

Subject Property Address	
18055 LaGloria Rd, Elmendorf, TX, 78112	
Is this property currently Listed?	No
If yes, what is the current list price?	N/A
Current DOM?	N/A
Previous list price?	N/A
Previous list date?	N/A
Previous sold price?	N/A
Previous sale date?	N/A



Subject List Date:
MLS Name:

DEPRESSED MARKET GRID						
	Listings	Listings %	Pending	Pending %	Solds	Solds %
Retail:	4	66.67	2	100	11	91.67
Short Sale:	0	0	0	0	0	0
REO:	2	33.33	0	0	1	8.33

MARKET DATA					
	Days: 0 - 90	91 - 180	181 - 270	271 - 365	
Total # of Sales (Solds):	2	4	3	3	
Absorption Rate (Sales per Month):	0.67	1.33	1.00	1.00	
Inventory (Listing and Pending):	8	8	8	8	
Months Supply:	12.00	6.00	8.00	8.00	

	ACTIVE		SOLD		
	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 365 Days
Low:	\$123,930	\$184,900	\$107,500	\$95,000	\$80,000
High:	\$339,900	\$195,000	\$138,400	\$200,000	\$128,000
Median:	\$180,950	\$189,950	\$122,950	\$175,300	\$124,500
Average:	\$198,255	\$189,950	\$122,950	\$161,400	\$110,833
Median DOM:	38	22	29	50	91

MARKET ANALYSIS	
Current Active	6
Listing:	
Current Pending (UC):	2

Portfolio History		
Date	Product	As Is Sale Price

FILTERED NEIGHBORHOOD STATISTICS						
FILTERS	Sqft:	to	Yr Built:	to	Bed:	to
Total # of Sold:			Days: 0 - 90	91 - 180	181 - 270	271 - 365
			2	4	3	3
% of Retail Solds:			100%	75.00 %	100%	100%
% of Short Sale Solds:			0%	0%	0%	0%
% of REO Solds:			0%	25.00 %	0%	0%
Median of Sold Price:			\$122,950	\$175,300	\$163,000	\$124,500

MEDIAN TRENDING DATA		
Contract Date	Number of Sales	Median Value
Mar - May-17	4	\$175,300
Apr - Jun-17	4	\$188,000
May - Jul-17	4	\$175,300
Jun - Aug-17	3	\$107,500
Jul - Sep-17	2	\$101,250
Aug - Oct-17	2	\$122,950

MSA:San Antonio-New Braunfels, TX; COUNTY:Bexar



Subject Street Address	City	Zip	Bed	Bath	Sq. Ft.	Units	Garage	Lot Size	Year Built	Style	DNA Source
18055 LaGloria Rd	Elmendorf	78112	3	1.50	1000	1	1.75	0.133	1987		Public Record

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	SP \$/ SqFt	COE Date	Sold Price
#4	206 E 1st Street	Elmendorf	78112	2	1.00	825	1	0.50	0.28700	1960	1.43	4/10/2014	\$55,000	337	351	\$36	3/27/2015	\$30,000
#5	206 1st St	Elmendorf	78112	2	1.00	825	1	1.00	0.29	1960	1.44	4/11/2014	\$55,000	174	350	\$36	3/27/2015	\$30,000
#6	257 Cr 125	Elmendorf	78112	2	1.00	1200	1	0.00	0.53		1.53	6/12/2014	\$62,500	245	292	\$53	3/31/2015	\$63,700

Exception Reason Code:	
Exception Comments:	
Summary Comments:	
Prod Review Type:	Review Form Current
Reviewer:	Daniel Christensen
Reviewer Partner:	Ovation Financial Services
Retail:	91.67 %
Distressed:	8.33 %
Quick Sale Price	\$0
Date 11/08/2017	As Is Sale Price \$45,500
As of Date 11/08/2017	

