

San Antonio Board of Realtors MLS

MLS Report for: February 2009

Single Family

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
1,097	1,487	-26%	\$177,949	\$172,208	3%	\$145,100	\$144,900	0%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
85	70	21%	108	88	23%	2,520	12,049	1,168

Condominium and Townhomes

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
27	59	-54%	\$92,746	\$130,347	-29%	\$83,000	\$100,800	-18%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
77	103	-25%	116	104	12%	101	573	31

Multifamily

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
17	18	-6%	\$122,156	\$222,753	-45%	\$55,000	\$160,000	-66%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
33	78	-57%	135	49	176%	84	445	11

Residential Lots & Acreage

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
58	136	-57%	\$80,550	\$75,434	7%	\$46,700	\$51,400	-9%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			214	203	5%	461	4,963	86

Note: Current month sales are preliminary

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Residential Rental

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
927	808	15%	\$1,028	\$1,048	-2%			
Price/100 Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
57	58	-1%	79	77	3%	838	1,768	887

Commercial

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
7	12	-42%	\$235,161	\$131,504	79%	\$165,000	\$80,000	106%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			302	136	122%	77	692	2

Commercial Land

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
2	8	-75%	\$168,500	\$251,558	-33%	\$168,500	\$50,000	237%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			338	274	23%	30	500	2

Rural Farms & Ranches

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
9	15	-40%	\$238,064	\$388,566	-39%	\$160,000	\$225,000	-29%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			125	175	-29%	57	640	12

Note: Current month sales are preliminary

San Antonio Board of Realtors MLS
MLS Year-to-Date Report for: February 2009

Single Family

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
1,904	2,670	-29%	\$181,377	\$172,708	5%	\$145,800	\$143,600	2%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
86	76	13%	106	88	20%	5,226	11,906	2,280

Condominium and Townhomes

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
46	111	-59%	\$108,889	\$129,775	-16%	\$85,000	\$105,000	-19%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
85	99	-14%	115	83	38%	174	580	57

Multifamily

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
44	45	-2%	\$113,292	\$183,868	-38%	\$75,000	\$157,500	-52%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
36	70	-48%	160	73	119%	153	429	41

Residential Lots & Acreage

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
125	228	-45%	\$77,288	\$77,883	-1%	\$46,400	\$45,400	2%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			174	201	-14%	973	4,921	144

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Residential Rental

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
1,748	1,469	19%	\$1,043	\$1,045	0%			
Price/100 Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
58	57	1%	77	77	1%	1,852	1,880	1,819

Commercial

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
17	28	-39%	\$236,507	\$266,123	-11%	\$155,000	\$110,000	41%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			251	238	5%	140	679	9

Commercial Land

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
4	17	-76%	\$148,000	\$192,336	-23%	\$80,000	\$55,000	45%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			243	200	21%	85	488	6

Rural Farms & Ranches

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
20	30	-33%	\$428,788	\$283,682	51%	\$275,000	\$170,000	62%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			119	187	-36%	157	641	28

San Antonio Board of Realtors MLS
Sales Closed by Area for: February 2009
Single Family

Year	Month	Sales	Average Sales Price	Median Sales Price	Sales Price per Sqft	Sold to List Price	Coop Sales	New Listings	Active Listings	Pending Sales	DOM	Estimated Days-to-Sell
Area: 1												
2008	Feb	89	\$185,135	\$160,700	\$78	97%	78%	203	606	114	85	80
2009	Feb	64	\$193,961	\$172,000	\$81	97%	88%	166	655	61	95	109
Area: 2												
2008	Feb	104	\$124,500	\$118,200	\$67	95%	82%	169	561	108	105	71
2009	Feb	64	\$112,581	\$122,500	\$60	97%	81%	149	567	90	86	101
Area: 3												
2008	Feb	79	\$125,243	\$123,700	\$72	97%	84%	190	564	70	75	76
2009	Feb	42	\$122,949	\$126,900	\$66	98%	88%	106	490	58	102	89
Area: 4												
2008	Feb	70	\$162,558	\$151,800	\$87	97%	84%	120	392	80	68	56
2009	Feb	62	\$166,093	\$145,700	\$83	95%	84%	123	478	62	84	93
Area: 5												
2008	Feb	27	\$257,914	\$198,300	\$113	97%	85%	42	197	30	71	83
2009	Feb	30	\$308,393	\$193,300	\$117	94%	87%	56	255	21	97	115
Area: 6												
2008	Feb	58	\$238,864	\$205,000	\$101	97%	81%	92	283	45	70	70
2009	Feb	41	\$274,248	\$257,100	\$99	95%	80%	74	322	25	101	93
Area: 7												
2008	Feb	33	\$68,181	\$73,000	\$55	96%	67%	80	286	48	57	102
2009	Feb	27	\$53,379	\$35,000	\$45	94%	63%	48	259	23	104	147
Area: 8												
2008	Feb	40	\$93,354	\$83,300	\$65	96%	70%	69	204	41	72	86
2009	Feb	28	\$92,064	\$86,700	\$62	95%	57%	48	220	18	91	105
Area: 9												
2008	Feb	39	\$198,045	\$118,800	\$116	97%	67%	78	258	46	77	84
2009	Feb	21	\$167,775	\$80,000	\$98	93%	86%	58	280	25	105	104
Area: 10												
2008	Feb	57	\$377,268	\$248,800	\$134	95%	88%	143	598	55	82	126
2009	Feb	35	\$397,127	\$325,000	\$124	93%	77%	135	670	53	148	177
Area: 11												
2008	Feb	5	\$131,800	\$95,000	\$100	91%	60%	10	61	3	105	174
2009	Feb	4	\$113,750	\$90,000	\$84	91%	50%	12	70	4	153	220
Area: 12												
2008	Feb	21	\$38,770	\$36,200	\$34	81%	67%	32	143	28	102	143
2009	Feb	11	\$34,896	\$30,000	\$31	90%	82%	16	132	15	76	190
Area: 13												
2008	Feb	37	\$286,920	\$260,700	\$141	95%	73%	88	331	45	127	100
2009	Feb	43	\$308,083	\$258,300	\$142	93%	74%	88	392	29	172	135
Area: 14												
2008	Feb	63	\$150,983	\$154,400	\$74	96%	86%	116	319	56	63	55
2009	Feb	58	\$150,795	\$147,100	\$74	96%	83%	92	355	57	75	81
Area: 15												
2008	Feb	55	\$123,523	\$113,100	\$72	92%	75%	128	373	62	85	73
2009	Feb	39	\$124,847	\$102,000	\$71	94%	92%	95	300	42	85	76
Area: 16												
2008	Feb	87	\$122,143	\$127,200	\$66	94%	75%	141	477	82	76	78
2009	Feb	45	\$123,127	\$124,000	\$65	96%	82%	112	452	51	100	100

