



**CONNOR
INVESTMENT**

REAL ESTATE

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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.

	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.