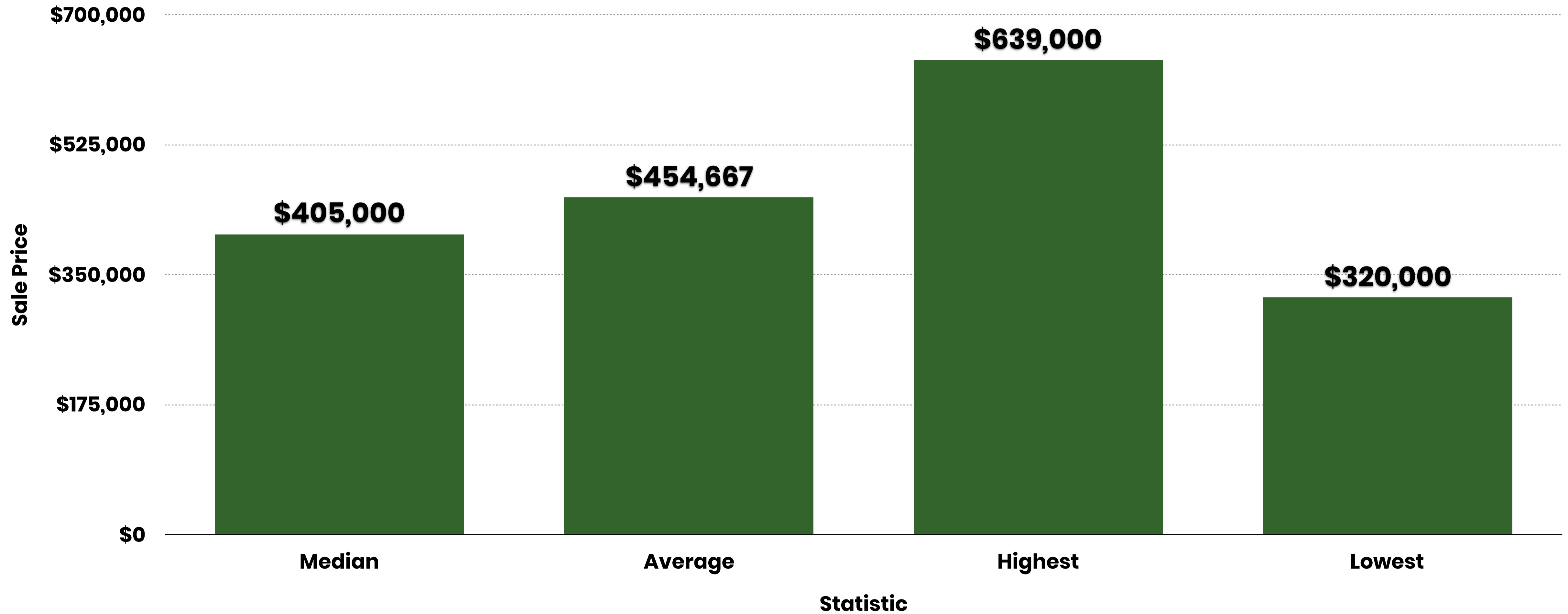


# 3800 Beckwood | Research and Analysis Pack

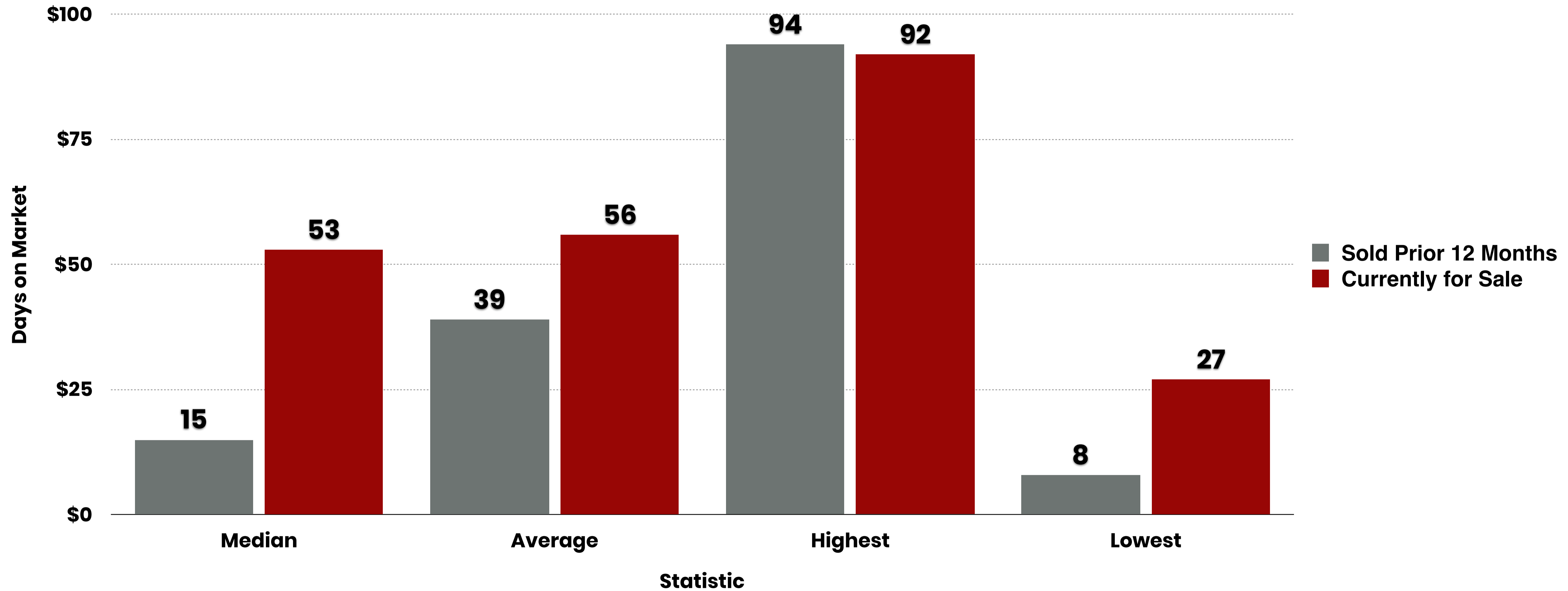


# Sale Price Statistics Prior 12 Months | Northwood Hills



**Data:** SABOR Single Family Homes Listings 9/04/19 & SABOR Sold Single Family Homes Prior 12 Months as of 9/04/19  
**Analysis:** SWPRE

# Days on Market Prior 12 Months Sales Statistics | Northwood Hills



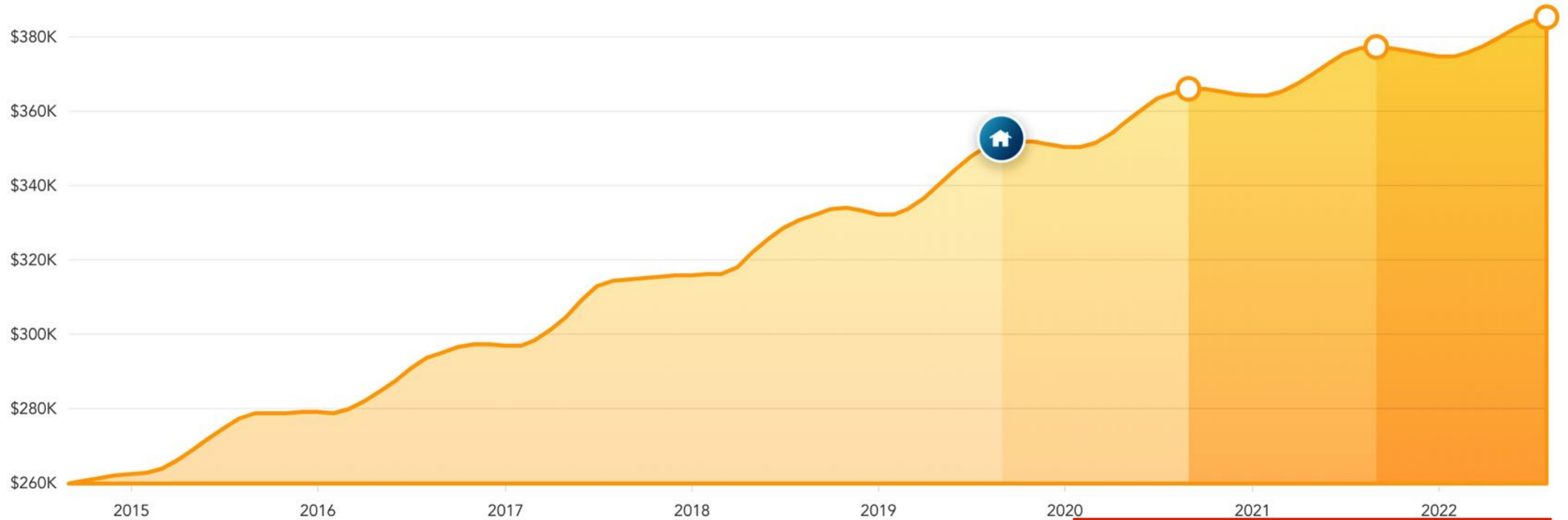
**Data: SABOR Single Family Homes Listings 9/04/19 & SABOR Sold Single Family Homes Prior 12 Months as of 9/04/19**  
**Analysis: SWPRE**

## HouseCanary Forecast:

Zip-Code

Block

Our Zip-Code-level forecast shows how this home is likely to appreciate in the next 36 months based on the rate of home price growth in the Zip-Code.



