



BROKERS • COLONIAL • DONAHOE

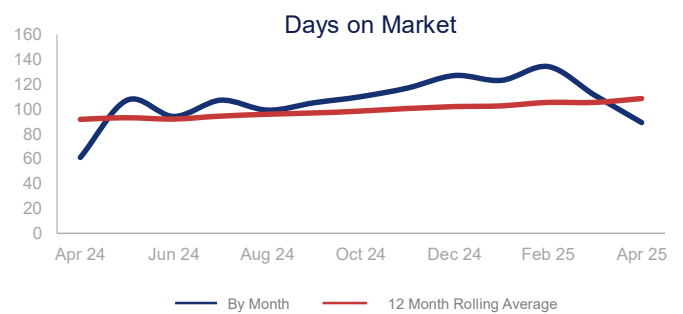
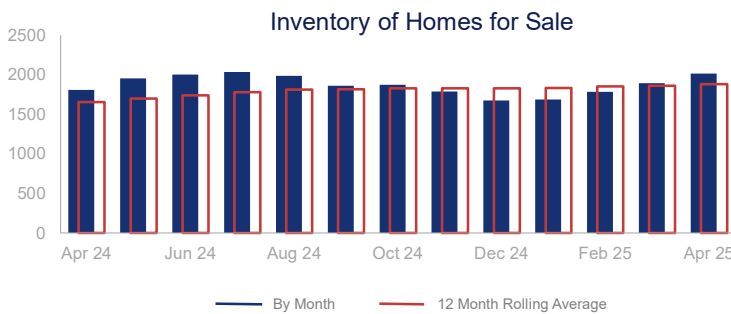
Market Report | April 2025

COMAL COUNTY

Highlights:

- Median Sales Price is down 1.3% over a 12 month rolling average but up 3.8% from the same month last year.
- Inventory of Homes for Sale is up 13.6% over a 12 month rolling average and up 11.5% from the same month last year.
- Closed Sales are down 3.7% over a 12 month rolling average and down 20.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	7.8%	-4.0%	6.5%
Same Month Last Year	22.5%	-20.9%	11.5%



	April 2024		April 2025	+ / -	12 Month Avg	+ / -
New Listings	454		556	22.5%	378	7.7%
Pending Sales	328		306	-6.7%	286	5.6%
Closed Sales	398		315	-20.9%	317	-3.7%
Median Sales Price	\$384,450		\$399,000	3.8%	\$408,176	-1.3%
Average Sales Price	\$467,783		\$494,007	5.6%	\$490,444	-0.5%
List to Sale Price Ratio	97.8%		97.8%	0.0%	97.7%	-2.7%
Days on Market	61		89	45.9%	109	18.4%
Inventory of Homes for Sale	1807		2014	11.5%	1879	13.6%
Months Supply of Inventory	4.5		6.4	42.2%	6.2	19.5%

% Change in Median Price

