

SELLER'S REPORT

11802 Dogwood Tree, San Antonio, TX 78245



Presented by

Oscar Enriquez | Realtor

Texas Real Estate License: 793505



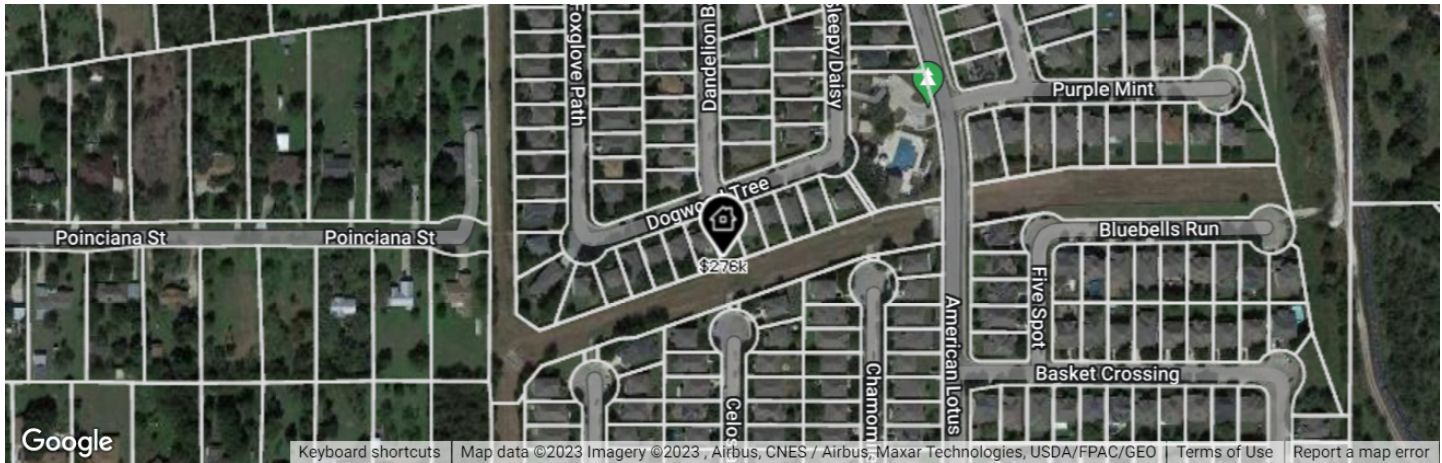
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Main: oscar@oscarenriquez.com

PREMIER REALTY GROUP

9480 Huebner Rd Ste 200-Prg
San Antonio, TX 78240

11802 Dogwood Tree, San Antonio, TX 78245



Legend:  Subject Property

● Active • New, Active: 8/18/2023

List Price

\$298,000

Active Date: 8/18/2023
Listing ID: 1712509

Current Estimated Value

\$294,430

Last RVM® Update: 8/29/2023

RVM® Est. Range: \$289K – \$300K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$7,240

↑ RVM® Change - Last 12 Months: 8.83%

Your Comp Analysis

\$276,168

Last Edited: 9/15/2023

\$148 Price per Sq. Ft.

Your Comp Analysis Range

\$241K – \$341K

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.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchanting outdoor lighting sets the scene for memorable gatherings. - Beautiful mature trees provide shade and beauty. - Spa-like bathrooms with elegant marble accents. - Stylish kitchen includes refrigerator. - Access to community pool, promoting leisure and community. - Convenient garage door opener - Security system for your peace of mind. - Tranquility with no rear neighbors; possibility of customization. - 15-acre nature park nearby for serene exploration. - Enjoy picnics and outdoor moments with loved ones. - Stay active with jogging and nature trails. - Upcoming basketball and pickleball courts promise fun. - Dog park for your furry friends' delight. Don't miss out on making this exceptional property your own. Schedule a viewing now and step into the pinnacle of contemporary living.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	Single Family	-
Property Subtype	Single Family Residential	Single Family Detached	-
Bedrooms	3	3	-
Total Baths	3	3	-
Full Baths	2	2	-
Partial Baths	1	1	-
Living Area (sq ft)	1,866	1,866	-
Building Area (sq ft)	1,866	1,866	-
Lot Size	5,489 sq ft	5,488 sq ft	-
Lot Dimensions	5489 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Pool	-	None	-
Year Built	2005	2005	-
Total Rooms	7	-	-
Style	Contemporary	-	-
Roofing	Asphalt	Composition	-
Heating	Forced Air Unit	Central, Electric	-
Cooling	Central	One Central	-
Fireplaces	-	Not Applicable	-
Foundation	Slab	Slab	-
Exterior Walls	Other	Brick, Pre-Owned	-
Number of Units	0	-	-
Number of Stories	2	2	-

Homeowner Facts

Owner Name (Public)	Torres Ignacio Contreras
Owner Name (Listing)	Torres Ignacio Contreras
Mailing Address	11802 Dogwood Tree San Antonio TX 78245-3360
Owner Occupied	Yes

Extended Home Facts



Legend: Subject Property

Interior Features

Cooling	One Central
Fireplace	Not Applicable
Floor	Carpeting, Ceramic, Laminate
Heating	Electric, Central
General	One Living Area, Separate Dining Room, Eat-In Kitchen, Walk-In Pantry, Shop, All Bedrooms Up, High Ceilings, Open Floor Plan, Cable Tv, High Speed Internet Available, Laundry - Main Floor, Walk-In Closet
Window	All Window Coverings
Living Room Size	15 x 29
Primary Bedroom Size	16 x 13
Primary Bedroom Features	Upstairs
Bedroom Size	12 x 12
Bedroom Size	12 x 10
Primary Bathroom Size	8 x 10
Primary Bathroom Features	Separate Tub & Shower
Kitchen Size	20 x 17

Exterior Features

Energy	Programmable Thermostat, Double Pane Windows, Variable Speed Hvac, Energy Star Appliances, Ceiling Fans
Foundation	Slab
Roof	Composition
Pool	None
Levels	2
Water	City
General	Covered Patio, Privacy Fence, Sprinkler System, Double Pane Windows, Storage Building/Shed, Has Gutters, Special Yard Lighting, Mature Trees
Lot Size Features	Mature Trees, Street Paved, Curbs, Street Gutters, Sidewalks, Street Lights, Interstate Less Than 1 Mi

Room Sizes

Living Room	15x29	Bedroom	12x10
Primary Bedroom	16x13	Primary Bathroom	8x10
Bedroom	12x12	Kitchen	20x17

Location Details

Builder Name	D.R. Horton
Directions to Property	Turn right on Potranco from 1604 North, Left on American Lotus, Right on Dandelion Bend, Left on Dogwood Tree
Subdivision	Amhurst
Location Features	No City Tax
Community Features	Pool, Tennis, Clubhouse, Park/Playground, Sport Court(S), Barbecue Grill

Homeowners Association Info

Dues	\$105
Payments per Year	4

Schools (from Listing Data)

Elementary School	Mora
Middle School	Luna Middle School
High School	William Brennan
School District	Northside

(based on location)

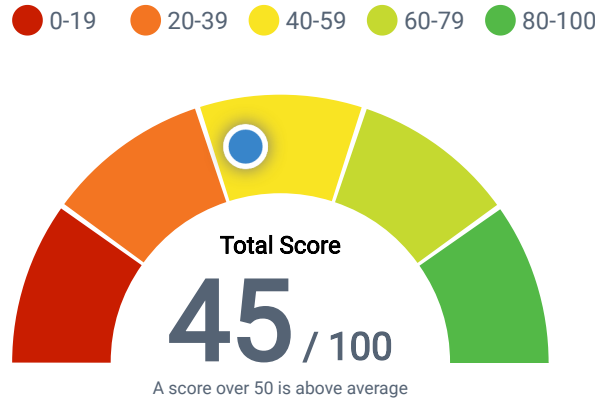
Elementary School	Grosenbacher Elementary School
Middle School	Luna Middle School
High School	Brennan High School
School District	Northside Independent School District

AARP Livability™ Index for 78245

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

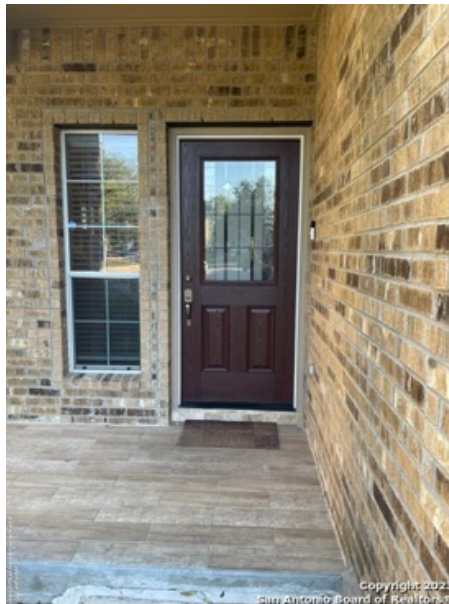
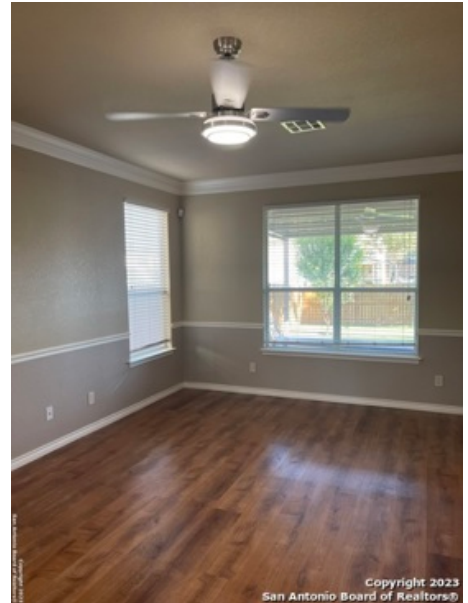
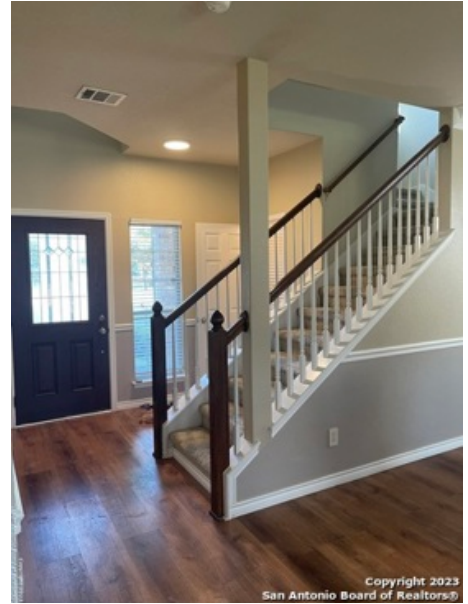
Update Frequency: Annual

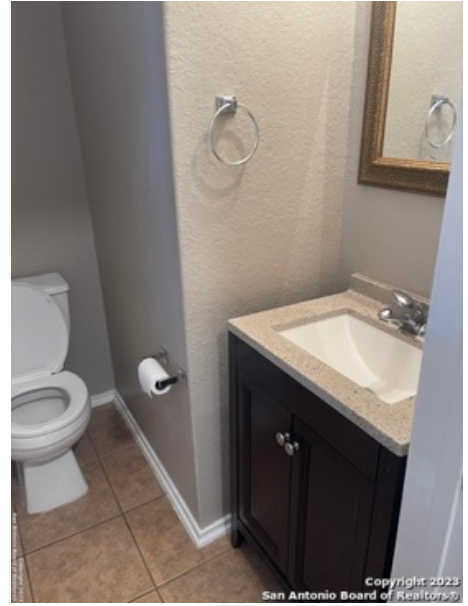


Housing	46
Affordability & Access	
Neighborhood	47
Access to Life, Work & Play	
Transportation	40
Safe & Convenient Options	
Environment	45
Clean Air & Water	
Health	52
Prevention, Access & Quality	
Engagement	33
Civic & Social Involvement	
Opportunity	52
Inclusion & Possibilities	

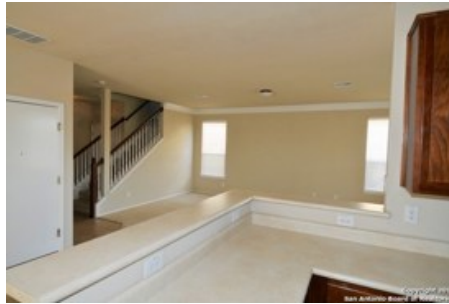
Property Photos







Historical Photos





Property History

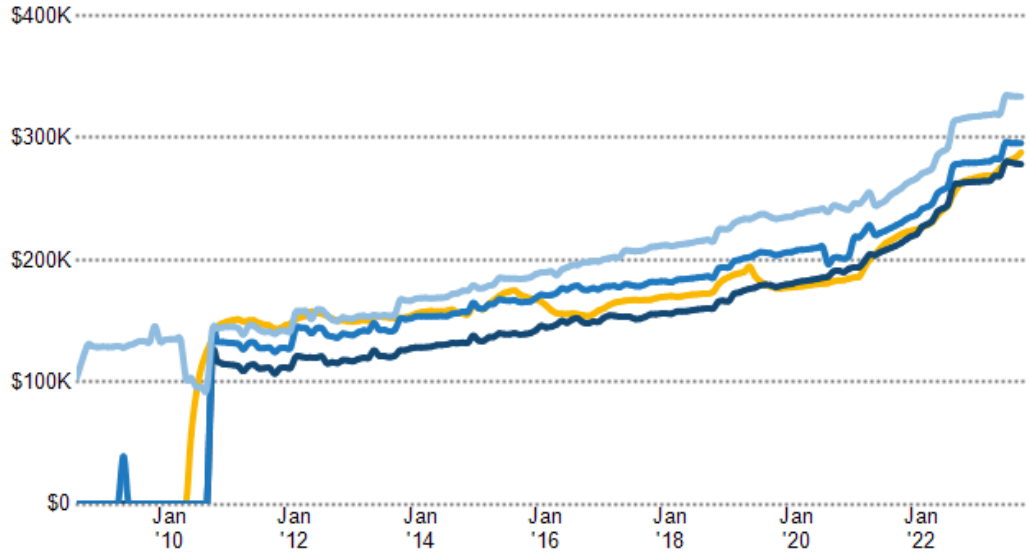
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- San Antonio
- Bexar County
- Texas



Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$209,550	\$50,230	\$259,780	—
2022	\$190,440	\$41,870	\$232,310	\$3,598
2021	\$151,080	\$38,130	\$189,210	—
2020	\$144,580	\$33,560	\$178,140	—
2019	\$140,190	\$33,560	\$173,750	\$3,422
2018	\$129,110	\$33,560	\$162,670	—
2017	\$129,360	\$33,560	\$162,920	—
2016	\$128,050	\$33,560	\$161,610	\$3,612
2015	\$125,830	\$33,560	\$159,390	—
2014	—	—	\$147,890	\$3,314
2013	\$125,170	\$27,510	\$152,680	—
2012	—	—	\$142,830	\$3,211
2011	—	—	\$144,660	—
2009	—	—	—	\$3,246
2008	—	—	\$153,660	—
2007	\$126,040	\$27,000	\$153,040	—
2006	—	\$21,600	\$21,600	—

Legal Description

APN	04361-310-0360
Tax ID	1045631
Census Tract	480291720.022025
Abbreviated Description	CB 4361C BLK 10 LOT 36 (POTRANCO SUBD UT-1) 9567/71-73
City/Municipality/Township	San Antonio, TX 78245

Mortgage Records

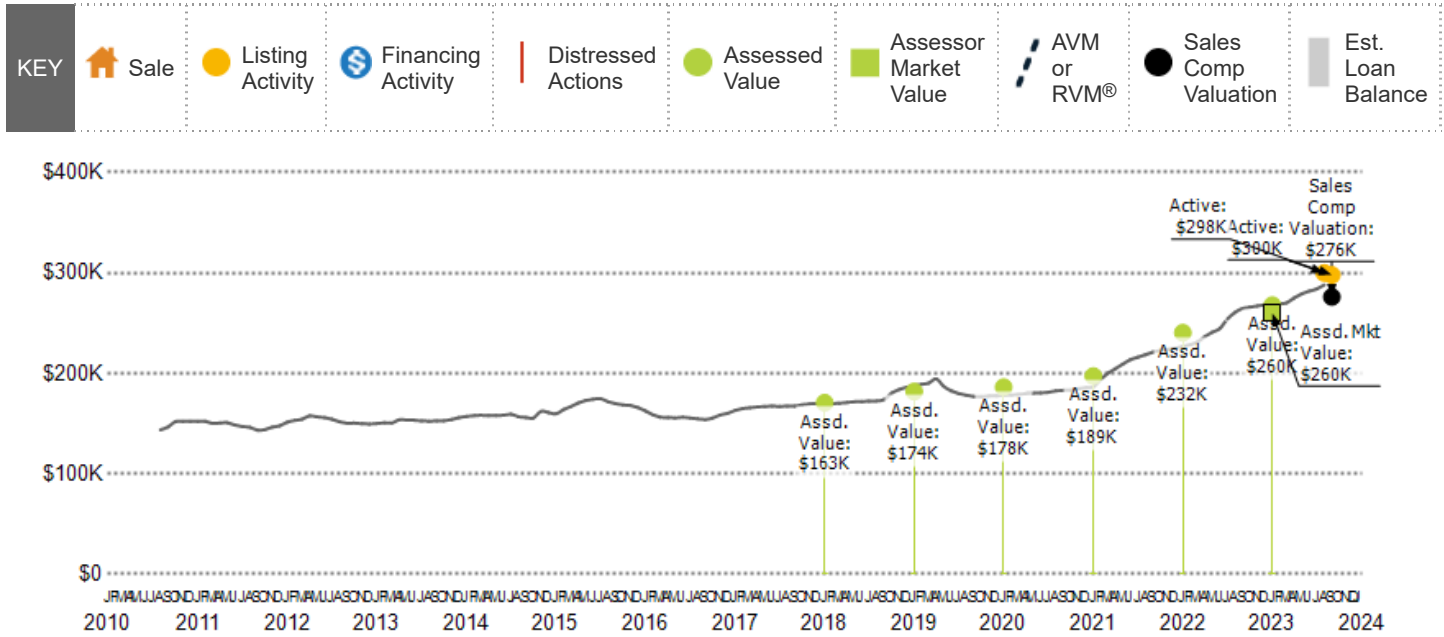
Recording Date	11/14/2006	10/5/2006
Borrower Name	ALBERT SOOHOO,	ALBERT SOOHOO,
Vesting Type	Revocable Trust	Revocable Trust
Lender Name	DHI MORTGAGE COMPANY LTD	DHI MORTGAGE COMPANY LTD
Lender Type	Mortgage company	Mortgage company
Loan Amount	\$88,008	\$88,008
Document Number	20060275660	20060243279
Loan Type	Purchase Money Mortgage	Unknown
Contract Date	9/20/2006	9/20/2006
Due Date	10/1/2036	10/1/2036

