

December 2023 Market Snapshot

Comal County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	298	289	▼ -3.0%	4,018	3,654	▼ -9.1%
Median Sales Price	\$433,250	\$414,990	▼ -4.2%	\$432,000	\$422,407	▼ -2.2%
Average Sales Price	\$510,524	\$493,665	▼ -3.3%	\$519,764	\$497,432	▼ -4.3%
Ratio to Original List Price	93.7%	92.1%	▼ -1.7%	98.4%	93.3%	▼ -5.3%
Days On Market	69	92	▲ 33.3%	39	85	▲ 118.0%
New Listings	246	319	▲ 29.7%	5,408	5,454	▲ 0.9%
Under Contract	220	250	▲ 13.6%	402	325	▼ -19.2%
Active Listings	1,269	1,668	▲ 31.4%	874	1,510	▲ 72.8%
Months Inventory	3.8	5.5	▲ 44.5%	3.8	5.5	▲ 44.5%

