

## December 2021 Market Snapshot

# Comal County



|                              | Year to Date |           |          | Year to Date |           |          |
|------------------------------|--------------|-----------|----------|--------------|-----------|----------|
|                              | 2020         | 2021      | % Change | 2020         | 2021      | % Change |
| Closed Sales                 | 409          | 398       | ▼ -2.7%  | 4,380        | 4,216     | ▼ -3.7%  |
| Median Sales Price           | \$330,000    | \$445,000 | ▲ 34.9%  | \$320,350    | \$379,000 | ▲ 18.3%  |
| Average Sales Price          | \$394,192    | \$512,135 | ▲ 29.9%  | \$367,291    | \$457,441 | ▲ 24.5%  |
| Ratio to Original List Price | 97.6%        | 98.8%     | ▲ 1.3%   | 96.9%        | 99.8%     | ▲ 3.0%   |
| Days On Market               | 59           | 34        | ▼ -42.4% | 71           | 41        | ▼ -42.3% |
| New Listings                 | 264          | 268       | ▲ 1.5%   | 4,889        | 4,713     | ▼ -3.6%  |
| Under Contract               | 425          | 628       | ▲ 47.8%  | 500          | 515       | ▲ 3.0%   |
| Active Listings              | 579          | 443       | ▼ -23.5% | 918          | 486       | ▼ -47.1% |
| Months Inventory             | 1.6          | 1.3       | ▼ -20.5% | 1.6          | 1.3       | ▼ -20.5% |

