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According to the San Antonio Board of REALTORS®, April sees another slight decline in average and median home prices

San Antonio – For the second month in a row, the San Antonio area saw a slight decline in average and median home prices, according to the Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), which reports all areas contained within the SABOR MLS. The average price of a home in April 2023 was reported at \$372,810, a 4% decrease from the same month in 2022. Median home prices declined 1%, now at \$320,000. Meantime, residential rentals saw a 3% increase, now at \$1,848.

For the month of April, the area reported 2,901 closed listings, with 94.6% closing for their original list price. Closing the month, there were 2,953 pending listings, 4,120 new listings and 9,556 active listings with 3.3 months of inventory and an average of 70 days on the market.

“April 2023 saw a 21% decrease in existing home sales, while new construction homes saw a 16% increase,” said Sara Briseño Gerrish, SABOR's 2023 Chair of the Board. “Average and median prices for existing homes also saw a decline of 8% and 4%, respectively, compared to the same period a year earlier. However, new construction homes saw increases in their prices.

Bexar County saw a 12.8% decrease in home sales with 2,011 closed listings in April 2023. The price per square foot decreased by 1.8% to \$170 and 94.8% of homes closed for their original list price. The average home price for the area had a decrease of 2.1%, now at \$348,339 and the median price also had a decrease of 0.7%, now at \$305,000. The other three major counties in the state, Travis, Harris and Dallas reported median home prices of \$560,000, \$322,489 and \$369,000, respectively.

Across Texas, 26,854 homes were sold in April, a 15.1% decrease from 2022. Average home prices decreased by 3.3% and median prices by 2.9%. Homes stayed on the market for 59 days, with 2.8 months of inventory and 95.6% closing for their original list price. The state closed the month with 39,139 new listings, 74,606 active listings and 31,388 pending sales.

SABOR Multiple Listing Service Report: April Home Sales Recap

	April 2021	April 2022	April 2023
Total Month Sales	3,429 homes	3,337 homes	2,901 homes
Average Price	\$330,353	\$387,445	\$372,810
Median Price	\$273,500	\$322,549	\$320,000

**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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