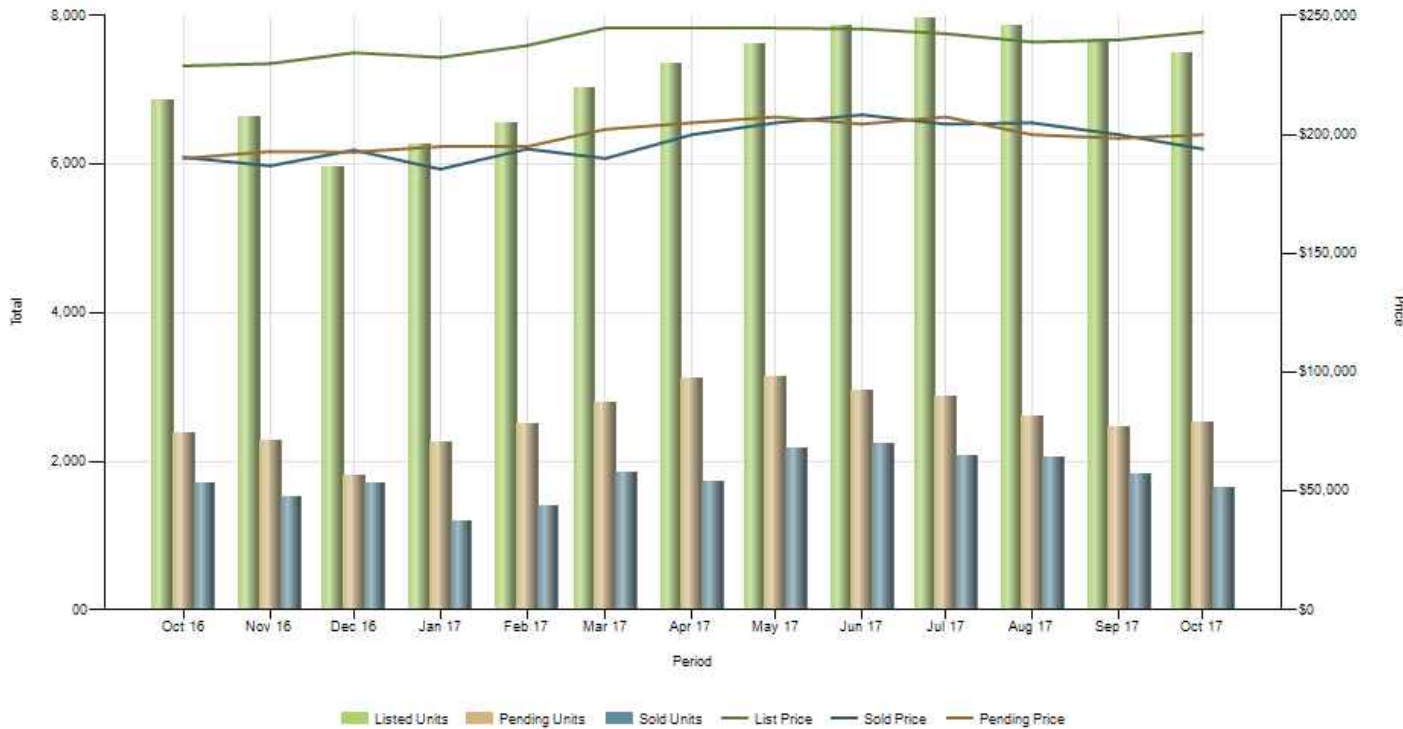
Retail Market:	91.67%	Distressed Market:	8.33%
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



Supply and Demand in Bexar County

Trending Data		Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Listed Units	6,857	6,634	5,960	6,273	6,564	7,033	7,363	7,613	7,871	7,974	7,857	7,742
	Pending Units	2,386	2,270	1,816	2,251	2,504	2,784	3,110	3,142	2,948	2,892	2,620	2,514
	Sold Units	1,703	1,515	1,703	1,189	1,394	1,842	1,718	2,172	2,248	2,061	2,038	1,738
M	List Price	\$229,000	\$229,894	\$234,500	\$232,500	\$237,500	\$244,900	\$245,000	\$244,900	\$244,680	\$242,500	\$239,000	\$239,950
e	Pending Price	\$190,000	\$192,930	\$192,700	\$195,000	\$195,000	\$202,250	\$205,000	\$207,500	\$204,500	\$206,941	\$200,000	\$197,900
d	Sold Price	\$190,500	\$186,900	\$193,500	\$185,500	\$194,000	\$190,000	\$200,000	\$205,000	\$208,375	\$205,000	\$205,000	\$200,000
i	Listed DOM	61	63	67	67	55	50	46	47	45	47	53	58
a	Sold DOM	71	70	70	70	71	59	59	58	57	60	59	63
n	Original List to Sales	97.19%	98.37%	96.80%	97.63%	97.49%	98.59%	97.96%	98.80%	97.97%	98.80%	97.62%	97.06%
%	Last List to Sales	98.50%	98.42%	97.78%	98.72%	99.26%	100%	98.21%	100%	99.23%	100%	98.44%	98.30%

