



## **AUSTIN REAL ESTATE MARKET UPDATE**

### **THE AUSTIN MSA HOUSING MARKET SHIFTS TOWARDS A MORE BALANCED ENVIRONMENT AS PRICES AND INVENTORY HOLD STEADY.**

#### **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 15,553 closings in September 2025.

New Home Sales Price – The median sales price for new homes in September 2025 was \$384,300, posting a 0.9% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales decreased 9.6% year-over-year to 2,238 home sales across the Austin MSA in October 2025.

Existing Single-Family Home Price - In October 2025, the median sales price for existing single family homes increased 1.4% year-over-year to be \$439,000.

Vaike O’Grady, research advisor at Unlock MLS, said that, “After several years of volatility, what we’re seeing now is a housing market that’s functioning the way it should. Pricing has been steady for months, inventory is in balance and the Federal Reserve’s recent interest rate cuts have boosted buyer confidence, as shown in increased pending sales activity.

Homes that are priced right and well-presented are still selling quickly and close to asking price. The consistency we’re seeing is a healthy sign for what we can anticipate in 2026 and continued long-term growth.”

The Austin MSA ended October 2025 with 5.3 months of housing inventory, up by 0.5 months year-over-year.

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

In September 2025, the unemployment rate in the Austin-Round Rock MSA was 3.8%, showing a slight increase year-over-year by 0.3%.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of September 2025 was 1,371,100, a 0.7% increase from September 2024.

In September 2025, the Financial Activities sector led the way with a 3.0% increase year-over-year, followed by the Government sector with a 2.0% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: SEPTEMBER 2025)	15,553 (11.0% < 2024)	18,896 (4.0% > 2024)	43,856 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: SEPTEMBER 2025)	\$384,300 (0.9% < 2024)	\$308,000 (1.8% > 2024)	\$385,700 (6.6% < 2024)
EXISTING HOME TOTAL SALES (OCTOBER 2025)	2,238 (9.6% < 2024)	2,206 (19.0% < 2024)	7,121 (1.1% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (OCTOBER 2025)	\$439,000 (1.4% > 2024)	\$315,000 (5.0% > 2024)	\$389,500 (2.6% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (OCTOBER 2025)	5.3 MONTHS	5.9 MONTHS	4.4 MONTHS