

April 2023 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	368	331	▼ -10.1%	1,286	1,106	▼ -14.0%
Median Sales Price	\$437,195	\$435,000	▼ -0.5%	\$401,318	\$419,000	▲ 4.4%
Average Sales Price	\$533,857	\$489,297	▼ -8.4%	\$500,549	\$484,613	▼ -3.2%
Ratio to Original List Price	101.7%	93.8%	▼ -7.8%	100.4%	93.1%	▼ -7.3%
Days On Market	28	90	▲ 221.4%	35	88	▲ 151.4%
New Listings	460	548	▲ 19.1%	1,599	1,753	▲ 9.6%
Under Contract	514	457	▼ -11.1%	512	360	▼ -29.7%
Active Listings	413	1,401	▲ 239.2%	379	1,356	▲ 257.8%
Months Inventory	1.2	4.4	▲ 274.3%	1.2	4.4	▲ 274.3%

