



kw CITY VIEW
KELLERWILLIAMS.REALTY

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1047 Greer St
San Antonio, TX 78210

Mar 18, 2025

Subject



Quick Sales Price:
\$222,523

Adjusted Sales Price:
\$234,235

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 # | 1031984 |
| ADOM/CDOM | 55 / 55 |
| Type | Residential |
| Stories | 1 |
| Year Built | 1945 |
| Lot Size | 0.18 (7,841) |
| Square Feet | 1,362 |
| Beds | 3 |
| Full Baths | 1 |
| Half Baths | 0 |
| Pool | No |
| Garage Spaces | 1 |

Selected Comps/Rental Analysis

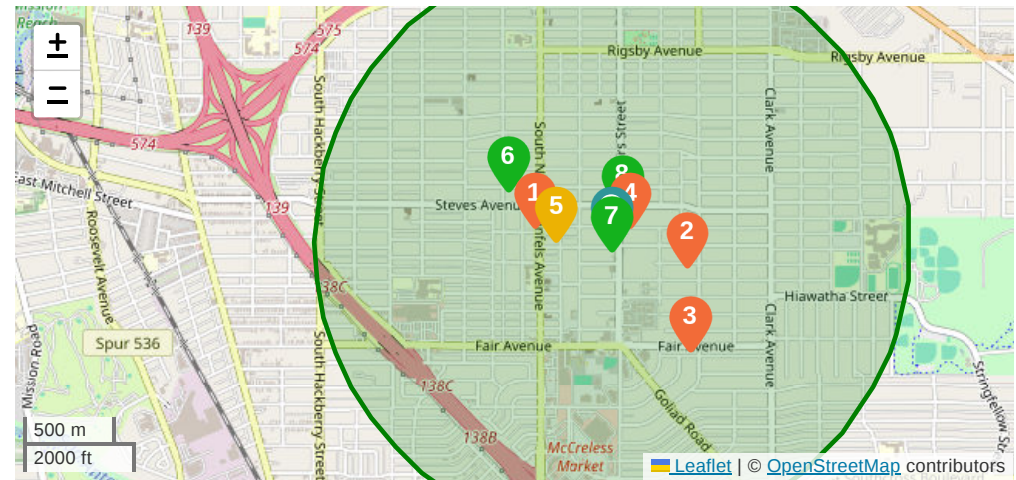
| | | | |
|-----------------------------|-----------------------|---------------------------|-----------|
| Adjusted Sales Price | \$234,235 | Quick Sale Price | \$222,523 |
| Sold\$/List\$ Ratio | 97.4% | GLA/sqft Adj | \$50 |
| Comp Range Gross | \$120,000 - \$325,000 | | |
| Comp Range Adj | \$120,533 - \$307,109 | | |
| Last 6 Months | | Avg Days On Market | 69 |
| Rent Average | \$1,512 | Rent Avg. \$SQFT | \$1.12 |

Area Market Condition

| Months Ago | 7 to 12 | 4 to 6 | 0 to 3 |
|-------------------------------|-----------|-----------|-----------|
| Tot # Sales (Settled) | 19 | 11 | 5 |
| Absorption Rate | 3.17 | 3.67 | 1.67 |
| Tot # Active Listings | 15 | 16 | 30 |
| Mos Housing Supply | 4.73 | 4.36 | 17.96 |
| Median Sale Price | \$178,000 | \$209,000 | \$126,100 |
| Median Sale DOM | 55 | 67 | 43 |
| Median List Price | \$214,900 | \$231,950 | \$227,000 |
| Median List DOM | 182 | 169 | 81 |
| Median Sale/List Price | 83% | 90% | 56% |

Sales Market Trend

| Mos. Ago | SqFt | List | L\$/SqFt | Sold | S\$/SqFt |
|-----------------|-------|-----------|----------|-----------|----------|
| 0 to 3 | 1,335 | \$201,396 | \$152 | \$138,620 | \$104 |
| 4 to 6 | 1,285 | \$231,266 | \$179 | \$224,091 | \$170 |
| 7 to 9 | 1,374 | \$227,190 | \$167 | \$240,800 | \$170 |
| 10 to 12 | 1,281 | \$202,571 | \$160 | \$161,404 | \$136 |



Lease Market Trend

| Mos. Ago | SqFt | List | L\$/SqFt | Sold | S\$/SqFt |
|-----------------|-------|---------|----------|---------|----------|
| 0 to 3 | 1,140 | \$1,250 | \$1.09 | \$0 | \$0.00 |
| 4 to 6 | 1,297 | \$1,456 | \$1.12 | \$1,390 | \$1.11 |
| 7 to 9 | 1,552 | \$2,000 | \$1.29 | \$2,050 | \$1.24 |
| 10 to 12 | 1,214 | \$1,623 | \$1.33 | \$1,630 | \$1.34 |