Deed Records

Recording Date	8/27/2019
Document Type	Vendor's Lien
Buyer Name	IGNACIO CONTRERAS TORRES
Buyer ID	Married Man as his sole and separate property
Seller Name	ELIZAVETA IVANOVA
Seller ID	Individual(s)
Document #	20190169692
Contract Date	8/26/2019

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
9/4/2023	Price Change	\$298,000	-0.67%
8/18/2023	Active	\$300,000	-

Market Activity for 78245

Market Snapshot

Compared with Last Year: September 15, 2022 vs. September 15, 2023

Median Est. Home Value

\$279K

Up 6%

Median Listing Price

\$323K

Up 4.2%

Median Days in RPR

71

Up 273.7%

Sales Volume

139

Down -24%

Listing Price vs. Sales Price

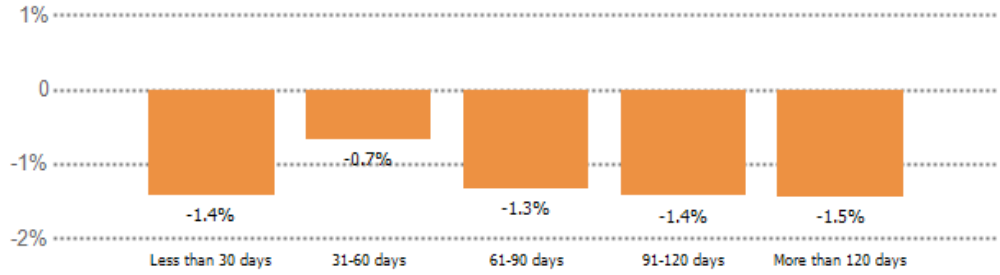
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

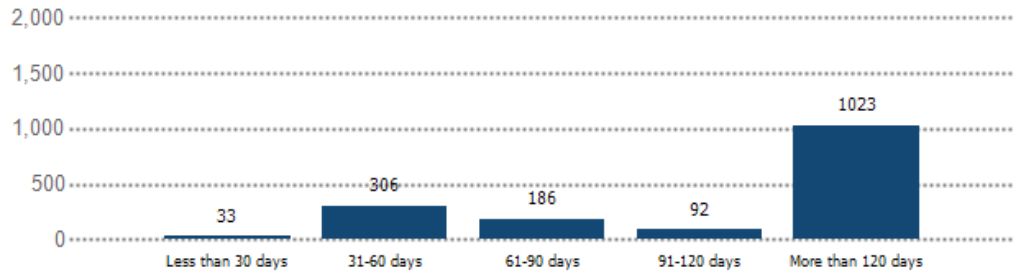
Update Frequency: Monthly

- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

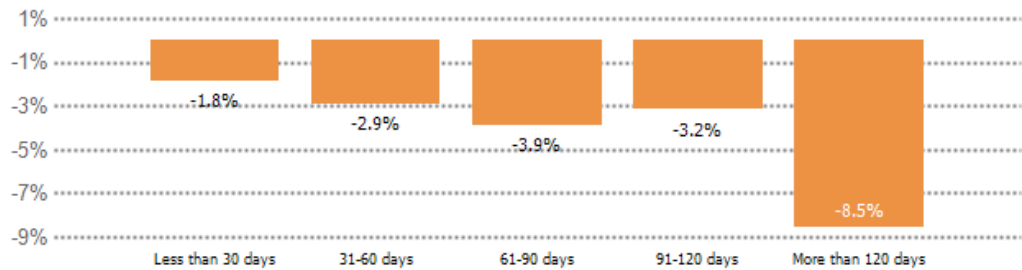
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

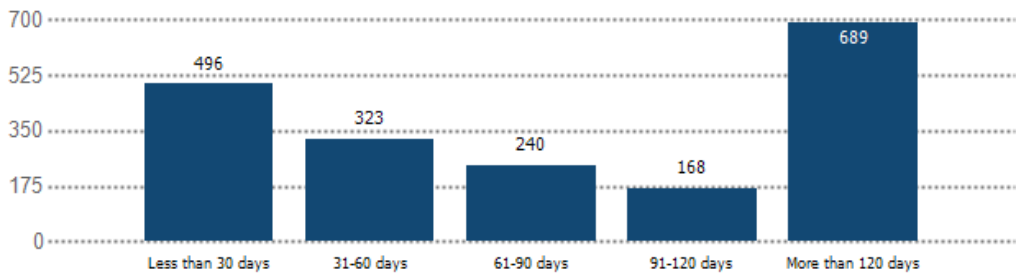
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All



Market Health Charts and Comparisons

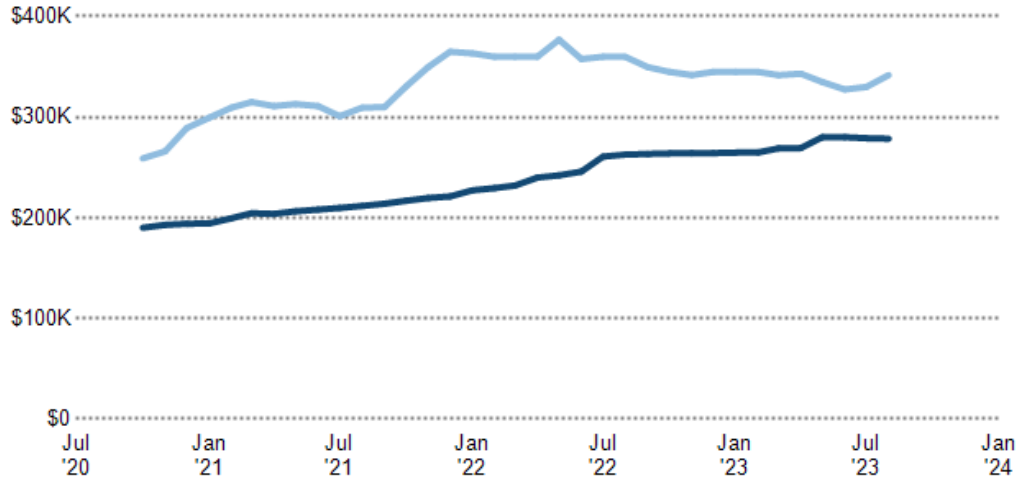
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

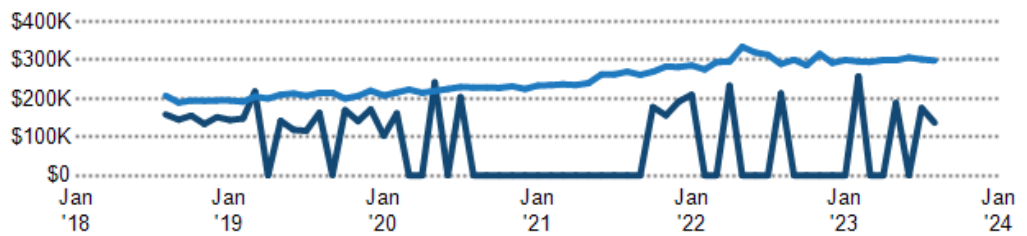
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

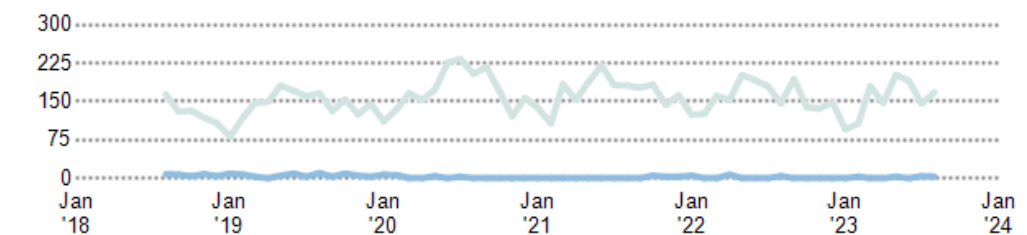
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

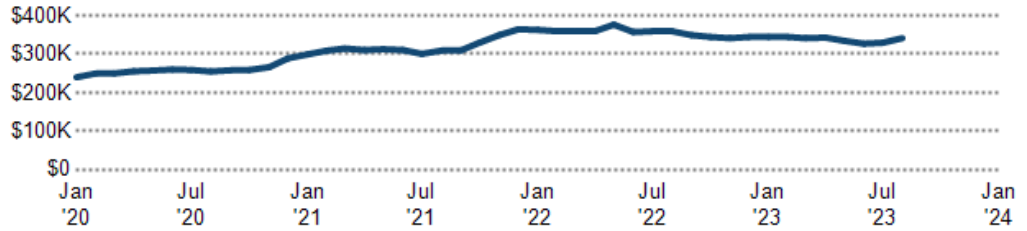
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

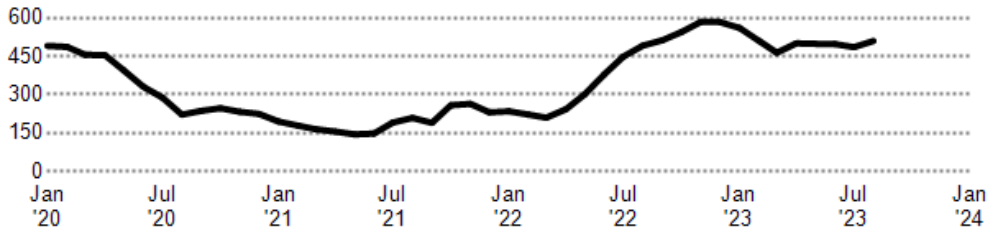
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property
- Comps

This Property

\$98K 1

Comps

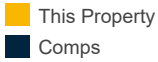


Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

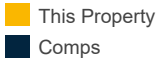


Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily



Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

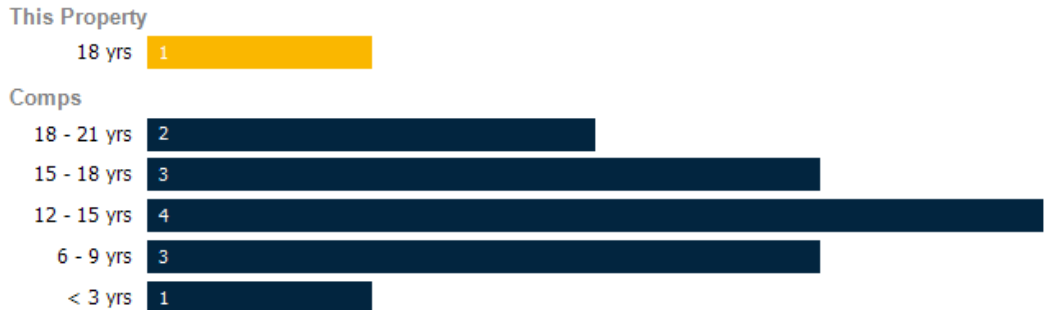
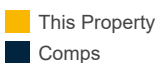


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



Number of Bedrooms in Homes Sold



This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

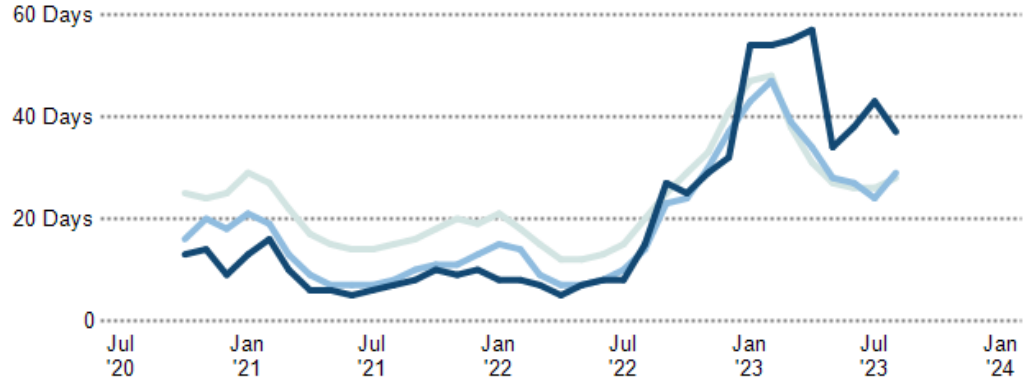
Median Days in RPR

This chart shows how long homes are listed in RPR before their status is converted to sold.

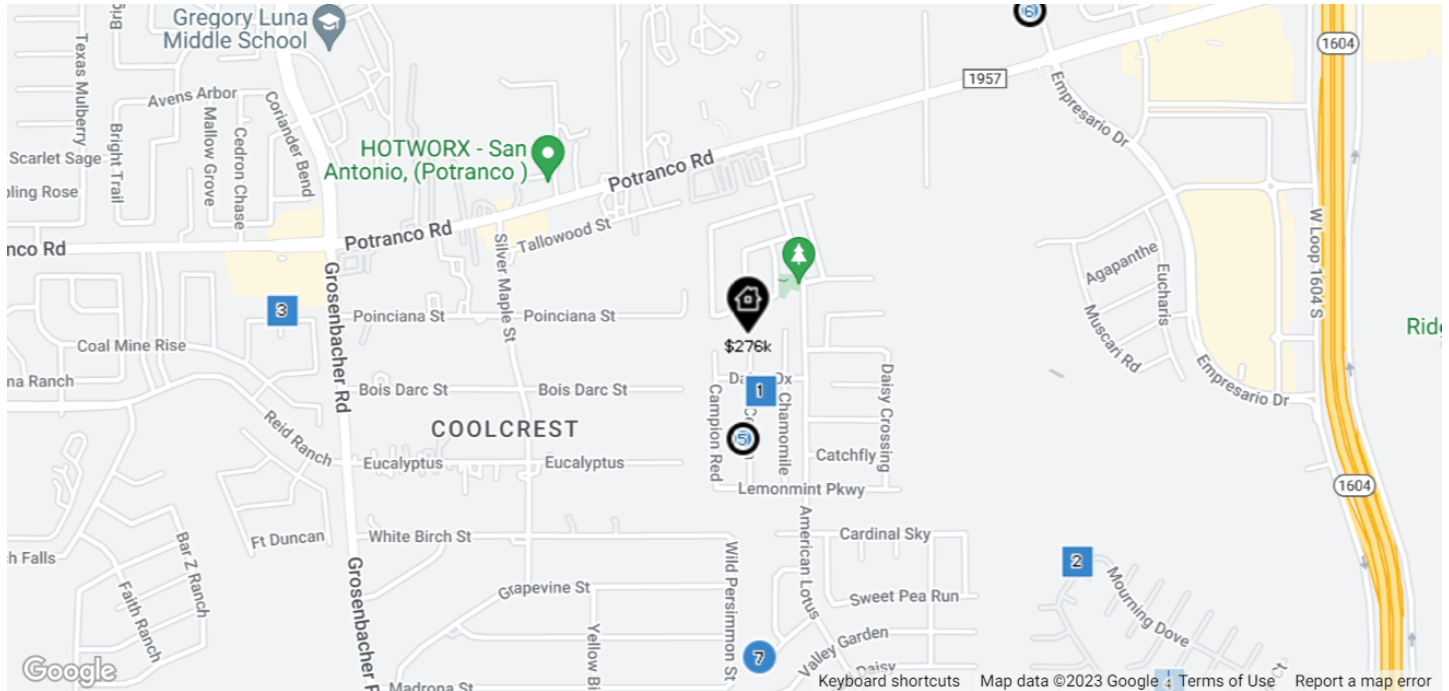
Data Source: Listing data

Update Frequency: Monthly

■ 78245
 ■ Bexar County
 ■ Texas



Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

Comps Selected by Agent



Address	11802 Dogwood Tree San Antonio, TX 78245	706 Celosia San Antonio, TX 78245	615 Meadow Lark San Antonio, TX 78245	12327 Fort Bliss San Antonio, TX 78245	1430 Crane Ct San Antonio, TX 78245
Status	Subject Property	1 Closed	2 Closed	3 Closed	4 Closed
Amount	\$276,168 Comp Analysis	\$290,000 Closed Price	\$314,000 Closed Price	\$310,000 Closed Price	\$280,000 Closed Price
Recording Date	-	8/23/2023	8/22/2023	6/30/2023	8/28/2023
Days in RPR	28	47	71	77	47
Price Per Sq. Ft.	\$148	\$133	\$155	\$129	\$183
Bedrooms	3	3	3	4	3
Total Baths	3	3	3	4	3
Partial Baths	1	1	1	1	1
Total Rooms	7	7	-	-	-
Living Area	1,866	2,180	2,023	2,394	1,527
Building Area	1,866	2,180	2,023	2,394	1,527
Lot Size	5,488 sq ft	6,011 sq ft	5,401 sq ft	4,965 sq ft	4,482 sq ft
Year Built	2005	2007	2016	2015	2021
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Proximity	-	.12 Mi.	.65 Mi.	.74 Mi.	.88 Mi.
MLS ID	1712509	1701597	1695343	1680314	1702554
Listing Broker	<i>Listing Courtesy of Premier Realty Group</i>	<i>Courtesy of 1 Percent Lists LoneStar Realty</i>	<i>Courtesy of Option One Real Estate</i>	<i>Courtesy of Sovereign Real Estate Group</i>	<i>Courtesy of Keller Williams City-View</i>
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the veg...</p>	<p>Don't miss your opportunity to own this beautiful 3 bedroom, 2.5 bath home located in the highly desired neighborhood of amhurst. Pride of ownership shows in this well kept home featuring an open floor plan, large walk in closets and spacious game room. The backyard will leave you speechless and is perfect for entertaining. Conveniently located close to 1604, 90, 151, lackland air force base, seaworld, shopping and entertainment. Come check it out because it won't last long!!!</p>	<p>Introducing this stunning 2-story home listing, boasting an abundance of desirable features. With 3 spacious bedrooms and 2.5 baths, this residence offers ample room for comfortable living. The 2-car garage provides convenient parking and additional storage space. Inside, you'll discover two inviting living areas, ideal for relaxation and entertainment. The 4-side brick exterior exudes durability and timeless appeal, ensuring long-lasting beauty. Step onto the covered patio and marvel at the generous backyard, that backs up to a green belt, perfect for outdoor gatherings a...</p>	<p>This beautiful home is located in the desirable weston oaks subdivision and is in pristine condition. The open concept layout provides ample space for entertaining guests. The large kitchen is a chef's dream and is perfect for preparing meals for the family or for hosting gatherings. This home features two master bedrooms, one of which can be used as a guest suite or mother in law suite. The high ceilings and granite countertops add a touch of elegance to the home. The roof has been recently installed, ensuring that the new owner will not have to worry about any roofing is...</p>	<p>\$2500 seller concessions for closing costs! welcome to your dream home in the popular northwest area! this 3-bedroom, 2.5-bath residence in the gated dove creek community offers 1,527 square feet of modern living space. The open floor plan showcases durable wood tile floors, 42" kitchen cabinets, and recessed lighting. The primary bedroom features a spacious layout and a large walk-in closet. Upstairs, there's a loft/office space, perfect for working from home. Situated on a cul-de-sac, this home provides privacy and is surrounded by a picturesque neighborhood. Built by ne...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

