



**TKAR Enterprises, LP**  
Thomas K. Rhodes, CCIM  
Manager & Broker

415 N. Guadalupe, #213  
San Marcos, Texas. 78666  
Phone: (512) 618-7449  
Email: thomas@tkarcres.com

## Spring Ranch Villas Project Summary

### General Information

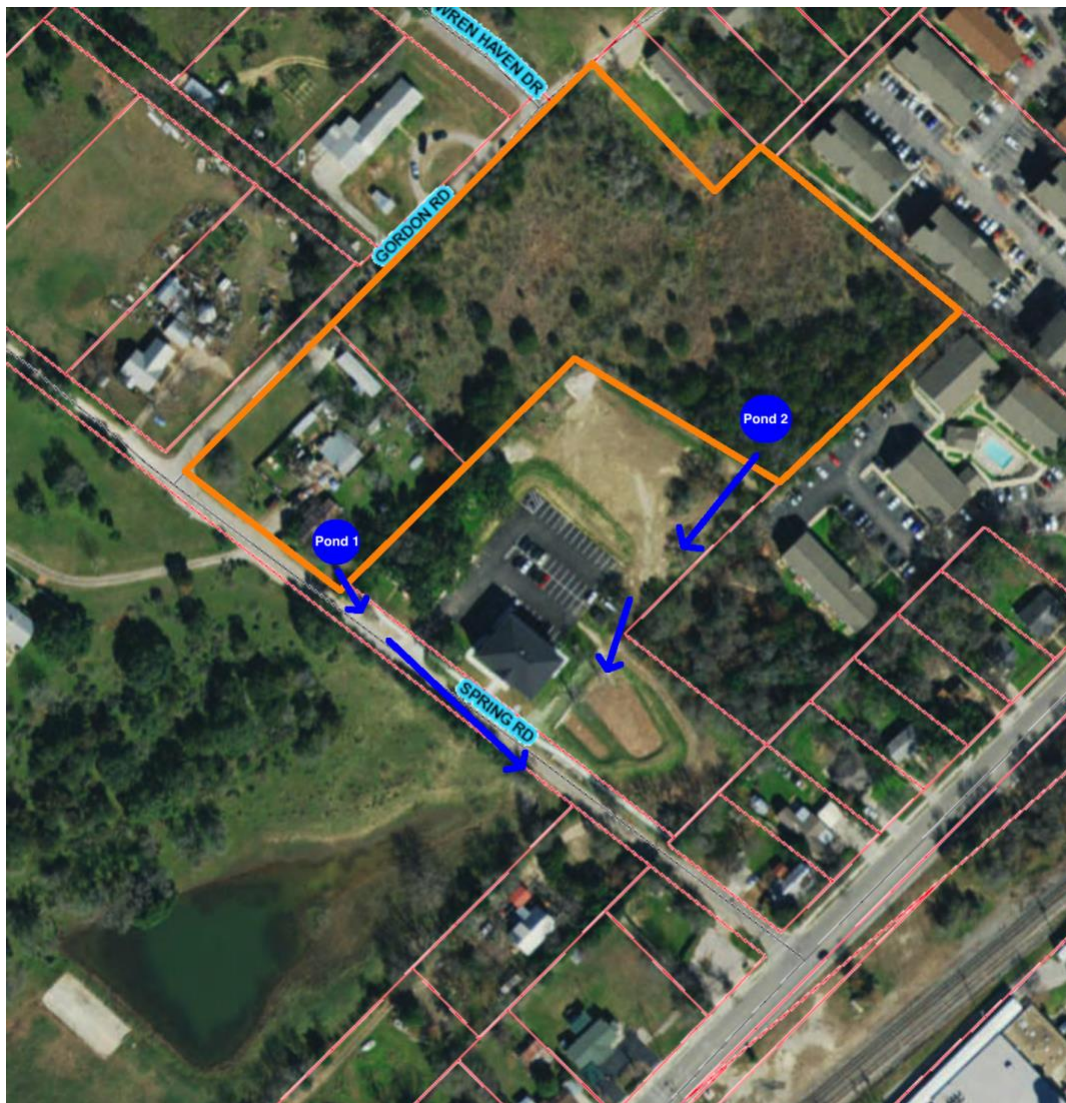
- Spring Ranch Villas is 4.851 acre low intensity infill residential development consisting of 27 single family residential lots and 2 detention & water quality pond lots
- This subdivision has been contemplated since November 2017 and was designed and submitted to meet the requirements of the CD-3 District prior to adoption of CodeSMTX
- Design under CodeSMTX was intentionally selected because it allows for greater variety in housing types and flexibility in lot layout/design that was not available under the old Land Development Code
- While CodeSMTX provides greater flexibility in many areas, it also contains enhanced regulations that exceed the standards of the old Land Development Code, especially for sensitive areas

### Environmental Information

- Approximately 3.34 acres located within the Edwards Aquifer Recharge Zone (EARZ)
  - Limited to 40% impervious cover
  - Proposing 36.8% impervious cover per WPP 1 Approved June 11, 2018
  - *Less intensive than the maximum allowed under CodeSMTX*
- Approximately 1.51 acres located outside the EARZ
  - No limitation/maximum impervious cover
  - Proposing development and intensity that is consistent with the portion of the property located within the EARZ



- After being collected within the subdivision and directed to the required detention & water quality pond lots, stormwater will ultimately connect to the City's regional detention pond just south of this subdivision.
- Pond 1 will be released to flow down Spring Road ROW to connect to the regional stormwater pond
- Pond 2 will be released to flow across vacant land. Some of this water will connect to the stormwater pond at the sorority house before connecting to the regional stormwater pond
- Stormwater from Pond 2 will receive additional treatment via natural filtration and collection in the sorority house pond
- Stormwater from both ponds will ultimately receive additional treatment in the City's regional stormwater pond





## Affordable Housing / Housing Affordability

- CodeSMTX incorporates a variety of tools that help to implement the goals of the City's Comprehensive Plan related to affordable housing
- During the adoption process, the issue of "Affordable Housing" was discussed at length and CodeSMTX places an emphasis on the need to create affordable housing
  - The term "affordable housing" or word "affordable" (*as it relates to housing*) is utilized 58 times in CodeSMTX
  - Chapter 4, Article 3, Division 1 is an entire section dedicated to "affordable housing"
  - CodeSMTX offers incentives, such as density bonuses, for "affordable housing"
- "Affordable Housing" is a term created for government regulatory purposes. Instead of focusing on standards and regulations created by the federal government that establish "affordability", elected and appointed officials should focus on opportunities to create housing that residents can afford
- Summary of Central Texas MLS Data (refer to attachments):
  - *All Residential Properties (Inside City Limits)*
    - All residential properties sold in the past 180 days (Effective 8/15/2018) located within the City limits
    - Includes the following property types:
      - Condominium
      - Garden/Patio Home
      - Manufacture Home
      - Mobile Home
      - Modular
      - Single Family
      - Townhome
      - Other
    - Median Price: \$207,500
    - Average Price: \$228,924
    - Median Days On Market (DOM): 56
    - Average Days On Market (DOM): 73
  - *Single Family (SF) Residential (Inside City Limits)*
    - All single family residential properties sold in the past 180 days (Effective 8/15/2018)
    - Includes the following property types:
      - Garden/Patio Home
      - Single Family
    - Median Price: \$215,000
    - Average Price: \$236,460
    - Median Days On Market (DOM): 60
    - Average Days On Market (DOM): 74



- Summary of 2016 US Census Bureau Data (refer to attachments):
  - Total Occupied Housing Units: 21,421
    - Owner Occupied Housing Units: 6,072
    - Renter Occupied Housing Units: 15,349
  - Median Household Income: \$30,985
    - Median Owner Occupied Household Income: \$58,153
    - Median Renter Occupied Household Income: \$24,622
- General Mortgage Lending Rule of Thumb: Cost of housing (mortgage) should be no more than 1/3 of household income
  - Based on median household income, the maximum “affordable” home in San Marcos should be \$92,955
  - Based on median owner occupied household income, the maximum “affordable” home in San Marcos should be \$174,459
  - The median current homeowner could not afford to purchase a home in San Marcos based on the current median home price
- Economics 101: Supply and Demand
  - Days on Market (DOM) is a general statistic utilized to establish current inventory of available homes for sale
  - Based on median DOM, there is an approximately 2 month supply of available housing for purchase
  - A stabilized market is generally thought to be in the range of a 4-6 month supply
  - If demand remains the same, supply must increase to stabilize the market
  - An increase in supply will lead to a corresponding decrease in home price

All Residential Properties

Cross Property Hotsheet

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
1	U-> <a href="#">S</a>	354852	<a href="#">S</a>	\$98,000	1212 W Martin Luther King	San Marcos	Farm Lt	2	1/0	No	600	0	\$99,000	\$163.33	14	14	08/08/2018	\$98,000	99.0%
2	U-> <a href="#">S</a>	353769	<a href="#">S</a>	\$238,000	917 n loop	San Marcos	Roberts Rearrangement	2	2/0	No	1,093	2018	\$238,000	\$217.75	4	4	07/17/2018	\$238,000	100.0%
3	U-> <a href="#">S</a>	352219	<a href="#">S</a>	\$184,000	165 Cazador	San Marcos	El Camino Real Ph 1 Sec 3b	3	2/0	No	1,397	2014	\$185,000	\$131.71	4	4	07/09/2018	\$184,000	99.5%
4	U-> <a href="#">S</a>	352103	<a href="#">S</a>	\$530,000	1924 Los Santos	San Marcos	Vista De Los Santos Ph 1	4	3/2	No	3,457	2016	\$549,900	\$153.31	25	25	07/31/2018	\$530,000	96.4%
5	U-> <a href="#">S</a>	351874	<a href="#">S</a>	\$205,000	2001 Stonehaven	San Marcos	Majestic Estates Sec 1	3	2/0	No	1,314	2008	\$219,900	\$156.01	41	41	08/14/2018	\$205,000	93.2%
6	U-> <a href="#">S</a>	351763	<a href="#">S</a>	\$132,500	402 N Fredericksburg Unit#1	San Marcos	University Place Condos	2	1/0	No	855	1984	\$130,000	\$154.97	19	19	07/20/2018	\$132,500	101.9%
7	U-> <a href="#">S</a>	351739	<a href="#">S</a>	\$202,200	1121 Perkins St.	San Marcos	Cimarron Estates	3	2/0	No	1,485	2001	\$225,500	\$136.16	43	43	08/14/2018	\$202,200	89.7%
8	U-> <a href="#">S</a>	351442	<a href="#">S</a>	\$270,650	324 Lacey Oak	San Marcos	Blanco Vista Tr A	3	2/0	No	1,950	2017	\$267,900	\$138.79	32	32	07/30/2018	\$270,650	101.0%
9	U-> <a href="#">S</a>	351071	<a href="#">S</a>	\$264,900	806 Foxtail	San Marcos	The Retreat On Willow Creek Ph 3	4	2/0	No	2,058	2016	\$264,900	\$128.72	39	89	08/06/2018	\$264,900	100.0%
10	U-> <a href="#">S</a>	350952	<a href="#">S</a>	\$160,000	1153 Overlook	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,202	1999	\$159,000	\$133.11	36	36	07/30/2018	\$160,000	100.6%
11	U-> <a href="#">S</a>	350757	<a href="#">S</a>	\$183,500	922 Haynes	San Marcos	Rio Vista Terrace	2	1/0	No	1,093	1999	\$185,000	\$167.89	34	34	07/25/2018	\$183,500	99.2%
12	U-> <a href="#">S</a>	350701	<a href="#">S</a>	\$160,000	1249 W Hopkins	San Marcos	Wm Oelkers	3	1/0	No	997	1972	\$155,000	\$160.48	26	26	07/16/2018	\$160,000	103.2%
13	U-> <a href="#">S</a>	350646	<a href="#">S</a>	\$132,000	402 N Fredericksburg Unit#17	San Marcos	University Place Condos	2	1/0	No	785	1984	\$129,000	\$168.15	16	16	07/06/2018	\$132,000	102.3%
14	U-> <a href="#">S</a>	350511	<a href="#">S</a>	\$270,400	2650 Rolling Oaks	San Marcos	Willow Creek 2	3	2/0	No	1,704	1985	\$275,400	\$158.69	52	52	08/10/2018	\$270,400	98.2%
15	U-> <a href="#">S</a>	350457	<a href="#">S</a>	\$140,000	1202 Thorpe Unit#405	San Marcos	Village At Springtown Condos	2	2/0	No	1,091	1984	\$140,000	\$128.32	40	40	07/27/2018	\$140,000	100.0%
16	U-> <a href="#">S</a>	350090	<a href="#">S</a>	\$208,350	324 Perry Street	San Marcos	Blanco River Village Sec One	3	2/0	No	1,620	2015	\$217,500	\$128.61	40	40	07/23/2018	\$208,350	95.8%
17	U-> <a href="#">S</a>	350012	<a href="#">S</a>	\$201,000	134 Silo	San Marcos	Blanco Vista Ph 1-A	3	2/0	No	1,326	2011	\$204,900	\$151.58	55	55	08/07/2018	\$201,000	98.1%
18	U-> <a href="#">S</a>	349624	<a href="#">S</a>	\$640,882	1403 Madrid	San Marcos	Vista De Los Santos Ph 1	5	3/1	No	4,306	2018	\$640,882	\$148.83	4	4	06/14/2018	\$640,882	100.0%
19	U-> <a href="#">S</a>	349621	<a href="#">S</a>	\$178,500	199 Valero	San Marcos	El Camino Real Ph 1 Sec 1	4	2/1	No	2,020	2006	\$186,000	\$88.37	47	47	07/27/2018	\$178,500	96.0%
20	U-> <a href="#">S</a>	349541	<a href="#">S</a>	\$180,900	1145 Hilltop Drive	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,539	2002	\$179,900	\$117.54	49	49	07/30/2018	\$180,900	100.6%
21	U-> <a href="#">S</a>	349203	<a href="#">S</a>	\$205,000	121 S Silo St Street	San Marcos	Blanco Vista	3	2/0	No	1,568	2009	\$209,000	\$130.74	55	55	07/30/2018	\$205,000	98.1%
22	U-> <a href="#">S</a>	349001	<a href="#">S</a>	\$182,000	206 Rush Haven	San Marcos	Blanco River Village Sec One	2	2/1	No	1,280	2006	\$182,900	\$142.19	55	55	08/06/2018	\$182,000	99.5%
23	U-> <a href="#">S</a>	348956	<a href="#">S</a>	\$165,000	806 Conway	San Marcos	Conway II	3	1/1	No	1,161	1978	\$162,500	\$142.12	39	39	07/13/2018	\$165,000	101.5%
24	U-> <a href="#">S</a>	348775	<a href="#">S</a>	\$154,900	258 Trestle Tree	San Marcos	Blanco River Village No2 Condo	2	2/1	No	1,200	2012	\$155,900	\$129.08	50	50	07/20/2018	\$154,900	99.4%
25	U-> <a href="#">S</a>	348696	<a href="#">S</a>	\$190,000	230 Rush Haven	San Marcos	Blanco River VillageL	3	2/1	No	1,680	2006	\$199,000	\$113.10	61	61	07/31/2018	\$190,000	95.5%
26	U-> <a href="#">S</a>	348677	<a href="#">S</a>	\$194,000	1808 Ramona	San Marcos	Castle Forest Sec 2a	3	2/0	No	1,378	1996	\$199,500	\$140.78	14	14	06/14/2018	\$194,000	97.2%
27	U-> <a href="#">S</a>	348580	<a href="#">S</a>	\$210,000	2008 Castle Creek	San Marcos	Castle Forest	4	2/0	No	1,563	1981	\$210,000	\$134.36	40	40	07/09/2018	\$210,000	100.0%
28	U-> <a href="#">S</a>	348190	<a href="#">S</a>	\$175,000	1108 Hilltop	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,692	2002	\$169,000	\$103.43	47	47	07/20/2018	\$175,000	103.6%
29	U-> <a href="#">S</a>	348082	<a href="#">S</a>	\$475,000	5 Greenpointe	San Marcos	Greenpointe	3	2/0	No	2,736	2014	\$489,000	\$173.61	83	83	08/08/2018	\$475,000	97.1%
30	U-> <a href="#">S</a>	347943	<a href="#">S</a>	\$230,000	229 W Sierra Circle	San Marcos	Hughson Heights I	3	2/0	No	1,732	1994	\$249,000	\$132.79	29	29	06/26/2018	\$230,000	92.4%
31	U-> <a href="#">S</a>	347708	<a href="#">S</a>	\$204,500	714 Stampede	San Marcos	Blanco Vista Tr E-1	3	2/1	No	1,300	2017	\$210,000	\$157.31	46	46	07/02/2018	\$204,500	97.4%
32	U-> <a href="#">S</a>	347578	<a href="#">S</a>	\$121,000	421 W San Antonio Street Unit#A-2	San Marcos	Pecan Creek Condo	2	1/0	No	786	1983	\$122,900	\$153.94	56	56	07/16/2018	\$121,000	98.5%
33	U-> <a href="#">S</a>	347553	<a href="#">S</a>	\$165,000	1116 Overlook	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,209	2000	\$165,900	\$136.48	45	45	07/02/2018	\$165,000	99.5%
34	U-> <a href="#">S</a>	347478	<a href="#">S</a>	\$191,000	2013 North View	San Marcos	Bishop Crossing Sub Sec 1	3	2/0	No	1,219	2002	\$189,000	\$156.69	13	13	05/30/2018	\$191,000	101.1%
35	U-> <a href="#">S</a>	347292	<a href="#">S</a>	\$155,450	614 Conway	San Marcos	Conway I	3	2/0	No	1,334	1970	\$159,000	\$116.53	45	45	06/29/2018	\$155,450	97.8%
36	U-> <a href="#">S</a>	347193	<a href="#">S</a>	\$225,000	109 Buena Vista	San Marcos	Forest Hills	3	2/0	No	1,677	1960	\$245,000	\$134.17	60	60	08/02/2018	\$225,000	91.8%
37	U-> <a href="#">S</a>	346834	<a href="#">S</a>	\$215,000	103 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/1	No	1,956	2015	\$215,000	\$109.92	35	35	06/14/2018	\$215,000	100.0%
38	U-> <a href="#">S</a>	346633	<a href="#">S</a>	\$174,000	1140 Mira Loma	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,634	2001	\$179,900	\$106.49	79	79	07/26/2018	\$174,000	96.7%
39	U-> <a href="#">S</a>	346350	<a href="#">S</a>	\$160,750	314 Shady Lane	San Marcos	D S Combs Add	3	2/0	No	1,020	1950	\$169,900	\$157.60	79	79	07/24/2018	\$160,750	94.6%