Supply and Demand in Bexar County



Listed by Comp Type

Trending Data		Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Retail Units	7,079	7,349	7,605	7,720	7,614	7,489
	REO Units	215	195	198	188	184	191
	Short Sale Units	69	69	68	66	59	62
M	Retail Listed	\$248,900	\$247,000	\$247,000	\$245,000	\$240,876	\$242,500
e	REO Listed	\$165,000	\$166,500	\$161,200	\$158,700	\$154,700	\$160,410
d	SS Listed	\$159,000	\$158,000	\$155,000	\$155,000	\$158,000	\$158,000
i	Retail DOM	46	47	44	47	53	58
a	REO DOM	53	54	51	46	42	50
n	SS DOM	132	106	109	112	97	103

Sold by Comp Type

Trending Data		Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Retail Units	1,643	2,090	2,175	1,992	1,961	1,683
	REO Units	72	76	66	63	65	50
	Short Sale Units	3	6	7	6	12	5
M	Retail Sales	\$205,000	\$207,000	\$210,000	\$205,700	\$207,000	\$203,500
e	REO Sales	\$135,000	\$150,025	\$156,950	\$140,000	\$150,000	\$129,750
d	SS Sales	\$162,000	\$185,500	\$165,000	\$145,000	\$137,500	\$165,000
i	Retail DOM	59	58	57	59	59	64
a	REO DOM	69	60	59	65	59	49
n	SS DOM	198	134	215	93	122	115

Listed



Sold



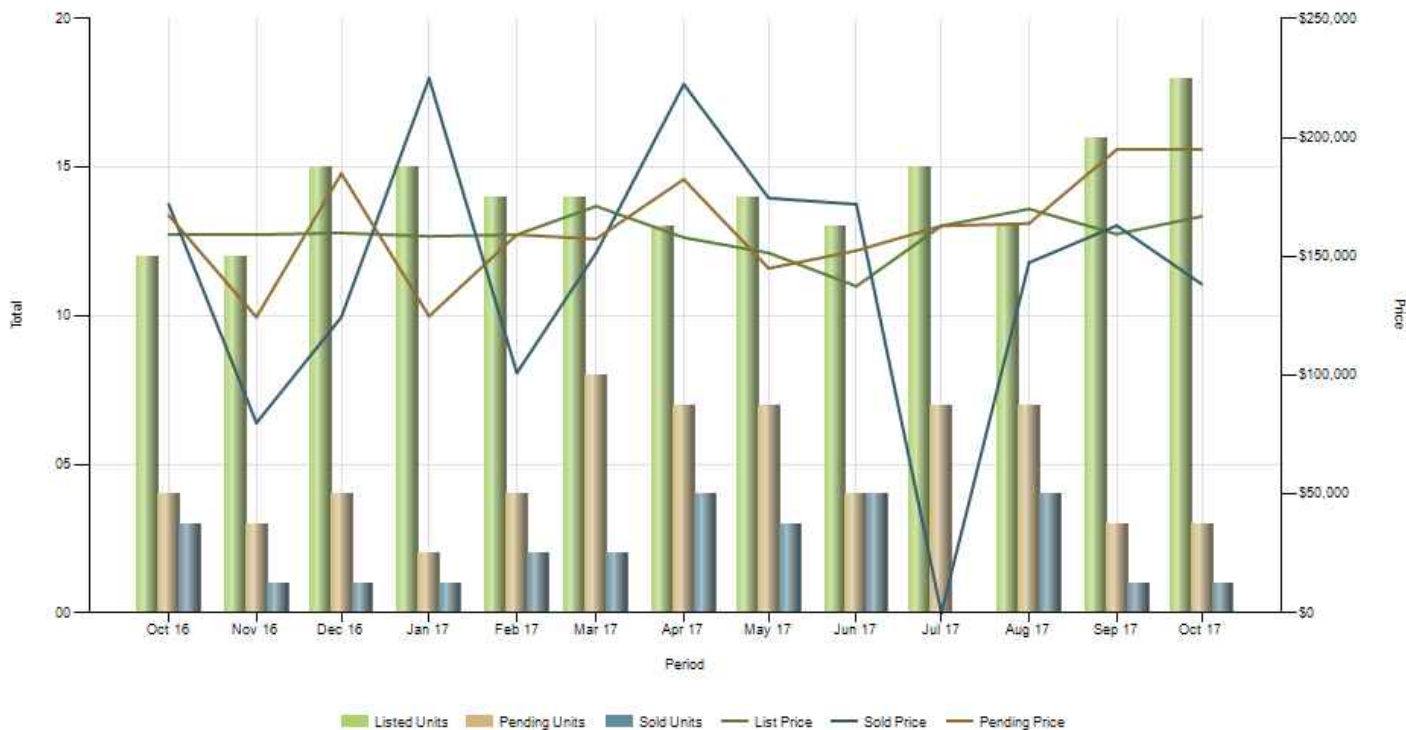
Retail Market:	91.67%	Distressed Market:	8.33%
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



