



For more information, contact:
Taylor Fellows
Vice President of Communications & Marketing
taylor@sabor.com/www.sabor.com

FOR IMMEDIATE RELEASE
Wednesday, March 11, 2026

San Antonio Housing Market for February 2026: Prices Rise as Market Remains Balanced

San Antonio, TX — The San Antonio housing market continued to reflect balanced conditions in February, with steady pricing and expanding inventory offering buyers more choices, according to the February 2026 Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR).

In February, 2,363 homes were sold, representing a modest 7% year-over-year (YoY) decrease. Pricing remained resilient as the average home price reached \$360,124, a 3% YoY increase, while the median price rose to \$299,900, up 4% YoY. The price per square foot averaged \$170, showing no change year over year, indicating overall price stability across the market.

Inventory levels continued to provide buyers with additional options. Months of inventory reached 5.51, and homes spent an average of 102 days on the market, a 20% YoY increase, giving buyers more time to evaluate homes and negotiate. At the same time, 91.9% of homes sold close to their original list price, reflecting continued pricing discipline among sellers.

Listing activity showed mixed movement during the month. New listings totaled 4,018, an 11% YoY decrease, while active listings increased 6% to 15,081, contributing to expanded inventory. Pending listings measured buyer activity at 2,540, a 12% YoY decrease, reflecting more measured buyer activity. Rental demand remained steady, with 4,797 active residential rental listings, a 17% YoY increase, and an average residential rental price of \$1,767.

“February’s data reflects a market that remains balanced while continuing to evolve,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “While sales activity has moderated, steady price growth and increased inventory continue to give buyers and sellers flexibility. Working with a REALTOR® is key to understanding how these conditions create opportunities in today’s market.”

New Construction vs. Existing Home Trends

In February, both new construction and existing homes continued to reflect balanced market conditions as buyers navigated a wider selection of available properties. Existing homes continued to account for the majority of sales activity, while builders remained responsive to buyer demand by adjusting pricing strategies and incentives. These dynamics highlight how different segments of the market are adapting to evolving affordability considerations and inventory levels.

Key Market Highlights for February 2026

Close to Original List Price: 91.9% of homes sold close to their original list price, reflecting continued pricing discipline in the market.

Days on Market (DOM): Homes averaged 102 days on the market, a 20% year-over-year increase, giving buyers additional time to evaluate options.

Price Distribution:

- **16.43%** of sales priced at **\$199,000 and below**
- **67.99%** of sales priced between **\$200,000 and \$499,999**
- **10.33%** of sales priced between **\$500,000 and \$749,999**
- **5.25%** of sales priced at **\$750,000–\$1M+**

Bexar County Market Trends

Bexar County continued to mirror broader San Antonio market trends in February, with moderated sales activity alongside stable price growth. Expanding inventory continues to provide buyers with more options and negotiating flexibility, while sellers benefit from steady demand across multiple price ranges.

Texas Real Estate Trends

Across Texas, housing markets continued to adjust as inventory levels and buyer demand shaped market conditions statewide. In February, 21,425 homes were sold, representing a 2.0% YoY decrease. The average home price increased to \$415,871, up 1.6% YoY, while the median price was \$329,200, reflecting a 0.2% YoY decrease. These figures highlight a statewide market that continues to rebalance while maintaining overall stability.

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

| | February 2024 | February 2025 | February 2026 |
|-------------------|----------------------|----------------------|----------------------|
| Total Month Sales | 2,697 homes | 2,407 homes | 2,363 homes |
| Average Price | \$348,961 | \$356,165 | \$360,124 |
| Median Price | \$295,000 | \$289,995 | \$299,900 |

**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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