



**CONNOR
INVESTMENT**

REAL ESTATE

SEPTEMBER 2025

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA EXISTING HOME MARKET STEADIES AS BALANCED PRICES AND RISING PENDING SALES SIGNAL STABILITY IN AUGUST 2025.

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 10.0% year-over-year to 15,727 closings in July 2025.

New Home Sales Price – The median sales price for new homes in July 2025 was \$390,900, posting a 1.4% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales decreased 4.6% year-over-year to 2,545 home sales across the Austin MSA in August 2025.

Existing Single-Family Home Price - In August 2025, the median sales price for existing single family homes increased 1.3% year-over-year to be \$444,490.

Vaike O’Grady, research advisor at Unlock MLS, said that, “Pending sales are rising, prices are holding steady and inventory is trending in the right direction. The market is showing healthy movement as we head into fall, and August’s data reflects growing buyer confidence even as overall sales volumes ease. If the Fed lowers rates... as expected, we could see renewed interest from buyers, especially those exploring adjustable-rate mortgages, which tend to respond more quickly to those kinds of changes.

Even a small rate shift can improve affordability and prompt more buyers to re-enter the market, a trend we’ve seen in past cycles.”

The Austin MSA ended August 2025 with 5.9 months of housing inventory, up by 0.8 months year-over-year.

The Austin Economy:

In August 2025, the unemployment rate in the Austin-Round Rock MSA was 3.9%, showing a slight increase year-over-year by 0.1%.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of August 2025 was 1,368,400, a 0.7% increase from August 2024.

In August 2025, the Government sector led the way with a 3.8% increase year-over-year, followed by Financial Activities with a 3.0% increase.



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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.



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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET SEES STEADY NEW HOME SALES AS EXISTING HOME PRICES COOL.

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 no change year-over-year, posting 43,292 sales in July 2025.

New Home Sales Price - The new home median sales price in July 2025 was \$395,400, a decrease of 3.4% 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 1.6% year-over-year from 8,117 to 8,246 transactions in August 2025. Dollar volume rose from \$4.0 billion to \$4.1 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 0.3% year-over-year from \$498,047 to \$496,373 in August 2025. The average price per square foot also declined from \$210.80 to \$206.00.

The median price for existing single-family homes decreased 2.3% year-over-year to be \$387,599 in August 2025, while the median price per square foot also declined from \$196.90 to \$191.70.

Inventory of single-family homes rose year-over-year from 4.0 to 4.7 months of supply in August 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 4,298,600 in August 2025. This marks a 0.6% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.2% to be 4.4% in August 2025.

The Private Education and Health Services sector led the way with a 3.3% increase year-over-year, and the Government sector saw the second highest year-over-year gain at 2.1% in August 2025.

	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