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San Antonio Home Sales Surge 15% compared to 2025 as Buyers Return to a Balanced Housing Market

San Antonio, TX — Homebuyers became significantly more active across the San Antonio area in June, driving a 15% year-over-year increase in home sales while the market continued to offer abundant inventory and stable conditions for both buyers and sellers, according to the latest Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR).

A total of **3,479 homes sold in June**, representing a **15% increase compared to June 2025**. Inventory remained healthy at **6.13 months**, providing buyers with expanded choices while continuing to support a balanced housing market.

"We're seeing buyers respond to the opportunities this market is creating," said **Ed Zapata, SABOR's 2026 Chair of the Board**. *"Inventory remains at levels we haven't seen in years, giving buyers more negotiating power and more options, while sellers continue to benefit from steady price appreciation. It's a healthy market that continues to reward realistic pricing and informed decision-making."*

Home values continued to climb in June. The **average home price increased 5% year over year to $401,319**, while the **median home price rose 4% to $329,730**, reflecting continued confidence in the San Antonio housing market.

Buyers Continue to Benefit from Expanded Inventory

The number of active listings increased **5% year over year to 17,409 homes**, while **5,057 new listings** entered the market during June. Although **pending sales totaled 2,704**, a 10% decline from last year, the strong increase in closed sales demonstrates buyers continued moving forward with transactions throughout the month.

Homes sold for an average of **93.8% of their original list price**, illustrating that while buyers maintain negotiating opportunities, competitively priced homes continue attracting strong interest.

The residential rental market also remained active with **4,642 active rental listings** and an average monthly rent of **$1,864**.

Existing Homes Continue to Drive Market Activity

June's market continued to be fueled by a healthy supply of existing homes, providing buyers with greater flexibility across neighborhoods, price points and property types. While builders remain competitive through incentives and pricing strategies, the expanded resale inventory has created one of the most balanced housing environments the San Antonio area has experienced in recent years.

Key Market Highlights for June 2026

Close to Original List Price

Homes sold for an average of **93.8% of their original list price**, reflecting continued negotiating opportunities while demonstrating that well-priced homes remain competitive.

Days on Market

Homes averaged **77 days on the market**, a slight **1% increase year over year**, signaling continued stability in buyer activity.

Inventory Levels

Housing inventory measured **6.13 months**, continuing to provide buyers with a wide selection of homes while supporting balanced market conditions.

Price Distribution

- **12.33%** of sales were priced at **$199,999 and below**
- **66.89%** of sales were priced between **$200,000 and $499,999**
- **12.79%** of sales were priced between **$500,000 and $749,999**
- **7.99%** of sales were priced at **$750,000 and above**

Texas Real Estate Trends

Across Texas, **32,873 homes sold in June**, representing a **7.7% year-over-year increase**. The statewide **average home price increased 2.2% to $456,196**, while the **median home price dipped slightly by 0.5% to $348,500**, reflecting continued price stability across many Texas markets

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

	June 2024	June 2025	June 2026
Total Month Sales	3,239 homes	3,023 homes	3,479 homes
Average Price	$378,392	$392,796	$401,319
Median Price	$314,460	$324,460	$329,730

**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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