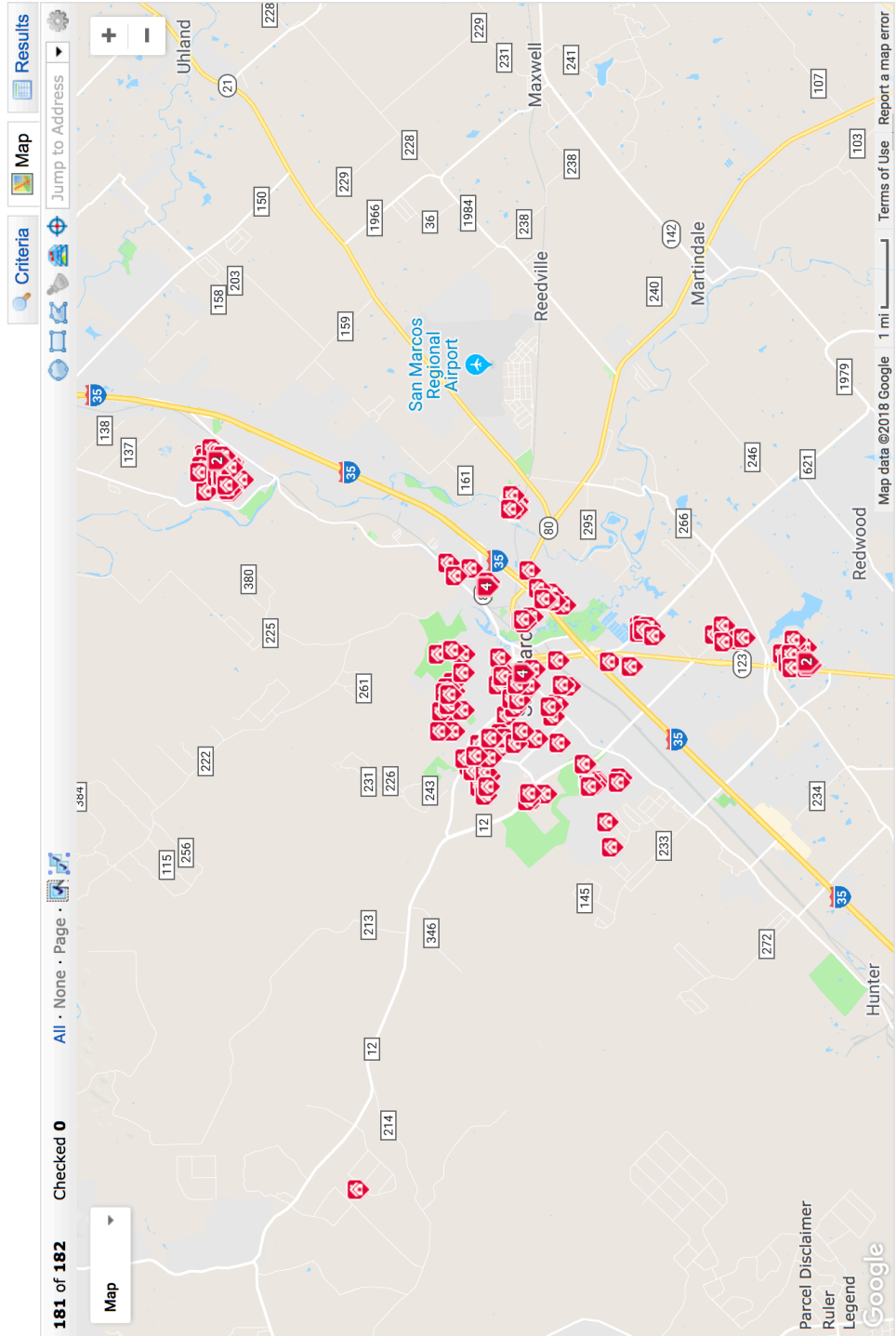
#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
40	U-> <a href="#">S</a>	346208	<a href="#">S</a>	\$300,000	214 Old Settlers	San Marcos	Blanco Vista Ph 1-A	5	3/0	No	3,102	2011	\$300,000	\$96.71	63	63	07/06/2018	\$300,000	100.0%
41	U-> <a href="#">S</a>	346170	<a href="#">S</a>	\$139,900	1003 Bugg	San Marcos	J M Johnson	3	1/1	No	1,056	0	\$139,900	\$132.48	36	36	06/08/2018	\$139,900	100.0%
42	U-> <a href="#">S</a>	346051	<a href="#">S</a>	\$215,000	702 Dartmouth	San Marcos	Westover	3	2/0	No	1,517	1995	\$219,000	\$141.73	84	84	07/25/2018	\$215,000	98.2%
43	U-> <a href="#">S</a>	345990	<a href="#">S</a>	\$191,500	403 Capistrano	San Marcos	El Camino Real Ph 1 Sec 3b	3	2/0	No	1,490	2014	\$191,500	\$128.52	72	72	07/13/2018	\$191,500	100.0%
44	U-> <a href="#">S</a>	345951	<a href="#">S</a>	\$568,000	1782 Falconwood	San Marcos	Falcon Wood	3	2/1	No	2,988	2014	\$579,000	\$190.09	72	72	07/12/2018	\$568,000	98.1%
45	U-> <a href="#">S</a>	345912	<a href="#">S</a>	\$176,000	322 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/0	No	1,190	2010	\$169,900	\$147.90	16	16	05/17/2018	\$176,000	103.6%
46	U-> <a href="#">S</a>	345569	<a href="#">S</a>	\$241,500	1116 Debbie Court	San Marcos	Cimarron Estates	3	2/0	No	1,337	2001	\$212,000	\$180.63	41	41	06/06/2018	\$241,500	113.9%
47	U-> <a href="#">S</a>	345524	<a href="#">S</a>	\$194,000	705 Ashley Court	San Marcos	Hills Of Hays Ph 2	3	2/0	No	1,621	1997	\$189,900	\$119.68	60	60	06/27/2018	\$194,000	102.2%
48	U-> <a href="#">S</a>	345509	<a href="#">S</a>	\$215,000	906 Clyde Street	San Marcos	Z Williamson #3	3	2/0	No	1,180	1988	\$210,000	\$182.20	106	106	08/10/2018	\$215,000	102.4%
49	U-> <a href="#">S</a>	345430	<a href="#">S</a>	\$200,000	318 Newberry	San Marcos	Blanco River Village Sec One	3	2/0	No	1,382	2013	\$199,500	\$144.72	46	46	06/11/2018	\$200,000	100.3%
50	U-> <a href="#">S</a>	345386	<a href="#">S</a>	\$220,000	603 Burleson	San Marcos	C L Mcgehee	3	2/0	No	1,517	2002	\$219,000	\$145.02	5	5	04/30/2018	\$220,000	100.5%
51	U-> <a href="#">S</a>	345271	<a href="#">S</a>	\$234,000	1120 Debbie	San Marcos	Cimarron Estates	3	2/0	No	1,564	2001	\$229,900	\$149.62	30	30	05/24/2018	\$234,000	101.8%
52	U-> <a href="#">S</a>	345263	<a href="#">S</a>	\$225,500	202 Silo Street	San Marcos	Blanco Vista Ph 1-A	3	2/0	No	1,571	2008	\$227,000	\$143.54	111	111	08/13/2018	\$225,500	99.3%
53	U-> <a href="#">S</a>	345136	<a href="#">S</a>	\$133,500	313 Magnolia Drive	San Marcos	Sunset Acres	3	2/0	No	1,444	1975	\$129,999	\$92.45	17	17	05/09/2018	\$133,500	102.7%
54	U-> <a href="#">S</a>	345125	<a href="#">S</a>	\$175,000	1910 Ramona	San Marcos	Castle Forest	4	2/0	No	1,298	1987	\$165,000	\$134.82	38	38	05/31/2018	\$175,000	106.1%
55	U-> <a href="#">S</a>	345116	<a href="#">S</a>	\$375,000	122 W Sierra Circle	San Marcos	Hughson Heights	4	3/0	No	3,247	1973	\$415,000	\$115.49	100	100	08/01/2018	\$375,000	90.4%
56	U-> <a href="#">S</a>	344682	<a href="#">S</a>	\$280,000	2612 Deer Stand	San Marcos	Hunters Hill Sub Sec 2	3	2/0	No	2,010	2000	\$289,900	\$139.30	33	33	05/21/2018	\$280,000	96.6%
57	U-> <a href="#">S</a>	344652	<a href="#">S</a>	\$223,000	1609 Ramona Circle	San Marcos	Oak Knoll	3	2/0	No	1,664	1997	\$215,000	\$134.01	42	42	05/30/2018	\$223,000	103.7%
58	U-> <a href="#">S</a>	344645	<a href="#">S</a>	\$255,000	611 Larue	San Marcos	Oak Heights	3	2/0	No	1,973	1969	\$259,000	\$129.24	35	35	05/23/2018	\$255,000	98.5%
59	U-> <a href="#">S</a>	344568	<a href="#">S</a>	\$177,000	313 Cordero	San Marcos	El Camino Real Ph 1 Sec 1	3	2/1	No	1,569	2005	\$177,000	\$112.81	15	15	04/16/2018	\$177,000	100.0%
60	U-> <a href="#">S</a>	344483	<a href="#">S</a>	\$286,000	115 E Hillcrest Drive	San Marcos	College Courts	5	3/0	No	2,357	1957	\$295,000	\$121.34	32	32	05/31/2018	\$286,000	96.9%
61	U-> <a href="#">S</a>	344357	<a href="#">S</a>	\$192,000	210 Scott	San Marcos	C L Mcgehee Add	2	2/1	No	2,080	1980	\$225,000	\$92.31	54	54	06/02/2018	\$192,000	85.3%
62	U-> <a href="#">S</a>	344328	<a href="#">S</a>	\$102,500	1202 Thorpe Unit#407	San Marcos	Village At Springtown Condos	1	1/0	No	768	1985	\$115,000	\$133.46	31	31	05/16/2018	\$102,500	89.1%
63	U-> <a href="#">S</a>	344300	<a href="#">S</a>	\$301,000	103 Ridgeway Drive	San Marcos	College Courts	3	2/1	No	2,436	1973	\$299,900	\$123.56	85	85	07/09/2018	\$301,000	100.4%
64	U-> <a href="#">S</a>	344231	<a href="#">S</a>	\$249,900	603 Stampede Road	San Marcos	Blanco Vista Heritage Point	3	2/1	No	1,783	2018	\$260,497	\$140.16	24	27	05/07/2018	\$249,900	95.9%
65	U-> <a href="#">S</a>	344189	<a href="#">S</a>	\$133,500	421 W San Antonio Street Unit#G-4	San Marcos	Pecan Creek Condo	2	2/0	No	918	1982	\$132,500	\$145.42	43	43	05/21/2018	\$133,500	100.8%
66	U-> <a href="#">S</a>	344007	<a href="#">S</a>	\$190,000	133 E Hillcrest	San Marcos	College Courts	3	1/0	No	1,147	1963	\$199,900	\$165.65	49	49	05/30/2018	\$190,000	95.0%
67	U-> <a href="#">S</a>	343988	<a href="#">S</a>	\$224,300	630 Clyde	San Marcos	Franklin Place Ph II	3	2/0	Yes	1,461	1998	\$225,000	\$153.52	50	50	05/30/2018	\$224,300	99.7%
68	U-> <a href="#">S</a>	343954	<a href="#">S</a>	\$193,500	178 Lake Glen	San Marcos	Cottonwood Creek Ph 1 Sec 3	3	2/0	No	1,446	2016	\$195,000	\$133.82	107	107	07/26/2018	\$193,500	99.2%
69	U-> <a href="#">S</a>	343732	<a href="#">S</a>	\$113,500	207 Roosevelt	San Marcos	Victory Gardens First Sec	2	1/0	No	880	1975	\$115,000	\$128.98	5	5	04/13/2018	\$113,500	98.7%
70	U-> <a href="#">S</a>	343570	<a href="#">S</a>	\$214,000	2307 Meadow View	San Marcos	Majestic Estates Sec 1	3	2/0	No	1,310	2011	\$221,900	\$163.36	32	32	05/08/2018	\$214,000	96.4%
71	U-> <a href="#">S</a>	343484	<a href="#">S</a>	\$320,000	234 Pincea	San Marcos	Blanco Vista Tr D	4	2/1	No	2,786	2014	\$314,990	\$114.86	42	42	05/17/2018	\$320,000	101.6%
72	U-> <a href="#">S</a>	343413	<a href="#">S</a>	\$122,300	1602 Mill	San Marcos	Chimney Place II	2	2/1	No	1,168	1985	\$124,900	\$104.71	65	65	06/08/2018	\$122,300	97.9%
73	U-> <a href="#">S</a>	343109	<a href="#">S</a>	\$177,000	131 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/0	No	1,190	2009	\$175,000	\$148.74	21	82	04/20/2018	\$177,000	101.1%
74	U-> <a href="#">S</a>	343104	<a href="#">S</a>	\$188,000	101 Teron	San Marcos	El Camino Real Ph 2 Sec 1	3	2/1	No	2,256	2005	\$199,000	\$83.33	59	59	05/31/2018	\$188,000	94.5%
75	U-> <a href="#">S</a>	343103	<a href="#">S</a>	\$238,000	1410 Meadow Parkway	San Marcos	Holland Park Sub	3	2/1	No	1,710	2003	\$239,900	\$139.18	58	58	05/31/2018	\$238,000	99.2%
76	U-> <a href="#">S</a>	343009	<a href="#">S</a>	\$355,000	745 Foxtail Run	San Marcos	The Retreat On Willow Creek Ph 3	4	3/0	No	2,956	2016	\$359,000	\$120.09	133	133	08/13/2018	\$355,000	98.9%
77	U-> <a href="#">S</a>	342875	<a href="#">S</a>	\$335,000	1130 W San Antonio	San Marcos	S F Mcallister Add	3	2/0	No	2,015	1948	\$350,000	\$166.25	56	56	05/24/2018	\$335,000	95.7%
78	U-> <a href="#">S</a>	342700	<a href="#">S</a>	\$185,000	725 Viola Street	San Marcos	P A Hofheinz	2	2/0	No	1,056	1955	\$175,000	\$175.19	19	19	04/16/2018	\$185,000	105.7%