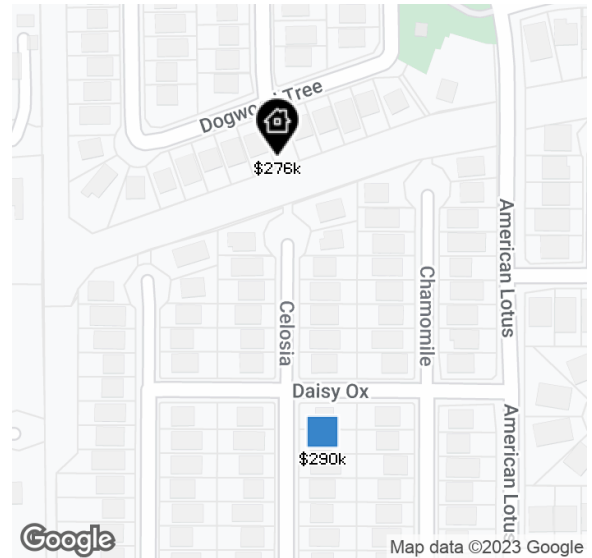
Comps Selected by Agent



Address	11802 Dogwood Tree San Antonio, TX 78245	807 Celosia San Antonio, TX 78245	223 Empresario Dr San Antonio, TX 78253	11815 Basil Grass San Antonio, TX 78245
Status	Subject Property	5 Pending	6 Pending	7 Active
Amount	\$276,168 Comp Analysis	\$280,000 List Price	\$309,900 List Price	\$329,900 List Price
Recording Date	-	-	-	-
Days in RPR	28	85	49	64
Price Per Sq. Ft.	\$148	\$148	\$142	\$146
Bedrooms	3	3	3	3
Total Baths	3	3	2	3
Partial Baths	1	1	-	1
Total Rooms	7	7	6	6
Living Area	1,866	1,886	2,176	2,255
Building Area	1,866	1,886	2,176	2,255
Lot Size	5,488 sq ft	5,998 sq ft	6,751 sq ft	8,102 sq ft
Year Built	2005	2010	2003	2008
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Proximity	-	.2 Mi.	.65 Mi.	.54 Mi.
MLS ID	1712509	1697728	1707354	1702985
Listing Broker	<i>Listing Courtesy of Premier Realty Group</i>	<i>Listing Courtesy of Connect Realty</i>	<i>Listing Courtesy of Phillips & Associates Realty</i>	<i>Listing Courtesy of EXIT Premier Realty</i>
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the veg...</p>	<p>Great curb appeal throughout the amhurst neighborhood, this two-story, 3 bedroom, 2.5 bath has been well maintained. The first floor offers a separate dining area the kitchen opens to a spacious living room that extends to a large covered patio, perfect for outdoor dining! small veggie & fruit garden has been added in backyard . Just off of the living area is a 1/2 bath powder room, all bedrooms are upstairs. The second floor highlights a spacious game room, two full baths and a master suite which features a large walk-in closet. Beautiful home on the nw side of town, co...</p>	<p>Welcome home. With new landscaping in the front, the curb appeal to this home is warm and welcoming upon arrival. An open floor plan creates plenty of space for entertaining family or friends. Take not of the elegant wood flooring in the master bedroom which is set apart from the rest of the bedrooms in the home. Step out of the back door and onto your large covered patio complete with a built in grill. The kids will love being able to walk out the front door and be at the park within steps of the home. Shopping is located within minutes of the property. The home is locate...</p>	<p>Welcome to your dream home! nestled in a charming cul-de-sac, this exquisite 3-bedroom, 2.5-bathroom house offers a spacious open floorplan designed to elevate your living experience. This open concept layout effortlessly connects the living room, dining area, and kitchen, providing an ideal setting for entertaining guests or simply enjoying quality time with family. The kitchen is a culinary enthusiast's delight, gleaming granite countertops, and ample storage, this space is both functional and aesthetically pleasing. Step outside to your private oasis and discover a meti...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

706 Celosia, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/23/2023
 * MLS Listing 1701597: 7/7/2023

Closed Price
\$290,000

Closed Date: 8/23/2023
 Days in RPR: 47

Current Estimated Value
\$294,690

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$289K – \$301K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$4,430**

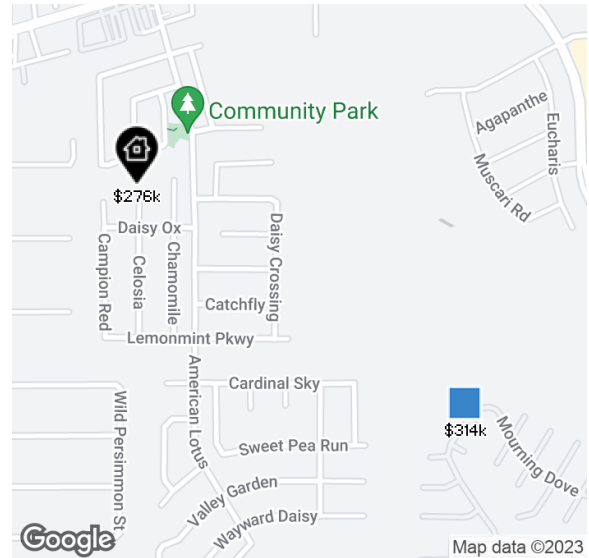
↑ RVM® Change
 Last 12 Months: **5.3%**

Don't miss your opportunity to own this beautiful 3 bedroom, 2.5 bath home located in the highly desired neighborhood of Amhurst. Pride of ownership shows in this well kept home featuring an open floor plan, large walk in closets and spacious game room. The backyard will leave you speechless and is...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	4	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,180	2,180
Building Area (sq ft)	2,180	2,180
Lot Size	6,011 sq ft	6,011 sq ft
Lot Dimensions	6011 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2007	2007
Total Rooms	7	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric, One Unit
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Brick, Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Courtesy of 1 Percent Lists Lonestar Realty

615 Meadow Lark, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/22/2023
 * MLS Listing 1695343: 6/12/2023

Closed Price
\$314,000

Closed Date: 8/22/2023
 Days in RPR: 71

Current Estimated Value

\$314,150

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$308K – \$320K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$980**

↑ RVM® Change
 Last 12 Months: **1.82%**

Introducing this stunning 2-story home listing, boasting an abundance of desirable features. With 3 spacious bedrooms and 2.5 baths, this residence offers ample room for comfortable living. The 2-car garage provides convenient parking and additional storage space. Inside, you'll discover two invit...

Home Facts

Public Facts

Listing Facts

Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,023	2,023
Building Area (sq ft)	2,023	2,023
Lot Size	5,401 sq ft	5,401 sq ft
Lot Dimensions	5401 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	2016	2016
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric, Heat Pump
Cooling	Central	Two Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	4 Sides Masonry, Brick, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Courtesy of Option One Real Estate

12327 Fort Bliss, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 6/30/2023
 * MLS Listing 1680314: 4/14/2023

Closed Price

\$310,000

Closed Date: 6/30/2023
 Days in RPR: 77

Current Estimated Value

\$319,950

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$314K – \$326K

RVM® Confidence:



RVM® Change
 Last 1 Month: **-\$16,420**

RVM® Change
 Last 12 Months: **-6.92%**

This beautiful home is located in the desirable Weston Oaks Subdivision and is in pristine condition. The open concept layout provides ample space for entertaining guests. The large kitchen is a chef's dream and is perfect for preparing meals for the family or for hosting gatherings. This home feat...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,394
Building Area (sq ft)	2,394
Lot Size	4,966 sq ft
Lot Dimensions	4966 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2015
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	Yes
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Public Facts

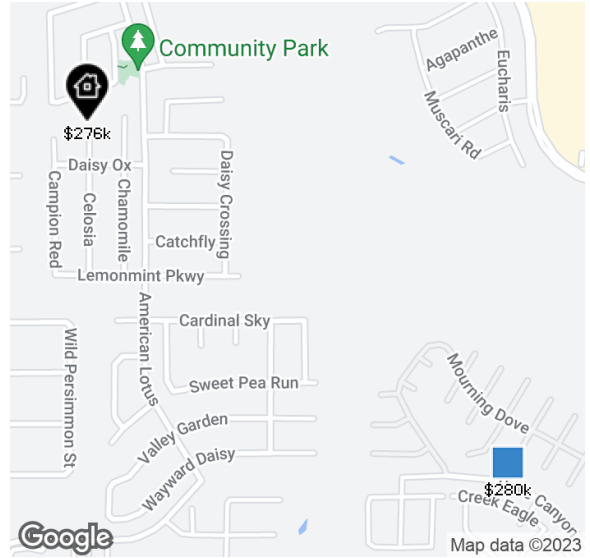
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,394
Building Area (sq ft)	2,394
Lot Size	4,966 sq ft
Lot Dimensions	4966 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2015
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	Yes
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Listing Facts

Property Type	Single Family
Property Subtype	Single Family Detached
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,394
Building Area (sq ft)	2,394
Lot Size	4,965 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	-
Pool	None
Year Built	2015
Roofing	Composition
Heating	Heat Pump, Natural Gas
Cooling	One Central
Fireplaces	Not Applicable
Foundation	Slab
Exterior Walls	Brick, Pre-Owned, Siding
Number of Units	-
Number of Stories	2

Courtesy of Sovereign Real Estate Group

1430 Crane Ct, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 8/28/2023
 * MLS Listing 1702554: 7/12/2023

Closed Price
\$280,000

Closed Date: 8/28/2023
 Days in RPR: 47

Current Estimated Value
\$279,650

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$274K – \$285K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$26,420**

↑ RVM® Change
 Last 12 Months: **-**

\$2500 seller concessions for closing costs! Welcome to your dream home in the popular northwest area! This 3-bedroom, 2.5-bath residence in the gated Mourning Dove Creek community offers 1,527 square feet of modern living space. The open floor plan showcases durable wood tile floors, 42" kitchen cabinets, a...

Home Facts

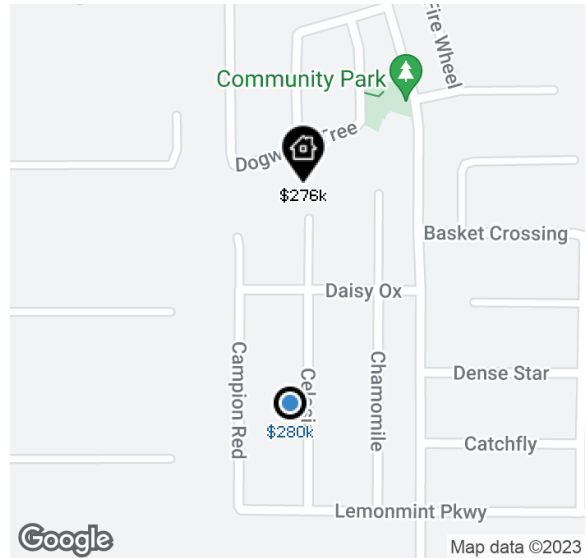
Public Facts

Listing Facts

Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,834	1,527
Building Area (sq ft)	1,834	1,527
Lot Size	4,487 sq ft	4,482 sq ft
Lot Dimensions	4487 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	2021	2021
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	Two Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	3 Sides Masonry, Brick, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Courtesy of Keller Williams City-View

807 Celosia, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 8/13/2023

List Price

\$280,000

List Date: 6/22/2023

Days in RPR: 85

Last Price Update: 8/8/2023

Current Estimated Value

\$281,970

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$276K – \$288K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$5,030**

RVM® Change

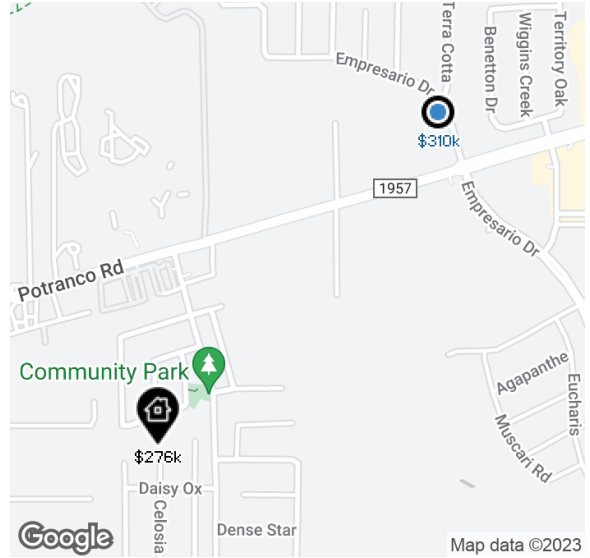
Last 12 Months: **6.51%**

Great curb appeal throughout the Amhurst neighborhood, This two-story, 3 bedroom, 2.5 bath has been well maintained. The first floor offers a separate dining area The kitchen opens to a spacious living room that extends to a large covered patio, perfect for outdoor dining! Small veggie & fruit gard...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,886	1,886
Building Area (sq ft)	1,886	1,886
Lot Size	6,011 sq ft	5,998 sq ft
Lot Dimensions	6011 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None, Other
Year Built	2010	2010
Total Rooms	7	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	1 Side Masonry, Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Listing Courtesy of Connect Realty

223 Empresario Dr, San Antonio, TX 78253



LEGEND: Subject Property This Listing

Pending

* Pending Sb as of 8/29/2023

List Price
\$309,900

List Date: 7/28/2023

Days in RPR: 49

Last Price Update: 8/5/2023

Current Estimated Value

\$305,620

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$300K – \$312K

RVM® Confidence:



RVM® Change
Last 1 Month: **\$9,150**

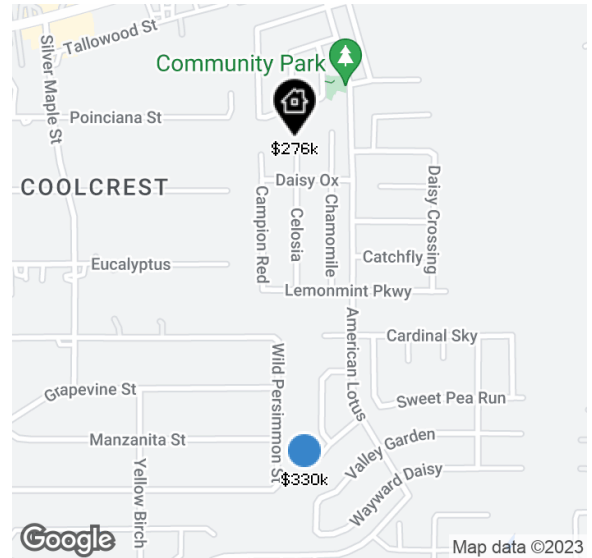
RVM® Change
Last 12 Months: **9.44%**

Welcome home. With new landscaping in the front, the curb appeal to this home is warm and welcoming upon arrival. An open floor plan creates plenty of space for entertaining family or friends. Take note of the elegant wood flooring in the master bedroom which is set apart from the rest of the bedroom...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	2,176	2,176
Building Area (sq ft)	2,176	2,176
Lot Size	6,752 sq ft	6,751 sq ft
Lot Dimensions	6752 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2003	2003
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Combination	Brick, Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of Phillips & Associates Realty

11815 Basil Grass, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Active

* Price Change: 7/13/2023

List Price

\$329,900

List Date: 7/13/2023
Days in RPR: 64
Last Price Update: 9/15/2023

Current Estimated Value

\$324,830

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$318K – \$331K

RVM® Confidence:



↑ RVM® Change
Last 1 Month: **\$13,140**

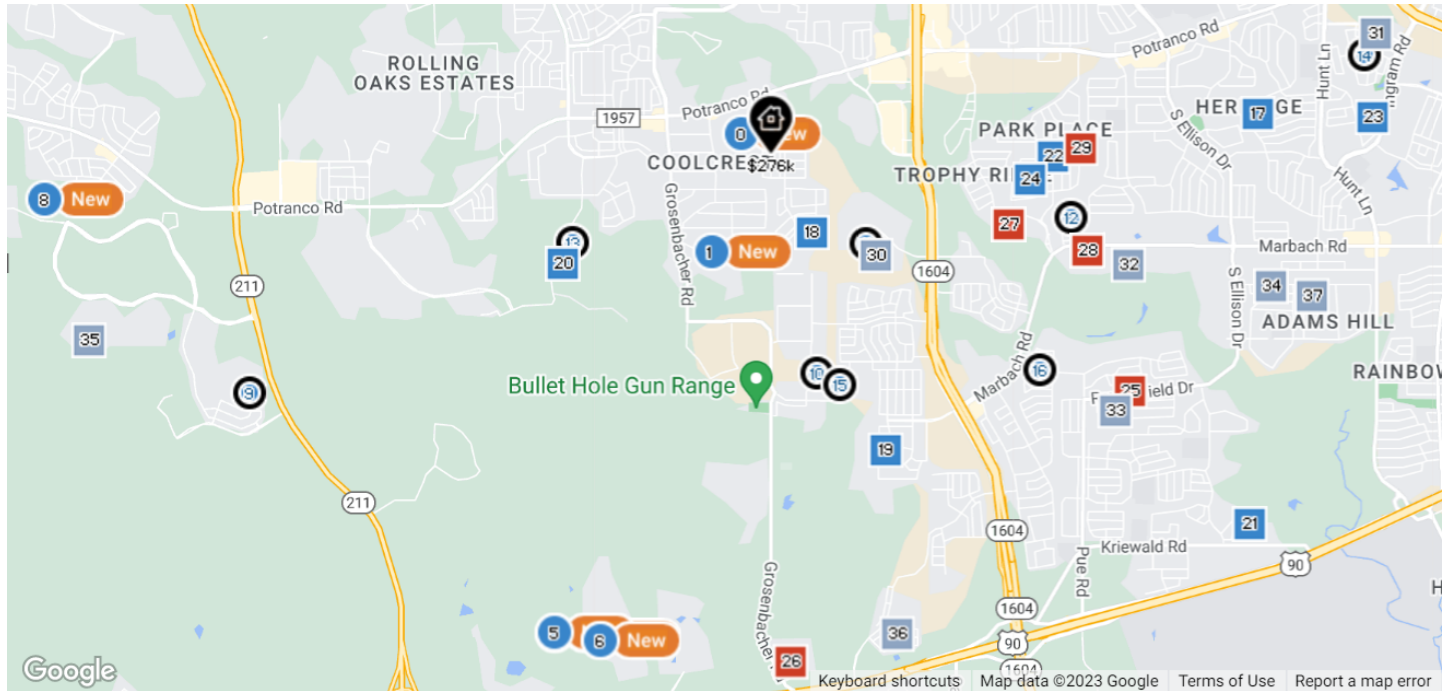
↑ RVM® Change
Last 12 Months: **9.24%**

Welcome to your dream home!
Nestled in a charming cul-de-sac, this exquisite 3-bedroom, 2.5-bathroom house offers a spacious open floorplan designed to elevate your living experience. This open concept layout effortlessly connects the living room, dining area, and kitchen, providing an ideal setting...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,255	2,255
Building Area (sq ft)	2,255	2,255
Lot Size	8,102 sq ft	8,102 sq ft
Lot Dimensions	8102 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2008	2008
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	Heat Pump(S), One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Wood	Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Listing Courtesy of EXIT Premier Realty

