



BROKERS • COLONIAL • DONAHOE

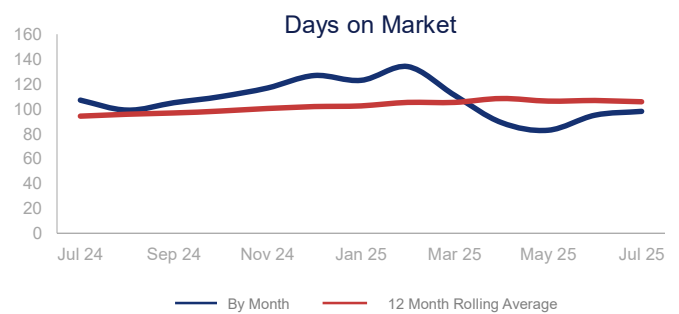
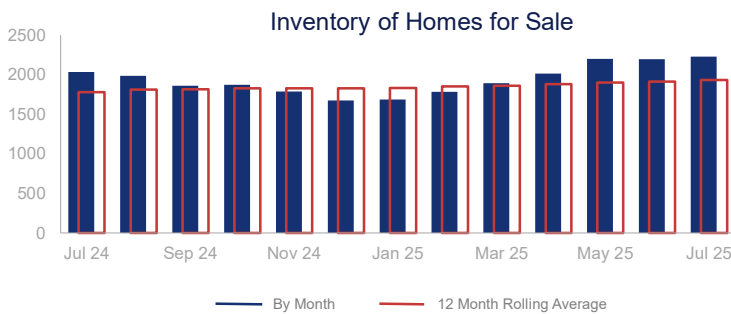
Market Report | July 2025

COMAL COUNTY

Highlights:

- Median Sales Price is up 5.7% over a 12 month rolling average and up 15.1% from the same month last year.
- Inventory of Homes for Sale is up 8.5% over a 12 month rolling average and up 9.4% from the same month last year.
- List to Sales Price is down 2.5% over a 12 month rolling average and down 1.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	7.2%	3.6%	1.2%
Same Month Last Year	38.0%	-25.5%	9.4%



	July 2024		July 2025	+ / -	12 Month Avg	+ / -
New Listings	387		534	38.0%	406	9.5%
Pending Sales	306		326	6.5%	278	-1.4%
Closed Sales	424		316	-25.5%	292	-14.8%
Median Sales Price	\$399,745		\$460,000	15.1%	\$424,334	5.7%
Average Sales Price	\$485,082		\$538,190	10.9%	\$508,648	6.5%
List to Sale Price Ratio	97.7%		96.7%	-1.0%	97.5%	-2.5%
Days on Market	107		98	-8.4%	106	12.3%
Inventory of Homes for Sale	2034		2225	9.4%	1932	8.5%
Months Supply of Inventory	4.8		7.0	45.8%	6.7	25.8%

% Change in Median Price

