

## **AUSTIN REAL ESTATE MARKET UPDATE**

### **THE AUSTIN MSA MOVES CLOSER TO A BALANCED MARKET AS HOME PRICES STABILIZE AND INVENTORY IMPROVES.**

#### **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 3.0% year-over-year to 17,586 closings in December 2024.

New Home Sales Price – The median sales price for new homes in December 2024, at \$406,500, experienced a 2.4% year-over-year decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales increased 1.0% year-over-year to 1,761 home sales across the Austin MSA in January 2025.

Existing Single-Family Home Price - In January 2025, the median sales price for existing single family homes saw an decrease of 4.7% year-over-year to \$409,765.

“As affordability remains a key constraint for many first-time homebuyers, the single-family leasing market continues to be a viable alternative,” said Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®.

“While closed sales have slowed this month, sellers adjusting their pricing strategies to align with market conditions are keeping transactions moving. With inventory levels rising, buyers are regaining leverage, creating a more favorable environment for those who have been waiting for the right moment to purchase.”

The Austin MSA ended January 2025 with 5.6 months of housing inventory, up by 0.9 months year-over-year. 6-6.5 months of supply is necessary for a truly balanced market.

#### **The Texas Economy:**

In January 2025 the unemployment rate in the Austin-Round Rock MSA was 3.5%, showing a decrease of 0.1% year-over-year from January 2024.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of January 2025 was 1,358,400, a 1.7% increase from January 2024.

In January 2025, the Private Education and Health Services sector led the way with a 5.7% increase year-over-year, followed by the Financial Activities sector with a 4.5% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: DECEMBER 2024)	17,586 (3.0% < 2023)	18,583 (6.0% > 2023)	43,728 (3.0% > 2023)
NEW HOME MEDIAN SALES PRICE (TTM: DECEMBER 2024)	\$406,500 (2.4% < 2023)	\$315,600 (3.2% > 2023)	\$446,000 (6.4% > 2023)
EXISTING HOME TOTAL SALES (JANUARY 2025)	1,761 (1.0% > 2024)	2,153 (5.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JANUARY 2025)	\$409,765 (4.7% < 2024)	\$295,475 (2.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JANUARY 2025)	5.6 MONTHS	PENDING	PENDING