

February 2023 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	318	231	▼ -27.4%	536	433	▼ -19.2%
Median Sales Price	\$378,792	\$392,450	▲ 3.6%	\$385,000	\$405,000	▲ 5.2%
Average Sales Price	\$468,806	\$456,551	▼ -2.6%	\$473,951	\$473,388	▼ -0.1%
Ratio to Original List Price	99.6%	92.3%	▼ -7.3%	99.6%	91.9%	▼ -7.7%
Days On Market	44	75	▲ 70.5%	42	80	▲ 90.5%
New Listings	372	349	▼ -6.2%	727	769	▲ 5.8%
Under Contract	537	390	▼ -27.4%	513	357	▼ -30.4%
Active Listings	339	1,363	▲ 302.1%	374	1,354	▲ 262.0%
Months Inventory	1.0	4.2	▲ 330.1%	1.0	4.2	▲ 330.1%

