



SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA HOLDS STEADY HEADING INTO 2026 WITH EXISTING HOME SALES AND INVENTORY POSTING INCREASES.

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 a decrease of 2.0% year-over-year to 18,393 sales in November 2025.

New Home Sales Price - The median sales price of new houses sold in November 2025 was \$305,900, decreasing by 2.2% 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 2,854 homes in December 2025, increasing by 8.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA rose 2.0% to be \$375,539, and the median price decreased 2.0% year-over-year to be \$309,990 in December 2025.

“December’s data shows a market that continues to recalibrate rather than retreat,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Sales activity has picked up, inventory is giving buyers more flexibility, and prices remain stable.

[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 0.3% year-over-year to be 3.7% in December 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,215,000 in December 2025.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 5.3% increase year-over-year in December 2025, followed by the Trade, Transportation, and Utilities sectors with a 3.8% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: NOVEMBER 2025)	15,231 (14.0% < 2024)	18,393 (2.0% < 2024)	42,858 (2.0% < 2024)
NEW HOME MEDIAN SALES PRICE (TTM: NOVEMBER 2025)	\$385,000 (4.7% < 2024)	\$305,900 (2.2% < 2024)	\$396,300 (8.1% < 2024)
EXISTING HOME TOTAL SALES (DECEMBER 2025)	2,514 (1.9% > 2024)	2,854 (8.0% > 2024)	7,286 (3.4% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (DECEMBER 2025)	\$435,000 (3.3% < 2024)	\$309,990 (2.0% < 2024)	\$378,000 (5.5% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (DECEMBER 2025)	4.2 MONTHS	5.3 MONTHS	3.4 MONTHS