



**CONNOR  
INVESTMENT**

REAL ESTATE

**JUNE 2026**

## **AUSTIN REAL ESTATE MARKET UPDATE**

### **THE AUSTIN HOUSING MARKET SHOWS STABILITY AMID EVOLVING CONDITIONS.**

#### **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 April 2026 to be 1,386, posting a 13.0% decrease over the same month in 2025. Year-to-date through April 2026, Austin issued 5,323 single-family building permits, representing a 6.0% 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 decreased 3.4% year-over-year with 2,953 home sales across the Austin MSA in May 2026.

The median sales price for existing single family homes decreased 0.9% year-over-year to be \$440,000 in May 2026.

John Crowe, 2026 Unlock MLS and ABoR president, points out that, "Central Texas remains one of the most dynamic regions in the country, and the sustained buyer activity we're seeing this spring reflects the quality of life and strong communities that make this area so attractive. For consumers, one of the biggest benefits of today's market is having the ability to be more intentional about their next move.

Rather than racing against rapidly changing conditions, buyers and sellers have an opportunity to evaluate their options, ask questions and make informed decisions. A professional agent can help guide that process and provide the local perspective needed to navigate it successfully."

The Austin MSA ended May 2026 with 4.7 months of housing inventory, down by 0.6 months year-over-year.

#### **The Austin Economy:**

In May 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA increased 0.2% year-over-year to be 3.5%.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of May 2026 was 1,424,300, a 1.1% increase from May 2025.

In May 2026, the Mining, Logging and Construction sector led the way with a 6.0% increase year-over-year, followed by the Financial Activities sector with a 3.0% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (APRIL 2026)	1,386 (13.0% < 2025)	840 (8.0% < 2025)	3,811 (12.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (APRIL 2026)	5,323 (6.0% < 2025)	3,179 (7.0% < 2025)	13,319 (12.0% < 2025)
EXISTING HOME TOTAL SALES (MAY 2026)	2,953 (3.4% < 2025)	3,637 (5.0% > 2025)	8,722 (0.03% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MAY 2026)	\$440,000 (0.9% < 2025)	\$306,000 (1.0% < 2025)	\$405,000 (1.5% > 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (MAY 2026)	4.7 MONTHS	6.1 MONTHS	4.3 MONTHS

\*Single-Family Building Permits is a leading indicator of new home construction volume. Due to the 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.