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FOR IMMEDIATE RELEASE

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San Antonio Housing Market Shows Stable Pricing Amid Lower Sales in June

San Antonio, TX – The San Antonio housing market exhibited mixed signals in June, with a slight dip in sales but continued growth in home prices, reflecting resilience amid shifting market dynamics, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of **3,023 homes were sold** in June, marking a **1% year-over-year (YoY) decrease**.

Despite fewer transactions, both the median and average home prices maintained upward momentum. The **median price rose to \$324,460**, representing a **4% YoY increase**, while the **average price climbed to \$392,796**, also up **4% YoY**, indicating steady demand across price segments.

Inventory levels continued to expand, providing buyers with greater choice and potentially more negotiating power. **Active listings rose 14% YoY to 16,655**, while new listings totaled **4,885**, reflecting a **10% decrease** from last year. Pending sales fell sharply, with a **21% decrease** to 2,517, underscoring buyer caution in the current market environment. The months of inventory edged up to **5.88 months**, moving closer to a balanced market.

“Even as prices hold strong, the increase in inventory and extended days on market indicate buyers are weighing their options more carefully,” said Reagan Williamson, SABOR’s 2025 Chair of the Board. “Both buyers and sellers need to be strategic and prepared to navigate this evolving landscape.”

Key Market Highlights for June 2025

- Close to Original List Price:** 93.7% of homes sold close to their original list price.
- Days on Market (DOM):** Homes averaged 75 days on the market, a **17% YoY increase**.
- Price per Square Foot:** Averaged **\$180**, reflecting a **1% YoY increase**.
- Average Residential Rental Price:** Reached **\$1,922**.
- Active Residential Rental Listings:** 4,402 available rental properties.

Bexar County Market Trends

Market activity in Bexar County followed regional patterns, showing stable pricing alongside slightly lower sales volume. A total of **(data for Bexar County not provided in the uploaded stats)** homes were sold in June (please add figure if available). The price per square foot and other county-level details remain to be confirmed for June.

Texas Real Estate Trends

Across Texas, the market posted strong results in June, with **30,516 homes sold**, an **8.2% YoY increase**. The statewide **average price rose to \$449,555**, reflecting a **4.1% YoY increase**, while the **median price stood at \$350,000**, up **0.4% YoY**.

SABOR Multiple Listing Service Report: June Home Sales Recap

	June 2023	June 2024	June 2025
Total Month Sales	3,354 homes	3,239 homes	3,023 homes
Average Price	\$395,524	\$378,392	\$392,796

Median Price	\$320,950	\$314,460	\$324,460
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**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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