



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.

	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.