



**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.



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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA BALANCES AS NEW HOME SALES RISE AND EXISTING HOME SALES REMAIN STEADY.

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 8.0% year-over-year to 18,813 sales in May 2025.

New Home Sales Price - The median sales price of new houses sold in May 2025 was \$306,300, increasing by 0.6% 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 3,023 homes in June 2025, decreasing by 1.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA rose 4.0% to be \$392,796 and the median price also rose 4.0% year-over-year to be \$324,460 in June 2025.

“Even as prices hold strong, the increase in inventory and extended days on market indicate buyers are weighing their options more carefully,” said Reagan Williamson, SABOR’s 2025 Chair of the Board. “Both buyers and sellers need to be strategic and prepared to navigate this evolving landscape.”

[The San Antonio Board of Realtors \(SABoR\)](#)

reports that months of inventory came in at 6.0 months in June 2025, meeting the 6-6.5 months of supply necessary for a truly of a balanced market.

The San Antonio Economy:

The unemployment rate in the San Antonio MSA decreased by 0.3% year-over-year to be 3.8% in June 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,208,900 in June 2025.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 3.4% increase year-over-year in June 2025, followed by the Mining, Logging, and Construction sector with a 3.0% increase.



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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA SEES NEW AND EXISTING SALES INCREASE WHILE PRICES STABILIZE IN JUNE 2025.

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) saw an increase of 1.0% year-over-year to be 43,238 sales in May 2025.

New Home Sales Price - The new home median sales price in May 2025 was \$389,700, a decrease of 5.3% 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 8.2% year-over-year from 8,238 to 8,910 transactions in June 2025. Dollar volume rose from \$4.2 billion to \$4.7 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 4.3% year-over-year from \$505,132 to \$526,742 in June 2025. The average price per square foot subsequently rose from \$213.50 to \$213.80.

The median price for existing single-family homes decreased 0.3% year-over-year from \$403,995 to \$405,000 in June 2025, and the median price per square foot also declined from \$199.40 to \$196.20.

Inventory of single-family homes rose year-over-year from 3.8 to 4.8 months of supply in June 2025, but it remains 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 4,302,500 in June 2025. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw a decrease of 0.5% to be 3.8% in June 2025.

The Private Education and Health Services sector led the way with a 4.0% increase year-over-year, and the Mining, Logging, and Construction sector saw the second highest year-over-year gain at 2.6% in June 2025.

	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