



kw CITY VIEW
KELLERWILLIAMS.REALTY

Maynard "Doc" Stephens

✉ docs@kw.com

☎ (210) 639-9403

📷 Instagram

🌐 LinkedIn

📘 Facebook

Selected Comps/Rental Analysis

Adjusted Sales Price	\$193,168	Quick Sale Price	\$183,509
Sold\$/List\$ Ratio	90.3%	GLA/sqft Adj	\$49
Comp Range Gross	\$105,500 - \$251,268		
Comp Range Adj	\$99,777 - \$252,046		
Last 6 Months		Avg Days On Market	70
Rent Average	\$1,393	Rent Avg. \$\$SQFT	\$1.32

Area Market Condition

Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	10	5	2
Absorption Rate	1.67	1.67	0.67
Tot # Active Listings	22	18	22
Mos Housing Supply	13.17	10.78	32.84
Median Sale Price	\$228,500	\$223,000	\$162,750
Median Sale DOM	57.5	89	82.5
Median List Price	\$251,900	\$242,500	\$266,897
Median List DOM	181.5	179.5	72.5
Median Sale/List Price	91%	92%	61%

Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,299	\$281,506	\$215	\$162,750	\$142
4 to 6	1,326	\$273,892	\$206	\$248,804	\$182
7 to 9	1,251	\$236,700	\$188	\$203,000	\$158
10 to 12	1,270	\$245,962	\$194	\$246,417	\$194

111 SAINT JOHN
San Antonio, TX 78202

Mar 18, 2025

Subject



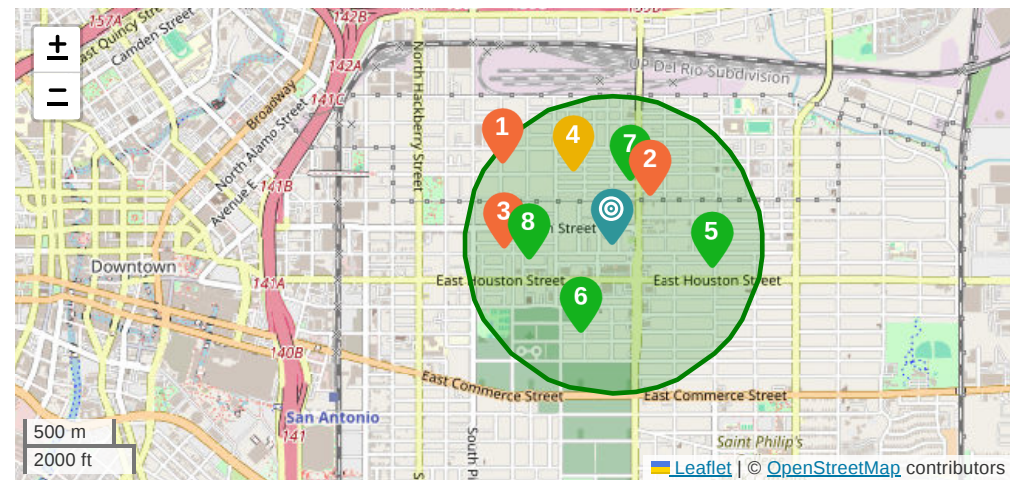
Quick Sales Price:
\$183,509

Adjusted Sales Price:
\$193,168

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 #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1932
Lot Size	0.16 (6,970)
Square Feet	1,266
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0



Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,293	\$1,688	\$1.30	\$1,398	\$1.07
4 to 6	1,237	\$1,681	\$1.36	\$1,518	\$1.19
7 to 9	1,252	\$1,668	\$1.32	\$1,650	\$1.30
10 to 12	1,149	\$1,623	\$1.41	\$1,623	\$1.41

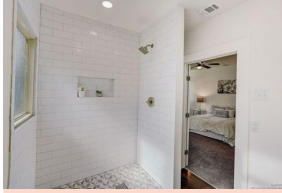
111 SAINT JOHN
San Antonio, TX 78202

Subject ©



416 Willow
San Antonio, TX 78202

Closed 1



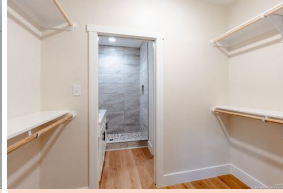
1509 Burnet St
San Antonio, TX 78202

Closed 2



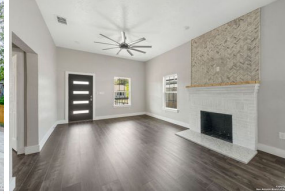
204 Gorman
San Antonio, TX 78202

Closed 3



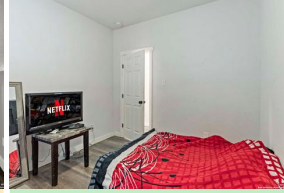
1123 Hays St
San Antonio, TX 78202

Pending 4



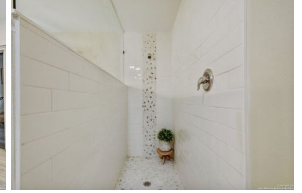
452 GULF
San Antonio, TX 78202

Active 5



315 SAINT JAMES
San Antonio, TX 78202

Active 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1932
Lot Size	0.16 (6,970)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,266
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0
Full Baths Adj	
Lot Size Adj	
Square Feet Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.46
1803049
95 / 181
Residential
1
1920
0.09 (3,920)
2024-08-22
\$280,000
2024-11-19
\$251,268
1,216
2
2
0
No
0
-\$2,884
\$1,211
\$2,451
\$6,546
\$778
\$252,046

