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According to the San Antonio Board of REALTORS®, there are opportunities in the housing market for both buyers and sellers

San Antonio – The latest statistics from the San Antonio Board of REALTORS® Multiple Listing Service (MLS) reveal both challenges and opportunities in the local housing market. The local housing market saw a total of 2,744 sales in September, marking a 15% year-on-year decrease. The average price of homes remained steady at \$385,210, showing no significant year-over-year change. While the median price witnessed a 2% year-on-year decrease to \$318,950, this figure still indicates a relatively stable market.

“The price per square foot dropped by 3% year-on-year to \$180, presenting a potential opportunity for buyers looking for a more favorable price per square foot,” said Sara Briseño Gerrish, SABOR’s 2023 Chair of the Board. “The month ended with 4.3 months of inventory available, indicating a balanced market that can be beneficial for both buyers and sellers. Properties spent an average of 64 days on the market, reflecting a 52% year-on-year increase, emphasizing the importance of positioning your property effectively in today’s market.

In Bexar County, the housing market remains robust, with 2,183 total sales in September, reflecting a slight 3.7% year-on-year decrease, while the average price shows resilience, inching up by 0.3% to \$357,030. The median price stands at \$300,000, indicating a 2.5% year-on-year decrease. Buyers can also find potential savings, as the price per square foot decreases by 1.5% to \$172. The median home prices in other major Texas counties tell a diverse story of the Lone Star State’s real estate market. Travis County presents a higher median price of \$500,000, reflecting the tech and cultural hub’s strong demand. Harris County, mirrors Bexar County with a median of \$300,000, showcasing the metropolitan area’s balanced affordability. In Dallas County, the median price sits at \$338,500, offering a middle ground for those seeking the allure of urban living.

In the Texas real estate market for September 2023, total sales amounted to 29,472, marking a 7% year-on-year decrease, the average price experienced a steady 1.8% year-on-year increase, reaching \$427,574. Conversely, the median price showed a slight 0.9% year-on-year decrease, settling at \$345,000. The price per square foot dipped marginally by 0.2%, settling at \$189. Homes, on average, spent 47 days on the market, with 3.4 months of inventory offering a balanced market. Sellers continued to benefit from strong demand, receiving 95.7% of their original list price.

SABOR Multiple Listing Service Report: September Home Sales Recap

	September 2021	September 2022	September 2023
Total Month Sales	3,627 homes	3,223 homes	2,744 homes
Average Price	\$346,936	\$385,100	\$385,210
Median Price	\$295,000	\$325,500	\$318,950

**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).