



BROKERS • COLONIAL • DONAHOE

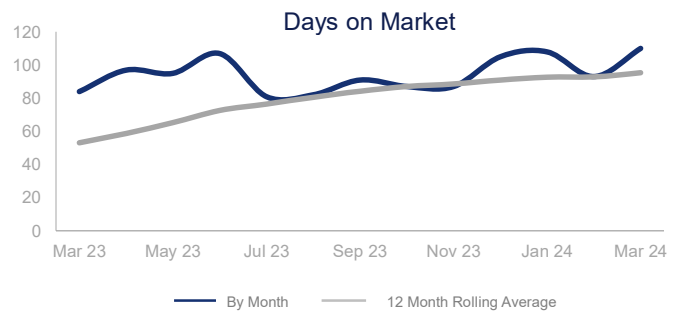
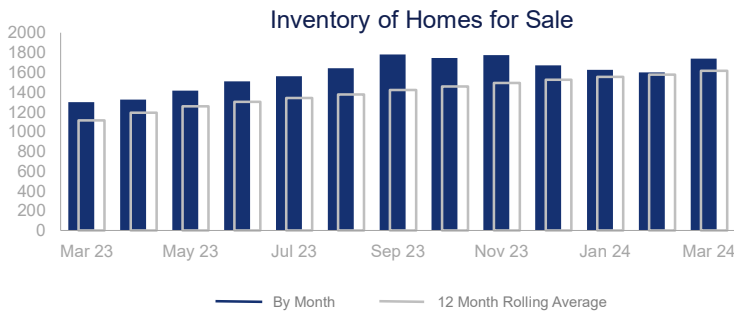
## Market Report | March 2024

### COMAL COUNTY

#### Highlights:

- Median Sales Price is down 4.9% over a 12 month rolling average and down 2.9% from the same month last year.
- Inventory of Homes for Sale is up 45.0% over a 12 month rolling average and up 34.1% from the same month last year.
- Closed Sales are even over a 12 month rolling average and up 11.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>42.3%</b>	<b>14.9%</b>	<b>8.4%</b>
Same Month Last Year	<b>76.6%</b>	<b>11.1%</b>	<b>34.1%</b>



	March 2023		March 2024	+ / -	12 Month Avg	+ / -
New Listings	261		<b>461</b>	76.6%	<b>338</b>	29.2%
Closed Sales	334		<b>371</b>	11.1%	<b>322</b>	0.0%
Median Sales Price	\$410,000		<b>\$398,000</b>	-2.9%	<b>\$418,050</b>	-4.9%
Average Sales Price	\$490,355		<b>\$467,753</b>	-4.6%	<b>\$494,612</b>	-4.9%
Days on Market	84		<b>110</b>	31.0%	<b>95</b>	79.7%
Inventory of Homes for Sale	1295		<b>1736</b>	34.1%	<b>1613</b>	45.0%
Months Supply of Inventory	4.0		<b>5.5</b>	36.5%	<b>5.2</b>	59.8%

#### % Change in Median Price

