

# August 2023 Market Snapshot

## Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	387	366	▼ -5.4%	2,846	2,538	▼ -10.8%
Median Sales Price	\$435,000	\$427,490	▼ -1.7%	\$425,000	\$428,999	▲ 0.9%
Average Sales Price	\$545,998	\$509,578	▼ -6.7%	\$518,801	\$503,095	▼ -3.0%
Ratio to Original List Price	96.0%	93.4%	▼ -2.8%	99.9%	93.5%	▼ -6.5%
Days On Market	31	74	▲ 138.7%	32	85	▲ 165.6%
New Listings	512	536	▲ 4.7%	3,922	3,789	▼ -3.4%
Under Contract	391	364	▼ -6.9%	448	366	▼ -18.3%
Active Listings	1,176	1,640	▲ 39.5%	673	1,417	▲ 110.6%
Months Inventory	3.3	5.3	▲ 59.7%	3.3	5.3	▲ 59.7%

