



**CONNOR
INVESTMENT**

REAL ESTATE

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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.

	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