



## **AUSTIN REAL ESTATE MARKET UPDATE**

### THE AUSTIN HOUSING MARKET SHOWS SIGNS OF STABILIZATION AS BUYER ACTIVITY PICKS UP.

#### **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 February 2026 measured year-over-year to be 1,434, posting a 5.0% increase. Year-to-date through February 2026, Austin issued 2,425 single-family building permits, representing a 9.0% 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 0.5% year-over-year to 2,593 home sales across the Austin MSA in March 2026.

In March 2026, the median sales price for existing single family homes decreased 3.0% year-over-year to be \$426,220.

Vaike O'Grady, research advisor at Unlock MLS, points out that, "What the quarterly figures don't show is the shift we saw in market activity from February to March. Despite the uncertainty of the global geopolitical environment and higher interest rates, the Central Texas market is settling into a more typical pattern of activity. Double-digit month-over-month increases in pending and closed sales indicate that buyers are out there and making moves when the price is right.

At the same time, we're seeing a window open for buyers who have been priced out in previous years, especially first-time home buyers, as more attainable pricing creates new opportunities to enter the market with greater confidence."

The Austin MSA ended March 2026 with 5.5 months of housing inventory, up by 0.8 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 March 2026 was 1,411,500, a 1.1% increase from March 2025.

In March 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 3.0% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (FEBRUARY 2026)	1,434 (5.0% > 2025)	848 (5.0% > 2025)	3,248 (13.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (FEBRUARY 2026)	2,425 (9.0% < 2025)	1,501 (8.0% < 2025)	5,744 (18.0% < 2025)
EXISTING HOME TOTAL SALES (MARCH 2026)	2,593 (0.5% > 2025)	3,100 (10.0% > 2025)	8,229 (4.8% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MARCH 2026)	\$426,220 (3.0% < 2025)	\$316,850 (0.4% > 2025)	\$385,000 (2.5% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (MARCH 2026)	5.5 MONTHS	5.8 MONTHS	4.0 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.