Supply and Demand in Zip code 78112

Trending Data		Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Listed Units	12	12	15	15	14	14	13	14	13	15	13	16
	Pending Units	4	3	4	2	4	8	7	7	4	7	7	3
	Sold Units	3	1	1	1	2	2	4	3	4	4	4	1
M e d i a n	List Price	\$159,200	\$159,200	\$159,900	\$158,500	\$159,200	\$171,200	\$158,000	\$151,500	\$137,500	\$162,900	\$170,000	\$162,450
	Pending Price	\$167,325	\$124,500	\$184,950	\$124,875	\$159,200	\$157,400	\$182,500	\$145,000	\$152,500	\$162,900	\$169,900	\$195,000
	Sold Price	\$172,000	\$80,000	\$124,500	\$225,000	\$101,000	\$151,500	\$222,500	\$174,600	\$172,000		\$147,450	\$163,000
	Listed DOM	84	82	78	50	74	63	62	65	54	67	69	53
	Sold DOM	68	128	45	111	85	177	75	59	91	0	183	79
%	Original List to Sales	98.29%	100.13%	100%	93.79%	84.52%	93.26%	95.72%	105.18%	99.74%	0%	98.17%	99.69%
	Last List to Sales	101.18%	100.13%	100%	97.87%	86.32%	95.13%	97.82%	105.18%	99.74%	0%	98.17%	99.69%

Supply and Demand in Zip: 78112



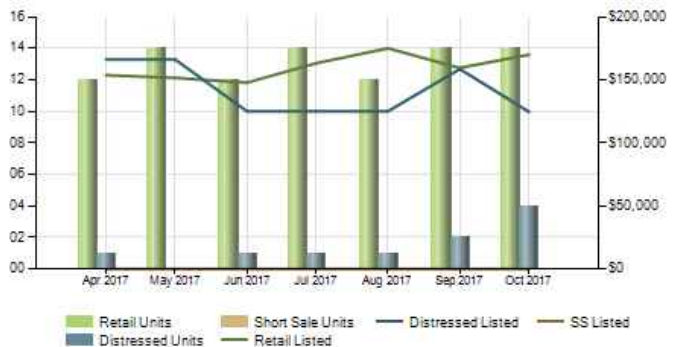
Listed by Comp Type

Trending Data		Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Retail Units	12	14	12	14	12	14
	REO Units	1		1	1	1	2
	Short Sale Units						
M e d i a n	Retail Listed	\$153,750	\$151,500	\$147,750	\$163,200	\$175,000	\$162,450
	REO Listed	\$166,000	\$166,000	\$125,100	\$125,100	\$125,100	\$158,550
	SS Listed						
	Retail DOM	76	65	60	71	68	53
	REO DOM	25	56	7	38	69	53
	SS DOM	0	0	0	0	0	0

Sold by Comp Type

Trending Data		Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
#	Retail Units	4	2	4		4	1
	REO Units		1				
	Short Sale Units						
M e d i a n	Retail Sales	\$222,500	\$159,800	\$172,000		\$147,450	\$163,000
	REO Sales		\$176,000				
	SS Sales						
	Retail DOM	75	70	91	0	183	79
	REO DOM	0	40	0	0	0	0
	SS DOM	0	0	0	0	0	0

Listed



Sold



Date: 11/08/2017

Subject: 18055 LaGloria Rd Elmhendorf, TX 78112

Bed: 3

Bath: 1.50

SQFT: 1000

Built: 1987

Garage: 1.75

Lot: 0.133

PropType: Single Family

Order ID: 16990055-5

Retail Market:	91.67 %	Distressed Market:	8.33 %
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



LISTING HISTORY

MLS Name	Listing Number	List Date	Status	List Price	Chg Date	COE Date	Sold Price	Sale Type	Cumulative List Days
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NO HISTORY AVAILABLE

