

DECEMBER 2025

AUSTIN REAL ESTATE MARKET UPDATE

AUSTIN MSA INVENTORY REACHES A YEARLY HIGH, SIGNALING A MORE BALANCED MARKET.

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 13.0% year-over-year to 15,515 closings in October 2025.

New Home Sales Price – The median sales price for new homes in October 2025 was \$391,400, posting a 7.8% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales decreased 15.9% year-over-year to 1,895 home sales across the Austin MSA in November 2025.

Existing Single-Family Home Price - In November 2025, the median sales price for existing single family homes decreased 1.1% year-over-year to be \$430,000.

Brandy Wuensch, 2025 Unlock MLS and ABoR president, said that, “Inventory is growing, prices are steady and buyers are reentering the market with a more strategic mindset. REALTORS® are playing a critical role in helping Central Texans navigate this evolving landscape with confidence. It’s about positioning, not panic.

Buyers finally have options, and sellers need to price their homes competitively based on current market conditions. Even though the pace is slower, Austin is still fundamentally strong.”

The Austin MSA ended November 2025 with 6.3 months of housing inventory, up by 1.5 months year-over-year. This is the highest level recorded in the Austin MSA in over a 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.



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SAN ANTONIO REAL ESTATE MARKET UPDATE

SAN ANTONIO MSA SEES GROWTH IN NEW HOME SALES.

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 1.0% year-over-year to 18,649 sales in October 2025.

New Home Sales Price – The median sales price of new houses sold in October 2025 was \$316,900, increasing by 5.9% 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 5.0% to be \$374,831, and the median price also rose 5.0% year-over-year to be \$315,000 in November 2025.

“San Antonio’s housing market remains steady overall, even as sales activity softens,” said Katie Griffin-Ross, LERA MLS 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.

DECEMBER 2025

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA HOUSING MARKET TRENDS TOWARD BALANCE AMID COOLING SALES AND PRICES.

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 43,421 sales in October 2025.

New Home Sales Price - The new home median sales price in October 2025 was \$396,200, a decrease of 9.3% 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 decreased 8.0% year-over-year from 6,482 to 5,961 transactions in November 2025. Dollar volume dipped from \$3.3 billion to \$2.8 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 6.1% year-over-year from \$508,306 to \$477,166 in November 2025. The average price per square foot also declined from \$206.88 to \$197.92.

The median price for existing single-family homes declined 5.1% year-over-year from \$395,000 to \$375,000 in November 2025, and the median price per square foot also declined from \$191.88 to \$184.38.

Inventory of single-family homes rose year-over-year from 3.7 to 4.1 months of supply in November 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 4,298,900 in September 2025. This marks a 0.8% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.3% to be 4.2% in September 2025.

The Private Education and Health Services sector led the way with a 3.2% increase year-over-year, and the Government sector saw the second highest year-over-year gain at 2.4% in September 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: OCTOBER 2025)	15,515 (13.0% < 2024)	18,649 (1.0% > 2024)	43,421 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: OCTOBER 2025)	\$391,400 (7.8% < 2024)	\$316,900 (5.9% > 2024)	\$396,200 (9.3% < 2024)
EXISTING HOME TOTAL SALES (NOVEMBER 2025)	1,895 (15.9% < 2024)	2,206 (19.0% < 2024)	5,961 (8.0% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (NOVEMBER 2025)	\$430,000 (1.1% < 2024)	\$315,000 (5.0% > 2024)	\$375,000 (5.1% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (NOVEMBER 2025)	6.3 MONTHS	5.9 MONTHS	4.1 MONTHS