

February 2023 Market Snapshot

Hays County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	290	301	▲ 3.8%	568	542	▼ -4.6%
Median Sales Price	\$437,500	\$380,000	▼ -13.1%	\$423,750	\$400,000	▼ -5.6%
Average Sales Price	\$576,701	\$483,737	▼ -16.1%	\$556,211	\$491,826	▼ -11.6%
Ratio to Original List Price	102.7%	91.1%	▼ -11.3%	101.6%	91.2%	▼ -10.3%
Days On Market	32	100	▲ 212.5%	31	93	▲ 200.0%
New Listings	341	359	▲ 5.3%	667	808	▲ 21.1%
Under Contract	503	575	▲ 14.3%	507	521	▲ 2.8%
Active Listings	207	1,136	▲ 448.8%	225	1,153	▲ 412.4%
Months Inventory	0.5	3.1	▲ 474.9%	0.5	3.1	▲ 474.9%