1 Year

+4.1%

\$365,707

2 Year

+7.4%

\$377,114

3 Year

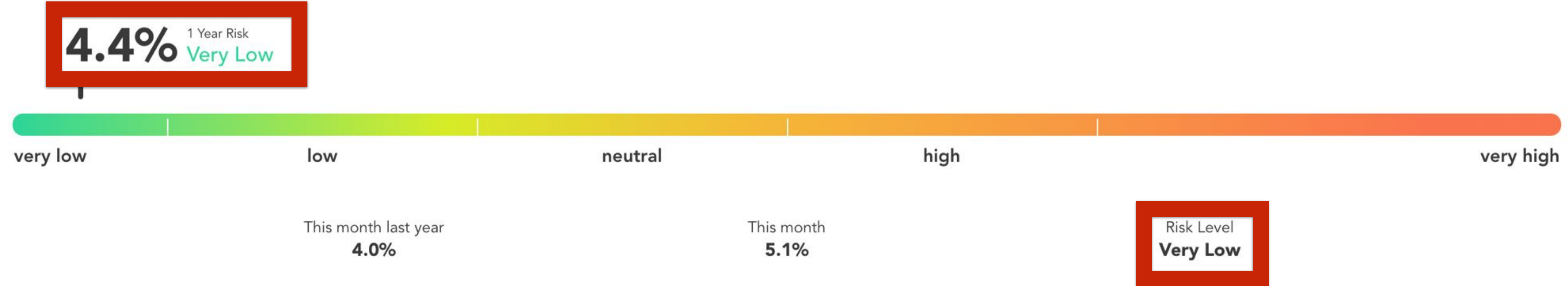
+9.6%

\$385,115

# Very Low Risk of Decline | HouseCanary Analysis

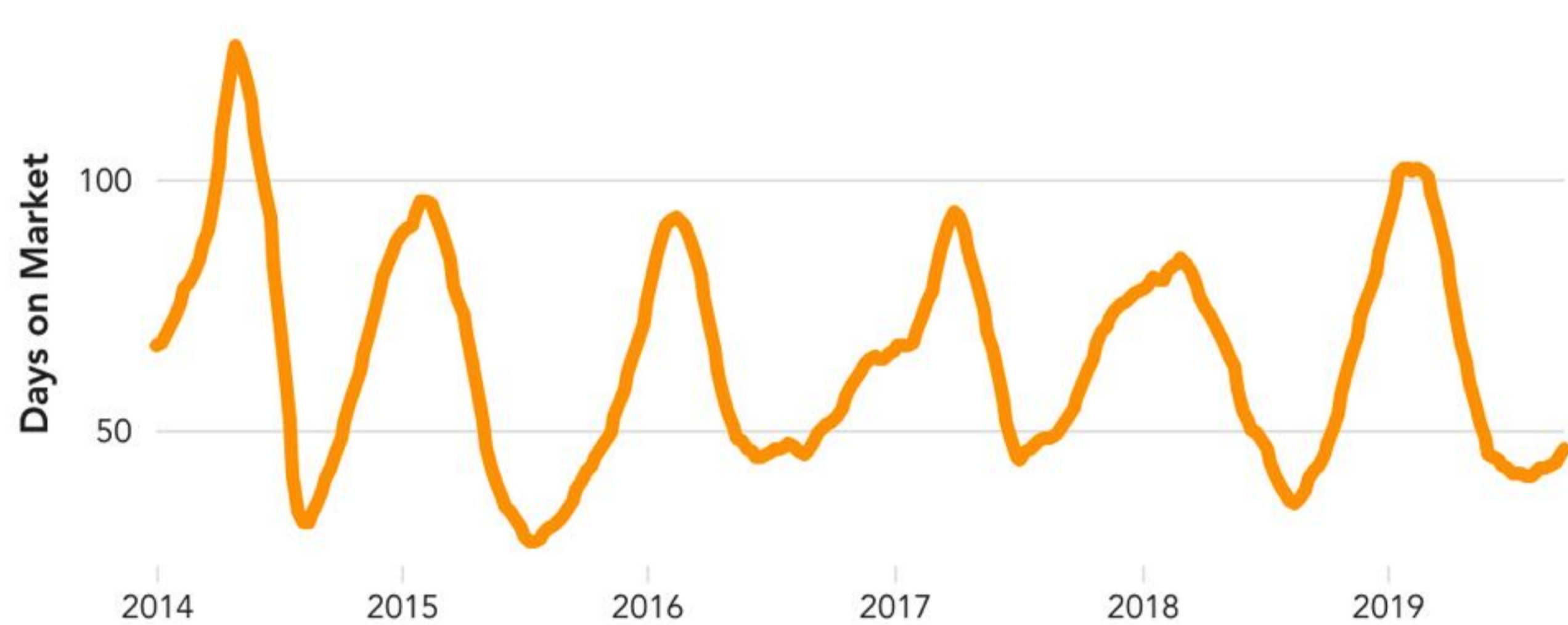
## Market Analysis - 78259

### MSA Risk of Decline

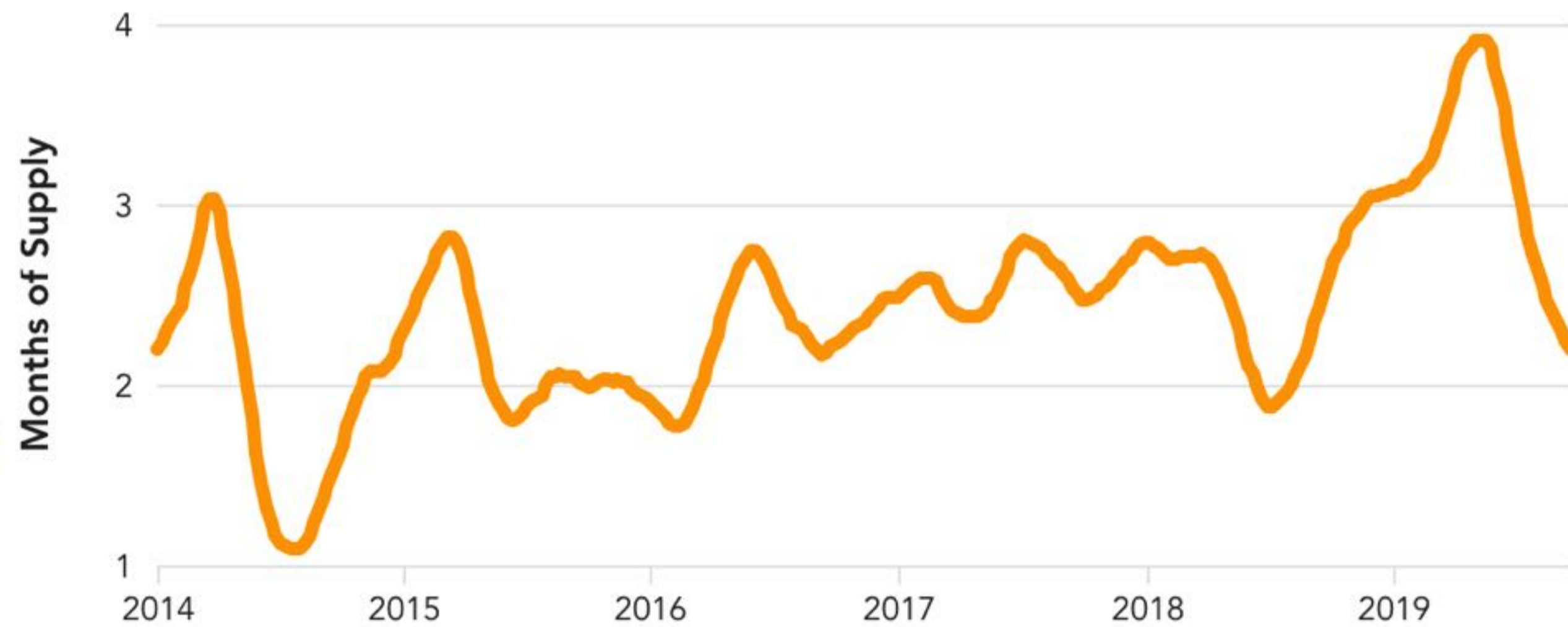


# Days on Market & Months of Supply - 2014 to date | HouseCanary Analysis

## Days on Market - Sold or De-Listed Properties ⓘ

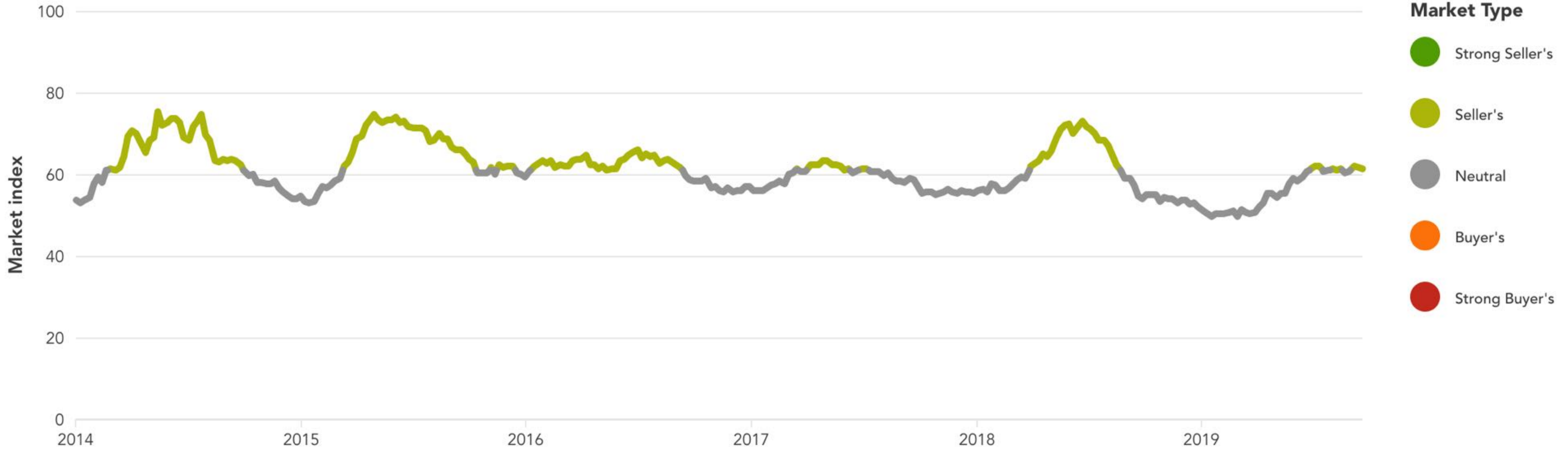


## Months of Supply ⓘ



# Seller's Market Market Index | HouseCanary Analysis

## Market Index



This month last year  
**59**

This month  
**61**


Market Status  
**Seller's Market**

# Comparative Demographics | Northwood Hills vs. San Antonio

## ANNUAL POPULATION GROWTH

Northwood Hills  
21% HIGHER  
than  
San Antonio


21%



## % HOME VALUES \$500,000+

Northwood Hills  
233% HIGHER  
than  
San Antonio


233%



## % HOUSEHOLD INCOMES \$100,000+

Northwood Hills  
