

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA BEGINS TO SHOW SIGNS OF STABILIZATION AS PRICES COOL AND INVENTORY RISES.

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 5.0% year-over-year to 17,160 closings in January 2025.

New Home Sales Price – The median sales price for new homes in January 2025, at \$392,500, experienced a 6.0% year-over-year decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABOR\)](#) reports that existing single-family home sales decreased 6.5% year-over-year to 1,856 home sales across the Austin MSA in February 2025.

Existing Single-Family Home Price - In February 2025, the median sales price for existing single family homes saw an increase of 3.9% year-over-year to be \$430,000.

Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®, noted that, “As affordability remains a key constraint for many first-time homebuyers, the single-family leasing market continues to be a viable alternative. 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 February 2025 with 5.7 months of housing inventory, up by 1.3 months year-over-year. This is still below the 6-6.5 months of supply necessary for a truly balanced market.

The Texas Economy:

In February 2025, the unemployment rate in the Austin-Round Rock MSA was 3.7%, showing no change year-over-year from February 2024.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of February 2025 was 1,365,000, a 1.4% increase from February 2024.

In February 2025, the Financial Activities sector led the way with a 4.5% increase year-over-year, followed by the Private Education and Health Services sector with a 3.8% increase.

SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SHOWS POSITIVE MARKET INDICATORS AS BOTH NEW HOME SALES AND INVENTORY INCREASE.

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 18,688 sales in January 2025.

New Home Sales Price - The median sales price of new houses sold in January 2025 was \$297,600, showing an increase of 0.7% 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 2,407 homes in February 2025, a decrease of 8.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA increased 2.0% to be \$356,165 and the median price dipped 2.0% year-over-year to be \$289,995 in February 2025.

"We are seeing a market shift where buyers have more options, and sellers are adjusting to longer market times," said Reagan Williamson, SABOR's 2025 Chair of the Board. "With inventory rising and home prices holding steady, this is an opportune time for buyers to explore their options while sellers must price competitively to attract interest."

[The San Antonio Board of Realtors \(SABoR\)](#)

reports that months of inventory came in at 4.9 months in February 2025.

The Texas Economy:

The unemployment rate in the San Antonio MSA saw no change year-over-year to be 4.0% in February 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,191,300 in February 2025.

The Texas Workforce Commission reported that the Leisure and Hospitality sector led the way with a 3.2% increase year-over-year, followed by the Private Education and Health Services sector with a 2.8% increase.

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA CONTINUES TO BE CHARACTERIZED
BY LIMITED SUPPLY AND PRICE INCREASES.

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 no change year-over-year to be 43,192 sales in January 2025.

New Home Sales Price - The median sales price of new houses sold in January 2025 was \$422,600, an increase of 1.3% year-over-year.

Existing Single-Family Home Sales - [The Texas A&M Texas Real Estate Research Center](#) reports that existing single-family home sales volume decreased 4.8% year-over-year from 6,226 to 5,925 transactions in February 2025. Dollar volume dipped from \$3.0 billion to \$2.9 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 2.3% year-over-year from \$480,474 to \$491,621 in February 2025. The average price per square foot also rose from \$204.70 to \$205.10.

The median price for existing single-family homes increased 1.4% year-over-year from \$390,000 to \$395,575 in February 2025. Meanwhile, the median price per square foot also declined from \$192.13 to \$190.80.

Inventory of single-family homes rose from 2.7 to 3.5 months of supply in February 2025, but it is still well below a balanced market's inventory of 6-6.5 months.

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 4,275,400 in February 2025. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw no change year-over-year to be 4.1% in February 2025.

The Mining, Logging and Construction sector led the way with a 2.6% increase year-over-year, and the Leisure and Hospitality sector saw the second highest year-over-year gains at 2.5% in February 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: JANUARY 2025)	17,160 (5.0% < 2024)	18,688 (6.0% > 2024)	43,192 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: JANUARY 2025)	\$392,500 (6.0% < 2024)	\$297,600 (0.7% > 2024)	\$422,600 (1.3% > 2024)
EXISTING HOME TOTAL SALES (FEBRUARY 2025)	1,856 (6.5% < 2024)	2,407 (8.0% < 2024)	5,925 (4.8% < 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (FEBRUARY 2025)	\$430,000 (3.9% < 2024)	\$289,995 (2.0% < 2024)	\$395,575 (1.4% > 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (FEBRUARY 2025)	5.7 MONTHS	4.9 MONTHS	3.5 MONTHS