



**CONNOR  
INVESTMENT**

REAL ESTATE

**JULY 2025**

## **AUSTIN REAL ESTATE MARKET UPDATE**

### **THE AUSTIN MSA MARKET STEADIES AS INVENTORY GROWS AND PRICES HOLD FIRM.**

#### **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 11.0% year-over-year to 15,837 closings in the month of May 2025.

New Home Sales Price – The median sales price for new homes in May 2025 was \$396,900, posting a 0.5% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABOR\)](#) reports that existing single-family home sales increased 2.8% year-over-year to 2,823 home sales across the Austin MSA in June 2025.

Existing Single-Family Home Price - In June 2025, the median sales price for existing single family homes showed no change year-over-year to be \$449,900.

Vaike O’Grady, research advisor at Unlock MLS, said that, “The Central Texas housing market is continuing a gradual adjustment following a subdued start to the year, with current indicators signaling movement toward a more balanced environment. Although year-to-date sales remain below 2024 levels, the rate of decline has moderated, and rising inventory is expanding buyer choice.”

She added, “At the same time, the median sales price has held steady, underscoring ongoing demand and reinforcing long-term confidence in the Austin market. Mortgage rates are expected to stay relatively stable, meaning sellers will need to remain flexible on pricing to maintain progress, particularly as affordability remains a significant hurdle for many first-time buyers.”

The Austin MSA ended June 2025 with 5.5 months of housing inventory, up by 0.7 months year-over-year. This is still slightly below the 6-6.5 months of supply necessary for a truly of a balanced market.

#### **The Austin Economy:**

In June 2025, the unemployment rate in the Austin-Round Rock MSA was 3.4%, showing a slight decrease year-over-year by 0.4%.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of June 2025 was 1,377,100, a 1.0% decrease from June 2024.

In June 2025, the Private Education and Health Services sector led the way with a 3.5% increase year-over-year, followed by Financial Activities with a 3.1% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: MAY 2025)	15,837 (11.0% < 2024)	18,813 (8.0% > 2024)	43,238 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: MAY 2025)	\$396,900 (0.5% < 2024)	\$306,300 (0.6% > 2024)	\$389,700 (5.3% < 2024)
EXISTING HOME TOTAL SALES (JUNE 2025)	2,823 (2.8% > 2024)	3,023 (1.0% < 2024)	8,910 (8.2% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JUNE 2025)	\$449,900 (NO CHANGE)	\$324,460 (4.0% > 2024)	\$405,000 (0.3% > 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JUNE 2025)	5.5 MONTHS	6.0 MONTHS	4.8 MONTHS