60% HIGHER  
than  
San Antonio


60%



## % HOUSEHOLD NET WORTH \$500,000+

Northwood Hills  
165% HIGHER  
than  
San Antonio


165%



## % GRADUATE DEGREE

Northwood Hills  
31% HIGHER  
than  
San Antonio


31%



## % BACHELOR DEGREE

Northwood Hills  
40% HIGHER  
than  
San Antonio


40%



## % HOMES WITH CHILDREN

Northwood Hills  
32% HIGHER  
than  
San Antonio


32%



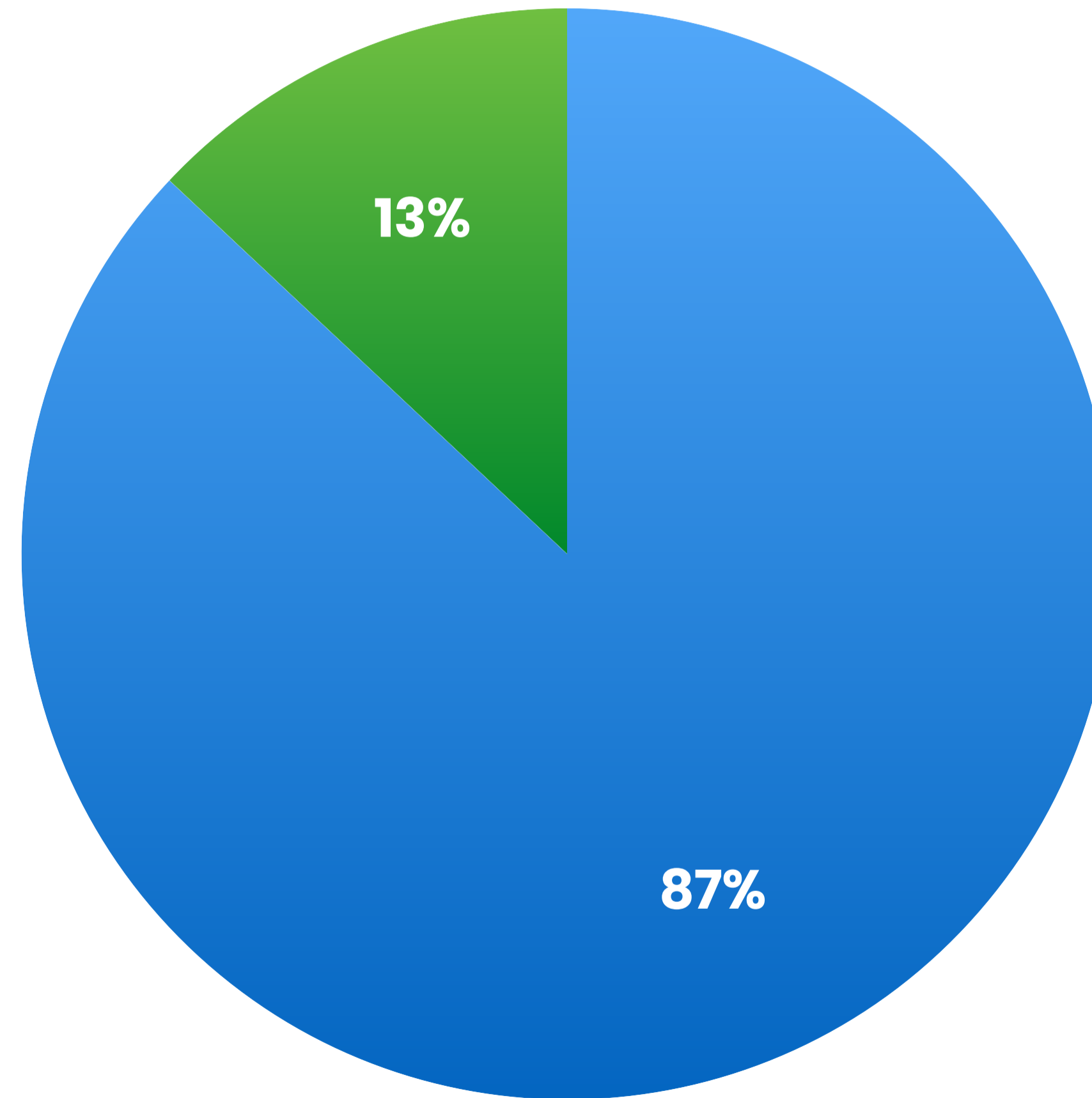
## % HOMES OWNER OCCUPIED

Northwood Hills  
56% HIGHER  
than  
San Antonio

56%







## 87% Soccer Moms

- 3.0 avg. household size
- 37 median age
- Low vacancy rates
- 38% college graduates
- Connected with mobile devices
- Well invested and insured
- Carry a higher level of debt

## 13% Boomburbs

- 3.2 avg. household size
- 34 median age
- Over 50% have college graduates
- Suburban periphery of metro areas
- New single-family neighborhoods
- Long commutes
- Well connected with latest devices