Selected Recent Market Activity for 78245



LEGEND: Subject Property Pending For Sale or For Lease Distressed Pending Distressed Recent Sale Off Market

	User Selected Comps	Market Activity For Sale or For Lease Listings	Market Activity Pending Sales	Market Activity Distressed	Market Activity Expired Listings	Market Activity Closed
Total Number of Properties	7	8	8	5	8	8
Lowest Listing Price/Est. Value	\$280,000	\$266,990	\$205,000	\$246,820	\$214,000	\$245,000
Median Listing Price/Est. Value	\$309,900	\$304,990	\$310,470	\$292,660	\$289,750	\$300,000
Highest Listing Price/Est. Value	\$329,900	\$1,050,000	\$524,900	\$339,060	\$415,000	\$390,000
Median Living Area	2,176	1,986	2,108	1,950	1,956	2,016
Median Price per sq.ft.	\$146	\$170	\$156	\$143	\$145	\$151
Median Days in RPR	64	-	45	-	93	57
Median Age	13	-	-	6	10	11

Market Activity: Active



Address	11802 Dogwood Tree San Antonio, TX 78245	11903 American Quarter San Antonio, TX 78245	12502 Galatea San Antonio, TX 78245	12802 Cygnus San Antonio, TX 78245	12810 Cygnus San Antonio, TX 78245
Status	Subject Property	1 Active	2 Active	3 Active	4 Active
Amount	\$276,168 Comp Analysis	\$1,050,000 List Price	\$317,990 List Price	\$267,990 List Price	\$309,990 List Price
Listing Date	8/18/2023	9/15/2023	9/15/2023	9/15/2023	9/15/2023
Days in RPR	28	-	-	-	-
Price Per Sq. Ft.	\$148	\$210	\$166	\$191	\$137
Bedrooms	3	-	4	3	4
Total Baths	3	-	3	2	3
Partial Baths	1	-	-	-	-
Total Rooms	7	-	-	-	-
Living Area	1,866	5,000	1,912	1,401	2,260
Building Area	1,866	5,000	1,912	1,401	2,260
Lot Size	5,488 sq ft	-	5,227 sq ft	5,227 sq ft	5,227 sq ft
Year Built	2005	-	2022	2023	2023
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Two Story	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1719689	1719678	1719661	1719658
Listing Broker	<i>Listing Courtesy of Premier Realty Group</i>	<i>Listing Courtesy of JB Goodwin, REALTORS</i>	<i>Listing Courtesy of Fraire Realty Group, INC.</i>	<i>Listing Courtesy of Fraire Realty Group, INC.</i>	<i>Listing Courtesy of Fraire Realty Group, INC.</i>
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Wonderful investment opportunity! 4 plex offers meticulously designed finishes such as granite in the kitchen, stainless steel appliances including refrigerator. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a sense of spaciousness that is both inviting and relaxing. Investors will find this quadruplex an enticing prospect with the potential for rental income or as a future resale investment. Opportunities like this do not come along often, so act swiftly to make this exceptional residence your own!</p>	<p>New starlight home under construction. Open floor plan, kitchen has granite countertops, brand new stainless steel appliance, and electric range. Conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown san antonio.</p>	<p>New starlight home under construction. Single story 3 bed 2 bath, open floor plan, kitchen has granite countertops, brand new stainless steel appliance, and electric range. Conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown san antonio.</p>	<p>New starlight home under construction. Beautiful two story 4 bed 3 bath 2 car garage. Open floor plan, kitchen has granite counter tops, and electric range. Master bath with walk-in shower and walk-in closet. Conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants and entertainment in downtown san antonio.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

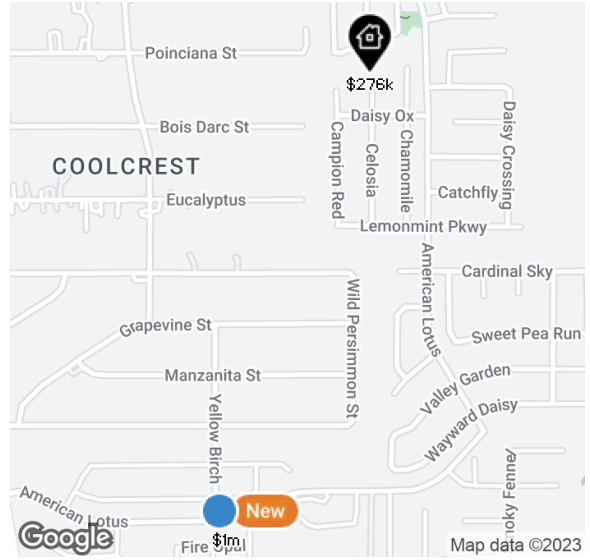
Market Activity: Active



Address	11802 Dogwood Tree San Antonio, TX 78245	12806 Cygnus San Antonio, TX 78245	12511 Antilia San Antonio, TX 78245	12507 Antilia San Antonio, TX 78245	943 Hyperion Ln San Antonio, TX 78245
Status	Subject Property	5 New Active	6 New Active	7 New Active	8 New Active
Amount	\$276,168 Comp Analysis	\$287,990 List Price	\$266,990 List Price	\$299,990 List Price	\$400,000 List Price
Listing Date	8/18/2023	9/15/2023	9/15/2023	9/15/2023	9/14/2023
Days in RPR	28	-	-	-	1
Price Per Sq. Ft.	\$148	\$173	\$220	\$146	\$168
Bedrooms	3	3	3	3	4
Total Baths	3	2	2	3	3
Partial Baths	1	-	-	1	-
Total Rooms	7	-	-	-	-
Living Area	1,866	1,662	1,212	2,060	2,387
Building Area	1,866	1,662	1,212	2,060	2,387
Lot Size	5,488 sq ft	5,227 sq ft	5,227 sq ft	5,227 sq ft	7,971 sq ft
Year Built	2005	2023	2022	2023	2019
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1719652	1719649	1719644	1719578
Listing Broker	Listing Courtesy of Premier Realty Group	Listing Courtesy of Fraire Realty Group, INC.	Listing Courtesy of Fraire Realty Group, INC.	Listing Courtesy of Fraire Realty Group, INC.	Listing Courtesy of Real
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>New starlight home under construction. Open floor plan, kitchen has granite countertops, brand new stainless steel appliance, and electric range. Conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown san antonio.</p>	<p>New starlight home under construction. The kitchen has granite countertops, brand new stainless steel appliances, and electric range. Meridian is conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown san antonio.</p>	<p>New starlight home under construction. Open floor plan, kitchen has granite countertops, brand new stainless steel appliance, and electric range. Conveniently located off loop 1604 and highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown san antonio.</p>	<p>This stunning one story, 4 bedroom house is up for grabs! with an open floor plan, 4 bedrooms, 3 bathrooms and a home office, this property is perfect for those who need to work from home or just want a one story home with space. Upon entering, you'll notice the wood-looking tile flooring throughout the common areas while the bedrooms are carpet. One of the best things about this property is that it has no back neighbors as it backs up to green space and has a large side yard. The three-car garage is finished with epoxy, providing a sleek and polished look. The house is situated at the back of a gated community, so you won't have to worry ab...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

11903 American Quarter, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

● Active

* New, New: 9/15/2023

List Price

\$1,050,000

List Date: 9/15/2023

Wonderful investment opportunity! 4 plex offers meticulously designed finishes such as granite in the kitchen, stainless steel appliances including refrigerator. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a sense of spaciousness that is both inviting...

Home Facts

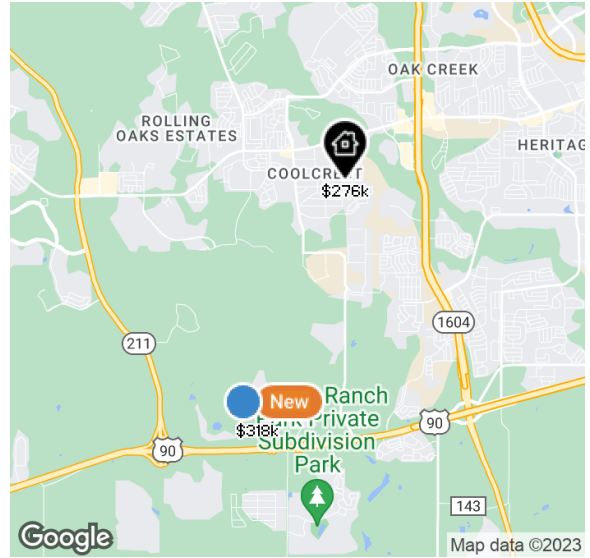
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Two Story
Bedrooms	-	-
Total Baths	-	-
Full Baths	-	-
Partial Baths	-	-
Living Area (sq ft)	-	5,000
Building Area (sq ft)	-	5,000
Lot Size	-	-
Style	-	Two Story
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	Multi-Unit Central
Foundation	-	Slab
Exterior Walls	-	New, Siding

Listing Courtesy of JB Goodwin, REALTORS

12502 Galatea, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

● Active

* New, New: 9/15/2023

List Price

\$317,990

List Date: 9/15/2023

New Starlight Home under construction. Open floor plan, Kitchen has Granite Countertops, brand new stainless steel appliance, and Electric Range. Conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown San Antonio.

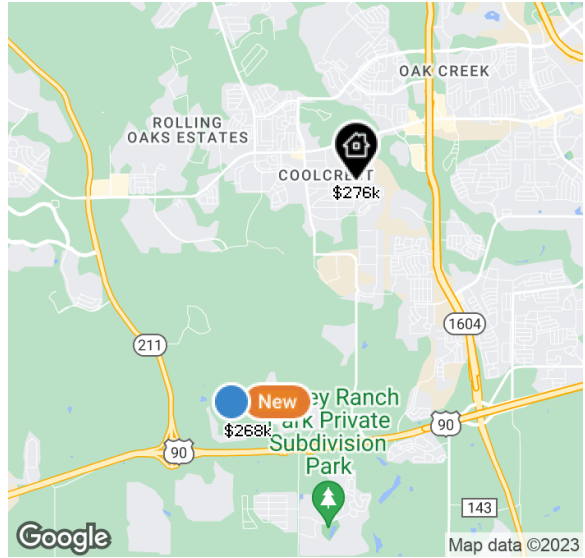
Home Facts

	Public Facts	Listing Facts
Property Type	Lot/Land	Single Family
Property Subtype	Residential-Vacant Land	Single Family Detached
Bedrooms	-	4
Total Baths	-	3
Full Baths	-	3
Partial Baths	-	-
Living Area (sq ft)	-	1,912
Building Area (sq ft)	-	1,912
Lot Size	6,970 sq ft	5,227 sq ft
Lot Dimensions	6970 SF	-
Garage (spaces)	0	-
Pool	-	None
Year Built	-	2022
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, New
Number of Units	0	-
Number of Stories	-	1

Listing Courtesy of Fraire Realty Group, INC.

12802 Cygnus, San Antonio, TX 78245

Property Photo



LEGEND: Subject Property New This Listing

Active

* New, New: 9/15/2023

List Price

\$267,990

List Date: 9/15/2023

New Starlight Home under construction. Single Story 3 bed 2 bath, Open floor plan, Kitchen has Granite Countertops, brand new stainless steel appliance, and Electric Range. Conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, restaurants, and entertainment in downto...

Home Facts

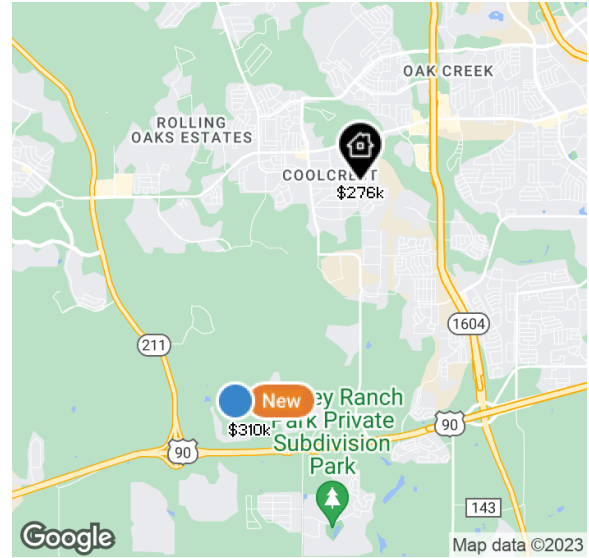
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	1,401
Building Area (sq ft)	-	1,401
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	1

Listing Courtesy of Fraire Realty Group, INC.

12810 Cygnus, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

Active

* New, New: 9/15/2023

List Price

\$309,990

List Date: 9/15/2023

New Starlight Home Under Construction. Beautiful Two Story 4 bed 3 bath 2 car garage. Open floor plan, kitchen has granite counter tops, and Electric Range. Master Bath with walk-in shower and walk-in closet. Conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, rest...

Home Facts

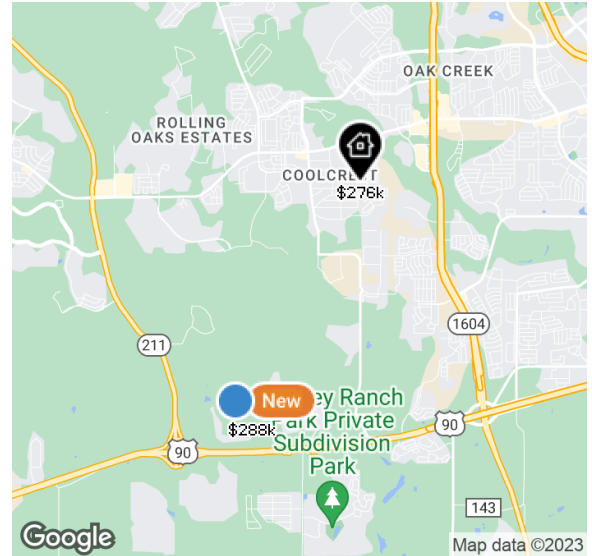
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	3
Full Baths	-	3
Partial Baths	-	-
Living Area (sq ft)	-	2,260
Building Area (sq ft)	-	2,260
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	2

Listing Courtesy of Fraire Realty Group, INC.

12806 Cygnus, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

● Active

* New, New: 9/15/2023

List Price

\$287,990

List Date: 9/15/2023

New Starlight Home under construction. Open floor plan, Kitchen has Granite Countertops, brand new stainless steel appliance, and Electric Range. Conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown San Antonio.

Home Facts

Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	1,662
Building Area (sq ft)	-	1,662
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	1

Listing Courtesy of Fraire Realty Group, INC.

12511 Antilia, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

Active

* New, New: 9/15/2023

List Price

\$266,990

List Date: 9/15/2023

New Starlight Home under construction. The Kitchen has Granite Countertops, brand new stainless steel appliances, and Electric Range. Meridian is conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown San Antonio.

Home Facts

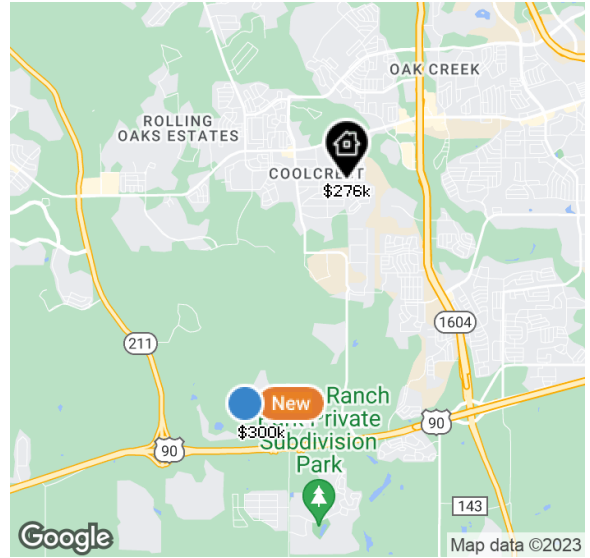
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	1,212
Building Area (sq ft)	-	1,212
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2022
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	1

Listing Courtesy of Fraire Realty Group, INC.

12507 Antilia, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

Active

* New, New: 9/15/2023

List Price

\$299,990

List Date: 9/15/2023

New Starlight Home under construction. Open floor plan, Kitchen has Granite Countertops, brand new stainless steel appliance, and Electric Range. Conveniently located off Loop 1604 and Highway 90, you're minutes away from shopping, restaurants, and entertainment in downtown San Antonio.

Home Facts

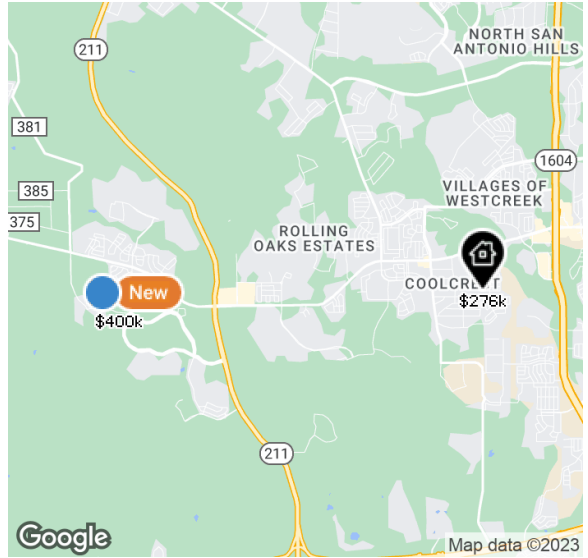
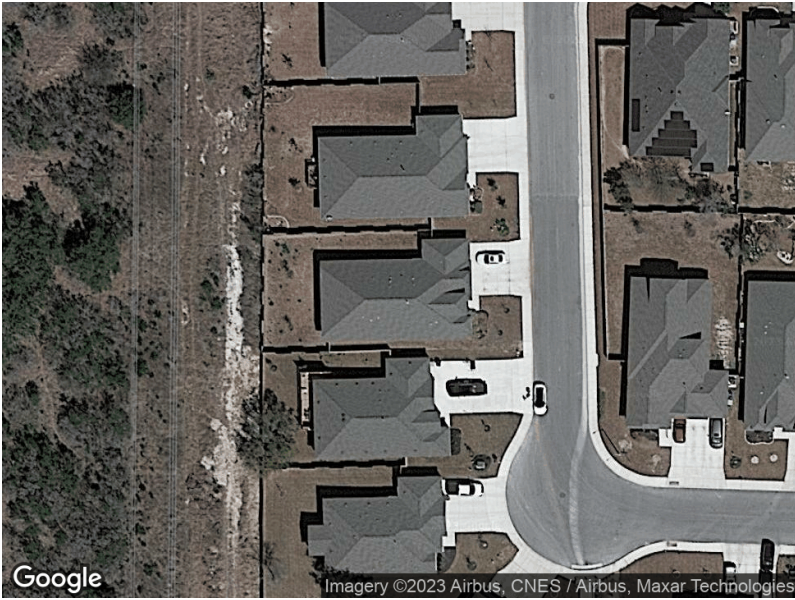
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	3
Full Baths	-	2
Partial Baths	-	1
Living Area (sq ft)	-	2,060
Building Area (sq ft)	-	2,060
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Wood Shingle/Shake
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	2

Listing Courtesy of Fraire Realty Group, INC.

