



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.



SAN ANTONIO REAL ESTATE MARKET UPDATE

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 July 2026 to be 793, posting a 18.0% decrease over the same month in 2025. As of July 2026, the number of single-family building permits issued in San Antonio totaled 5,782, posting a 2.0% decrease compared to the same time period in 2025.

Please Note: 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 3,104 homes in August 2026, increasing by 4.0% year-over-year.

The average price for existing single-family homes in the San Antonio MSA saw a decrease of 2.5% to be \$372,989, and the median price also decreased 3.5% to \$299,275 in August 2026.

"August's increase in sales alongside stable pricing shows continued activity in our market," said Ed Zapata, SABOR's 2026 Chair of the Board. "Buyers have time and choice, while sellers need to be thoughtful about pricing and positioning their homes."

[The San Antonio Board of Realtors \(SABoR\)](#) reports that months of inventory came in at 5.9 months in August. 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 0.2 percentage points year-over-year to be 4.5% in August 2026.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,191,700 in August 2026.

The Texas Workforce Commission reported that the Professional and Business Services sectors led the way with a 4.8% increase year-over-year in August 2026, followed by the Trade, Transportation, and Utilities sector with a 2.8% increase.



DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

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 July 2026 to be 3,482, showing a decrease of 2.0% year-over-year. Year-to-date (through July 2026), Dallas-Fort Worth issued 24,178 single-family building permits, reflecting a 7.0% decrease compared to the same time period in 2025.

Please Note: 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 4.9% year-over-year from 7,737 in August 2025 to 7,359 transactions in August 2026. Sales dollar volume fell from \$3.9 billion to \$3.7 billion.

The average price of an existing single-family home in the DFW MSA increased 1.3% year-over-year from \$501,401 in August 2025 to \$507,932 in August 2026. The average price per square foot rose from \$204.01 to \$204.92.

The median price for existing single-family saw no change year-over-year to be \$390,000 in August 2026, and the median price per square foot also declined from \$189.91 to \$186.32.

Inventory of single-family homes declined year-over-year to 4.3 months of supply in August 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 4,357,000 in August 2026. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.1 percentage points year-over-year to be 4.4% in August 2026.

The Professional and Business Services and Leisure and Hospitality sectors led the way with a 3.1% increase year-over-year, and the Mining, Logging and Construction sectors saw the second highest year-over-year gain at 3.0% in August 2026.

	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.