

SAN ANTONIO REAL ESTATE MARKET UPDATE

NEW HOME SALES RISE IN THE SAN ANTONIO MSA AS THE SUMMER MARKET ARRIVES.

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 to 18,555 sales in March 2025.

New Home Sales Price - The median sales price of new houses sold in March 2025 was \$307,900, decreasing by 1.3% 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 3,029 homes in April 2025, showing a decrease of 1.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA decreased 2.0% to be \$365,738 and the median price decreased 3.0% year-over-year to be \$304,000 in April 2025.

"We're continuing to see a market environment where inventory is growing and prices remain steady," said Reagan Williamson, SABOR's 2025 Chair of the Board. "Buyers have more homes to choose from, and sellers must remain strategic with pricing to stand out in a more competitive landscape."

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

reports that months of inventory came in at 5.3 months in April 2025.

The Texas Economy:

The unemployment rate in the San Antonio MSA posted an increase of 0.1% year-over-year to be 3.4% in April 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,200,900 in April 2025.

The Texas Workforce Commission reported that the Private Education and Health Services sector led the way with a 3.0% increase year-over-year in April 2025, followed by the Leisure and Hospitality and Government sectors with a 3.1% increase.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: MARCH 2025)	16,264 (9.0% < 2024)	18,555 (6.0% > 2024)	41,990 (1.0% < 2024)
NEW HOME MEDIAN SALES PRICE (TTM: MARCH 2025)	\$403,400 (3.7% < 2024)	\$307,900 (1.3% < 2024)	\$412,100 (2.3% > 2024)
EXISTING HOME TOTAL SALES (APRIL 2025)	2,484 (13.8% < 2024)	3,029 (1.0% < 2024)	7,621 (3.8% < 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (APRIL 2025)	\$450,000 (3.2% < 2024)	\$304,000 (3.0% < 2024)	\$400,369 (2.4% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (APRIL 2025)	5.6 MONTHS	5.3 MONTHS	4.2 MONTHS