



**CONNOR
INVESTMENT**

REAL ESTATE

JULY 2025

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.

	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