

February 2024 Market Snapshot

Hays County



	Year to Date			Year to Date		
	2023	2024	% Change	2023	2024	% Change
Closed Sales	296	322	▲ 8.8%	541	609	▲ 12.6%
Median Sales Price	\$389,995	\$381,250	▼ -2.2%	\$400,000	\$378,051	▼ -5.5%
Average Sales Price	\$489,168	\$476,013	▼ -2.7%	\$493,398	\$469,170	▼ -4.9%
Ratio to Original List Price	90.9%	93.6%	▲ 3.0%	91.0%	92.9%	▲ 2.2%
Days On Market	100	92	▼ -8.0%	94	90	▼ -4.3%
New Listings	356	610	▲ 71.4%	783	1,085	▲ 38.6%
Under Contract	484	570	▲ 17.8%	452	509	▲ 12.6%
Active Listings	1,104	1,386	▲ 25.5%	1,114	1,344	▲ 20.7%
Months Inventory	3.0	3.7	▲ 22.7%	3.0	3.7	▲ 22.7%