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Single Family

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Area: 17												
2008	Feb	83	\$114,755	\$114,500	\$57	96%	82%	147	641	94	80	99
2009	Feb	65	\$96,545	\$99,400	\$53	97%	91%	125	584	74	87	118
Area: 18												
2008	Feb	135	\$260,026	\$227,200	\$95	94%	84%	356	1,451	144	107	114
2009	Feb	100	\$241,507	\$217,000	\$87	91%	73%	299	1,434	139	137	137
Area: 19												
2008	Feb	28	\$74,542	\$70,000	\$53	95%	57%	95	329	46	98	100
2009	Feb	25	\$70,091	\$65,000	\$50	96%	60%	55	269	40	95	100
Area: 20												
2008	Feb	21	\$104,299	\$105,000	\$61	97%	48%	55	222	30	89	150
2009	Feb	15	\$100,350	\$100,000	\$61	96%	73%	40	216	6	105	145
Area: 21												
2008	Feb	17	\$93,035	\$85,000	\$64	98%	65%	47	172	23	94	121
2009	Feb	17	\$60,853	\$62,500	\$48	96%	76%	29	126	16	54	100
Area: 22												
2008	Feb	42	\$75,638	\$76,000	\$60	98%	50%	72	276	39	98	110
2009	Feb	15	\$62,998	\$70,000	\$45	95%	67%	51	223	26	75	124
Area: 23												
2008	Feb	18	\$122,228	\$135,000	\$71	95%	50%	32	124	25	100	127
2009	Feb	16	\$104,081	\$103,800	\$61	97%	63%	29	154	11	113	152
Area: 24												
2008	Feb	9	\$214,997	\$155,000	\$4	92%	56%	38	179	19	152	161
2009	Feb	11	\$156,250	\$170,000	\$98	92%	55%	28	230	11	108	240
Area: 25												
2008	Feb	27	\$295,093	\$267,900	\$37	96%	74%	78	365	29	130	161
2009	Feb	24	\$421,446	\$225,000	\$155	94%	83%	64	416	25	113	249
Area: 26												
2008	Feb	66	\$253,817	\$238,900	\$110	94%	74%	187	941	67	102	159
2009	Feb	61	\$244,855	\$202,500	\$104	92%	64%	136	862	46	130	176
Area: 27												
2008	Feb	110	\$163,065	\$156,700	\$77	94%	79%	203	761	100	81	86
2009	Feb	83	\$156,906	\$154,000	\$75	95%	82%	154	761	75	124	107
Area: 28												
2008	Feb	26	\$180,448	\$166,700	\$94	97%	54%	52	284	24	102	128
2009	Feb	17	\$135,489	\$120,000	\$63	96%	71%	46	265	17	104	165
Area: 29												
2008	Feb	18	\$129,931	\$120,000	\$77	95%	50%	37	195	19	120	137
2009	Feb	10	\$114,072	\$125,000	\$76	99%	70%	17	161	15	101	154
Area: 30												
2008	Feb	12	\$135,004	\$100,000	\$82	97%	50%	42	200	13	79	171
2009	Feb	16	\$142,333	\$135,000	\$65	91%	38%	19	181	15	219	195
Area: 31												
2008	Feb	11	\$110,693	\$65,000	\$69	83%	45%	33	202	9	116	122
2009	Feb	10	\$250,376	\$75,000	\$120	105%	40%	50	270	18	135	275

Note: Current month data are preliminary