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
79	U-> <a href="#">S</a>	342694	<a href="#">S</a>	\$206,500	210 Brazoria	San Marc os	Cottonwood Creek Ph 1 Sec 1-C	4	2/0	No	1,676	2012	\$208,000	\$123.21	89	89	06/22/2018	\$206,500	99.3%
80	U-> <a href="#">S</a>	342670	<a href="#">S</a>	\$284,000	2256 Garden Court	San Marc os	Garden At Willow Creek	3	2/1	No	2,378	2001	\$299,900	\$119.43	91	91	06/29/2018	\$284,000	94.7%
81	U-> <a href="#">S</a>	342564	<a href="#">S</a>	\$156,000	202 Trestle Tree	San Marc os	Blanco River Village No2 Condo	3	1/1	No	1,200	2010	\$156,000	\$130.00	25	25	04/20/2018	\$156,000	100.0%
82	U-> <a href="#">S</a>	342224	<a href="#">S</a>	\$229,000	2204 Garden	San Marc os	Garden At Willow Creek	2	2/0	No	1,507	2001	\$229,000	\$151.96	6	6	03/28/2018	\$229,000	100.0%
83	U-> <a href="#">S</a>	342195	<a href="#">S</a>	\$130,000	1125 Gravel	San Marc os	City View	3	2/0	No	1,096	1940	\$150,000	\$118.61	26	26	04/17/2018	\$130,000	86.7%
84	U-> <a href="#">S</a>	342154	<a href="#">S</a>	\$190,000	1312 Sunflower	San Marc os	Village Two At Mockingbird Hill	3	2/0	No	1,760	2004	\$185,000	\$107.95	40	40	04/30/2018	\$190,000	102.7%
85	U-> <a href="#">S</a>	342117	<a href="#">S</a>	\$190,000	408 Capistrano Drive	San Marc os	El Camino Real	3	2/0	No	1,490	2014	\$189,900	\$127.52	39	39	06/01/2018	\$190,000	100.1%
86	U-> <a href="#">S</a>	340914	<a href="#">S</a>	\$179,000	279 Cordero	San Marc os	El Camino Real Ph 1 Sec 2	3	2/1	No	1,684	2008	\$174,000	\$106.29	46	46	05/04/2018	\$179,000	102.9%
87	U-> <a href="#">S</a>	340873	<a href="#">S</a>	\$385,000	823 Mountain Drive	San Marc os	Willow Creek Estates Sec 12	3	2/1	No	2,631	2006	\$393,500	\$146.33	112	112	07/12/2018	\$385,000	97.8%
88	U-> <a href="#">S</a>	340774	<a href="#">S</a>	\$317,000	104 Camaro	San Marc os	Hughson Heights I	4	2/1	No	2,259	1988	\$312,500	\$140.33	44	44	05/01/2018	\$317,000	101.4%
89	U-> <a href="#">S</a>	340743	<a href="#">S</a>	\$163,251	1013 Chestnut	San Marc os	Bent Tree Condos	2	2/0	No	887	1982	\$164,900	\$184.05	23	23	04/11/2018	\$163,251	99.0%
90	U-> <a href="#">S</a>	340739	<a href="#">S</a>	\$250,000	1404 Alamo	San Marc os	Holland Hills	3	2/0	No	2,155	1980	\$247,500	\$116.01	40	40	04/27/2018	\$250,000	101.0%
91	U-> <a href="#">S</a>	340470	<a href="#">S</a>	\$221,000	109 WINDFIELD PATH	San Marc os	COTTONWOOD CREEK	4	3/1	No	2,045	2018	\$226,000	\$108.07	103	103	06/25/2018	\$221,000	97.8%
92	U-> <a href="#">S</a>	340375	<a href="#">S</a>	\$186,500	912 Sycamore	San Marc os	Rio Vista Terrace	2	1/0	No	1,024	1951	\$174,900	\$182.13	37	37	04/19/2018	\$186,500	106.6%
93	U-> <a href="#">S</a>	340276	<a href="#">S</a>	\$125,000	712 Barbara	San Marc os	Greendale Add Unit 1	2	1/0	No	908	1963	\$125,000	\$137.67	63	63	05/14/2018	\$125,000	100.0%
94	U-> <a href="#">S</a>	340268	<a href="#">S</a>	\$373,000	115 E Holland	San Marc os	None	4	4/0	No	3,346	1978	\$374,900	\$111.48	47	47	05/08/2018	\$373,000	99.5%
95	U-> <a href="#">S</a>	340266	<a href="#">S</a>	\$251,900	606 Silo Street	San Marc os	Blanco Vista Heritage Point	3	2/0	No	1,595	2018	\$251,900	\$157.93	129	129	07/19/2018	\$251,900	100.0%
96	U-> <a href="#">S</a>	340246	<a href="#">S</a>	\$268,900	702 Silo Street	San Marc os	Blanco Vista Heritage Point	3	3/0	No	2,118	2018	\$269,900	\$126.96	78	78	05/29/2018	\$268,900	99.6%
97	U-> <a href="#">S</a>	340039	<a href="#">S</a>	\$200,000	230 Linden Lane	San Marc os	Cottonwood Creek Ph 1 Sec 1d	3	2/0	No	1,587	2014	\$219,900	\$126.02	55	55	05/03/2018	\$200,000	91.0%
98	U-> <a href="#">S</a>	339909	<a href="#">S</a>	\$335,000	806 Dewitt	San Marc os	Blanco Vista Tr Q Sec 3	4	3/0	No	2,953	2015	\$335,000	\$113.44	71	71	05/18/2018	\$335,000	100.0%
99	U-> <a href="#">S</a>	339860	<a href="#">S</a>	\$92,700	421 W San Antonio Street Unit#K-3	San Marc os	Pecan Creek Condo	1	1/0	No	559	0	\$89,900	\$165.83	39	39	04/19/2018	\$92,700	103.1%
100	U-> <a href="#">S</a>	339665	<a href="#">S</a>	\$360,000	214 W Mimosa Circle	San Marc os	Spring Lake Hills #4	4	2/1	No	2,779	1965	\$435,000	\$129.54	114	114	06/29/2018	\$360,000	82.8%
101	U-> <a href="#">S</a>	339352	<a href="#">S</a>	\$223,500	426 Heartridge	San Marc os	Blanco River Village Sec One	3	2/1	No	1,980	2008	\$223,500	\$112.88	108	108	06/18/2018	\$223,500	100.0%
102	U-> <a href="#">S</a>	339290	<a href="#">S</a>	\$192,600	305 Hoya	San Marc os	Cottonwood Creek Ph 1 Sec 1d	3	2/0	No	1,561	2014	\$196,500	\$123.38	17	94	03/20/2018	\$192,600	98.0%
103	U-> <a href="#">S</a>	339190	<a href="#">S</a>	\$170,000	2001 Castle Creek	San Marc os	Castle Forest	3	2/0	No	1,191	1982	\$174,000	\$142.74	34	34	04/03/2018	\$170,000	97.7%
104	U-> <a href="#">S</a>	339161	<a href="#">S</a>	\$245,000	622 Harwood	San Marc os	Blanco Vista Tr I Sec A & School Tr	3	2/0	No	1,766	2014	\$249,900	\$138.73	62	62	05/01/2018	\$245,000	98.0%
105	U-> <a href="#">S</a>	339158	<a href="#">S</a>	\$240,000	202 Old Settlers Drive	San Marc os	Blanco Vista Ph 1-A	3	2/0	No	1,585	2008	\$240,000	\$151.42	68	68	05/07/2018	\$240,000	100.0%
106	U-> <a href="#">S</a>	339141	<a href="#">S</a>	\$365,000	201 Quail Creek	San Marc os	Spring Lake West	4	3/1	No	2,706	1995	\$374,000	\$134.89	140	140	07/18/2018	\$365,000	97.6%
107	U-> <a href="#">S</a>	338105	<a href="#">S</a>	\$420,000	416 Lindsey	San Marc os	Mountain City	4	2/0	No	2,352	0	\$420,000	\$178.57	143	143	08/08/2018	\$420,000	100.0%
108	U-> <a href="#">S</a>	338085	<a href="#">S</a>	\$264,900	209 Leather Oak	San Marc os	Blanco Vista	4	2/0	No	2,038	2015	\$264,900	\$129.98	49	214	04/18/2018	\$264,900	100.0%
109	U-> <a href="#">S</a>	337936	<a href="#">S</a>	\$163,000	307 Riverside	San Marc os	Rio Vista Terrace	3	1/0	No	966	0	\$168,000	\$168.74	43	43	04/11/2018	\$163,000	97.0%
110	U-> <a href="#">S</a>	337778	<a href="#">S</a>	\$102,500	1202 Thorpe Unit#408	San Marc os	Village At Springtown Condos	1	1/0	No	768	1984	\$109,900	\$133.46	24	24	03/19/2018	\$102,500	93.3%
111	U-> <a href="#">S</a>	337749	<a href="#">S</a>	\$177,900	249 Trestle Tree	San Marc os	Blanco River Village Sec One	3	2/0	No	1,380	2012	\$179,900	\$128.91	90	90	05/23/2018	\$177,900	98.9%
112	U-> <a href="#">S</a>	337718	<a href="#">S</a>	\$143,104	1202 Thorpe Lane Unit#714	San Marc os	Village At Springtown Condos	2	2/0	No	1,036	1984	\$144,900	\$138.13	35	35	03/29/2018	\$143,104	98.8%
113	U-> <a href="#">S</a>	337616	<a href="#">S</a>	\$188,000	244 Trestle Tree	San Marc os	Blanco River Village No2 Condo	3	3/0	No	1,628	2010	\$189,000	\$115.48	26	26	03/19/2018	\$188,000	99.5%
114	U-> <a href="#">S</a>	337384	<a href="#">S</a>	\$233,000	304 Perry Street	San Marc os	Blanco River Village For Greenway	4	3/0	No	1,901	2014	\$235,000	\$122.57	143	143	07/11/2018	\$233,000	99.1%
115	U-> <a href="#">S</a>	337301	<a href="#">S</a>	\$207,000	308 Perry Street	San Marc os	Blanco River Village Sec One	3	2/1	No	1,568	2014	\$204,900	\$132.02	68	68	04/26/2018	\$207,000	101.0%
116	U-> <a href="#">S</a>	336936	<a href="#">S</a>	\$267,700	403 Parkside	San Marc os	Park Court At Willow Creek	4	2/1	No	1,717	2015	\$273,900	\$155.91	43	43	03/29/2018	\$267,700	97.7%
117	U-> <a href="#">S</a>	336822	<a href="#">S</a>	\$201,000	1305 Sunflower	San Marc os	Village Two At Mockingbird Hill	4	3/1	No	2,450	2004	\$199,000	\$82.04	39	39	03/23/2018	\$201,000	101.0%

