

## **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.

	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