

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SEES AN INCREASE IN NEW AND EXISTING HOME SALES.

The San Antonio Housing Market:

New Home Sales - John Burns Real Estate Consulting (JBREC) reported that sales of new single-family housing (measured in a trailing 12 months) saw an increase of 6.0% year-over-year at 18,583 sales in December 2024.

New Home Sales Price - The median sales price of new houses sold in December 2024 was \$315,600, showing an increase of 3.2% year-over-year.

Existing Single-Family Home Sales - [The San Antonio Board of Realtors \(SABoR\)](#) reports that existing single-family home sales in the San Antonio MSA totaled 2,153 homes in January 2025, posting an increase of 5.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA dipped 1.0% to be \$352,803 and the median price increased 2.0% year-over-year to be \$295,475 in January 2025.

"San Antonio's real estate market remains resilient as we begin 2025," said Reagan Williamson, SABOR's 2025 Chair of the Board. "With inventory levels rising and home prices showing steady growth, buyers have more opportunities while sellers continue to see strong demand for well-priced homes."

The Texas Economy:

The unemployment rate in the San Antonio MSA saw no change year-over-year to be 3.8% in January 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,186,600 in January 2025.

The Texas Workforce Commission reported that the Leisure and Hospitality sector led the way with a 4.7% increase year-over-year, followed by the Private Education and Health Services sector with a 3.3% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: DECEMBER 2024)	17,586 (3.0% < 2023)	18,583 (6.0% > 2023)	43,728 (3.0% > 2023)
NEW HOME MEDIAN SALES PRICE (TTM: DECEMBER 2024)	\$406,500 (2.4% < 2023)	\$315,600 (3.2% > 2023)	\$446,000 (6.4% > 2023)
EXISTING HOME TOTAL SALES (JANUARY 2025)	1,761 (1.0% > 2024)	2,153 (5.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JANUARY 2025)	\$409,765 (4.7% < 2024)	\$295,475 (2.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JANUARY 2025)	5.6 MONTHS	PENDING	PENDING