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According to the San Antonio Board of REALTORS®, the housing market remains resilient

San Antonio – According to the Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), which reports all areas contained within the MLS, the market has remained resilient with stable prices despite total sales experiencing a slight 4% year-over-year (YoY) decrease.

The latest MLS data shows 3,168 home sales in the month of August. The average price for homes in the San Antonio area remained consistent at \$387,844, with no significant change YoY. This stability in average prices is indicative of a healthy and balanced market. The average price for homes in the San Antonio area remained consistent at \$387,844, with no significant change YoY. This stability in average prices is indicative of a healthy and balanced market.

“The average number of days on the market increased significantly by 81% YoY, reaching 56 days,” said Sara Briseño Gerrish, SABOR's 2023 Chair of the Board. “The market continues to favor sellers, with 3.9 months of inventory, suggesting a competitive environment for buyers. While the YoY decrease in total sales and increased days on the market suggest a market in transition, the stability in average and median prices indicates a balanced environment that continues to provide opportunities for real estate investors and homeowners alike.”

The Bexar County market saw a modest 3.7% year-over-year (YoY) decrease in total sales, with 2,183 homes sold. However, the average price for homes in San Antonio demonstrated strength, showing a slight 0.3% YoY increase to reach \$357,030, while the median price decreased by 2.5% YoY, resting at \$300,000. Additionally, the price per square foot also decreased by 1.5% YoY, settling at \$172. These numbers underscore San Antonio's affordability and stability in comparison to other major Texas counties, where median home prices in Travis County are \$564,250, Harris County at \$330,000, and Dallas County at \$375,000. San Antonio continues to offer competitive options for buyers and investors in the vibrant Texas real estate landscape.

The Texas real estate market, while displaying resilience in an ever-evolving landscape, experienced a 7% decrease in total sales, with 29,472 properties changing hands. However, the market remains buoyant, with the average price registering a notable 1.8% increase, reaching \$427,574. In contrast, the median price saw a minor 0.2% decrease, settling at \$345,000. The price per square foot exhibited a modest 0.9% year-over-year decrease, standing at \$189. Transactions continue to occur at an efficient pace, with an average of 47 days on the market. Moreover, the market maintains equilibrium with 3.4 months of inventory available.

SABOR Multiple Listing Service Report: August Home Sales Recap

	August 2021	August 2022	August 2023
Total Month Sales	3,751 homes	3,305 homes	3,168 homes
Average Price	\$348,676	\$387,586	\$387,844
Median Price	\$295,000	\$325,500	\$322,250

**Percentage increases/decreases are based on a year-over-year comparison.*

About SABOR:

The San Antonio Board of REALTORS® is your primary resource when it comes to finding a REALTOR® and buying and selling in the San Antonio area. It is the largest professional trade association in San Antonio and represents more than 15,000 REALTOR® members. SABOR's membership services ten counties including Bexar, Atascosa, Frio, Karnes, Kendall, LaSalle, McMullen, Medina, Uvalde, and Wilson. SABOR is one of over 1,200 local boards and 54 state and territory organizations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR).