



**CONNOR
INVESTMENT**

REAL ESTATE

JUNE 2025

AUSTIN REAL ESTATE MARKET UPDATE

THE AUSTIN MSA SEES PRICE DECLINES, BUT RISING INVENTORY AND PENDING SALES SIGNAL CAUTIOUS BUYER OPTIMISM.

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 10.0% year-over-year to 16,110 closings in the month of April 2025.

New Home Sales Price – The median sales price for new homes in April 2025 was \$398,900, posting a 3.8% decrease.

Existing Single-Family Home Sales - [The Austin Board of Realtors \(ABOR\)](#) reports that existing single-family home sales decreased 3.8% year-over-year to 3,021 home sales across the Austin MSA in May 2025.

Existing Single-Family Home Price - In May 2025, the median sales price for existing single family homes decreased 1.6% year-over-year to \$449,900.

Clare Knapp, Ph.D., housing economist for Unlock MLS and the Austin Board of REALTORS®, weighed in on the May Market in ABOR's Central Texas Housing Report: "At some point, a slowing market can motivate sellers to adjust prices to better align with what buyers can afford. We're seeing that dynamic begin to unfold in Central Texas. It's not that demand has disappeared—buyers still want homes here, but affordability remains a key factor. Many are waiting for the right opportunity or more favorable pricing.

The notable increase in pending sales in May signals that buyer activity has picked up after a challenging first quarter. While higher mortgage rates continue to impact buyer confidence, these trends point to cautious optimism as we move into the summer."

The Austin MSA ended May 2025 with 5.0 months of housing inventory, up by 1.0 months year-over-year. This is still slightly below the 6-6.5 months of supply necessary for a truly of a balanced market.

The Austin Economy:

In April 2025, the unemployment rate in the Austin-Round Rock MSA was 3.3%, showing no change year-over-year.

According to the [Texas Workforce Commission](#), Austin's non-farm payroll job total as of May 2025 was 1,378,800, a 1.4% increase from May 2024.

In May 2025, the Financial Activities and the Private Education and Health Services sectors led the way with a 3.6% increase year-over-year, followed by the Government sector with a 2.6% increase.



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SAN ANTONIO REAL ESTATE MARKET UPDATE

THE SAN ANTONIO MSA SEES NEW HOME SALES CLIMB WHILE INVENTORY RISES.

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 7.0% year-over-year to 18,925 sales in April 2025.

New Home Sales Price - The median sales price of new houses sold in April 2025 was \$311,500, increasing 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 3,229 homes in May 2025, showing a decrease of 3.0%.

Existing Single-Family Home Price - The average price for existing single-family homes in the San Antonio MSA rose 2.0% to be \$378,746 and the median price also rose 2.0% year-over-year to be \$315,000 in May 2025.

"While we're seeing slight price growth in the overall market, the increased inventory means buyers have the upper hand when it comes to negotiating," said Reagan Williamson, SABOR's 2025 Chair of the Board. "It's a market that rewards preparation and pricing strategy—both for buyers and sellers."

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

reports that months of inventory came in at 5.1 months in May 2025, slightly below the 6-6.5 months of supply necessary for a truly of a balanced market.

The San Antonio Economy:

The unemployment rate in the San Antonio MSA posted an increase of 0.2% year-over-year to be 3.7% in May 2025.

According to the [Texas Workforce Commission \(TWC\)](#), San Antonio's non-farm payroll jobs totaled 1,206,800 in May 2025.

The Texas Workforce Commission reported that the Private Education sector led the way with a 3.5% increase year-over-year in May 2025, followed by the Government and Mining, Logging and Construction sectors with a 3.0% increase.



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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA SEES PRICE DECLINES AND RISING INVENTORY, WHILE
NEW HOME SALES HOLD STEADY.

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) saw no change year-over-year to be 43,095 sales in April 2025.

New Home Sales Price - The median sales price of new houses sold in April 2025 was \$407,900, a decrease of 3.3% 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 0.6% year-over-year from 8,779 to 8,728 transactions in May 2025. Dollar volume dipped from \$4.7 billion to \$4.5 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 2.2% year-over-year from \$531,956 to \$520,386 in May 2025. The average price per square foot also declined from \$214.80 to \$209.60.

The median price for existing single-family homes decreased 2.4% year-over-year from \$410,000 to \$400,000 in May 2025. The median price per square foot also declined from \$199.40 to \$194.20.

Inventory of single-family homes rose year-over-year from 3.4 to 4.5 months of supply in May 2025, but it remains 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 4,309,200 in May 2025. This marks a 1.1% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.1% to be 3.7% in May 2025.

The Mining, Logging and Construction sector led the way with a 3.2% increase year-over-year, and the Leisure and Hospitality sector saw the second highest year-over-year gain at 2.6% in May 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: APRIL 2025)	16,110 (10.0% < 2024)	18,925 (7.0% > 2024)	43,095 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: APRIL 2025)	\$398,900 (3.8% < 2024)	\$311,500 (1.3% > 2024)	\$407,900 (3.3% < 2024)
EXISTING HOME TOTAL SALES (MAY 2025)	3,021 (3.8% < 2024)	3,229 (3.0% < 2024)	8,728 (0.6% < 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MAY 2025)	\$449,900 (1.6% < 2024)	\$315,000 (2.0% > 2024)	\$400,000 (2.4% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (MAY 2025)	5.0 MONTHS	5.1 MONTHS	4.5 MONTHS