

February 2021 Market Snapshot

Hays County



	Year to Date			Year to Date		
	2020	2021	% Change	2020	2021	% Change
Closed Sales	285	313	▲ 9.8%	501	622	▲ 24.2%
Median Sales Price	\$281,000	\$301,000	▲ 7.1%	\$269,000	\$300,000	▲ 11.5%
Average Sales Price	\$393,596	\$412,436	▲ 4.8%	\$367,451	\$402,892	▲ 9.6%
Ratio to Original List Price	97.0%	102.9%	▲ 6.2%	96.7%	101.7%	▲ 5.2%
Days On Market	83	32	▼ -61.5%	85	37	▼ -56.5%
New Listings	407	339	▼ -16.7%	782	701	▼ -10.4%
Under Contract	558	816	▲ 46.2%	503	776	▲ 54.3%
Active Listing Count	788	161	▼ -79.6%	799	160	▼ -80.0%
Months Inventory	2.3	0.4	▼ -83.4%	2.3	0.4	▼ -83.4%

