

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.

	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