



[2023]



San Antonio and the Surrounding Areas

MARKET UPDATE

1st Quarter

THE SCHRADER GROUP

Brokered by eXp Realty



FROM DAYTON SCHRADER



The real estate market has been unique over the past few years. The rise of interest rates continue to impact the real estate market. During the 1st quarter of 2023, we saw some more movement in the market over the previous quarter. What has contributed to that are buyer incentives, increase in builder inventory and interest rate buy down programs.



[WATCH]

As of April 12, 2023, there were 8,146 homes on the market. The average days on market is 77 days, which is back to where it was prior to the market changing in 2021.

To support our builder partners, we offer buyer programs, which include a guaranteed sale program. This program provides peace of mind and puts your buyers in the best possible position to successfully purchase a new construction home, providing you more opportunities to sell more homes.

We have a licensed agent available 7 days a week from 8:00 am – 7:00 pm to answer any questions or schedule a listing appointment with your clients. Each of our professional team members specialize in a unique part of the process to provide a comprehensive experience for each client and to support our builder partners throughout the build process and after closing.

We are here to support and help you! Let us know how we can help you sell more homes.

Respectfully,

Dayton Schrader, ABR, ABRM, CCIM, CRB, CRP, CRS
 Broker Associate
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[EMAIL LEADS]

1ST QUARTER REVIEW

JANUARY 1 - MARCH 31

1ST QUARTER	HOMES SOLD			AVERAGE LIST PRICE	AVERAGE SOLD	LISTING TO SOLD PRICE DIFFERENCE	AVERAGE DAYS ON MARKET
	NEW CONST.	PRE-OWNED	TOTAL				
2021	2,119	6,320	8,439	\$311,598	\$307,407	99%	61
2022	1,850	6,969	8,819	\$355,991	\$357,126	100%	44
2023	2313	4,769	7,082	\$372,908	\$363,166	97%	77

Source: SABOR MLS - Closed sales for Bexar, Comal, Guadalupe, Kendall & Wilson Counties. New and Resale Single Family Homes.

Connect with The Schrader Group

SEGUIN

Seguin is a community rich in history and culture; founded in 1838 and one of the oldest cities in Texas. Seguin offers residents many recreation and cultural activities, making it an attractive place to live and work.

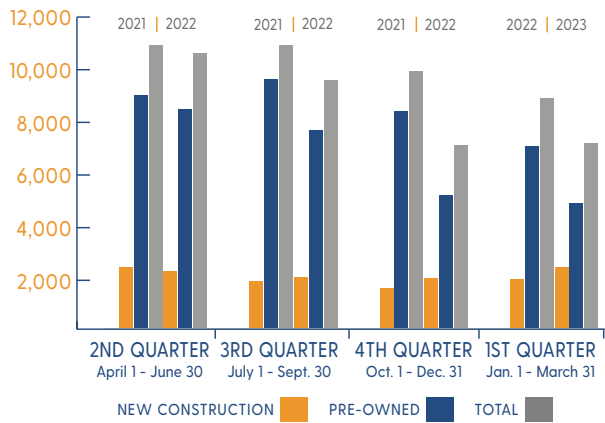
Manufacturing is at the heart of the Seguin economy. Numerous manufacturers and Fortune 500 manufacturing companies have established major operations within the City of Seguin. In addition, it is a hub for healthcare and retail.

Seguin's population is 34,080 and growing, with a booming housing market. There are currently more than 15,000 residential housing units under construction, or tied to a development and under review. Currently, there are over twenty subdivisions under construction within the city of Seguin, and more are expected to break ground in the near future.

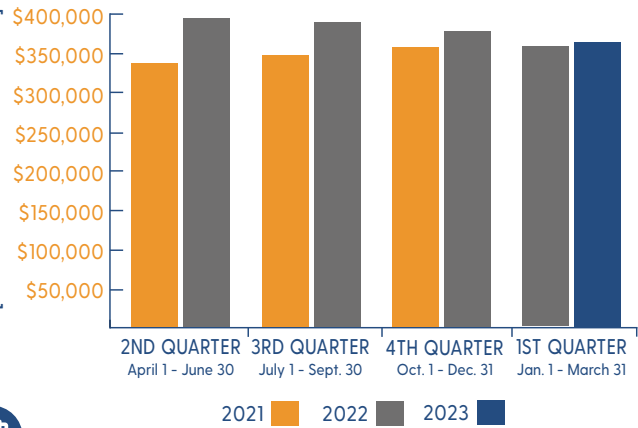
YEAR OVER YEAR REVIEW COMPARISON OF THE PAST YEAR



