



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.

	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.