

## October 2023 Market Snapshot

# Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	289	274	▼ -5.2%	3,462	3,087	▼ -10.8%
Median Sales Price	\$459,295	\$410,000	▼ -10.7%	\$432,500	\$426,900	▼ -1.3%
Average Sales Price	\$524,488	\$492,233	▼ -6.2%	\$521,609	\$502,571	▼ -3.7%
Ratio to Original List Price	94.6%	92.9%	▼ -1.8%	99.2%	93.3%	▼ -5.9%
Days On Market	49	89	▲ 81.6%	34	85	▲ 150.0%
New Listings	463	423	▼ -8.6%	4,830	4,724	▼ -2.2%
Under Contract	342	306	▼ -10.5%	430	347	▼ -19.3%
Active Listings	1,309	1,741	▲ 33.0%	791	1,473	▲ 86.2%
Months Inventory	3.8	5.7	▲ 51.3%	3.8	5.7	▲ 51.3%

