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According to the San Antonio Board of REALTORS® September housing trends, 2022 continues to see a decline in home sales for The San Antonio and Surrounding Area Housing Market

San Antonio – The San Antonio area continues seeing an increase in average and median home prices, that’s 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 average home price for September was \$389,752, an increase of 12 percent from the same time last year. An increase of 14 percent was also reported for median prices, now at \$337,200. For the month of September, homes spent an average of 42 days on the market, an increase of 14 days from 2021. The area also saw an increase in price per square foot, now at \$188, which is an increase of 15 percent from last year.

“In total, 3,167 homes sold in September,” said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. “This is the sixth consecutive month where we see a decrease in sales, however 98.3 percent sold for their listing price. Closing the month of September, there were 4,097 new listings, 10,299 active listings and 2,405 pending sales.”

According to the San Antonio-New Braunfels MSA report, 3,242 homes were sold in September, a decrease of 10.2 percent from 2021. The average and median prices also increased by 11.1 and 11.7 percent, respectively. 96.9 percent of homes sold for their listing price and stayed on the market for an average of 43 days. The month closed with 4,015 new listings, 9,680 active listings, and 2,415 pending listings.

Bexar County reported 2,295 homes sold in September, a decrease of 11.9 percent from last year. The price per square foot increased 14 percent to \$175 and 96.9 percent of homes sold for their listing price. The average home price for the area increased 12.2 percent to \$358,934 and the median price increased 11.1 percent to \$310,995. Other major counties in the state also saw increases in average and median prices, however, Bexar County continues to remain the lowest when compared to them. Travis County reported a median price of \$575,000, Harris Co. \$326,000 and Dallas Co. at \$365,000.

Across the state, there were 29,111 homes sold, a decrease of 15.1 percent from September 2021. Average home prices increased by 10.1 percent and median prices by 11.7 percent. Homes stayed on the market for an average of 38 days, with 2.8 months of inventory and 96 percent selling for their list price. The state closed the month with 39,618 new listings, 85,095 active listings, and 25,726 pending sales.

SABOR Multiple Listing Service Report: August Home Sales Recap

	September 2020	September 2021	September 2022
Total Month Sales	3,645 homes	3,638 homes	3,167 homes (13% decrease)
Average Price	\$306,814	\$346,752	\$389,372 (12% increase)

Median Price	\$258,400	\$295,900	\$337,200 (14% increase)
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**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 16,000 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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