

May 2023 Market Snapshot

Comal County



	2023			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	415	407	▼ -1.9%	1,702	1,497	▼ -12.0%
Median Sales Price	\$430,000	\$440,500	▲ 2.4%	\$410,000	\$425,000	▲ 3.7%
Average Sales Price	\$523,965	\$518,360	▼ -1.1%	\$506,471	\$492,859	▼ -2.7%
Ratio to Original List Price	101.6%	94.3%	▼ -7.2%	100.7%	93.4%	▼ -7.2%
Days On Market	29	87	▲ 200.0%	34	87	▲ 155.9%
New Listings	561	580	▲ 3.4%	2,158	2,311	▲ 7.1%
Under Contract	424	467	▲ 10.1%	495	376	▼ -24.0%
Active Listings	626	1,465	▲ 134.0%	426	1,363	▲ 220.0%
Months Inventory	1.8	4.6	▲ 161.0%	1.8	4.6	▲ 161.0%