# Infographics | Northwood Hills

## KEY FACTS



## EDUCATION



## BUSINESS



## EMPLOYMENT



## INCOME



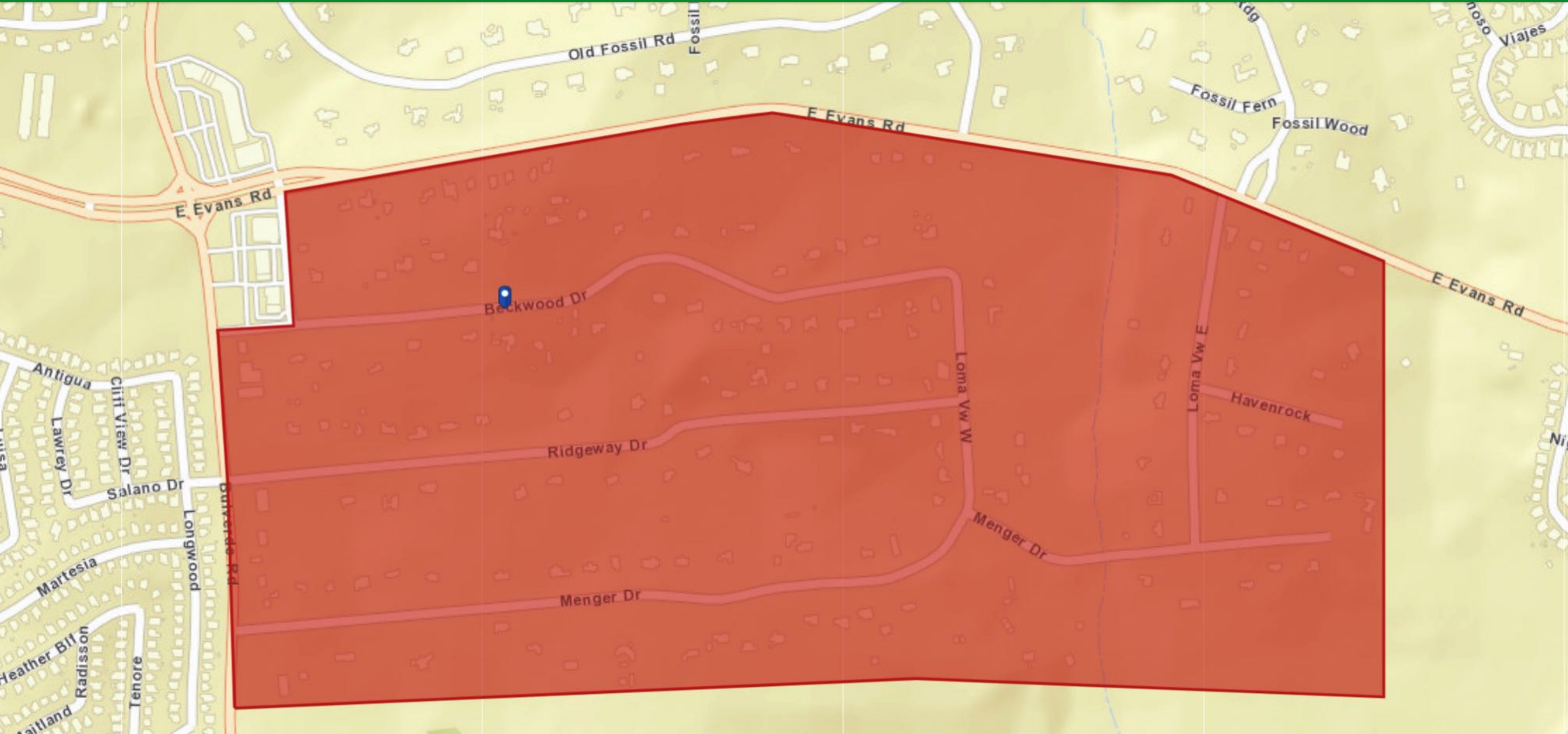
## Households By Income

The largest group: \$75,000 - \$99,999 (30.1%)

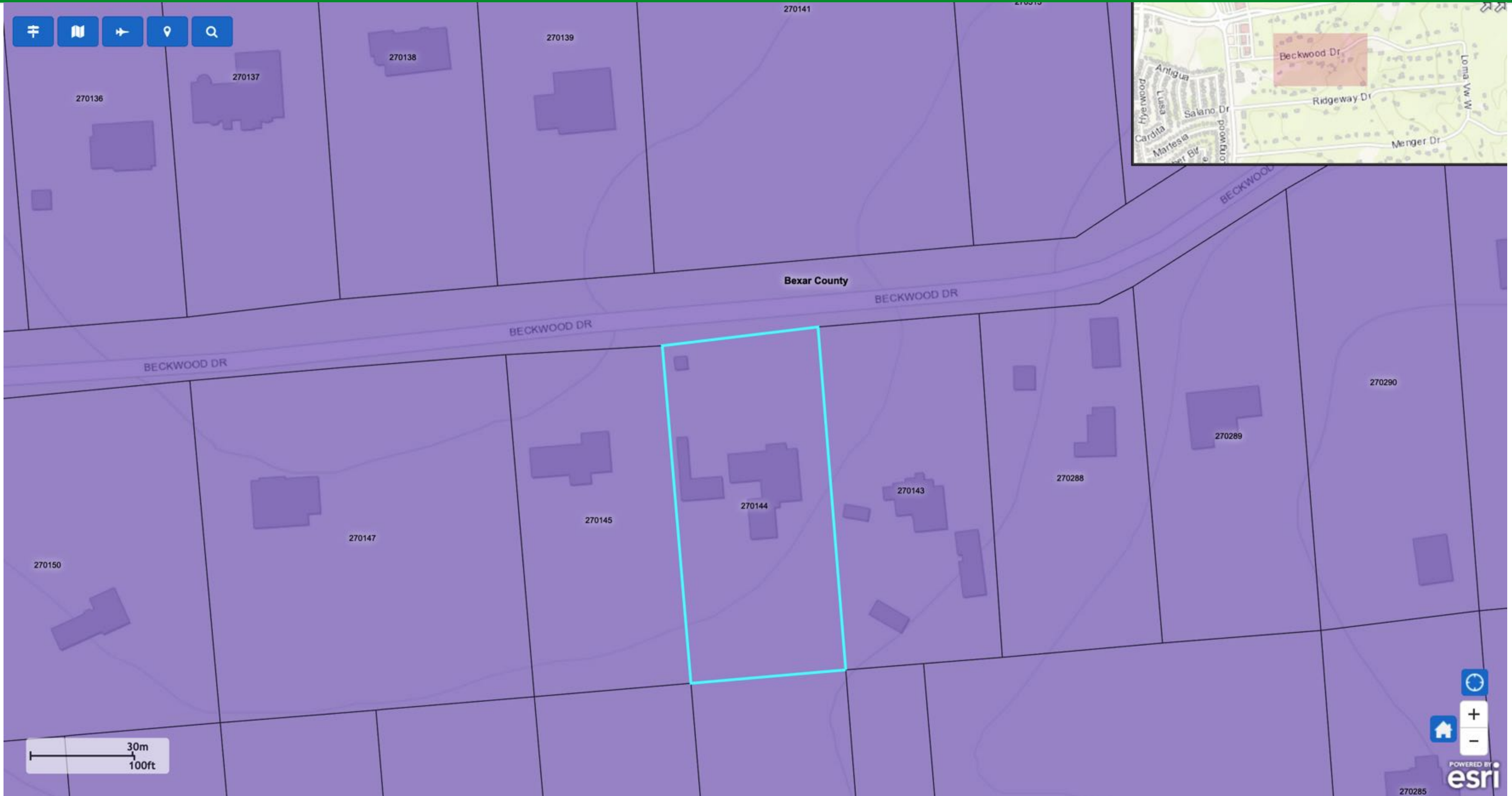
The smallest group: \$15,000 - \$24,999 (0.7%)

Indicator ▲	Value	Difference	
<\$15,000	1.5%	-10.5%	
\$15,000 - \$24,999	0.7%	-9.3%	
\$25,000 - \$34,999	1.5%	-7.9%	
\$35,000 - \$49,999	7.4%	-6.0%	
\$50,000 - \$74,999	20.6%	+2.0%	
\$75,000 - \$99,999	30.1%	+17.7%	
\$100,000 - \$149,999	28.7%	+14.6%	
\$150,000 - \$199,999	6.6%	+1.4%	
\$200,000+	2.9%	-2.0%	

