

DECEMBER 2025

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.

	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