

July 2022 Market Snapshot

Guadalupe County



	2021			2022			Year to Date		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Closed Sales	408	374	▼ -8.3%	2,437	2,332	▼ -4.3%	2,437	2,332	▼ -4.3%
Median Sales Price	\$305,600	\$340,010	▲ 11.3%	\$277,000	\$335,000	▲ 20.9%	\$277,000	\$335,000	▲ 20.9%
Average Sales Price	\$326,579	\$365,171	▲ 11.8%	\$304,476	\$367,239	▲ 20.6%	\$304,476	\$367,239	▲ 20.6%
Ratio to Original List Price	102.5%	100.2%	▼ -2.2%	100.4%	101.4%	▲ 1.0%	100.4%	101.4%	▲ 1.0%
Days On Market	29	36	▲ 24.1%	38	40	▲ 5.3%	38	40	▲ 5.3%
New Listings	499	643	▲ 28.9%	2,805	3,199	▲ 14.1%	2,805	3,199	▲ 14.1%
Under Contract	402	504	▲ 25.4%	463	445	▼ -3.9%	463	445	▼ -3.9%
Active Listings	510	973	▲ 90.8%	420	518	▲ 23.3%	420	518	▲ 23.3%
Months Inventory	1.4	3.0	▲ 105.0%	1.4	3.0	▲ 105.0%	1.4	3.0	▲ 105.0%