0.21
1821048
94 / 308
Residential
1
1920
0.08 (3,485)
2024-11-04
\$129,900
2025-02-25
\$105,500
1,411
3
1
0
No
0
\$1,384
-\$7,107
\$8,491
-\$5,723
\$99,777

0.36
1810691
71 / 71
Residential
1
1926
0.15 (6,534)
2024-09-22
\$220,000
2025-01-08
\$220,000
1,054
2
2
0
No
0
-\$2,884
\$173
\$10,391
\$13,448
\$7,680
\$227,680

0.28
1816449
154 / 154
Residential
1
1942
0.1 (4,356)
2024-10-15
\$255,000
1,312
2
2
0
No
0
-\$2,884
\$1,038
-\$2,255
\$6,177
-\$4,101
\$250,899

0.34
1832323
74 / 176
Residential
1
1924
0.14 (6,098)
2025-01-03
\$190,000
1,244
3
2
0
No
0
-\$2,884
\$346
\$1,078
\$4,308
-\$1,460
\$188,540

0.31
1827621
102 / 526
Residential
1
1946
0.05 (2,178)
2024-12-06
\$264,794
1,150
3
2
0
No
0
-\$2,884
\$1,903
\$5,686
\$10,473
\$4,705
\$269,499

111 SAINT JOHN
San Antonio, TX 78202

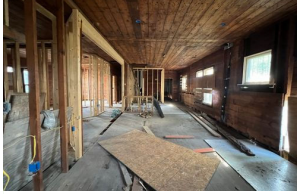
Subject

1322 Hays St
San Antonio, TX 78202

Active 7

1016 Dawson St
San Antonio, TX 78202

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1932
Lot Size	0.16 (6,970)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,266
Beds	2
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0
Full Baths Adj	
Lot Size Adj	
Square Feet Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.23
1806923
193 / 193
Residential
1
1940
0.1 (4,356)
2024-09-06
\$172,900
1,398
3
1
0
No
0
\$1,038
-\$6,470
\$7,508
-\$5,432
\$167,468

0.28
1832750
71 / 292
Residential
1
1925
0.15 (6,534)
2025-01-06
\$175,000
1,152
3
2
0
No
0
-\$2,884
\$173
\$5,587
\$8,644
\$2,876
\$177,876

Housing Supply On Demand

7-12 Months Ago



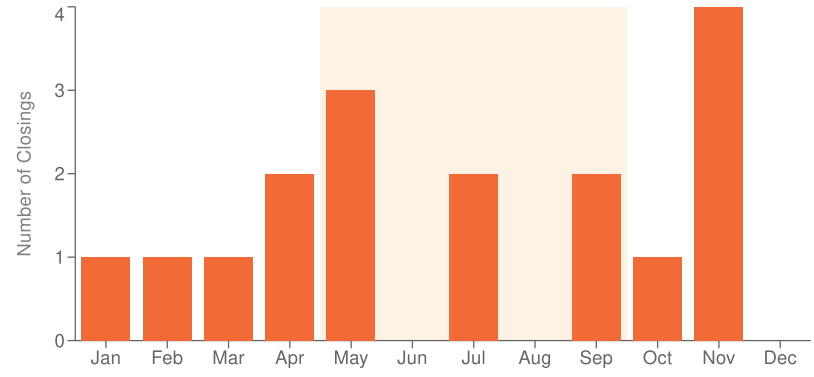
4-6 Months Ago



0-3 Months Ago

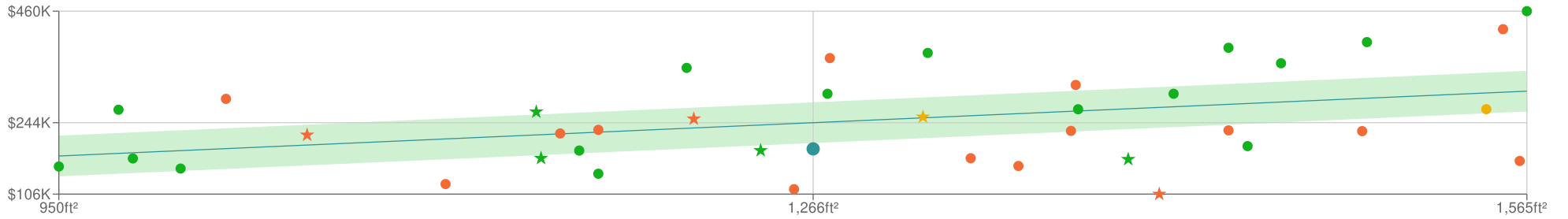


Seasonal Demand



Plot Your Price

● Closed ● Active ● Pending



Days On Market (DOM) Matters

