



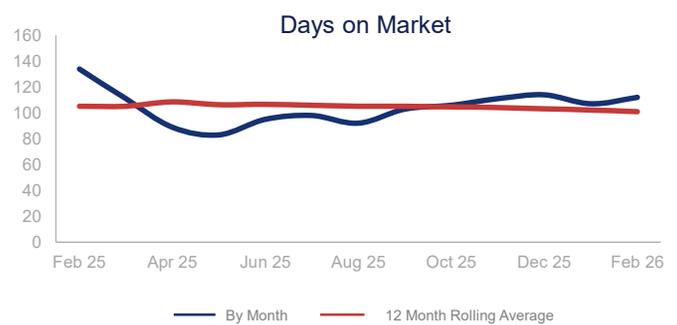
BROKERS • COLONIAL • DONAHOE
Market Report | February 2026

COMAL COUNTY

Highlights:

- Median Sales Price is up 5.7% over a 12 month rolling average but down 9.5% from the same month last year.
- Inventory of Homes for Sale is up 8.0% over a 12 month rolling average but down 6.7% from the same month last year.
- Days on Market is down 4.1% over a 12 month rolling average and down 16.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-1.4%	2.3%	-7.3%
Same Month Last Year	13.3%	-4.4%	-6.7%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	376		426	13.3%	441	21.0%
Pending Sales	303		233	-23.1%	250	-13.8%
Closed Sales	229		219	-4.4%	294	-10.2%
Median Sales Price	\$403,382		\$365,000	-9.5%	\$427,187	5.7%
Average Sales Price	\$504,281		\$466,641	-7.5%	\$512,852	6.6%
List to Sale Price Ratio	97.4%		96.9%	-0.5%	96.7%	-2.3%
Days on Market	134		112	-16.4%	101	-4.1%
Inventory of Homes for Sale	1785		1665	-6.7%	1997	8.0%
Months Supply of Inventory	7.8		7.6	-2.6%	6.9	16.4%