943 Hyperion Ln, San Antonio, TX 78245



LEGEND: Subject Property New This Listing

Active

* New, New: 9/14/2023

List Price

\$400,000

List Date: 9/14/2023
Days in RPR: 1

Current Estimated Value

\$420,750

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$366K – \$475K

RVM® Confidence:
★★★★☆

↓ RVM® Change
Last 1 Month: **-\$810**

↑ RVM® Change
Last 12 Months: **0.9%**

This stunning one story, 4 bedroom house is up for grabs! With an open floor plan, 4 bedrooms, 3 bathrooms and a home office, this property is perfect for those who need to work from home or just want a one story home with space. Upon entering, you'll notice the wood-looking tile flooring throughou...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	-
Living Area (sq ft)	2,387
Building Area (sq ft)	2,387
Lot Size	7,971 sq ft
Lot Dimensions	7971 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2019
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	1

Public Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	-
Living Area (sq ft)	2,387
Building Area (sq ft)	2,387
Lot Size	7,971 sq ft
Lot Dimensions	7971 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2019
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	1

Listing Facts

Property Type	Single Family
Property Subtype	Single Family Detached
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	-
Living Area (sq ft)	2,387
Building Area (sq ft)	2,387
Lot Size	7,971 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	-
Pool	None
Year Built	2019
Roofing	Composition
Heating	Central, Electric
Cooling	One Central
Fireplaces	Not Applicable
Foundation	Slab
Exterior Walls	Brick, Pre-Owned
Number of Units	-
Number of Stories	1

Listing Courtesy of Real

Market Activity: Pending



Address	11802 Dogwood Tree San Antonio, TX 78245	2639 Tortuga Verde San Antonio, TX 78245	12926 Kostas Ct San Antonio, TX 78245	1727 Moonstone Bay San Antonio, TX 78245	4530 Longhorn Crst San Antonio, TX 78245
Status	Subject Property	9 Pending	10 Pending	11 Pending	12 Pending
Amount	\$276,168 Comp Analysis	\$524,900 List Price	\$329,990 List Price	\$315,950 List Price	\$304,990 List Price
Offer Amount	-	-	-	-	-
Listing Date	8/18/2023	8/10/2023	8/2/2023	4/20/2023	8/17/2023
List/Offer Ratio	-	-	-	-	-
Days in RPR	28	36	44	148	29
Price Per Sq. Ft.	\$148	\$210	\$195	\$162	\$202
Bedrooms	3	4	4	3	3
Total Baths	3	3	2	3	2
Partial Baths	1	-	-	1	-
Total Rooms	7	-	-	-	-
Living Area	1,866	2,504	1,688	1,956	1,508
Building Area	1,866	2,504	1,688	1,956	1,508
Lot Size	5,488 sq ft	10,188 sq ft	5,227 sq ft	5,662 sq ft	5,662 sq ft
Year Built	2005	2023	2023	2023	2023
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1710526	1708366	1681725	1712273
Listing Broker	Listing Courtesy of Premier Realty Group	Listing Courtesy of Perry Homes Realty, LLC	Listing Courtesy of Meritage Homes Realty	Listing Courtesy of Keller Williams Heritage	Listing Courtesy of Meritage Homes Realty
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Perry homes new construction! home office with french doors set at entry with 12-foot ceiling. Extended entry leads to open kitchen, dining area and family room. Kitchen features corner walk-in pantry, generous counter space and island with built-in seating space. Dining area flows into family room with wall of windows. Primary suite includes double-door entry to primary bath with dual vanities, garden tub, separate glass-enclosed shower and two large walk-in closets. A guest suite with private bath adds to this spacious one-story home. Extended covered backyard patio. Mud room off three-car garage.</p>	<p>Brand new, energy-efficient home available by nov 2023! the callaghan's welcoming covered entry and foyer open to a stunning family room and gourmet kitchen. Linen cabinets with white-toned quartz countertops, beige tone evp flooring with dark gray tweed carpet in our balanced package. Starting in the \$300s and set on approximately 700 acres in far northwest san antonio, this master planned community offers beautiful amenities the whole family can enjoy. With convenient access to major highways, shopping, dining and entertainment are just minutes away. Residents of this community will attend highly rated northside isd schools. Each of our h...</p>	<p>The tyler is a two-story, 1956 square foot, three bedroom, 2.5 bathroom, 2-car garage home designed with you in mind. The inviting entryway opens to a powder bathroom and leads into the spacious family room. The family room leads into a formal dining room, perfect for family dinners. The kitchen is located off the dining room and features granite countertops, stainless steel appliances, gas cooking range, classic white subway tile backsplash, and a spacious pantry. A nice breakfast nook as well as the utility room are located off the kitchen. The second story includes the private main bedroom suite, two secondary bedrooms, a full bathro...</p>	<p>Brand new, energy-efficient home available by nov 2023! prepare dinner at the convenient kitchen island without missing conversation in the adjacent family room. Linen cabinets with white-toned quartz countertops, beige tone evp flooring with dark gray tweed carpet in our balanced package. Remington ranch offers beautiful surroundings the whole family can enjoy. Farmhouse and hill-country style elevations will line the streets in this gorgeous community. With convenient access to major highways, shopping, dining and entertainment are just minutes away. Residents of this community will attend medina valley school district. Each of our homes...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

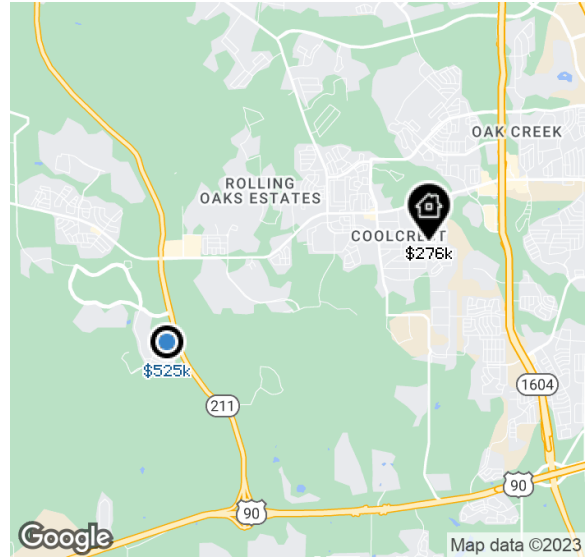
Market Activity: Pending



Address	11802 Dogwood Tree San Antonio, TX 78245	1340 Argon Way San Antonio, TX 78245	234 Butternut Blvd San Antonio, TX 78245	3017 Wentwood Run San Antonio, TX 78245	11342 Widefield Ln San Antonio, TX 78245
Status	Subject Property	13 Pending	14 Pending	15 Pending	16 Pending
Amount	\$276,168 Comp Analysis	\$449,990 List Price	\$299,000 List Price	\$280,950 List Price	\$205,000 List Price
Offer Amount	-	-	-	-	-
Listing Date	8/18/2023	8/2/2023	7/31/2023	4/12/2023	6/16/2023
List/Offer Ratio	-	-	-	-	-
Days in RPR	28	44	46	156	91
Price Per Sq. Ft.	\$148	\$150	\$85	\$124	\$146
Bedrooms	3	4	5	4	3
Total Baths	3	4	4	3	1
Partial Baths	1	1	1	1	-
Total Rooms	7	-	7	-	4
Living Area	1,866	2,991	3,506	2,261	1,406
Building Area	1,866	2,991	3,506	2,261	1,406
Lot Size	5,488 sq ft	5,227 sq ft	5,662 sq ft	4,791 sq ft	5,227 sq ft
Year Built	2005	2023	2007	2023	1994
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1708378	1707552	1679511	1696446
Listing Broker	Listing Courtesy of Premier Realty Group	Listing Courtesy of Meritage Homes Realty	Listing Courtesy of Premier Realty Group	Listing Courtesy of Keller Williams Heritage	Listing Courtesy of Opendoor Brokerage, LLC
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Brand new, energy-efficient home available by nov 2023! make a grand entrance in the legacy's two-story foyer. Create a quiet space to read or work in the private study. Linen cabinets with milky white quartz countertops, large format tile flooring with dark gray tweed carpet in our divine package. Starting in the \$400s and set on approximately 700 acres in far northwest san antonio, this master planned community offers beautiful amenities the whole family can enjoy. With convenient access to major highways, shopping, dining and entertainment are just minutes away. Residents of this community will attend highly rated northside isd schools....</p>	<p>If you're looking for a spacious home at a good price then, look no further! the island kitchen opens up to the spacious living room for entertaining. Separate dining room can also be used as an additional family room.this homes has dual masters, 1 upstairs and 1 downstairs. All 5 bedrooms are oversized with large walk-in closets. The game room/bonus room upstairs is huge, perfect for a kids retreat. Enjoy not only one but two covered patios aaaand it has a new roof!!!</p>	<p>The laughlin is a two-story, 2261 sq. Ft., 4-bedroom, 2.5-bathroom floor plan designed to provide you with a beautiful, spacious place to call home. The inviting front porch and entry leads to the spacious living area. The living area is located adjacent to the kitchen and large dining area. A powder bath and utility room are conveniently located off the living room. Enjoy added storage under the stairs and a breakfast nook. Host countless game nights and movie nights upstairs in your loft/game room area. The spacious and relaxing bedroom 1 suite is located upstairs as well as three secondary bedrooms, and a secondary full bathroom. You'...</p>	<p>This beautiful property is the perfect place to call home! with a natural color palette, fresh interior and exterior paint, and flexible living spaces, this home is sure to impress. The primary bathroom has good under sink storage for all your necessities, and the backyard is fenced in for added privacy. Enjoy the sitting area in the backyard to relax and take in the fresh air. This property has it all and is ready for you to move in!this home has been virtually staged to illustrate its potential.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

2639 Tortuga Verde, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/13/2023

List Price

\$524,900

List Date: 8/10/2023

Days in RPR: 36

PERRY HOMES NEW CONSTRUCTION! Home office with French doors set at entry with 12-foot ceiling. Extended entry leads to open kitchen, dining area and family room. Kitchen features corner walk-in pantry, generous counter space and island with built-in seating space. Dining area flows into family room...

Home Facts

Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	3
Full Baths	-	3
Partial Baths	-	-
Living Area (sq ft)	-	2,504
Building Area (sq ft)	-	2,504
Lot Size	-	10,188 sq ft
Lot Dimensions	-	50 x 120
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Natural Gas
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	4 Sides Masonry, New, Stone/Rock, Stucco
Number of Stories	-	1

Listing Courtesy of Perry Homes Realty, LLC

12926 Kostas Ct, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/13/2023

List Price

\$329,990

List Date: 8/2/2023

Days in RPR: 44

Last Price Update: 8/28/2023

Brand new, energy-efficient home available by Nov 2023! The Callaghan's welcoming covered entry and foyer open to a stunning family room and gourmet kitchen. Linen cabinets with white-toned quartz countertops, beige tone EVP flooring with dark gray tweed carpet in our Balanced package. Starting in...

Home Facts

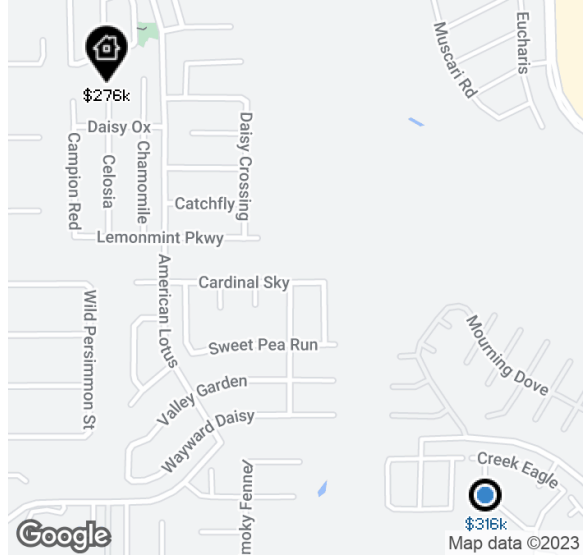
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	1,688
Building Area (sq ft)	-	1,688
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Heavy Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	3 Sides Masonry, Brick, New
Number of Stories	-	1

Listing Courtesy of Meritage Homes Realty

1727 Moonstone Bay, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/13/2023

List Price

\$315,950

List Date: 4/20/2023

Days in RPR: 148

Last Price Update: 9/8/2023

The Tyler is a two-story, 1956 square foot, three bedroom, 2.5 bathroom, 2-car garage home designed with you in mind. The inviting entryway opens to a powder bathroom and leads into the spacious family room. The family room leads into a formal dining room, perfect for family dinners. The kitchen...

Home Facts

Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	3
Full Baths	-	2
Partial Baths	-	1
Living Area (sq ft)	-	1,956
Building Area (sq ft)	-	1,956
Lot Size	-	5,662 sq ft
Lot Dimensions	-	45x125
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	2

Listing Courtesy of Keller Williams Heritage

4530 Longhorn Crst, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/12/2023

List Price

\$304,990

List Date: 8/17/2023

Days in RPR: 29

Last Price Update: 8/28/2023

Brand new, energy-efficient home available by Nov 2023! Prepare dinner at the convenient kitchen island without missing conversation in the adjacent family room. Linen cabinets with white-toned quartz countertops, beige tone EVP flooring with dark gray tweed carpet in our Balanced package. Remingto...

Home Facts

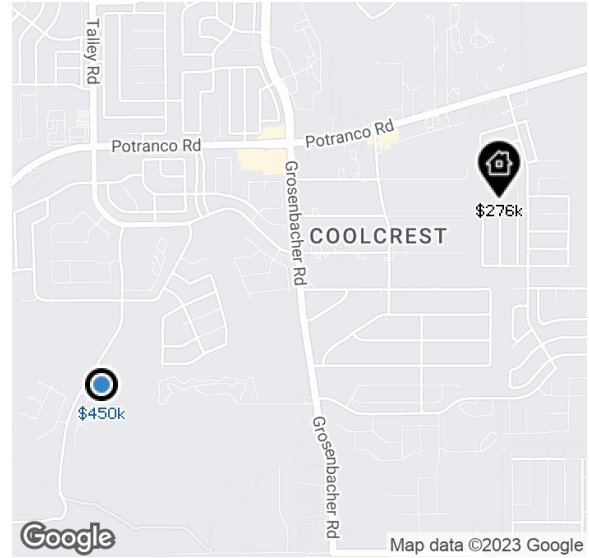
Public Facts

Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	3
Total Baths	-	2
Full Baths	-	2
Partial Baths	-	-
Living Area (sq ft)	-	1,508
Building Area (sq ft)	-	1,508
Lot Size	-	5,662 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	3 Sides Masonry, New, Rock/Stone/Veneer
Number of Stories	-	1

Listing Courtesy of Meritage Homes Realty

1340 Argon Way, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/12/2023

List Price

\$449,990

List Date: 8/2/2023

Days in RPR: 44

Last Price Update: 8/28/2023

Brand new, energy-efficient home available by Nov 2023! Make a grand entrance in the Legacy's two-story foyer. Create a quiet space to read or work in the private study. Linen cabinets with milky white quartz countertops, large format tile flooring with dark gray tweed carpet in our Divine package....

Home Facts

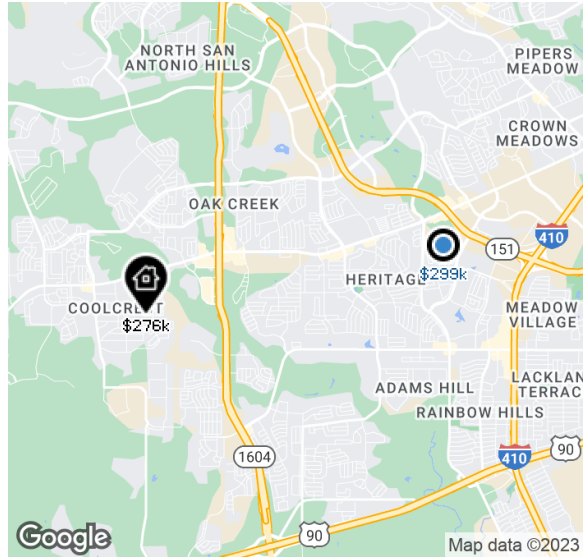
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	4
Full Baths	-	3
Partial Baths	-	1
Living Area (sq ft)	-	2,991
Building Area (sq ft)	-	2,991
Lot Size	-	5,227 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Heavy Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	3 Sides Masonry, Brick, New, Stone/Rock
Number of Stories	-	2

Listing Courtesy of Meritage Homes Realty

234 Butternut Blvd, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/12/2023

List Price

\$299,000

List Date: 7/31/2023

Days in RPR: 46

Last Price Update: 8/27/2023

Current Estimated Value

\$312,450

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$306K – \$319K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$2,430**

RVM® Change

Last 12 Months: **6.84%**

If you're looking for a spacious home at a good price then, look no further! The island kitchen opens up to the spacious living room for entertaining. Separate dining room can also be used as an additional family room. This homes has dual masters, 1 upstairs and 1 downstairs. All 5 bedrooms are over...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	5	5
Total Baths	5	4
Full Baths	4	3
Partial Baths	1	1
Living Area (sq ft)	3,506	3,506
Building Area (sq ft)	3,506	3,506
Lot Size	5,489 sq ft	5,662 sq ft
Lot Dimensions	5489 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2007	2007
Total Rooms	7	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Listing Courtesy of Premier Realty Group

3017 Wentwood Run, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/12/2023

List Price

\$280,950

List Date: 4/12/2023

Days in RPR: 156

Last Price Update: 9/8/2023

The Laughlin is a two-story, 2261 sq. ft., 4-bedroom, 2.5-bathroom floor plan designed to provide you with a beautiful, spacious place to call home. The inviting front porch and entry leads to the spacious living area. The living area is located adjacent to the kitchen and large dining area. A pow...

