

April 2023 Market Snapshot

Hays County



	Year to Date					
	2022	2023	% Change	2022	2023	% Change
Closed Sales	357	361	▲ 1.1%	1,314	1,301	▼ -1.0%
Median Sales Price	\$501,000	\$416,500	▼ -16.9%	\$450,000	\$400,000	▼ -11.1%
Average Sales Price	\$631,265	\$505,780	▼ -19.9%	\$586,815	\$493,507	▼ -15.9%
Ratio to Original List Price	105.0%	93.1%	▼ -11.3%	103.2%	91.9%	▼ -11.0%
Days On Market	32	89	▲ 178.1%	30	94	▲ 213.3%
New Listings	592	520	▼ -12.2%	1,716	1,945	▲ 13.3%
Under Contract	579	645	▲ 11.4%	521	527	▲ 1.2%
Active Listings	384	1,319	▲ 243.5%	268	1,223	▲ 356.3%
Months Inventory	1.0	3.6	▲ 255.6%	1.0	3.6	▲ 255.6%

Current Month				Year to Date			
Active Listings		Median Sales Price		Closed Sales YTD		Median Sales Price YTD	
2022	384	2022	\$501,000	2022	1,314	2022	\$450,000
2023	1,319	2023	\$416,500	2023	1,301	2023	\$400,000

