

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA SEES A RISE IN EXISTING HOME SALES AS THE NEW YEAR ARRIVES.

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 5.0% year-over-year to 17,776 closings in November 2024.

New Home Sales Price - The median sales price for new homes in November 2024, at \$410,400, experienced a 1.5% year-over-year decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales increased 2.5% year-over-year to 2,303 home sales across the Austin MSA in December 2024.

Existing Single-Family Home Price - In December 2024, the median sales price for existing single family homes saw an increase of 1.4% year-over-year to \$450,000.

Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®, notes that “2025 market activity will likely look similar to trends observed in 2024 with the median sales price and closed sales hovering between a range of 5% up or down year-over-year. This stability will give homebuyers and sellers clear expectations to plan their next steps with greater confidence. Additionally, mortgage rates will likely hover between 6 and 7%, as the Federal Reserve adopts a cautious approach to potential rate cuts.”

The Austin MSA ended December 2024 with 3.8 months of housing inventory, up by 0.8 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 December 2024 the unemployment rate in the Austin-Round Rock MSA was 3.1%, showing an increase of 0.1% year-over-year from December 2023.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of December 2024 was 1,379,400, a 1.7% increase from December 2023.

In December 2024, the Mining, Logging, and Construction sector led the way with a 5.9% increase year-over-year, followed by the Private Education sector with a 3.3% increase.

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SHOWS GROWTH AND RESILIENCE AS BOTH NEW AND EXISTING SECTORS POST HOME 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 6.0% year-over-year at 18,658 sales in November 2024.

New Home Sales Price - The median sales price of new houses sold in November 2024 was \$312,400, showing no change 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 2,611 homes in December 2024, an increase of 8.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA rose 2.0% to be \$374,209, and the median price also increased 2.0% year-over-year to be \$320,300 in December 2024.

[The Texas A&M Texas Real Estate Research Center](#) reports that months of inventory came in at 4.6 months in December 2024.

“San Antonio’s housing market continues to display impressive resilience,” said Reagan Williamson, SABOR’s 2025 Chair of the Board. “As we enter 2025 and watch market trends, the steady increase in home values, coupled with strong inventory levels, positions San Antonio as a vibrant and reliable market for buyers and sellers alike.”

The Texas Economy:

The unemployment rate in the San Antonio MSA saw an increase of 0.3% year-over-year to be 3.4% in December 2024.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,210,800 in December 2024.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 4.6% increase year-over-year, followed by the Manufacturing sector with a 3.7% increase.

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA SHOWS CONTINUED STABILITY AS NEW AND EXISTING HOME SALES RISE.

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 an increase of 1.0% year-over-year to be 43,576 in November 2024.

New Home Sales Price - The median sales price of new houses sold in November 2024 was \$431,900, an increase of 4.0% 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 15.2% year-over-year from 6,392 to 7,364 transactions in December 2024. Dollar volume rose from \$3.1 billion to \$3.8 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 5.3% year-over-year from \$487,352 to \$513,183 in December 2024. Meanwhile, the average price per square foot rose from \$205.00 to \$210.00.

The median price for existing single-family homes increased 2.6% year-over-year from \$390,000 to \$400,000 in December 2024. The median price per square foot also rose from \$192.40 to \$193.00 in December 2024.

Inventory of single-family homes rose from 2.5 to 3.3 months of supply in December 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 4,371,500 in December 2024. This marks a 1.6% year-over-year increase.

The unemployment rate in the DFW MSA saw a 0.2% increase in December 2024 to be 3.5%.

The Financial Activities sector led the way with a 4.0% increase year-over-year, and the Private Education and Health Services sector saw the second highest year-over-year gains at 2.6% in December 2024.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: NOVEMBER 2024)	17,776 (5.0% < 2023)	18,658 (6.0% > 2023)	43,576 (1.0% > 2023)
NEW HOME MEDIAN SALES PRICE (TTM: NOVEMBER 2024)	\$410,400 (1.5% < 2023)	\$312,400 (NO CHANGE)	\$431,900 (4.0% > 2023)
EXISTING HOME TOTAL SALES (DECEMBER 2024)	2,303 (2.5% > 2023)	2,611 (8.0% > 2023)	7,364 (15.2% > 2023)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (DECEMBER 2024)	\$450,000 (1.4% > 2023)	\$320,300 (2.0% > 2023)	\$400,000 (2.6% > 2023)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (DECEMBER 2024)	3.8 MONTHS	4.6 MONTHS	3.3 MONTHS