



BROKERS • COLONIAL • DONAHOE

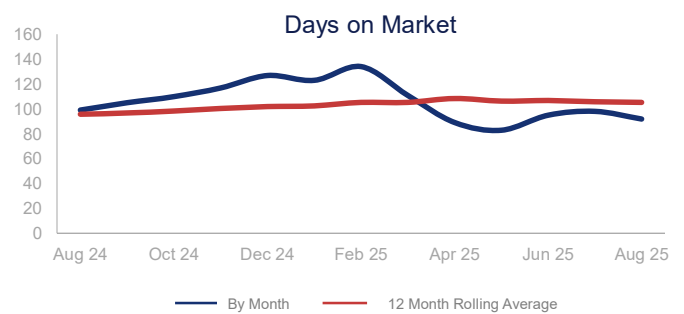
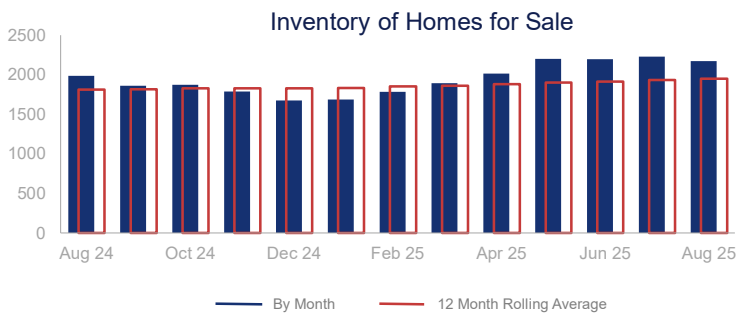
Market Report | August 2025

COMAL COUNTY

Highlights:

- Median Sales Price is up 7.1% over a 12 month rolling average and up 6.5% from the same month last year.
- Inventory of Homes for Sale is up 7.7% over a 12 month rolling average and up 9.5% from the same month last year.
- Closed Sales are down 14.2% over a 12 month rolling average and down 0.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-21.3%	5.7%	-2.4%
Same Month Last Year	15.7%	-0.6%	9.5%



	August 2024		August 2025	+ / -	12 Month Avg	+ / -
New Listings	363		420	15.7%	411	12.0%
Pending Sales	281		268	-4.6%	277	-2.8%
Closed Sales	336		334	-0.6%	292	-14.2%
Median Sales Price	\$394,500		\$420,000	6.5%	\$426,781	7.1%
Average Sales Price	\$485,923		\$529,456	9.0%	\$512,810	7.8%
List to Sale Price Ratio	97.4%		94.5%	-3.0%	97.2%	-2.5%
Days on Market	99		92	-7.1%	105	9.9%
Inventory of Homes for Sale	1984		2172	9.5%	1947	7.7%
Months Supply of Inventory	5.9		6.5	10.2%	6.8	24.0%

% Change in Median Price

