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December 2025 Market Report: San Antonio Prices Hold Steady as Sales Increase

San Antonio, TX — The San Antonio housing market closed out December 2025 with increased sales activity and steady pricing, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 2,854 homes were sold during the month, marking an 8% year-over-year (YoY) increase as buyer activity showed signs of renewed momentum.

Home prices remained relatively stable. The average home price rose to \$375,539, a 2% YoY increase, while the median price edged down slightly to \$309,990, a 2% YoY decrease. The price per square foot averaged \$171, down 3% YoY, pointing to modest price adjustments across certain segments of the market.

Inventory conditions remained favorable for buyers, with months of inventory at 5.25. A level that reflects overall balanced market conditions while offering buyers increased choice and negotiating power. Active listings increased 8% YoY to 14,441, while new listings declined 14% YoY to 2,753, reflecting a slower pace of seller activity. Pending listings fell 11% YoY to 1,874, signaling a more deliberate buying environment. Homes spent an average of 92 days on the market, a 15% YoY increase, as buyers took additional time to evaluate their options. Approximately 91.2% of homes sold close to their original list price, underscoring continued pricing discipline.

Rental activity remained strong, with 5,060 active residential rental listings, a 20% YoY increase. The average residential rental price was \$1,744, reflecting sustained demand in the rental market.

“December’s data shows a market that continues to recalibrate rather than retreat,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Sales activity has picked up, inventory is giving buyers more flexibility and prices remain stable. A REALTOR®’s expertise is critical for helping both buyers and sellers navigate these evolving conditions.”

New Construction vs. Existing Home Trends

Both new construction and existing homes reflected similar market patterns in December, with sales activity moderating across both categories and prices remaining generally stable. Existing homes continued to account for the majority of market activity, while new construction homes experienced longer days on market, as builders adjusted strategies in response to shifting buyer demand and affordability considerations.

Key Market Highlights for December 2025

- **Close to Original List Price:** 91.2% of homes sold near their original list price
- **Days on Market (DOM):** Homes averaged 92 days on the market, a 15% YoY increase
- **Price Distribution:**
 - 15.01% of sales priced at \$199,000 and below
 - 67.41% of sales priced at \$200,000–\$499,999
 - 11.23% of sales priced at \$500,000–\$749,999
 - 6.35% of sales priced at \$750,000–\$1M+

Bexar County Market Trends

Bexar County mirrored broader San Antonio trends, with steady pricing and increased sales activity. Expanding inventory continues to provide buyers with more choices, while sellers benefit from stable price performance supported by ongoing demand.

Texas Real Estate Trends

Across Texas, 26,675 homes were sold in December, reflecting a 5.0% YoY increase. The statewide average price dipped slightly to \$428,098, a 0.5% YoY decrease, while the median price declined to \$335,000, down 2.1% YoY. These results highlight a statewide market that continues to adjust while maintaining overall stability.

SABOR Multiple Listing Service Report: December Home Sales Recap for San Antonio, TX

	December 2023	December 2024	December 2025
Total Month Sales	2,410 homes	2,611 homes	2,854 homes
Average Price	\$373,797	\$374,209	\$375,539
Median Price	\$319,113	\$320,300	\$309,990

**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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