



**CONNOR
INVESTMENT**

REAL ESTATE

MAY 2026

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN HOUSING MARKET SHOWS STRONGER BUYER ACTIVITY AND STABLE GROWTH.

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 - Round Rock - San Marcos MSA in March 2026 to be 1,512, posting a 7.0% increase over the same month in 2025. Year-to-date through March 2026, Austin issued 3,937 single-family building permits, representing a 4.0% decrease compared to the same period last year.

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 increased 2.0% year-over-year with 2,648 home sales across the Austin MSA in April 2026.

The median sales price for existing single family homes decreased 1.9% year-over-year to be \$440,000 in April 2026.

Vaike O'Grady, research advisor at Unlock MLS, points out that, "What stands out in April's data is the shift in buyer psychology and overall market momentum. Many buyers who had been delaying their home search took advantage of the temporary dip in mortgage rates we saw earlier this year and moved quickly once conditions became more manageable. That activity is now showing up in both pending and closed sales data.

Buyers are stepping back into the market with more urgency, especially when homes are priced correctly, and pending sales continue to be one of the clearest indicators of where the market is heading. April's numbers show that confidence is building despite higher borrowing costs and ongoing economic uncertainty."

The Austin MSA ended April 2026 with 4.7 months of housing inventory, down by 0.6 months year-over-year.

The Austin Economy:

In March 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA was 3.4%, showing no change year-over-year.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of April 2026 was 1,414,000, a 0.6% increase from April 2025.

In April 2026, the Mining, Logging and Construction sector led the way with a 5.0% increase year-over-year, followed by the Financial Activities sector with a 1.9% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (MARCH 2026)	1,512 (7.0% > 2025)	838 (3.0% < 2025)	3,764 (NO CHANGE)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (MARCH 2026)	3,937 (4.0% < 2025)	2,339 (6.0% < 2025)	9,508 (12.0% < 2025)
EXISTING HOME TOTAL SALES (APRIL 2026)	2,648 (2.0% > 2025)	3,135 (2.0% > 2025)	8,300 (8.5% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (APRIL 2026)	\$440,000 (1.9% < 2025)	\$307,000 (NO CHANGE)	\$395,000 (1.3% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (APRIL 2026)	4.7 MONTHS	6.1 MONTHS	4.1 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 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.