

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA EXISTING HOUSING MARKET POSTS SALES AND PRICING INCREASES HEADING INTO THE NEW YEAR.

The Austin – Round Rock 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) decreased 6.0% year-over-year to 17,681 closings in October 2024.

New Home Sales Price - The median sales price for new homes in October 2024, at \$411,300, experienced a 0.3% year-over-year decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales increased 4.6% year-over-year to 2,130 home sales across the Austin MSA in November 2024.

Existing Single-Family Home Price - In November 2024, the median sales price for existing single family homes saw an increase of 2.4% year-over-year to \$435,000.

“With solid pending sales activity and steady inventory levels, Austin’s housing market is positioned for a steady close to the year,” Kent Redding, president of the Austin Board of Realtors, said. “Buyers who locked in lower rates earlier this fall are now finalizing purchases, while sellers are finding promising opportunities as the market stabilizes with the guidance of REALTORS®.”

The Austin MSA ended November 2024 with 4.8 months of housing inventory, up by 1.1 months year-over-year. This is well below the 6-6.5 months of supply necessary for a truly balanced market.

The Texas Economy:

In November 2024 the unemployment rate in the Austin-Round Rock MSA was 3.5%, showing an increase of 0.5% year-over-year from November 2023.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of November 2024 was 1,380,200, a 1.6% increase from November 2023.

In November 2024, the Mining, Logging, and Construction sector led the way with a 4.6% increase year-over-year, followed by the Private Education and Health Services with a 3.8% increase.

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SHOWS CONTINUED STRENGTH
AS BOTH NEW AND EXISTING SECTORS POST SALES INCREASES.

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 5.0% year-over-year at 18,468 sales in October 2024.

New Home Sales Price - The median sales price of new houses sold in October 2024 was \$300,200, showing a decrease of 5.5% 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 2,825 homes in November 2024, an increase of 16.1%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA remained stable at \$357,153, and the median price increased 1.7% year-over-year to be \$299,990 in November 2024.

[The Texas A&M Texas Real Estate Research Center](#) reports that months of inventory came in at 4.9 months in November 2024.

“San Antonio’s housing market continues to demonstrate its stability despite seasonal shifts,” said Will Curtis, SABOR’s 2024 Chair of the Board. “With consistent pricing, steady inventory levels, and healthy sales activity, the market offers opportunities for both buyers and sellers as we look ahead to 2025.”

The Texas Economy:

The unemployment rate in the San Antonio MSA saw an increase of 0.6% year-over-year to be 3.9% in November 2024. According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,209,700 in November 2024.

The Texas Workforce Commission reported that the Manufacturing sector led the way with a 4.1% increase year-over-year, followed by the Private Education and Health Services sector with a 3.9% increase.

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA DEMONSTRATES BALANCE IN PRICING AND SALES AS 2025 ARRIVES.

The DFW-Arlington 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) had no change year-over-year at 43,272 in October 2024.

New Home Sales Price - The median sales price of new houses sold in October 2024 was \$441,500, an increase of 5.9% 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 increased 14.2% year-over-year from 6,000 to 6,849 transactions in November 2024. Dollar volume rose from \$2.9 billion to \$3.5 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 4.7% year-over-year from \$481,707 to \$504,265 in November 2024. Meanwhile, the average price per square foot rose from \$208.14 to \$210.01.

The median price for existing single-family homes increased 1.3% year-over-year from \$390,000 to \$395,000 in November 2024. The median price per square foot declined from \$194.61 to \$193.99 in November 2024.

Inventory of single-family homes rose from 2.9 to 3.8 months of supply in November 2024, but it is still well 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 4,367,900 in November 2024. This marks a 1.5% year-over-year increase.

The unemployment rate in the DFW MSA saw a 0.6% increase in November 2024 to be 4.0%.

The Financial Activities sector led the way with a 4.1% increase year-over-year, and the Other Services sector saw the second highest year-over-year gains at 3.0% in November 2024.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: OCTOBER 2024)	17,681 (6.0% < 2023)	18,468 (5.0% > 2023)	43,272 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: OCTOBER 2024)	\$411,300 (0.3% < 2023)	\$300,200 (5.5% < 2023)	\$441,500 (5.9% > 2023)
EXISTING HOME TOTAL SALES (NOVEMBER 2024)	2,130 (4.6% > 2023)	2,825 (16.1% > 2023)	6,849 (14.2% > 2023)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (NOVEMBER 2024)	\$435,000 (2.4% > 2023)	\$299,990 (1.7% > 2023)	\$395,000 (1.3% > 2023)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (NOVEMBER 2024)	4.8 MONTHS	4.9 MONTHS	3.8 MONTHS