CONNOR INVESTMENT
REAL ESTATE

JULY 2026

AUSTIN REAL ESTATE MARKET UPDATE

JOB GROWTH CONTINUES TO DRIVE DEMAND FOR NEW SINGLE-FAMILY HOMES ACROSS THE AUSTIN MSA.

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 May 2026 to be 1,422, posting a 3.0% increase over the same month in 2025. Year-to-date through May 2026, Austin issued 6,745 single-family building permits, representing a 5.0% 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 0.6% year-over-year with 2,961 home sales across the Austin MSA in June 2026.

The median sales price for existing single family homes increased 1.1% year-over-year to be $450,000 in June 2026.

John Crowe, 2026 Unlock MLS and ABoR president, points out that, “One of the strongest metrics that we continue to see is the growth in pending sales year-to-date. Pending sales provide us with an early look at where the market is headed, and when they’re increasing alongside closed sales, it tells us buyers continue to move forward with confidence.

This combination of transactions and moderating prices reflects a market that is creating opportunity for buyers, while sellers continue to find success by pricing and positioning their homes strategically for today’s market.”

The Austin MSA ended June 2026 with 4.4 months of housing inventory, down by 1.0 months year-over-year.

The Austin Economy:

In June 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA increased 0.6% year-over-year to be 4.1%.

According to the Texas Workforce Commission, Austin’s non-farm payroll job total as of June 2026 was 1,432,100, a 1.9% increase from June 2025.

In June 2026, the Mining, Logging and Construction sector led the way with a 6.6% 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* (MAY 2026)	1,422 (3.0% < 2025)	921 (21.0% > 2025)	3,744 (3.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (MAY 2026)	6,745 (5.0% < 2025)	4,100 (2.0% < 2025)	17,063 (10.0% < 2025)
EXISTING HOME TOTAL SALES (JUNE 2026)	2,961 (0.6% > 2025)	3,479 (15.0% > 2025)	9,020 (6.8% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JUNE 2026)	$450,000 (1.1% > 2025)	$329,730 (4.0% > 2025)	$402,000 (0.7% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (JUNE 2026)	4.4 MONTHS	6.1 MONTHS	4.4 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.