

# March 2021 Market Snapshot

## Comal County



|                              | Year to Date |           |          | Year to Date |           |          |
|------------------------------|--------------|-----------|----------|--------------|-----------|----------|
|                              | 2020         | 2021      | % Change | 2020         | 2021      | % Change |
| Closed Sales                 | 347          | 382       | ▲ 10.1%  | 804          | 969       | ▲ 20.5%  |
| Median Sales Price           | \$304,230    | \$333,345 | ▲ 9.6%   | \$294,499    | \$328,999 | ▲ 11.7%  |
| Average Sales Price          | \$349,601    | \$418,222 | ▲ 19.6%  | \$341,019    | \$395,761 | ▲ 16.1%  |
| Ratio to Original List Price | 96.4%        | 98.8%     | ▲ 2.5%   | 95.9%        | 98.3%     | ▲ 2.5%   |
| Days On Market               | 78           | 63        | ▼ -19.2% | 81           | 65        | ▼ -19.8% |
| New Listings                 | 464          | 390       | ▼ -16.0% | 1,301        | 1,048     | ▼ -19.5% |
| Under Contract               | 416          | 675       | ▲ 62.3%  | 384          | 596       | ▲ 55.2%  |
| Active Listing Count         | 1,171        | 394       | ▼ -66.4% | 1,159        | 468       | ▼ -59.6% |
| Months Inventory             | 3.7          | 1.0       | ▼ -72.4% | 3.7          | 1.0       | ▼ -72.4% |

