	1,798	\$243,524	\$137	\$241,333	\$129

Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,739	\$1,718	\$0.99	\$1,626	\$0.90
4 to 6	1,634	\$1,666	\$1.02	\$1,660	\$1.03
7 to 9	1,638	\$1,710	\$1.05	\$1,716	\$1.06
10 to 12	1,611	\$1,678	\$1.04	\$1,678	\$1.04

810 Meadow PEAK
Converse, TX 78109

Subject ©



8543 Chickasaw...
Converse, TX 78109

Closed 1



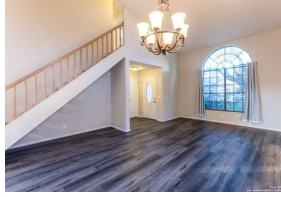
9810 BALANCE...
Converse, TX 78109

Closed 2



10021 Nugget Crk
Converse, TX 78109

Closed 3



8238 Comanche...
Converse, TX 78109

Closed 4



610 Meadow Top
Converse, TX 78109

Closed 5



10011 Nugget Crk
Converse, TX 78109

Pending 6



Distance	
MLS #	870792
ADOM/CDOM	176 / 38000176
Type	Residential
Stories	2
Year Built	1994
Lot Size	0.13 (5,663)
List Date	2010-12-17
List Price	\$85,184
Sold Date	2011-06-10
S/L Price	\$74,000
Square Feet	1,808
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	
Lot Size Adj	
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

Distance	0.39
MLS #	1809633
ADOM/CDOM	104 / 104
Type	Residential
Stories	1
Year Built	2007
Lot Size	0.16 (6,970)
List Date	2024-09-10
List Price	\$245,000
Sold Date	2024-12-23
S/L Price	\$230,000
Square Feet	1,968
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,924
Lot Size Adj	-\$693
Square Feet Adj	-\$6,717
Pool Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	\$9,334
Net Adjs.	-\$5,486
Adjusted Value	\$224,514

Distance	0.18
MLS #	1801292
ADOM/CDOM	44 / 44
Type	Residential
Stories	1
Year Built	1983
Lot Size	0.21 (9,148)
List Date	2024-08-15
List Price	\$264,999
Sold Date	2024-09-27
S/L Price	\$264,999
Square Feet	1,557
Beds	3
Full Baths	2
Half Baths	0
Pool	Yes
Garage Spaces	2
Half Baths Adj	\$1,924
Lot Size Adj	-\$1,848
Square Feet Adj	\$10,537
Pool Adj	-\$15,396
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	\$29,705
Net Adjs.	-\$4,783
Adjusted Value	\$260,216

Distance	0.37
MLS #	1830413
ADOM/CDOM	16 / 16
Type	Residential
Stories	2
Year Built	1987
Lot Size	0.15 (6,534)
List Date	2024-12-20
List Price	\$249,900
Sold Date	2025-01-27
S/L Price	\$258,000
Square Feet	1,938
Beds	4
Full Baths	3
Half Baths	0
Pool	No
Garage Spaces	2
Half Baths Adj	\$1,924
Lot Size Adj	-\$462
Square Feet Adj	-\$5,458
Pool Adj	
Full Baths Adj	-\$3,849
Garage Spaces Adj	
Gross Adjs.	\$11,693
Net Adjs.	-\$7,845
Adjusted Value	\$250,155

Distance	0.45
MLS #	1818328
ADOM/CDOM	44 / 44
Type	Residential
Stories	2
Year Built	2008
Lot Size	0.15 (6,534)
List Date	2024-10-24
List Price	\$280,000
Sold Date	2024-12-23
S/L Price	\$280,000
Square Feet	2,117
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	-\$462
Lot Size Adj	-\$12,972
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	\$13,434
Net Adjs.	-\$13,434
Adjusted Value	\$266,566

Distance	0.09
MLS #	1754210
ADOM/CDOM	56 / 79
Type	Residential
Stories	2
Year Built	1993
Lot Size	0.14 (6,098)
List Date	2024-02-26
List Price	\$264,900
Sold Date	2024-06-24
S/L Price	\$250,000
Square Feet	1,698
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	-\$231
Lot Size Adj	\$4,618
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	\$4,849
Net Adjs.	\$4,387
Adjusted Value	\$254,387

