



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.

	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.