

January 2023 Market Snapshot

Central Hill Country



	2022			2023			Year to Date		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Closed Sales	69	30	▼ -56.5%	69	30	▼ -56.5%	69	30	▼ -56.5%
Median Sales Price	\$517,250	\$544,950	▲ 5.4%	\$517,250	\$544,950	▲ 5.4%	\$517,250	\$544,950	▲ 5.4%
Average Sales Price	\$588,938	\$656,447	▲ 11.5%	\$588,938	\$656,447	▲ 11.5%	\$588,938	\$656,447	▲ 11.5%
Ratio to Original List Price	96.0%	93.2%	▼ -2.9%	96.0%	93.2%	▼ -2.9%	96.0%	93.2%	▼ -2.9%
Days On Market	79	72	▼ -8.9%	79	72	▼ -8.9%	79	72	▼ -8.9%
New Listings	85	112	▲ 31.8%	85	112	▲ 31.8%	85	112	▲ 31.8%
Under Contract	99	48	▼ -51.5%	99	48	▼ -51.5%	99	48	▼ -51.5%
Active Listings	156	367	▲ 135.3%	156	367	▲ 135.3%	156	367	▲ 135.3%
Months Inventory	2.2	6.6	▲ 195.5%	2.2	6.6	▲ 195.5%	2.2	6.6	▲ 195.5%



January 2023 Market Snapshot

Blanco County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	28	12	▼ -57.1%	28	12	▼ -57.1%
Median Sales Price	\$500,000	\$465,000	▼ -7.0%	\$500,000	\$465,000	▼ -7.0%
Average Sales Price	\$538,476	\$484,137	▼ -10.1%	\$538,476	\$484,137	▼ -10.1%
Ratio to Original List Price	97.8%	92.2%	▼ -5.8%	97.8%	92.2%	▼ -5.8%
Days On Market	52	66	▲ 26.9%	52	66	▲ 26.9%
New Listings	28	45	▲ 60.7%	28	45	▲ 60.7%
Under Contract	39	13	▼ -66.7%	39	13	▼ -66.7%
Active Listings	63	154	▲ 144.4%	63	154	▲ 144.4%
Months Inventory	2.9	8.5	▲ 197.2%	2.9	8.5	▲ 197.2%



January 2023 Market Snapshot

Gillespie County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	39	16	▼ -59.0%	39	16	▼ -59.0%
Median Sales Price	\$539,000	\$710,000	▲ 31.7%	\$539,000	\$710,000	▲ 31.7%
Average Sales Price	\$636,164	\$792,314	▲ 24.6%	\$636,164	\$792,314	▲ 24.6%
Ratio to Original List Price	94.2%	94.5%	▲ 0.4%	94.2%	94.5%	▲ 0.4%
Days On Market	96	73	▼ -24.0%	96	73	▼ -24.0%
New Listings	50	59	▲ 18.0%	50	59	▲ 18.0%
Under Contract	51	32	▼ -37.3%	51	32	▼ -37.3%
Active Listings	74	184	▲ 148.7%	74	184	▲ 148.7%
Months Inventory	1.7	5.5	▲ 230.5%	1.7	5.5	▲ 230.5%



January 2023 Market Snapshot

Kimble County



Year to Date

	2022	2023	% Change	2022	2023	% Change
Closed Sales	0	0	▲ 0.0%	0	0	▲ 0.0%
Median Sales Price	\$0	\$0	▲ 0.0%	\$0	\$0	▲ 0.0%
Average Sales Price	\$0	\$0	▲ 0.0%	\$0	\$0	▲ 0.0%
Ratio to Original List Price	0.0%	0.0%	▲ 0.0%	0.0%	0.0%	▲ 0.0%
Days On Market	0.00	0.00	▲ 0.0%	0.00	0.00	▲ 0.0%
New Listings	1.00	2.00	▲ 100.0%	1.00	2.00	▲ 100.0%
Under Contract	2.00	0.00	▼ -100.0%	2.00	0.00	▼ -100.0%
Active Listings	8	9	▲ 12.5%	8.00	9.00	▲ 12.5%
Months Inventory	10.7	9.8	▼ -8.0%	10.7	9.8	▼ -8.0%

Current Month

Year to Date



Growth Trend for Closed Sales and Median Price (YoY% 12-Month Moving Average)



January 2023 Market Snapshot

Mason County



	Year to Date			Year to Date		
	2022	2023	% Change	2022	2023	% Change
Closed Sales	2	1	▼ -50.0%	2	1	▼ -50.0%
Median Sales Price	\$374,500	\$378,000	▲ 0.9%	\$374,500	\$378,000	▲ 0.9%
Average Sales Price	\$374,500	\$378,000	▲ 0.9%	\$374,500	\$378,000	▲ 0.9%
Ratio to Original List Price	100.0%	85.9%	▼ -14.1%	100.0%	85.9%	▼ -14.1%
Days On Market	100	128	▲ 28.0%	100	128	▲ 28.0%
New Listings	6	6	▲ 0.0%	6	6	▲ 0.0%
Under Contract	7	3	▼ -57.1%	7	3	▼ -57.1%
Active Listings	11	20	▲ 81.8%	11	20	▲ 81.8%
Months Inventory	3.6	6.0	▲ 68.2%	3.6	6.0	▲ 68.2%

