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.

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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA NEW HOUSING MARKET REPORTED SINGLE-FAMILY BUILDING PERMIT GROWTH, WHILE RESALE INVENTORY CONTINUED TO INCREASE.

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 May 2026 to be 921, posting a 21.0% increase over the same month in 2025. As of May 2026, the number of single-family building permits issued in San Antonio totaled 4,100, posting a 2.0% 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 3,479 homes in June 2026, increasing by 15.0% year-over-year.

The average price for existing single-family homes in the San Antonio MSA increased 5.0% to be $401,319, and the median price saw an increase of 4.0% year-over-year to be $329,730 in June 2026.

“We’re seeing buyers respond to the opportunities this market is creating,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Inventory remains at levels we haven’t seen in years, giving buyers more negotiating power and more options, while sellers continue to benefit from steady price appreciation. It’s a healthy market that continues to reward realistic pricing and informed decision-making.”

The San Antonio Board of Realtors (SABoR) reports that months of inventory came in at 6.1 months in June. 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 0.8% year-over-year to be 4.8% in June 2026.

According to the Texas Workforce Commission (TWC), San Antonio’s non-farm payroll jobs totaled 1,196,800 in June 2026.

The Texas Workforce Commission reported that the Trade, Transportation, and Utilities sector led the way with a 4.0% increase year-over-year in May 2026, followed by the Professional and Business Services sectors with a 3.6% increase.

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DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA NEW HOUSING MARKET IS STABILIZING, WITH PERMITS AND RESALE INVENTORY HOLDING STEADY YEAR-OVER-YEAR.

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 May 2026 to be 3,744, showing a decrease of 3.0% year-over-year. Year-to-date (through May 2026), Dallas-Fort Worth issued 17,063 single-family building permits, reflecting a 10.0% 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 6.8% year-over-year from 8,450 in June 2025 to 9,020 transactions in June 2026. Sales dollar volume rose from $4.5 billion to $4.8 billion.

The average price of an existing single-family home in the DFW MSA rose 1.3% year-over-year from $526,929 in June 2025 to $533,620 in June 2026. The average price per square foot declined from $210.60 to $207.80.

The median price for existing single-family homes decreased 0.7% year-over-year from $405,000 in June 2025 to $402,000 in June 2026, and the median price per square foot also declined from $194.10 to $189.90.

Inventory of single-family homes declined year-over-year to 4.4 months of supply in June 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 4,363,300 in June 2026. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.7% year-over-year to be 4.7% in June 2026.

The Professional and Business Services sector led the way with a 2.9% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gain at 2.4% in June 2026.

	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.