



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