

August 2022 Market Snapshot

Comal County



	2021			2022			Year to Date		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Closed Sales	339	408	▲ 20.4%	2,796	2,880	▲ 3.0%	2,796	2,880	▲ 3.0%
Median Sales Price	\$400,000	\$445,000	▲ 11.3%	\$360,000	\$429,199	▲ 19.2%	\$360,000	\$429,199	▲ 19.2%
Average Sales Price	\$483,524	\$555,513	▲ 14.9%	\$440,493	\$521,787	▲ 18.5%	\$440,493	\$521,787	▲ 18.5%
Ratio to Original List Price	100.9%	95.8%	▼ -5.1%	100.2%	99.9%	▼ -0.3%	100.2%	99.9%	▼ -0.3%
Days On Market	27	31	▲ 14.8%	44	33	▼ -25.0%	44	33	▼ -25.0%
New Listings	500	509	▲ 1.8%	3,259	4,029	▲ 23.6%	3,259	4,029	▲ 23.6%
Under Contract	450	511	▲ 13.6%	514	476	▼ -7.4%	514	476	▼ -7.4%
Active Listings	637	1,239	▲ 94.5%	444	722	▲ 62.6%	444	722	▲ 62.6%
Months Inventory	1.7	3.5	▲ 99.2%	1.7	3.5	▲ 99.2%	1.7	3.5	▲ 99.2%

