



kw CITY VIEW
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391 Charcliff Dr
San Antonio, TX 78220

Mar 18, 2025

Subject



Quick Sales Price:
\$127,173

Adjusted Sales Price:
\$133,867

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

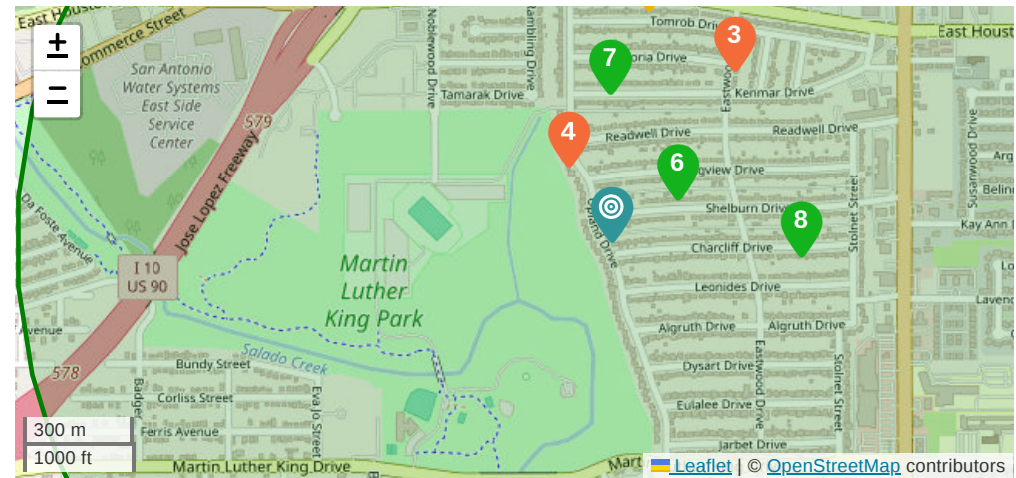
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1952
Lot Size	0.3 (13,068)
Square Feet	960
Beds	3
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0

Selected Comps/Rental Analysis

Adjusted Sales Price	\$133,867	Quick Sale Price	\$127,173
Sold\$/List\$ Ratio	91.8%	GLA/sqft Adj	\$39
Comp Range Gross	\$84,500 - \$165,000		
Comp Range Adj	\$90,439 - \$161,041		
Last 6 Months		Avg Days On Market	76
Rent Average	\$1,181	Rent Avg. \$SQFT	\$1.27

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)	14	3	3
Absorption Rate	2.33	1.00	1.00
Tot # Active Listings	5	7	8
Mos Housing Supply	2.15	7.00	8.00
Median Sale Price	\$141,250	\$84,500	\$160,000
Median Sale DOM	58	139	53
Median List Price	\$149,000	\$149,500	\$159,250
Median List DOM	147	111	90.5
Median Sale/List Price	95%	57%	100%



Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,029	\$148,643	\$148	\$158,000	\$156
4 to 6	1,000	\$121,416	\$122	\$91,333	\$108
7 to 9	1,034	\$142,167	\$136	\$116,250	\$114
10 to 12	990	\$146,955	\$152	\$139,354	\$141

Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	860	\$1,168	\$1.36	\$1,171	\$1.35
4 to 6	1,000	\$1,090	\$1.15	\$975	\$0.87
7 to 9	0	\$0	\$0.00	\$0	\$0.00
10 to 12	1,096	\$1,567	\$1.44	\$1,704	\$1.57

391 Charcliff Dr
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Subject ©



4426 BRIDEMAN
San Antonio, TX 78219

Closed 1



4258 Skelton Dr
San Antonio, TX 78219

Closed 2



122 Eastwood Dr
San Antonio, TX 78220

Closed 3



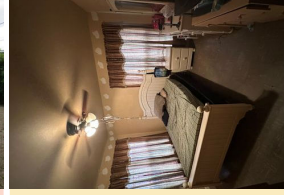
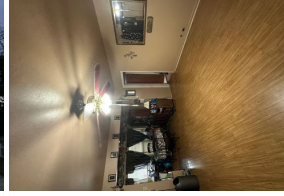
907 UPLAND
San Antonio, TX 78220

Closed 4



343 Tomrob Dr
San Antonio, TX 78220

Pending 5



339 Shelburn Dr
San Antonio, TX 78220

Active 6



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1952
Lot Size	0.3 (13,068)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	960
Beds	3
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0
Lot Size Adj	
Square Feet Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.72
1821142
45 / 45
Residential
1
1960
0.23 (10,019)
2024-11-04
\$165,000
2024-12-31
\$160,000
1,196
3
1
0
No
0
\$865
-\$9,222
\$10,087
-\$8,357
\$151,643