Home Facts

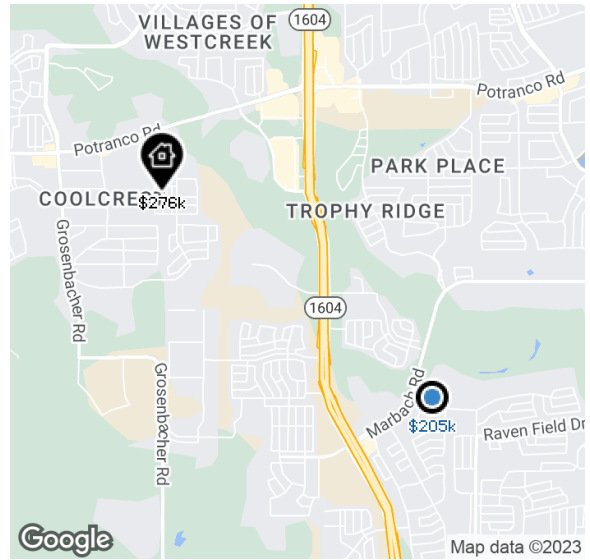
Public Facts

Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	3
Full Baths	-	2
Partial Baths	-	1
Living Area (sq ft)	-	2,261
Building Area (sq ft)	-	2,261
Lot Size	-	4,791 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Composition
Heating	-	Electric, Heat Pump
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, Cement Fiber, New
Number of Stories	-	2

Listing Courtesy of Keller Williams Heritage

11342 Widefield Ln, San Antonio, TX 78245



LEGEND: Subject Property This Listing

Pending

* Pending as of 9/11/2023

List Price

\$205,000

List Date: 6/16/2023

Days in RPR: 91

Last Price Update: 9/6/2023

Current Estimated Value

\$210,700

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$206K – \$215K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$16,590**

RVM® Change

Last 12 Months: **1.79%**

This beautiful property is the perfect place to call home! With a natural color palette, fresh interior and exterior paint, and flexible living spaces, this home is sure to impress. The primary bathroom has good under sink storage for all your necessities, and the backyard is fenced in for added pr...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	-	-
Living Area (sq ft)	1,406	1,406
Building Area (sq ft)	1,406	1,406
Lot Size	5,227 sq ft	5,227 sq ft
Lot Dimensions	5227 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	1994	1994
Total Rooms	4	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Siding (Alum/Vinyl)	Brick, Cement Fiber, Other, Pre-Owned, Vinyl
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of Opendoor Brokerage, LLC

Market Activity: Recently Closed



Address	11802 Dogwood Tree San Antonio, TX 78245	9718 Quicksilver Dr San Antonio, TX 78245	11631 Zinnia Flds San Antonio, TX 78245	3121 Night Flight San Antonio, TX 78245	1532 Argon Way San Antonio, TX 78245
Status	Subject Property	17 Closed	18 Closed	19 Closed	20 Closed
Amount	\$276,168 Comp Analysis	\$245,000 Closed Price	\$329,500 Closed Price	\$289,600 Closed Price	\$370,990 Closed Price
List Price	\$298,000	\$230,000	\$342,000	\$286,000	\$399,990
Recording Date	-	9/14/2023	9/13/2023	9/12/2023	9/12/2023
List/Closed Ratio	-	107%	96%	101%	93%
Days in RPR	28	56	57	57	58
Price Per Sq. Ft.	\$148	\$209	\$122	\$163	\$180
Bedrooms	3	4	4	3	4
Total Baths	3	2	3	2	3
Partial Baths	1	-	1	-	-
Total Rooms	7	6	-	-	-
Living Area	1,866	1,170	2,704	1,775	2,066
Building Area	1,866	1,170	2,704	1,775	2,066
Lot Size	5,488 sq ft	7,361 sq ft	5,401 sq ft	6,534 sq ft	2,066 sq ft
Year Built	2005	1975	2011	2015	2023
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1705060	1704193	1704082	1703827
Listing Broker	<i>Listing Courtesy of Premier Realty Group</i>	<i>Courtesy of Exquisite Properties, LLC</i>	<i>Courtesy of Texas Home Realty</i>	<i>Courtesy of Opendoor Brokerage, LLC</i>	<i>Courtesy of Meritage Homes Realty</i>
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>**open house this saturday 07/22 from 12-3 pm** welcome to this charming single story home in the heritage community conveniently located near loop 1604, 151, seaworld, golf courses, great schools, shopping, and dining. Home boasts a wrought iron fence in front of home for security and privacy with a stone accented exterior. Light filled open floor plan with brand new carpeting in all the bedrooms, freshly painted interior, and an ac equipped office in garage! kitchen features granite countertops, abundant cabinetry, stainless-steel appliances, mosaic tile backsplash, breakfast bar, and breakfast nook. Exquisite french doors open up to a ta...</p>	<p>Welcome to this immaculate, move in ready home located in the desirable amhurst subdivision on a green belt lot! updated with new carpet flooring and recent interior paint. Ceramic tile flooring in entry, kitchen & bathrooms. The dining room flows seamlessly into a large living room, creating an open and airy space that is perfect for gatherings. The living room is open to the kitchen, making it convenient to cook while still engaging with others. Kitchen has a breakfast bar, stainless steel appliances, granite counter tops, tiled backsplash & recessed lighting. The spacious primary bedroom and bath with separate shower and garden tub is loc...</p>	<p>This charming home is the perfect buy for those who appreciate a natural color palette and flexible living space. The kitchen is equipped with a center island and a nice backsplash, making it the perfect spot to whip up a meal. The primary bathroom has a separate tub and shower, double sinks, and good under sink storage. Out back, you'll find a fenced in yard and a covered sitting area, perfect for entertaining or just relaxing. Plus, with fresh interior paint throughout, you can move right in and start loving your new home. Don't miss out on this great opportunity to own your own slice of paradise. This home has been virtually staged to ill...</p>	<p>Brand new, energy-efficient home available by aug 2023! debate what to wear in the preston's impressive primary walk-in closet. Linen cabinets with off-white grey granite countertops, grey brown evp flooring and warm grey brown carpet in our calm package. Set on approximately 700 acres in far northwest san antonio, this master planned community offers beautiful amenities the whole family can enjoy. With convenient access to major highways, shopping, dining and entertainment are just minutes away. Residents of this community will attend highly rated northside isd schools. Each of our homes is built with innovative, energy-efficient features...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

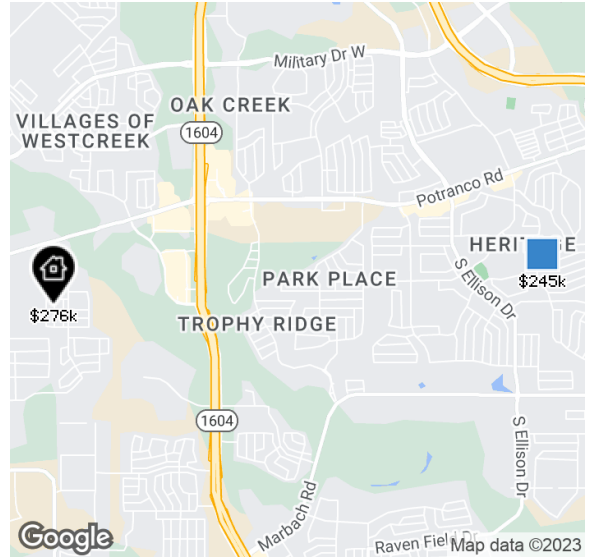
Market Activity: Recently Closed



Address	11802 Dogwood Tree San Antonio, TX 78245	9603 Acadian Dr San Antonio, TX 78245	10411 Rosewood Crk San Antonio, TX 78245	9018 Paseo Grande San Antonio, TX 78245	10510 Gazelle Clf San Antonio, TX 78245
Status	Subject Property	21 Closed	22 Closed	23 Closed	24 Closed
Amount	\$276,168 Comp Analysis	\$279,965 Closed Price	\$310,000 Closed Price	\$290,000 Closed Price	\$390,000 Closed Price
List Price	\$298,000	\$268,999	\$305,000	\$294,000	\$390,000
Recording Date	-	9/12/2023	9/11/2023	9/11/2023	9/11/2023
List/Closed Ratio	-	104%	102%	99%	100%
Days in RPR	28	73	41	46	57
Price Per Sq. Ft.	\$148	\$142	\$159	\$132	\$132
Bedrooms	3	3	4	3	4
Total Baths	3	3	3	3	4
Partial Baths	1	1	1	1	1
Total Rooms	7	8	-	7	-
Living Area	1,866	1,966	1,950	2,195	2,950
Building Area	1,866	1,966	1,950	2,195	2,950
Lot Size	5,488 sq ft	7,840 sq ft	5,532 sq ft	6,403 sq ft	2,977 sq ft
Year Built	2005	2003	2013	2001	2015
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1700296	1707876	1706769	1703838
Listing Broker	<i>Listing Courtesy of Premier Realty Group</i>	<i>Courtesy of White Line Realty LLC</i>	<i>Courtesy of Orchard Brokerage</i>	<i>Courtesy of Keller Williams City-View</i>	<i>Courtesy of All City Real Estate Ltd. Co</i>
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Welcome home to 9603 acadian. This 2 story corner lot home has been beautifully remodeled. This home is all brick and has a 2 car garage. There is new flooring throughout the whole home and the inside has been freshly painted with new light fixtures throughout. This features an open floor plan downstairs and upstairs has a nice sized loft that can be used as a game roof, office, you name it. All the bedrooms have walk in closets. The laundry room is located upstairs which is convenient for laundry days! the master is big and has a huge walk in closet and nice sized bathroom. All bathrooms have been retiled with beautiful ceramic tile! this h...</p>	<p>This beautiful 2-story home offers a spacious and inviting living space with a functional layout. With 4 bedrooms and 2.5 bathrooms, it provides ample room for any buyer. The first floor hard surface flooring, high ceilings, and abundant natural light contribute to creating an open and airy atmosphere throughout the house. The kitchen is a standout feature, featuring a large and spacious island that doubles as a breakfast bar. The smooth cooktop and elegant granite countertops add both functionality and style to the space. For added privacy and convenience, the primary bedroom is located on the lower level. The large windows in the primary b...</p>	<p>Step into the embrace of comfort and style with this refreshed home, boasting new flooring and a fresh coat of paint throughout. The home exudes a modern and inviting atmosphere that is bathed in an abundance of natural light. The kitchen and bathrooms have been updated with solid maple cabinets that slow close, granite counters, and all new appliances. The expansive master suite serves as the perfect retreat, furnished with a double vanity, garden tub/shower, and a generously sized walk-in closet. The secondary bedrooms are designed with an emphasis on space and comfort, ensuring that each room is a haven in its own right. The spacious back...</p>	<p>This beauty features 4 bedrooms and 3.5 bath with a gorgeous open floor concept. Big windows and tall ceilings make the amazing kitchen and living area bright and open great for entertaining. Master suite is located down stairs with a secondary master upstairs along with 2 other bedrooms. There is bonus room that can be used as a game room giving everyone plenty of space to entertain and relax. Off the bonus room you have a balcony to enjoy beautiful sunsets. There is also an office space with beautiful french doors that allows you to view the entrance of this amazing gem. Wont last long! call for your private showing today!</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

9718 Quicksilver Dr, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/14/2023
 * MLS Listing 1705060: 7/20/2023

Closed Price
\$245,000

Closed Date: 9/14/2023
 Days in RPR: 56

Current Estimated Value
\$227,820

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$223K – \$232K

RVM® Confidence:
 ★★★★★

↑ RVM® Change
 Last 1 Month: **\$3,090**

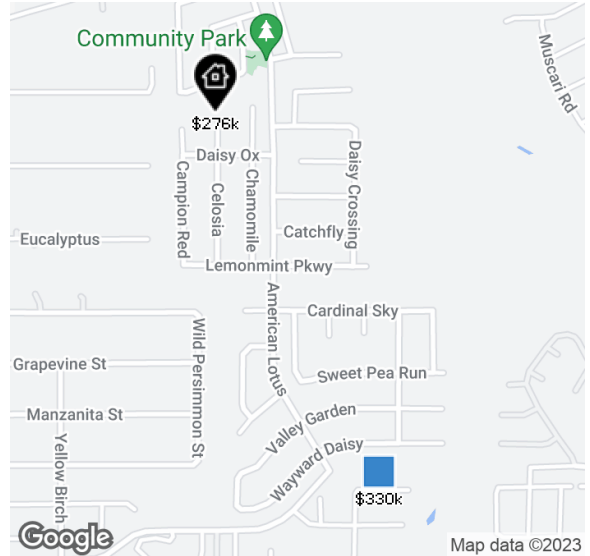
↑ RVM® Change
 Last 12 Months: **11.29%**

****OPEN HOUSE THIS SATURDAY 07/22 FROM 12-3 PM**** Welcome to this charming single story home in the Heritage community conveniently located near Loop 1604, 151, SeaWorld, golf courses, great schools, shopping, and dining. Home boasts a wrought iron fence in front of home for security and privacy with...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	4
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,144	1,170
Building Area (sq ft)	1,144	1,170
Lot Size	7,362 sq ft	7,361 sq ft
Lot Dimensions	7362 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	1975	1975
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Natural Gas, One Unit
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Asbestos Shingle	Pre-Owned, Stone/Rock
Number of Units	0	-
Number of Stories	1	1

Courtesy of Exquisite Properties, LLC

11631 Zinnia Flds, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/13/2023
 * MLS Listing 1704193: 7/18/2023

Closed Price
\$329,500

Closed Date: 9/13/2023
 Days in RPR: 57

Current Estimated Value

\$339,310

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$333K – \$346K

RVM® Confidence:
 ★★★★★

↑ RVM® Change
 Last 1 Month: **\$810**

↑ RVM® Change
 Last 12 Months: **6.9%**

Welcome to this immaculate, move in ready home located in the desirable Amhurst subdivision on a green belt lot! Updated with new carpet flooring and recent interior paint. Ceramic tile flooring in entry, kitchen & bathrooms. The dining room flows seamlessly into a large living room, creating an op...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,704	2,704
Building Area (sq ft)	2,704	2,704
Lot Size	5,401 sq ft	5,401 sq ft
Lot Dimensions	5401 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2011	2011
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Brick, Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Courtesy of Texas Home Realty

3121 Night Flight, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/12/2023
 * MLS Listing 1704082: 7/17/2023

Closed Price
\$289,600

Closed Date: 9/12/2023
 Days in RPR: 57

Current Estimated Value
\$292,250

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$286K – \$298K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$24,710**

↓ RVM® Change
 Last 12 Months: **-3.01%**

This charming home is the perfect buy for those who appreciate a natural color palette and flexible living space. The kitchen is equipped with a center island and a nice backsplash, making it the perfect spot to whip up a meal. The primary bathroom has a separate tub and shower, double sinks, and g...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	4	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,775	1,775
Building Area (sq ft)	1,775	1,775
Lot Size	6,447 sq ft	6,534 sq ft
Lot Dimensions	6447 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	2015	2015
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	Yes	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	Brick, Pre-Owned
Number of Units	0	-
Number of Stories	1	1

Courtesy of Opendoor Brokerage, LLC

1532 Argon Way, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

- * Sold Date: 9/12/2023
- * MLS Listing 1703827: 7/16/2023

Closed Price
\$370,990

Closed Date: 9/12/2023
Days in RPR: 58

Brand new, energy-efficient home available by Aug 2023! Debate what to wear in the Preston's impressive primary walk-in closet. Linen cabinets with off-white grey granite countertops, grey brown EVP flooring and warm grey brown carpet in our Calm package. Set on approximately 700 acres in Far North...

Home Facts

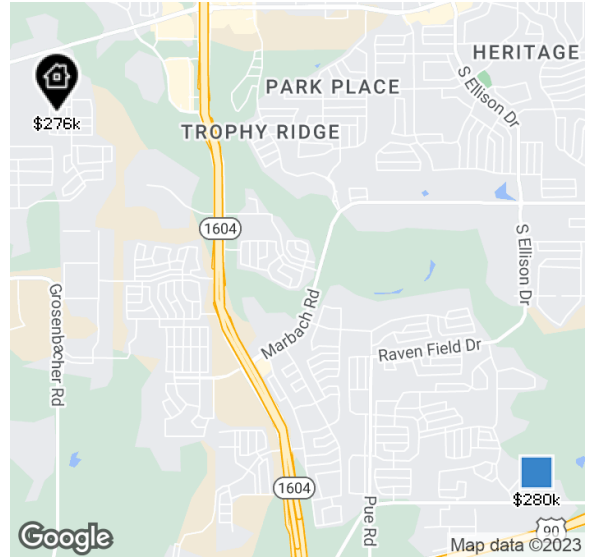
Public Facts

Listing Facts

Property Type	-	Single Family
Property Subtype	-	Single Family Detached
Bedrooms	-	4
Total Baths	-	3
Full Baths	-	3
Partial Baths	-	-
Living Area (sq ft)	-	2,066
Building Area (sq ft)	-	2,066
Lot Size	-	2,066 sq ft
Pool	-	None
Year Built	-	2023
Roofing	-	Heavy Composition
Heating	-	Central, Electric
Cooling	-	One Central
Fireplaces	-	Not Applicable
Foundation	-	Slab
Exterior Walls	-	Brick, New
Number of Stories	-	1

Courtesy of Meritage Homes Realty

9603 Acadian Dr, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/12/2023
 * MLS Listing 1700296: 7/1/2023

Closed Price
\$279,965

Closed Date: 9/12/2023
 Days in RPR: 73

Current Estimated Value

\$268,460

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$263K – \$274K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$90**

↑ RVM® Change
 Last 12 Months: **6.62%**

Welcome home to 9603 Acadian. This 2 story corner lot home has been beautifully remodeled. This home is all brick and has a 2 car garage. There is new flooring throughout the whole home and the inside has been freshly painted with new light fixtures throughout. This features an open floor plan down...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,966	1,966
Building Area (sq ft)	1,966	1,966
Lot Size	7,841 sq ft	7,840 sq ft
Lot Dimensions	7841 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	2003	2003
Total Rooms	8	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Combination	Brick, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Courtesy of White Line Realty LLC

10411 Rosewood Crk, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/11/2023
 * MLS Listing 1707876: 8/1/2023

Closed Price
\$310,000

Closed Date: 9/11/2023
 Days in RPR: 41

Current Estimated Value
\$302,110

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$296K – \$308K

RVM® Confidence:
 ★★★★★

↑ RVM® Change
 Last 1 Month: **\$3,910**

↑ RVM® Change
 Last 12 Months: **3.6%**

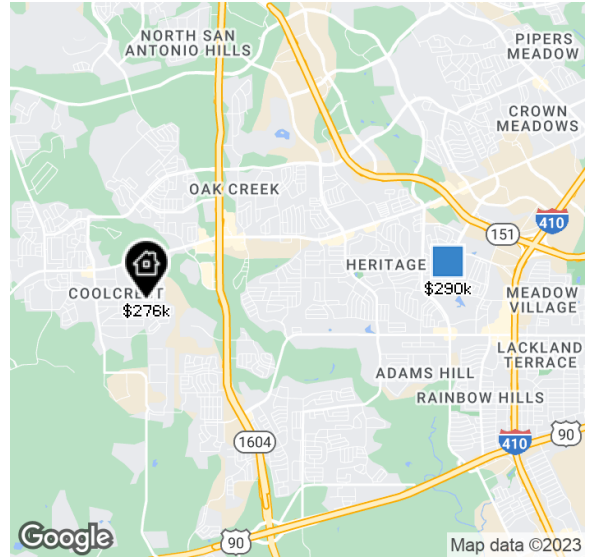
This beautiful 2-story home offers a spacious and inviting living space with a functional layout. With 4 bedrooms and 2.5 bathrooms, it provides ample room for any buyer. The first floor hard surface flooring, high ceilings, and abundant natural light contribute to creating an open and airy atmosph...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,950	1,950
Building Area (sq ft)	1,950	1,950
Lot Size	5,532 sq ft	5,532 sq ft
Lot Dimensions	5532 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2013	2013
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	Brick, Pre-Owned, Siding
Number of Units	0	-
Number of Stories	2	2