SOLD COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	COE Date	Sold Price	ACT DOM	TOT DOM	SP/Sqft	% Valuation	Included
#4	206 E 1st Street	Elmendorf	78112	2	1.00	825	1	0.50	0.28700	1960	1.43	4/10/2014	\$55,000	3/27/2015	\$30,000	337	351	\$36	33.80%	x
#5	206 1st St	Elmendorf	78112	2	1.00	825	1	1.00	0.29	1960	1.44	4/11/2014	\$55,000	3/27/2015	\$30,000	174	350	\$36	33.68%	x
#6	257 Cr 125	Elmendorf	78112	2	1.00	1200	1	0.00	0.53	1960	1.53	6/12/2014	\$62,500	3/31/2015	\$63,700	245	292	\$53	32.52%	x
#1	23018 Grand Spring	Elmendorf	78112	2	2.00	1152	1	10.00	0.49	2009	1.13	1/18/2015	\$120,000	4/20/2016	\$107,000	435	458	\$93	0%	
#2	7664 County	Elmendorf	78112	2	1.00	1404	1	3.00	1.39	2009	0.95	1/11/2015	\$120,000	2/5/2016	\$110,000	94	96	\$78	0%	
#3	16822 Delana Ave	Elmendorf	78112	3	2.00	1306	1	2.00	0.5	2012	1.15	3/3/2015	\$160,000	4/10/2015	\$160,000	36	38	\$123	0%	
#7	16903 Delana Ave	Elmendorf	78112	3	2.00	1444	1	2.00	0.53	2011	1.15	4/7/2016	\$179,999	5/26/2016	\$180,000	19	49	\$125	0%	
#8	18181 Old Corpus Christi Rd	Elmendorf	78112	3	2.00	1632	1	3.00	19.56	1940	0.81	4/19/2016	\$275,000	9/23/2016	\$263,000	136	157	\$161	0%	
#9	16255 Old Corpus Christi Rd	Elmendorf	78112	3	2.00	1163	1	3.00	0.52	2000	2.13	7/12/2015	\$103,500	8/27/2015	\$106,000	32	46	\$91	0%	
#10 (REO)	16914 Delana Ave	Elmendorf	78112	3	2.00	1509	1	2.00	0.5	2012	1.15	4/5/2017	\$166,000	5/15/2017	\$176,000	15	40	\$117	0%	
#11	16171 Old Corpus Christi Rd	Elmendorf	78112	3	2.00	1163	1	3.00	0.52	2000	2.27	11/5/2016	\$124,500	12/20/2016	\$124,500	21	45	\$107	0%	
#12	14817 Swisher St	Elmendorf	78112	2	1.00	960	1	8.00	0.5	2009	2.52	7/13/2016	\$79,900	11/18/2016	\$80,000	91	128	\$83	0%	
#13	16223 Old Corpus Christi Rd	Elmendorf	78112	4	2.00	1229	1	1.00	0.52	2001	2.18	11/3/2016	\$140,000	2/8/2017	\$128,000	96	97	\$104	0%	
#14	14718 Swisher St	Elmendorf	78112	2	1.00	952	1	2.00	0.55	2008	2.65	10/21/2016	\$109,750	8/30/2017	\$107,500	20	313	\$113	0%	
#15	16171 Old Corpus Christi Rd	Elmendorf	78112	3	2.00	1163	1	1.00	0.52	2000	2.27	9/24/2014	\$98,500	11/25/2014	\$101,500	21	62	\$87	0%	
#16	16280 Borregas Rd	Elmendorf	78112	4	2.00	1260	1	0.00	0.76	2002	2.26	8/14/2017	\$140,000	10/27/2017	\$138,400	38	74	\$110	0%	
#17	12541 S Us Highway 181	San Antonio	78223	2	1.00	1484	1	0.50	1.02	1960	2.08	2/28/2017	\$125,000	7/31/2017	\$95,000	147	153	\$64	0%	
#18	15637 Kilowatt Rd	Elmendorf	78112	3	2.00	1502	1	4.00	25.75	1942	2.08	8/5/2016	\$359,000	9/8/2016	\$295,000	33	34	\$196	0%	
#19	7710 Bit Cir	Elmendorf	78112	3	2.00	1496	1	2.00	0.14	2007	2.50	10/31/2016	\$158,500	3/10/2017	\$163,000	133	130	\$109	0%	
#20	7715 Bit Circle	Elmendorf	78112	3	2.00	1443	1	2.00	0.15	2015	2.53	4/14/2015	\$169,000	4/28/2016	\$169,000	357	380	\$117	0%	



Sold #4 (1.43 miles)



Bed: 2

Bath: 1.0

206 E 1st Street



A.G.SQFT:
Total SQFT: 825
AVE SQFT: 825
Year Built: 1960
Basement:
Pool: N/A
 Water
Waterfront: Features:
 None
Sale Price: \$30,000
Concessions:
COE Date: 3/27/2015
List Date: 4/10/2014
ACT DOM: 337
TOT DOM: 351
List Price: \$55,000
Listing #: 202012

Subdivision: (see Legal Desc.)**School District:** East Central Isd**MLS Comments:**

This small home in need of some TLC sits on two lots very close to city hall. Tax appraisal says this home was built in 1960 but owner thinks it is older. It has some handicap access. Ramp at the front door and a walk-in tub. Owner says that he spent \$15,000.00 on this tub and installation. We have a new survey, appraisal and it now meets FHA and VA approval. Convenient location for eagle ford workers.



