

# Market Analysis Summary

## Recently Sold

### Comparables

MLS#	Address	Status	Area	SqFt	DOM	List Price	\$/SqFt	Sold Price	Sold/SqFt	Close Date
1368830	6415 Melanzane Ave	<b>SLD</b>	1500	4900	81	\$549,000	\$112.04	\$520,000	\$106.12	07/16/2019
1406247	6406 MELANZANE AVE	<b>SLD</b>	1500	4874	17	\$565,000	\$115.92	\$551,840	\$113.22	09/27/2019
1384650	14106 VENETO DR	<b>SLD</b>	1500	4874	60	\$565,000	\$115.92	\$560,000	\$114.89	07/19/2019
1385520	6310 Melanzane	<b>SLD</b>	1500	4872	1	\$570,000	\$116.99	\$570,000	\$116.99	05/21/2019




### Statistics

Total Properties: 4


	List Price	Sold Price	SqFt	DOM
<b>Minimum</b>	\$549,000	\$520,000	4872	1
<b>Maximum</b>	\$570,000	\$570,000	4900	81
<b>Average</b>	\$562,250	\$550,460	4880	40

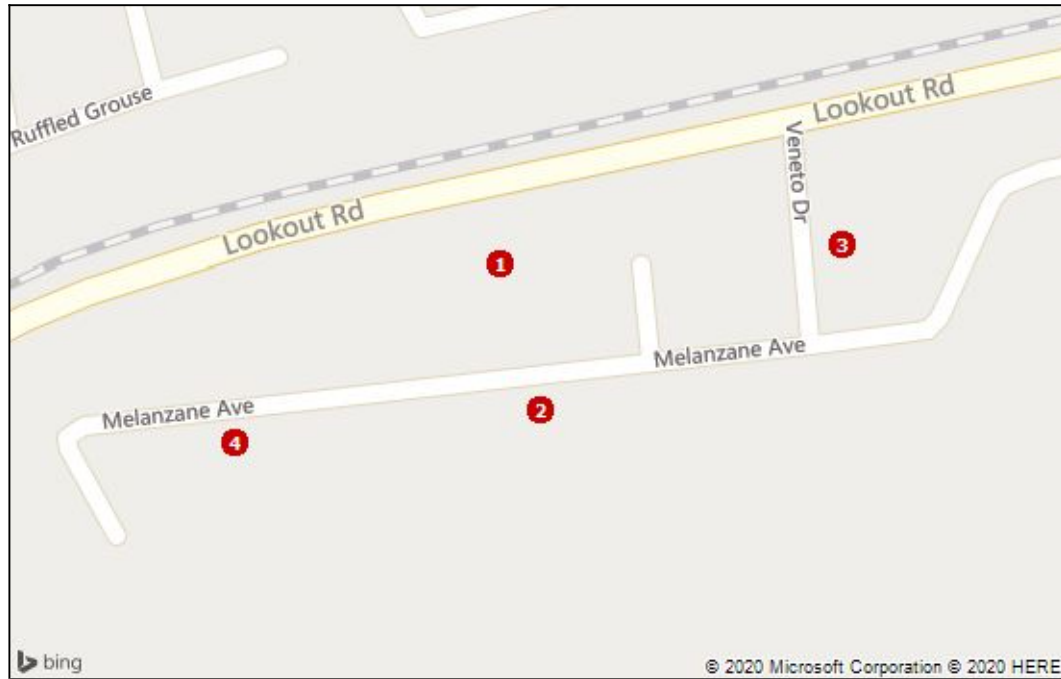
Sold properties closed averaging 97.9% of their Final List Price (FLP).  
This reflects a 2.1% difference between property sale prices and their FLP's.

# Comparables

Subject Property	Comp #1	Adjustment	Comp #2	Adjustment	Comp #3	Adjustment
No Photo Available						
<b>Address:</b>	6415 Melanzane Ave San Antonio, Texas 78233		6406 MELANZANE AVE San Antonio, Texas 78233-4685		14106 VENETO DR San Antonio, Texas 78233-5625	
<b>MLS #:</b>	1368830		1406247		1384650	
<b>Status:</b>	<b>SLD</b>		<b>SLD</b>		<b>SLD</b>	
<b>Area:</b>	1500		1500		1500	
<b>Subdivision (Legal Name):</b>	TESORO RIDGE		TESORO RIDGE		TESORO RIDGE	
<b>Type:</b>	2STRY		2STRY		2STRY	
<b>Exterior:</b>	Stucco, Siding		Stucco, Siding, Cement Fiber		Stucco, Siding	
<b># of Stories:</b>						
<b>Year Built:</b>	2019		2016		2017	
<b>Recent Rehab:</b>						
<b>Bedrooms:</b>						
<b>Full Baths:</b>						
<b>Half Baths:</b>						
<b>Square Feet:</b>	4900		4874		4874	
<b>List Price:</b>	\$549,000		\$565,000		\$565,000	
<b>Sold Price:</b>	\$520,000		\$551,840		\$560,000	
<b>Days on market:</b>	81		17		60	
<b>Notes:</b>						
<b>Total Adjustments:</b>		\$0		\$0		\$0
<b>Adjusted Price:</b>		\$520000		\$551840		\$560000

## Comparables (continued)

Subject Property	Comp #4	Adjustment
<div style="border: 1px solid black; width: 150px; height: 80px; margin: 0 auto; background-color: #ccc; display: flex; align-items: center; justify-content: center;">                     No Photo Available                 </div>	<div style="border: 1px solid black; width: 100px; height: 80px; margin: 0 auto;">  </div>	
<p><b>Address:</b></p> <p><b>MLS #:</b></p> <p><b>Status:</b></p> <p><b>Area:</b></p> <p><b>Subdivision (Legal Name):</b></p> <p><b>Type:</b></p> <p><b>Exterior:</b></p> <p><b># of Stories:</b></p> <p><b>Year Built:</b></p> <p><b>Recent Rehab:</b></p> <p><b>Bedrooms:</b></p> <p><b>Full Baths:</b></p> <p><b>Half Baths:</b></p> <p><b>Square Feet:</b></p> <p><b>List Price:</b></p> <p><b>Sold Price:</b></p> <p><b>Days on market:</b></p> <p><b>Notes:</b></p>	<p>6310 Melanzane San Antonio, Texas 78223</p> <p>1385520</p> <p><b>SLD</b></p> <p>1500</p> <p>TESORO RIDGE</p> <p>2STRY</p> <p>Stucco, Cement Fiber</p> <p>2018</p> <p>No</p> <p>4872</p> <p>\$570,000</p> <p>\$570,000</p> <p>1</p>	<p><b>Total Adjustments:</b> <span style="border: 1px solid black; padding: 2px 10px; float: right;">\$0</span></p> <p><b>Adjusted Price:</b> <span style="border: 1px solid black; padding: 2px 10px; float: right;">\$570000</span></p>



Key	MLS #	Status	Address	Total Units	Square Feet	Price
1)	1368830	<b>SLD</b>	6415 Melanzane Ave	4	4900	\$520,000
2)	1406247	<b>SLD</b>	6406 MELANZANE AVE	4	4874	\$551,840
3)	1384650	<b>SLD</b>	14106 VENETO DR	4	4874	\$560,000
4)	1385520	<b>SLD</b>	6310 Melanzane	4	4872	\$570,000