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
118	U-> <a href="#">S</a>	336676	<a href="#">S</a>	\$530,000	106 E Holland	San Marcos	None	4	2/0	No	2,772	1970	\$650,000	\$191.20	135	135	06/26/2018	\$530,000	81.5%
119	U-> <a href="#">S</a>	336652	<a href="#">S</a>	\$234,900	118 Alford Street	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,423	2018	\$234,900	\$165.07	61	61	04/12/2018	\$234,900	100.0%
120	U-> <a href="#">S</a>	336651	<a href="#">S</a>	\$269,900	610 Silo Street	San Marcos	Blanco Vista Heritage Point	3	3/0	No	2,111	2018	\$269,900	\$127.85	139	139	06/29/2018	\$269,900	100.0%
121	U-> <a href="#">S</a>	336646	<a href="#">S</a>	\$231,730	313 Silo Street	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,310	2018	\$232,730	\$176.89	109	109	05/30/2018	\$231,730	99.6%
122	U-> <a href="#">S</a>	336645	<a href="#">S</a>	\$256,900	810 Silo	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,597	2018	\$249,900	\$160.86	47	47	03/29/2018	\$256,900	102.8%
123	U-> <a href="#">S</a>	336640	<a href="#">S</a>	\$250,900	206 Alford St	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,696	2018	\$251,900	\$147.94	139	139	06/29/2018	\$250,900	99.6%
124	U-> <a href="#">S</a>	336584	<a href="#">S</a>	\$99,500	1624 Aquarena Springs Unit#147	San Marcos	Park North Condos	2	2/0	No	720	1982	\$99,500	\$138.19	35	35	03/15/2018	\$99,500	100.0%
125	U-> <a href="#">S</a>	336538	<a href="#">S</a>	\$359,900	1931 GIBRALTAR	San Marcos	VISTA DE LOS SANTOS	4	2/1	No	2,593	2017	\$412,613	\$138.80	117	117	06/05/2018	\$359,900	87.2%
126	U-> <a href="#">S</a>	336077	<a href="#">S</a>	\$247,325	103 Hill	San Marcos	Hughson Heights II	3	2/1	No	1,860	1993	\$249,900	\$132.97	73	224	04/27/2018	\$247,325	99.0%
127	U-> <a href="#">S</a>	336016	<a href="#">S</a>	\$138,499	1202 Thorpe Unit#609	San Marcos	Village At Springtown Condos	2	2/0	No	1,036	1982	\$138,499	\$133.69	19	19	02/21/2018	\$138,499	100.0%
128	U-> <a href="#">S</a>	335978	<a href="#">S</a>	\$137,000	1014 Gravel	San Marcos	Dan Mckie Add 1	2	1/0	No	757	2009	\$127,000	\$180.98	27	27	02/28/2018	\$137,000	107.9%
129	U-> <a href="#">S</a>	335865	<a href="#">S</a>	\$262,000	101 Fort Griffin	San Marcos	Blanco Vista Ph 3 Sec 2 & 3	3	2/0	No	1,715	2014	\$265,000	\$152.77	151	151	06/25/2018	\$262,000	98.9%
130	U-> <a href="#">S</a>	335857	<a href="#">S</a>	\$210,000	1228 Offermann Hill	San Marcos	John Wells	3	2/0	No	1,352	2012	\$197,500	\$155.33	177	177	07/27/2018	\$210,000	106.3%
131	U-> <a href="#">S</a>	334687	<a href="#">S</a>	\$127,500	310 Pat Garrison Unit#B11	San Marcos	Maple Creek Condos	2	2/0	No	918	1984	\$127,500	\$138.89	59	59	03/29/2018	\$127,500	100.0%
132	U-> <a href="#">S</a>	334646	<a href="#">S</a>	\$90,000	421 W San Antonio Street Unit#H-4	San Marcos	Pecan Creek Condo	1	1/0	No	559	0	\$89,500	\$161.00	98	98	05/07/2018	\$90,000	100.6%
133	U-> <a href="#">S</a>	334579	<a href="#">S</a>	\$188,900	114 Trestle Tree	San Marcos	Blanco River Village Condo	3	3/0	No	1,608	2009	\$185,000	\$117.48	30	30	02/27/2018	\$188,900	102.1%
134	U-> <a href="#">S</a>	334577	<a href="#">S</a>	\$192,000	316 Trestle Tree	San Marcos	Blanco River Village No2 Condo	3	3/0	No	1,640	2013	\$189,900	\$117.07	40	40	03/09/2018	\$192,000	101.1%
135	U-> <a href="#">S</a>	334396	<a href="#">S</a>	\$170,000	110 3rd	San Marcos	A M Ramsay	3	2/0	No	1,404	0	\$169,900	\$121.08	47	47	03/14/2018	\$170,000	100.1%
136	U-> <a href="#">S</a>	334372	<a href="#">S</a>	\$195,000	246 Silo	San Marcos	Blanco Vista Ph 1-A	2	2/0	No	1,098	2011	\$200,000	\$177.60	61	61	03/27/2018	\$195,000	97.5%
137	U-> <a href="#">S</a>	334369	<a href="#">S</a>	\$248,500	137 Pincea	San Marcos	Blanco Vista Tr D	3	2/0	No	1,816	2014	\$252,500	\$136.84	95	95	04/30/2018	\$248,500	98.4%
138	U-> <a href="#">S</a>	334219	<a href="#">S</a>	\$345,000	102 Pincea Place	San Marcos	Blanco Vista	4	2/1	No	2,906	2014	\$349,900	\$118.72	76	76	04/11/2018	\$345,000	98.6%
139	U-> <a href="#">S</a>	334160	<a href="#">S</a>	\$214,000	1401 Highland	San Marcos	Highland Terrace I	3	2/0	No	1,582	1970	\$211,999	\$135.27	30	30	02/22/2018	\$214,000	100.9%
140	U-> <a href="#">S</a>	334022	<a href="#">S</a>	\$168,000	1140 Hilltop	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,518	2001	\$174,000	\$110.67	82	82	04/13/2018	\$168,000	96.6%
141	U-> <a href="#">S</a>	333913	<a href="#">S</a>	\$199,900	1104 Marilton	San Marcos	Westover	3	2/0	No	2,052	1957	\$199,900	\$97.42	50	50	03/15/2018	\$199,900	100.0%
142	U-> <a href="#">S</a>	333871	<a href="#">S</a>	\$284,500	623 Easton Drive	San Marcos	Blanco Vista	3	3/0	No	2,458	2013	\$285,000	\$115.74	97	97	04/30/2018	\$284,500	99.8%
143	U-> <a href="#">S</a>	333719	<a href="#">S</a>	\$175,000	1107 Barbara	San Marcos	Blanco Gardens	4	2/0	No	1,330	1975	\$174,900	\$131.58	43	43	03/01/2018	\$175,000	100.1%
144	U-> <a href="#">S</a>	333690	<a href="#">S</a>	\$180,000	226 Goldenrod	San Marcos	Cottonwood Creek Ph 1 Sec 1-C	3	2/0	No	1,400	2012	\$185,000	\$128.57	43	43	03/01/2018	\$180,000	97.3%
145	U-> <a href="#">S</a>	333559	<a href="#">S</a>	\$255,000	109 Pincea	San Marcos	Blanco Vista Tr D	3	2/0	No	1,975	2014	\$249,500	\$129.11	99	99	04/24/2018	\$255,000	102.2%
146	U-> <a href="#">S</a>	333473	<a href="#">S</a>	\$249,900	614 Silo Street	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,597	2017	\$249,900	\$156.48	71	71	03/26/2018	\$249,900	100.0%
147	U-> <a href="#">S</a>	333408	<a href="#">S</a>	\$247,300	621 Franklin	San Marcos	Franklin Place Ph 1	3	2/0	No	1,590	1986	\$243,000	\$155.53	62	62	03/15/2018	\$247,300	101.8%
148	U-> <a href="#">S</a>	333279	<a href="#">S</a>	\$280,000	2515 Miss'um Pointe	San Marcos	Hunters Hill Sub Sec 2	4	2/0	No	1,930	2001	\$289,500	\$145.08	71	71	03/23/2018	\$280,000	96.7%
149	U-> <a href="#">S</a>	333257	<a href="#">S</a>	\$235,000	601 W Hopkins	San Marcos	Farm Lt	3	2/0	No	1,652	1976	\$255,000	\$142.25	124	124	05/14/2018	\$235,000	92.2%
150	U-> <a href="#">S</a>	333183	<a href="#">S</a>	\$243,900	611 Harwood	San Marcos	Blanco Vista Tr I Sec A & School Tr	3	2/0	No	1,740	2013	\$243,900	\$140.17	144	144	06/15/2018	\$243,900	100.0%
151	U-> <a href="#">S</a>	333124	<a href="#">S</a>	\$193,000	4005 Monterrey Oaks	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/1	No	1,574	2015	\$199,000	\$122.62	72	72	03/22/2018	\$193,000	97.0%
152	U-> <a href="#">S</a>	332885	<a href="#">S</a>	\$224,900	314 Hay Barn	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,374	2017	\$224,900	\$163.68	140	140	05/24/2018	\$224,900	100.0%
153	U-> <a href="#">S</a>	332873	<a href="#">S</a>	\$203,281	121 VANTAGE Point	San Marcos	Cottonwood Creek	4	2/1	No	2,141	2017	\$208,000	\$94.95	113	113	04/27/2018	\$203,281	97.7%
154	U-> <a href="#">S</a>	332718	<a href="#">S</a>	\$265,000	501 Blanco	San Marcos	C L Mcgehee Add	2	2/0	No	1,294	1000	\$279,000	\$204.79	106	106	05/04/2018	\$265,000	95.0%
155	U-> <a href="#">S</a>	332655	<a href="#">S</a>	\$242,000	908 Indiana	San Marcos	Z Williamson #3	3	2/0	No	2,034	1970	\$235,000	\$118.98	68	68	03/12/2018	\$242,000	103.0%
156	U-> <a href="#">S</a>	332627	<a href="#">S</a>	\$153,000	320 Sherbarb	San Marcos	Greendale	2	1/0	No	1,188	1947	\$158,000	\$128.79	58	58	02/28/2018	\$153,000	96.8%



#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
157 U->	<a href="#">S</a>	331889	<a href="#">S</a>	\$224,000	105 Old Settlers	San Marcos	Blanco Vista	3	2/1	No	2,220	2012	\$229,000	\$100.90	69	241	02/20/2018	\$224,000	97.8%
158 U->	<a href="#">S</a>	331224	<a href="#">S</a>	\$230,000	124 Dolly	San Marcos	Weatherford Heights	4	2/1	No	2,363	2000	\$235,000	\$97.33	107	107	04/19/2018	\$230,000	97.9%
159 U->	<a href="#">S</a>	331213	<a href="#">S</a>	\$268,900	322 Silo Street	San Marcos	Blanco Vista Heritage Point	4	3/0	No	2,111	2018	\$269,900	\$127.38	149	149	04/30/2018	\$268,900	99.6%
160 U->	<a href="#">S</a>	331072	<a href="#">S</a>	\$177,000	628 Clyde	San Marcos	Franklin Place Ph II	3	2/0	No	1,378	1999	\$199,900	\$128.45	89	89	02/26/2018	\$177,000	88.5%
161 U->	<a href="#">S</a>	331052	<a href="#">S</a>	\$186,690	4009 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$191,500	\$141.75	99	99	03/08/2018	\$186,690	97.5%
162 U->	<a href="#">S</a>	330951	<a href="#">S</a>	\$383,900	1939 Gibraltar	San Marcos	Vista de los Santos	4	3/0	No	2,713	2017	\$439,879	\$141.50	182	182	05/29/2018	\$383,900	87.3%
163 U->	<a href="#">S</a>	329797	<a href="#">S</a>	\$565,000	702 Burleson	San Marcos	John Scott	4	2/1	No	3,978	1890	\$650,000	\$142.03	137	137	04/06/2018	\$565,000	86.9%
164 U->	<a href="#">S</a>	329611	<a href="#">S</a>	\$210,835	4017 Skylark	San Marcos	Cottonwood Creek	4	3/0	No	1,770	2017	\$213,500	\$119.12	143	143	03/30/2018	\$210,835	98.8%
165 U->	<a href="#">S</a>	329608	<a href="#">S</a>	\$186,835	4021 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$188,500	\$141.86	143	143	03/30/2018	\$186,835	99.1%
166 U->	<a href="#">S</a>	329116	<a href="#">S</a>	\$249,000	2026 Hearthstone	San Marcos	Bishop Crossing Sec 2	3	2/1	No	1,920	2010	\$259,500	\$129.69	174	264	04/23/2018	\$249,000	96.0%
167 U->	<a href="#">S</a>	329004	<a href="#">S</a>	\$208,000	4041 Skylark Lane	San Marcos	Cottonwood Creek	4	2/1	No	1,946	2017	\$209,000	\$106.89	116	116	02/23/2018	\$208,000	99.5%
168 U->	<a href="#">S</a>	327157	<a href="#">S</a>	\$204,500	125 Windfield Path	San Marcos	Cottonwood Creek	3	2/1	No	1,465	2017	\$204,000	\$139.59	161	161	03/28/2018	\$204,500	100.2%
169 U->	<a href="#">S</a>	327129	<a href="#">S</a>	\$160,000	712 Crystal	San Marcos	Hills Of Hays Ph 2	4	2/1	No	2,006	0	\$199,000	\$79.76	145	145	03/15/2018	\$160,000	80.4%
170 U->	<a href="#">S</a>	326756	<a href="#">S</a>	\$259,000	336 Parkside	San Marcos	Park Court At Willow Creek	4	2/0	No	1,654	2015	\$259,999	\$156.59	134	134	02/23/2018	\$259,000	99.6%
171 U->	<a href="#">S</a>	326665	<a href="#">S</a>	\$138,500	317 Sherbarb	San Marcos	Greendale Unit II	3	2/0	No	1,074	1965	\$149,900	\$128.96	132	132	02/20/2018	\$138,500	92.4%
172 U->	<a href="#">S</a>	326654	<a href="#">S</a>	\$219,900	4037 Skylark Lane	San Marcos	Cottonwood Creek	3	3/0	No	2,045	2017	\$223,000	\$107.53	140	140	02/28/2018	\$219,900	98.6%
173 U->	<a href="#">S</a>	326650	<a href="#">S</a>	\$185,000	121 Windfield Path	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$187,000	\$140.47	134	134	02/22/2018	\$185,000	98.9%
174 U->	<a href="#">S</a>	326235	<a href="#">S</a>	\$375,000	626 W San Antonio	San Marcos	Farm Lt	4	3/1	No	3,841	1918	\$399,900	\$97.63	177	177	03/30/2018	\$375,000	93.8%
175 U->	<a href="#">S</a>	326212	<a href="#">S</a>	\$182,500	4045 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,247	2017	\$184,500	\$146.35	141	141	02/22/2018	\$182,500	98.9%
176 U->	<a href="#">S</a>	324227	<a href="#">S</a>	\$248,000	510 Gladney Drive	San Marcos	Blanco Vista	3	2/0	No	1,897	2014	\$255,000	\$130.73	224	224	05/01/2018	\$248,000	97.3%
177 U->	<a href="#">S</a>	324226	<a href="#">S</a>	\$185,000	502 Capistrano	San Marcos	El Camino Real Ph 1 Sec 3a	3	2/0	No	1,490	2012	\$185,000	\$124.16	303	303	07/19/2018	\$185,000	100.0%
178 U->	<a href="#">S</a>	323924	<a href="#">S</a>	\$462,000	1000 Advance Street	San Marcos	Westover	9	6/0	No	5,548	0	\$499,000	\$83.27	210	210	04/13/2018	\$462,000	92.6%
179 U->	<a href="#">S</a>	323580	<a href="#">S</a>	\$249,000	927 Field Street	San Marcos	Rio Vista Terrace	5	2/0	No	2,354	0	\$255,800	\$105.78	169	169	02/28/2018	\$249,000	97.3%
180 U->	<a href="#">S</a>	322048	<a href="#">S</a>	\$277,000	460 Stagecoach Trail	San Marcos	The Park at Willow Creek	3	2/1	No	1,877	2011	\$286,900	\$147.58	219	219	04/12/2018	\$277,000	96.5%
181 U->	<a href="#">S</a>	321098	<a href="#">S</a>	\$186,000	1308 Sunflower	San Marcos	Village Two At Mockingbird Hill	4	2/0	No	2,005	2004	\$189,000	\$92.77	225	225	04/03/2018	\$186,000	98.4%
182 U->	<a href="#">S</a>	320740	<a href="#">S</a>	\$440,000	516 W Hopkins	San Marcos	Lindsey & Harvey Add	2	2/2	No	4,288	1901	\$480,000	\$102.61	198	198	03/02/2018	\$440,000	91.7%