0.5
1792651
147 / 147
Residential
1
1960
0.17 (7,405)
2024-07-13
\$169,000
2025-01-30
\$165,000
1,004
3
2
0
No
1
\$1,607
-\$1,719
-\$2,061
-\$1,786
\$7,173
-\$3,959
\$161,041

0.36
1804499
12 / 12
Residential
1
1954
0.18 (7,841)
2024-08-28
\$99,900
2024-09-21
\$84,500
846
2
1
0
No
0
\$1,484
\$4,455
\$5,939
\$5,939
\$90,439

0.15
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
\$1,360
-\$6,956
-\$2,061
\$10,377
-\$7,657
\$132,343

0.39
1838494
47 / 47
Residential
1
1955
0.21 (9,148)
2025-01-30
\$110,000
1,112
2
1
0
No
\$1,113
-\$5,940
\$7,053
-\$4,827
\$105,173

0.13
1826103
111 / 111
Residential
1
1951
0.21 (9,148)
2024-11-27
\$169,500
1,191
3
1
0
No
\$1,113
-\$9,027
\$10,140
-\$7,914
\$161,586

391 Charcliff Dr
San Antonio, TX 78220

Subject 



373 Kenmar Dr
San Antonio, TX 78220

Active 7



234 Charcliff Dr
San Antonio, TX 78220

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1952
Lot Size	0.3 (13,068)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	960
Beds	3
Full Baths	1
Half Baths	0
Pool	No
Garage Spaces	0
Lot Size Adj	
Square Feet Adj	
Full Baths Adj	
Garage Spaces Adj	
Gross Adjs.	
Net Adjs.	
Adjusted Value	

0.25
1832833
70 / 70
Residential
1
1955
0.19 (8,276)
2025-01-07
\$182,000
984
3
1
0
No
0
\$1,360
-\$938
\$2,298
\$422
\$182,422

0.32
1776548
303 / 303
Residential
1
1952
0.21 (9,148)
2024-05-19
\$149,000
1,080
3
1
0
No
0
\$1,113
-\$4,689
\$5,802
-\$3,576
\$145,424

Housing Supply On Demand

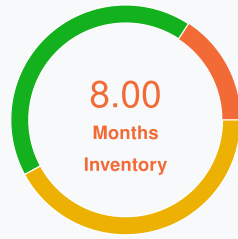
7-12 Months Ago



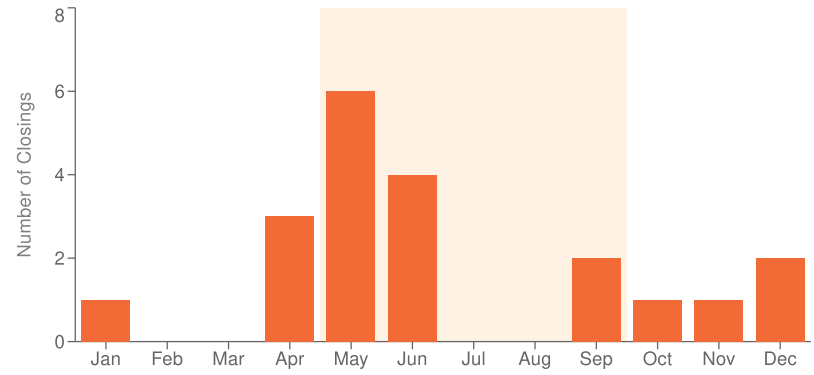
4-6 Months Ago



0-3 Months Ago

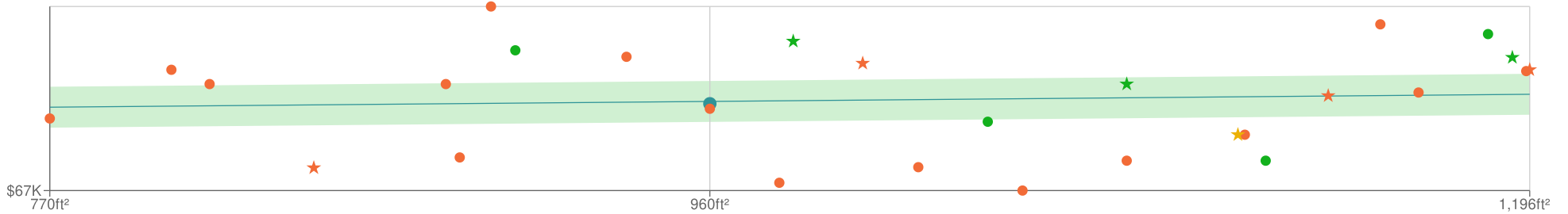


Seasonal Demand



Plot Your Price

● Closed ● Active ● Pending



Days On Market (DOM) Matters

