



For more information, contact:
Taylor Fellows
Director of Marketing & Communications
San Antonio Board of REALTORS®
taylor@sabor.com/www.sabor.com

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San Antonio named as Top Housing Hot Spot for 2025 by National Association of Realtors®- November Market statistics show growth year over year

San Antonio – The San Antonio real estate market showcased its resilience in November 2024, with total sales reaching 2,825 homes. While this marks a slight dip from the prior month, it reflects the ongoing strength of the market. According to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), the average home price in November stood at \$357,153, while the median price was \$299,990. These figures represent a modest adjustment compared to October, continuing to signal stability in pricing.

The month saw a healthy 3,593 new listings, reflecting a 3% year-over-year increase, while active listings reached 14,235, a 14% increase compared to last year. Additionally, 2,234 pending listings marked a 1% increase, demonstrating steady demand as the market transitions into the holiday season.

"San Antonio's housing market continues to demonstrate its stability despite seasonal shifts," said Will Curtis, SABOR's 2024 Chair of the Board. "With consistent pricing, steady inventory levels, and healthy sales activity, the market offers opportunities for both buyers and sellers as we look ahead to 2025."

NAR Chief Economist and Senior Vice President of Research Lawrence Yun revealed the 10 top housing hot spots, provided a 2025 real estate and economic outlook and reviewed the 2024 housing market during NAR's sixth annual Real Estate Forecast Summit: The Year Ahead.

"Important factors common among the top performing markets in 2025 include available inventory at affordable price points, a better chance of unlocking low mortgage rates, higher income growth for young adults and net migration into specific metro areas," said Yun.

The 10 Top Housing Hot Spots for 2025

In alphabetical order, the following 10 markets have been identified as the top performers for 2025 due to their strengths across several indicators. All areas offer a favorable financing environment – either with lower proportions of locked-in homeowners or lower mortgage rates. In addition, most of these markets outperform the national average in at least six of NAR's 10 criteria (details in methodology below).

- Boston-Cambridge-Newton, Massachusetts-New Hampshire
- Charlotte-Concord-Gastonia, North Carolina-South Carolina
- Grand Rapids-Kentwood, Michigan
- Greenville-Anderson, South Carolina
- Hartford-East-Hartford-Middletown, Connecticut
- Indianapolis-Carmel-Anderson, Indiana
- Kansas City, Missouri-Kansas
- Knoxville, Tennessee

- Phoenix-Mesa-Chandler, Arizona
- San Antonio-New Braunfels, Texas

Methodology for Housing Hot Spots for 2025

NAR identified the 2025 housing hot spots by analyzing how each area performs relative to the national level across the following 10 key economic, demographic and housing factors: 1) Share of locked-in homeowners; 2) Average mortgage rate; 3) Job growth; 4) Share of millennial renters who can afford to buy a home; 5) Net migration to population ratio; 6) Share of households reaching homebuying age in the next five years; 7) Share of out-of-state movers purchasing a home; 8) Share of homeowners surpassing the average length of tenure; 9) Share of starter-owner occupied units; and 10) Home price appreciation.

Bexar County Market Highlights

In Bexar County, November recorded 1,902 total sales. The average home price was \$332,709, and the median price came in at \$280,000, underscoring the county's position as one of Texas' most affordable metro areas compared to Dallas County (\$360,000), Harris County (\$316,000) and Travis County (\$517,000). Homes spent an average of 66 days on the market, continuing to highlight the region's appeal to buyers.

Texas Real Estate Market Trends

Statewide, Texas real estate mirrored San Antonio's trends, with total sales of 24,891 homes in November. The average price was \$420,946, and the median price was \$333,000, showcasing steady demand across the Lone Star State.

SABOR Multiple Listing Service Report: November Home Sales Recap

	November 2022	November 2023	November 2024
Total Month Sales	2,294 homes	2,433 homes	2,825 homes
Average Price	\$369,761	\$352,342	\$357,153
Median Price	\$314,950	\$295,000	\$299,990

**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 more than ten counties including Bexar, Bee, 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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