

## **AUSTIN REAL ESTATE MARKET UPDATE**

### **THE AUSTIN MSA EXPERIENCES LEVELING SALES IN MARCH AS INVENTORY INCREASES.**

#### **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 8.0% year-over-year to 16,813 closings in February 2025.

New Home Sales Price – The median sales price for new homes in February 2025 came in at \$421,000, experiencing no change year-over-year.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABOR\)](#) reports that existing single-family home sales decreased 9.3% year-over-year to 2,461 home sales across the Austin MSA in March 2025.

Existing Single-Family Home Price - In March 2025, the median sales price for existing single family homes decreased 0.9% year-over-year to be \$446,000.

Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®, weighed in on the March Market in ABOR's Central Texas Housing Report: "We started the year with a continuation of similar trends that shaped the market in 2024. However, stubbornly high mortgage rates and a weaker local labor market weighed on buyer confidence, while many sellers remained reluctant to adjust pricing expectations. That squeeze on buyer power shaped much of the activity we saw in the first quarter, reinforcing the need for greater flexibility and balance on both sides of the transaction."

The Austin MSA ended March 2025 with 4.8 months of housing inventory, up by 0.7 months year-over-year. This is still below the 6-6.5 months of supply necessary for a truly balanced market.

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

In March 2025, the unemployment rate in the Austin-Round Rock MSA was 3.4%, showing a decrease of 0.1% from March 2024.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of March 2025 was 1,369,000, a 1.4% increase from March 2024.

In March 2025, the Private Education and Health Services sector led the way with a 5.2% increase year-over-year, followed by the Financial Activities sector with a 3.5% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: FEBRUARY 2025)	16,813 (8.0% < 2024)	18,529 (4.0% > 2024)	42,574 (1.0% < 2024)
NEW HOME MEDIAN SALES PRICE (TTM: FEBRUARY 2025)	\$421,000 (NO CHANGE)	\$295,800 (0.5% < 2024)	\$417,600 (0.4% > 2024)
EXISTING HOME TOTAL SALES (MARCH 2025)	2,461 (9.3% < 2024)	2,811 (8.0% < 2024)	7,400 (0.8% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MARCH 2025)	\$446,000 (0.9% < 2024)	\$315,499 (2.0% > 2024)	\$399,000 (0.3% > 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (MARCH 2025)	4.8 MONTHS	5.1 MONTHS	3.8 MONTHS