Sold #5 (1.44 miles)



Bed: 2

Bath: 1.0

206 1st St



A.G.SQFT:
Total SQFT: 825
AVE SQFT: 825
Year Built: 1960
Basement: None
Pool: None
Waterfront:
Sale Price: \$30,000
Concessions:
COE Date: 3/27/2015
List Date: 4/11/2014
ACT DOM: 174
TOT DOM: 350
List Price: \$55,000
Listing #: 1050507

Subdivision: N/A**School District:** East Central I.S.D**MLS Comments:**

This cozy home sits on two lots near the city hall. Needs a little TLC. Front ramp entrance and a handicap walk-in tub.



Sold #6 (1.53 miles)



Bed: 2

Bath: 1.0

257 Cr 125



A.G.SQFT:
Total SQFT: 1,200
AVE SQFT: 1,200
Year Built:
Basement: None
Pool: None
Waterfront:
Sale Price: \$63,700
Concessions:
COE Date: 3/31/2015
List Date: 6/12/2014
ACT DOM: 245
TOT DOM: 292
List Price: \$62,500
Listing #: 1061918

Subdivision: Not In Defined Subdivision**School District:** Floresville Isd**MLS Comments:**

Charming older home in the country on .53 acre 2/1+1,200 sq ft older construction with solid timbers tongue & groove wood flooring throughout freshly painted 40 x 8 covered back porch extends the length of the home faces south and overlooks green space septic recently pumped and new drain fields installed rural water well fenced yard chain link gate floresville isd northern wilson county paved county road minutes from 1604 & 181 no restrictions no city taxes

Date: 11/08/2017

Subject: 18055 LaGloria Rd Elmdorf, TX 78112

Bed: 3

Bath: 1.50

SQFT: 1000

Built: 1987

Garage: 1.75

Lot: 0.133

PropType: Single Family

Order ID: 16990055-5

Retail Market:	91.67 %	Distressed Market:	8.33 %
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



LISTED COMPS

#	Street Address	City	Zip	Bed	Bath	Sq Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	LP/Sqft	Included
#1	15542 Cassiano Rd	Elmdorf	78112	4	2.00	1768	1	0.00	1	1985	1.78	10/27/2017	\$199,900	12	\$113	
#2	15045 Cassiano Rd	Elmdorf	78112	3	3.00	3158	1	0.00	2	2006	2.08	10/10/2017	\$339,900	29	\$108	
#3	7610 Bit Cir	Elmdorf	78112	3	2.00	1752	1	2.00	0.14	2008	2.49	9/7/2017	\$169,900	62	\$97	
#4	7818 Palomino Ct	Elmdorf	78112	3	2.00	1406	1	1.00	0.21	2006	2.57	8/17/2017	\$163,900	83	\$117	
#5 (REO)	14407 Barn Court	Elmdorf	78112	3	2.00	1720	1	2.00	0.16	2007	2.58	9/22/2017	\$192,000	47	\$112	
#6 (REO)	7535 Richter Rd	Elmdorf	78112	3	2.00	1904	1	0.00	0.8	2007	2.72	10/31/2017	\$123,930	8	\$65	

Notice: Based on information from the Central Texas Multiple Listing Service, Inc., San Antonio Board of REALTORS Multiple Listing Service, for the period 4/10/2014 through 11/8/2017. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

Date: 11/08/2017

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UNDER CONTRACT COMPS

#	Street Address	City	Zip	Bed	Bath	Sq.Ft.	Units	Garage	Lot Size	Yr Built	Dist	List Date	List Price	ACT DOM	TOT DOM	LP/Sqft	Included
#1	14419 Corral Ct	Elmhendorf	78112	3	2.00	1631	1	2.00	0.13	2007	2.55	10/27/2017	\$184,900	11	12	\$13	
#2	7735 Palomino Ct	Elmhendorf	78112	4	2.50	2320	1	2.00	0.17	2007	2.63	5/25/2017	\$195,000	34	167	\$84	

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Bed: 3

Bath: 1.50

SQFT: 1000

Built: 1987

Garage: 1.75

Lot: 0.133

PropType: Single Family

Order ID: 16990055-5

Retail Market:	91.67 %	Distressed Market:	8.33 %
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



