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San Antonio Real Estate Market Shows Strong Growth in April 2024

San Antonio – The latest Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR) shows that in April 2024, a total of 3,188 homes were sold, an increase of 7% from April 2023. The average home price experienced a 3% rise, reaching \$378,171, while the median price saw a slight decrease of 2%, settling at \$310,000. The average residential rental price also saw an uptick, standing at \$1,883, reflecting continued stability in the rental market.

“The average number of days on the market increased by 8% to 77 days, suggesting a slightly longer selling period for properties compared to the same time a year ago,” said Will Curtis, SABOR's 2024 Chair of the Board. “The months of inventory remained balanced at 4.5. New listings surged by 15% to 4,767, while active listings saw a significant 34% increase to 12,727, indicating ample options for buyers.”

Statewide, total sales saw an impressive 8.6% increase, with 29,038 homes sold. Both average and median prices experienced growth, with the average price rising by 4.4% to \$436,730, and the median price increasing by 1.8% to \$345,000. Median prices varied across major counties in Texas, with Bexar County at \$299,990, Travis County at \$561,425, Harris County at \$335,000, and Dallas County at \$385,530.

Additional key metrics from the April 2024 report include:

- \$181 per square foot, a 1% increase
- 94.5% of homes closed at the original list price
- 2,802 pending listings, a 16% decrease

Price distribution showed:

- 9.2% of sales priced at \$199,000 and below
- 74.2% of sales priced between \$200,000 and \$499,000
- 16.5% of sales priced at \$500,000 and up

SABOR Multiple Listing Service Report: April Home Sales Recap

	April 2022	April 2023	April 2024
Total Month Sales	3,344 homes	2,967 homes	3,188 homes
Average Price	\$387,333	\$366,351	\$378,171
Median Price	\$322,725	\$315,000	\$310,000

**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 over 13,000 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).

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