



**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.



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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO HOUSING MARKET SEES HOME SALES RISE 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 April 2026 to be 840, posting a 8.0% decrease over the same month in 2025. As of April 2026, the number of single-family building permits issued in San Antonio totaled 3,179, posting a 7.0% 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 3,637 homes in May 2026, increasing by 5.0% year-over-year.

The average price for existing single-family homes in the San Antonio MSA increased 3.0% to be \$379,697, and the median price saw decrease of 1.0% year-over-year to be \$306,000 in May 2026.

“Today’s market is creating opportunities for both buyers and sellers,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “We’re seeing increased sales activity alongside healthy inventory levels, which gives consumers more flexibility and confidence in their decision-making process. San Antonio continues to stand out as a market that offers both value and long-term stability.”

[The San Antonio Board of Realtors \(SABoR\)](#) reports that months of inventory came in at 6.1 months in May. 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 0.4% year-over-year to be 4.1% in May 2026.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio’s non-farm payroll jobs totaled 1,198,900 in May 2026.

The Texas Workforce Commission reported that the Trade, Transportation, and Utilities sector led the way with a 3.5% increase year-over-year in May 2026, followed by the Professional and Business Services sectors with a 1.9% increase.



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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET MAINTAINS BALANCE WITH INCREASING EXISTING HOME SALES.

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 April 2026 to be 3,811, showing a decrease of 12.0% year-over-year. Year-to-date (through April 2026), Dallas-Fort Worth issued 13,319 single-family building permits, 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 0.03% year-over-year from 8,719 in May 2025 to 8,722 transactions in May 2026. Sales dollar volume rose from \$4.5 billion to \$4.6 billion.

The average price of an existing single-family home in the DFW MSA rose 2.4% year-over-year from \$516,528 in May 2025 to \$529,041 in May 2026. The average price per square foot also rose from \$208.80 to \$208.84.

The median price for existing single-family homes increased 1.5% year-over-year from \$399,000 to \$405,000 in May 2026, and the median price per square foot also declined from \$193.40 to \$191.50.

Inventory of single-family homes declined year-over-year to 4.3 months of supply in May 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 4,350,300 in May 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 4.0% in May 2026.

The Mining, Logging and Construction sector led the way with a 1.5% increase year-over-year, and the Professional and Business Services sector saw the second highest year-over-year gain at 1.4% in May 2026.

	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.