Property Type Residential (SF/COND/TH) Month (Current Report Year) July

## July 2023 Market Snapshot **Comal County**



				Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	354	347	▼ -2.0%	2,459	2,196	▼-10.7%
Median Sales Price	\$443,875	\$434,490	▼ -2.1%	\$425,000	\$428,990	▲ 0.9%
Average Sales Price	\$526,391	\$513,714	▼ -2.4%	\$514,520	\$502,385	▼-2.4%
Ratio to Original List Price	99.1%	94.0%	▼ -5.2%	100.5%	93.5%	▼-7.0%
Days On Market	29	73	▲ 151.7%	32	86	▲ 168.8%
New Listings	565	463	▼ -18.1%	3,406	3,265	▼-4.1%
Under Contract	372	395	▲ 6.2%	458	373	▼-18.6%
Active Listings	1,128	1,557	▲ 38.0%	600	1,389	▲ 131.5%
Months Inventory	3.2	5.0	▲ 54.5%	3.2	5.0	▲ 54.5%





