CONNOR INVESTMENT
REAL ESTATE

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AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA HOUSING MARKET SHOWS IMPRESSIVE INCREASE IN SINGLE-FAMILY HOME BUILDING PERMITS HEADING INTO FALL 2026.

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 June 2026 to be 1,451, posting a 20.0% increase over the same month in 2025. Year-to-date through June 2026, Austin issued 8,196 single-family building permits, representing a 1.0% 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 increased 4.4% year-over-year with 2,739 home sales across the Austin MSA in July 2026.

The median sales price for existing single family homes increased 1.0% year-over-year to be $435,000 in July 2026.

“We continued to see positive momentum in July’s year-over-year numbers,” Vaike O’Grady, market research advisor at Unlock MLS, said. “Deals are happening, prices are holding and buyers and sellers are finding opportunities equally. Mortgage rates remain elevated, but what sets Austin apart are the major economic investments recently announced across the region. New investment brings jobs and creates opportunities that attract people to Central Texas. Austin continues to be a place where people want to live, work and build their futures, and that demand is an important part of the long-term outlook for the housing market.”

The Austin MSA ended July 2026 with 4.7 months of housing inventory, down by 1.1 months year-over-year.

The Austin Economy:

In July 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA increased 0.4% year-over-year to be 4.0%.

According to the Texas Workforce Commission, Austin’s non-farm payroll job total as of July 2026 was 1,421,700, a 1.7% increase from July 2025.

In July 2026, the Mining, Logging and Construction sector led the way with a 5.5% increase year-over-year, followed by the Professional and Business Services sector with a 3.2% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JUNE 2026)	1,451 (20.0% > 2025)	889 (17.0% > 2025)	3,633 (2.0% > 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JUNE 2026)	8,196 (1.0% < 2025)	4,989 (1.0% > 2025)	20,696 (8.0% < 2025)
EXISTING HOME TOTAL SALES (JULY 2026)	2,739 (4.4% > 2025)	3,328 (5.0% > 2025)	8,029 (3.7% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JULY 2026)	$435,000 (1.0% > 2025)	$315,000 (2.0% > 2025)	$400,000 (0.4% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (JULY 2026)	4.7 MONTHS	6.1 MONTHS	4.5 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.