

February 2024 Market Snapshot

Comal County



	2023			2024			Year to Date		
	2023	2024	% Change	2023	2024	% Change	2023	2024	% Change
Closed Sales	228	323	▲ 41.7%	433	576	▲ 33.0%	433	576	▲ 33.0%
Median Sales Price	\$401,229	\$373,975	▼ -6.8%	\$405,000	\$377,000	▼ -6.9%	\$405,000	\$377,000	▼ -6.9%
Average Sales Price	\$463,368	\$437,024	▼ -5.7%	\$476,022	\$447,201	▼ -6.1%	\$476,022	\$447,201	▼ -6.1%
Ratio to Original List Price	92.4%	92.1%	▼ -0.4%	92.1%	92.4%	▲ 0.4%	92.1%	92.4%	▲ 0.4%
Days On Market	77	88	▲ 14.3%	82	87	▲ 6.1%	82	87	▲ 6.1%
New Listings	332	451	▲ 35.8%	722	927	▲ 28.4%	722	927	▲ 28.4%
Under Contract	345	386	▲ 11.9%	326	353	▲ 8.3%	326	353	▲ 8.3%
Active Listings	1,277	1,601	▲ 25.4%	1,273	1,606	▲ 26.2%	1,273	1,606	▲ 26.2%
Months Inventory	3.9	5.1	▲ 29.7%	3.9	5.1	▲ 29.7%	3.9	5.1	▲ 29.7%

