



**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.



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## **SAN ANTONIO REAL ESTATE MARKET UPDATE**

THE SAN ANTONIO HOUSING MARKET SHOWS  
LONG-TERM STABILITY HEADING INTO SUMMER 2026.

### **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 March 2026 to be 838, posting a 3.0% decrease over the same month in 2025. As of March 2026, the number of single-family building permits issued in San Antonio totaled 2,339, posting a 6.0% 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 3,135 homes in April 2026, increasing by 2.0% year-over-year.

The average price for existing single-family homes in the San Antonio MSA increased 2.0% to be \$369,963, and the median price saw no change year-over-year holding at \$307,000 in April 2026.

“San Antonio’s housing market continues to show long-term stability as inventory levels improve and pricing remains steady,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Buyers are benefiting from increased options and more balanced conditions, while sellers continue to see healthy activity across many segments of the market.”

[The San Antonio Board of Realtors \(SABoR\)](#) reports that

months of inventory came in at 6.1 months in April. 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 0.3% year-over-year to be 3.8% in April 2026.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,193,000 in April 2026.

The Texas Workforce Commission reported that the Trade, Transportation, and Utilities sector led the way with a 2.6% increase year-over-year in April 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 COOLING HOME PRICES AND EXPANDING INVENTORY.

#### **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 March 2026 to be 3,764, showing no change year-over-year. Year-to-date (through March 2026), Dallas-Fort Worth issued 9,508 single-family building permits issued, reflecting a 12.0% 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 8.5% year-over-year from 7,653 in April 2025 to 8,300 transactions in April 2026. Sales dollar volume rose from \$3.9 billion to \$4.3 billion.

The average price of an existing single-family home in the DFW MSA fell 0.7% year-over-year from \$520,984 in April 2025 to \$517,226 in April 2026. The average price per square foot also declined from \$211.40 to \$206.50.

The median price for existing single-family homes declined 1.3% year-over-year from \$400,000 to \$395,000 in April 2026, and the median price per square foot also declined from \$194.20 to \$188.50.

Inventory of single-family homes rose year-over-year to 4.1 months of supply in April 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 4,330,100 in April 2026. This marks a 0.5% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.3% year-over-year to be 3.8% in April 2026.

The Professional and Business Services sector led the way with a 2.0% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gain at 1.2% in April 2026.

	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.