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The San Antonio Area and Surrounding Area Housing Market Ended the Year Strong According to San Antonio Board of REALTORS® December Housing Trends

San Antonio – According to December reports, home ownership transactions are still moving forward in the San Antonio metro area. The Area reported only a 1 percent decrease in home sales for a total of 3,529 homes sold according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR). Average home sales price rose 15 percent to \$363,075 while the median price increased 19 percent to \$311,000. The month closed with 2,784 new listings and 2,642 pending sales.

“We saw a strong end to the year in the San Antonio Area with an increase in pending sales and new listings compared to 2020,” said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. "With a decent increase in median and average home prices we only saw a decrease of 48 closed sales with 99.8% closing at list price."

On average homes spent 34 days on the market before selling. Price per square foot increased to \$173 a 20 percent increase from 2020.

Bexar County reported a total of 2,509 single-family homes sold in December, a 1.3 percent year-over-year increase. Average price in the county increased 15 percent to \$337,724 while median price rose 18.5 percent to \$295,000. Price per square foot rose 20.6 percent to \$163 and 99.2 percent of homes sold for list price.

In Texas, a total of 33,334 homes sold in December, a decrease of 2.8 percent year-over-year. The average home sales price rose 15.9 percent to \$395,068 and median price increased to \$325,000, a 19.5 percent growth. Price per square foot in the state increased over 20 percent to \$176 and 98.9 percent of homes sold for list price. December closed with 1.2 months of inventory, 25,256 new listings, and 25,461 pending sales.

SABOR Multiple Listing Service Report: Home Sales Recap

	December 2019	December 2020	December 2021
Total Month Sales	2,866 homes	3,577 homes	3,529 homes (1% decrease)
Average Price	\$274,794	\$316,046	363,075 (15% increase)
Median Price	\$266,100	\$311,000	\$311,000 (19% increase)

**Percentage increases 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 14,000 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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