

# August 2021 Market Snapshot

## Hays County



	2020			2021			Year to Date		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
Closed Sales	488	437	▼ -10.5%	3,168	3,297	▲ 4.1%	3,168	3,297	▲ 4.1%
Median Sales Price	\$306,200	\$399,000	▲ 30.3%	\$287,000	\$365,000	▲ 27.2%	\$287,000	\$365,000	▲ 27.2%
Average Sales Price	\$381,870	\$517,008	▲ 35.4%	\$365,617	\$481,599	▲ 31.7%	\$365,617	\$481,599	▲ 31.7%
Ratio to Original List Price	98.3%	103.9%	▲ 5.6%	97.7%	105.6%	▲ 8.1%	97.7%	105.6%	▲ 8.1%
Days On Market	56	12	▼ -78.6%	64	25	▼ -60.9%	64	25	▼ -60.9%
New Listings	477	625	▲ 31.0%	3,734	4,204	▲ 12.6%	3,734	4,204	▲ 12.6%
Under Contract	793	840	▲ 5.9%	628	629	▲ 0.2%	628	629	▲ 0.2%
Active Listings	550	460	▼ -16.4%	761	251	▼ -67.0%	761	251	▼ -67.0%
Months Inventory	1.5	1.1	▼ -26.1%	1.5	1.1	▼ -26.1%	1.5	1.1	▼ -26.1%

