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San Antonio Housing Market Sees Rising Inventory Amid Sales Slowdown in February

San Antonio, TX – The San Antonio real estate market experienced a slowdown in sales but continued price stability in February, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of **2,407 homes** were sold last month, reflecting an **8% year-over-year (YoY) decrease**, signaling some market adjustment.

The **median home price dipped to \$289,995**, a **2% YoY decrease**, while the **average price increased to \$356,165 (+2% YoY)**, suggesting continued strength in higher-priced segments.

San Antonio's housing inventory continues to expand, offering buyers more options. The market saw **4,463 new listings**, a **10% YoY increase**, while **active listings surged 20% YoY to 14,330**. However, **pending sales declined by 17% YoY to 2,475**, signaling a **potential shift in buyer behavior**, likely influenced by **affordability challenges and evolving market conditions**.

*"We are seeing a market shift where buyers have more options, and sellers are adjusting to longer market times," said **Reagan Williamson**, SABOR's 2025 Chair of the Board. "With inventory rising and home prices holding steady, this is an opportune time for buyers to explore their options while sellers must price competitively to attract interest."*

Key Market Highlights for February 2025

- Close to Original List Price: Homes sold at **93.1%** of their original list price, indicating slight negotiation flexibility.
- Days on Market (DOM): Homes averaged **83 days on the market**, a **19% YoY increase**, reflecting a slower sales pace.
- Price Per Square Foot: **\$171**, reflecting a **1% YoY decrease** in pricing trends.
- Months of Inventory: **4.90 months**, suggesting a shift toward a more balanced market.
- Average Residential Rental Price: **\$1,793**, demonstrating continued demand for rental properties.

Bexar County Market Trends

Bexar County remains central to San Antonio's housing market, reporting:

- **1,621 total sales**, a **5.2% YoY decrease**, aligning with the overall market trend.
- **Median home price: \$275,000 (-2.8% YoY)**, reinforcing affordability compared to other major Texas metros.
- **Average price: \$330,055 (+1.5% YoY)**, indicating relative price stability.
- **Days on Market: 77 days**, slightly shorter than the overall San Antonio market.
- **Inventory: 4.4 months**, suggesting increasing options for buyers.

Texas Real Estate Trends

Statewide, home sales in February 2025 totaled **21,609**, reflecting a **4.7% YoY decrease**. The statewide median price dropped to **\$330,000 (-1.5% YoY)**, remaining above San Antonio's median. With **4.4 months of inventory** and homes averaging **72 days on the market**, the Texas housing market remains more competitive than San Antonio's.

	February 2023	February 2024	February 2025
Total Month Sales	2,287 homes	2,697 homes	2,407 homes
Average Price	\$365,678	\$348,961	\$356,165
Median Price	\$310,000	\$295,000	\$289,995

**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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