



BROKERS • COLONIAL • DONAHOE

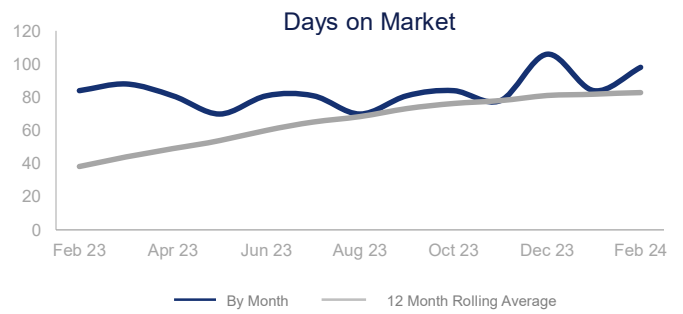
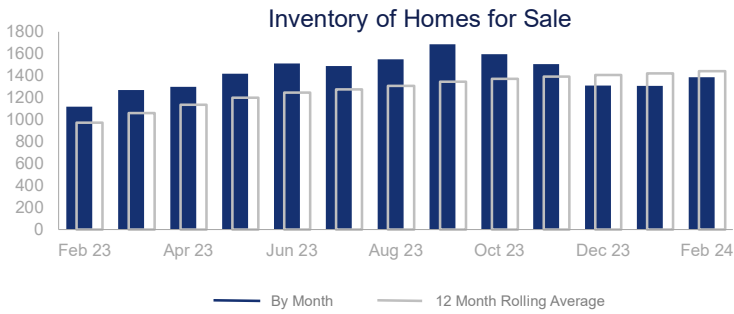
## Market Report | February 2024

### HAYS COUNTY

#### Highlights:

- Median Sales Price is down 10.3% over a 12 month rolling average and down 2.0% from the same month last year.
- Inventory of Homes for Sale is up 48.2% over a 12 month rolling average and up 24.1% from the same month last year.
- Closes Sales are up 2.2% over a 12 month rolling average and up 7.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>21.8%</b>	<b>11.8%</b>	<b>6.0%</b>
Same Month Last Year	<b>56.1%</b>	<b>7.0%</b>	<b>24.1%</b>



	February 2023		February 2024	+ / -	12 Month Avg	+ / -
New Listings	351		<b>548</b>	56.1%	<b>493</b>	5.8%
Closed Sales	301		<b>322</b>	7.0%	<b>375</b>	2.2%
Median Sales Price	\$388,900		<b>\$381,250</b>	-2.0%	<b>\$394,736</b>	-10.3%
Average Sales Price	\$484,960		<b>\$476,013</b>	-1.8%	<b>\$487,452</b>	-12.7%
List to Sale Price Ratio	90.0%		<b>94.0%</b>	4.4%	<b>93.3%</b>	-1.5%
Days on Market	84		<b>98</b>	16.7%	<b>83</b>	117.2%
Inventory of Homes for Sale	1117		<b>1386</b>	24.1%	<b>1443</b>	48.2%
Months Supply of Inventory	3.0		<b>4.3</b>	43.3%	<b>4.0</b>	53.9%

#### % Change in Median Price

