

**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.



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

THE SAN ANTONIO NEW HOME HOUSING MARKET EXHIBITS STRENGTH WITH INCREASING NEW HOME SALES IN DECEMBER.

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

New Home Sales - John Burns Real Estate Consulting Group (JBREC) reported that sales of new single-family housing increased 3.0% year-over-year to 17,592 sales in November 2023.

New Home Sales Price - The median sales price of new houses sold in November 2023 was \$306,900, a decrease of 7.8% year-over-year due to the smaller average size of new homes and builder incentives.

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 2,410 homes in December 2023, a decrease of 3.0% 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 \$373,797, and the median price also saw no change at \$319,113 in December 2023. December inventory came in at 4.3 months.

Will Curtis, SABOR's 2024 Chair of the Board, states "The SABOR MLS recorded a significant surge in new listings, with a 19% increase totaling 2,771. Active listings also saw a notable uptick, rising by 22% to reach 11,741. Pending listings remained steady with a 0% change, reflecting a consistent level of market activity."

### **The Texas Economy:**

The unemployment rate in the San Antonio MSA decreased 0.1% year-over-year to 3.1% in December 2023. According to the Texas Workforce Commission (TWC), San Antonio's non-farm payroll jobs totaled 1,189,000 in December 2023.

The Texas Workforce Commission reported that sectors posting the highest year-over-year gains in December 2023 were Mining, Logging, and Construction with a 7.5% increase, followed by Private Education and Health Services with a 5.7% increase.

## **DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE**

### **THE DFW MSA ENTERS 2024 WITH SEASONALLY EXPECTED SALES AND PRICING DECLINES.**

#### **The DFW-Arlington Housing Market:**

New Home Sales - John Burns Real Estate Consulting Group (JBREC) reported that sales of new single-family housing decreased 7.0% year-over-year to be 31,851 in November 2023.

New Home Sales Price - The median sales price of new houses sold in November 2023 was \$432,100, a decrease of 3.6% 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 3.9% year-over-year from 6,328 to 6,078 transactions in December 2023. Dollar volume decreased from \$2.9 billion to \$3.0 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 7.1% year-over-year from \$461,330 to \$493,882 in December 2023. The average price per square foot also rose from \$197.15 to \$203.57.

The median price for existing single-family homes rose 0.8% year-over-year to be \$390,000 in December 2023.

The median price per square foot rose from \$189.63 to \$191.49 in December 2023. Inventory of single-family homes rose from 2.2 to 2.5 months supply, but it is still below a balanced market's inventory of 6-6.5 months.

#### **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 4,357,600 in December 2023. This marks a 3.2% year-over-year increase.

The unemployment rate in the DFW MSA increased 0.2% in December 2023 to 3.3%.

The Other Services sector saw the largest year-over-year gain at 12.7%, and the Mining, Logging, and Construction sector came in second with a 6.1% 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