

March 2024 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2023	2024	% Change	2023	2024	% Change
Closed Sales	333	371	▲ 11.4%	766	940	▲ 22.7%
Median Sales Price	\$410,000	\$398,000	▼ -2.9%	\$408,500	\$389,000	▼ -4.8%
Average Sales Price	\$489,876	\$467,754	▼ -4.5%	\$482,044	\$454,515	▼ -5.7%
Ratio to Original List Price	93.7%	94.0%	▲ 0.3%	92.8%	93.0%	▲ 0.3%
Days On Market	95	103	▲ 8.4%	88	94	▲ 6.8%
New Listings	432	617	▲ 42.8%	1,152	1,542	▲ 33.9%
Under Contract	355	393	▲ 10.7%	335	358	▲ 6.9%
Active Listings	1,255	1,736	▲ 38.3%	1,267	1,643	▲ 29.7%
Months Inventory	3.9	5.5	▲ 39.9%	3.9	5.5	▲ 39.9%

