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**FOR IMMEDIATE RELEASE**  
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## **August 2025 Market Report: San Antonio Prices Stay Strong Despite Fewer Closings**

**San Antonio, TX** – The San Antonio housing market in August 2025 reflected a continuation of moderating sales activity but resilient price growth, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 2,952 homes were sold during the month, marking a 7% year-over-year (YoY) decrease.

Despite fewer sales, prices moved higher. The average price rose to \$382,419, a 5% YoY increase, while the median price reached \$310,000, up 2% YoY. The price per square foot averaged \$174, a slight 1% YoY decrease, signaling stable valuations across most segments.

Inventory remained elevated, providing buyers with a wider range of choices. Months of inventory stood at 6.1, slightly above balanced market conditions. Active listings increased 15% YoY to 17,043, while new listings ticked up 3% to 4,609. Pending sales fell 17% to 2,459, reflecting a more cautious pace among buyers. Properties spent an average of 74 days on the market, a 12% YoY increase.

Rental activity also expanded, with 5,033 active residential rental listings, an 18% YoY increase. The average residential rental price stood at \$1,877.

“Prices continue to hold firm even as sales slow, thanks to steady demand and growing inventory,” said Ed Zapata, SABOR’s 2025 Chair of the Board. “Buyers now have more negotiating room, while sellers remain supported by stable pricing. A REALTOR®’s expertise is crucial for navigating today’s shifting dynamics.”

### **Key Market Highlights for August 2025**

- Close to Original List Price: 91.4% of homes sold near their original list price.
- Days on Market (DOM): Homes averaged 74 days on the market, a 12% YoY increase.
- Price Percentages:
  - 16.6% of sales priced at \$199,000 and below
  - 64.7% of sales priced at \$200,000 – \$499,999
  - 11.45% of sales priced at \$500,000 – \$749,999
  - 7.3% of sales priced at \$750,000 – \$1M+

### **Bexar County Market Trends**

Bexar County mirrored broader regional patterns, with the median price holding at \$310,000, a 2% YoY increase. Expanding inventory continues to provide buyers with greater choice, while sellers benefit from steady price performance.

### **Texas Real Estate Trends**

Across Texas, 28,921 homes were sold in August, up 5% YoY. The statewide average price rose slightly to \$429,095, a 0.7% YoY increase, while the median price held steady at \$339,900.

### **SABOR Multiple Listing Service Report: August Home Sales Recap**

	August 2023	August 2024	August 2025
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Total Month Sales	3,168 homes	3,017 homes	2,952 homes
Average Price	\$387,844	\$368,787	\$382,419
Median Price	\$322,250	\$313,995	\$310,000

*\*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 more than ten counties including Atascosa, Bee, Bexar, Frio, Karnes, Kendall, La Salle, Maverick, McMullen, Medina, Uvalde, Val Verde and Wilson counties. 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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