

JUNE 2022

SAN ANTONIO REAL ESTATE MARKET UPDATE

SAN ANTONIO MSA SEES INCREASES IN MEDIAN AND AVERAGE SINGLE-FAMILY 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 decreased by 1.0% year-over-year from 17,027 new home closings in April 2021 to 16,917 in April 2022.

New Home Sales Price - The median sales price of new houses sold in April 2022 was \$321,100, an increase of 12.5% 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 3,504 homes in May 2022, a decrease of 2.0% year-over-year. May closed with 4,621 new listings and 3,295 pending sales.

Existing Single-Family Homes Price - The average price for existing single-family homes in the San Antonio MSA rose 18.1% to \$399,370 while the median price increased 24.1% to \$347,530 in May 2022. Regarding months inventory, May saw an increase to 1.8, compared with 1.28 a year ago.

SABoR reports: "In the month of May, sales decreased slightly from a year ago," said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. "The San Antonio area saw a 2.0% decrease in sales and a 20.0% percent increase in price per square foot. Closing the month, there were 4,621 new listings, 3,295 pending sales, and 6,029 active listings, which is an increase of 37 percent from May 2021."

The San Antonio Economy:

The unemployment rate in the San Antonio MSA decreased year-over-year from 5.1%, to 3.5% in May 2022. According to the Texas Workforce Commission (TWC), San Antonio's nonfarm payroll jobs totaled 1,104,200 in May 2022.

The Texas Workforce Commission reported that sectors posting the highest year-over-year gains in May 2022 were Leisure and Hospitality with a 13.1% increase, followed by Other Services with a 12.4% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (APRIL 2022)	20,113 (8.0% < 2021)	16,917 (1.0% < 2021)	33,031 (5.0% > 2021)
NEW HOME MEDIAN SALES PRICE (APRIL 2022)	\$418,000 (25.3% > 2021)	\$321,100 (12.5% > 2021)	\$409,800 (14.6% > 2021)
EXISTING HOME TOTAL SALES (MAY 2022)	3,633 (6.7% < 2021)	3,504 (2.0% < 2021)	9,108 (0.04% < 2021)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MAY 2022)	\$550,000 (19.6% > 2021)	\$347,530 (24.1% > 2021)	\$436,510 (22.6% > 2021)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (MAY 2022)	1.2 MONTHS	1.8 MONTHS	1.3 MONTHS
UNEMPLOYMENT RATE (MAY 2022)	2.7% (1.4% < 2021)	3.5% (1.6% < 2021)	3.3% (1.8% < 2021)