SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA NEW HOME MARKET SHOWS RESILIENCY POSTING INCREASED SALES AS FALL ARRIVES.

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 6.0% year-over-year to 18,829 sales in July 2025.

New Home Sales Price – The median sales price of new houses sold in July 2025 was $313,000, increasing by 2.1% 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 2,952 homes in August 2025, decreasing by 7.0%.

Existing Single-Family Home Price – The average price for existing single-family homes in the San Antonio MSA rose 5.0% to be $382,419 and the median price rose by 2.0% year-over-year to be $310,000 in August 2025.

"Prices continue to hold firm even as sales slow, thanks to steady demand and growing inventory," said Ed Zapata, SABOR's 2025 Chair of the Board.

The San Antonio Board of Realtors (SABoR) reports that months of inventory came in at 6.1 months. Even with rising inventory, Texas' growing population continues to drive the need for more housing.

The San Antonio Economy:

The unemployment rate in the San Antonio MSA decreased by 0.3% year-over-year to be 4.4% in August 2025.

According to the Texas Workforce Commission (TWC), San Antonio's non-farm payroll jobs totaled 1,208,400 in August 2025.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 5.4% increase year-over-year in August 2025, followed by the Leisure and Hospitality and Mining, Logging and Construction sectors with a 2.3% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: JULY 2025)	15,727 (10.0% < 2024)	18,829 (6.0% > 2024)	43,292 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: JULY 2025)	$390,900 (1.4% < 2024)	$313,000 (2.1% > 2024)	$395,400 (3.4% < 2024)
EXISTING HOME TOTAL SALES (AUGUST 2025)	2,545 (4.6% < 2024)	2,952 (7.0% < 2024)	8,246 (1.6% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (AUGUST 2025)	$444,490 (1.3% > 2024)	$310,000 (2.0% > 2024)	$387,599 (2.3% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (AUGUST 2025)	5.9 MONTHS	6.1 MONTHS	4.7 MONTHS