



BROKERS • COLONIAL • DONAHOE

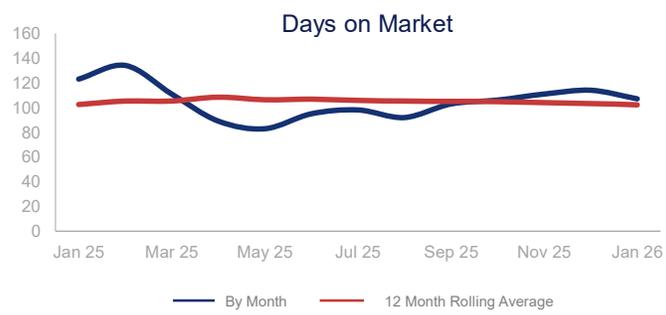
Market Report | January 2026

COMAL COUNTY

Highlights:

- Median Sales Price is up 6.9% over a 12 month rolling average and up 7.9% from the same month last year.
- Inventory of Homes for Sale is up 9.5% over a 12 month rolling average and up 6.4% from the same month last year.
- Days on Market is down 0.2% over a 12 month rolling average and down 13.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	80.8%	-29.8%	2.7%
Same Month Last Year	37.1%	7.0%	6.4%



	January 2025		January 2026	+ / -	12 Month Avg	+ / -
New Listings	315		432	37.1%	437	21.3%
Pending Sales	264		223	-15.5%	255	-11.2%
Closed Sales	200		214	7.0%	295	-12.0%
Median Sales Price	\$394,000		\$425,000	7.9%	\$429,498	6.9%
Average Sales Price	\$480,816		\$508,479	5.8%	\$515,160	8.2%
List to Sale Price Ratio	97.6%		96.8%	-0.8%	96.7%	-2.4%
Days on Market	123		107	-13.0%	102	-0.2%
Inventory of Homes for Sale	1688		1796	6.4%	2007	9.5%
Months Supply of Inventory	8.4		8.4	0.0%	6.9	21.5%

% Change in Median Price