MAP



 Subject

 Sold

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Bath: 1.50

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Garage: 1.75

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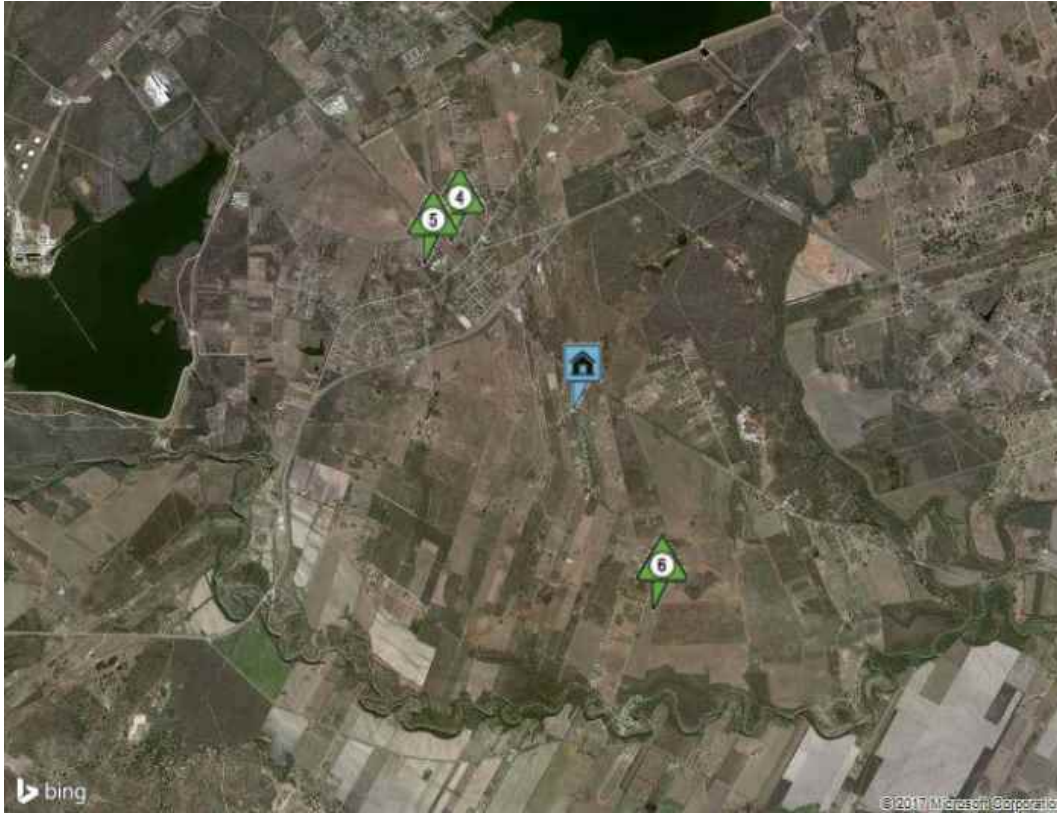
PropType: Single Family

Order ID: 16990055-5

Retail Market:	91.67 %	Distressed Market:	8.33 %
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500



AERIAL VIEW MAP



 Subject

 Sold

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Order ID: 16990055-5

Retail Market:	91.67%	Distressed Market:	8.33%
Quick Sale Price:	\$0	As Is Sale Price:	\$45,500

MARKET ANALYSIS

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	2	4	3	3
Absorption Rate (Sales per Month)	0.67	1.33	1.00	1.00
Inventory (Listing and Pending)	8	8	8	8
Months Supply	12.00	6.00	8.00	8.00

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$123,930	\$184,900	\$107,500	\$95,000	\$74,000	\$80,000
High	\$339,900	\$195,000	\$138,400	\$200,000	\$300,000	\$128,000
Median	\$180,950	\$189,950	\$122,950	\$175,300	\$163,000	\$124,500
Average	\$198,255	\$189,950	\$122,950	\$161,400	\$179,000	\$110,833
Median DOM	38	22	29	50	72	91

Current Active Listings	6	MEDIAN SOLD PRICE AS % OF FINAL LIST PRICE			
Current Pending	2	Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		98.45%	100.60%	102.83%	100.00%
MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE					
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		98.45%	100.60%	101.93%	100.00%

FILTERED MARKET ANALYSIS

Filter by:	Subject SQFT: 1000	Subject Year Built: 1987	Property Type: Single Family
	Min SQFT: Min Bed:	Max SQFT: Max Bed:	Min Year Built: Zip: Max Year Built: Property Type: Single Family

	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Total # of Sales (Solds)	2	4	3	3
Absorption Rate (Sales per Month)	0.67	1.33	1.00	1.00
Inventory (Listing and Pending)	8	8	8	8
Months Supply	12.00	6.00	8.00	8.00

