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San Antonio Real Estate Market Demonstrates Resilient Activity in June 2024

San Antonio – The latest Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR) underscores the resilient trends in the local real estate market for June 2024. In total, 3,239 homes were sold, reflecting a 6% decline from June 2023. The average home price dropped by 2% to \$378,392, while the median price experienced a modest decrease of 1% to \$314,900. Conversely, the average residential rental price increased to \$1,913, signifying strong demand in the rental market.

“June saw a significant boost in market activity, with new listings up by 15% to 5,386 and active listings soaring by 40% to 14,643, offering buyers choices,” stated Will Curtis, SABOR’s 2024 Chair of the Board. “Additionally, 94.8% of homes closed at the original list price, illustrating a stable market environment.”

Across the state, the real estate market showed a decline, with total sales dropping by 11.6% to 28,506 homes. Both average and median prices demonstrated stability, with the average price slightly falling by 0.5% to \$433,996 and the median price decreasing by 0.3% to \$349,000. 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.

Other notable metrics from the June 2024 report include:

- The price per square foot decreased by 2% to \$177
- The average number of days on the market held steady at 64 days
- Pending listings declined by 11% to 2,833

Price distribution in June showed:

- 10.55% of sales priced at \$199,000 and below
- 71.97% of sales priced between \$200,000 and \$499,000
- 17.47% of sales priced at \$500,000 and above

SABOR Multiple Listing Service Report: June Home Sales Recap

| | June 2022 | June 2023 | June 2024 |
|-------------------|------------------|------------------|------------------|
| Total Month Sales | 3,691 homes | 3,457 homes | 3,239 homes |
| Average Price | \$397,076 | \$387,784 | \$378,392 |
| Median Price | \$340,000 | \$318,000 | \$314,900 |

**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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