

March 2023 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	382	337	▼ -11.8%	918	775	▼ -15.6%
Median Sales Price	\$400,000	\$413,653	▲ 3.4%	\$394,373	\$410,000	▲ 4.0%
Average Sales Price	\$505,781	\$492,986	▼ -2.5%	\$487,196	\$482,935	▼ -0.9%
Ratio to Original List Price	100.2%	93.4%	▼ -6.8%	99.9%	92.6%	▼ -7.3%
Days On Market	34	92	▲ 170.6%	38	85	▲ 123.7%
New Listings	409	453	▲ 10.8%	1,139	1,207	▲ 6.0%
Under Contract	521	420	▼ -19.4%	514	363	▼ -29.4%
Active Listings	351	1,329	▲ 278.6%	368	1,342	▲ 264.7%
Months Inventory	1.0	4.1	▲ 312.1%	1.0	4.1	▲ 312.1%