1047 Greer St
San Antonio, TX 78210

Subject ©

2927 new braunf...
San Antonio, TX 78210

Closed 1

338 COSGROVE
San Antonio, TX 78210

Closed 2

215 Kipling Ave
San Antonio, TX 78223

Closed 3

431 Vanderbilt St
San Antonio, TX 78210

Closed 4

823 Greer St
San Antonio, TX 78210

Pending 5

1410 Hicks Ave
San Antonio, TX 78210

Active 6



| | |
|-------------------|--------------|
| Distance | |
| MLS # | 1031984 |
| ADOM/CDOM | 55 / 55 |
| Type | Residential |
| Stories | 1 |
| Year Built | 1945 |
| Lot Size | 0.18 (7,841) |
| List Date | 2013-12-03 |
| List Price | \$89,500 |
| Sold Date | 2014-01-29 |
| S/L Price | \$82,500 |
| Square Feet | 1,362 |
| Beds | 3 |
| Full Baths | 1 |
| Half Baths | 0 |
| Pool | No |
| Garage Spaces | 1 |
| Full Baths Adj | |
| Garage Spaces Adj | |
| Lot Size Adj | |
| Square Feet Adj | |
| Gross Adjs. | |
| Net Adjs. | |
| Adjusted Value | |

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|---------|-------|----------|---------|----------|-----------|
| 0.26 | 1793370 | 16 / 71 | Residential | 1 | 1940 | 0.17 (7,405) | 2024-07-16 | \$255,000 | 2024-09-27 | \$260,000 | 1,400 | 3 | 2 | 0 | No | 0 | -\$3,577 | \$3,101 | \$215 | -\$1,904 | \$8,797 | -\$2,165 | \$257,835 |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|---------|-------|----------|---------|----------|-----------|

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|-----------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|---------|-------|-------|---------|-------|-----------|
| 0.27 | 1800536 | 121 / 121 | Residential | 1 | 1956 | 0.14 (6,098) | 2024-08-12 | \$135,000 | 2025-01-14 | \$120,000 | 1,359 | 2 | 2 | 0 | No | 0 | -\$3,577 | \$3,101 | \$859 | \$150 | \$7,687 | \$533 | \$120,533 |
|------|---------|-----------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|---------|-------|-------|---------|-------|-----------|

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|--|--------|-----------|----------|-----------|-----------|
| 0.45 | 1804583 | 97 / 97 | Residential | 1 | 1948 | 0.19 (8,276) | 2024-08-16 | \$319,000 | 2024-12-10 | \$325,000 | 1,572 | 3 | 3 | 0 | No | 1 | -\$7,155 | | -\$215 | -\$10,521 | \$17,891 | -\$17,891 | \$307,109 |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|----------|--|--------|-----------|----------|-----------|-----------|

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|--|--|-------|---------|---------|---------|-----------|
| 0.08 | 1808051 | 32 / 32 | Residential | 1 | 1932 | 0.14 (6,098) | 2024-09-12 | \$257,000 | 2024-10-30 | \$249,000 | 1,330 | 2 | 1 | 0 | No | 1 | | | \$859 | \$1,603 | \$2,462 | \$2,462 | \$251,462 |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|------------|-----------|-------|---|---|---|----|---|--|--|-------|---------|---------|---------|-----------|

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|--|--|-------|---|---|---|----|---|----------|---------|--|----------|----------|----------|-----------|
| 0.19 | 1846732 | 14 / 67 | Residential | 1 | 1951 | 0.18 (7,841) | 2025-03-04 | \$269,999 | | | 1,455 | 3 | 2 | 0 | No | 0 | -\$3,577 | \$3,101 | | -\$4,659 | \$11,337 | -\$5,135 | \$264,864 |
|------|---------|---------|-------------|---|------|--------------|------------|-----------|--|--|-------|---|---|---|----|---|----------|---------|--|----------|----------|----------|-----------|

| | | | | | | | | | | | | | | | | | | | | | | | |
|------|---------|----------|-------------|---|------|--------------|------------|-----------|--|--|-------|---|---|---|----|---|----------|---------|-------|---------|---------|---------|-----------|
| 0.38 | 1835128 | 61 / 437 | Residential | 1 | 1940 | 0.15 (6,534) | 2025-01-16 | \$225,000 | | | 1,328 | 3 | 2 | 0 | No | 0 | -\$3,577 | \$3,101 | \$644 | \$1,703 | \$9,025 | \$1,871 | \$226,871 |
|------|---------|----------|-------------|---|------|--------------|------------|-----------|--|--|-------|---|---|---|----|---|----------|---------|-------|---------|---------|---------|-----------|

