

JANUARY 2024

AUSTIN REAL ESTATE MARKET UPDATE

AUSTIN MSA MEDIAN HOME PRICING DIPS WHILE INVENTORY STEADILY INCREASES.

The Austin - Round Rock Housing Market:

New Home Sales - John Burns Real Estate Consulting Group reported that sales of new single-family housing decreased 10.0% year-over-year to 18,667 closings in November 2023.

New Home Sales Price - The median sales price for new homes in November 2023, at \$414,700, experienced a 9.5% year-over-year decrease.

Existing Single-Family Home Sales - The Austin Board of Realtors (ABoR) reports that existing single-family home sales decreased 8.9% year-over-year to 2,295 home sales across the Austin MSA in December 2023.

Existing Single-Family Home Price - In December 2023, the median sales price for existing single family homes dropped 1.4% to \$443,753.

On average, existing single-family homes spent 84 days on the market in December 2023, 9 more days when compared to December 2022.

Clare Losey, Ph.D., housing economist for ABoR notes that "The single biggest factor constraining the Central Texas housing market in 2023 was the gradual rise in mortgage rates, which peaked in late October. This caused sellers, and buyers essentially, to continually readjust to the current rate environment.

While we have seen some leveling off in home prices, the Central Texas region still lacks a sufficient inventory of affordable homes for sale, especially those homes priced below \$300,000, which is keeping many would-be first-time home buyers on the sidelines."

The Austin MSA ended December 2023 with 3.0 months of housing inventory, up by 0.9 months year-over-year but still well below the 6-6.5 months of supply necessary for a balanced market.

The Texas Economy:

In December 2023 the unemployment rate in the Austin-Round Rock MSA was 3.0%, an increase year-over-year by 0.4%.

According to the Texas Workforce Commission, Austin's non-farm payroll job total as of December 2023 was 1,343,900, a 2.5% increase from December 2022. In December 2023, the Mining, Logging, and Construction sector led the way with a 10.5% increase year-over-year, followed by Private Education and Health Services with a 5.9% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (NOVEMBER 2023)	18,667 (10.0% < 2022)	17,592 (3.0% > 2022)	31,851 (7.0% < 2022)
NEW HOME MEDIAN SALES PRICE (NOVEMBER 2023)	\$414,700 (9.5% < 2022)	\$306,900 (7.8% < 2022)	\$432,100 (3.6% < 2022)
EXISTING HOME TOTAL SALES (DECEMBER 2023)	2,295 (8.9% < 2022)	2,410 (3.0% < 2022)	6,078 (3.9% < 2022)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (DECEMBER 2023)	\$443,753 (1.4% < 2022)	\$319,113 (NO CHANGE)	\$390,000 (0.8% < 2022)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (DECEMBER 2023)	3.0 MONTHS	4.3 MONTHS	2.5 MONTHS