

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.

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA REAL ESTATE MARKET LEVELS AS NEW HOME SALES INCREASE ALONG WITH INVENTORY.

The San Antonio Housing Market:

New Home Sales - John Burns Real Estate Consulting Group (JBREC) reported that sales of new single-family housing increased 5.0% year-over-year to 17,612 sales in May 2023.

New Home Sales Price - The median sales price of new houses sold in May 2023 was \$328,000, a decrease of 4.3% year-over-year.

Existing Single-Family Home Sales - The San Antonio Board of Realtors (SABoR) reports that existing single-family home sales in the San Antonio MSA totaled 3,354 homes in June 2023, a decrease of 9.0% year-over-year.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA saw no change year-over-year at \$395,524, while the median price declined 6.0% to \$320,950 in June 2023. June inventory came in at 3.7 months.

Sara Briseño Gerrish, SABOR's 2023 Chair of the Board, states "The inventory situation in San Antonio remains relatively stable, with 3.7 months of inventory available. This balance signifies a market that is conducive to both buyers and sellers, creating a fair playing field for negotiations. Additionally, 95% of sales closed close to the original listing price, indicating that sellers are achieving their desired outcomes in most transactions."

The Texas Economy:

The unemployment rate in the San Antonio MSA decreased 0.1% year-over-year to 3.9% in June 2023. According to the Texas Workforce Commission (TWC), San Antonio's non-farm payroll jobs totaled 1,165,800 in June 2023.

The Texas Workforce Commission reported that sectors posting the highest year-over-year gains in June 2023 were Other Services with a 5.9% increase, followed by Mining, Logging, and Construction with a 5.3% increase.

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA NEW HOUSING MARKET FINDS BALANCE AS SALES AND PRICING REMAIN STEADY HEADING INTO THE SECOND HALF OF THE YEAR.

The DFW-Arlington Housing Market:

New Home Sales - John Burns Real Estate Consulting Group (JBREC) reported that sales of new single-family housing saw no change year-over-year to remain 33,197 in May 2023.

New Home Sales Price - The median sales price of new houses sold in May 2023 was \$451,400, an increase of 9.4% year-over-year.

Existing Single-Family Home Sales - The Texas A&M Texas Real Estate Research Center reports that existing single-family home sales volume decreased 4.3% year-over-year from 9,196 to 8,802 transactions in June 2023. Dollar volume decreased from \$4.89 billion to \$4.57 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA dipped 2.4% year-over-year from \$531,631 to \$518,714 in June 2023. The average price per square foot subsequently declined from \$219.36 to \$210.38.

The median price for existing single-family homes decreased 4.1% year-over-year from \$432,500 to \$415,000 in June 2023. The median price per square foot also decreased from \$207.79 to \$197.37. Inventory of single-family homes rose from 1.9 to 2.5 months supply, and days to sell rose from 53 to 73 in June 2023.

The DFW-Arlington Economy:

According to the latest figures published by the Texas Workforce Commission, the total number of non-farm jobs for the Dallas - Fort Worth - Arlington MSA was 4,273,600 in June 2023. This marks a 5.0% year-over-year increase compared to June 2022.

The unemployment rate in the DFW MSA increased 0.1% in June 2023 to be 3.9%

The Other Services sector saw the largest year-over-year gain with 11.6%, and the Mining, Logging, and Construction sector came in second with a 8.8% 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