



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.

	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.