

February 2021 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2020	2021	% Change	2020	2021	% Change
Closed Sales	263	304	▲ 15.6%	457	591	▲ 29.3%
Median Sales Price	\$295,000	\$316,499	▲ 7.3%	\$290,000	\$323,254	▲ 11.5%
Average Sales Price	\$342,045	\$381,738	▲ 11.6%	\$334,503	\$383,374	▲ 14.6%
Ratio to Original List Price	95.6%	98.4%	▲ 3.0%	95.5%	98.0%	▲ 2.6%
Days On Market	87	62	▼ -28.7%	83	65	▼ -21.7%
New Listings	448	293	▼ -34.6%	834	655	▼ -21.5%
Under Contract	412	635	▲ 54.1%	369	584	▲ 58.3%
Active Listing Count	1,165	438	▼ -62.4%	1,150	494	▼ -57.0%
Months Inventory	3.7	1.1	▼ -69.2%	3.7	1.1	▼ -69.2%

