



**CONNOR  
INVESTMENT**

REAL ESTATE

**MAY 2026**

## **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.

	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.