



AUSTIN REAL ESTATE MARKET UPDATE

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 July 2026 to be 1,419, posting a 7.0% decrease over the same month in 2025. Year-to-date through July 2026, Austin issued 9,615 single-family building permits, representing a 2.0% decrease compared to the same period last year.

Please Note: 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 decreased 7.3% year-over-year with 2,501 home sales across the Austin MSA in August 2026.

The median sales price for existing single family homes decreased 6.4% year-over-year to be \$412,000 in August 2026.

"Austin is not immune to what is happening across the rest of the country, and August's housing data reflects some of the same affordability and interest rate pressures we're seeing nationwide," Vaike O'Grady, market research advisor at Unlock MLS, said.

"Still, Austin is resilient. Central Texas continues to see economic development and job growth across the region. Higher interest rates mean fewer potential buyers, but positive pending sales and continued building activity show the market is still moving. Continued job creation and business growth across the region remain important signals of the underlying strength supporting Central Texas housing."

The Austin MSA ended August 2026 with 5.1 months of housing inventory, down by 0.4 months year-over-year.

The Austin Economy:

In August 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA increased 0.1 percentage points year-over-year to be 3.9%.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of August 2026 was 1,415,900, a 1.2% increase from August 2025.

In August 2026, the Mining, Logging and Construction sector led the way with a 4.2% increase year-over-year, followed by the Manufacturing sector with a 2.9% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JULY 2026)	1,419 (7.0% < 2025)	793 (18.0% < 2025)	3,482 (2.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JULY 2026)	9,615 (2.0% < 2025)	5,782 (2.0% < 2025)	24,178 (7.0% < 2025)
EXISTING HOME TOTAL SALES (AUGUST 2026)	2,501 (7.3% < 2025)	3,104 (4.0% > 2025)	7,359 (4.9% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (AUGUST 2026)	\$412,000 (6.4% < 2025)	\$299,275 (3.5% < 2025)	\$390,000 (NO CHANGE)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (AUGUST 2026)	5.1 MONTHS	5.9 MONTHS	4.3 MONTHS

*Single-Family Building Permits is a leading indicator of new home construction volume. 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.