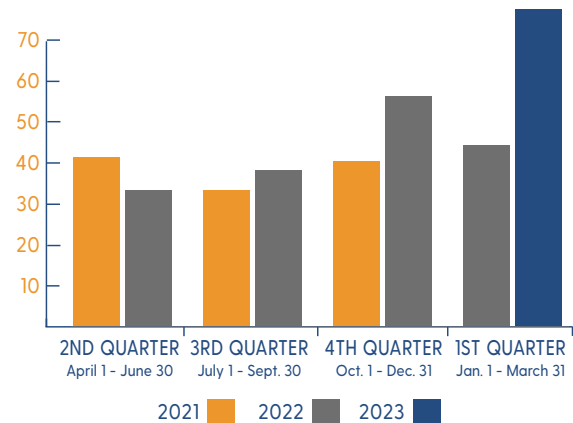
[HOMES SOLD]



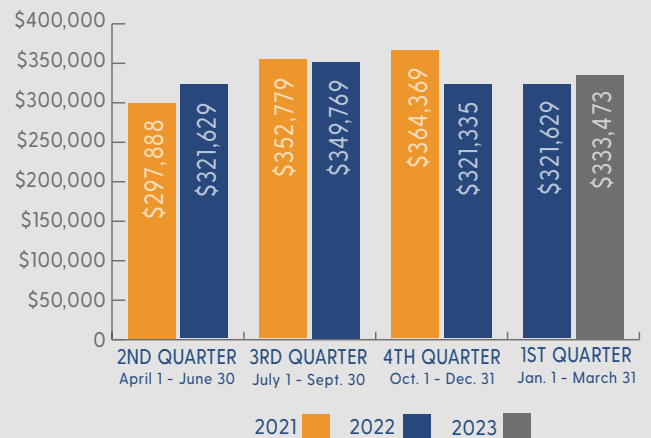
[AVERAGE SOLD PRICE]



[DAYS ON THE MARKET]



AVERAGE SOLD PRICE SEGUIN, TX | YEAR OVER YEAR



Source: SABOR MLS - New and Resale Single Family Homes closed in Seguin, TX.

Please let us know if you would like additional data or comparables on this hot spot or any area in San Antonio or the surrounding areas.

Email requests to:
marketing@theschradergroup.com

1ST QUARTER REVIEW

JANUARY 1 - MARCH 31

YEAR TO DATE

2022 & 2023 COMPARISON

BEXAR COUNTY

1ST QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2022	6,318	\$329,845	\$326,911	\$328,124	44
2023	5,025	\$356,839	\$344,855	\$336,777	74

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2022	6,318	\$328,124
2023	5,025	\$336,777

COMAL COUNTY

1ST QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2022	798	\$505,269	\$498,717	\$499,497	44
2023	652	\$534,931	\$507,437	\$490,053	88

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2022	798	\$499,497
2023	652	\$490,053

GUADALUPE COUNTY

1ST QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2022	704	\$353,197	\$352,225	\$355,884	42
2023	651	\$384,274	\$369,395	\$360,243	81

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2022	704	\$355,884
2023	651	\$360,243

KENDALL COUNTY

1ST QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2022	135	\$775,126	\$786,755	\$781,570	51
2023	126	\$774,369	\$744,338	\$709,274	91

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2022	135	\$781,570
2023	126	\$709,274

WILSON COUNTY

1ST QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2022	190	\$435,916	\$431,416	\$426,566	56
2023	114	\$463,093	\$447,537	\$433,971	105

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2022	190	\$426,566
2023	115	\$433,971

Source: SABOR MLS - New and Resale Single Family Homes

INTRODUCING THE SCHRADER GROUP PORTAL

The Schrader Group offers a portal to keep you connected 24 hours a day with up-to-date information about your transactions.

The Schrader Group portal will allow you to submit new leads, check the current status of your transactions, share information with us and ask questions, get the latest industry news, and access collateral and training, from your mobile phone or desktop.



[PORTAL ACCESS]



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