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San Antonio Housing Market for January 2026: Sales Ease Seasonally as Market Remains Balanced

San Antonio, TX — The San Antonio housing market began 2026 with a seasonal slowdown in sales activity, while pricing and inventory levels continued to reflect overall balanced market conditions, according to the January 2026 Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR).

In January, 1,974 homes were sold, representing a 10% year-over-year (YoY) decrease. Pricing remained relatively steady. The average home price reached \$362,130, a 3% YoY increase, while the median price declined slightly to \$292,999, down 1% YoY. The price per square foot averaged \$169, reflecting a 1% YoY decrease, signaling modest price adjustments across certain segments of the market.

Inventory levels continued to provide buyers with increased options. Months of inventory rose to 5.49, and homes spent an average of 98 days on the market, a 17% YoY increase, giving buyers additional time to evaluate choices and negotiate. At the same time, pricing discipline remained intact, with 91.4% of homes selling close to their original list price.

Listing activity showed mixed movement during the month. New listings increased 3% YoY to 4,235, while active listings rose 11% YoY to 15,033, contributing to expanded inventory. Pending listings declined 22% YoY to 2,090, reflecting the seasonal slowdown in buyer activity. Rental demand remained strong, with 5,127 active residential rental listings, an 18% YoY increase, and an average residential rental price of \$1,773.

“January’s data reflects a market that is recalibrating after the holiday season,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Sales activity typically slows at the start of the year, but pricing stability and balanced inventory levels continue to give both buyers and sellers flexibility. Working with a REALTOR® is essential to understanding how these conditions create opportunities in today’s market.”

New Construction vs. Existing Home Trends

In January, both new construction and existing homes reflected balanced market conditions as buyer activity eased seasonally. Existing homes continued to account for the majority of sales activity, while new construction homes experienced longer days on market as builders adjusted pricing strategies and incentives in response to shifting demand and affordability considerations. These trends highlight how different segments of the market are responding to evolving buyer preferences and inventory levels early in the year.

Key Market Highlights for January 2026

Close to Original List Price: 91.4% of homes sold close to their original list price, reflecting continued pricing discipline in the market

Days on Market (DOM): Homes averaged **98 days on the market**, a **17% year-over-year (YoY) increase**, giving buyers additional time to evaluate options

Price Distribution:

- **15.45%** of sales priced at **\$199,000 and below**
- **68.29%** of sales priced between **\$200,000 and \$499,999**
- **9.98%** of sales priced between **\$500,000 and \$749,999**
- **6.28%** of sales priced at **\$750,000–\$1M+**

Bexar County Market Trends

Bexar County mirrored broader San Antonio market trends in January, with sales activity easing seasonally while pricing remained relatively stable. Expanding inventory continued to provide buyers with more choices and negotiating flexibility, while sellers benefited from steady price performance supported by ongoing demand.

Texas Real Estate Trends

Across Texas, housing markets continued to adjust at the start of the year. In January, 18,210 homes were sold statewide, reflecting a 2.1% YoY decrease. The statewide average home price increased to \$411,227, up 1.1% YoY, while the median price declined to \$325,000, a 1.5% YoY decrease. These results highlight a statewide market that continues to recalibrate while maintaining overall stability.

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

	January 2024	January 2025	January 2026
Total Month Sales	2,018 homes	2,153 homes	1,974 homes
Average Price	\$359,987	\$352,803	\$362,130
Median Price	\$290,000	\$295,475	\$292,999

**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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