Single Family Residential

Cross Property Hotsheet

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
1	U-> <a href="#">S</a>	354852	<a href="#">S</a>	\$98,000	1212 W Martin Luther King	San Marcos	Farm Lt	2	1/0	No	600	0	\$99,000	\$163.33	14	14	08/08/2018	\$98,000	99.0%
2	U-> <a href="#">S</a>	353769	<a href="#">S</a>	\$238,000	917 n loop	San Marcos	Roberts Rearrangement	2	2/0	No	1,093	2018	\$238,000	\$217.75	4	4	07/17/2018	\$238,000	100.0%
3	U-> <a href="#">S</a>	352219	<a href="#">S</a>	\$184,000	165 Cazador	San Marcos	El Camino Real Ph 1 Sec 3b	3	2/0	No	1,397	2014	\$185,000	\$131.71	4	4	07/09/2018	\$184,000	99.5%
4	U-> <a href="#">S</a>	352103	<a href="#">S</a>	\$530,000	1924 Los Santos	San Marcos	Vista De Los Santos Ph 1	4	3/2	No	3,457	2016	\$549,900	\$153.31	25	25	07/31/2018	\$530,000	96.4%
5	U-> <a href="#">S</a>	351874	<a href="#">S</a>	\$205,000	2001 Stonehaven	San Marcos	Majestic Estates Sec 1	3	2/0	No	1,314	2008	\$219,900	\$156.01	41	41	08/14/2018	\$205,000	93.2%
6	U-> <a href="#">S</a>	351739	<a href="#">S</a>	\$202,200	1121 Perkins St.	San Marcos	Cimarron Estates	3	2/0	No	1,485	2001	\$225,500	\$136.16	43	43	08/14/2018	\$202,200	89.7%
7	U-> <a href="#">S</a>	351442	<a href="#">S</a>	\$270,650	324 Lacey Oak	San Marcos	Blanco Vista Tr A	3	2/0	No	1,950	2017	\$267,900	\$138.79	32	32	07/30/2018	\$270,650	101.0%
8	U-> <a href="#">S</a>	351071	<a href="#">S</a>	\$264,900	806 Foxtail	San Marcos	The Retreat On Willow Creek Ph 3	4	2/0	No	2,058	2016	\$264,900	\$128.72	39	89	08/06/2018	\$264,900	100.0%
9	U-> <a href="#">S</a>	350952	<a href="#">S</a>	\$160,000	1153 Overlook	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,202	1999	\$159,000	\$133.11	36	36	07/30/2018	\$160,000	100.6%
10	U-> <a href="#">S</a>	350757	<a href="#">S</a>	\$183,500	922 Haynes	San Marcos	Rio Vista Terrace	2	1/0	No	1,093	1999	\$185,000	\$167.89	34	34	07/25/2018	\$183,500	99.2%
11	U-> <a href="#">S</a>	350701	<a href="#">S</a>	\$160,000	1249 W Hopkins	San Marcos	Wm Oelkers	3	1/0	No	997	1972	\$155,000	\$160.48	26	26	07/16/2018	\$160,000	103.2%
12	U-> <a href="#">S</a>	350511	<a href="#">S</a>	\$270,400	2650 Rolling Oaks	San Marcos	Willow Creek 2	3	2/0	No	1,704	1985	\$275,400	\$158.69	52	52	08/10/2018	\$270,400	98.2%
13	U-> <a href="#">S</a>	350090	<a href="#">S</a>	\$208,350	324 Perry Street	San Marcos	Blanco River Village Sec One	3	2/0	No	1,620	2015	\$217,500	\$128.61	40	40	07/23/2018	\$208,350	95.8%
14	U-> <a href="#">S</a>	350012	<a href="#">S</a>	\$201,000	134 Silo	San Marcos	Blanco Vista Ph 1-A	3	2/0	No	1,326	2011	\$204,900	\$151.58	55	55	08/07/2018	\$201,000	98.1%
15	U-> <a href="#">S</a>	349624	<a href="#">S</a>	\$640,882	1403 Madrid	San Marcos	Vista De Los Santos Ph 1	5	3/1	No	4,306	2018	\$640,882	\$148.83	4	4	06/14/2018	\$640,882	100.0%
16	U-> <a href="#">S</a>	349621	<a href="#">S</a>	\$178,500	199 Valero	San Marcos	El Camino Real Ph 1 Sec 1	4	2/1	No	2,020	2006	\$186,000	\$88.37	47	47	07/27/2018	\$178,500	96.0%
17	U-> <a href="#">S</a>	349541	<a href="#">S</a>	\$180,900	1145 Hilltop Drive	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,539	2002	\$179,900	\$117.54	49	49	07/30/2018	\$180,900	100.6%
18	U-> <a href="#">S</a>	349203	<a href="#">S</a>	\$205,000	121 S Silo St Street	San Marcos	Blanco Vista	3	2/0	No	1,568	2009	\$209,000	\$130.74	55	55	07/30/2018	\$205,000	98.1%
19	U-> <a href="#">S</a>	349001	<a href="#">S</a>	\$182,000	206 Rush Haven	San Marcos	Blanco River Village Sec One	2	2/1	No	1,280	2006	\$182,900	\$142.19	55	55	08/06/2018	\$182,000	99.5%
20	U-> <a href="#">S</a>	348956	<a href="#">S</a>	\$165,000	806 Conway	San Marcos	Conway II	3	1/1	No	1,161	1978	\$162,500	\$142.12	39	39	07/13/2018	\$165,000	101.5%
21	U-> <a href="#">S</a>	348696	<a href="#">S</a>	\$190,000	230 Rush Haven	San Marcos	Blanco River VillageL	3	2/1	No	1,680	2006	\$199,000	\$113.10	61	61	07/31/2018	\$190,000	95.5%
22	U-> <a href="#">S</a>	348677	<a href="#">S</a>	\$194,000	1808 Ramona	San Marcos	Castle Forest Sec 2a	3	2/0	No	1,378	1996	\$199,500	\$140.78	14	14	06/14/2018	\$194,000	97.2%
23	U-> <a href="#">S</a>	348580	<a href="#">S</a>	\$210,000	2008 Castle Creek	San Marcos	Castle Forest	4	2/0	No	1,563	1981	\$210,000	\$134.36	40	40	07/09/2018	\$210,000	100.0%
24	U-> <a href="#">S</a>	348190	<a href="#">S</a>	\$175,000	1108 Hilltop	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,692	2002	\$169,000	\$103.43	47	47	07/20/2018	\$175,000	103.6%
25	U-> <a href="#">S</a>	348082	<a href="#">S</a>	\$475,000	5 Greenpointe	San Marcos	Greenpointe	3	2/0	No	2,736	2014	\$489,000	\$173.61	83	83	08/08/2018	\$475,000	97.1%
26	U-> <a href="#">S</a>	347943	<a href="#">S</a>	\$230,000	229 W Sierra Circle	San Marcos	Hughson Heights I	3	2/0	No	1,732	1994	\$249,000	\$132.79	29	29	06/26/2018	\$230,000	92.4%
27	U-> <a href="#">S</a>	347708	<a href="#">S</a>	\$204,500	714 Stampede	San Marcos	Blanco Vista Tr E-1	3	2/1	No	1,300	2017	\$210,000	\$157.31	46	46	07/02/2018	\$204,500	97.4%
28	U-> <a href="#">S</a>	347553	<a href="#">S</a>	\$165,000	1116 Overlook	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,209	2000	\$165,900	\$136.48	45	45	07/02/2018	\$165,000	99.5%
29	U-> <a href="#">S</a>	347478	<a href="#">S</a>	\$191,000	2013 North View	San Marcos	Bishop Crossing Sub Sec 1	3	2/0	No	1,219	2002	\$189,000	\$156.69	13	13	05/30/2018	\$191,000	101.1%
30	U-> <a href="#">S</a>	347292	<a href="#">S</a>	\$155,450	614 Conway	San Marcos	Conway I	3	2/0	No	1,334	1970	\$159,000	\$116.53	45	45	06/29/2018	\$155,450	97.8%
31	U-> <a href="#">S</a>	347193	<a href="#">S</a>	\$225,000	109 Buena Vista	San Marcos	Forest Hills	3	2/0	No	1,677	1960	\$245,000	\$134.17	60	60	08/02/2018	\$225,000	91.8%
32	U-> <a href="#">S</a>	346834	<a href="#">S</a>	\$215,000	103 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/1	No	1,956	2015	\$215,000	\$109.92	35	35	06/14/2018	\$215,000	100.0%
33	U-> <a href="#">S</a>	346633	<a href="#">S</a>	\$174,000	1140 Mira Loma	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,634	2001	\$179,900	\$106.49	79	79	07/26/2018	\$174,000	96.7%
34	U-> <a href="#">S</a>	346350	<a href="#">S</a>	\$160,750	314 Shady Lane	San Marcos	D S Combs Add	3	2/0	No	1,020	1950	\$169,900	\$157.60	79	79	07/24/2018	\$160,750	94.6%
35	U-> <a href="#">S</a>	346208	<a href="#">S</a>	\$300,000	214 Old Settlers	San Marcos	Blanco Vista Ph 1-A	5	3/0	No	3,102	2011	\$300,000	\$96.71	63	63	07/06/2018	\$300,000	100.0%
36	U-> <a href="#">S</a>	346170	<a href="#">S</a>	\$139,900	1003 Bugg	San Marcos	J M Johnson	3	1/1	No	1,056	0	\$139,900	\$132.48	36	36	06/08/2018	\$139,900	100.0%
37	U-> <a href="#">S</a>	346051	<a href="#">S</a>	\$215,000	702 Dartmouth	San Marcos	Westover	3	2/0	No	1,517	1995	\$219,000	\$141.73	84	84	07/25/2018	\$215,000	98.2%
38	U-> <a href="#">S</a>	345990	<a href="#">S</a>	\$191,500	403 Capistrano	San Marcos	El Camino Real Ph 1 Sec 3b	3	2/0	No	1,490	2014	\$191,500	\$128.52	72	72	07/13/2018	\$191,500	100.0%
39	U-> <a href="#">S</a>	345951	<a href="#">S</a>	\$568,000	1782 Falconwood	San Marcos	Falcon Wood	3	2/1	No	2,988	2014	\$579,000	\$190.09	72	72	07/12/2018	\$568,000	98.1%

