

MARCH 2026

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA HOUSING MARKET IS LEVELING OUT,
WITH RISING INVENTORY AND MODERATING PRICES.

The Austin Housing Market:

New Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the Austin-Roundrock-San Marcos MSA in January 2026 measured year-over-year to be 991, posting a 25.0% decrease.

Please note, due to the recent government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

Existing Housing Market - [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales decreased 3.6% year-over-year to 1,887 home sales across the Austin MSA in February 2026.

In February 2026, the median sales price for existing single family homes decreased 3.6% year-over-year to be \$412,000.

Vaike O'Grady, research advisor at Unlock MLS, points out that, "The inventory count average was around 12,076 for the past two years, but in February, we saw active listings fall to 10,000 across the MSA, down 4.8% from a year ago.

This tells us that sellers are returning to the market at roughly the same pace as last year, but buyers are coming back faster. These balanced market conditions have given buyers a chance to catch up. It's a good sign that healthy momentum is fueling the market."

The Austin MSA ended February 2026 with 6.5 months of housing inventory, up by 1.1 months year-over-year.

The Austin Economy:

In January 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA was 3.7%, showing a slight increase year-over-year by 0.2%.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of January 2026 was 1,404,600, a 1.4% increase from January 2025.

In January 2026, the Mining, Logging and Construction sector led the way with a 6.6% increase year-over-year, followed by the Financial Activities sector with a 3.9% increase.



MARCH 2026

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA MARKET CONTINUES TO
SHOW BALANCE WITH THE ARRIVAL OF Q2.

The San Antonio Housing Market:

New Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the San Antonio-New Braunfels MSA in January 2026 measured year-over-year to be 653, posting a 20.0% decrease.

Existing Housing Market - [The San Antonio Board of Realtors \(SABoR\)](#) reports that existing single-family home sales in the San Antonio MSA totaled 2,363 homes in February 2026, decreasing by 7.0%.

The average price for existing single-family homes in the San Antonio MSA increased 3.0% to be \$360,124, and the median price increased 4.0% year-over-year to be \$299,900 in February 2026.

“February’s data reflects a market that remains balanced while continuing to evolve,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “While sales activity has moderated, steady price growth and increased inventory continue to give buyers and sellers flexibility.”

[The San Antonio Board of Realtors \(SABoR\)](#)

reports that months of inventory came in at 5.5 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 4.3% in January 2026.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,184,200 in January 2026.

The Texas Workforce Commission reported that the Leisure and Hospitality sector led the way with a 2.5% increase year-over-year in January 2026, followed by the Trade, Transportation, and Utilities sectors with a 2.2% increase.



MARCH 2026

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

COOLING SALES AND PRICES CHARACTERIZE THE DFW MSA MARKET AS SPRING ARRIVES.

The DFW Housing Market:

New Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the DFW-Arlington MSA in January 2026 measured year-over-year to be 2,496, posting a 24.0% decrease.

Existing Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reports that existing single-family home sales volume decreased 6.0% year-over-year from 5,986 to 5,622 transactions in January 2026. Dollar volume dipped from \$2.9 billion to \$2.8 billion.

The average price of an existing single-family home in the DFW MSA rose 0.2% year-over-year from \$489,556 to \$490,596 in January 2026. The average price per square foot also declined from \$204.20 to \$200.10.

The median price for existing single-family homes declined 1.5% year-over-year from \$395,000 to \$388,983 in January 2026, and the median price per square foot also declined from \$190.00 to \$185.10.

Inventory of single-family homes rose year-over-year from 3.5 to 3.7 months of supply in January 2026, but it remains well below a balanced market's inventory of 6-6.5 months.

The DFW 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 4,298,800 in January 2026. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.2% to be 4.2% in January 2026.

The Mining, Logging and Construction sector led the way with a 4.4% increase year-over-year, and the Professional and Business Services and Government sectors both saw the second highest year-over-year gain at 1.6% in January 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JANUARY 2026)	991 (25.0% < 2025)	653 (20.0% < 2025)	2,496 (24.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JANUARY 2026)	991 (25.0% < 2025)	653 (20.0% < 2025)	2,496 (24.0% < 2025)
EXISTING HOME TOTAL SALES (FEBRUARY 2026)	1,887 (3.6% < 2025)	2,363 (7.0% < 2025)	5,622*** (6.0% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (FEBRUARY 2026)	\$412,000 (3.6% < 2025)	\$299,900 (4.0% > 2025)	\$388,983*** (1.5% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (FEBRUARY 2026)	6.5 MONTHS	5.5 MONTHS	3.7*** MONTHS

*Single-Family Building Permits is a leading indicator of new home construction volume. Due to government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

**Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity.

***The Texas A&M Texas Real Estate Research Center's MSA existing home sales data is currently delayed, so these figures reflect January rather than February.