

January 2023 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	218	194	▼ -11.0%	218	194	▼ -11.0%
Median Sales Price	\$395,000	\$418,885	▲ 6.1%	\$395,000	\$418,885	▲ 6.1%
Average Sales Price	\$481,457	\$499,670	▲ 3.8%	\$481,457	\$499,670	▲ 3.8%
Ratio to Original List Price	99.6%	91.2%	▼ -8.4%	99.6%	91.2%	▼ -8.4%
Days On Market	37	84	▲ 127.0%	37	84	▲ 127.0%
New Listings	357	425	▲ 19.1%	357	425	▲ 19.1%
Under Contract	491	372	▼ -24.2%	491	372	▼ -24.2%
Active Listings	412	1,349	▲ 227.4%	412	1,349	▲ 227.4%
Months Inventory	1.2	4.1	▲ 241.7%	1.2	4.1	▲ 241.7%