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
40	U-> <a href="#">S</a>	345912	<a href="#">S</a>	\$176,000	322 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/0	No	1,190	2010	\$169,900	\$147.90	16	16	05/17/2018	\$176,000	103.6%
41	U-> <a href="#">S</a>	345569	<a href="#">S</a>	\$241,500	1116 Debbie Court	San Marcos	Cimarron Estates	3	2/0	No	1,337	2001	\$212,000	\$180.63	41	41	06/06/2018	\$241,500	113.9%
42	U-> <a href="#">S</a>	345524	<a href="#">S</a>	\$194,000	705 Ashley Court	San Marcos	Hills Of Hays Ph 2	3	2/0	No	1,621	1997	\$189,900	\$119.68	60	60	06/27/2018	\$194,000	102.2%
43	U-> <a href="#">S</a>	345509	<a href="#">S</a>	\$215,000	906 Clyde Street	San Marcos	Z Williamson #3	3	2/0	No	1,180	1988	\$210,000	\$182.20	106	106	08/10/2018	\$215,000	102.4%
44	U-> <a href="#">S</a>	345430	<a href="#">S</a>	\$200,000	318 Newberry	San Marcos	Blanco River Village Sec One	3	2/0	No	1,382	2013	\$199,500	\$144.72	46	46	06/11/2018	\$200,000	100.3%
45	U-> <a href="#">S</a>	345271	<a href="#">S</a>	\$234,000	1120 Debbie	San Marcos	Cimarron Estates	3	2/0	No	1,564	2001	\$229,900	\$149.62	30	30	05/24/2018	\$234,000	101.8%
46	U-> <a href="#">S</a>	345263	<a href="#">S</a>	\$225,500	202 Silo Street	San Marcos	Blanco Vista Ph 1-A	3	2/0	No	1,571	2008	\$227,000	\$143.54	111	111	08/13/2018	\$225,500	99.3%
47	U-> <a href="#">S</a>	345136	<a href="#">S</a>	\$133,500	313 Magnolia Drive	San Marcos	Sunset Acres	3	2/0	No	1,444	1975	\$129,999	\$92.45	17	17	05/09/2018	\$133,500	102.7%
48	U-> <a href="#">S</a>	345125	<a href="#">S</a>	\$175,000	1910 Ramona	San Marcos	Castle Forest	4	2/0	No	1,298	1987	\$165,000	\$134.82	38	38	05/31/2018	\$175,000	106.1%
49	U-> <a href="#">S</a>	345116	<a href="#">S</a>	\$375,000	122 W Sierra Circle	San Marcos	Hughson Heights	4	3/0	No	3,247	1973	\$415,000	\$115.49	100	100	08/01/2018	\$375,000	90.4%
50	U-> <a href="#">S</a>	344682	<a href="#">S</a>	\$280,000	2612 Deer Stand	San Marcos	Hunters Hill Sub Sec 2	3	2/0	No	2,010	2000	\$289,900	\$139.30	33	33	05/21/2018	\$280,000	96.6%
51	U-> <a href="#">S</a>	344652	<a href="#">S</a>	\$223,000	1609 Ramona Circle	San Marcos	Oak Knoll	3	2/0	No	1,664	1997	\$215,000	\$134.01	42	42	05/30/2018	\$223,000	103.7%
52	U-> <a href="#">S</a>	344645	<a href="#">S</a>	\$255,000	611 Larue	San Marcos	Oak Heights	3	2/0	No	1,973	1969	\$259,000	\$129.24	35	35	05/23/2018	\$255,000	98.5%
53	U-> <a href="#">S</a>	344568	<a href="#">S</a>	\$177,000	313 Cordero	San Marcos	El Camino Real Ph 1 Sec 1	3	2/1	No	1,569	2005	\$177,000	\$112.81	15	15	04/16/2018	\$177,000	100.0%
54	U-> <a href="#">S</a>	344483	<a href="#">S</a>	\$286,000	115 E Hillcrest Drive	San Marcos	College Courts	5	3/0	No	2,357	1957	\$295,000	\$121.34	32	32	05/31/2018	\$286,000	96.9%
55	U-> <a href="#">S</a>	344300	<a href="#">S</a>	\$301,000	103 Ridgeway Drive	San Marcos	College Courts	3	2/1	No	2,436	1973	\$299,900	\$123.56	85	85	07/09/2018	\$301,000	100.4%
56	U-> <a href="#">S</a>	344231	<a href="#">S</a>	\$249,900	603 Stampede Road	San Marcos	Blanco Vista Heritage Point	3	2/1	No	1,783	2018	\$260,497	\$140.16	24	27	05/07/2018	\$249,900	95.9%
57	U-> <a href="#">S</a>	344007	<a href="#">S</a>	\$190,000	133 E Hillcrest	San Marcos	College Courts	3	1/0	No	1,147	1963	\$199,900	\$165.65	49	49	05/30/2018	\$190,000	95.0%
58	U-> <a href="#">S</a>	343988	<a href="#">S</a>	\$224,300	630 Clyde	San Marcos	Franklin Place Ph II	3	2/0	Yes	1,461	1998	\$225,000	\$153.52	50	50	05/30/2018	\$224,300	99.7%
59	U-> <a href="#">S</a>	343954	<a href="#">S</a>	\$193,500	178 Lake Glen	San Marcos	Cottonwood Creek Ph 1 Sec 3	3	2/0	No	1,446	2016	\$195,000	\$133.82	107	107	07/26/2018	\$193,500	99.2%
60	U-> <a href="#">S</a>	343732	<a href="#">S</a>	\$113,500	207 Roosevelt	San Marcos	Victory Gardens First Sec	2	1/0	No	880	1975	\$115,000	\$128.98	5	5	04/13/2018	\$113,500	98.7%
61	U-> <a href="#">S</a>	343570	<a href="#">S</a>	\$214,000	2307 Meadow View	San Marcos	Majestic Estates Sec 1	3	2/0	No	1,310	2011	\$221,900	\$163.36	32	32	05/08/2018	\$214,000	96.4%
62	U-> <a href="#">S</a>	343484	<a href="#">S</a>	\$320,000	234 Pincea	San Marcos	Blanco Vista Tr D	4	2/1	No	2,786	2014	\$314,990	\$114.86	42	42	05/17/2018	\$320,000	101.6%
63	U-> <a href="#">S</a>	343109	<a href="#">S</a>	\$177,000	131 Wild Plum	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/0	No	1,190	2009	\$175,000	\$148.74	21	82	04/20/2018	\$177,000	101.1%
64	U-> <a href="#">S</a>	343104	<a href="#">S</a>	\$188,000	101 Teron	San Marcos	El Camino Real Ph 2 Sec 1	3	2/1	No	2,256	2005	\$199,000	\$83.33	59	59	05/31/2018	\$188,000	94.5%
65	U-> <a href="#">S</a>	343103	<a href="#">S</a>	\$238,000	1410 Meadow Parkway	San Marcos	Holland Park Sub	3	2/1	No	1,710	2003	\$239,900	\$139.18	58	58	05/31/2018	\$238,000	99.2%
66	U-> <a href="#">S</a>	343009	<a href="#">S</a>	\$355,000	745 Foxtail Run	San Marcos	The Retreat On Willow Creek Ph 3	4	3/0	No	2,956	2016	\$359,000	\$120.09	133	133	08/13/2018	\$355,000	98.9%
67	U-> <a href="#">S</a>	342875	<a href="#">S</a>	\$335,000	1130 W San Antonio	San Marcos	S F Mcallister Add	3	2/0	No	2,015	1948	\$350,000	\$166.25	56	56	05/24/2018	\$335,000	95.7%
68	U-> <a href="#">S</a>	342700	<a href="#">S</a>	\$185,000	725 Viola Street	San Marcos	P A Hofheinz	2	2/0	No	1,056	1955	\$175,000	\$175.19	19	19	04/16/2018	\$185,000	105.7%
69	U-> <a href="#">S</a>	342694	<a href="#">S</a>	\$206,500	210 Brazoria	San Marcos	Cottonwood Creek Ph 1 Sec 1-C	4	2/0	No	1,676	2012	\$208,000	\$123.21	89	89	06/22/2018	\$206,500	99.3%
70	U-> <a href="#">S</a>	342670	<a href="#">S</a>	\$284,000	2256 Garden Court	San Marcos	Garden At Willow Creek	3	2/1	No	2,378	2001	\$299,900	\$119.43	91	91	06/29/2018	\$284,000	94.7%
71	U-> <a href="#">S</a>	342224	<a href="#">S</a>	\$229,000	2204 Garden	San Marcos	Garden At Willow Creek	2	2/0	No	1,507	2001	\$229,000	\$151.96	6	6	03/28/2018	\$229,000	100.0%
72	U-> <a href="#">S</a>	342195	<a href="#">S</a>	\$130,000	1125 Gravel	San Marcos	City View	3	2/0	No	1,096	1940	\$150,000	\$118.61	26	26	04/17/2018	\$130,000	86.7%
73	U-> <a href="#">S</a>	342154	<a href="#">S</a>	\$190,000	1312 Sunflower	San Marcos	Village Two At Mockingbird Hill	3	2/0	No	1,760	2004	\$185,000	\$107.95	40	40	04/30/2018	\$190,000	102.7%
74	U-> <a href="#">S</a>	342117	<a href="#">S</a>	\$190,000	408 Capistrano Drive	San Marcos	El Camino Real	3	2/0	No	1,490	2014	\$189,900	\$127.52	39	39	06/01/2018	\$190,000	100.1%
75	U-> <a href="#">S</a>	340914	<a href="#">S</a>	\$179,000	279 Cordero	San Marcos	El Camino Real Ph 1 Sec 2	3	2/1	No	1,684	2008	\$174,000	\$106.29	46	46	05/04/2018	\$179,000	102.9%
76	U-> <a href="#">S</a>	340873	<a href="#">S</a>	\$385,000	823 Mountain Drive	San Marcos	Willow Creek Estates Sec 12	3	2/1	No	2,631	2006	\$393,500	\$146.33	112	112	07/12/2018	\$385,000	97.8%
77	U-> <a href="#">S</a>	340774	<a href="#">S</a>	\$317,000	104 Camaro	San Marcos	Hughson Heights I	4	2/1	No	2,259	1988	\$312,500	\$140.33	44	44	05/01/2018	\$317,000	101.4%
78	U-> <a href="#">S</a>	340739	<a href="#">S</a>	\$250,000	1404 Alamo	San Marcos	Holland Hills	3	2/0	No	2,155	1980	\$247,500	\$116.01	40	40	04/27/2018	\$250,000	101.0%

#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
79	U-> <a href="#">S</a>	340470	<a href="#">S</a>	\$221,000	109 WINDFIELD PATH	San Marcos	COTTONWOOD CREEK	4	3/1	No	2,045	2018	\$226,000	\$108.07	103	103	06/25/2018	\$221,000	97.8%
80	U-> <a href="#">S</a>	340375	<a href="#">S</a>	\$186,500	912 Sycamore	San Marcos	Rio Vista Terrace	2	1/0	No	1,024	1951	\$174,900	\$182.13	37	37	04/19/2018	\$186,500	106.6%
81	U-> <a href="#">S</a>	340276	<a href="#">S</a>	\$125,000	712 Barbara	San Marcos	Greendale Add Unit 1	2	1/0	No	908	1963	\$125,000	\$137.67	63	63	05/14/2018	\$125,000	100.0%
82	U-> <a href="#">S</a>	340268	<a href="#">S</a>	\$373,000	115 E Holland	San Marcos	None	4	4/0	No	3,346	1978	\$374,900	\$111.48	47	47	05/08/2018	\$373,000	99.5%
83	U-> <a href="#">S</a>	340266	<a href="#">S</a>	\$251,900	606 Silo Street	San Marcos	Blanco Vista Heritage Poi nt	3	2/0	No	1,595	2018	\$251,900	\$157.93	129	129	07/19/2018	\$251,900	100.0%
84	U-> <a href="#">S</a>	340246	<a href="#">S</a>	\$268,900	702 Silo Street	San Marcos	Blanco Vista Heritage Poi nt	3	3/0	No	2,118	2018	\$269,900	\$126.96	78	78	05/29/2018	\$268,900	99.6%
85	U-> <a href="#">S</a>	340039	<a href="#">S</a>	\$200,000	230 Linden Lane	San Marcos	Cottonwood Creek Ph 1 Sec 1d	3	2/0	No	1,587	2014	\$219,900	\$126.02	55	55	05/03/2018	\$200,000	91.0%
86	U-> <a href="#">S</a>	339909	<a href="#">S</a>	\$335,000	806 Dewitt	San Marcos	Blanco Vista Tr Q Sec 3	4	3/0	No	2,953	2015	\$335,000	\$113.44	71	71	05/18/2018	\$335,000	100.0%
87	U-> <a href="#">S</a>	339665	<a href="#">S</a>	\$360,000	214 W Mimosa Circle	San Marcos	Spring Lake Hills #4	4	2/1	No	2,779	1965	\$435,000	\$129.54	114	114	06/29/2018	\$360,000	82.8%
88	U-> <a href="#">S</a>	339352	<a href="#">S</a>	\$223,500	426 Heartridge	San Marcos	Blanco River Village Sec One	3	2/1	No	1,980	2008	\$223,500	\$112.88	108	108	06/18/2018	\$223,500	100.0%
89	U-> <a href="#">S</a>	339290	<a href="#">S</a>	\$192,600	305 Hoya	San Marcos	Cottonwood Creek Ph 1 Sec 1d	3	2/0	No	1,561	2014	\$196,500	\$123.38	17	94	03/20/2018	\$192,600	98.0%
90	U-> <a href="#">S</a>	339190	<a href="#">S</a>	\$170,000	2001 Castle Creek	San Marcos	Castle Forest	3	2/0	No	1,191	1982	\$174,000	\$142.74	34	34	04/03/2018	\$170,000	97.7%
91	U-> <a href="#">S</a>	339161	<a href="#">S</a>	\$245,000	622 Harwood	San Marcos	Blanco Vista Tr I Sec A & School Tr	3	2/0	No	1,766	2014	\$249,900	\$138.73	62	62	05/01/2018	\$245,000	98.0%
92	U-> <a href="#">S</a>	339158	<a href="#">S</a>	\$240,000	202 Old Settlers Drive	San Marcos	Blanco Vista Ph 1-A	3	2/0	No	1,585	2008	\$240,000	\$151.42	68	68	05/07/2018	\$240,000	100.0%
93	U-> <a href="#">S</a>	339141	<a href="#">S</a>	\$365,000	201 Quail Creek	San Marcos	Spring Lake West	4	3/1	No	2,706	1995	\$374,000	\$134.89	140	140	07/18/2018	\$365,000	97.6%
94	U-> <a href="#">S</a>	338085	<a href="#">S</a>	\$264,900	209 Leather Oak	San Marcos	Blanco Vista	4	2/0	No	2,038	2015	\$264,900	\$129.98	49	214	04/18/2018	\$264,900	100.0%
95	U-> <a href="#">S</a>	337936	<a href="#">S</a>	\$163,000	307 Riverside	San Marcos	Rio Vista Terrace	3	1/0	No	966	0	\$168,000	\$168.74	43	43	04/11/2018	\$163,000	97.0%
96	U-> <a href="#">S</a>	337749	<a href="#">S</a>	\$177,900	249 Trestle Tree	San Marcos	Blanco River Village Sec One	3	2/0	No	1,380	2012	\$179,900	\$128.91	90	90	05/23/2018	\$177,900	98.9%
97	U-> <a href="#">S</a>	337384	<a href="#">S</a>	\$233,000	304 Perry Street	San Marcos	Blanco River Village For Greenway	4	3/0	No	1,901	2014	\$235,000	\$122.57	143	143	07/11/2018	\$233,000	99.1%
98	U-> <a href="#">S</a>	337301	<a href="#">S</a>	\$207,000	308 Perry Street	San Marcos	Blanco River Village Sec One	3	2/1	No	1,568	2014	\$204,900	\$132.02	68	68	04/26/2018	\$207,000	101.0%
99	U-> <a href="#">S</a>	336936	<a href="#">S</a>	\$267,700	403 Parkside	San Marcos	Park Court At Willow Creek	4	2/1	No	1,717	2015	\$273,900	\$155.91	43	43	03/29/2018	\$267,700	97.7%
100	U-> <a href="#">S</a>	336822	<a href="#">S</a>	\$201,000	1305 Sunflower	San Marcos	Village Two At Mockingbird Hill	4	3/1	No	2,450	2004	\$199,000	\$82.04	39	39	03/23/2018	\$201,000	101.0%
101	U-> <a href="#">S</a>	336676	<a href="#">S</a>	\$530,000	106 E Holland	San Marcos	None	4	2/0	No	2,772	1970	\$650,000	\$191.20	135	135	06/26/2018	\$530,000	81.5%
102	U-> <a href="#">S</a>	336652	<a href="#">S</a>	\$234,900	118 Alford Street	San Marcos	Blanco Vista Heritage Poi nt	3	2/0	No	1,423	2018	\$234,900	\$165.07	61	61	04/12/2018	\$234,900	100.0%
103	U-> <a href="#">S</a>	336651	<a href="#">S</a>	\$269,900	610 Silo Street	San Marcos	Blanco Vista Heritage Poi nt	3	3/0	No	2,111	2018	\$269,900	\$127.85	139	139	06/29/2018	\$269,900	100.0%
104	U-> <a href="#">S</a>	336646	<a href="#">S</a>	\$231,730	313 Silo Street	San Marcos	Blanco Vista Heritage Poi nt	3	2/0	No	1,310	2018	\$232,730	\$176.89	109	109	05/30/2018	\$231,730	99.6%
105	U-> <a href="#">S</a>	336645	<a href="#">S</a>	\$256,900	810 Silo	San Marcos	Blanco Vista Heritage Poi nt	3	2/0	No	1,597	2018	\$249,900	\$160.86	47	47	03/29/2018	\$256,900	102.8%
106	U-> <a href="#">S</a>	336640	<a href="#">S</a>	\$250,900	206 Alford St	San Marcos	Blanco Vista Heritage Poi nt	3	2/0	No	1,696	2018	\$251,900	\$147.94	139	139	06/29/2018	\$250,900	99.6%
107	U-> <a href="#">S</a>	336538	<a href="#">S</a>	\$359,900	1931 GIBALTAR	San Marcos	VISTA DE LOS SANTOS	4	2/1	No	2,593	2017	\$412,613	\$138.80	117	117	06/05/2018	\$359,900	87.2%
108	U-> <a href="#">S</a>	336077	<a href="#">S</a>	\$247,325	103 Hill	San Marcos	Hughson Heights II	3	2/1	No	1,860	1993	\$249,900	\$132.97	73	224	04/27/2018	\$247,325	99.0%
109	U-> <a href="#">S</a>	335978	<a href="#">S</a>	\$137,000	1014 Gravel	San Marcos	Dan Mckie Add 1	2	1/0	No	757	2009	\$127,000	\$180.98	27	27	02/28/2018	\$137,000	107.9%
110	U-> <a href="#">S</a>	335865	<a href="#">S</a>	\$262,000	101 Fort Griffin	San Marcos	Blanco Vista Ph 3 Sec 2 & 3	3	2/0	No	1,715	2014	\$265,000	\$152.77	151	151	06/25/2018	\$262,000	98.9%
111	U-> <a href="#">S</a>	334396	<a href="#">S</a>	\$170,000	110 3rd	San Marcos	A M Ramsay	3	2/0	No	1,404	0	\$169,900	\$121.08	47	47	03/14/2018	\$170,000	100.1%
112	U-> <a href="#">S</a>	334372	<a href="#">S</a>	\$195,000	246 Silo	San Marcos	Blanco Vista Ph 1-A	2	2/0	No	1,098	2011	\$200,000	\$177.60	61	61	03/27/2018	\$195,000	97.5%
113	U-> <a href="#">S</a>	334369	<a href="#">S</a>	\$248,500	137 Pincea	San Marcos	Blanco Vista Tr D	3	2/0	No	1,816	2014	\$252,500	\$136.84	95	95	04/30/2018	\$248,500	98.4%
114	U-> <a href="#">S</a>	334219	<a href="#">S</a>	\$345,000	102 Pincea Place	San Marcos	Blanco Vista	4	2/1	No	2,906	2014	\$349,900	\$118.72	76	76	04/11/2018	\$345,000	98.6%
115	U-> <a href="#">S</a>	334160	<a href="#">S</a>	\$214,000	1401 Highland	San Marcos	Highland Terrace I	3	2/0	No	1,582	1970	\$211,999	\$135.27	30	30	02/22/2018	\$214,000	100.9%
116	U-> <a href="#">S</a>	334022	<a href="#">S</a>	\$168,000	1140 Hilltop	San Marcos	Hills Of Hays Ph 1	3	2/0	No	1,518	2001	\$174,000	\$110.67	82	82	04/13/2018	\$168,000	96.6%
117	U-> <a href="#">S</a>	333913	<a href="#">S</a>	\$199,900	1104 Marlton	San Marcos	Westover	3	2/0	No	2,052	1957	\$199,900	\$97.42	50	50	03/15/2018	\$199,900	100.0%



