

**MAY 2022**

## **SAN ANTONIO REAL ESTATE MARKET UPDATE**

**SAN ANTONIO MSA REMAINS STEADY INTO THE SUMMER  
WITH INCREASING AVERAGE HOME PRICES.**

### **The San Antonio Housing Market:**

New Home Sales - John Burns Real Estate Consulting Group (JBREC) reported that sales of new single-family housing increased by 3.0% year-over-year from 16,496 new home closings to 17,015 in March 2022, measured on a trailing 12-months.

New Home Sales Price - The median sales price of new houses sold in March 2022 was \$321,800, an increase of 13.3% year-over-year.

Existing Single-Family Homes Sales - The San Antonio Board of Realtors (SABoR) reports that sales in the San Antonio-New Braunfels MSA totaled 3,255 homes in April 2022, a decrease of 7.6% year-over-year. April closed with 4,260 new listings and 3,290 pending sales.

Existing Single-Family Homes Price - Average prices for existing single-family homes in the San Antonio MSA rose 20.0% to \$395,847 while the median price increased 23.0% to \$338,700 in April 2022.

SABoR reports: "As the year progresses, we continue to see an increase in average and median home prices in the San Antonio area," said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. "Homes stayed on the market for 31 days, a decrease of 7 days from 2021. 101.9 percent of listings sold for its list price, with 1.4 months of inventory. The price per square foot also increased 23 percent from April 2021."

### **The San Antonio Economy:**

The unemployment rate in the San Antonio MSA decreased year-over-year from 5.4%, to 3.3% in April 2022. According to the Texas Workforce Commission (TWC), San Antonio's nonfarm payroll jobs totaled 1,099,000 in April 2022.

The Texas Workforce Commission reported that sectors posting the highest year-over-year gains in April 2022 were "Other Services" with a 15.4% increase, followed by Leisure and Hospitality with a 11.9% increase.

	AUSTIN	SAN ANTONIO	DFW
<b>NEW HOME TOTAL SALES</b> (MARCH 2022)	<b>20,252</b> (6.0% < 2021)	<b>17,015</b> (3.0% > 2021)	<b>33,154</b> (7.0% > 2021)
<b>NEW HOME MEDIAN SALES PRICE</b> (MARCH 2022)	<b>\$428,500</b> (28.4% > 2021)	<b>\$321,800</b> (13.3% > 2021)	<b>\$404,700</b> (19.5% > 2021)
<b>EXISTING HOME TOTAL SALES</b> (APRIL 2022)	<b>3,280</b> (6.2% < 2021)	<b>3,255</b> (7.6% < 2021)	<b>8,161</b> (6.6% < 2021)
<b>EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE</b> (APRIL 2022)	<b>\$550,000</b> (19.6% > 2021)	<b>\$338,700</b> (23.0% > 2021)	<b>\$518,337</b> (20.9% > 2021)
<b>EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY</b> (APRIL 2022)	<b>0.8</b> MONTHS	<b>1.4</b> MONTHS	<b>0.9</b> MONTHS
<b>UNEMPLOYMENT RATE</b> (APRIL 2022)	<b>2.5%</b> (1.8% < 2021)	<b>3.5%</b> (2.1% < 2021)	<b>3.2%</b> (2.1% < 2021)