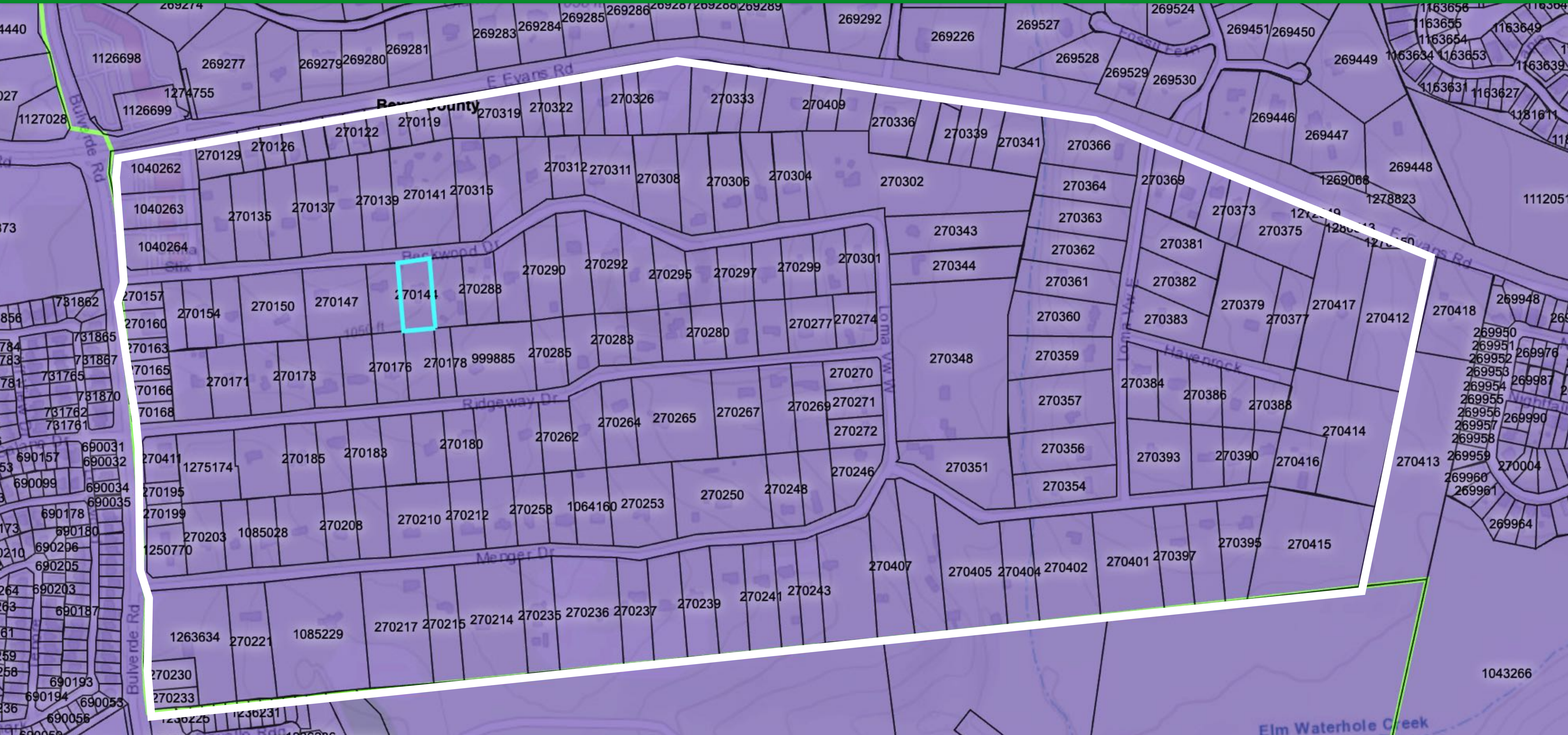
# Northwood Hills Map



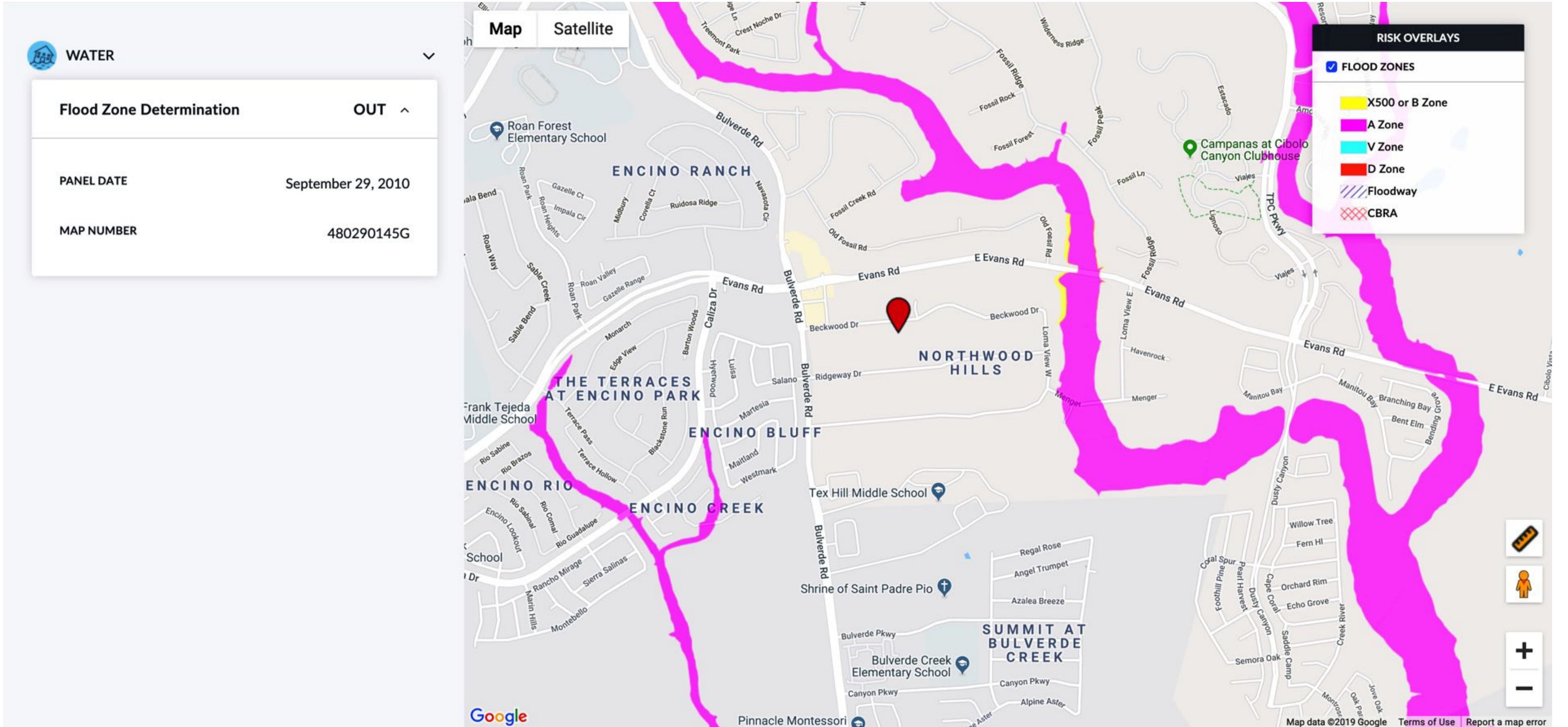
# Bexar CAD Plat Map



# Bexar CAD Subdivision Map

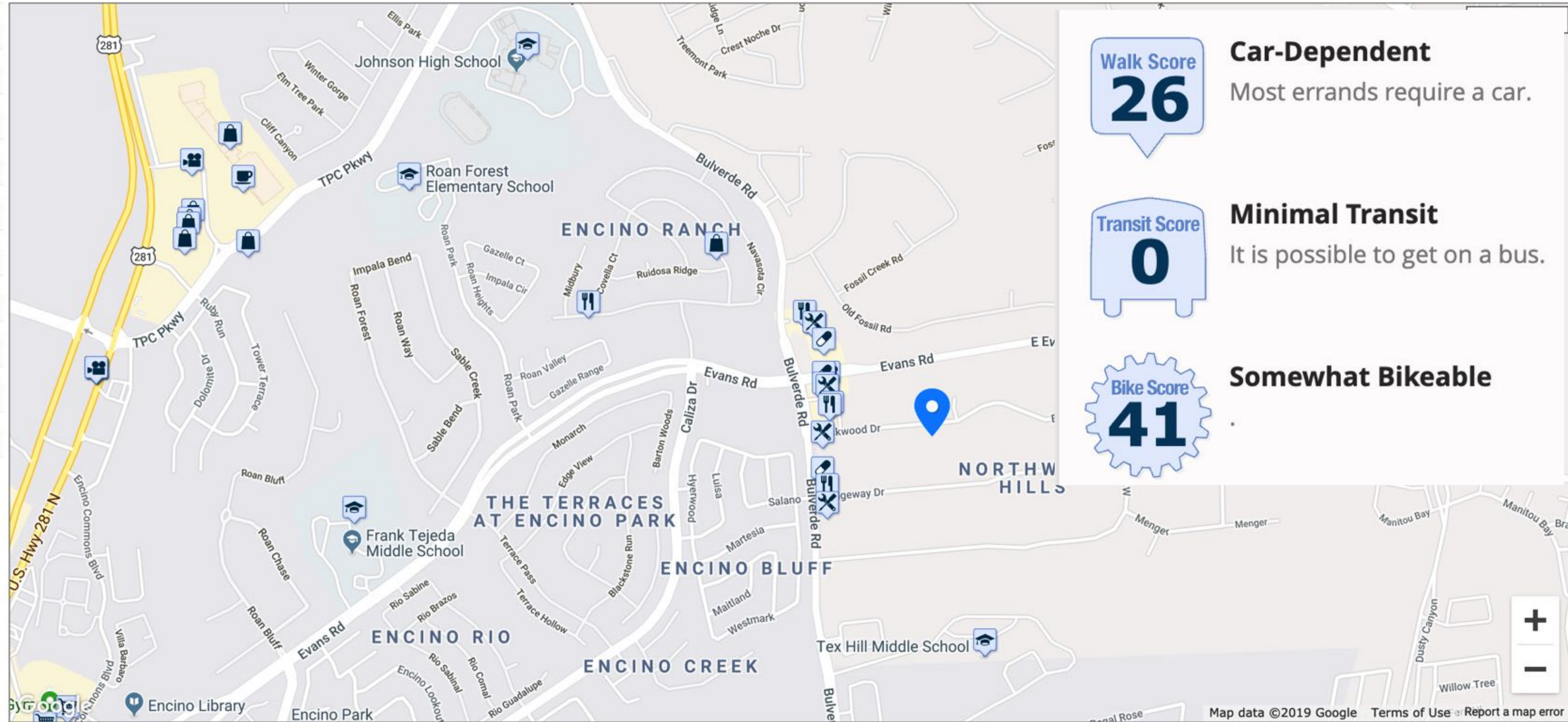


# Not in San Antonio Flood Zones



# 26 Walk Score | What's nearby?

- Restaurants:**
  - China Stix .2mi
- Coffee:**
  - Starbucks 1.5mi
- Bars:**
  - Puzzles Tavern 1.4mi
- Groceries:**
  - Cibolo Liquor 1.4mi
- Parks:**
  - Stone Oak 3mi
- Schools:**
  - Bulverde Ranch Middle School .5mi
- Shopping:**
  - BuySparklers .6mi
- Entertainment:**
  - Redbox .2mi
- Errands:**
  - Maverick Cleaners .2mi
- Search Nearby:**



Walk Score  
**26**

**Car-Dependent**  
Most errands require a car.

Transit Score  
**0**

**Minimal Transit**  
It is possible to get on a bus.

Bike Score  
**41**

**Somewhat Bikeable**

# Greatschools assigned & area schools

## Assigned school

9/10

### Bulverde Creek Elementary School

3839 Canyon Parkway, San Antonio, TX, 78259

Public district, PK-5 | 958 students

Distance: 0.99 miles

[Homes for sale](#)



## Assigned school

8/10

### Hill Middle

21314 Bulverde Road, San Antonio, TX, 78259

Public district, 6-8 | 979 students

Distance: 0.44 miles

[Homes for sale](#)



## Assigned school

9/10

### Johnson High School

1 award

23203 Bulverde Road, San Antonio, TX, 78259

Public district, 9-12 | 3,010 students

Distance: 1.19 miles

[Homes for sale](#)