#	Chg Info	MLS #	St	Price	Address	City	Subdivision	Beds	Bth (F/H)	WtrFrnt	SqFt	Year Built	List Price	Price/SqFt	DOM	CDOM	Close Date	Sold Price	SP/LP %
118	U-> <a href="#">S</a>	333871	<a href="#">S</a>	\$284,500	623 Easton Drive	San Marcos	Blanco Vista	3	3/0	No	2,458	2013	\$285,000	\$115.74	97	97	04/30/2018	\$284,500	99.8%
119	U-> <a href="#">S</a>	333719	<a href="#">S</a>	\$175,000	1107 Barbara	San Marcos	Blanco Gardens	4	2/0	No	1,330	1975	\$174,900	\$131.58	43	43	03/01/2018	\$175,000	100.1%
120	U-> <a href="#">S</a>	333690	<a href="#">S</a>	\$180,000	226 Goldenrod	San Marcos	Cottonwood Creek Ph 1 Sec 1-C	3	2/0	No	1,400	2012	\$185,000	\$128.57	43	43	03/01/2018	\$180,000	97.3%
121	U-> <a href="#">S</a>	333559	<a href="#">S</a>	\$255,000	109 Pincea	San Marcos	Blanco Vista Tr D	3	2/0	No	1,975	2014	\$249,500	\$129.11	99	99	04/24/2018	\$255,000	102.2%
122	U-> <a href="#">S</a>	333473	<a href="#">S</a>	\$249,900	614 Silo Street	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,597	2017	\$249,900	\$156.48	71	71	03/26/2018	\$249,900	100.0%
123	U-> <a href="#">S</a>	333408	<a href="#">S</a>	\$247,300	621 Franklin	San Marcos	Franklin Place Ph 1	3	2/0	No	1,590	1986	\$243,000	\$155.53	62	62	03/15/2018	\$247,300	101.8%
124	U-> <a href="#">S</a>	333279	<a href="#">S</a>	\$280,000	2515 Miss'um Pointe	San Marcos	Hunters Hill Sub Sec 2	4	2/0	No	1,930	2001	\$289,500	\$145.08	71	71	03/23/2018	\$280,000	96.7%
125	U-> <a href="#">S</a>	333183	<a href="#">S</a>	\$243,900	611 Harwood	San Marcos	Blanco Vista Tr I Sec A & School Tr	3	2/0	No	1,740	2013	\$243,900	\$140.17	144	144	06/15/2018	\$243,900	100.0%
126	U-> <a href="#">S</a>	333124	<a href="#">S</a>	\$193,000	4005 Monterrey Oaks	San Marcos	Cottonwood Creek Ph 1 Sec 1-B	3	2/1	No	1,574	2015	\$199,000	\$122.62	72	72	03/22/2018	\$193,000	97.0%
127	U-> <a href="#">S</a>	332885	<a href="#">S</a>	\$224,900	314 Hay Barn	San Marcos	Blanco Vista Heritage Point	3	2/0	No	1,374	2017	\$224,900	\$163.68	140	140	05/24/2018	\$224,900	100.0%
128	U-> <a href="#">S</a>	332873	<a href="#">S</a>	\$203,281	121 VANTAGE Point	San Marcos	Cottonwood Creek	4	2/1	No	2,141	2017	\$208,000	\$94.95	113	113	04/27/2018	\$203,281	97.7%
129	U-> <a href="#">S</a>	332718	<a href="#">S</a>	\$265,000	501 Blanco	San Marcos	C L McGehee Add	2	2/0	No	1,294	1000	\$279,000	\$204.79	106	106	05/04/2018	\$265,000	95.0%
130	U-> <a href="#">S</a>	332655	<a href="#">S</a>	\$242,000	908 Indiana	San Marcos	Z Williamson #3	3	2/0	No	2,034	1970	\$235,000	\$118.98	68	68	03/12/2018	\$242,000	103.0%
131	U-> <a href="#">S</a>	332627	<a href="#">S</a>	\$153,000	320 Sherbarb	San Marcos	Greendale	2	1/0	No	1,188	1947	\$158,000	\$128.79	58	58	02/28/2018	\$153,000	96.8%
132	U-> <a href="#">S</a>	331889	<a href="#">S</a>	\$224,000	105 Old Settlers	San Marcos	Blanco Vista	3	2/1	No	2,220	2012	\$229,000	\$100.90	69	241	02/20/2018	\$224,000	97.8%
133	U-> <a href="#">S</a>	331224	<a href="#">S</a>	\$230,000	124 Dolly	San Marcos	Weatherford Heights	4	2/1	No	2,363	2000	\$235,000	\$97.33	107	107	04/19/2018	\$230,000	97.9%
134	U-> <a href="#">S</a>	331213	<a href="#">S</a>	\$268,900	322 Silo Street	San Marcos	Blanco Vista Heritage Point	4	3/0	No	2,111	2018	\$269,900	\$127.38	149	149	04/30/2018	\$268,900	99.6%
135	U-> <a href="#">S</a>	331072	<a href="#">S</a>	\$177,000	628 Clyde	San Marcos	Franklin Place Ph II	3	2/0	No	1,378	1999	\$199,900	\$128.45	89	89	02/26/2018	\$177,000	88.5%
136	U-> <a href="#">S</a>	331052	<a href="#">S</a>	\$186,690	4009 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$191,500	\$141.75	99	99	03/08/2018	\$186,690	97.5%
137	U-> <a href="#">S</a>	330951	<a href="#">S</a>	\$383,900	1939 Gibraltar	San Marcos	Vista de los Santos	4	3/0	No	2,713	2017	\$439,879	\$141.50	182	182	05/29/2018	\$383,900	87.3%
138	U-> <a href="#">S</a>	329797	<a href="#">S</a>	\$565,000	702 Burleson	San Marcos	John Scott	4	2/1	No	3,978	1890	\$650,000	\$142.03	137	137	04/06/2018	\$565,000	86.9%
139	U-> <a href="#">S</a>	329611	<a href="#">S</a>	\$210,835	4017 Skylark	San Marcos	Cottonwood Creek	4	3/0	No	1,770	2017	\$213,500	\$119.12	143	143	03/30/2018	\$210,835	98.8%
140	U-> <a href="#">S</a>	329608	<a href="#">S</a>	\$186,835	4021 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$188,500	\$141.86	143	143	03/30/2018	\$186,835	99.1%
141	U-> <a href="#">S</a>	329116	<a href="#">S</a>	\$249,000	2026 Hearthstone	San Marcos	Bishop Crossing Sec 2	3	2/1	No	1,920	2010	\$259,500	\$129.69	174	264	04/23/2018	\$249,000	96.0%
142	U-> <a href="#">S</a>	329004	<a href="#">S</a>	\$208,000	4041 Skylark Lane	San Marcos	Cottonwood Creek	4	2/1	No	1,946	2017	\$209,000	\$106.89	116	116	02/23/2018	\$208,000	99.5%
143	U-> <a href="#">S</a>	327157	<a href="#">S</a>	\$204,500	125 Windfield Path	San Marcos	Cottonwood Creek	3	2/1	No	1,465	2017	\$204,000	\$139.59	161	161	03/28/2018	\$204,500	100.2%
144	U-> <a href="#">S</a>	327129	<a href="#">S</a>	\$160,000	712 Crystal	San Marcos	Hills Of Hays Ph 2	4	2/1	No	2,006	0	\$199,000	\$79.76	145	145	03/15/2018	\$160,000	80.4%
145	U-> <a href="#">S</a>	326756	<a href="#">S</a>	\$259,000	336 Parkside	San Marcos	Park Court At Willow Creek	4	2/0	No	1,654	2015	\$259,999	\$156.59	134	134	02/23/2018	\$259,000	99.6%
146	U-> <a href="#">S</a>	326665	<a href="#">S</a>	\$138,500	317 Sherbarb	San Marcos	Greendale Unit II	3	2/0	No	1,074	1965	\$149,900	\$128.96	132	132	02/20/2018	\$138,500	92.4%
147	U-> <a href="#">S</a>	326654	<a href="#">S</a>	\$219,900	4037 Skylark Lane	San Marcos	Cottonwood Creek	3	3/0	No	2,045	2017	\$223,000	\$107.53	140	140	02/28/2018	\$219,900	98.6%
148	U-> <a href="#">S</a>	326650	<a href="#">S</a>	\$185,000	121 Windfield Path	San Marcos	Cottonwood Creek	3	2/0	No	1,317	2017	\$187,000	\$140.47	134	134	02/22/2018	\$185,000	98.9%
149	U-> <a href="#">S</a>	326235	<a href="#">S</a>	\$375,000	626 W San Antonio	San Marcos	Farm Lt	4	3/1	No	3,841	1918	\$399,900	\$97.63	177	177	03/30/2018	\$375,000	93.8%
150	U-> <a href="#">S</a>	326212	<a href="#">S</a>	\$182,500	4045 Skylark Lane	San Marcos	Cottonwood Creek	3	2/0	No	1,247	2017	\$184,500	\$146.35	141	141	02/22/2018	\$182,500	98.9%
151	U-> <a href="#">S</a>	324227	<a href="#">S</a>	\$248,000	510 Gladney Drive	San Marcos	Blanco Vista	3	2/0	No	1,897	2014	\$255,000	\$130.73	224	224	05/01/2018	\$248,000	97.3%
152	U-> <a href="#">S</a>	324226	<a href="#">S</a>	\$185,000	502 Capistrano	San Marcos	El Camino Real Ph 1 Sec 3a	3	2/0	No	1,490	2012	\$185,000	\$124.16	303	303	07/19/2018	\$185,000	100.0%
153	U-> <a href="#">S</a>	323580	<a href="#">S</a>	\$249,000	927 Field Street	San Marcos	Rio Vista Terrace	5	2/0	No	2,354	0	\$255,800	\$105.78	169	169	02/28/2018	\$249,000	97.3%
154	U-> <a href="#">S</a>	321098	<a href="#">S</a>	\$186,000	1308 Sunflower	San Marcos	Village Two At Mockingbird Hill	4	2/0	No	2,005	2004	\$189,000	\$92.77	225	225	04/03/2018	\$186,000	98.4%

154 of 154

Checked 0

All · None · Page 1

Map

Criteria

Map

Results

Jump to Address

+

-

Parcel Disclaimer

Actions

Refine

Save

Carts

Criteria

Email

Print

CMA

Directions

Stats

Export

Quick CMA

CSS

Schedule a Showing



DP04

## SELECTED HOUSING CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

**Tell us what you think.** Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	San Marcos city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	23,621	+/-584	23,621	(X)
Occupied housing units	21,421	+/-602	90.7%	+/-1.7
Vacant housing units	2,200	+/-424	9.3%	+/-1.7
Homeowner vacancy rate	3.0	+/-2.4	(X)	(X)
Rental vacancy rate	5.9	+/-1.6	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	23,621	+/-584	23,621	(X)
1-unit, detached	7,696	+/-511	32.6%	+/-2.0
1-unit, attached	1,171	+/-283	5.0%	+/-1.2
2 units	857	+/-227	3.6%	+/-1.0
3 or 4 units	1,966	+/-359	8.3%	+/-1.5
5 to 9 units	3,119	+/-482	13.2%	+/-2.0
10 to 19 units	3,498	+/-462	14.8%	+/-1.9
20 or more units	4,269	+/-520	18.1%	+/-2.1
Mobile home	1,045	+/-203	4.4%	+/-0.9
Boat, RV, van, etc.	0	+/-30	0.0%	+/-0.2
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	23,621	+/-584	23,621	(X)
Built 2014 or later	401	+/-171	1.7%	+/-0.7
Built 2010 to 2013	2,349	+/-393	9.9%	+/-1.7
Built 2000 to 2009	6,331	+/-653	26.8%	+/-2.6
Built 1990 to 1999	3,948	+/-521	16.7%	+/-2.1
Built 1980 to 1989	3,792	+/-402	16.1%	+/-1.7
Built 1970 to 1979	2,904	+/-404	12.3%	+/-1.7
Built 1960 to 1969	1,314	+/-321	5.6%	+/-1.3

