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September 2025 Market Report: San Antonio Home Sales Rise as Prices Hold Steady

San Antonio, TX – The San Antonio housing market in September 2025 reflected renewed momentum, with home sales increasing and prices holding steady, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 2,823 homes were sold during the month, marking a 5% year-over-year (YoY) increase as both new and existing home segments showed stable demand.

New construction activity continued to support local price levels, with builders maintaining consistent sales pace and pricing. Meanwhile, the existing home market showed steady valuations and improving balance as more listings became available to buyers. The average price across all sales reached \$369,836 (up 1% YoY), while the median price held steady at \$308,995. The price per square foot averaged \$174 (down 1% YoY), underscoring overall price stability across both new and resale segments.

Inventory remained strong, with 5.9 months of supply, continuing to favor a more balanced market environment. Active listings rose 13% YoY to 16,579, while new listings declined 5% to 4,019. Pending listings fell 24% to 2,076, suggesting continued caution among buyers despite improving sales totals. Homes spent an average of 78 days on the market, an 11% increase YoY.

Rental activity also remained robust, with 5,209 active residential rental listings, a 17% YoY increase. The average residential rental price was \$1,825.

“San Antonio’s market continues to show strength in both new construction and resale activity,” said **Ed Zapata**, SABOR’s 2025 Chair of the Board. “Buyers benefit from increased options, while sellers remain supported by steady prices. REALTORS® are essential in helping clients navigate both sides of today’s balanced and opportunity-filled market.”

The combination of solid sales and price stability points to a market that’s adjusting—not retreating—as both buyers and sellers adapt to current conditions with confidence.

Key Market Highlights for September 2025

- **Close to Original List Price:** 92.1% of homes sold near their original list price.
- **Days on Market (DOM):** Homes averaged 78 days on the market, an 11% YoY increase.
- **Months of Inventory:** 5.9 months, signaling balanced conditions.
- **Price Percentages:**
 - 14.59% of sales priced at \$199,000 and below
 - 67.59% of sales priced at \$200,000 – \$499,999
 - 12.01% of sales priced at \$500,000 – \$749,999
 - 5.81% of sales priced at \$750,000 – \$1M+

Bexar County Market Trends

Bexar County mirrored broader regional patterns, with the median price holding steady at \$310,000 (0% YoY change). Increased inventory continues to offer buyers more options, while sellers benefit from continued buyer interest at competitive price points.

Texas Real Estate Trends

Across Texas, 26,835 homes were sold in September, up 7.8% YoY. The average price statewide increased slightly to \$421,112 (0.6% YoY increase), while the median price slipped 2% to \$332,990. The Texas housing market remains defined by steady demand, evolving inventory, and localized price adjustments.

SABOR Multiple Listing Service Report: September Home Sales Recap

	September 2023	September 2024	September 2025
Total Month Sales	2,744 homes	2,693 homes	2,823 homes
Average Price	\$385,210	\$371,945	\$369,836
Median Price	\$318,950	\$312,000	\$308,995

**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 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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