Distance	0.34
MLS #	1832302
ADOM/CDOM	74 / 74
Type	Residential
Stories	2
Year Built	1987
Lot Size	0.16 (6,970)
List Date	2025-01-03
List Price	\$259,900
Sold Date	
S/L Price	
Square Feet	1,742
Beds	4
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Half Baths Adj	-\$693
Lot Size Adj	\$2,771
Square Feet Adj	
Pool Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	\$3,464
Net Adjs.	\$2,078
Adjusted Value	\$261,978

810 Meadow PEAK

Converse, TX 78109

Subject 



8752 Serene Rid...

San Antonio, TX 78239

Pending 7



701 Meadow TOP

Converse, TX 78109

Active 8



Distance

1.15

0.12

MLS # 870792

1823281

1831590

ADOM/CDOM 176 / 38000176

124 / 124

77 / 77

Type Residential

Residential

Residential

Stories 2

2

2

Year Built 1994

1985

1986

Lot Size 0.13 (5,663)

0.23 (10,019)

0.14 (6,098)

List Date 2010-12-17

2024-11-14

2024-12-31

List Price \$85,184

\$264,899

\$200,000

Sold Date 2011-06-10

S/L Price \$74,000

Square Feet 1,808

1,806

1,650

Beds 3

3

2

Full Baths 2

2

1

Half Baths 1

1

1

Pool No

No

No

Garage Spaces 2

0

2

Half Baths Adj

Lot Size Adj

-\$2,309

-\$231

Square Feet Adj

\$84

\$6,633

Pool Adj

Full Baths Adj

\$3,849

Garage Spaces Adj

\$6,672

Gross Adjs.

\$9,065

\$10,713

Net Adjs.

\$4,447

\$10,251

Adjusted Value

\$269,346

\$210,251

Housing Supply On Demand

7-12 Months Ago



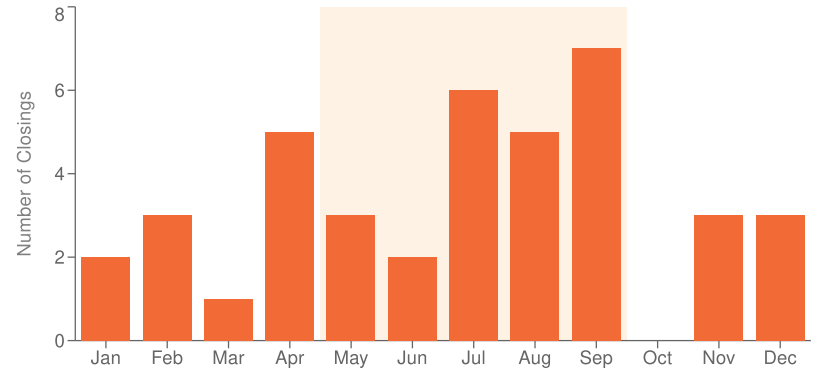
4-6 Months Ago



0-3 Months Ago

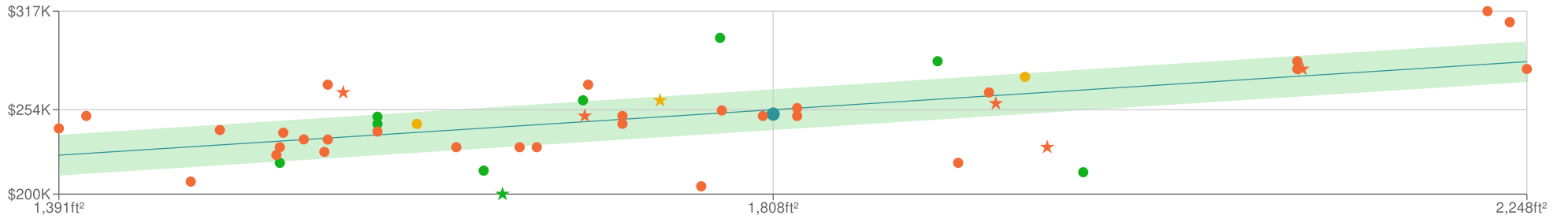


Seasonal Demand



Plot Your Price

● Active ● Closed ● Pending



Days On Market (DOM) Matters

