



**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.

	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.