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FOR IMMEDIATE RELEASE
Tuesday, December 09, 2025

November 2025 Market Report: San Antonio Home Prices Hold Steady Amid Slower Sales Activity

San Antonio, TX – The San Antonio housing market in November 2025 reflected continued moderation in sales activity paired with steady price growth, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 2,206 single-family homes were sold during the month, marking a 19% year-over-year (YoY) decrease. This total includes both new construction and existing homes.

Despite fewer closings, prices continued to show resilience. The average single-family home price rose to \$374,831, a 5% YoY increase, while the median price increased to \$315,000, also up 5% YoY. The price per square foot held at \$173, unchanged from last year, indicating stability in valuation across the region.

Inventory levels remained elevated, offering buyers a broader selection of homes. Months of inventory increased to 5.90, reflecting steady balanced market conditions. New listings totaled 3,143, a 13% decrease YoY, while active listings climbed 14% to 16,114, suggesting slower buyer absorption. Pending sales dropped 17% to 2,112, underscoring a more cautious pace among buyers. Homes spent an average of 86 days on the market, an 18% increase YoY.

Both new construction and existing homes reflected similar market patterns in November, with pending sales down across categories and prices remaining generally stable. Existing homes continued to make up the majority of activity, while new construction saw higher days on market as builders navigated shifting buyer demand.

Rental activity continued to expand, with 5,367 active residential rental listings, a 19% YoY increase. The average residential rental price reached \$1,788.

“San Antonio’s housing market remains steady overall, even as sales activity softens,” said Katie Griffin-Ross, LERA MLS Chair of the Board. “Buyers have more negotiating room, while sellers continue to benefit from stable pricing. A REALTOR®’s expertise is essential for navigating today’s shifting dynamics.”

Key Market Highlights for November 2025

- Close to Original List Price: 92.4% of homes sold near their original list price.
- Days on Market (DOM): Homes averaged 86 days on the market, an 18% YoY increase.
- Price Percentages:
 - 14.23% of sales priced at \$199,000 and below
 - 68.63% of sales priced at \$200,000 – \$499,999
 - 11.52% of sales priced at \$500,000 – \$749,999
 - 5.62% of sales priced at \$750,000 – \$1M+

Bexar County Market Trends

Bexar County continued to reflect broader regional patterns, with the median home price rising to \$315,000, a 5% YoY increase. Elevated inventory provided buyers with increased choice, while sellers benefited from ongoing price stability across the market.

Texas Real Estate Trends

Across Texas, 22,109 homes were sold in November, a 6.3% year-over-year (YoY) decrease. The statewide average price edged down to \$419,705, a 1.0% YoY decline, while the median price dipped slightly to \$332,900, a 0.6% decrease YoY.

SABOR Multiple Listing Service Report: November Home Sales Recap

	November 2023	November 2024	November 2025
Total Month Sales	2,207 homes	2,825 homes	2,206 homes
Average Price	\$357,845	\$357,153	\$374,831
Median Price	\$313,975	\$299,990	\$315,000

**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.*

SABOR's monthly market statistics are powered by LERA MLS. Full, detailed reports are available exclusively to SABOR members as a member benefit.

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).

About LERA MLS:

LERA MLS is an independent Multiple Listing Service providing real estate professionals with comprehensive property data, advanced listing technologies and reliable market information across San Antonio and South Texas. As a trusted source for accurate and timely listing data, LERA MLS empowers real estate professionals and brokers to better serve their clients through enhanced market transparency and efficient property transactions. Committed to supporting the success of the real estate community, LERA MLS delivers innovative tools and services that strengthen professionalism and collaboration throughout the region.

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