



AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA EXISTING HOME MARKET STEADIES AS SALES POST LARGEST INCREASE OF 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 11.0% year-over-year to 15,481 closings in August 2025.

New Home Sales Price – The median sales price for new homes in August 2025 was \$373,500, posting a 7.8% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales increased 6.7% year-over-year to 2,416 home sales across the Austin MSA in September 2025.

Existing Single-Family Home Price - In September 2025, the median sales price for existing single family homes decreased 1.8% year-over-year to be \$420,000.

Vaike O'Grady, research advisor at Unlock MLS, said that, "The numbers we're seeing in September match the trends we expected to see this time of year. As we wrap up the third quarter, the market is mirroring typical seasonality trends, pointing to a sign of continued adjustment and balance.

Buyer enthusiasm has picked up slightly as we saw the first interest rate cut in nine months, and steady pricing from sellers continues to support that confidence. What we're seeing in the market now is a healthy level of stability."

The Austin MSA ended September 2025 with 5.7 months of housing inventory, up by 0.6 months year-over-year.

The Austin Economy:

Due to the government shutdown, [Texas Labor Market Information](#) is not available at this time.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: AUGUST 2025)	15,481 (11.0% < 2024)	18,885 (5.0% > 2024)	43,645 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: AUGUST 2025)	\$373,500 (7.8% < 2024)	\$293,500 (1.0% < 2024)	\$404,500 (2.3% < 2024)
EXISTING HOME TOTAL SALES (SEPTEMBER 2025)	2,416 (6.7% > 2024)	2,823 (5.0% > 2024)	7,666 (5.3% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (SEPTEMBER 2025)	\$420,000 (1.8% < 2024)	\$308,995 (NO CHANGE)	\$389,715 (0.02% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (SEPTEMBER 2025)	5.7 MONTHS	5.9 MONTHS	4.6 MONTHS