CONNOR INVESTMENT
REAL ESTATE

OCTOBER 2026

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.

	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.