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According to the San Antonio Board of REALTORS®, home prices remain steady

San Antonio, Texas – for the month of October, the San Antonio Board of REALTORS® Multiple Listing Service (MLS) shows the average price of properties held steady with a year-on-year change of 0%, resting at \$379,206. Similarly, the median price remained consistent at \$319,420, demonstrating stability in the market values. The average residential rental stands at \$1,822, maintaining its competitive edge within the region. Despite a marginal 1% decrease year-on-year, the price per square foot remains attractive at \$180. Properties stayed on the market for an average of 66 days, marking a notable 47% increase from the previous year.

“The market is characterized by 4.4 months of inventory, reflecting a balanced but slightly increased supply,” said Sara Briseño Gerrish, SABOR’s 2023 Chair of the Board. “Moreover, with 93.5% close to the original list price, it indicates a continued alignment between listing and selling prices.”

In Bexar County, October numbers reveal a market holding its ground amidst changing trends. Despite an 11.4% year-on-year decrease in total sales, stability prevails in critical pricing aspects. The average price edges up by 0.5% to \$351,562, while the median price sees a slight 0.5% decline, resting at \$300,000. In comparison, Travis County reported a median price of \$540,000, Harris County \$320,000 and Dallas County at \$365,000.

In October, the Texas housing market showcased its adaptability amidst evolving trends, maintaining a solid foundation despite a 6.3% decrease in total sales. The market reflects stability in pricing with a 1.9% increase in the average price, now at \$416,127, while the median price witnesses a marginal 0.9% decrease, resting at \$335,000. Additionally, the price per square foot experiences a slight 0.7% year-on-year increase, settling at \$187. With properties spending an average of 52 days on the market and boasting an impressive 94.7% closeness to the original list price, the Texas housing sector remains robust.

SABOR Multiple Listing Service Report: October Home Sales Recap

	October 2021	October 2022	October 2023
Total Month Sales	3,266 homes	2,615 homes	2,378 homes
Average Price	\$354,454	\$377,721	\$379,206
Median Price	\$300,000	\$320,000	\$319,420

**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 more than 15,000 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).