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OCTOBER 2026

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.

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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 August 2026 to be 733, posting a 26.0% increase over the same month in 2025. As of August 2026, the number of single-family building permits issued in San Antonio totaled 6,515, showing no change 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 2,793 homes in September 2026, decreasing by 1.1% year-over-year.

The average price for existing single-family homes in the San Antonio MSA saw a decrease of 2.0% to be $363,341, and the median price also decreased 2.0% to $302,999 in September 2026.

"September's market offers buyers a broader selection and more time to evaluate their options," said Ed Zapata, SABOR's 2026 Chair of the Board, in a proposed statement. "For sellers, understanding current comparable sales and setting a realistic asking price remain important."

The Texas A&M Texas Real Estate Research Center reports that months of inventory came in at 5.9 months in September. 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 0.1 percentage points year-over-year to be 4.3% in September 2026.

According to the Texas Workforce Commission (TWC), San Antonio's non-farm payroll jobs totaled 1,189,000 in September 2026.

The Texas Workforce Commission reported that the Professional and Business Services sectors led the way with a 4.0% increase year-over-year in September 2026, followed by the Trade, Transportation, and Utilities sector with a 2.4% increase.

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OCTOBER 2026

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 August 2026 to be 3,201, showing a increase of 12.0% year-over-year. Year-to-date (through August 2026), Dallas-Fort Worth issued 27,379 single family building permits, reflecting a 5.0% 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 7.0% year-over-year from 7,318 in September 2025 to 6,800 transactions in September 2026. Sales dollar volume fell from $3.6 billion to $3.5 billion.

The average price of an existing single-family home in the DFW MSA increased 3.8% year-over-year from $488,105 in September 2025 to $506,704 in September 2026. The average price per square foot rose from $200.85 to $202.35.

The median price for existing single-family saw a decrease of 1.3% to be $384,900 in September 2026, and the median price per square foot also declined from $186.36 to $185.64.

Inventory of single-family homes declined year-over-year to 4.3 months of supply in September 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 4,352,100 in September 2026. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw a decrease of 0.1 percentage points year-over-year to be 4.1% in September 2026.

The Professional and Business Services and Leisure and Hospitality sectors led the way with a 3.7% increase year-over-year, and the Mining, Logging and Construction sectors saw the second highest year-over-year gain at 2.8% in September 2026.

	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.