



APRIL 2026

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.



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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO HOUSING MARKET SEES STRONG
SALES GROWTH AS INVENTORY EXPANDS.

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 February 2026 measured year-over-year to be 848, posting a 5.0% increase. Year-to-date through February 2026, the number of single-family building permits issued in San Antonio totaled 1,501, posting a 8.0% decrease compared to the same time period in 2025.

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 San Antonio Board of Realtors \(SABoR\)](#) reports that existing single-family home sales in the San Antonio MSA totaled 3,100 homes in March 2026, increasing by 10.0%.

The average price for existing single-family homes in the San Antonio MSA decreased 1.3% to be \$373,839, and the median price increased 0.4% year-over-year to be \$316,850 in March 2026.

“Overall, the San Antonio market continues to show balance, with steady pricing and increased sales activity creating opportunities on both sides of the transaction,” said Ed Zapata, SABOR’s 2026 Chair of the Board.

[The San Antonio Board of Realtors \(SABoR\)](#) reports that months of inventory came in at 5.8 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 0.2% year-over-year to be 4.0% in March 2026.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,187,900 in March 2026.

The Texas Workforce Commission reported that the Trade, Transportation, and Utilities sector led the way with a 2.2% increase year-over-year in March 2026, followed by the Professional and Business Services sectors with a 2.1% increase.



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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET SEES RISING SALES ACTIVITY AMID STABILIZING PRICES.

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 February 2026 measured year-over-year to be 3,248, posting a 13.0% decrease. Year-to-date through February 2026, Dallas-Fort Worth recorded 5,744 single-family building permits issued, reflecting a 18.0% decrease compared to the same time period in 2025.

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 Texas A&M Texas Real Estate Research Center](#) also reports that existing single-family home sales volume increased 4.8% year-over-year from 7,853 to 8,229 transactions in March 2026. Dollar volume rose from \$3.9 billion to \$4.1 billion.

The average price of an existing single-family home in the DFW MSA fell 0.02% year-over-year from \$498,631 to \$498,518 in March 2026. The average price per square foot also declined from \$208.60 to \$205.60.

The median price for existing single-family homes declined 2.5% year-over-year from \$395,000 to \$385,000 in March 2026, and the median price per square foot also declined from \$192.80 to \$187.30.

Inventory of single-family homes rose year-over-year from 3.9 to 4.0 months of supply in March 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 4,319,000 in March 2026. This marks a 0.9% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.1% to be 3.9% in March 2026.

The Professional and Business Services sector led the way with a 2.9% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gain at 2.0% in March 2026.

	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.