10/10

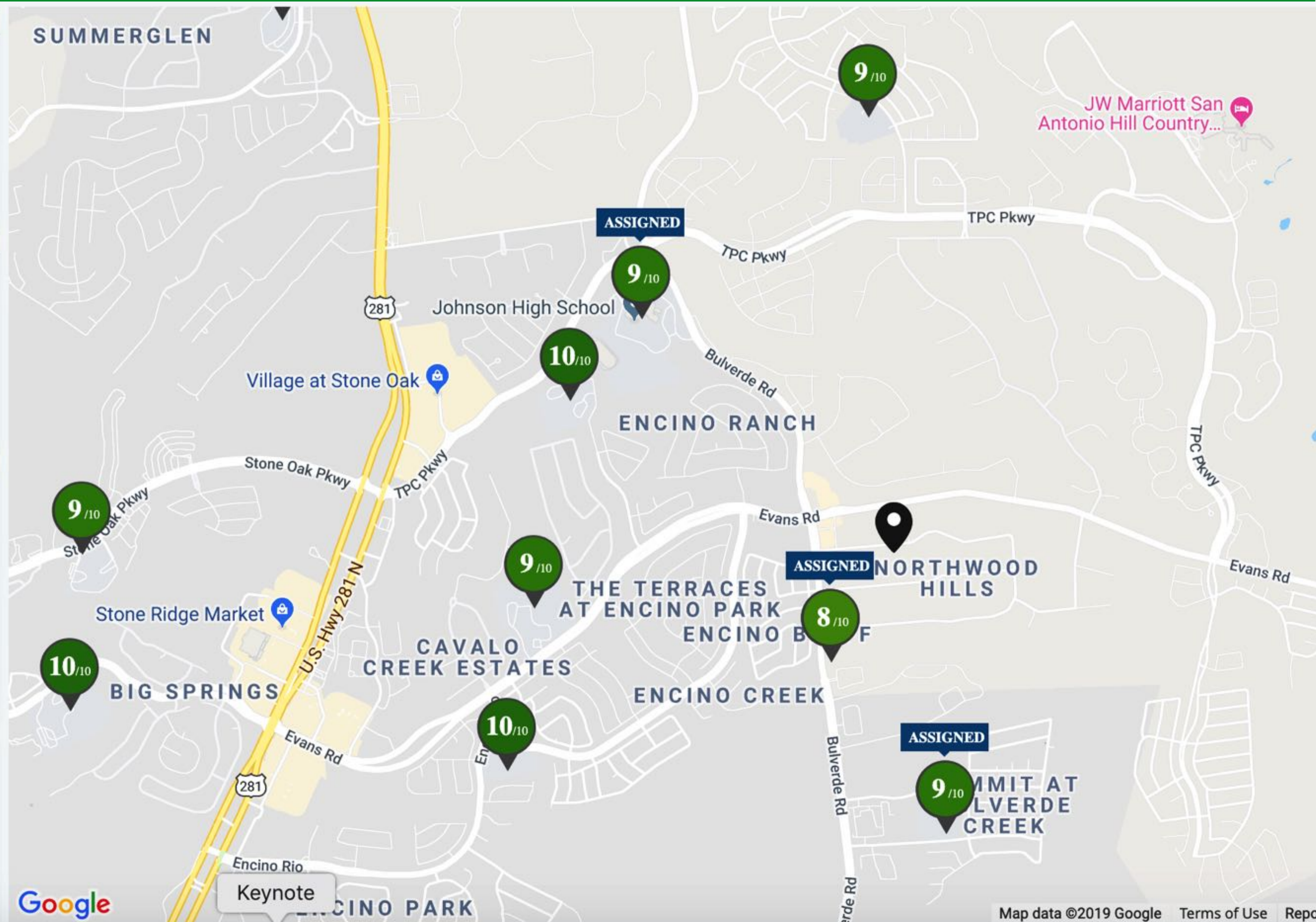
### Lopez Middle School

23103 Hardy Oak Boulevard, San Antonio, TX, 78258

Public district, 6-8 | 1,268 students

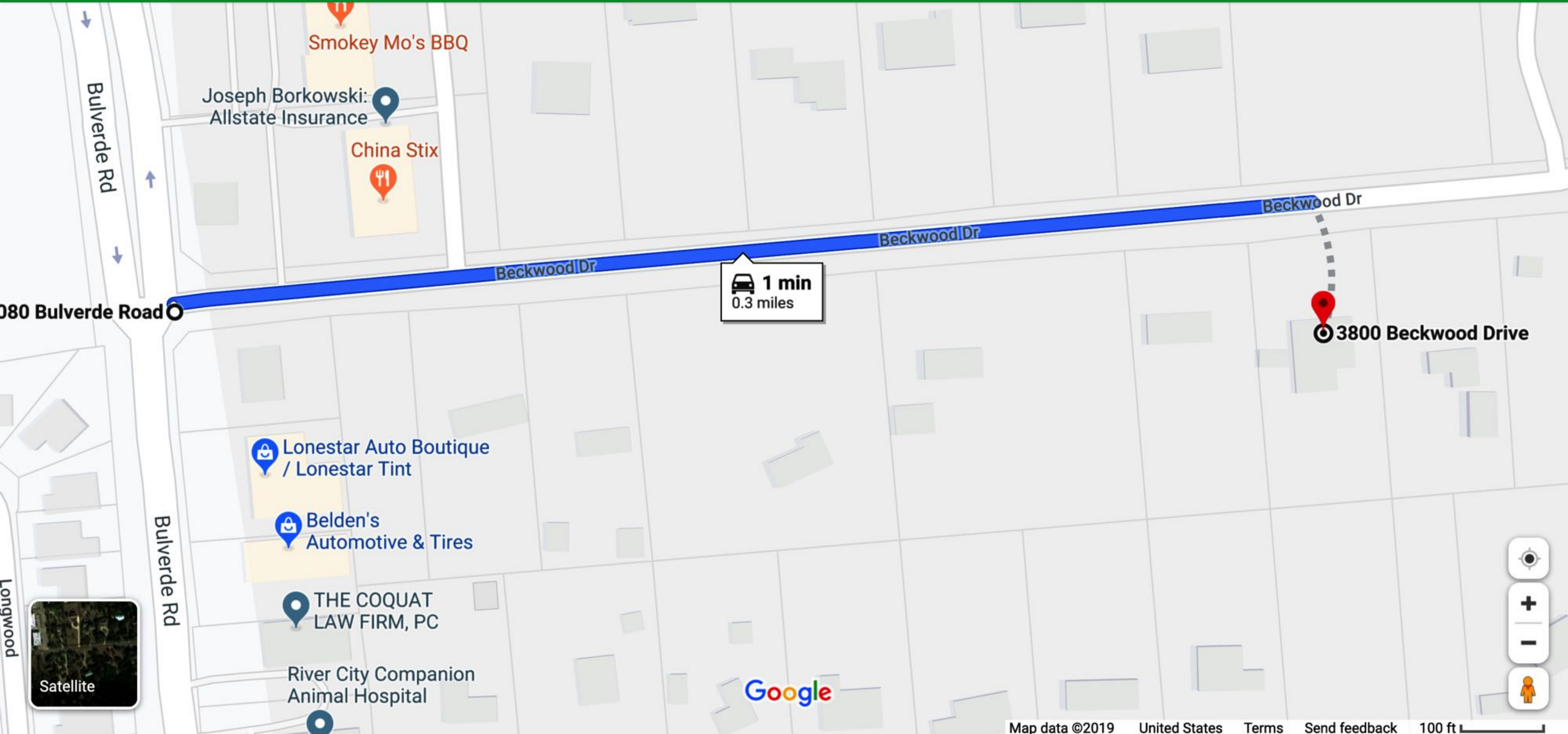
Distance: 4.68 miles

[Homes for sale](#)





