CONNOR INVESTMENT
REAL ESTATE

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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 August 2026 to be 1,156, up 1.0% from August 2025. Year-to-date through August 2026, Austin issued 10,771 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 14.8% year-over-year with 2,223 home sales across the Austin MSA in September 2026.

The median sales price for existing single family homes increased 1.4% year-over-year to be $421,000 in September 2026.

"September's decline in closed sales is significant, and it shows just how sensitive today's housing market is to changes in mortgage rates. We had been seeing steady activity, but the recent increase in rates created another hurdle for buyers, especially those trying to enter the market for the first time," said Vaike O'Grady, research advisor at Unlock MLS.

"The biggest factor for many buyers isn't necessarily the price of the home, but what that price means for their monthly payment at today's rates. While affordability remains a real challenge, we're still seeing activity in the market. The question now is how buyers and sellers respond to these conditions in the months ahead."

The Austin MSA ended September 2026 with 5.4 months of housing inventory, down by 0.1 months year-over-year.

The Austin Economy:

In September 2026, the unemployment rate in the Austin-Round Rock-San Marcos MSA saw no change year-over-year to be 3.7%.

According to the Texas Workforce Commission, Austin's non-farm payroll job total as of September 2026 was 1,416,600, a 1.1% increase from September 2025.

In September 2026, the Mining, Logging and Construction sector led the way with a 4.5% increase year-over-year, followed by the Manufacturing sector with a 2.9% increase.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (AUGUST 2026)	1,156 (1.0% > 2025)	733 (26.0% > 2025)	3,201 (12.0% > 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (AUGUST 2026)	10,771 (2.0% < 2025)	6,515 (NO CHANGE)	27,379 (5.0% < 2025)
EXISTING HOME TOTAL SALES (SEPTEMBER 2026)	2,223 (14.8% < 2025)	2,793 (1.1% < 2025)	6,800 (7.0% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (SEPTEMBER 2026)	$421,000 (1.4% > 2025)	$302,999 (2.0% < 2025)	$384,900 (1.3% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (SEPTEMBER 2026)	5.4 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.