

Comal County, TX

County · TX · Texas

SELLER'S MARKET

\$426K

MEDIAN SALE PRICE

+78.4%

1-YR CHANGE

933

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

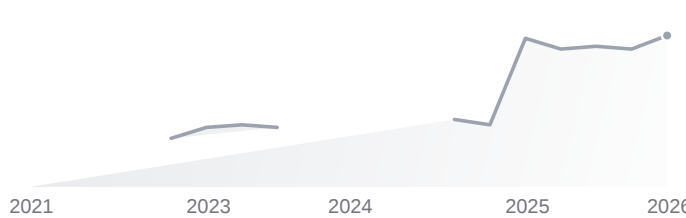
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

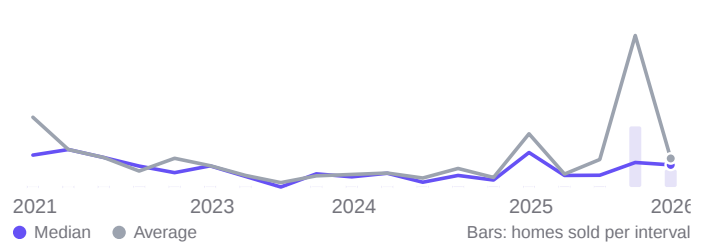
Market temperature (0–100)

71 / 100



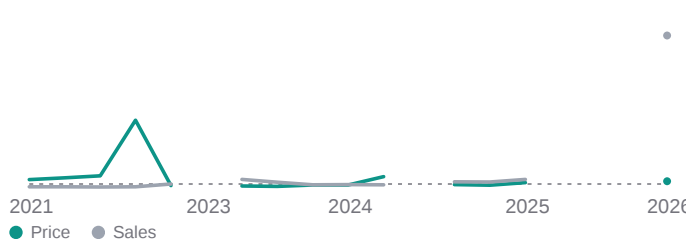
Sale prices

Median \$399K · Average \$494K



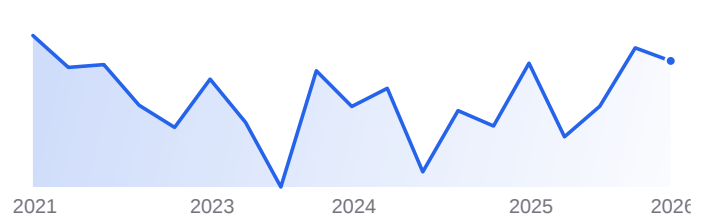
Growth (year over year)

Price +78.4% · Sales +4342.9%



Price per square foot

\$190/ft²



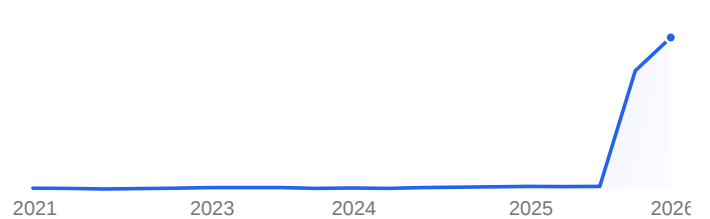
Sale premium vs estimated value

-11.1%



Annual turnover (share of homes sold)

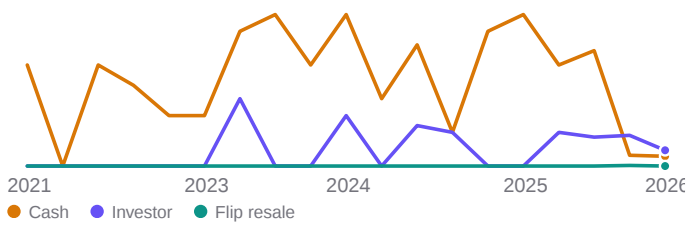
1.1%



BUYERS & OUTCOMES

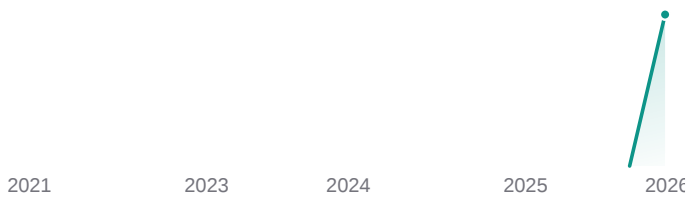
Buyer mix

Cash 4.9% · Investor 7.8% · Flip resale 0%



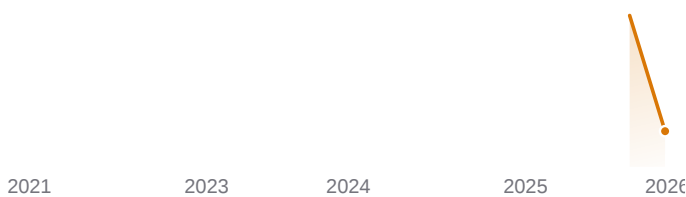
Sellers who sold at a gain

100%

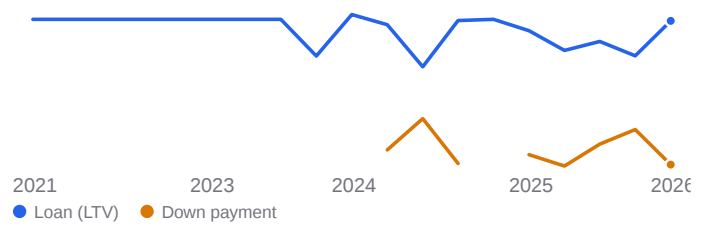


Median annualized return at resale

+6.9%

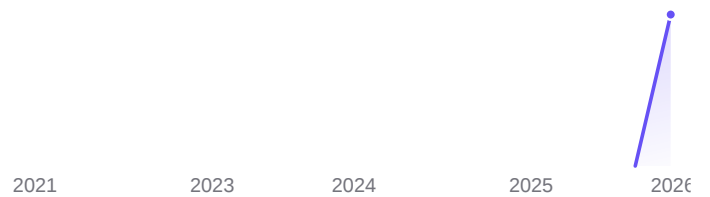


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



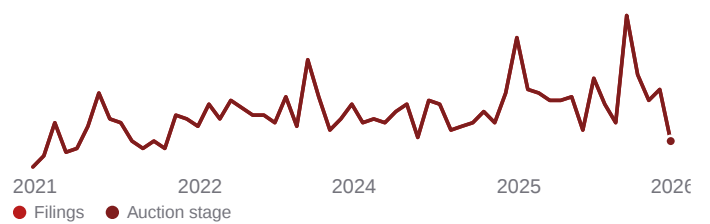
Typical hold before selling

8.6 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	83,104
Median value (AVM)	\$488K
Median size	2,074 ft²
Median year built	2007
Single family	82%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	16%
Median loan-to-value	49%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	205,470
Density	367 / mi²
Median household income	\$92K
Average household income	\$122K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	23
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	68°F
Annual precip	36 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.