Courtesy of Orchard Brokerage

9018 Paseo Grande, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/11/2023
 * MLS Listing 1706769: 7/27/2023

Closed Price
\$290,000

Closed Date: 9/11/2023
 Days in RPR: 46

Current Estimated Value

\$290,590

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$285K – \$296K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$1,200**

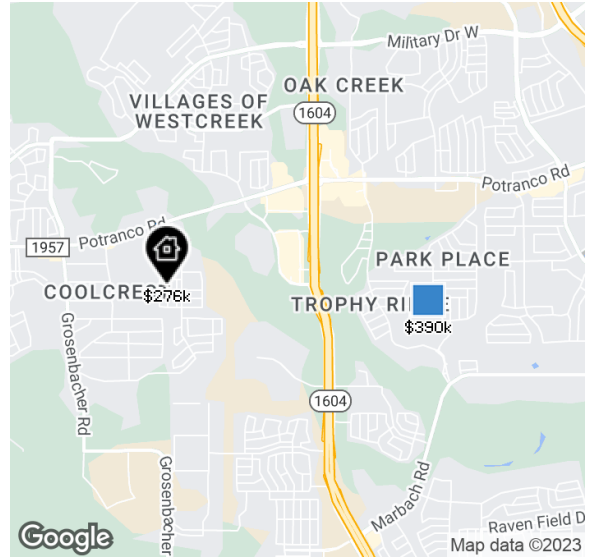
↑ RVM® Change
 Last 12 Months: **7.88%**

Step into the embrace of comfort and style with this refreshed home, boasting new flooring and a fresh coat of paint throughout. The home exudes a modern and inviting atmosphere that is bathed in an abundance of natural light. The kitchen and bathrooms have been updated with solid maple cabinets th...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,195	2,195
Building Area (sq ft)	2,195	2,195
Lot Size	6,403 sq ft	6,403 sq ft
Lot Dimensions	6403 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2001	2001
Total Rooms	7	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Brick, Pre-Owned, Siding
Number of Units	0	-
Number of Stories	2	2

Courtesy of Keller Williams City-View

10510 Gazelle Clf, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Sold Date: 9/11/2023
 * MLS Listing 1703838: 7/16/2023

Closed Price
\$390,000

Closed Date: 9/11/2023
 Days in RPR: 57

Current Estimated Value
\$388,180

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$380K – \$396K

RVM® Confidence:
 ★★★★★

↑ RVM® Change
 Last 1 Month: **\$7,390**

↑ RVM® Change
 Last 12 Months: **4.71%**

This beauty features 4 bedrooms and 3.5 bath with a gorgeous open floor concept. Big windows and tall ceilings make the amazing kitchen and living area bright and open great for entertaining. Master suite is located down stairs with a secondary master upstairs along with 2 other bedrooms. There is...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,950
Building Area (sq ft)	2,950
Lot Size	6,708 sq ft
Lot Dimensions	6708 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2015
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Public Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,950
Building Area (sq ft)	2,950
Lot Size	6,708 sq ft
Lot Dimensions	6708 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2015
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Listing Facts

Property Type	Single Family
Property Subtype	Single Family Detached
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	2,950
Building Area (sq ft)	2,950
Lot Size	2,977 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	-
Pool	None
Year Built	2015
Roofing	Composition
Heating	Central, Electric
Cooling	One Central
Fireplaces	Not Applicable
Foundation	Slab
Exterior Walls	Brick, Pre-Owned, Siding
Number of Units	-
Number of Stories	2

Courtesy of All City Real Estate Ltd. Co

Market Activity: Distressed





Address	11802 Dogwood Tree San Antonio, TX 78245	10051 Raven Field Dr San Antonio, TX 78245	11664 Folsom Pass San Antonio, TX 78245	1211 Petunia Blf San Antonio, TX 78245	1515 Iron Crk San Antonio, TX 78245
Status	Subject Property	25 Closed	26 Off Market	27 Closed	28 Closed
Estimated Value	\$294,430	\$246,820	\$339,060	\$314,010	\$292,660
Amount	\$276,168 Comp Analysis	\$146,000 Closed Price	\$339,060 Est. Value	\$314,010 Est. Value	\$292,660 Est. Value
Past Due Amt.	-	-	-	-	-
Recording Date	-	7/24/2023	9/20/2021	3/9/2023	2/9/2023
Days in RPR	28	-	-	-	-
Price Per Sq. Ft.	\$148	\$84	\$183	\$161	\$130
Bedrooms	3	4	3	3	4
Total Baths	3	2	2	3	3
Partial Baths	1	-	-	1	1
Total Rooms	7	6	-	-	-
Living Area	1,866	1,729	1,853	1,950	2,254
Building Area	1,866	1,729	1,853	1,950	2,254
Lot Size	5,488 sq ft	7,187 sq ft	5,489 sq ft	5,881 sq ft	4,792 sq ft
Year Built	2005	1990	2021	2019	2017
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
MLS ID	1712509	-	-	-	-
Listing Broker	Listing Courtesy of Premier Realty Group	-	-	-	-
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>				

Highlighted fields were changed by agent to reflect knowledge of this property.

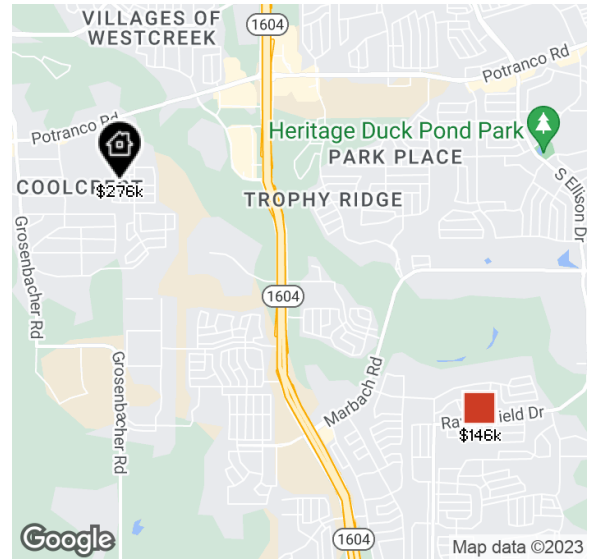
Market Activity: Distressed



Address	11802 Dogwood Tree San Antonio, TX 78245	9807 Rainbow Crk San Antonio, TX 78245
Status	 Subject Property	29  Off Market
Estimated Value	\$294,430	\$283,850
Amount	\$276,168 Comp Analysis	\$283,850 Est. Value
Past Due Amt.	—	—
Recording Date	—	4/30/2020
Days in RPR	28	—
Price Per Sq. Ft.	\$148	\$136
Bedrooms	3	3
Total Baths	3	3
Partial Baths	1	1
Total Rooms	7	9
Living Area	1,866	2,093
Building Area	1,866	2,093
Lot Size	5,488 sq ft	5,706 sq ft
Year Built	2005	2008
Property Type	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Residential
MLS ID	1712509	—
Listing Broker	Listing Courtesy of Premier Realty Group	—
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

10051 Raven Field Dr, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

- * Sold Date: 7/24/2023
- * Public Record

Closed Price

\$146,000

Closed Date: 7/24/2023

Current Estimated Value

\$246,820

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$210K – \$284K

RVM® Confidence:



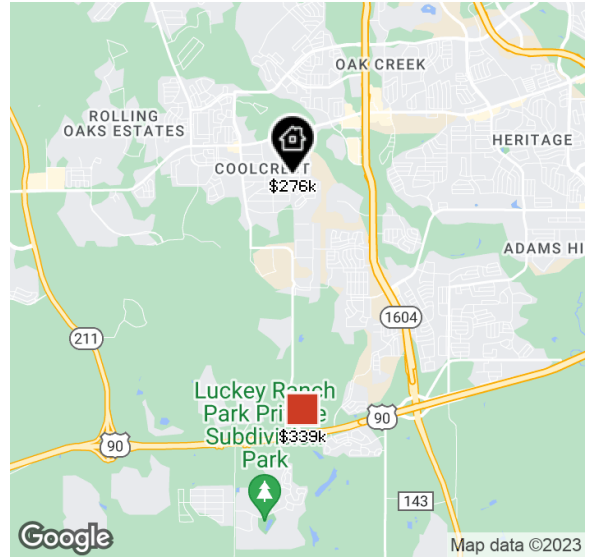
RVM® Change Last 1 Month: **-\$1,340**

RVM® Change Last 12 Months: **5.95%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	4	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,729	-
Building Area (sq ft)	1,729	-
Lot Size	7,187 sq ft	-
Lot Dimensions	7187 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	1990	-
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	-
Heating	Forced Air Unit	-
Cooling	Central	-
Foundation	Slab	-
Exterior Walls	Wood	-
Number of Units	0	-
Number of Stories	1	-

11664 Folsom Pass, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Notice of Trustee Sale

Current Estimated Value

\$339,060

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$312K – \$366K

RVM® Confidence:



RVM® Change
Last 1 Month: **\$2,290**

RVM® Change
Last 12 Months: **-**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	3	-
Total Baths	2	-
Full Baths	2	-
Partial Baths	-	-
Living Area (sq ft)	1,853	-
Building Area (sq ft)	1,853	-
Lot Size	5,489 sq ft	-
Lot Dimensions	5489 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	2021	-
Roofing	Asphalt	-
Heating	Forced Air Unit	-
Cooling	Central	-
Foundation	Slab	-
Number of Units	0	-
Number of Stories	1	-

1211 Petunia Blf, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

- * Sold Date: 3/9/2023
- * Public Record

Current Estimated Value
\$314,010

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$286K – \$342K

RVM® Confidence:
★★★★★

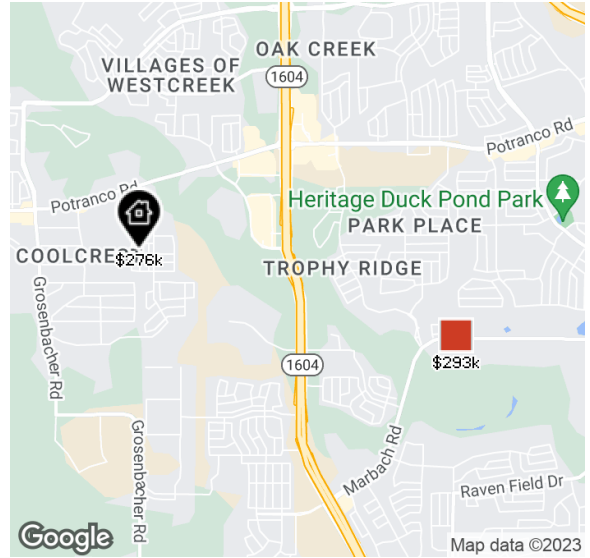
RVM® Change
Last 1 Month: **\$2,540**

RVM® Change
Last 12 Months: **0.52%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	3	-
Total Baths	3	-
Full Baths	2	-
Partial Baths	1	-
Living Area (sq ft)	1,950	-
Building Area (sq ft)	1,950	-
Lot Size	5,881 sq ft	-
Lot Dimensions	5881 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	2019	-
Roofing	Asphalt	-
Heating	Forced Air Unit	-
Cooling	Central	-
Foundation	Slab	-
Number of Units	0	-
Number of Stories	2	-

1515 Iron Crk, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Notice of Trustee Sale

Current Estimated Value

\$292,660

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$287K – \$299K

RVM® Confidence:



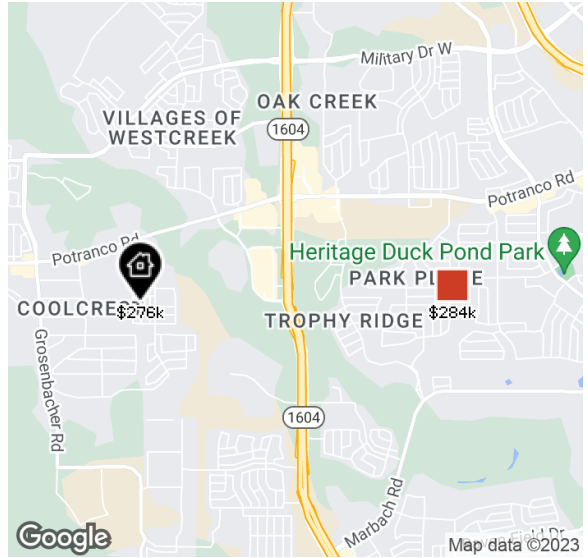
RVM® Change
Last 1 Month: **-\$240**

RVM® Change
Last 12 Months: **-3.51%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	4	-
Total Baths	3	-
Full Baths	2	-
Partial Baths	1	-
Living Area (sq ft)	2,254	-
Building Area (sq ft)	2,254	-
Lot Size	4,792 sq ft	-
Lot Dimensions	4792 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	2017	-
Roofing	Asphalt	-
Heating	Forced Air Unit	-
Cooling	Central	-
Foundation	Slab	-
Number of Units	0	-
Number of Stories	2	-

9807 Rainbow Crk, San Antonio, TX 78245



LEGEND: Subject Property This Property

Closed

* Notice of Trustee Sale

Current Estimated Value

\$283,850

Last RVM® Update: 8/29/2023

RVM® Est. Range:

\$258K – \$309K

RVM® Confidence:



RVM® Change

Last 1 Month: **-\$480**

RVM® Change

Last 12 Months: **2.49%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	3	-
Total Baths	3	-
Full Baths	2	-
Partial Baths	1	-
Living Area (sq ft)	2,093	-
Building Area (sq ft)	2,093	-
Lot Size	5,706 sq ft	-
Lot Dimensions	5706 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Year Built	2008	-
Total Rooms	9	-
Style	Contemporary	-
Roofing	Asphalt	-
Heating	Forced Air Unit	-
Cooling	Central	-
Foundation	Slab	-
Exterior Walls	Other	-
Number of Units	0	-
Number of Stories	2	-

Market Activity: Expired



Address	11802 Dogwood Tree San Antonio, TX 78245	1515 Tree Run San Antonio, TX 78245	9231 Mimosa Mnr San Antonio, TX 78245	10007 Overlook Cyn San Antonio, TX 78245	2815 Amber Morning San Antonio, TX 78245
Status	Subject Property	30 Expired	31 Expired	32 Expired	33 Expired
Amount	\$276,168 Comp Analysis	\$330,000 List Price	\$273,500 List Price	\$306,000 List Price	\$214,000 List Price
Listing Date	8/18/2023	9/14/2022	6/20/2023	5/29/2023	4/13/2023
Days in RPR	28	365	85	107	153
Price Per Sq. Ft.	\$148	\$130	\$127	\$137	\$159
Bedrooms	3	5	3	4	3
Total Baths	3	3	3	3	2
Partial Baths	1	1	1	1	-
Total Rooms	7	-	6	-	5
Living Area	1,866	2,533	2,156	2,236	1,346
Building Area	1,866	2,533	2,156	2,236	1,346
Lot Size	5,488 sq ft	6,403 sq ft	5,837 sq ft	5,532 sq ft	6,059 sq ft
Year Built	2005	2017	2010	2019	2001
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1638056	1697369	1691339	1679721
Listing Broker	Listing Courtesy of Premier Realty Group	Listing Courtesy of Texas Premier Realty	Listing Courtesy of Coldwell Banker D'Ann Harper, REALTOR	Listing Courtesy of United Realty Group of Texas, LLC	Listing Courtesy of JB Goodwin, REALTORS
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Beautiful 5 bedroom 2.5 bath in dove canyon. Large media/game room upstairs with master bedroom down. Breakfast island in the kitchen with granite countertops! this property is spacious and has adequate living space for all occasions! close proximty to heb, restaurants and shopping centers. Short commute to lackland afb and seaworld. Schedule your showing today!!</p>	<p>This lovely, two-story home is located on the northwest side of san antonio with access to major highways, grocers, eateries, and much more. This three-bedroom, two-and-a-half-bath home offers ample common areas for loved ones and entertaining. Inside, the open floor plan opens to a flexible space that can be used as an office or formal living and dining space. The casual living room opens to the nicely sized eat-in kitchen with views and access to the outdoors. The kitchen's center island provides built-in storage surrounded by rich-wood cabinetry. The dedicated laundry room gives way to plenty of storage space for household items and more....</p>	<p>Well maintained 2-story home in overlook at medio creek in west san antonio. Room to grow in this fantastic 4 bedroom, 3 full-bath home with a secondary bedroom downstairs and a full bath! the downstairs secondary bedroom is perfect for that extra guest or mother-in-law suite & the extra large yard is perfect for entertaining family and friends. Features include lots of natural light, open concept, breakfast bar, and lots of closet space. The second level has large loft area for added living space, large master suite, two additional rooms and 3rd full bath. This property is located near shopping, lackland afb, and entertainment venues. Come...</p>	<p>This home features 3 bedrooms, the master and spare bedrooms are on opposite sides of the house, 2 bathrooms, one for guests and spare bedrooms to share while the master bath is convenient for the master bedroom. The home also has an office/nursery/play room space. The backyard has a huge covered patio which is great for backyard gatherings and activities. There is a shed that provides storage for lawn equipment and other items. Ray montanez with new american funding has a \$6,000 grant that a buyer can use when the buyer uses new american funding as the lender. This property is eligible for usda 100% financing for qualified buyers.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Expired