Subject	San Marcos city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1950 to 1959	1,319	+/-280	5.6%	+/-1.2
Built 1940 to 1949	366	+/-108	1.5%	+/-0.5
Built 1939 or earlier	897	+/-222	3.8%	+/-0.9
ROOMS				
Total housing units	23,621	+/-584	23,621	(X)
1 room	766	+/-245	3.2%	+/-1.0
2 rooms	2,031	+/-376	8.6%	+/-1.6
3 rooms	4,247	+/-527	18.0%	+/-2.1
4 rooms	5,959	+/-518	25.2%	+/-2.2
5 rooms	5,182	+/-554	21.9%	+/-2.3
6 rooms	2,940	+/-449	12.4%	+/-1.9
7 rooms	1,111	+/-285	4.7%	+/-1.2
8 rooms	598	+/-190	2.5%	+/-0.8
9 rooms or more	787	+/-216	3.3%	+/-0.9
Median rooms	4.3	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	23,621	+/-584	23,621	(X)
No bedroom	797	+/-246	3.4%	+/-1.0
1 bedroom	4,294	+/-492	18.2%	+/-2.0
2 bedrooms	8,202	+/-594	34.7%	+/-2.4
3 bedrooms	7,597	+/-674	32.2%	+/-2.8
4 bedrooms	2,544	+/-420	10.8%	+/-1.7
5 or more bedrooms	187	+/-160	0.8%	+/-0.7
HOUSING TENURE				
Occupied housing units	21,421	+/-602	21,421	(X)
Owner-occupied	6,072	+/-476	28.3%	+/-2.2
Renter-occupied	15,349	+/-671	71.7%	+/-2.2
Average household size of owner-occupied unit	2.54	+/-0.12	(X)	(X)
Average household size of renter-occupied unit	2.35	+/-0.09	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	21,421	+/-602	21,421	(X)
Moved in 2015 or later	2,934	+/-445	13.7%	+/-2.1
Moved in 2010 to 2014	12,420	+/-693	58.0%	+/-2.5
Moved in 2000 to 2009	3,666	+/-393	17.1%	+/-1.8
Moved in 1990 to 1999	1,102	+/-239	5.1%	+/-1.1
Moved in 1980 to 1989	431	+/-119	2.0%	+/-0.5
Moved in 1979 and earlier	868	+/-181	4.1%	+/-0.8
VEHICLES AVAILABLE				
Occupied housing units	21,421	+/-602	21,421	(X)
No vehicles available	1,362	+/-295	6.4%	+/-1.3
1 vehicle available	9,182	+/-712	42.9%	+/-2.9
2 vehicles available	7,493	+/-628	35.0%	+/-2.9
3 or more vehicles available	3,384	+/-411	15.8%	+/-2.0
HOUSE HEATING FUEL				
Occupied housing units	21,421	+/-602	21,421	(X)
Utility gas	3,647	+/-422	17.0%	+/-2.0
Bottled, tank, or LP gas	310	+/-128	1.4%	+/-0.6
Electricity	17,306	+/-681	80.8%	+/-2.1
Fuel oil, kerosene, etc.	0	+/-30	0.0%	+/-0.2
Coal or coke	0	+/-30	0.0%	+/-0.2
Wood	18	+/-30	0.1%	+/-0.1
Solar energy	0	+/-30	0.0%	+/-0.2

Subject	San Marcos city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Other fuel	21	+/-32	0.1%	+/-0.2
No fuel used	119	+/-87	0.6%	+/-0.4
SELECTED CHARACTERISTICS				
Occupied housing units	21,421	+/-602	21,421	(X)
Lacking complete plumbing facilities	74	+/-75	0.3%	+/-0.4
Lacking complete kitchen facilities	229	+/-108	1.1%	+/-0.5
No telephone service available	514	+/-158	2.4%	+/-0.7
OCCUPANTS PER ROOM				
Occupied housing units	21,421	+/-602	21,421	(X)
1.00 or less	20,618	+/-703	96.3%	+/-1.2
1.01 to 1.50	561	+/-190	2.6%	+/-0.9
1.51 or more	242	+/-148	1.1%	+/-0.7
VALUE				
Owner-occupied units	6,072	+/-476	6,072	(X)
Less than \$50,000	675	+/-190	11.1%	+/-3.0
\$50,000 to \$99,999	800	+/-181	13.2%	+/-3.0
\$100,000 to \$149,999	1,513	+/-298	24.9%	+/-3.9
\$150,000 to \$199,999	1,313	+/-283	21.6%	+/-4.3
\$200,000 to \$299,999	1,067	+/-236	17.6%	+/-3.8
\$300,000 to \$499,999	542	+/-169	8.9%	+/-2.7
\$500,000 to \$999,999	162	+/-72	2.7%	+/-1.2
\$1,000,000 or more	0	+/-30	0.0%	+/-0.6
Median (dollars)	151,700	+/-8,583	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	6,072	+/-476	6,072	(X)
Housing units with a mortgage	3,517	+/-401	57.9%	+/-4.0
Housing units without a mortgage	2,555	+/-283	42.1%	+/-4.0
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	3,517	+/-401	3,517	(X)
Less than \$500	73	+/-54	2.1%	+/-1.5
\$500 to \$999	697	+/-174	19.8%	+/-4.5
\$1,000 to \$1,499	1,354	+/-312	38.5%	+/-7.0
\$1,500 to \$1,999	935	+/-205	26.6%	+/-6.0
\$2,000 to \$2,499	216	+/-109	6.1%	+/-2.9
\$2,500 to \$2,999	122	+/-83	3.5%	+/-2.3
\$3,000 or more	120	+/-71	3.4%	+/-1.9
Median (dollars)	1,386	+/-60	(X)	(X)
Housing units without a mortgage	2,555	+/-283	2,555	(X)
Less than \$250	135	+/-86	5.3%	+/-3.4
\$250 to \$399	439	+/-161	17.2%	+/-6.0
\$400 to \$599	957	+/-231	37.5%	+/-7.6
\$600 to \$799	676	+/-181	26.5%	+/-6.7
\$800 to \$999	148	+/-93	5.8%	+/-3.6
\$1,000 or more	200	+/-80	7.8%	+/-3.1
Median (dollars)	514	+/-53	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	3,459	+/-404	3,459	(X)
Less than 20.0 percent	1,262	+/-236	36.5%	+/-6.6
20.0 to 24.9 percent	635	+/-199	18.4%	+/-4.9
25.0 to 29.9 percent	402	+/-133	11.6%	+/-4.0
30.0 to 34.9 percent	208	+/-109	6.0%	+/-3.0



Subject	San Marcos city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
35.0 percent or more	952	+/-286	27.5%	+/-6.7
Not computed	58	+/-68	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,555	+/-283	2,555	(X)
Less than 10.0 percent	860	+/-191	33.7%	+/-7.1
10.0 to 14.9 percent	454	+/-156	17.8%	+/-5.8
15.0 to 19.9 percent	260	+/-108	10.2%	+/-4.1
20.0 to 24.9 percent	234	+/-116	9.2%	+/-4.6
25.0 to 29.9 percent	172	+/-100	6.7%	+/-3.9
30.0 to 34.9 percent	169	+/-129	6.6%	+/-4.8
35.0 percent or more	406	+/-154	15.9%	+/-5.5
Not computed	0	+/-30	(X)	(X)
GROSS RENT				
Occupied units paying rent	15,025	+/-669	15,025	(X)
Less than \$500	552	+/-182	3.7%	+/-1.2
\$500 to \$999	8,244	+/-700	54.9%	+/-3.5
\$1,000 to \$1,499	4,423	+/-536	29.4%	+/-3.5
\$1,500 to \$1,999	1,423	+/-288	9.5%	+/-2.0
\$2,000 to \$2,499	326	+/-176	2.2%	+/-1.2
\$2,500 to \$2,999	40	+/-42	0.3%	+/-0.3
\$3,000 or more	17	+/-27	0.1%	+/-0.2
Median (dollars)	949	+/-17	(X)	(X)
No rent paid	324	+/-128	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	14,110	+/-695	14,110	(X)
Less than 15.0 percent	989	+/-229	7.0%	+/-1.6
15.0 to 19.9 percent	1,133	+/-265	8.0%	+/-1.9
20.0 to 24.9 percent	1,193	+/-282	8.5%	+/-1.9
25.0 to 29.9 percent	1,071	+/-283	7.6%	+/-2.0
30.0 to 34.9 percent	1,132	+/-225	8.0%	+/-1.6
35.0 percent or more	8,592	+/-664	60.9%	+/-3.2
Not computed	1,239	+/-334	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census

2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S2503

## FINANCIAL CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

**Tell us what you think.** Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	San Marcos city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	21,421	+/-602	6,072	+/-476	15,349
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)					
Less than \$5,000	10.5%	+/-1.7	2.1%	+/-1.4	13.9%
\$5,000 to \$9,999	6.7%	+/-1.5	3.7%	+/-2.0	7.9%
\$10,000 to \$14,999	7.8%	+/-1.5	2.0%	+/-1.4	10.1%
\$15,000 to \$19,999	8.5%	+/-1.7	6.5%	+/-2.7	9.3%
\$20,000 to \$24,999	7.9%	+/-1.7	4.3%	+/-2.2	9.4%
\$25,000 to \$34,999	13.3%	+/-2.1	9.2%	+/-2.7	14.9%
\$35,000 to \$49,999	13.4%	+/-1.9	15.1%	+/-3.5	12.7%
\$50,000 to \$74,999	15.0%	+/-2.0	20.0%	+/-4.3	13.0%
\$75,000 to \$99,999	7.1%	+/-1.3	13.4%	+/-2.9	4.6%
\$100,000 to \$149,999	6.0%	+/-1.2	13.2%	+/-3.3	3.2%
\$150,000 or more	3.7%	+/-1.0	10.5%	+/-2.7	1.0%
Median household income (dollars)	30,985	+/-1,951	58,153	+/-5,187	24,622
MONTHLY HOUSING COSTS					
Less than \$300	2.5%	+/-0.7	6.2%	+/-1.9	1.1%
\$300 to \$499	6.2%	+/-1.2	15.4%	+/-3.3	2.5%
\$500 to \$799	22.9%	+/-2.2	19.7%	+/-3.4	24.2%
\$800 to \$999	24.1%	+/-2.3	10.2%	+/-2.9	29.5%
\$1,000 to \$1,499	27.7%	+/-2.8	24.9%	+/-4.5	28.8%
\$1,500 to \$1,999	11.2%	+/-1.7	16.1%	+/-3.2	9.3%
\$2,000 to \$2,499	2.5%	+/-1.0	3.6%	+/-1.8	2.1%
\$2,500 to \$2,999	0.8%	+/-0.4	2.0%	+/-1.4	0.3%
\$3,000 or more	0.6%	+/-0.4	2.0%	+/-1.1	0.1%
No cash rent	1.5%	+/-0.6	(X)	(X)	2.1%
Median (dollars)	951	+/-18	969	+/-83	949
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					

Subject	San Marcos city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Less than \$20,000	28.7%	+/-2.7	13.4%	+/-3.7	34.7%
Less than 20 percent	0.3%	+/-0.3	0.6%	+/-0.8	0.2%
20 to 29 percent	0.6%	+/-0.4	1.8%	+/-1.4	0.2%
30 percent or more	27.7%	+/-2.8	10.9%	+/-3.3	34.4%
\$20,000 to \$34,999	20.7%	+/-2.2	13.5%	+/-3.1	23.5%
Less than 20 percent	1.1%	+/-0.4	2.3%	+/-1.0	0.6%
20 to 29 percent	2.4%	+/-0.9	3.6%	+/-2.0	1.9%
30 percent or more	17.2%	+/-2.1	7.7%	+/-2.9	21.0%
\$35,000 to \$49,999	13.0%	+/-1.9	15.1%	+/-3.5	12.2%
Less than 20 percent	1.9%	+/-0.5	5.1%	+/-1.7	0.6%
20 to 29 percent	5.5%	+/-1.3	4.4%	+/-1.6	6.0%
30 percent or more	5.6%	+/-1.4	5.6%	+/-2.8	5.6%
\$50,000 to \$74,999	15.0%	+/-2.0	20.0%	+/-4.3	13.0%
Less than 20 percent	6.8%	+/-1.3	10.4%	+/-2.8	5.4%
20 to 29 percent	5.5%	+/-1.4	6.4%	+/-2.9	5.2%
30 percent or more	2.7%	+/-1.1	3.3%	+/-2.0	2.5%
\$75,000 or more	16.6%	+/-1.9	37.1%	+/-4.3	8.5%
Less than 20 percent	13.1%	+/-1.6	28.4%	+/-4.2	7.0%
20 to 29 percent	3.2%	+/-1.1	7.6%	+/-2.3	1.5%
30 percent or more	0.3%	+/-0.3	1.1%	+/-1.1	0.0%
Zero or negative income	4.5%	+/-1.4	1.0%	+/-1.1	6.0%
No cash rent	1.5%	+/-0.6	(X)	(X)	2.1%

Subject	San Marcos city, Texas
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-671
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)	
Less than \$5,000	+/-2.2
\$5,000 to \$9,999	+/-2.0
\$10,000 to \$14,999	+/-2.0
\$15,000 to \$19,999	+/-2.0
\$20,000 to \$24,999	+/-2.2
\$25,000 to \$34,999	+/-2.6
\$35,000 to \$49,999	+/-2.3
\$50,000 to \$74,999	+/-2.3
\$75,000 to \$99,999	+/-1.5
\$100,000 to \$149,999	+/-1.2
\$150,000 or more	+/-0.7
Median household income (dollars)	+/-1,895
MONTHLY HOUSING COSTS	
Less than \$300	+/-0.6
\$300 to \$499	+/-1.0
\$500 to \$799	+/-2.6
\$800 to \$999	+/-2.9
\$1,000 to \$1,499	+/-3.4
\$1,500 to \$1,999	+/-1.9
\$2,000 to \$2,499	+/-1.1
\$2,500 to \$2,999	+/-0.3
\$3,000 or more	+/-0.2
No cash rent	+/-0.8
Median (dollars)	+/-17
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	
Less than \$20,000	+/-3.3
Less than 20 percent	+/-0.3
20 to 29 percent	+/-0.2
30 percent or more	+/-3.3
\$20,000 to \$34,999	+/-2.9
Less than 20 percent	+/-0.5
20 to 29 percent	+/-0.9
30 percent or more	+/-2.9
\$35,000 to \$49,999	+/-2.3
Less than 20 percent	+/-0.4
20 to 29 percent	+/-1.8
30 percent or more	+/-1.6
\$50,000 to \$74,999	+/-2.3
Less than 20 percent	+/-1.5
20 to 29 percent	+/-1.5
30 percent or more	+/-1.3
\$75,000 or more	+/-2.0
Less than 20 percent	+/-1.7
20 to 29 percent	+/-1.0
30 percent or more	+/-0.2
Zero or negative income	+/-1.9
No cash rent	+/-0.8

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling



variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.