



**CONNOR  
INVESTMENT**

REAL ESTATE

**AUGUST 2025**

## AUSTIN REAL ESTATE MARKET UPDATE

### AUSTIN MSA INVENTORY GROWS AS NEW AND EXISTING HOME PRICES COOL.

#### **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 9.0% year-over-year to 15,905 closings in June 2025.

New Home Sales Price – The median sales price for new homes in June 2025 was \$382,700, posting a 3.8% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales decreased 7.9% year-over-year to 2,492 home sales across the Austin MSA in July 2025.

Existing Single-Family Home Price - In July 2025, the median sales price for existing single family homes decreased 3.3% year-over-year to be \$435,000.

Vaike O’Grady, research advisor at Unlock MLS, said that, “It’s typical for the summer market to slow as people focus on travel and leisure; we often see activity pick back up once school starts. The year-over-year growth in pending closings is encouraging. Inventory is higher than in recent years, giving buyers more options, but the month-to-month dip in new and active listings suggests some sellers may be holding back.

If interest rates shift lower this fall, we could see seller and buyer activity accelerate.”

The Austin MSA ended July 2025 with 6.1 months of housing inventory, up by 0.9 months year-over-year.

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

In July 2025, the unemployment rate in the Austin-Round Rock MSA was 3.5%, showing a slight decrease year-over-year by 0.3%.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of July 2025 was 1,364,800, a 0.7% increase from July 2024.

In July 2025, the Private Education and Health Services sector led the way with a 3.0% increase year-over-year, followed by Financial Activities with a 2.9% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: JUNE 2025)	15,905 (9.0% < 2024)	19,045 (9.0% > 2024)	43,444 (2.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: JUNE 2025)	\$382,700 (3.8% < 2024)	\$309,500 (2.9% > 2024)	\$397,400 (4.0% < 2024)
EXISTING HOME TOTAL SALES (JULY 2025)	2,492 (7.9% < 2024)	2,915 (10.0% < 2024)	8,821 (5.0% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JULY 2025)	\$435,000 (3.3% < 2024)	\$330,000 (4.0% > 2024)	\$400,000 (NO CHANGE)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JULY 2025)	6.1 MONTHS	6.1 MONTHS	4.9 MONTHS