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San Antonio Real Estate Market Continues to Show Strength with Increased Sales and Stable Prices in October 2024

San Antonio – The San Antonio real estate market demonstrated resilience in October 2024, with total sales reaching 2,895, marking a significant 19% increase compared to the previous year, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). The average home price remained stable at \$371,545, while the median price experienced a slight 2% decrease, settling at \$309,000. The average residential rental rate was \$1,793, highlighting continued demand in the rental sector.

October also saw a healthy influx of listings, with 4,412 new homes added to the market, a 14% increase year-over-year, bringing the total active listings to 14,525 – a 16% increase from the previous year. Pending listings reached 2,431, up by 2%. The market now holds 5.06 months of inventory, aligning with a balanced real estate environment. Homes spent an average of 69 days on the market, a modest 3% increase from last year, indicating slight shifts in market dynamics.

"San Antonio's housing market remains stable with robust sales growth, consistent pricing, and ample inventory, which supports a balanced market moving forward," said Will Curtis, SABOR's 2024 Chair of the Board. "As we continue to see strong demand for homes in our region, particularly in the \$200,000 to \$499,000 price range, buyers and sellers can expect a resilient market environment."

Bexar County Market Highlights

In Bexar County, October saw 2,009 total sales, a 16.2% increase compared to last year. The average home price in the county rose by 3.2% to \$349,012, while the median price increased by 1.6% to \$294,999. Homes in Bexar County spent an average of 65 days on the market, with 93.5% closing at the original list price, underscoring market stability in one of Texas' most affordable metro areas.

Texas Real Estate Market Trends

For October, the Texas real estate market continued its steady growth, with 27,405 total sales recorded, reflecting a 11% increase compared to October 2023. The average home price across Texas rose by 3.3% to \$421,922, while the median price increased by 1.5% to \$335,000. Bexar County remains one of the more affordable major markets in Texas, with a median price of \$294,999. This is in contrast to higher median prices in counties like Travis (\$510,000) and Dallas (\$365,000).

SABOR Multiple Listing Service Report: October Home Sales Recap

	October 2022	October 2023	October 2024
Total Month Sales	2,616 homes	2,440 homes	2,895 homes
Average Price	\$377,815	\$371,031	\$371,545
Median Price	\$320,000	\$313,995	\$309,000

**Percentage increases/decreases are based on a year-over-year comparison.*

***The average home price is the total of all home prices divided by the number of homes, while the median home price is the middle value when all prices are ranked. The median is less affected by extremely high or low prices, making it a better indicator of the typical home price.*

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 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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