

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA MOVES CLOSER TO A BALANCED MARKET AS HOME PRICES STABILIZE AND INVENTORY IMPROVES.

The Austin – Round Rock 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) decreased 3.0% year-over-year to 17,586 closings in December 2024.

New Home Sales Price – The median sales price for new homes in December 2024, at \$406,500, experienced a 2.4% year-over-year decrease.

Existing Single-Family Home Sales – [The Austin Board of Realtors \(ABoR\)](#) reports that existing single-family home sales increased 1.0% year-over-year to 1,761 home sales across the Austin MSA in January 2025.

Existing Single-Family Home Price – In January 2025, the median sales price for existing single family homes saw an decrease of 4.7% year-over-year to \$409,765.

“As affordability remains a key constraint for many first-time homebuyers, the single-family leasing market continues to be a viable alternative,” said Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®.

“While closed sales have slowed this month, sellers adjusting their pricing strategies to align with market conditions are keeping transactions moving. With inventory levels rising, buyers are regaining leverage, creating a more favorable environment for those who have been waiting for the right moment to purchase.”

The Austin MSA ended January 2025 with 5.6 months of housing inventory, up by 0.9 months year-over-year. 6-6.5 months of supply is necessary for a truly balanced market.

The Texas Economy:

In January 2025 the unemployment rate in the Austin-Round Rock MSA was 3.5%, showing a decrease of 0.1% year-over-year from January 2024.

According to the [Texas Workforce Commission](#), Austin’s non-farm payroll job total as of January 2025 was 1,358,400, a 1.7% increase from January 2024.

In January 2025, the Private Education and Health Services sector led the way with a 5.7% increase year-over-year, followed by the Financial Activities sector with a 4.5% increase.

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.

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA EXPERIENCED RISING
NEW HOME SALES AND PRICING HEADING INTO THE NEW YEAR.

The DFW-Arlington 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) had an increase of 3.0% year-over-year to be 43,728 in December 2024.

New Home Sales Price - The median sales price of new homes sold in December 2024 was \$446,000, an increase of 6.4% year-over-year.

Existing Single-Family Home Sales and Price - The [Texas A&M Texas Real Estate Research Center](#) report is still pending for February 2025.

The DFW-Arlington 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 4,260,300 in January 2025. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw no change year-over-year in January 2025 to be 3.9%.

The Financial Activities sector led the way with a 3.1% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gains at 2.6% in January 2025.

	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