1047 Greer St
San Antonio, TX 78210

Subject ©



1046 Greer St
San Antonio, TX 78210

Active 7



2106 Steves Ave
San Antonio, TX 78210

Active 8



| | |
|--------------------------|--------------|
| Distance | |
| MLS # | 1031984 |
| ADOM/CDOM | 55 / 55 |
| Type | Residential |
| Stories | 1 |
| Year Built | 1945 |
| Lot Size | 0.18 (7,841) |
| List Date | 2013-12-03 |
| List Price | \$89,500 |
| Sold Date | 2014-01-29 |
| S/L Price | \$82,500 |
| Square Feet | 1,362 |
| Beds | 3 |
| Full Baths | 1 |
| Half Baths | 0 |
| Pool | No |
| Garage Spaces | 1 |
| Full Baths Adj | |
| Garage Spaces Adj | |
| Lot Size Adj | |
| Square Feet Adj | |
| Gross Adjs. | |
| Net Adjs. | |
| Adjusted Value | |

| |
|--------------|
| 0.03 |
| 1846954 |
| 14 / 14 |
| Residential |
| 1 |
| 1942 |
| 0.14 (6,098) |
| 2025-03-04 |
| \$130,000 |
| |
| 1,152 |
| 3 |
| 1 |
| 0 |
| No |
| 0 |
| |
| \$3,101 |
| \$859 |
| \$10,521 |
| \$14,481 |
| \$14,481 |
| \$144,481 |

| |
|--------------|
| 0.12 |
| 1841905 |
| 33 / 33 |
| Residential |
| 1 |
| 1940 |
| 0.3 (13,068) |
| 2025-02-13 |
| \$290,000 |
| |
| 1,640 |
| 3 |
| 1 |
| 0 |
| No |
| 1 |
| |
| -\$2,576 |
| -\$13,927 |
| \$16,503 |
| -\$16,503 |
| \$273,497 |

Housing Supply On Demand

7-12 Months Ago



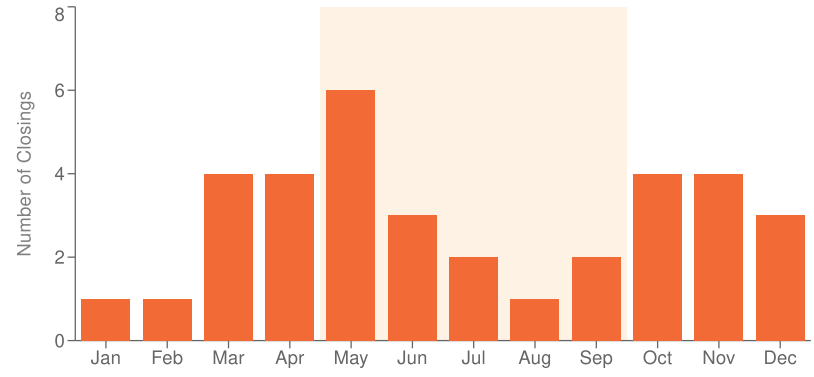
4-6 Months Ago



0-3 Months Ago

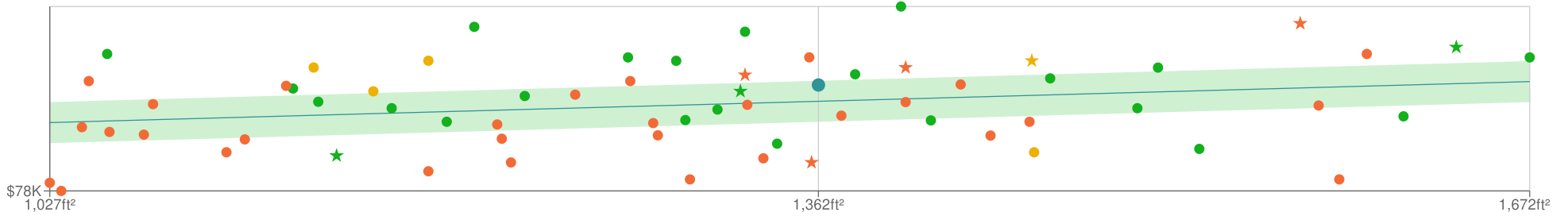


Seasonal Demand



Plot Your Price

● Active ● Closed ● Pending



Days On Market (DOM) Matters