	Active	Pending	0 - 90 Days	91 - 180 Days	181 - 270 Days	271 - 365 Days
Low	\$123,930	\$184,900	\$107,500	\$95,000	\$74,000	\$80,000
High	\$339,900	\$195,000	\$138,400	\$200,000	\$300,000	\$128,000
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MEDIAN SOLD PRICE AS % OF ORIGINAL LIST PRICE					
		Most Recent 0 - 90 Days	Most Recent 91 to 180 Days	Most Recent 181 to 270 Days	Most Recent 271 to 360 Days
		98.45%	100.60%	101.93%	100.00%

DEPRESSED MARKET GRID

	# of Listings	% of Listings	# of Pending	% of Pending	# of Solds	% of Solds
Retail	4	66.67%	2	100%	11	91.67%
Short Sale	0	0%	0	0%	0	0%
REO	2	33.33%	0	0%	1	8.33%

MEDIAN SALE PRICE

ONE MONTH				TWO MONTHS				THREE MONTHS			
Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price	Contract Date	Pending	Sales	Median Price
Nov-15	0	0		Oct - Nov-15	0	0		Sep - Nov-15	1	1	\$218,190
Dec-15	0	0		Nov - Dec-15	0	0		Oct - Dec-15	0	0	
Jan-16	0	0		Dec - Jan-16	0	0		Nov - Jan-16	0	0	
Feb-16	0	2	\$152,500	Jan - Feb-16	2	2	\$152,500	Dec - Feb-16	2	2	\$152,500
Mar-16	0	0		Feb - Mar-16	2	2	\$152,500	Jan - Mar-16	2	2	\$152,500
Apr-16	0	5	\$172,500	Mar - Apr-16	5	5	\$172,500	Feb - Apr-16	7	7	\$172,500
May-16	0	3	\$164,500	Apr - May-16	8	8	\$170,750	Mar - May-16	8	8	\$170,750
Jun-16	0	1	\$158,000	May - Jun-16	4	4	\$163,250	Apr - Jun-16	9	9	\$169,000
Jul-16	0	1	\$170,500	Jun - Jul-16	2	2	\$164,250	May - Jul-16	5	5	\$164,500
Aug-16	0	2	\$120,000	Jul - Aug-16	3	3	\$170,500	Jun - Aug-16	4	4	\$164,250
Sep-16	0	2	\$279,000	Aug - Sep-16	4	4	\$231,500	Jul - Sep-16	5	5	\$200,000
Oct-16	0	2	\$173,000	Sep - Oct-16	4	4	\$218,500	Aug - Oct-16	6	6	\$187,000
Nov-16	0	1	\$80,000	Oct - Nov-16	3	3	\$172,000	Sep - Nov-16	5	5	\$174,000
Dec-16	0	1	\$124,500	Nov - Dec-16	2	2	\$102,250	Oct - Dec-16	4	4	\$148,250
Jan-17	0	0		Dec - Jan-17	1	1	\$124,500	Nov - Jan-17	2	2	\$102,250
Feb-17	0	2	\$101,000	Jan - Feb-17	2	2	\$101,000	Dec - Feb-17	3	3	\$124,500
Mar-17	0	1	\$163,000	Feb - Mar-17	3	3	\$128,000	Jan - Mar-17	3	3	\$128,000
Apr-17	0	1	\$300,000	Mar - Apr-17	2	2	\$231,500	Feb - Apr-17	4	4	\$145,500
May-17	0	2	\$175,300	Apr - May-17	3	3	\$176,000	Mar - May-17	4	4	\$175,300
Jun-17	0	1	\$200,000	May - Jun-17	3	3	\$176,000	Apr - Jun-17	4	4	\$188,000
Jul-17	0	1	\$95,000	Jun - Jul-17	2	2	\$147,500	May - Jul-17	4	4	\$175,300
Aug-17	0	1	\$107,500	Jul - Aug-17	2	2	\$101,250	Jun - Aug-17	3	3	\$107,500
Sep-17	0	0		Aug - Sep-17	1	1	\$107,500	Jul - Sep-17	2	2	\$101,250
Oct-17	0	1	\$138,400	Sep - Oct-17	1	1	\$138,400	Aug - Oct-17	2	2	\$122,950

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.
 In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

Notice: Based on information from the Central Texas Multiple Listing Service, Inc., San Antonio Board of REALTORS Multiple Listing Service, for the period 4/10/2014 through 11/8/2017. Disclaimer: This valuation estimate is not intended to be an appraisal of the market value of the Subject Property. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.