CONNOR INVESTMENT
REAL ESTATE

AUGUST 2026

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.

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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA HOUSING MARKET SEES INVENTORY AND SINGLE FAMILY BUILDING PERMIT GROWTH IN JULY 2026.

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 June 2026 to be 889, posting a 17.0% increase over the same month in 2025. As of June 2026, the number of single-family building permits issued in San Antonio totaled 4,989, posting a 1.0% increase 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 3,328 homes in July 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 $388,070, and the median price saw an increase of 2.0% year-over-year to be $315,000 in July 2026.

“July’s sales activity demonstrates continued confidence in the San Antonio housing market,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Buyers are benefiting from greater inventory and more negotiating opportunities, while steady price growth continues to support homeowners. These conditions allow both buyers and sellers to make informed decisions based on their individual needs.”

The San Antonio Board of Realtors (SABoR) reports that months of inventory came in at 6.1 months in July. 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 0.5% year-over-year to be 4.4% in July 2026.

According to the Texas Workforce Commission (TWC), San Antonio’s non-farm payroll jobs totaled 1,192,200 in July 2026.

The Texas Workforce Commission reported that the Professional and Business Services sectors led the way with a 4.9% increase year-over-year in July 2026, followed by the Trade, Transportation, and Utilities sector with a 3.3% increase.

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DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA HOUSING MARKET SAW MODEST GROWTH IN NEW CONSTRUCTION, WHILE HOME PRICING REMAINED STABLE.

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 June 2026 to be 3,633, showing an increase of 2.0% year-over-year. Year-to-date (through June 2026), Dallas-Fort Worth issued 20,696 single-family building permits, reflecting a 8.0% 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 decreased 3.7% year-over-year from 8,333 in July 2025 to 8,029 transactions in July 2026. Sales dollar volume rose from $4.4 billion to $4.2 billion.

The average price of an existing single-family home in the DFW MSA decreased 1.4% year-over-year from $523,681 in July 2025 to $516,517 in July 2026. The average price per square foot declined from $208.20 to $206.00.

The median price for existing single-family homes decreased 0.4% year-over-year from $401,750 in July 2025 to $400,000 in July 2026, and the median price per square foot also declined from $192.40 to $190.20.

Inventory of single-family homes declined year-over-year to 4.5 months of supply in July 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 4,353,400 in July 2026. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.4% year-over-year to be 4.6% in July 2026.

The Professional and Business Services and Leisure and Hospitality sectors led the way with a 3.0% increase year-over-year, and the Mining, Logging and Construction and Private Education and Health Services sectors saw the second highest year-over-year gain at 2.0% in July 2026.

	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.