

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SEES CONTINUED DEMAND FOR HOUSING AS HOME SALES INCREASE.

The San Antonio Housing Market:

New Home Sales - John Burns Real Estate Consulting (JBREC) reported that sales of new single-family housing (measured in a trailing 12 months) saw an increase of 2.0% year-over-year at 18,101 sales in September 2024.

New Home Sales Price - The median sales price of new houses sold in September 2024 was \$302,900, marking a decrease of 4.4% 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 2,895 homes in October 2024, an increase of 19.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA remained stable at \$371,545, and the median price decreased 2.0% year-over-year to be \$309,000 in October 2024.

[The Texas A&M Texas Real Estate Research Center](#) reports that months of inventory came in at 5.1 months in October, up from 4.2 months in October 2023.

“San Antonio’s housing market remains stable with robust sales growth, consistent pricing, and ample inventory, which supports a balanced market moving forward,” said Will Curtis, SABOR’s 2024 Chair of the Board. “As we continue to see strong demand for homes in our region, particularly in the \$200,000 to \$499,000 price range, buyers and sellers can expect a resilient market environment.”

The Texas Economy:

The unemployment rate in the San Antonio MSA saw an increase of 0.4% year-over-year to be 3.9% in October 2024. According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,204,000 in October 2024.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 4.4% increase year-over-year, followed by the Manufacturing sector with a 4.2% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: SEPTEMBER 2024)	17,351 (10.0% < 2023)	18,101 (2.0% > 2023)	43,088 (1.0% < 2023)
NEW HOME MEDIAN SALES PRICE (TTM: SEPTEMBER 2024)	\$394,400 (7.9% < 2023)	\$302,900 (4.4% < 2023)	\$412,700 (1.4% > 2023)
EXISTING HOME TOTAL SALES (OCTOBER 2024)	2,248 (1.5% < 2023)	2,895 (19.0% > 2023)	7,025 (14.5% > 2023)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (OCTOBER 2024)	\$430,000 (3.2% < 2023)	\$309,000 (2.0% < 2023)	\$400,000 (1.8% > 2023)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (OCTOBER 2024)	5.1 MONTHS	5.1 MONTHS	4.0 MONTHS