

**JULY 2023**

## **AUSTIN REAL ESTATE MARKET UPDATE**

DURING THE FIRST HALF OF 2023, THE AUSTIN MSA HOUSING MARKET REMAINED ROBUST AND CONTINUED TO SHOW SIGNS OF NORMALIZATION.

### **The Austin – Round Rock Housing Market:**

New Home Sales - John Burns Real Estate Consulting Group reported that sales of new single-family housing increased 2.0% year-over-year to 20,271 closings in May 2023 as new home sales continuously grow in the Austin MSA.

New Home Sales Price - The median sales price of new houses sold in May 2023 was \$443,800, showing an increase of 0.9% year-over-year.

Existing Single-Family Home Sales - The Austin Board of Realtors (ABoR) reports that existing single-family home sales volume decreased 8.5% year-over-year to 3,147 home sales in June 2023

Existing Single-Family Home Price - In June 2023, the median sales price for existing single family homes declined 9.6% to \$483,000. On average, existing single-family homes spent 61 days on the market in June 2023, 43 more days when compared to June 2022.

The Austin MSA ended June 2023 with 3.7 months of housing inventory, up by 1.6 months year-over-year.

In the ABoR June 2023 update, ABoR Housing Economist Dr. Clare Losey stated: “Despite a slight uptick in mortgage rates in June, the median sales price rose a modest 2.7% from May. Overall, the moderation in home prices throughout the region over the past year has eased the affordability constraint posed by higher rates, but more work needs to be done across the region and into the future to fully address this challenge. The Central Texas region **simply needs more inventory**—particularly at price points affordable to first-time buyers—as home prices remain elevated relative to incomes across the region.”

### **The Texas Economy:**

In June 2023 the unemployment rate in the Austin-Round Rock MSA was 3.5%, an increase year-over-year by 0.4%.

According to the Texas Workforce Commission, Austin's non-farm payroll job total as of June 2023 was 1,327,800, a 4.4% increase from June 2022. In June 2023, the Leisure and Hospitality sector led the way with a 6.6% increase year-over-year, followed by Professional and Business Services with a 6.5% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (MAY 2023)	20,271 (2.0% > 2022)	17,612 (5.0% > 2022)	33,197 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (MAY 2023)	\$443,800 (0.9% > 2022)	\$328,000 (4.3% < 2022)	\$451,400 (9.4% > 2022)
EXISTING HOME TOTAL SALES (JUNE 2023)	3,147 (8.5% < 2022)	3,354 (9.0% < 2022)	8,802 (4.3% < 2022)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JUNE 2023)	\$483,000 (9.6% < 2022)	\$320,950 (6.0% < 2022)	\$415,000 (4.1% < 2022)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JUNE 2023)	3.7 MONTHS	3.7 MONTHS	2.5 MONTHS