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San Antonio Home Sales Rise 5% in July as Buyers Benefit from Expanded Inventory

San Antonio, TX — Homebuyers remained active across the San Antonio area in July, driving a 5% year-over-year increase in home sales as the market continued to offer abundant inventory and stable conditions for buyers and sellers, according to the latest Multiple Listing Service (MLS) report from the San Antonio Board of REALTORS® (SABOR).

A total of 3,328 homes sold in July, representing a 5% increase compared to July 2025. Inventory remained at a healthy 6.11 months, providing buyers with expanded choices while continuing to support balanced housing market conditions.

“July’s sales activity demonstrates continued confidence in the San Antonio housing market,” said Ed Zapata, SABOR’s 2026 Chair of the Board. “Buyers are benefiting from greater inventory and more negotiating opportunities, while steady price growth continues to support homeowners. These conditions allow both buyers and sellers to make informed decisions based on their individual needs.”

Home values continued to rise in July. The average home price increased 3% year over year to \$388,070, while the median home price rose 2% to \$315,000, reflecting continued price stability across the San Antonio housing market. The average price per square foot remained unchanged from the previous year at \$176.

Buyers Continue to Benefit from Expanded Inventory

The number of active listings increased 3% year over year to 17,567 homes, while 4,767 new listings entered the market during July, a 4% decrease from last year. Pending sales totaled 2,554, representing a 13% year-over-year decrease.

Homes sold for an average of 93% of their original list price, illustrating that buyers continue to have room to negotiate while appropriately priced homes remain competitive.

The residential rental market also remained active, with 4,963 active rental listings, a 5% increase from the previous year, and an average monthly rent of \$1,877.

Expanded Selection Supports a Balanced Market

July’s market offered buyers flexibility across neighborhoods, price points and property types. With more than six months of inventory available, buyers had additional time and options when evaluating homes. Sellers continued to benefit from year-over-year growth in both average and median prices, reinforcing the importance of realistic pricing and informed marketing strategies.

Key Market Highlights for July 2026

Close to Original List Price

Homes sold for an average of 93% of their original list price, reflecting continued negotiating opportunities for buyers while demonstrating that well-priced homes remain competitive.

Days on Market

Homes averaged 81 days on the market, an 11% increase year over year, giving buyers additional time to consider their options while reinforcing the importance of strategic pricing for sellers.

Inventory Levels

Housing inventory measured 6.11 months, continuing to provide buyers with a wide selection of homes while supporting balanced market conditions.

Price Distribution

- 13.72% of sales were priced at \$199,999 and below
- 67.48% of sales were priced between \$200,000 and \$499,999
- 11.98% of sales were priced between \$500,000 and \$749,999
- 6.82% of sales were priced at \$750,000 and above

Texas Real Estate Trends

Across Texas, 30,219 homes sold in July, representing a 0.9% year-over-year increase. The statewide average home price increased 1.4% to \$441,672, while the median home price rose 1.5% to \$345,000, reflecting steady sales activity and modest price growth across the Texas housing market.

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

	July 2024	July 2025	July 2026
Total Month Sales	3,331 homes	2,915 homes	3,328 homes
Average Price	\$376,289	\$401,703	\$388,070
Median Price	\$320,000	\$330,000	\$315,000

**Percentage changes 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).