



**CONNOR
INVESTMENT**

REAL ESTATE

APRIL 2026

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.

	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.