



SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA HOUSING MARKET SEES EXISTING HOME SALES COOL AND PRICES RISE AS WINTER 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 4.0% year-over-year to 18,896 sales in September 2025.

New Home Sales Price - The median sales price of new houses sold in September 2025 was \$308,000, increasing by 1.8% 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 2,206 homes in October 2025, decreasing by 19.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA rose 2.0% to be \$377,040, and the median price rose 5.0% year-over-year to be \$315,000 in October 2025.

"October's numbers show that the San Antonio market remains healthy and well-balanced," 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 5.9 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 increased by 0.4% year-over-year to be 4.2% in September 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,206,000 in September 2025.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 6.2% increase year-over-year in September 2025, followed by the Trade, Transportation, and Utilities sectors with a 2.5% 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 |