# 0.3 MI from Bulverde RD



Smokey Mo's BBQ

Joseph Borkowski:  
Allstate Insurance

China Stix

Bulverde Rd

Beckwood Dr

Beckwood Dr

080 Bulverde Road

1 min  
0.3 miles

3800 Beckwood Drive

Lonestar Auto Boutique  
/ Lonestar Tint

Belden's  
Automotive & Tires

THE COQUAT  
LAW FIRM, PC

River City Companion  
Animal Hospital

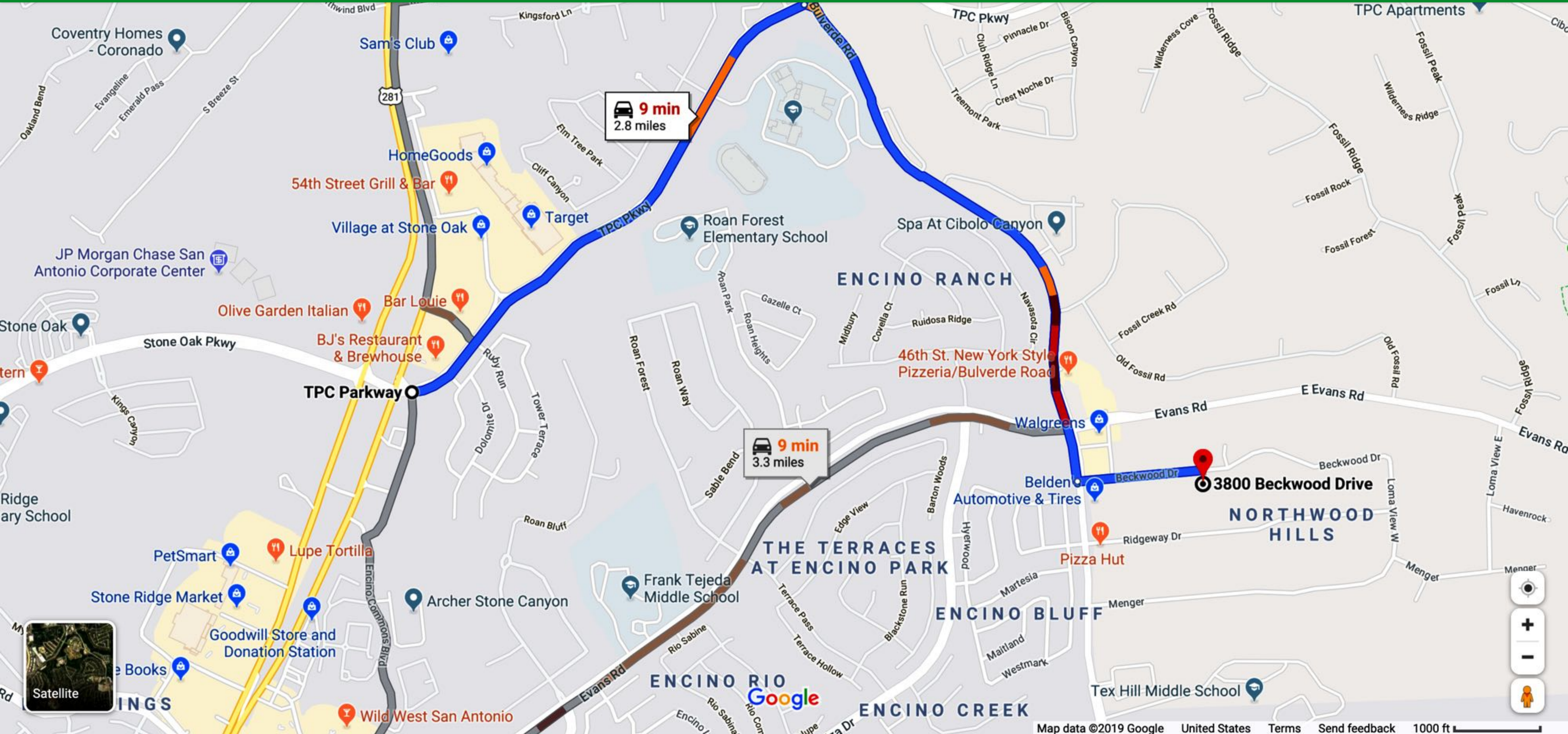
Bulverde Rd

Longwood

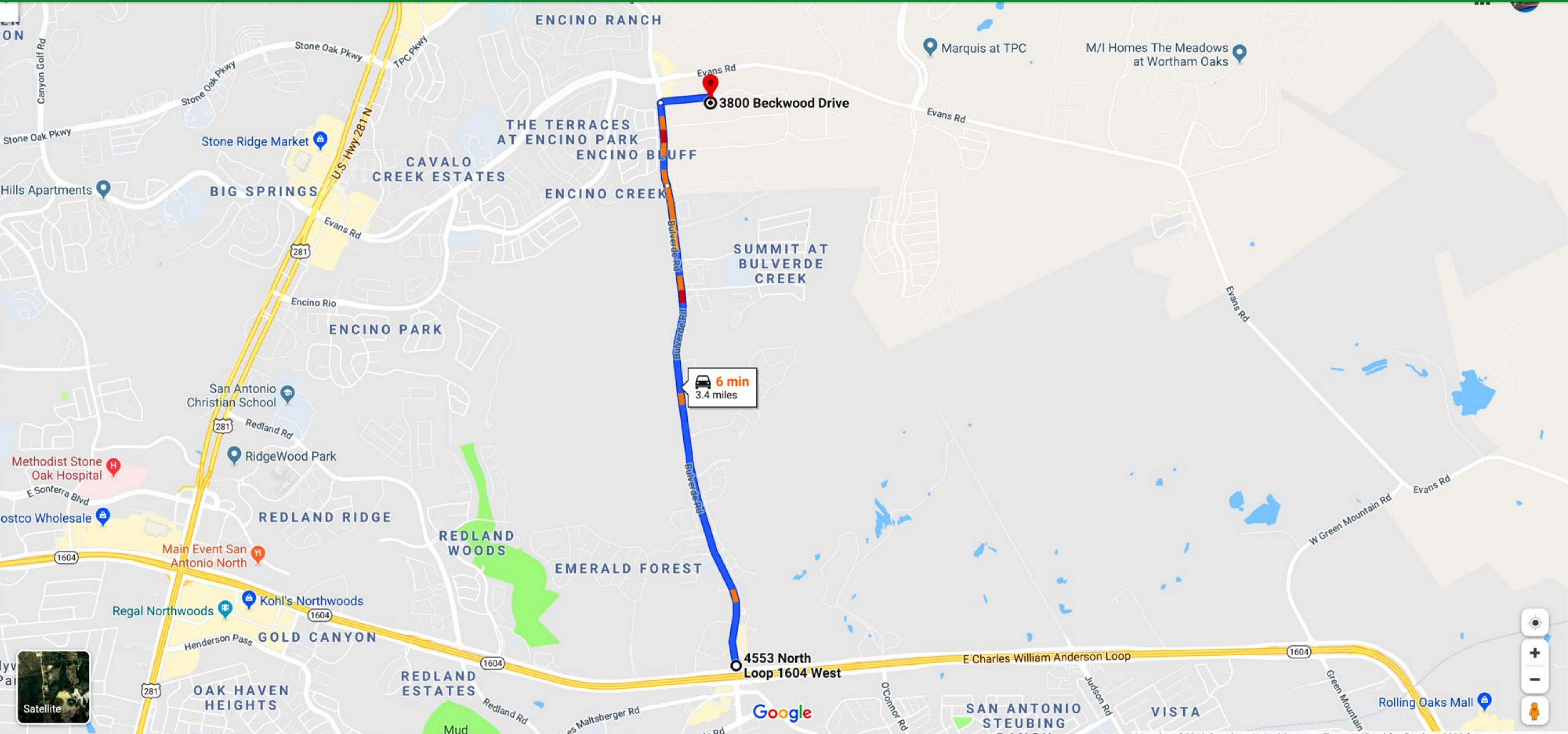


Google

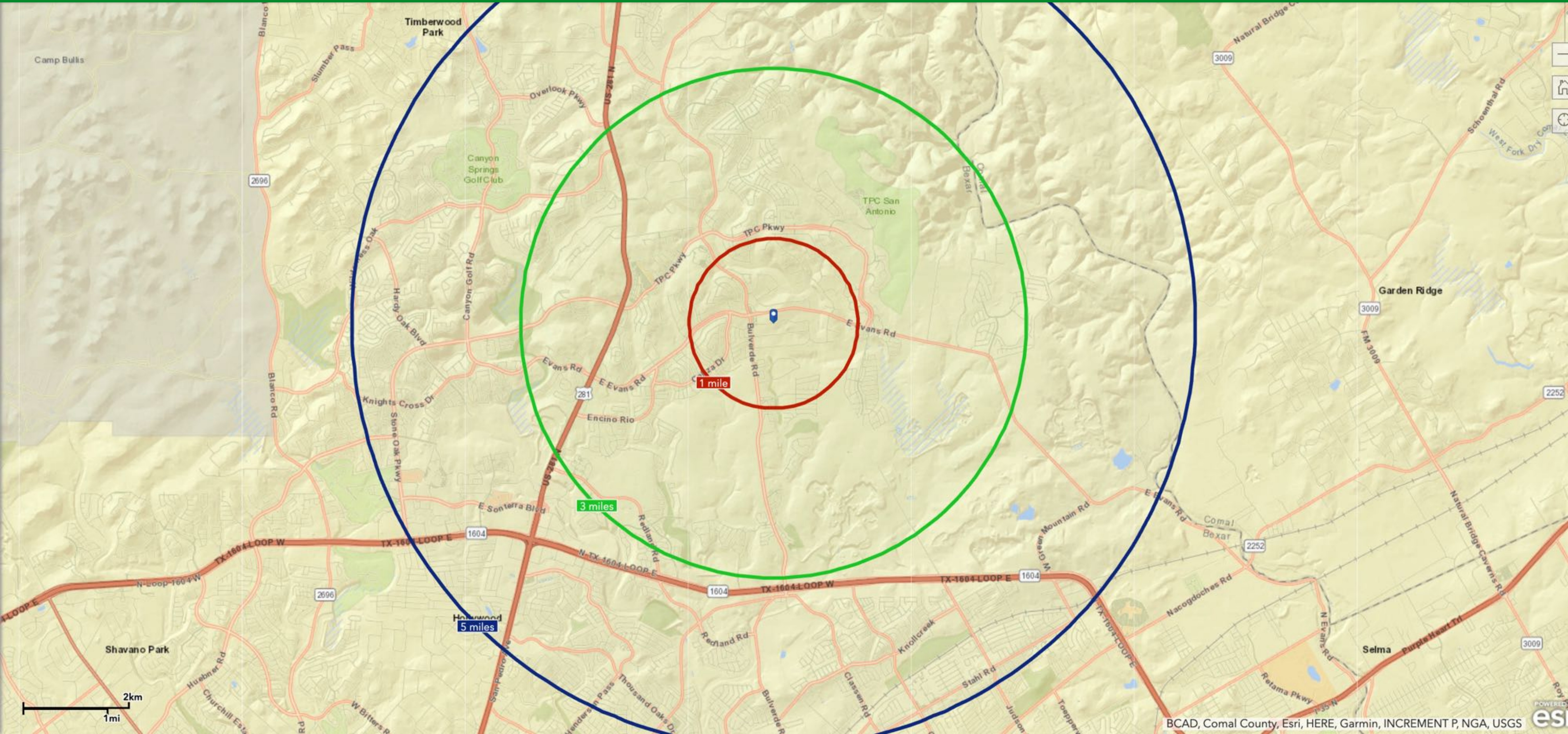
# 2.8 MI US 281 at Stone Oak PKWY/TPC Pkwy



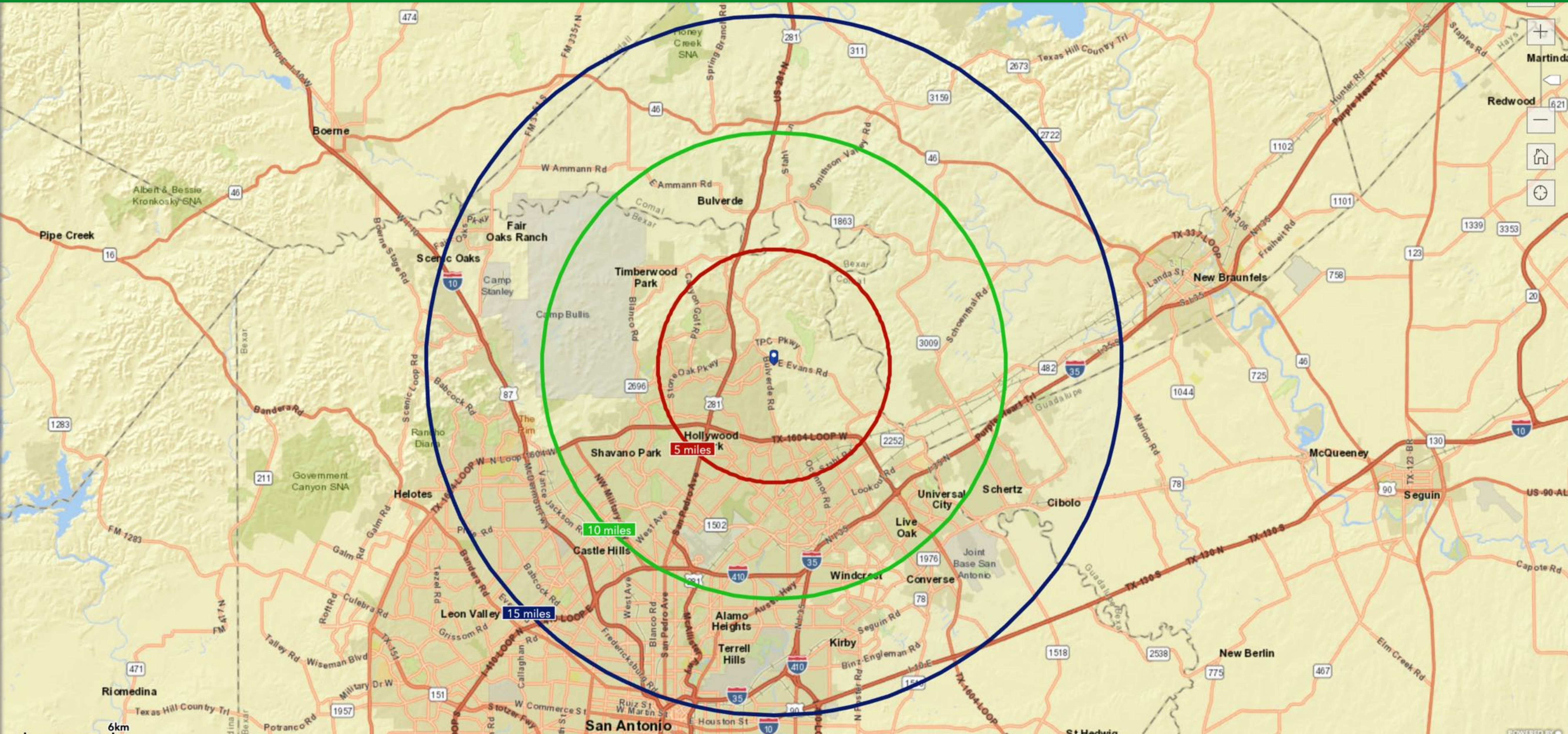
# 3.4 MI from North Loop 1604 at Bulverde RD



# 1 3 5 MI Radii Map



# 5 10 15 MI Radii Map



# 10 20 30 MIN Drive Time Map