Address	11802 Dogwood Tree San Antonio, TX 78245	9702 Five Forks St San Antonio, TX 78245	15244 Selene Vw San Antonio, TX 78245	5006 Thymus Dr San Antonio, TX 78245	9438 Nashville San Antonio, TX 78245
Status	Subject Property	34 Expired	35 Expired	36 Expired	37 Expired
Amount	\$276,168 Comp Analysis	—	\$334,000 List Price	\$415,000 List Price	\$229,999 List Price
Listing Date	8/18/2023	8/10/2023	6/22/2023	6/3/2023	8/1/2023
Days in RPR	28	33	82	101	41
Price Per Sq. Ft.	\$148	—	\$190	\$132	\$184
Bedrooms	3	3	3	4	3
Total Baths	3	2	2	4	2
Partial Baths	1	—	—	1	—
Total Rooms	7	6	—	—	6
Living Area	1,866	1,550	1,757	3,149	1,252
Building Area	1,866	1,550	1,757	3,149	1,252
Lot Size	5,488 sq ft	9,583 sq ft	7,148 sq ft	6,098 sq ft	6,316 sq ft
Year Built	2005	1972	2021	2018	1973
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	1712509	1710476	1697702	1692929	1708067
Listing Broker	Listing Courtesy of Premier Realty Group	Listing Courtesy of RentWerx San Antonio	Listing Courtesy of BHGRE Homecity	Listing Courtesy of Redberry Realty	Listing Courtesy of eXp Realty
Description	<p>- No city taxes - Extensive renovation includes new flooring, kitchen - New 30-year roof (installed on May 12) ensures long-lasting protection. - Well-protected home with newly installed gutters (October 22). - Effortless lawn care with a new sprinkler system. - Versatile shed with power for workshops, studio, or storage. - Serene backyard with new fence for privacy and security. - Smart kitchen lighting creates an inviting ambiance. - Outdoor spaces enhanced for entertainment and relaxation. - Outdoor ceiling fan for breezy outdoor moments. - Flourish in the vegetable garden; find tranquility with the garden fountain. - Enchantin...</p>	<p>Available immediately! additional showing options are available! this is a gorgeous home with an open floor plan, featuring 3 bedrooms and 2 bathrooms. The lovely kitchen offers an island, and stainless-steel finishes, as well as boasting lots of cabinet space. The luxurious main bedroom offers walk-in shower. The additional bedrooms feature ample closets, tub/shower bathrooms, and ceiling fans. The home wood flooring throughout, as well as a spacious laundry room. The exterior offers a spacious lawn with a privacy fence. This home is located near shopping locations, and restaurants, with easy access to 1604, 410 and 90. Pets negotiable....</p>	<p>Immaculately kept single-story, 3 bedrooms, 2-bathroom home. You'll fall in love with this amazingly designed bella vista open-floor plan home which is perfect for entertaining. This home offers spacious bedrooms, a beautiful and welcoming kitchen with an abundant amount of counter space, vinyl flooring throughout as well as an oversized lot that is perfect for all of your outdoor enjoyment. Located near shopping and dining, this turn-key home is a must-see! open house saturday june 24th 10am-1pm.</p>	<p>Welcome to this beautiful home that offers the perfect combination of luxury and functionality. This spacious home features a master bedroom and guest bedroom downstairs, making it perfect for families of all kinds. The master bath offers a luxurious spa like feel to it with a massive walk in shower. This home will absolutely wow you with its massive ceilings and open floor concept. This home is priced according to its condition with some small repairs this home will definitely make someone's dreams come true.</p>	<p>Super cute house, ready to welcome you home! pride of ownership greets you as you make your entrance into the spacious family/living room with built-in shelving and sitting alcove to enjoy reading and/or daydreaming alike. Walk into a plethora of natural light in the separate kitchen/breakfast bar/dining room area, that leads you to relax in the shade of your back porch; all appliances (refrigerator, stove/oven, microwave, dishwasher) convey. Enjoy a nap or binge-watch your show series on the couch, in the ice cold hvac or put around the house on the cool tile in the main areas and newer carpet in the bedrooms. Enjoy evenings/weekends si...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

1515 Tree Run, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired: 9/14/2023
 * MLS Listing 1638056: 9/14/2022

List Price

\$330,000

Expired Date: 9/14/2023
 Days in RPR: 365

Current Estimated Value

\$331,790

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$309K – \$355K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$1,900**

↑ RVM® Change
 Last 12 Months: **4.83%**

Beautiful 5 bedroom 2.5 bath in Dove Canyon. Large media/game room upstairs with Master bedroom down. Breakfast island in the kitchen with granite countertops! This property is spacious and has adequate living space for all occasions! Close proximity to HEB, restaurants and shopping centers. Shor...

Home Facts

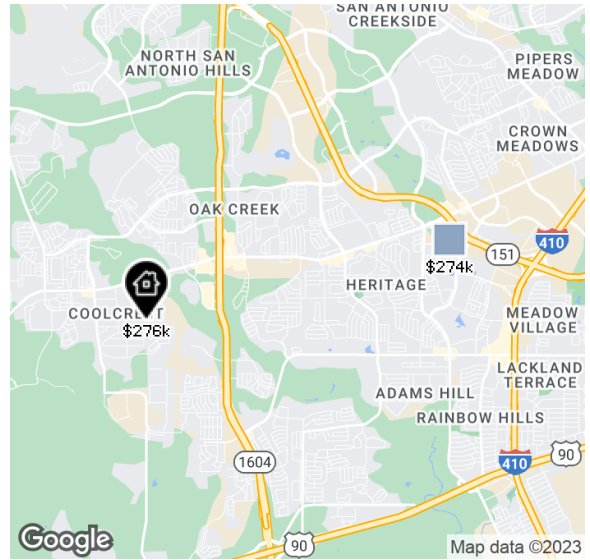
Public Facts

Listing Facts

Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	5	5
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,533	2,533
Building Area (sq ft)	2,533	2,533
Lot Size	6,403 sq ft	6,403 sq ft
Lot Dimensions	6403 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2017	2017
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	3 Sides Masonry, Brick, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Listing Courtesy of Texas Premier Realty

9231 Mimosa Mnr, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired Cancelled: 9/13/2023
 * MLS Listing 1697369: 6/20/2023

List Price

\$273,500

Expired Date: 9/13/2023
 Days in RPR: 85

Current Estimated Value

\$271,520

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$266K – \$277K

RVM® Confidence:



↑ RVM® Change
 Last 1 Month: **\$50**

↑ RVM® Change
 Last 12 Months: **4.49%**

This lovely, two-story home is located on the northwest side of San Antonio with access to major highways, grocers, eateries, and much more. This three-bedroom, two-and-a-half-bath home offers ample common areas for loved ones and entertaining. Inside, the open floor plan opens to a flexible space...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	2,156	2,156
Building Area (sq ft)	2,156	2,156
Lot Size	5,837 sq ft	5,837 sq ft
Lot Dimensions	5837 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2010	2010
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Brick, Cement Fiber, Pre-Owned
Number of Units	0	-
Number of Stories	2	2

Listing Courtesy of Coldwell Banker D'Ann Harper, REALTOR

10007 Overlook Cyn, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired Cancelled: 9/13/2023
 * MLS Listing 1691339: 5/29/2023

List Price

\$306,000

Expired Date: 9/13/2023
 Days in RPR: 107
 Last Price Update: 9/12/2023

Current Estimated Value

\$325,500

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$316K – \$335K

RVM® Confidence:
 ★★★★★

↓ RVM® Change
 Last 1 Month: **-\$18,480**

↑ RVM® Change
 Last 12 Months: **2.41%**

Well maintained 2-story home in Overlook at Medio Creek in West San Antonio. Room to grow in this fantastic 4 bedroom, 3 full-bath home with a secondary bedroom downstairs and a full bath! The downstairs secondary bedroom is perfect for that extra guest or mother-in-law suite & the extra large yard...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	2,236
Building Area (sq ft)	2,236
Lot Size	5,532 sq ft
Lot Dimensions	5532 SF
Garage	Yes
Garage (spaces)	1
Pool	-
Year Built	2019
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	Brick, Cement Fiber, Pre-Owned
Number of Units	0
Number of Stories	2

Public Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	2,236
Building Area (sq ft)	2,236
Lot Size	5,532 sq ft
Lot Dimensions	5532 SF
Garage	Yes
Garage (spaces)	1
Pool	-
Year Built	2019
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	Brick, Cement Fiber, Pre-Owned
Number of Units	0
Number of Stories	2

Listing Facts

Property Type	Single Family
Property Subtype	Single Family Detached
Bedrooms	4
Total Baths	3
Full Baths	3
Partial Baths	-
Living Area (sq ft)	2,236
Building Area (sq ft)	2,236
Lot Size	5,532 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	-
Pool	None
Year Built	2019
Roofing	Composition
Heating	Central, Electric
Cooling	One Central
Fireplaces	Not Applicable
Foundation	Slab
Exterior Walls	Brick, Cement Fiber, Pre-Owned
Number of Units	-
Number of Stories	2

Listing Courtesy of United Realty Group of Texas, LLC

2815 Amber Morning, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

• Expired: 9/13/2023
 • MLS Listing 1679721: 4/13/2023

List Price

\$214,000

Expired Date: 9/13/2023
 Days in RPR: 153
 Last Price Update: 6/20/2023

Current Estimated Value

\$206,320

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$194K – \$219K

RVM® Confidence:



RVM® Change
 Last 1 Month: **-\$1,380**

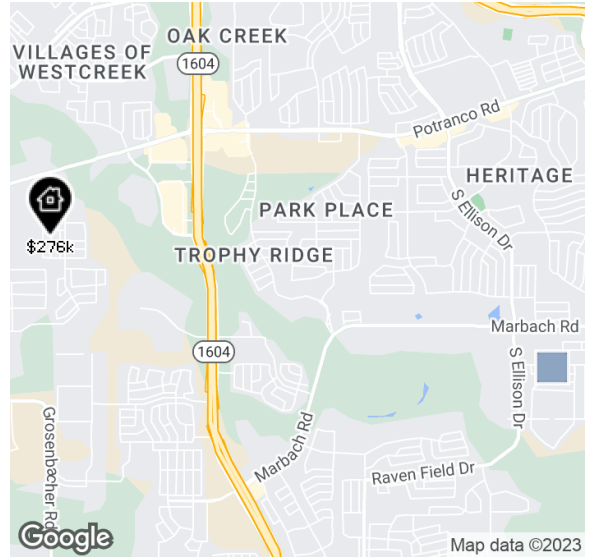
RVM® Change
 Last 12 Months: **0.8%**

This home features 3 bedrooms, the master and spare bedrooms are on opposite sides of the house, 2 bathrooms, one for guests and spare bedrooms to share while the master bath is convenient for the master bedroom. The home also has an office/nursery/play room space. The backyard has a huge covered p...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,346	1,346
Building Area (sq ft)	1,346	1,346
Lot Size	6,055 sq ft	6,059 sq ft
Lot Dimensions	6055 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	2001	2001
Total Rooms	5	-
Style	Contemporary	-
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Other	Brick, Pre-Owned, Siding
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of JB Goodwin, REALTORS

9702 Five Forks St, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired Cancelled: 9/12/2023
 * MLS Listing 1710476: 8/10/2023

List Price

Expired Date: 9/12/2023
 Days in RPR: 33

Current Estimated Value

\$237,000

Last AVM Update: 8/29/2023

AVM Est. Range:
\$197K – \$277K

AVM Confidence:
 ★★☆☆☆

AVM Change
 Last 1 Month: **\$1,000**

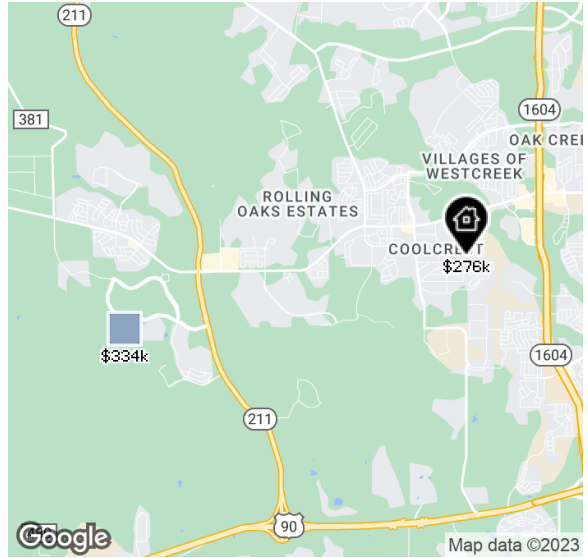
AVM Change
 Last 12 Months: **7.72%**

Available Immediately!
 Additional showing options are available! This is a gorgeous home with an open floor plan, featuring 3 bedrooms and 2 bathrooms. The lovely kitchen offers an island, and stainless-steel finishes, as well as boasting lots of cabinet space. The luxurious main bedroom offers wal...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,550	1,550
Building Area (sq ft)	1,550	-
Lot Size	9,583 sq ft	9,583 sq ft
Lot Dimensions	9583 SF	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	1972	1972
Total Rooms	6	-
Style	Contemporary	One Story
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central
Cooling	Central	One Central
Fireplaces	Yes	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Asbestos Shingle	Other
Number of Units	0	-
Number of Stories	1	-

Listing Courtesy of RentWerx San Antonio

15244 Selene Vw, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired Cancelled: 9/12/2023
 * MLS Listing 1697702: 6/22/2023

List Price

\$334,000

Expired Date: 9/12/2023
 Days in RPR: 82

Current Estimated Value

\$333,970

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$327K – \$341K

RVM® Confidence:



↓ RVM® Change
 Last 1 Month: **-\$660**

↑ RVM® Change
 Last 12 Months: **-**

Immaculately kept single-story, 3 bedrooms, 2-bathroom home. You'll fall in love with this amazingly designed Bella Vista open-floor plan home which is perfect for entertaining. This home offers spacious bedrooms, a beautiful and welcoming kitchen with an abundant amount of counter space, vinyl flo...

Home Facts

Public Facts

Listing Facts

Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,852	1,757
Building Area (sq ft)	1,852	1,757
Lot Size	7,144 sq ft	7,148 sq ft
Lot Dimensions	7144 SF	55X125
Garage	Yes	-
Garage (spaces)	2	-
Pool	-	None
Year Built	2020	2021
Roofing	Asphalt	Composition
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	-	Brick, Cement Fiber, Pre-Owned, Siding
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of BHGRE Homecity

5006 Thymus Dr, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

- * Expired Cancelled: 9/12/2023
- * MLS Listing 1692929: 6/3/2023

List Price

\$415,000

Expired Date: 9/12/2023
Days in RPR: 101
Last Price Update: 7/17/2023

Current Estimated Value

\$421,310

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$413K - \$430K

RVM® Confidence:



↓ RVM® Change
Last 1 Month: **-\$26,440**

↓ RVM® Change
Last 12 Months: **-7.46%**

Welcome to this beautiful home that offers the perfect combination of luxury and functionality. This spacious home features a master bedroom and guest bedroom downstairs, making it perfect for families of all kinds. The master bath offers a luxurious spa like feel to it with a massive walk in shower...

Home Facts

Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	3,149
Building Area (sq ft)	3,149
Lot Size	6,316 sq ft
Lot Dimensions	6316 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2017
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Public Facts

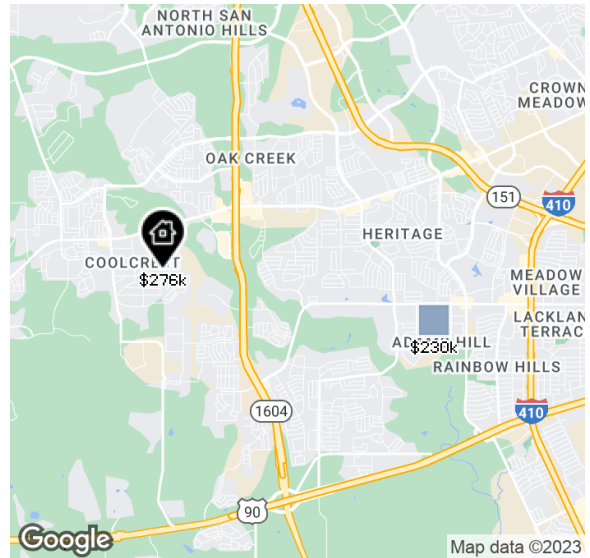
Property Type	Single Family
Property Subtype	Single Family Residential
Bedrooms	3
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	3,149
Building Area (sq ft)	3,149
Lot Size	6,316 sq ft
Lot Dimensions	6316 SF
Garage	Yes
Garage (spaces)	2
Pool	-
Year Built	2017
Roofing	Asphalt
Heating	Forced Air Unit
Cooling	Central
Fireplaces	-
Foundation	Slab
Exterior Walls	-
Number of Units	0
Number of Stories	2

Listing Facts

Property Type	Single Family
Property Subtype	Single Family Detached
Bedrooms	4
Total Baths	4
Full Baths	3
Partial Baths	1
Living Area (sq ft)	3,149
Building Area (sq ft)	3,149
Lot Size	6,098 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	-
Pool	None
Year Built	2018
Roofing	Other
Heating	Central, Electric
Cooling	One Central
Fireplaces	Not Applicable
Foundation	Slab
Exterior Walls	Brick, Pre-Owned
Number of Units	-
Number of Stories	2

Listing Courtesy of Redberry Realty

9438 Nashville, San Antonio, TX 78245



LEGEND: Subject Property This Property

Expired

* Expired Cancelled: 9/11/2023
 * MLS Listing 1708067: 8/1/2023

List Price

\$229,999

Expired Date: 9/11/2023
 Days in RPR: 41
 Last Price Update: 9/10/2023

Current Estimated Value

\$224,930

Last RVM® Update: 8/29/2023

RVM® Est. Range:
\$220K – \$229K

RVM® Confidence:



↑ RVM® Change
 Last 1 Month: **\$28,490**

↑ RVM® Change
 Last 12 Months: **15.44%**

Super cute house, ready to welcome you home! Pride of ownership greets you as you make your entrance into the spacious family/living room with built-in shelving and sitting alcove to enjoy reading and/or daydreaming alike. Walk into a plethora of natural light in the separate kitchen/breakfast ba...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Detached
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	1,252	1,252
Building Area (sq ft)	1,252	1,252
Lot Size	6,316 sq ft	6,316 sq ft
Lot Dimensions	6316 SF	-
Garage	Yes	-
Garage (spaces)	1	-
Pool	-	None
Year Built	1973	1973
Total Rooms	6	-
Style	Contemporary	-
Roofing	Asphalt	Other
Heating	Forced Air Unit	Central, Electric
Cooling	Central	One Central
Fireplaces	-	Not Applicable
Foundation	Slab	Slab
Exterior Walls	Asbestos Shingle	Asbestos Shingle, Pre-Owned
Number of Units	0	-
Number of Stories	1	1

Listing Courtesy of eXp Realty

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are closed prices where available.

	User Selected Comps	Market Activity For Sale Listings	Market Activity Closed	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales
Lowest Price	\$280,000	\$266,990	\$245,000	\$246,820	\$214,000	\$205,000
Median Price	\$309,900	\$304,990	\$300,000	\$292,660	\$289,750	\$310,470
Highest Price	\$329,900	\$1,050,000	\$390,000	\$339,060	\$415,000	\$524,900
Median Price Per Sq. Ft.	\$146	\$170	\$151	\$143	\$145	\$156
Median Days in RPR	64	-	57	-	93	45

Sold Price Comparison

This section compares prices for 77 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$185,000	\$109
Median Price	\$285,000	\$143
Highest Price	\$505,000	\$208

Details of Comparative Analysis

Average of Comps **\$276,168**

Adjustments **-**

Adjusted Value **\$276,168**
(or \$148 per sq. ft.)

Sellers

Broker / Agent

Signature Date

Signature Date

Signature Date

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

